

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
CONTINUED MEETING
MARCH 10, 2017**

CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FRIDAY, MARCH 10, 2017
10:00 A.M.

The Place at Corkscrew
Located at 4954 Royal Gulf Circle, Fort Myers FL 33966

District Board of Supervisors	Chairman	Joseph Cameratta
	Vice Chairman	Anthony Cameratta
	Supervisor	Laura Youmans
	Supervisor	Cheryl Yano
	Supervisor	Vacant
District Manager	Meritus	Brian Lamb
District Attorney	Coleman, Yovanovich & Koester, PA	Greg Urbancic
District Engineer	Barraco & Associates	Carl A. Barraco

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **10:00 A.M.** with the third section called **Public Comments on Agenda Items**. If any member of the audience would like to speak on one of the agenda items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Business Administrative**. The business administrative section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The final sections are called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Board of Supervisors
Corkscrew Farms Community Development District

Dear Board Members:

The Continued Meeting of Corkscrew Farms Community Development District will be held on **March 10, 2017 at 10:00 A.M.** at The Place at Corkscrew located at 4654 Royal Gulf Circle Fort Myers, FL 33966. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

1. CALL TO ORDER/ROLL CALL

2. APPOINTMENT OF OFFICER TO VACANT SEAT 5

3. PUBLIC COMMENT ON AGENDA ITEMS

4. BUSINESS ADMINISTRATIVE

- A. Consideration of Resolution 2017-05; Acceptance of Responsibility for Ownership ofTab 01
Parcels within the Amenity Plat
- B. Acceptance of the Bill of Sale of the Offsite Water Main from The Place at Corkscrew to the CDD
- C. Acceptance of the Bill of Sale of the Offsite Force Main from The Place at Corkscrew to the CDD
- D. Offsite Water Main Turn-Over to Lee County
- E. Offsite Force Main Turn-Over to Lee County
- F. The Place at Corkscrew Deed of Lands to the CDD.....Tab 02
 - i. Tract C-1 (common area access to lake)
 - ii. Tract C-2 (common area access to lake)
 - iii. Tract L (lake storm water management)
 - iv. Tract R (roadway)
 - v. Tract P-1 (restoration parcel)
 - vi. Tract P-2 (restoration parcel)
 - vii. Tract P-3 (restoration parcel)
 - viii. Tract P-4 (restoration parcel)
- G. General Matters of the District

5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

6. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

RESOLUTION NO 2017-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ACCEPTANCE OF RESPONSIBILITY FOR OWNERSHIP, OPERATION AND MAINTENANCE OF DISTRICT INFRASTRUCTURE WITHIN THE BOUNDARIES OF THE PLAT OF PLACE AT CORKSCREW – AMENITY CENTER; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Corkscrew Farms Community Development District, hereinafter (the "District"), was established by Ordinance No. 15-16 adopted by the Board of County Commissioners of Lee County, Florida on December 15, 2015 pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, Chapter 190, Florida Statutes grants to the District the authority to own, operate and maintain surface water management systems, roads and other infrastructure; and

WHEREAS, the District has the authority to construct, acquire and/or maintain improvements within the District, including surface water management systems, roads and other District infrastructure; and

WHEREAS, Lee County requires affirmation of the District's intention to maintain the tracts or easements dedicated to the District, and the District's acknowledgment of its duty and responsibility to operate and maintain the "backbone" (i.e. master) surface water management system and other District infrastructure and improvements within the boundaries of the plat of Place at Corkscrew – Amenity Center (the "Plat"), a true and correct copy which is recorded as Instrument No. _____, of the Public Records of Lee County, Florida; and

WHEREAS, this Resolution will be relied upon by Lee County in reviewing the Plat.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Corkscrew Farms Community Development District that:

1. This Resolution is adopted pursuant to the provisions of Chapter 190, Florida Statutes.
2. The District hereby acknowledges and affirms that it will accept maintenance responsibility for all tracts and easements dedicated to the District, with maintenance responsibility, appearing within the Plat.
3. Provided, however, that the District's responsibility for maintenance and operation of the surface water management systems and other facilities and improvements will not commence unless and until the following events: (a) tracts or easement for the surface water management system and other facilities and improvements, as applicable, have been dedicated or conveyed to the District and (b) Lee County has issued Certificate(s) of Compliance (or their equivalent) for the applicable surface water management system and/or other facilities and improvements.
4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 10rd day of March, 2017.

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Brian Lamb, Secretary

Joseph Cameratta, Chairman

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me this _____ day of March, 2017 by Joseph Cameratta, as Chairman of Corkscrew Farms Community Development District. He is personally known to me.

Notary Public

Printed Name: _____

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me this _____ day of March, 2017 by Brian Lamb, as Secretary of the Corkscrew Farms Community Development District. He is personally known to me.

Notary Public

Printed Name: _____

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

**NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY
THE DEVELOPER WITHOUT THE ROADS, DRAINAGE,
WATER AND SEWER FACILITIES BEING ACCEPTED FOR
MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A
LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE
WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR
CALLED UPON TO BEAR A PORTION OR ALL OF THE
EXPENSE OF CONSTRUCTION, MAINTENANCE OR
IMPROVEMENT OF ROADS, DRAINAGE, WATER AND
SEWER FACILITIES.**

DESCRIPTION

A tract or parcel of land lying in Sections 23 and 24, Township 46 South, Range 26 East and in Section 19, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being those lands described in deed recorded in Instrument Number 2005000078253, less and except Parcels 103, 104A, 104B, 104C, 105 and 109, as described in Instrument Number 2007000176222, all in the Public Records of Lee County, Florida said tract or parcel of land being more particularly described as follows:

Beginning at the Northeast corner of said Section 19 run S00°13'40"E along the East line of the Northeast Quarter (NE 1/4) of said Section 19 for 2,621.08 feet to the Southeast corner of said Fraction; thence run S00°11'34"E along the East line of the Southeast Quarter (SE 1/4) of said Section 19 for 2,427.68 feet to the Northeast corner of said Parcel 109; thence run along the Northerly and Westerly line of said Parcel 109 the following three (3) courses: S89°20'15"W for 1.25 feet; S89°32'32"W for 259.15 feet and S00°27'28"E for 145.00 feet to an intersection with the Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run S89°32'32"W along said Northerly right of way line for 1,880.92 feet to an intersection with the Easterly line of the West Half (W 1/2) of the following: the South Half (S 1/2) of the West Three Quarters (W 3/4) of said Section 19, Less the West 2,310 feet; thence run N00°33'27"W along said Easterly line for 2,561.01 feet to an intersection with the North line of the South Half (S 1/2) of said Section 19; thence run S89°13'58"W along said North line for 830.92 feet to an intersection with the East line of the West 2,310 feet of said Section 19; thence run S00°46'37"E along said East line for 2,557.42 feet to an intersection with said Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run S89°23'21"W along said Northerly right of way line for 2,265.68 feet to an intersection with the Easterly line of said Parcels 104C and 105; thence run along the Easterly, Northerly and Westerly line of said Parcels 104C and 105 the following four (4) courses: N00°36'39"W for 190.00 feet; S89°23'21"W for 43.96 feet; S89°29'50"W for 185.35 feet and S00°30'10"E for 190.00 feet to an intersection with said Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run S89°29'50"W along said Northerly right of way line for 2,232.72 feet to an intersection with the Easterly line of said Parcel 104B; thence run along the Easterly, Northerly and Westerly line of said Parcel 104B the following four (4) courses: N00°30'10"W for 145.00 feet; S89°29'50"W for 211.66 feet; S89°40'10"W for 48.02 feet and S00°19'50"E for 145.00 feet to an intersection with said Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run S89°40'10"W along said Northerly right of way line for 1,437.11 feet to an intersection with the Easterly line of said Parcel 104A; thence run along the Easterly, Northerly and Westerly line of said Parcel 104A the following five (5) courses: N00°19'50"W for 144.55 feet; S89°40'10"W for 38.90 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 1,044.55 feet (delta 11°07'17") (chord bearing S84°06'38"W) (chord 202.43 feet) for 202.75 feet; S78°33'07"W for 38.84 feet and S11°26'53"E for 144.55 feet to an intersection with said Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run along said Northerly right of way line the following three (3) courses: S78°33'10"W for 201.45 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 1,050.00 feet (delta 10°30'00") (chord bearing S83°48'10"W) (chord 192.15 feet) for 192.42 feet to a point of tangency and S89°03'10"W for 504.76 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 23; thence run S89°29'09"W along the Northerly right of way line of Corkscrew Road, (100 feet wide right of way), as described in a deed recorded in Official Records Book 571, at Page 457, Lee County Records, for 1,069.13 feet to an intersection with the Easterly line of said Parcel 103; thence run along the Easterly and Northerly line of said Parcel 103 the following two (2) courses: N00°30'51"W for 145.00 feet and S89°29'09"W for 260.29 feet to an intersection with the West line of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of said Section 23; thence run N00°39'48"W along said West Line for 2,436.24 feet to the Northwest corner of said Fraction; thence run N00°37'17"W along West line of the East Half (E 1/2) of said Section 23 for 2,632.74 feet to an intersection with the North line of said Section 23; thence run N89°37'27"E along said North line for 1,338.27 feet to the Northwest corner of said Section 24; thence run N88°49'06"E along the North line of the Northwest Quarter (NW 1/4) of said Section 24 for 2,619.25 feet to the Northeast corner of said Fraction; thence run N88°49'23"E along the North line of the Northeast Quarter (NE 1/4) of said Section 24 for 2,619.44 feet to the Northwest corner of said Section 19; thence run N89°27'01"E along the North line of the Northwest Quarter (NW 1/4) of said Section 19 for 2,660.88 feet to the Northeast corner of said Fraction; thence run N89°26'58"E along the North line of the Northeast Quarter (NE 1/4) of said Section 19 for 2,662.24 feet to the POINT OF BEGINNING.
Containing 1,361.27 acres, more or less.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "PLACE AT CORKSCREW" A SUBDIVISION LYING IN SECTIONS 23 & 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST AND SECTION 19, TOWNSHIP 46 SOUTH, RANGE 27 EAST LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES.
I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.
DONE THIS _____ DAY OF _____, 2017.

SCOTT A. WHEELER (FOR THE FIRM LB 6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5849

BARRACO AND ASSOCIATES, INC.
2271 MCGREGOR BLVD., SUITE 100, FORT MYERS, FLORIDA 33901
FLORIDA CERTIFICATE OF AUTHORIZATION - LB-6940

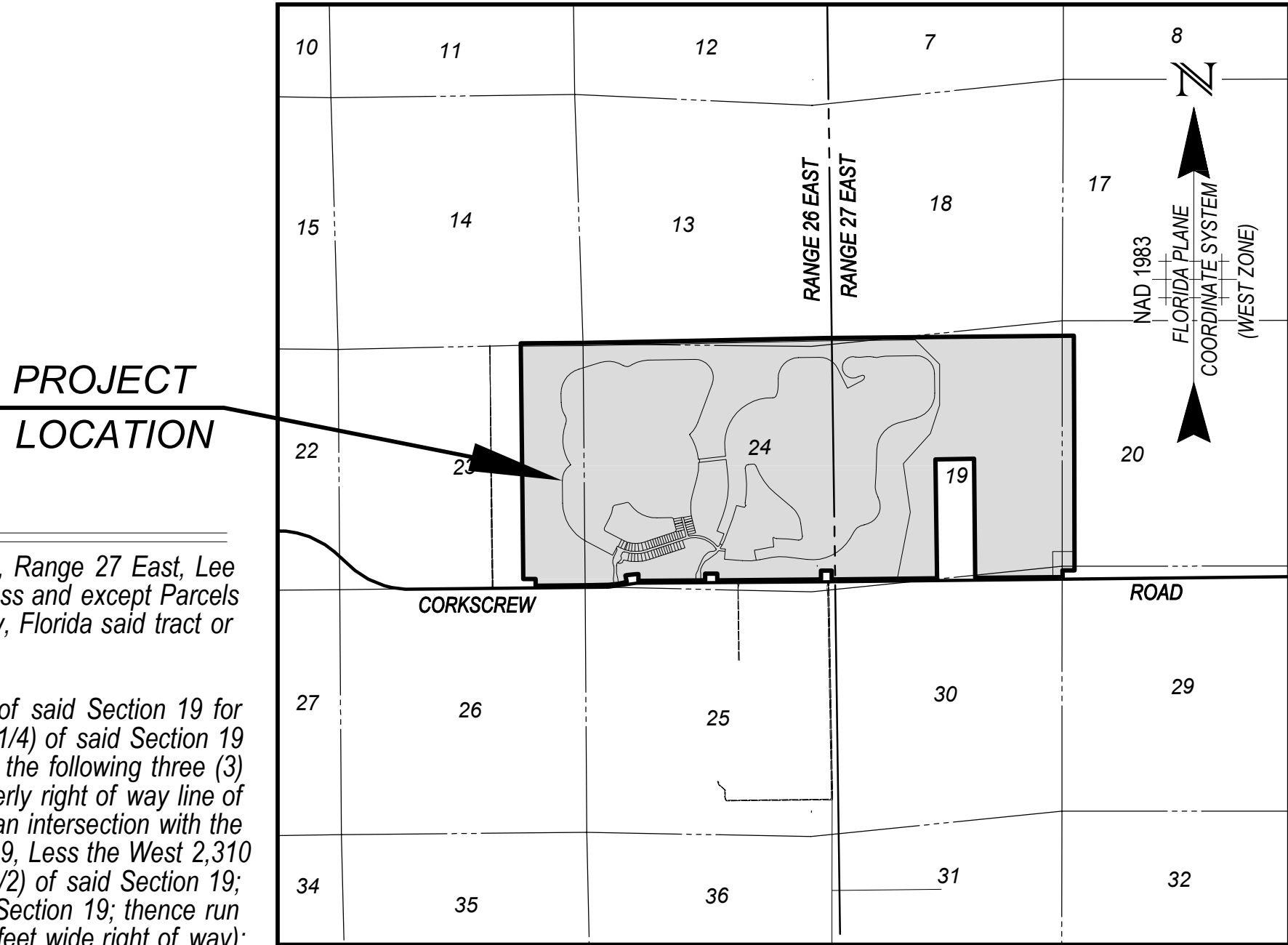
CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "PLACE AT CORKSCREW" A SUBDIVISION LYING IN SECTIONS 23 & 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST AND SECTION 19, TOWNSHIP 46 SOUTH, RANGE 27 EAST LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT _____, THIS _____ DAY OF _____, 2017 AND DULY RECORDED AS INSTRUMENT NUMBER _____, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LINDA DOGGETT
CLERK OF COURT
IN AND FOR LEE COUNTY

PLACE AT CORKSCREW

A SUBDIVISION LYING IN SECTIONS 23 & 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST AND SECTION 19, TOWNSHIP 46 SOUTH, RANGE 27 EAST LEE COUNTY, FLORIDA



VICINITY MAP

SCALE: 1" = 3000'
0 1500 3000 6000
SCALE IN FEET

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS _____ DAY OF _____, 2017.

JOHN MANNING
BOARD CHAIR

LINDA DOGGETT
CLERK OF COURT

JOHN J. FREDYMA
SENIOR ASSISTANT COUNTY ATTORNEY

JESSICA MUÑOZ, P.E.
MANAGER, DEVELOPMENT SERVICES

DAVID M. LOVELAND
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

REVIEW BY THE DESIGNATED COUNTY P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

GARY W. RASHFORD, PSM LS6305
LEE COUNTY DESIGNATED P.S.M.

INSTRUMENT NUMBER _____

SHEET 1 OF 21

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE PLACE AT CORKSCREW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CFEE LAND INVESTMENTS-SUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ESTERO FIRE RESCUE DISTRICT, AN INDEPENDENT SPECIAL FIRE CONTROL DISTRICT, THE OWNERS OF THE LAND HEREIN DESCRIBED HAS CAUSED THIS PLAT OF PLACE AT CORKSCREW, A SUBDIVISION LYING IN SECTIONS 23 & 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST AND SECTION 19, TOWNSHIP 46 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY :

1. DEDICATE TO THE PLACE MASTER ASSOCIATION, INC.:

A) TRACT "R" FOR ROAD RIGHT OF WAY, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
B) TRACT "L" FOR LAKE AND DRAINAGE EASEMENT (D.E.), WITHOUT RESPONSIBILITY FOR MAINTENANCE.

2. DEDICATE TO CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT:

A) TRACTS "C-1" & "C-2" FOR OPEN SPACE, WITH RESPONSIBILITY FOR MAINTENANCE.
B) TRACT "R" FOR ROAD RIGHT OF WAY, DRAINAGE EASEMENT (D.E.), ACCESS EASEMENT (A.E.), AND IRRIGATION EASEMENT (I.E.) WITH RESPONSIBILITY FOR MAINTENANCE.
C) TRACTS "P-1", "P-2", "P-3" & "P-4" FOR RESTORATION, OPEN SPACE, DRAINAGE (D.E.) AND IRRIGATION EASEMENT (I.E.), WITH RESPONSIBILITY FOR MAINTENANCE.
D) TRACT "L" FOR LAKE, LAKE ACCESS EASEMENT (L.A.E.), LAKE MAINTENANCE EASEMENT (L.M.E.), IRRIGATION EASEMENT (I.E.) AND DRAINAGE EASEMENT (D.E.), WITH RESPONSIBILITY FOR MAINTENANCE.
E) ALL LAKE ACCESS EASEMENTS (L.A.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.), DRAINAGE EASEMENTS (D.E.) AND IRRIGATION EASEMENTS (I.E.) WITH RESPONSIBILITY FOR MAINTENANCE.
F) TRACT "U" FOR OPEN SPACE, DRAINAGE EASEMENT (D.E.), ACCESS EASEMENT (A.E.), AND IRRIGATION EASEMENT (I.E.), WITH RESPONSIBILITY FOR MAINTENANCE.

3. DEDICATE TO ESTERO FIRE RESCUE DISTRICT, AN INDEPENDENT SPECIAL FIRE CONTROL DISTRICT, TRACT "F-4" FOR FIRE STATION PURPOSES.

4. DEDICATE TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY) ALL TEMPORARY ACCESS EASEMENTS (T.A.E.) SHOWN ON PLAT.

5. DEDICATE TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE

COUNTY); THOSE NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SERVICES, NON-EXCLUSIVE UTILITY EASEMENTS (L.C.U.E.'S) AS SHOWN AND/OR NOTED HEREIN, SUBJECT TO A RIGHT OF ACCESS TO THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND TO ANY PUBLIC OR PRIVATE UTILITY, OVER AND THROUGH THE DESCRIBED L.C.U.E.'S.

6. DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES AND DEPARTMENTS AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE AMENDED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES, INCLUDING INGRESS AND EGRESS BY POLICE, FIRE AND OTHER EMERGENCY SERVICES:

A) A NON EXCLUSIVE, PERPETUAL PUBLIC UTILITY EASEMENT (P.U.E.) OVER, UNDER AND ACROSS TRACT "R".
B) ALL PUBLIC UTILITY EASEMENTS SHOWN ON PLAT.

THE PUBLIC UTILITY EASEMENT DESCRIBED IN (A) AND (B) ABOVE MAY ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION (i) SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY AND (ii) SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY JOSEPH CAMERATTA, AS MANAGER OF CORKSCREW FARMS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS AN AUTHORIZED MEMBER OF THE PLACE AT CORKSCREW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, WHO [] IS PERSONALLY KNOWN BY ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

NAME - PRINTED

COMMISSION #

MY COMMISSION EXPIRES

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY JOSEPH CAMERATTA, AS MANAGER OF CORKSCREW FARMS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS AN AUTHORIZED MEMBER OF CFEE LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS AN AUTHORIZED MEMBER OF CFEE LAND INVESTMENTS-SUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, WHO [] IS PERSONALLY KNOWN BY ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

NAME - PRINTED

COMMISSION #

MY COMMISSION EXPIRES

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY RICHARD SCHWEERS, AS CHAIRMAN OF ESTERO FIRE RESCUE DISTRICT, AN INDEPENDENT SPECIAL FIRE CONTROL DISTRICT, ON BEHALF OF SAID DISTRICT, WHO [] IS PERSONALLY KNOWN BY ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

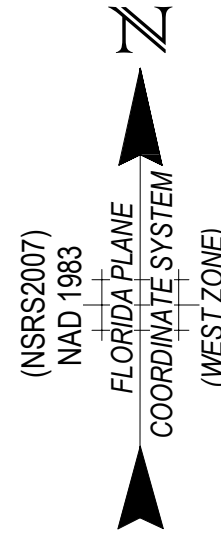
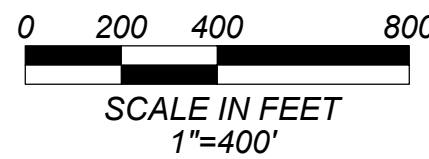
NOTARY PUBLIC - STATE OF FLORIDA

NAME - PRINTED

COMMISSION #

MY COMMISSION EXPIRES

2016-00013 / PLT 2016-00025

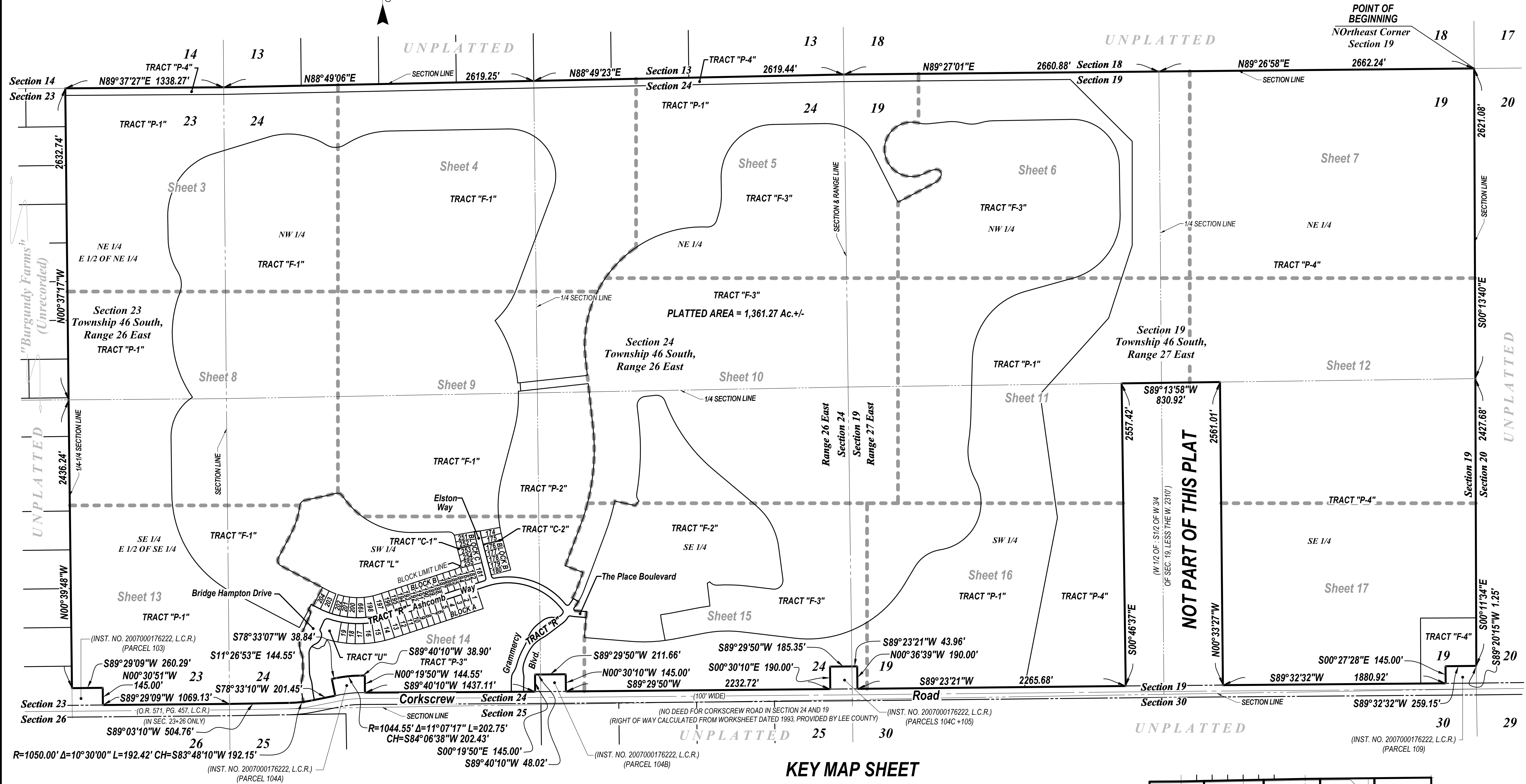


PLACE AT CORKSCREW

A SUBDIVISION LYING IN
SECTIONS 23 & 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST
AND SECTION 19, TOWNSHIP 46 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA

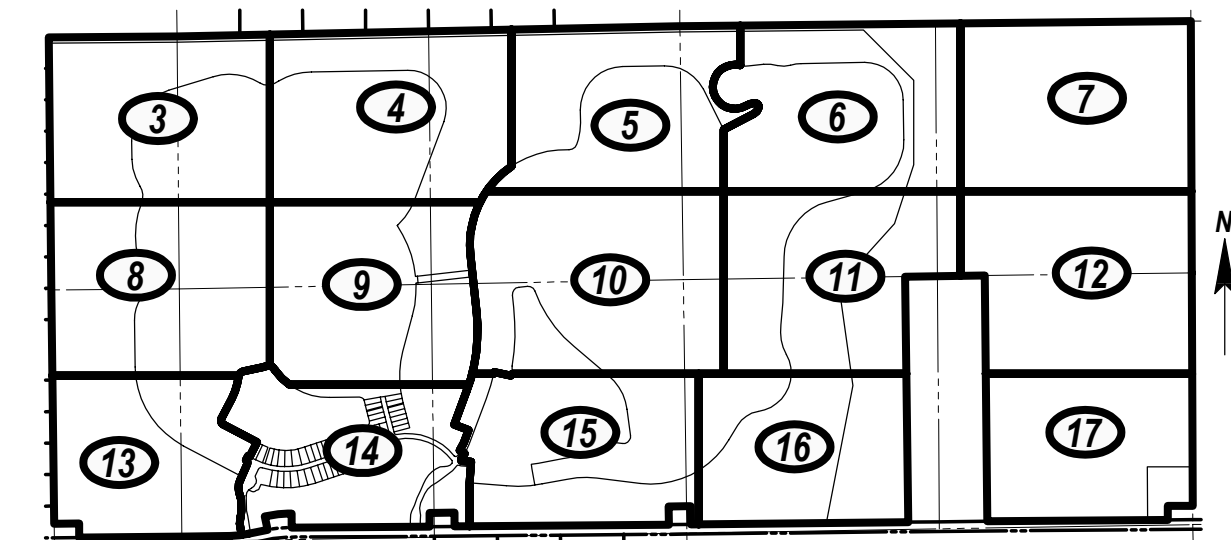
INSTRUMENT NUMBER

SHEET 2 OF 21

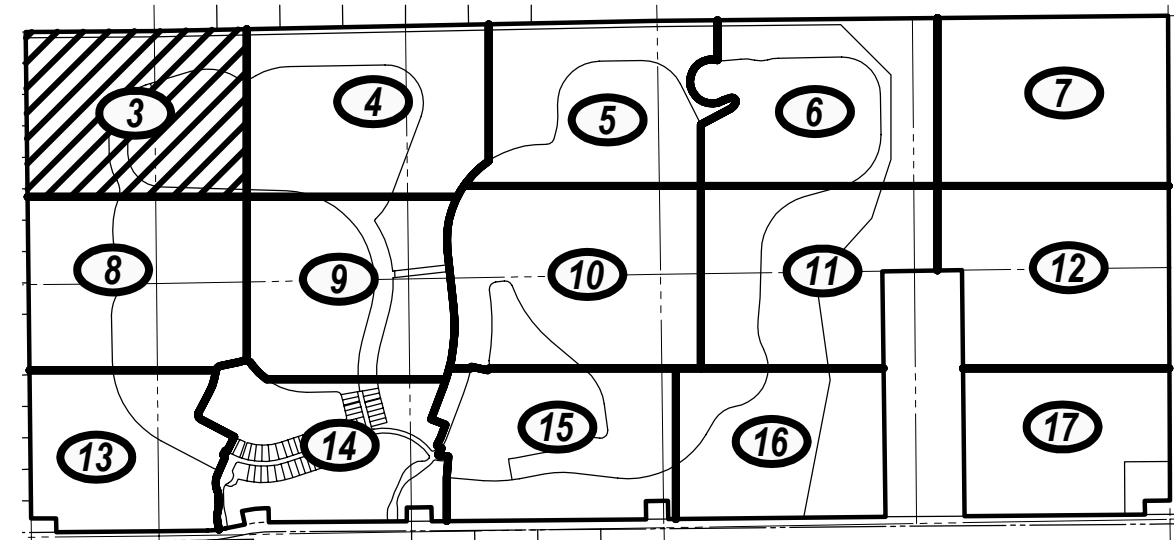


NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/NSRS 2007 ADJUSTMENT) AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19 TO BEAR S00°13'40"E. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
- ⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED.
- △ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940.
- Δ = DELTA
- Ac = ACRES
- A.E. = ACCESS EASEMENT
- (C) = CALCULATED
- C/L = CENTER LINE
- CB = CHORD BEARING
- C.C.R. = CERTIFIED CORNER RECORD
- CD = CHORD DISTANCE
- CH = CHORD BEARING AND DISTANCE
- C.M. = CONCRETE MONUMENT
- COR. = CORNER
- D.B. = DEED BOOK, LEE COUNTY RECORDS
- D.E. = DRAINAGE EASEMENT
- E (X) = GRID EASTING
- E.F.E. = ENTRY FEATURE EASEMENT
- FD. = FOUND
- FRAC. = FRACTION
- I.E. = IRRIGATION EASEMENT
- INST. No. = INSTRUMENT NUMBER
- I.R. = IRON ROD
- L = LENGTH
- L.A.E. = LAKE ACCESS EASEMENT
- L.B. = LICENSED BUSINESS
- L.C.R. = LEE COUNTY RECORDS
- L.C.U.E. = LEE COUNTY UTILITY EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- N (Y) = GRID NORTHING
- NAD = NORTH AMERICAN DATUM
- NR = NON-RADIAL
- NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
- O.R. = OFFICIAL RECORD
- (P) = PLAT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.K. = PARKER-KALON
- PROP. = PROPERTY
- P.U.E. = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.F. = SQUARE FEET
- T.A.E. = TEMPORARY ACCESS EASEMENT
- W/ = WITH



SHEET INDEX
SCALE 1"=2000'

**SHEET INDEX**
SCALE 1"=2000'

PLACE AT CORKSCREW

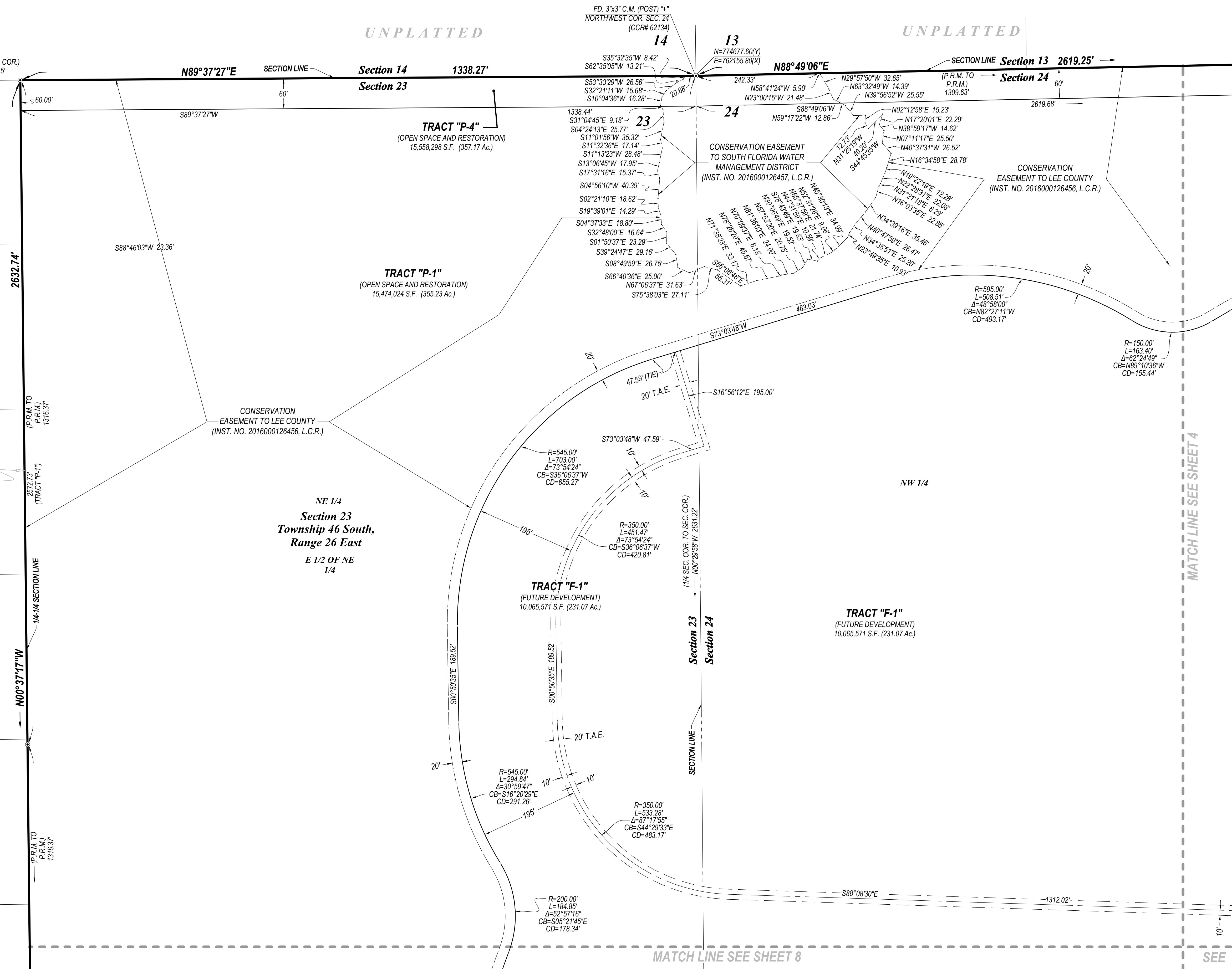
A SUBDIVISION LYING IN
SECTIONS 23 & 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST
AND SECTION 19, TOWNSHIP 46 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA

UNPLATTED

UNPLATTED

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49. W/ = WITH

0 50 100 200
SCALE IN FEET
1"=100'*"Burgundy Farms"*
(Unrecorded)
UNPLATTED

MATCH LINE SEE SHEET 4

SEE
SHEET 9

SHEET 4 OF 21

Barraco
and Associates, Inc.

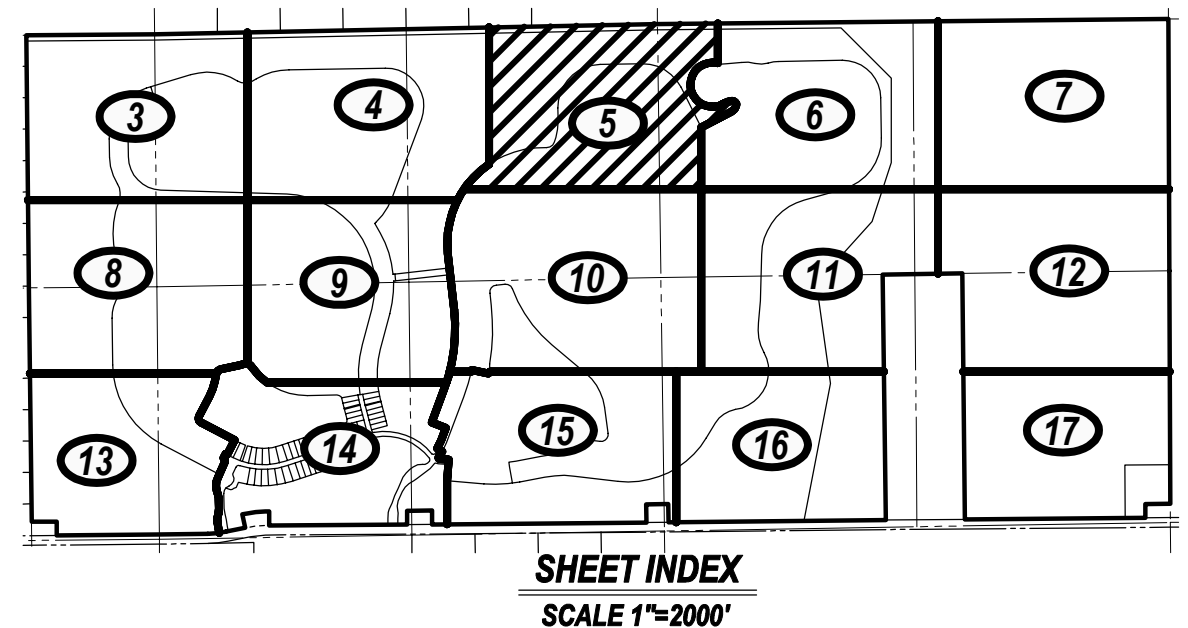
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0 50 100 200

SCALE IN FEET
1"=100'

DOS 2016-00013 / PLT 2016-00025

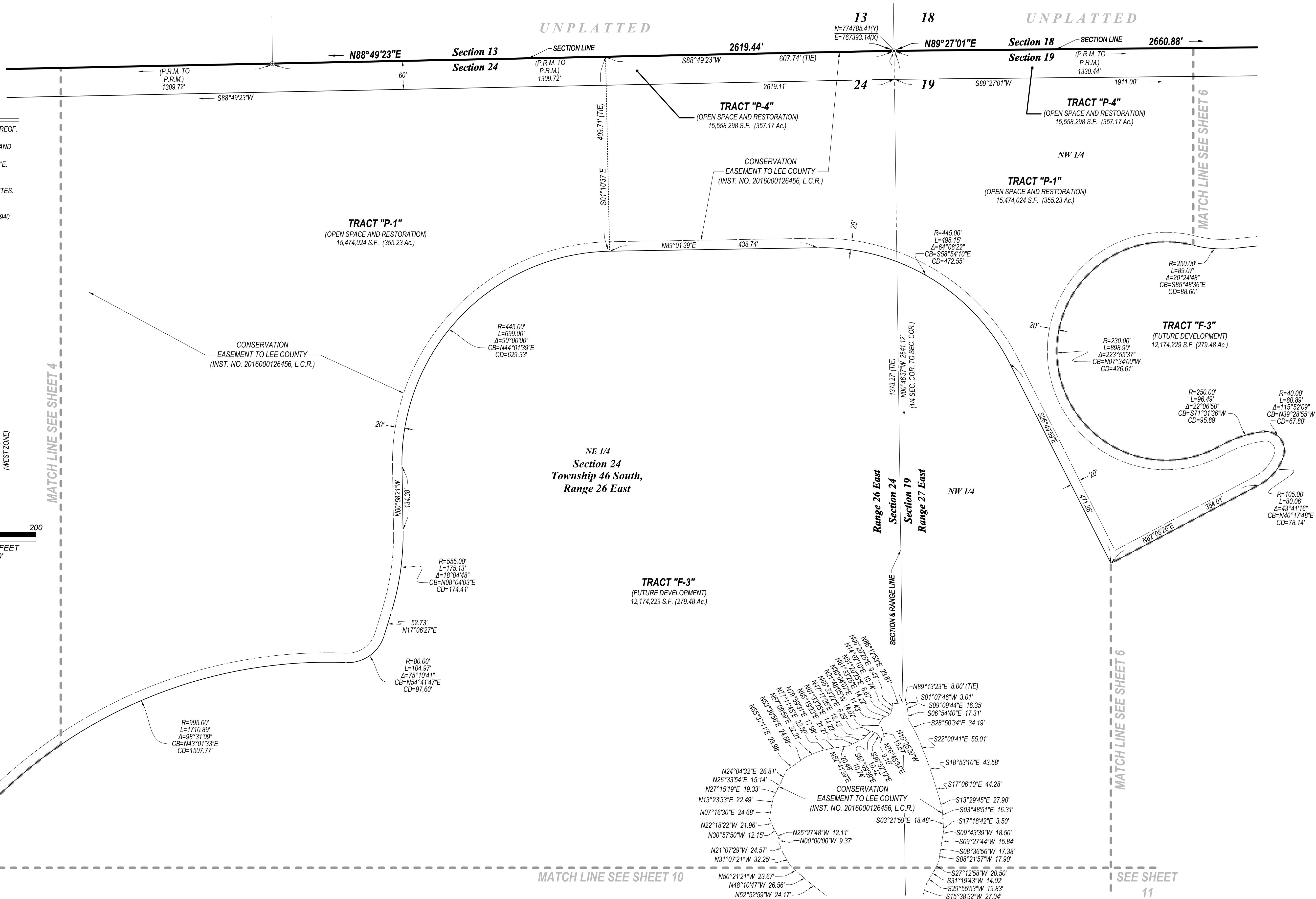
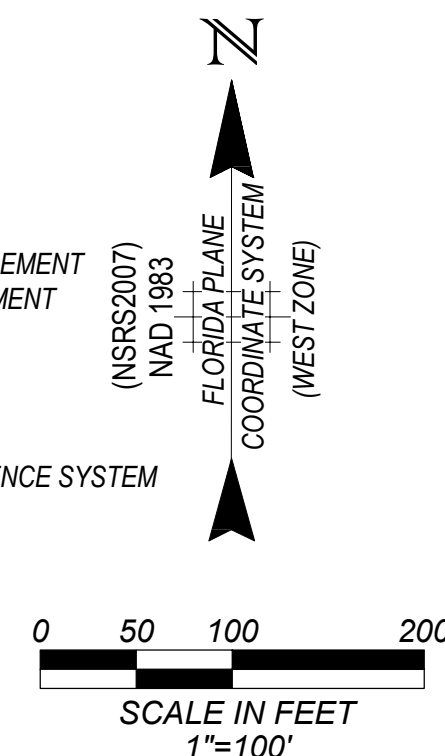
**SHEET INDEX**
SCALE 1"=2000'

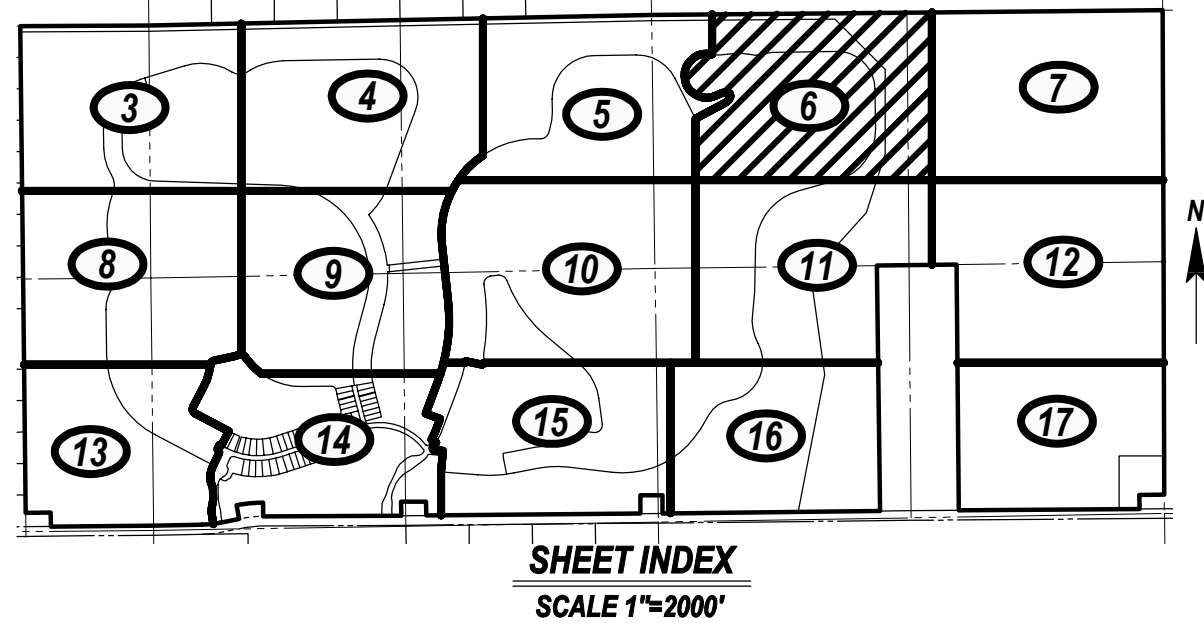
PLACE AT CORKSCREW

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PLACE AT CORKSCREW

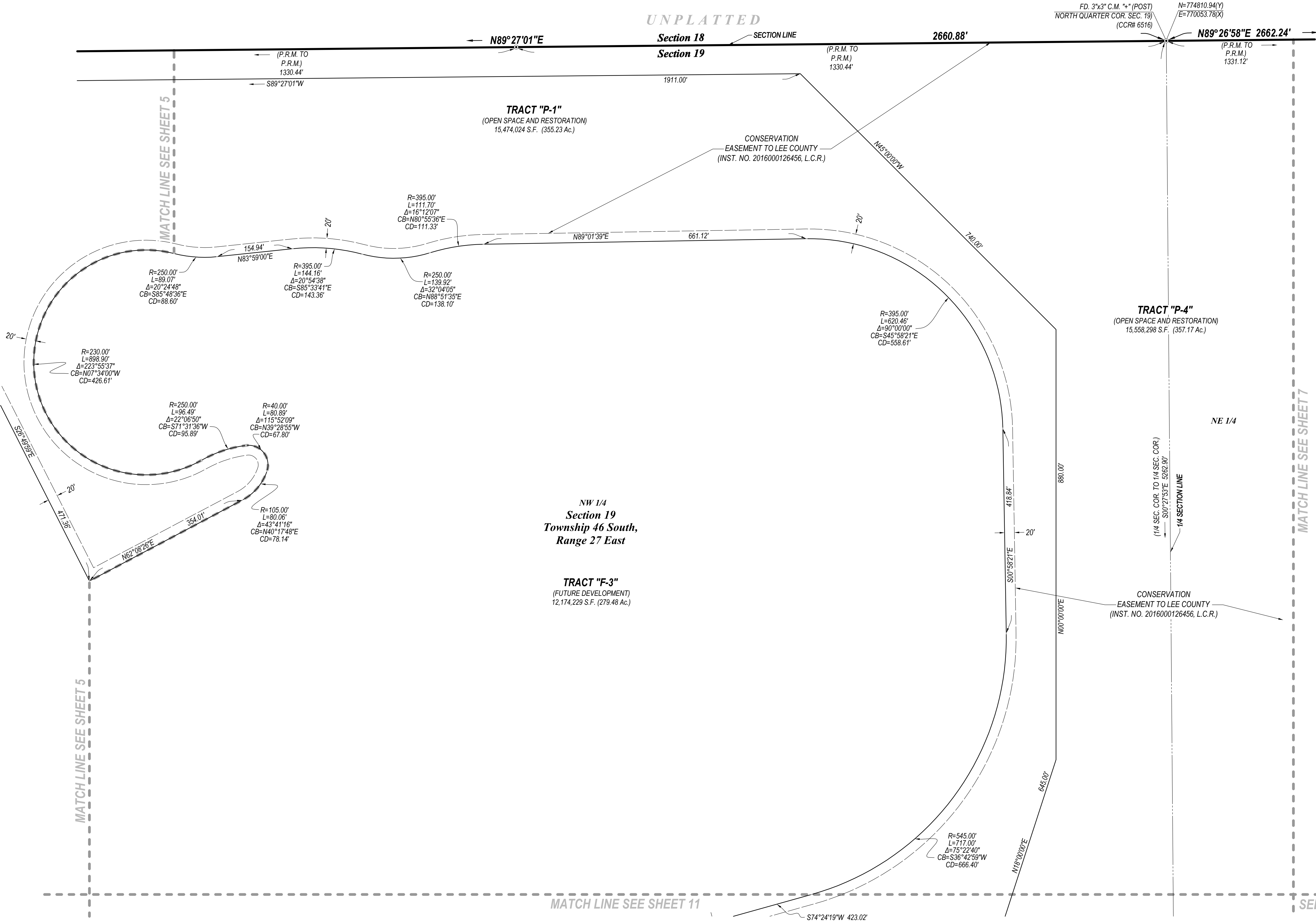
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LEE COUNTY, FLORIDA

SHEET 6 OF 21

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

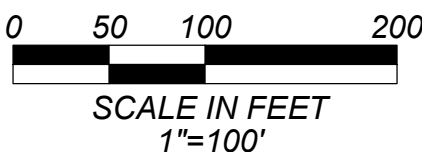
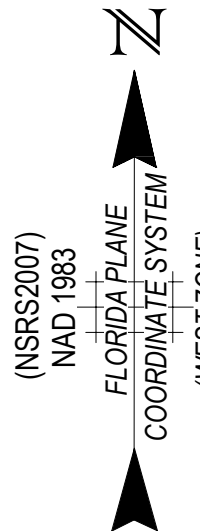
Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940



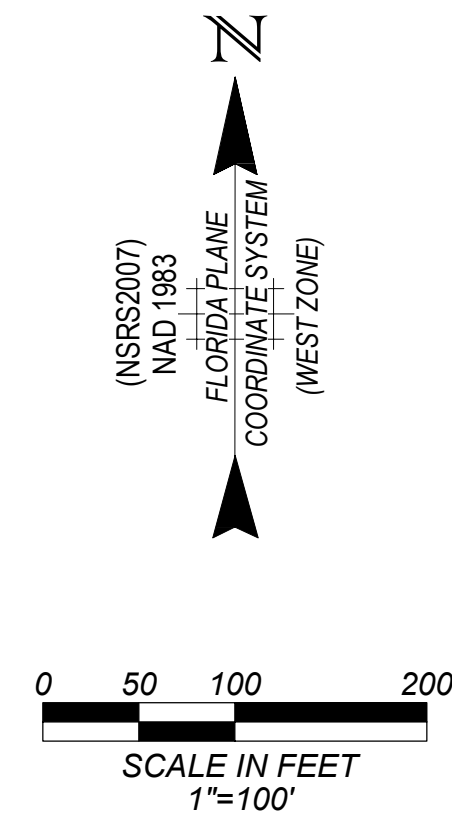
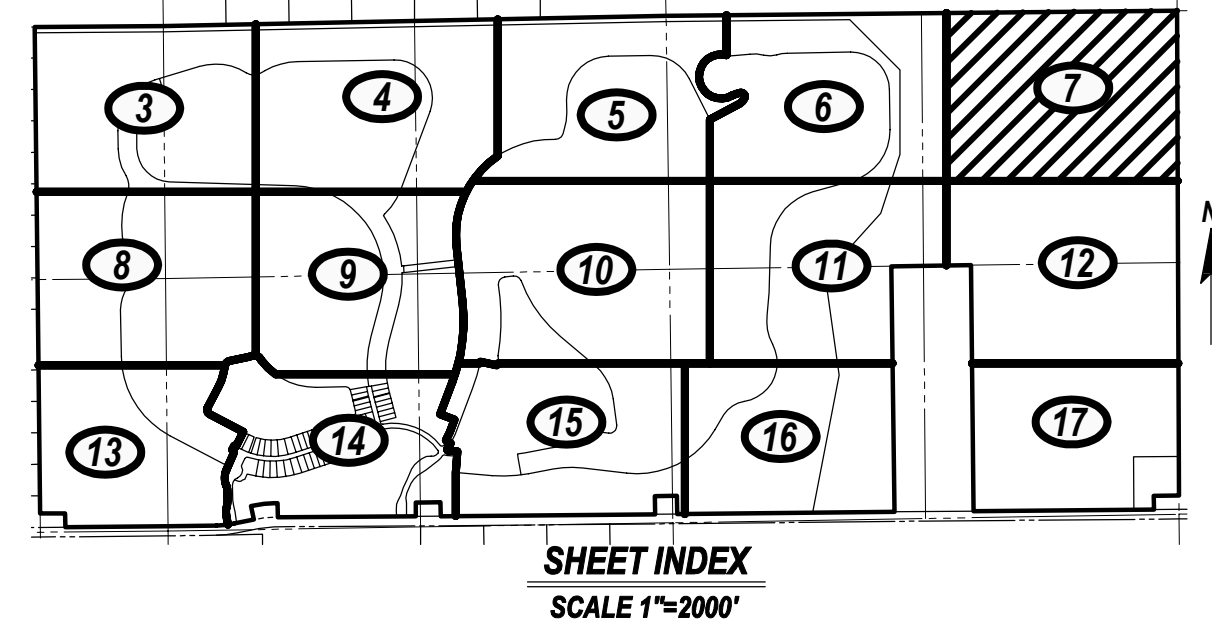
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POINT OF BEGINNING
FD. 6"x6" C.M. W/BRASS DISC
"GAC PROPERTIES"
NORTHEAST COR.
SEC. 19 (CCR# 6517)

18
17
19
20
N=774836.53(Y)
E=772715.78(X)



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49. W/ = WITH
- 50.

MATCH LINE SEE SHEET 6

SEE SHEET 11

MATCH LINE SEE SHEET 12

UNPLATTED

PLACE AT CORKSCREW

A SUBDIVISION LYING IN
SECTIONS 23 & 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST
AND SECTION 19, TOWNSHIP 46 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA

UNPLATTED

Section 18
Section 19

2662.24'

N89°26'58"E
(P.R.M. TO P.R.M.)
1331.12'

(P.R.M. TO P.R.M.)
1331.12'

TRACT "P-4"
(OPEN SPACE AND RESTORATION)
15,558,298 S.F. (357.17 Ac.)

NE 1/4
Section 19
Township 46 South,
Range 27 East

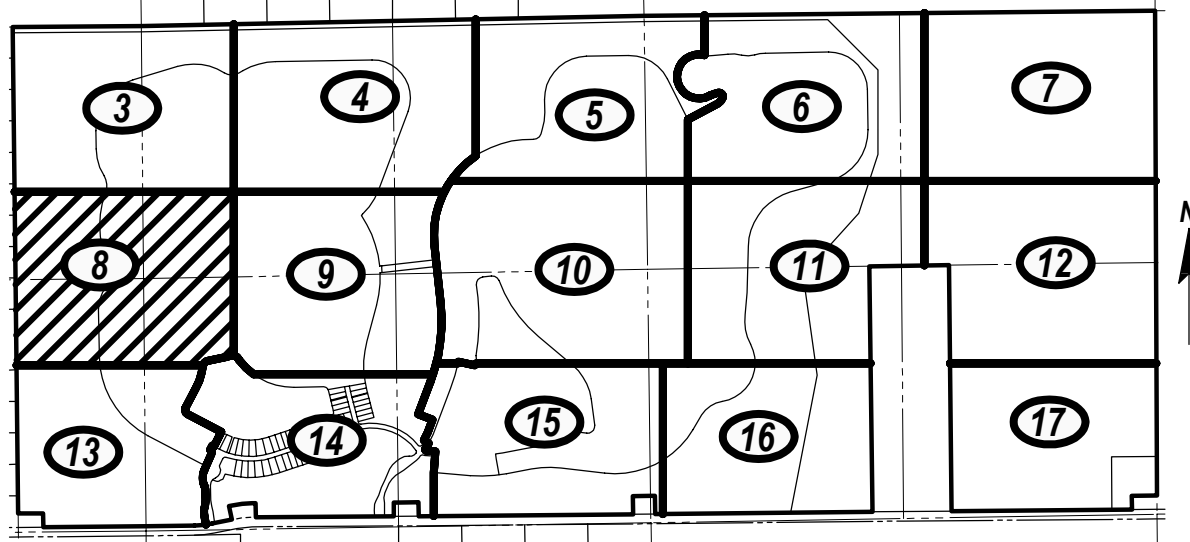
CONSERVATION
EASEMENT TO LEE COUNTY
(INST. NO. 2016000126456, L.C.R.)

Section 19
Section 20

2621.08'

(P.R.M. TO P.R.M.)
1310.54'

S00°13'40"E



SHEET INDEX
SCALE 1"=2000'

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"Burgundy Farms"
(Unrecorded)
UNPLATTED

N=772005.65(Y)
E=756846.67(X)

FD. 3"x3" C.M.
WEST QUARTER
COR. SEC. 23
(CCR# 96025)

2632.74'

N00°37'17"W

2436.24'

N00°39'48"W

1/4-1/4 SECTION LINE

TRACT "P-1"
(OPEN SPACE AND RESTORATION)
15,474.024 S.F. (355.23 Ac.)

NE 1/4
Section 23
Township 46 South,
Range 26 East
E 1/2 OF NE
1/4

CONSERVATION
EASEMENT TO LEE COUNTY
(INST. NO. 2016000126456, L.C.R.)

(1/4 SEC. COR. TO 1/4 SEC. COR.)
S88°33'36"W 5332.47'

1/4 SECTION LINE

TRACT "P-1"
(OPEN SPACE AND RESTORATION)
15,474.024 S.F. (355.23 Ac.)

SE 1/4
Section 23
Township 46 South,
Range 26 East
E 1/2 OF SE 1/4

R=945.00' Δ=61°27'17" L=1013.59'
CH=S31°34'14"E 965.70'

MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 3

Section 23
Section 24

(1/4 SEC. COR. TO SEC. COR.)
N00°29'58"W 2631.22'

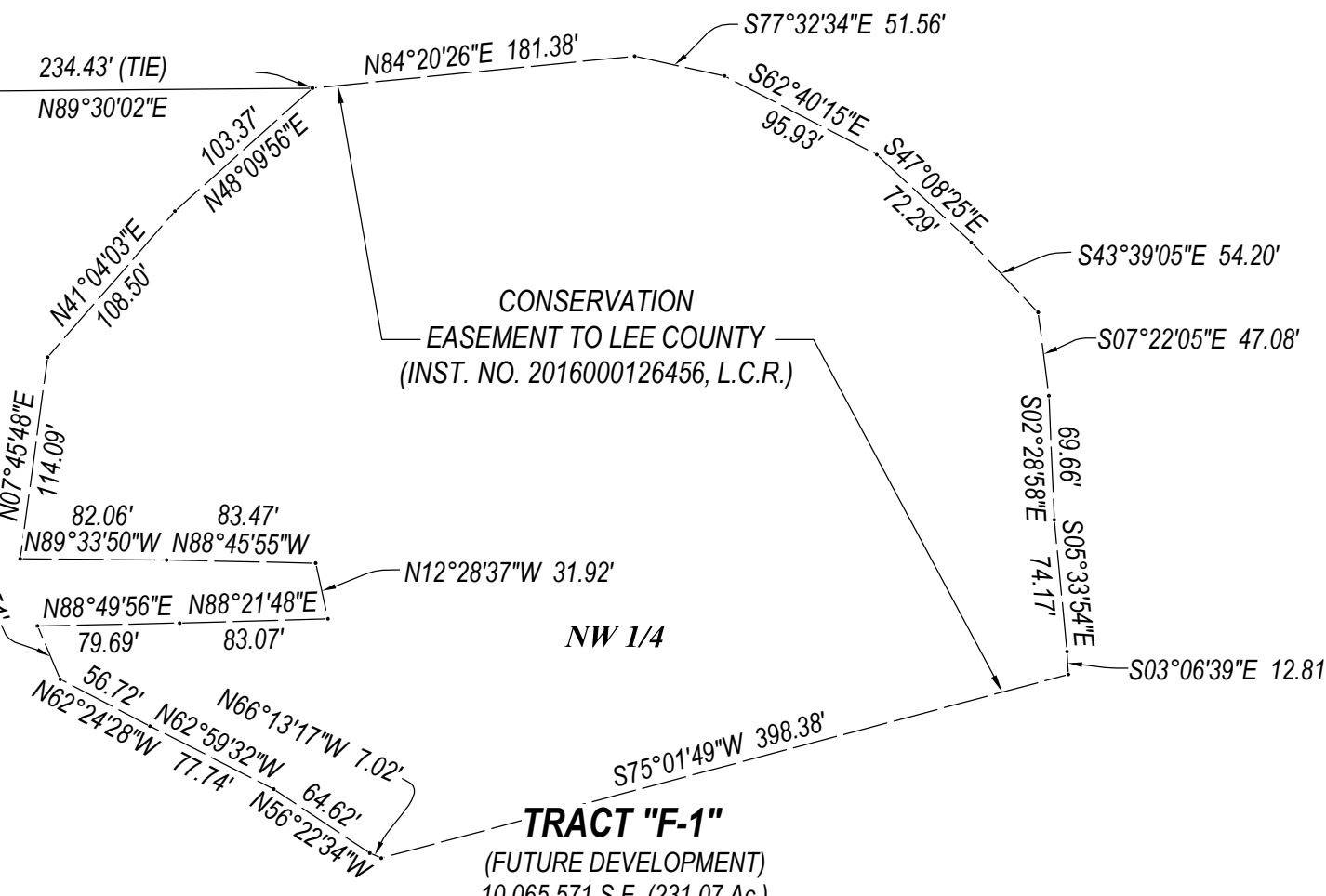
SECTION LINE

Section 23
Section 24

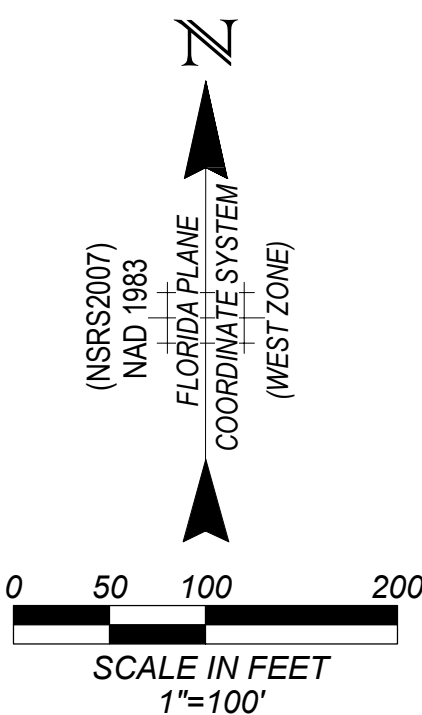
(SEC. COR. TO 1/4 SEC. COR.)
N00°34'59"W 2639.31'

TRACT "F-1"
(FUTURE DEVELOPMENT)
10,065.571 S.F. (231.07 Ac.)

SW 1/4



MATCH LINE SEE SHEET 9



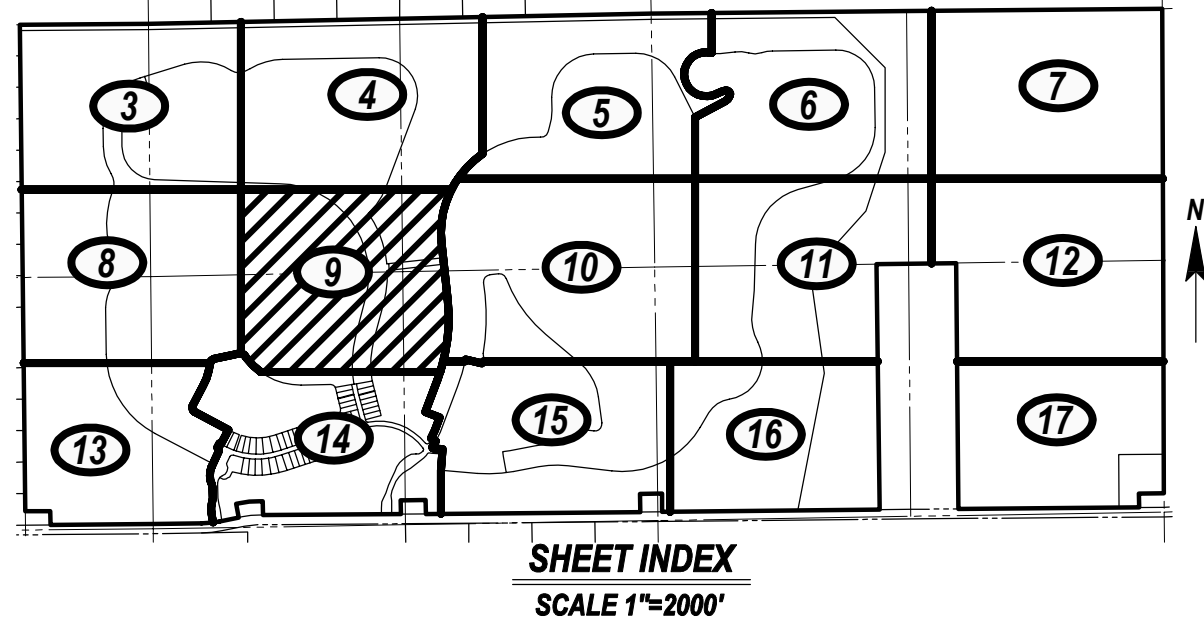
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PLACE AT CORKSCREW

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INSTRUMENT NUMBER _____

SHEET 9 OF 21



SEE
SHEET 3

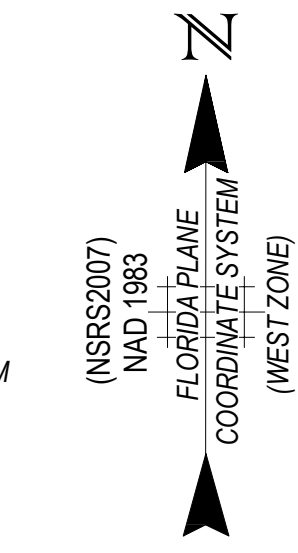
MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 10

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- L.C.U.E. = LEE COUNTY UTILITY EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- N(Y) = GRID NORTHING
- NAD = NORTH AMERICAN DATUM
- N/R = NON-RADIAL
- NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
- O.R. = OFFICIAL RECORD
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- P.K. = PARKER-KALON
- PROP. = PROPERTY
- P.U.E. = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.F. = SQUARE FEET
- T.A.E. = TEMPORARY ACCESS EASEMENT
- W = WITH



0 50 100 200
SCALE IN FEET
1"=100'

DOS 2016-00013 / PLT 2016-00025

SHEET 10 OF 21

Barraco
and Associates, Inc.

--- SEE SHEET 6



TRACT "P-1"
(OPEN SPACE AND RESTORATION)
15,474,024 S.F. (355.23 Ac.)

$R=995.00'$
 $L=1710.89'$
 $\Delta=98^{\circ}31'09''$
 $CB=N43^{\circ}01'33''E$
 $CD=1507.77'$

TRACT "F-3"

(FUTURE DEVELOPMENT)
12,174,229 S.F. (279.48 Ac.)

NW 1/4

Range 26 East
Section 24
Section 19
Range 27 East

EAST QUARTER COR. SEC. 24
(NO CORNER FOUND)
(SINGLE PROPORTION)

(1/4 SEC. COR. TO 1/4 SEC. COR.)
S89°13'58"W 5297.95' —→

$$\frac{N=772144.65(Y)}{E=767428.95(Y)}$$

SECTION & RANGE LINE —

— N00°46'37"W 2641.12'
(SEC. COR. TO 1/4 SEC. COR.)

SW 1/4

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE
FLORIDA WEST ZONE (NAD1983/ NSRS 2007 ADJUSTMENT) AND
ARE BASED ON THE EAST LINE OF THE NORTHEAST
3. QUARTER (1/4) OF SAID SECTION 19 TO BEAR S00°13'40"E.
4. ALL LINES ARE RADIAL, UNLESS OTHERWISE INDICATED.
5. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN
ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
6. * = SET PERMANENT REFERENCE MONUMENT (P.R.M.)
STAMPED LB 6940, UNLESS OTHERWISE NOTED.
7. ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
8. Δ= DELTA
9. Ac= ACRES
10. A.E.= ACCESS EASEMENT
11. (C)= CALCULATED
12. C/L= CENTER LINE
13. CB = CHORD BEARING
14. C.C.R. = CERTIFIED CORNER RECORD
15. CD = CHORD DISTANCE
16. CH = CHORD BEARING AND DISTANCE
17. C.M. = CONCRETE MONUMENT
18. COR. = CORNER
19. D.B. = DEED BOOK, LEE COUNTY RECORDS
20. D.E. = DRAINAGE EASEMENT
21. D (X) = GRID EASTING
22. E.F.E. = ENTRY FEATURE EASEMENT
23. FD. = FOUND
24. FRAC. = FRACTION
25. I.E. = IRRIGATION EASEMENT
26. INST. No. = INSTRUMENT NUMBER
27. I.R. = IRON ROD
28. L= LENGTH
29. L.A.E. = LAKE ACCESS EASEMENT
30. L.B. = LICENSED BUSINESS
31. L.C.R. = LEE COUNTY RECORDS
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46. R = RADIUS
47. R/W = RIGHT OF WAY
48. SEC=SECTION
49. S.F. = SQUARE FEET
50. T.A.E. = TEMPORARY ACCESS EASEMENT
W.= WITH

CONSERVATION
—EASEMENT TO LEE COUNTY—
(INST. NO. 2016000126456, L.C.R.)

TRACT "P-2"
(OPEN SPACE AND RESTORATION)
1,128,428 S.F. (25.91 Ac.)

TEMPORARY
ACCESS EASEMENT
- NO. 2016000191186, L.C.R.)

TRACT "F-2"
(FUTURE DEVELOPMENT)
1,878,822 S.F. (43.13 Ac.)

SE 1/4
Section 24
Township 46 South,
Range 26 East

TRACT "F-3"
(FUTURE DEVELOPMENT)
12,174,229 S.F. (279.48 Ac.)

MATCH LINE SEE SHEET 15

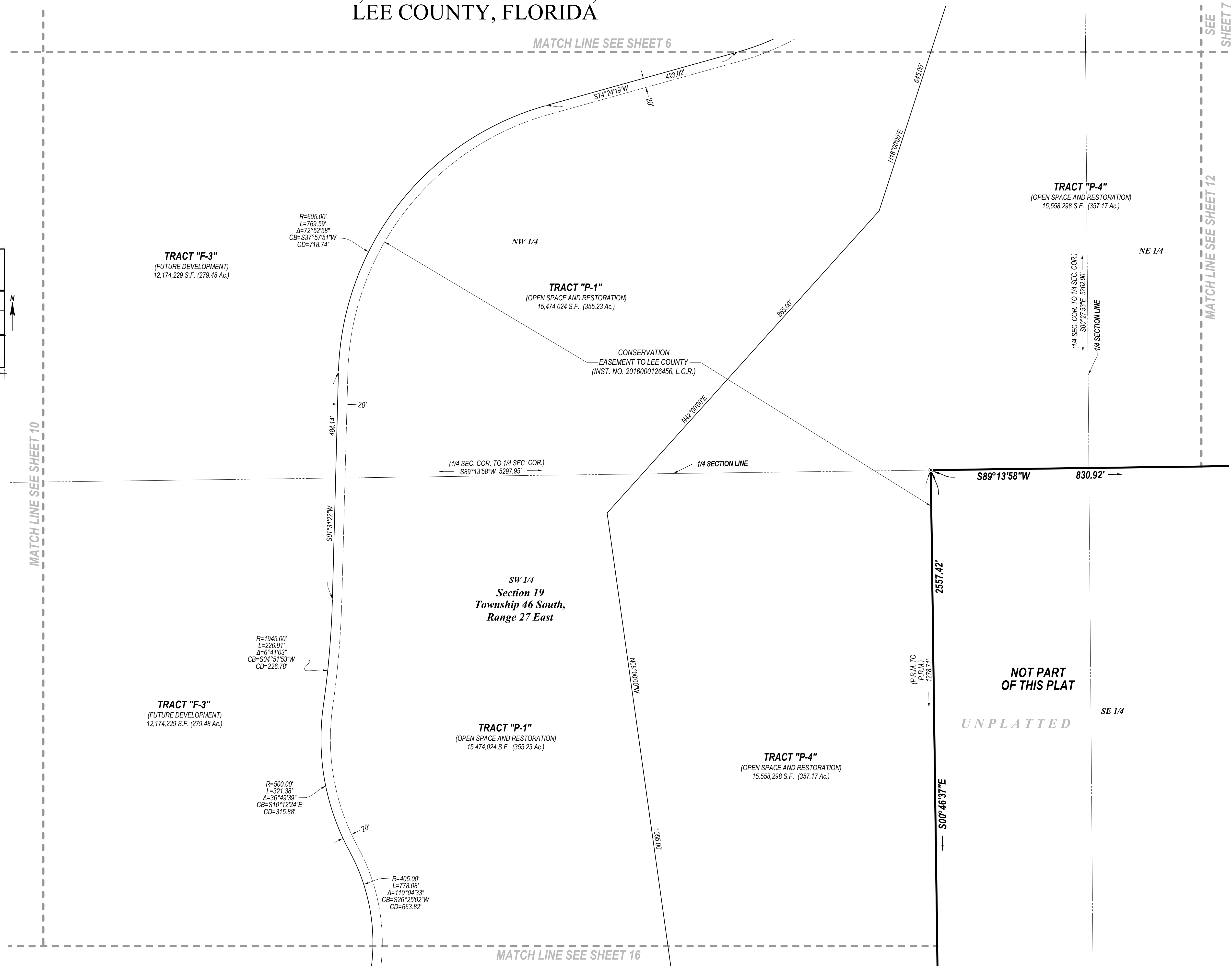
SEE SHEET 16

PLACE AT CORKSCREW
A SUBDIVISION LYING IN
SECTIONS 23 & 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST
AND SECTION 19, TOWNSHIP 46 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA

SHEET 11 OF 21



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Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

PLACE AT CORKSCREW

A SUBDIVISION LYING IN
SECTIONS 23 & 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST
AND SECTION 19, TOWNSHIP 46 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 12 OF 21

NOTES

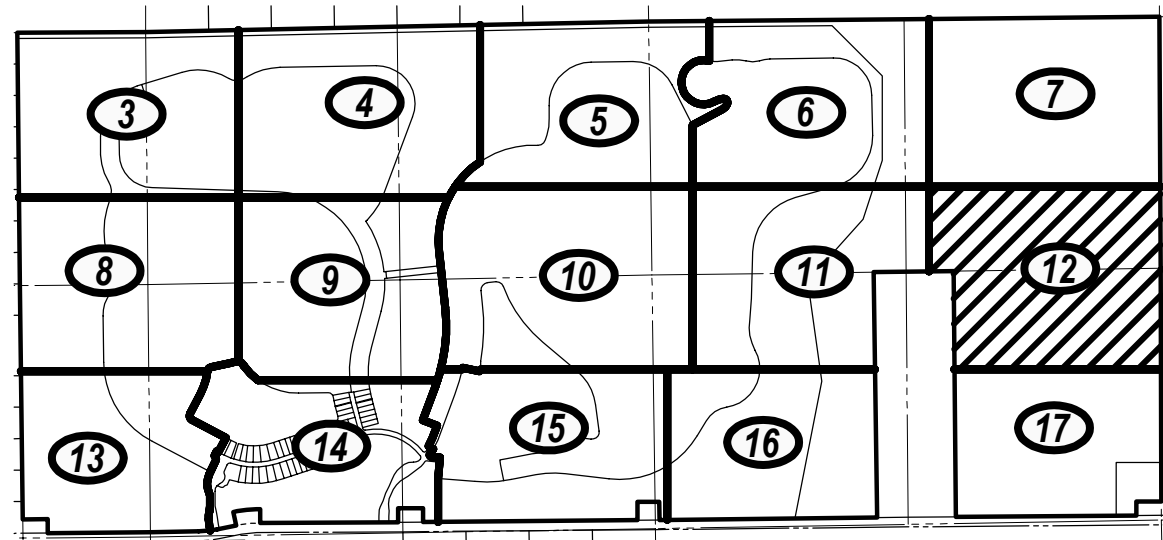
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/NSRS 2007 ADJUSTMENT) AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19 TO BEAR S00°13'40"E.
- ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
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- SEC. = SECTION
- S.F. = SQUARE FEET
- T.A.E. = TEMPORARY ACCESS EASEMENT
- W = WITH



0 50 100 200
SCALE IN FEET
1"=100'

NOT PART
OF THIS PLAT

UNPLATTED



SHEET INDEX
SCALE 1"=2000'

SEE SHEET 6

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 11

NE 1/4

(1/4 SEC. COR. TO 1/4 SEC. COR.)
S89°13'58"W 5297.95'

TRACT "P-4"
(OPEN SPACE AND RESTORATION)
15,558,298 S.F. (357.17 Ac.)

CONSERVATION
EASEMENT TO LEE COUNTY
(INST. NO. 2016000126456, L.C.R.)

SE 1/4
Section 19
Township 46 South,
Range 27 East

N=772215.59(Y)
E=772726.19(X)

FD, 3"x3" C.M. "++"
EAST QUARTER
COR. SEC. 19
(CCR# 44770)

(P.R.M. TO
P.R.M.)
1213.84'

SECTION LINE

Section 19
Section 20

(TRACT "P-4")
2023.51'

S00°11'34"E

S00°11'34"E 2632.68'

(1/4 SEC. COR. TO SEC. COR.)

SECTION LINE

Section 19
Section 20

2427.68'

S00°13'40"E

SECTION LINE

Section 19
Section 20

2621.08'

(P.R.M. TO
P.R.M.)
1310.54'

SECTION LINE

Section 19
Section 20

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(P.R.M. TO
P.R.M.)
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SECTION LINE

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SECTION LINE

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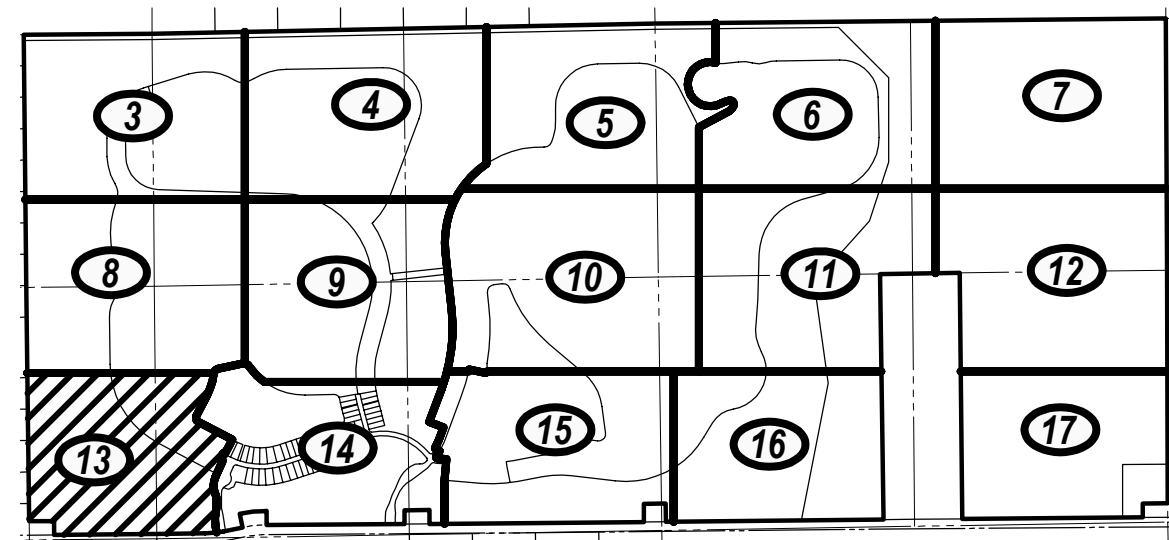
Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

PLACE AT CORKSCREW

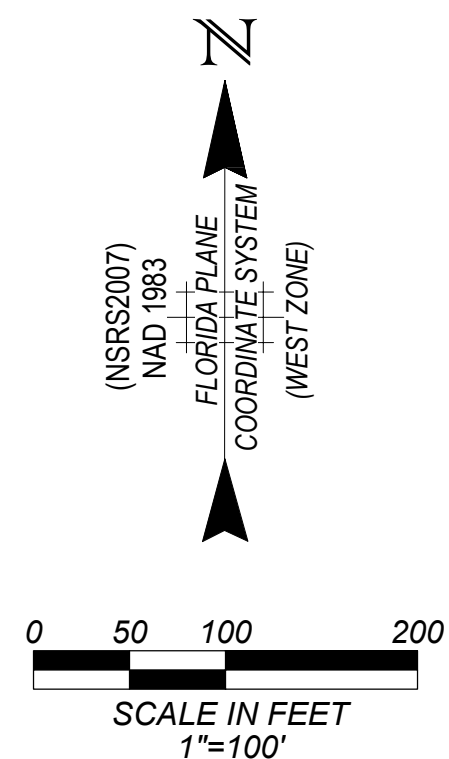
A SUBDIVISION LYING IN
SECTIONS 23 & 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST
AND SECTION 19, TOWNSHIP 46 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 13 OF 21



SHEET INDEX
SCALE 1"=2000'

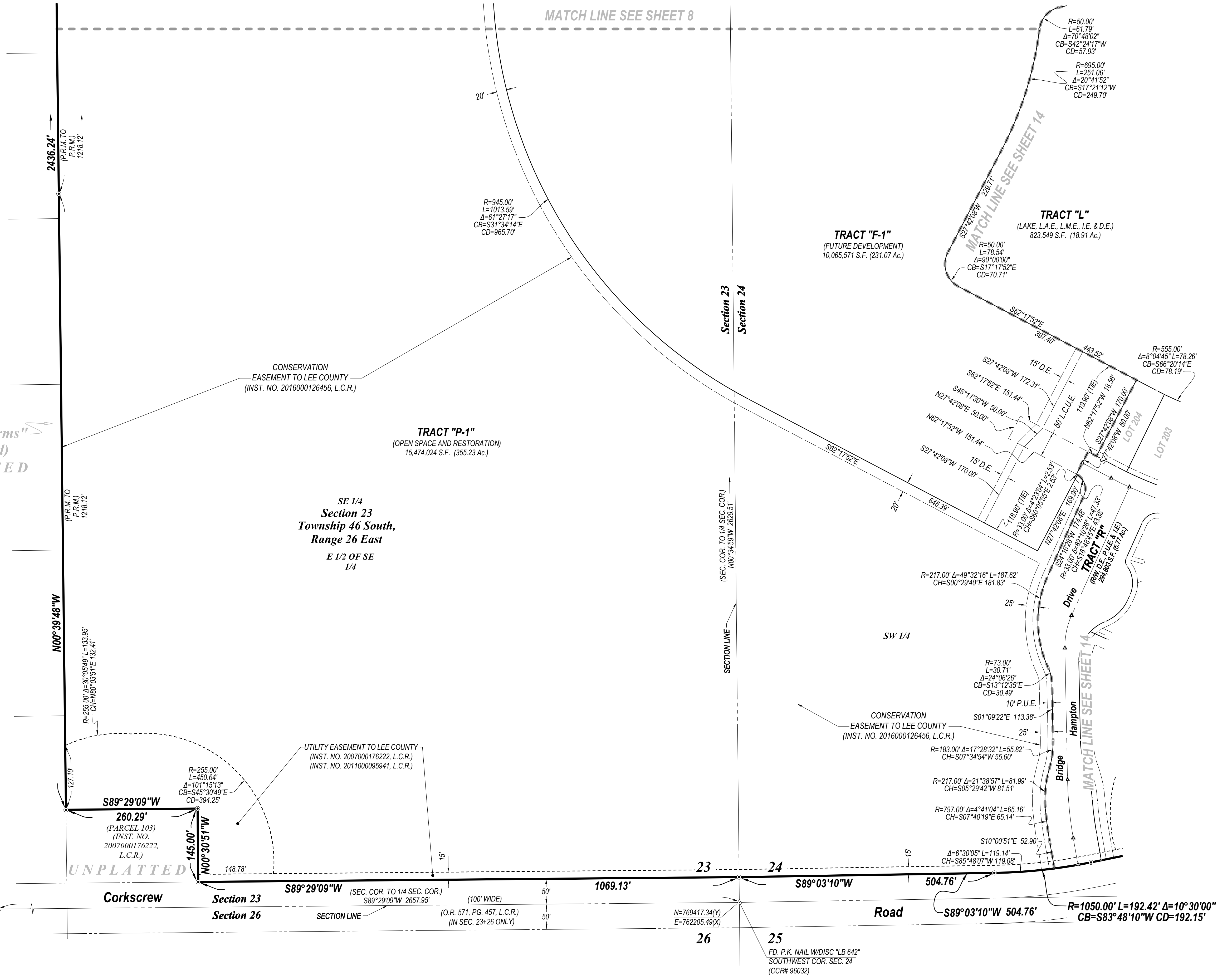


NOTES

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49. T.A.E. = TEMPORARY ACCESS EASEMENT
50. W/ = WITH

"Burgundy Farms"
(Unrecorded)
UNPLATTED

N=769393.50(Y)
E=759547.77(X)
FD. P.K. NAIL W/DISC
"BANKS ENG LB6690"
SOUTH QUARTER COR. SEC. 23
(CCR# 96033)



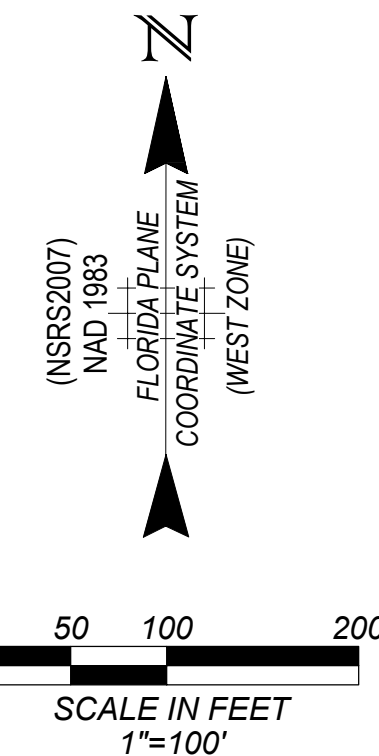
THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.**Barraco**
and Associates, Inc.CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
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PLACE AT CORKSCREW

A SUBDIVISION LYING IN SECTIONS 23 & 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST AND SECTION 19, TOWNSHIP 46 SOUTH, RANGE 27 EAST LEE COUNTY, FLORIDA

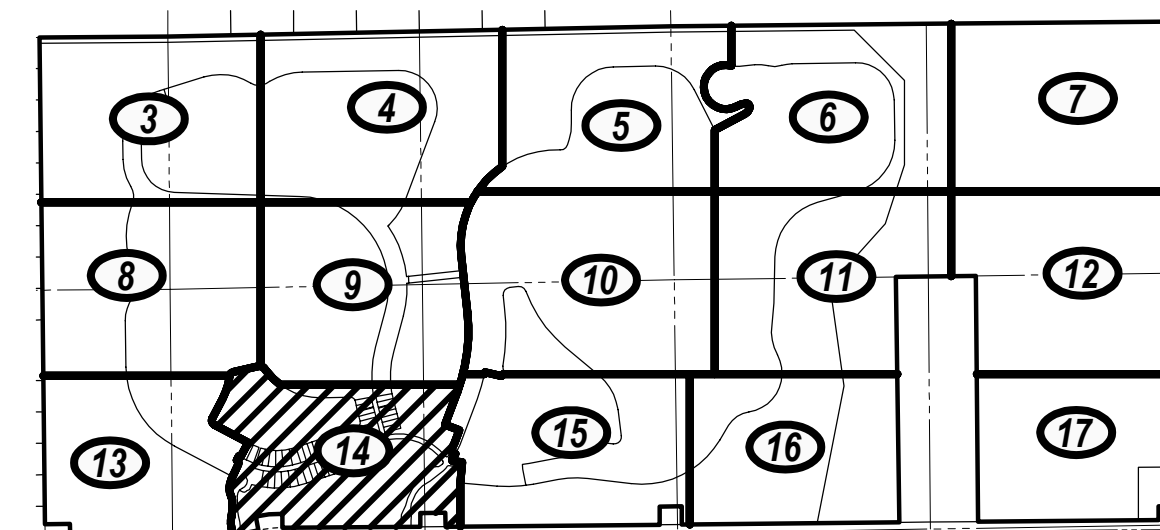
INSTRUMENT NUMBER

SHEET 14 OF 21

**TRACT "F-1"**
(FUTURE DEVELOPMENT)
10,065,571 S.F. (231.07 Ac.)**TRACT "L"**
(LAKE, L.A.E., L.M.E., I.E. & D.E.)
823,549 S.F. (18.91 Ac.)**TRACT "F-1"**
(FUTURE DEVELOPMENT)
10,065,571 S.F. (231.07 Ac.)**TRACT "C-1"**
(OPEN SPACE)
1,360 S.F. (0.03 Ac.)**TRACT "C-2"**
(OPEN SPACE)
1,360 S.F. (0.03 Ac.)**TRACT "P-2"**
(OPEN SPACE AND RESTORATION)
1,128,428 S.F. (25.91 Ac.)**TRACT "F-3"**
(FUTURE DEVELOPMENT)
12,174,229 S.F. (279.48 Ac.)**TRACT "F-2"**
(FUTURE DEVELOPMENT)
1,878,822 S.F. (43.13 Ac.)**TRACT "P-1"**
(OPEN SPACE AND RESTORATION)
15,474,024 S.F. (355.23 Ac.)**TRACT "P-3"**
(OPEN SPACE AND RESTORATION)
1,081,152 S.F. (24.82 Ac.)**TRACT "R"**
(R/W D.E., P.U.E. & I.E.)
24,400 S.F. (0.56 Ac.)**TRACT "P-1"**
(OPEN SPACE AND RESTORATION)
15,474,024 S.F. (355.23 Ac.)

NOTES

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- ⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED.
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- D.E. = DRAINAGE EASEMENT
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- SEC. = SECTION
- S.F. = SQUARE FEET
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- W/ = WITH

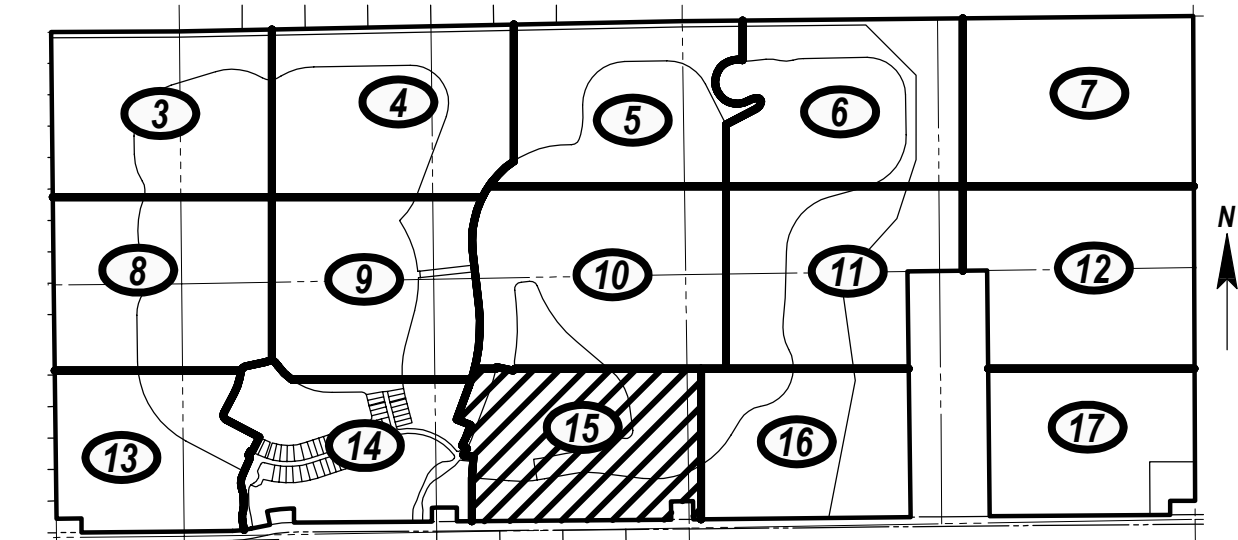
**SHEET INDEX**
SCALE 1"=2000'

PLACE AT CORKSCREW

A SUBDIVISION LYING IN SECTIONS 23 & 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST AND SECTION 19, TOWNSHIP 46 SOUTH, RANGE 27 EAST LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

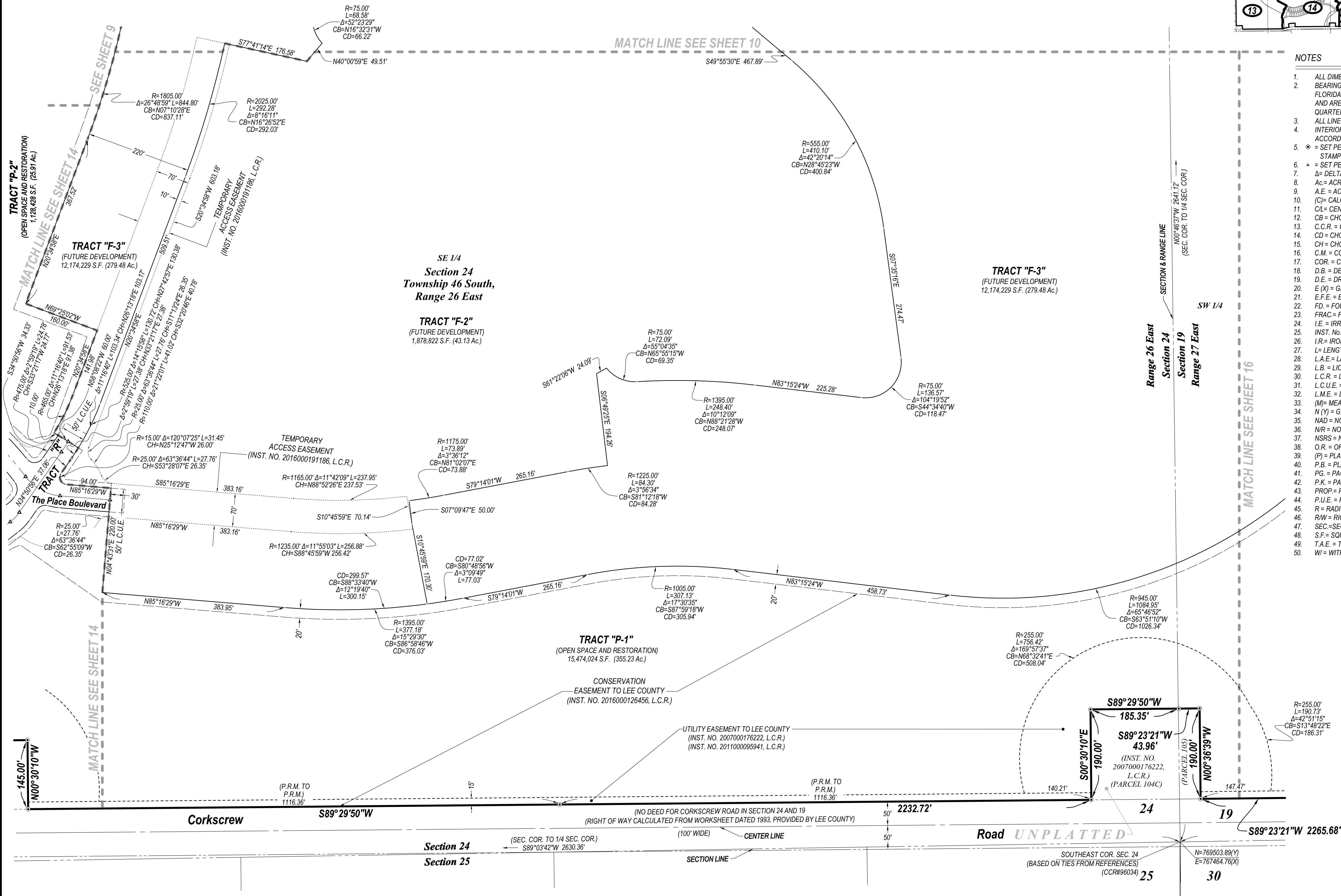
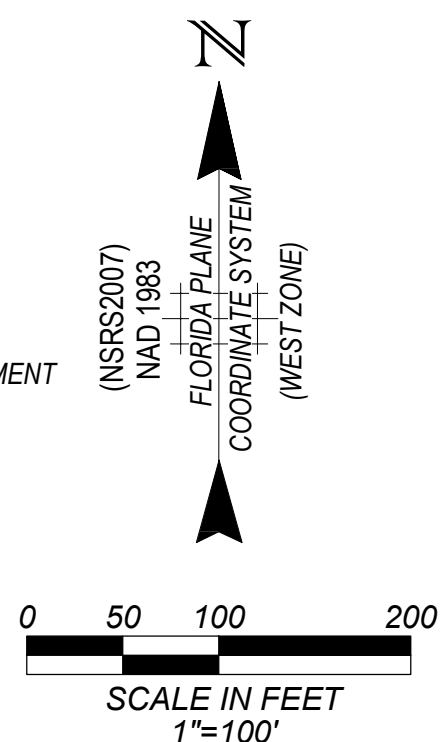
SHEET 15 OF 21

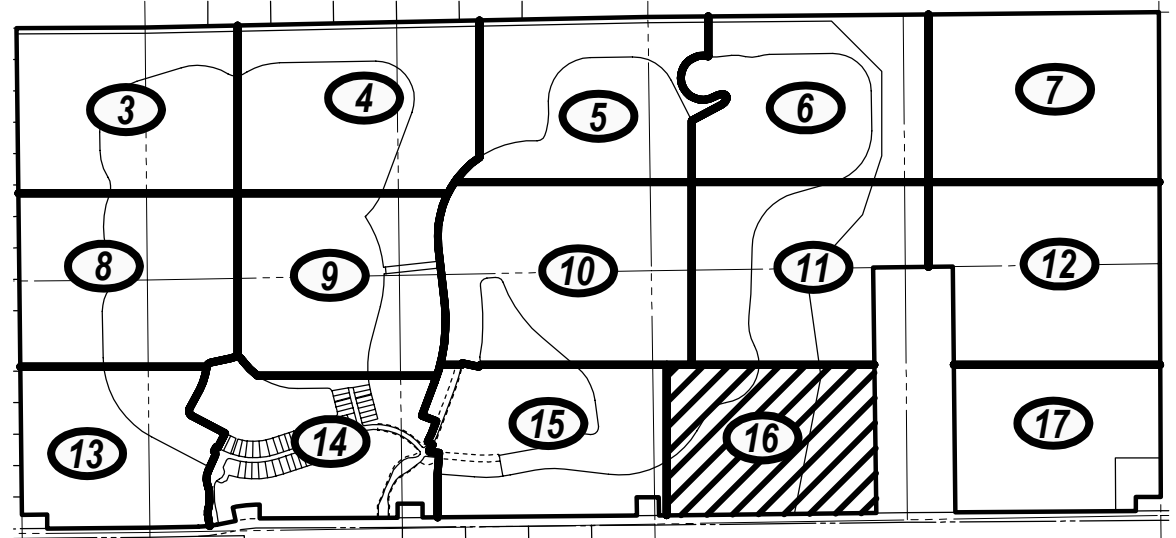


SHEET INDEX
SCALE 1"=2000'

NOTES

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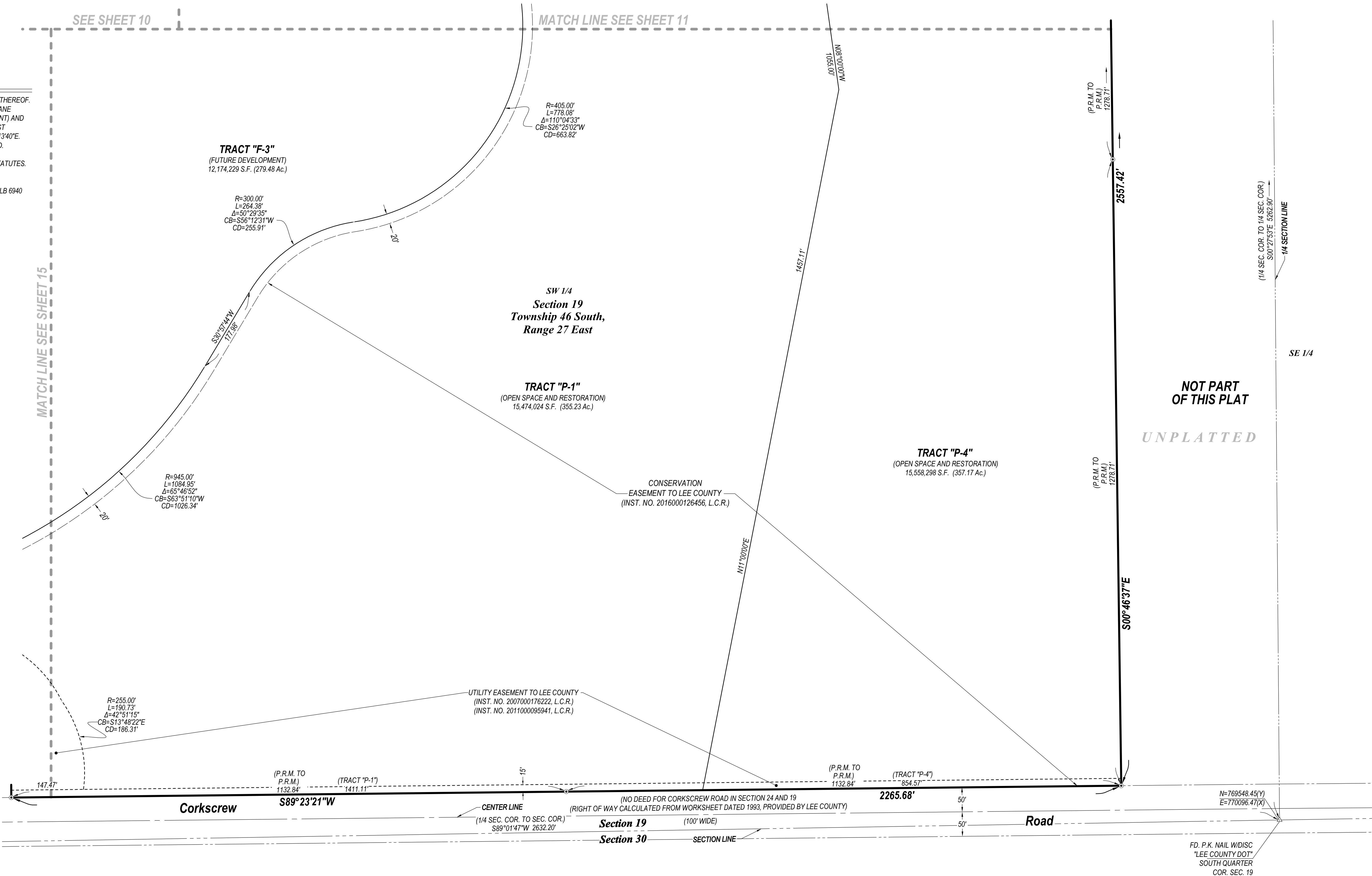
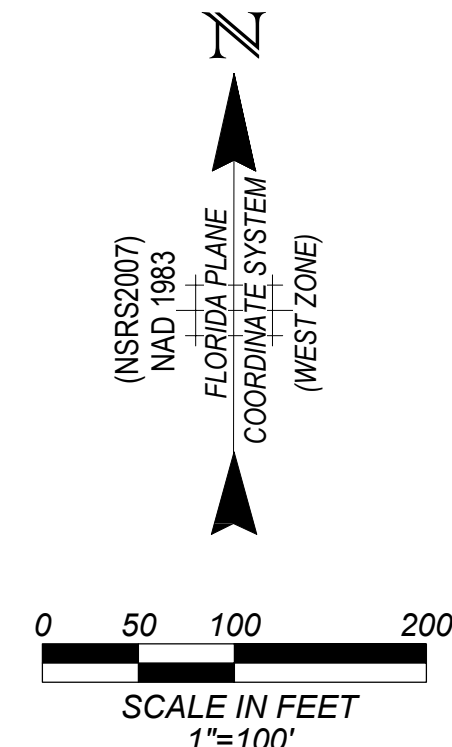
SHEET INDEX
SCALE 1"=2000'

PLACE AT CORKSCREW

A SUBDIVISION LYING IN
SECTIONS 23 & 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST
AND SECTION 19, TOWNSHIP 46 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA

NOTES

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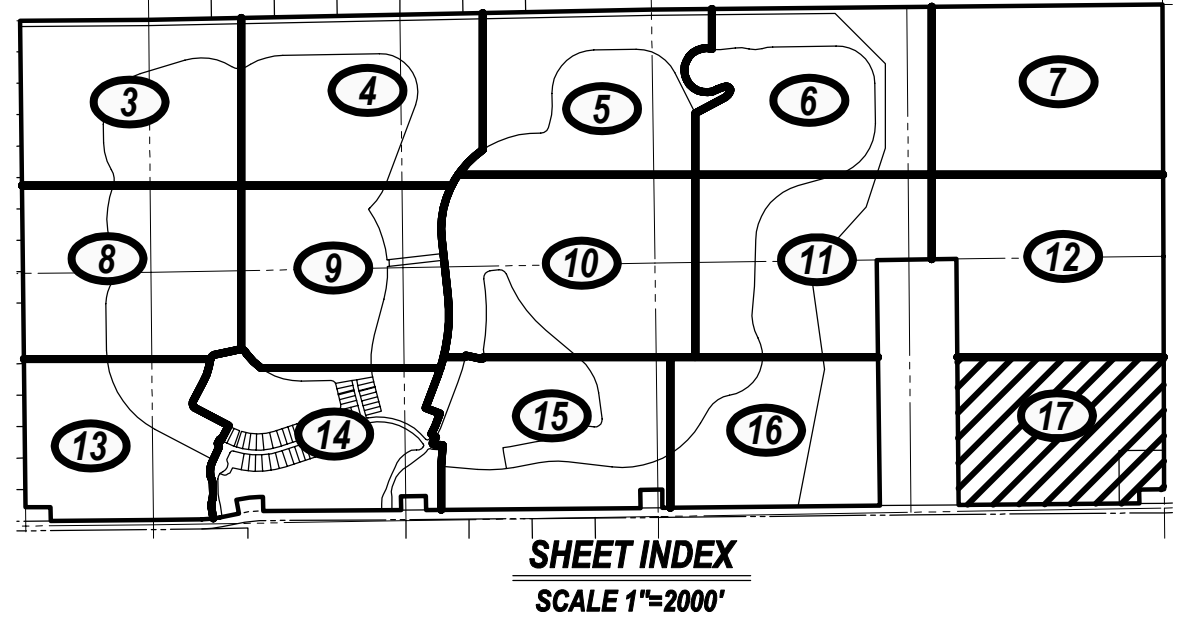
Barraco
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2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
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PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

PLACE AT CORKSCREW

A SUBDIVISION LYING IN
SECTIONS 23 & 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST
AND SECTION 19, TOWNSHIP 46 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 17 OF 21



NOT PART
OF THIS PLAT

UNPLATTED

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- W. = WITH



0 50 100 200
SCALE IN FEET
1"=100'

MATCH LINE SEE SHEET 12

CONSERVATION
EASEMENT TO LEE COUNTY
(INST. NO. 2016000126456, L.C.R.)

TRACT "P-4"
(OPEN SPACE AND RESTORATION)
15,558,298 S.F. (357.17 Ac.)

SE 1/4
Section 19
Township 46 South,
Range 27 East

TRACT "F-4"
(FUTURE FIRE STATION)
221,852 S.F. (5.09 Ac.)

UTILITY EASEMENT TO LEE COUNTY
(INST. NO. 2007000176222, L.C.R.)
(INST. NO. 2011000095941, L.C.R.)

N=769788.03(Y)
E=772734.37(X)

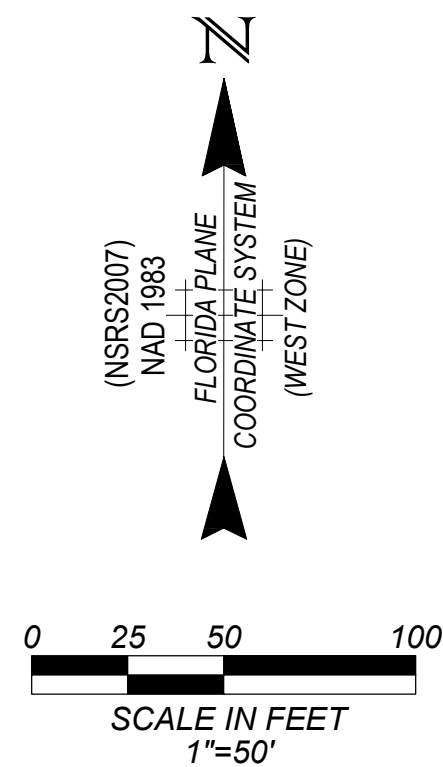
S89°32'32"W
259.15'
S89°20'15"W 1.25'
(INST. NO. 2007000176222, L.C.R.)
(PARCEL 109)

N=769593.04(Y)
E=772735.02(X)

FD. P.K. NAIL W/DISC
"LEE COUNTY D.O.T. & E."
SOUTHEAST COR. SEC. 19
(CCR# 74295)

UNPLATTED

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
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FLORIDA CERTIFICATES OF AUTHORIZATION -
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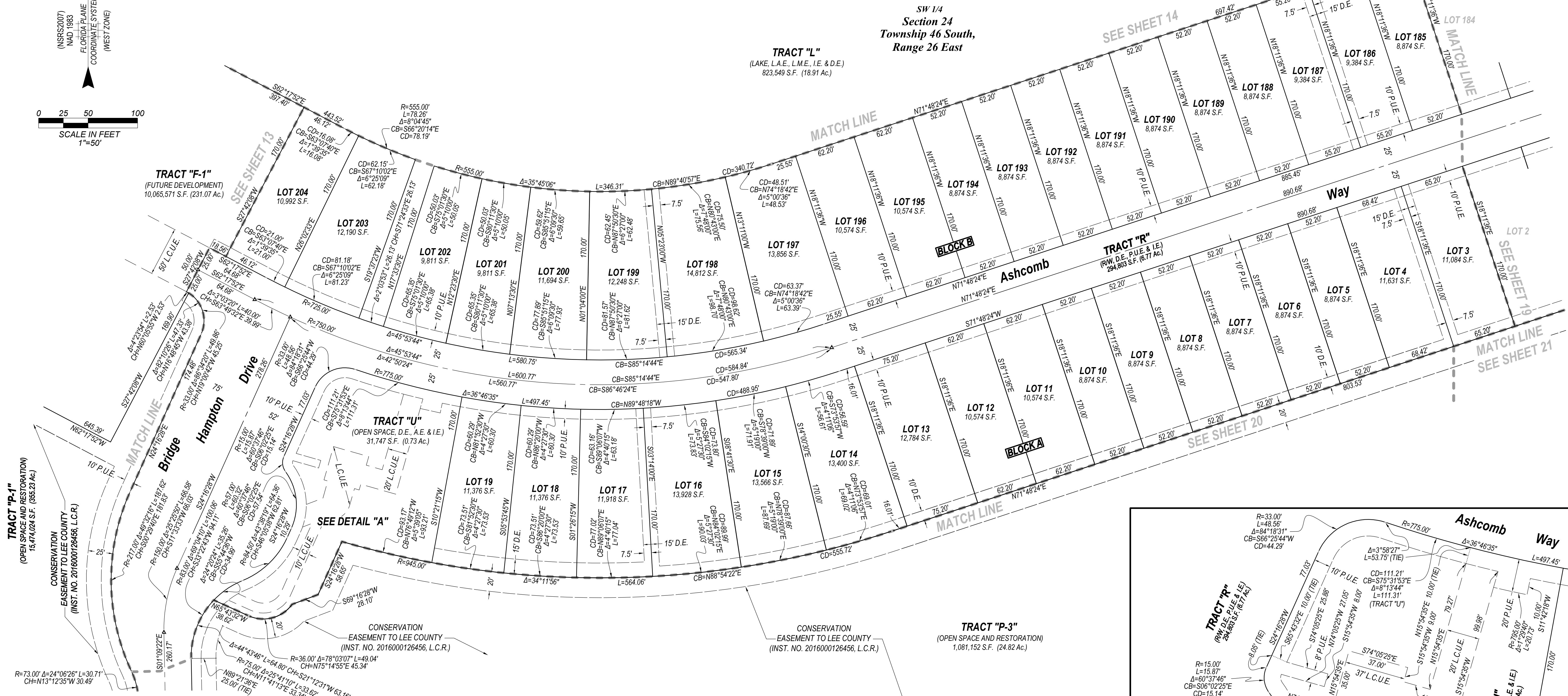
PLACE AT CORKSCREW

A SUBDIVISION LYING IN SECTIONS 23 & 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST AND SECTION 19, TOWNSHIP 46 SOUTH, RANGE 27 EAST LEE COUNTY, FLORIDA

DETAIL SHEET

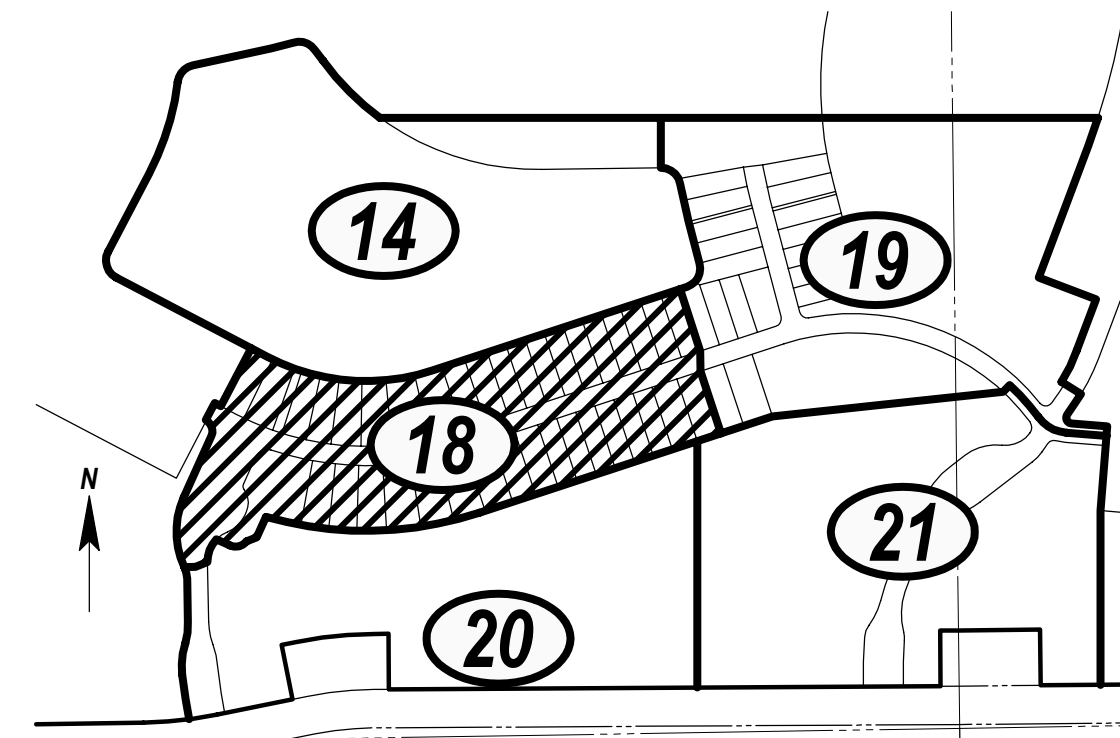
INSTRUMENT NUMBER

SHEET 18 OF 21

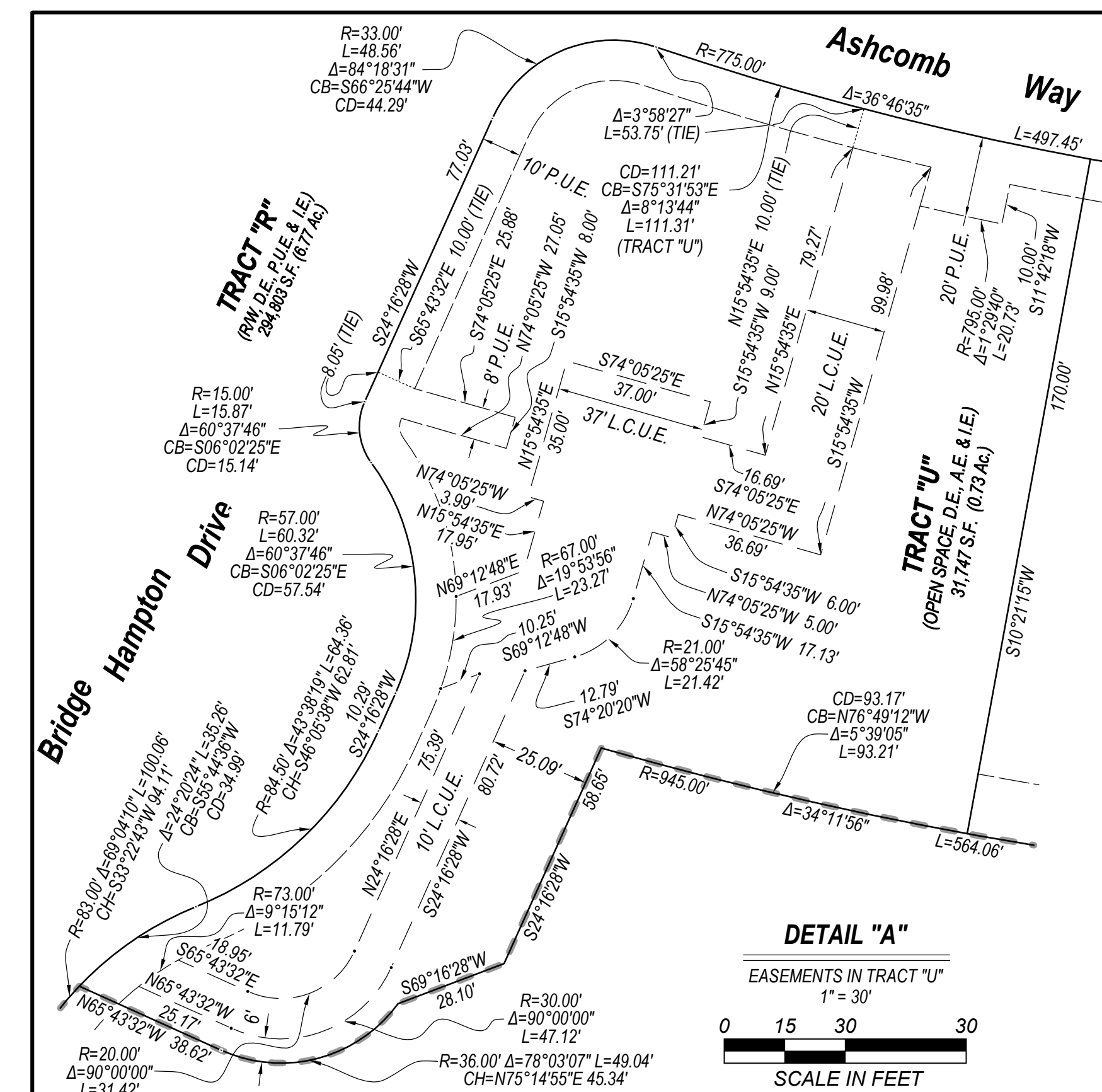


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DETAIL SHEET INDEX
SCALE 1"=500'



DETAIL "A"

EASEMENTS IN TRACT "U"
1" = 30'
SCALE IN FEET

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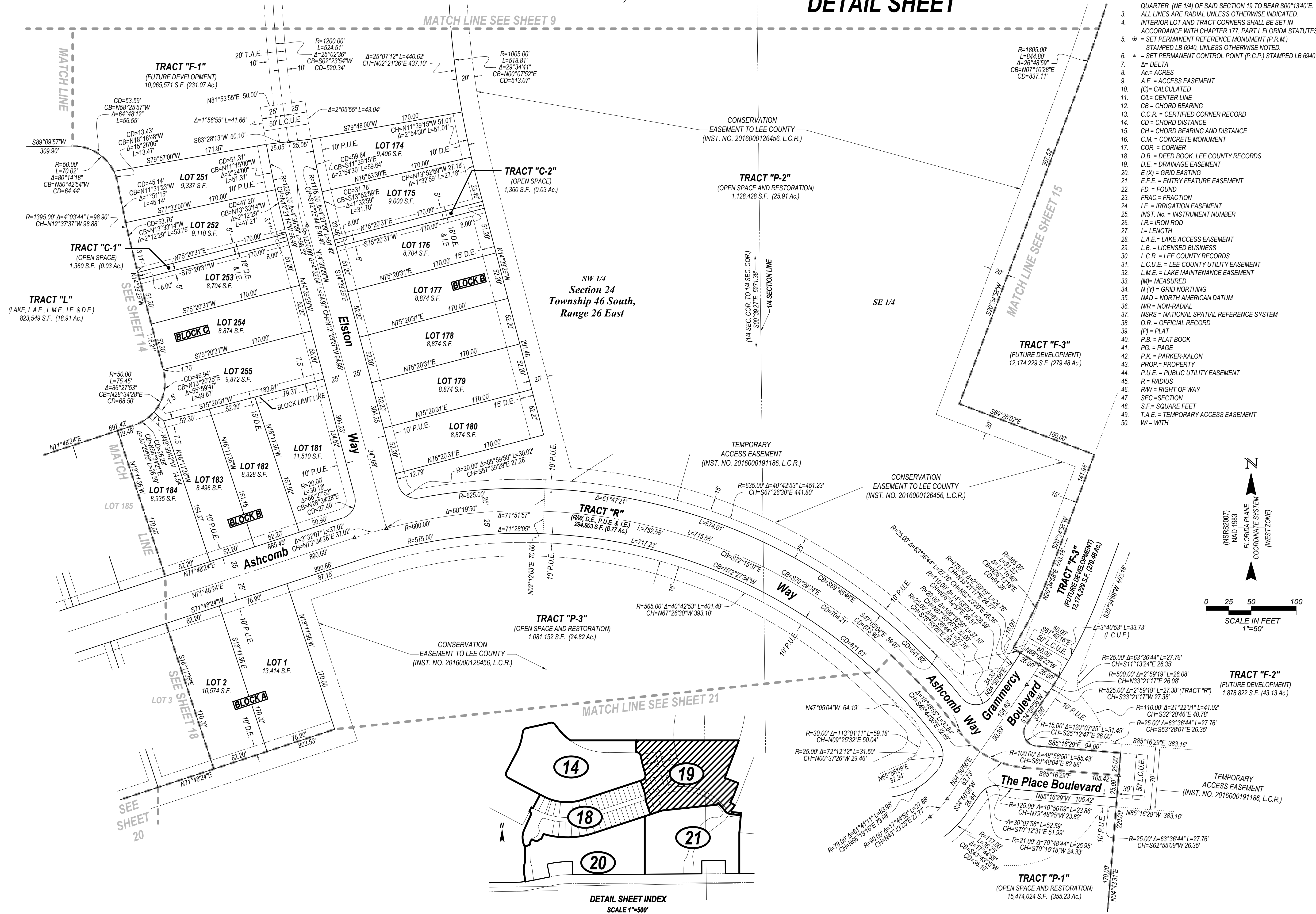
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INSTRUMENT NUMBER

SHEET 19 OF 21

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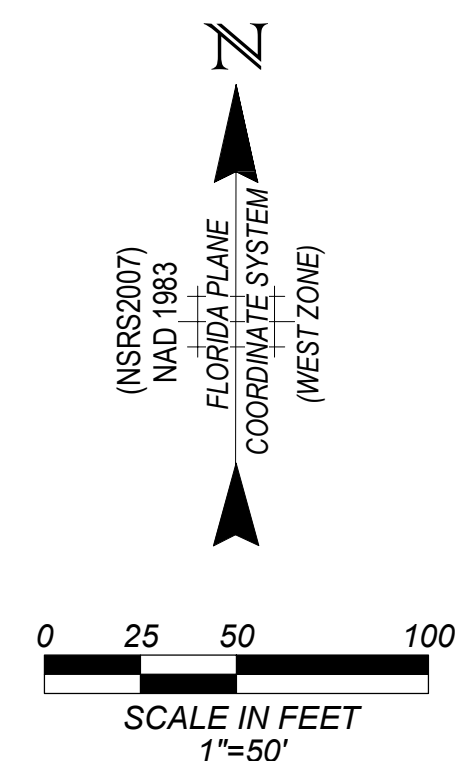


A SUBDIVISION LYING IN
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DETAIL SHEET

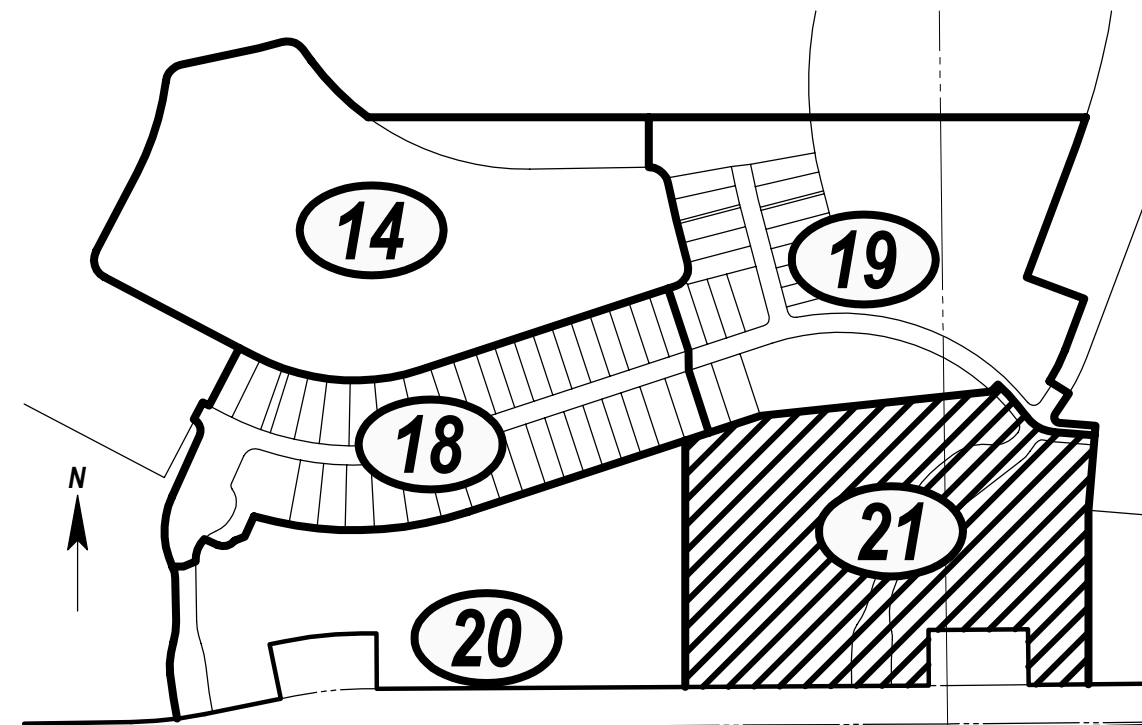
SHEET 20 OF 21



- | | | | | | | | |
|-----|---|-----|--------------------------------------|-----|--|-----|------------------------------------|
| 1. | ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. | 10. | (C)= CALCULATED | 24. | I.E = IRRIGATION EASEMENT | 38. | O.R. = OFFICIAL RECORD |
| 2. | BEARINGS AND COORDINATES SHOWN ARE STATE PLANE | 11. | C/L = CENTER LINE | 25. | INST. NO. = INSTRUMENT NUMBER | 39. | (P) = PLAT |
| 3. | FLORIDA WEST ZONE (NAD 1983) AND | 12. | CB = CHORD BEARING | 26. | I.R = IRON ROD | 40. | PG. = IRON BOOK |
| 4. | AND ARE BASED ON THE EAST LINE OF THE NORTHEAST | 13. | C.C.R. = CERTIFIED CORNER RECORD | 27. | L = LENGTH | 41. | P.G. = PAGE |
| 5. | QUARTER (NE 1/4) OF SAID SECTION 19 TO BEAR SO 007°13'40"E. | 14. | CD = CHORD DISTANCE | 28. | L.A.E = LAKE ACCESS EASEMENT | 42. | P.K. = PARKER-KALON |
| 6. | ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED. | 15. | CH = CHORD BEARING AND DISTANCE | 29. | LB. = LICENSED BUSINESS | 43. | PROP. = PROPERTY |
| 7. | INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN | 16. | C.M. = CONCRETE MONUMENT | 30. | L.C.R. = LEE COUNTY RECORDS | 44. | P.U.E = PUBLIC UTILITY EASEMENT |
| 8. | ACCORDANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES. | 17. | COR. = CORNER | 31. | L.C.U.E = LEE COUNTY UTILITY EASEMENT | 45. | R = RADIUS |
| 9. | ⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) | 18. | D.B. = DEED BOOK, LEE COUNTY RECORDS | 32. | L.M.E. = LAKE MAINTENANCE EASEMENT | 46. | R.W. = RIGHT OF WAY |
| 10. | STAMPED LB 6940, UNLESS OTHERWISE NOTED. | 19. | D.E. = DRAINAGE EASEMENT | 33. | (M) = MEASURED | 47. | SEC=SECTION |
| 11. | Δ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940 | 20. | E (X) = GRID EASTING | 34. | N (Y) = GRID NORTHING | 48. | S.F. = SQUARE FEET |
| 12. | Δ- DELTA | 21. | E.F.E. = ENTRY FEATURE EASEMENT | 35. | NAD = NORTH AMERICAN DATUM | 49. | T.A.E. = TEMPORARY ACCESS EASEMENT |
| 13. | Ac = ACRES | 22. | FD. = FOUND | 36. | N/R = NON-RADIAL | 50. | W/ = WITH |
| 14. | A.E. = ACCESS EASEMENT | 23. | FRAC. = FRACTION | 37. | NSRS = NATIONAL SPATIAL REFERENCE SYSTEM | | |



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DETAIL SHEET INDEX
SCALE 1"=500'

MATCH LINE SEE SHEET 18
LOT 5 LOT 4 LOT 3 LOT 2 LOT 1
BLOCK A
N71°48'24"E
603.53'

PLACE AT CORKSCREW

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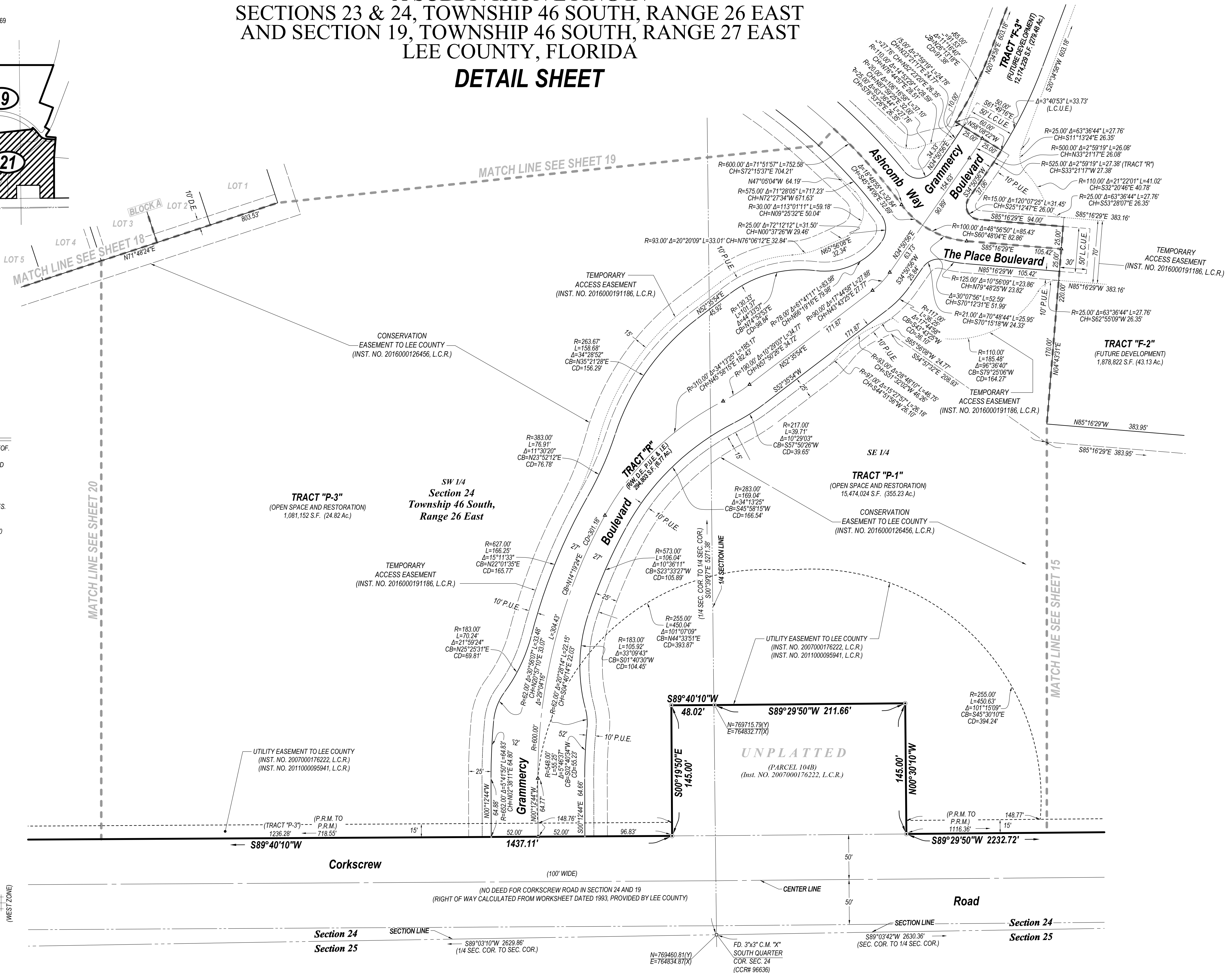
SHEET 21 OF 21

NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/ NSRS 2007 ADJUSTMENT) AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 19 TO BEAR S00°13'40"E.
- ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
- = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED.
- ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
- Δ = DELTA
- Ac = ACRES
- A.E. = ACCESS EASEMENT
- (C) = CALCULATED
- CL = CENTER LINE
- CB = CHORD BEARING
- C.C.R. = CERTIFIED CORNER RECORD
- CD = CHORD DISTANCE
- CH = CHORD BEARING AND DISTANCE
- C.M. = CONCRETE MONUMENT
- COR. = CORNER
- D.B. = DEED BOOK, LEE COUNTY RECORDS
- D.E. = DRAINAGE EASEMENT
- E (X) = GRID EASTING
- E.F.E. = ENTRY FEATURE EASEMENT
- FD. = FOUND
- FRAC. = FRACTION
- I.E. = IRRIGATION EASEMENT
- INST. No. = INSTRUMENT NUMBER
- I.R. = IRON ROD
- L = LENGTH
- L.A.E. = LAKE ACCESS EASEMENT
- L.B. = LICENSED BUSINESS
- L.C.R. = LEE COUNTY RECORDS
- L.C.U.E. = LEE COUNTY UTILITY EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- N (Y) = GRID NORTHING
- NAD = NORTH AMERICAN DATUM
- N.R. = NON-RADIAL
- NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
- O.R. = OFFICIAL RECORD
- (P) = PLAT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.K. = PARKER-KALON
- PROP. = PROPERTY
- P.U.E. = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R.W. = RIGHT OF WAY
- SEC. = SECTION
- S.F. = SQUARE FEET
- T.A.E. = TEMPORARY ACCESS EASEMENT
- W = WITH



0 25 50 100
SCALE IN FEET
1"=50'



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