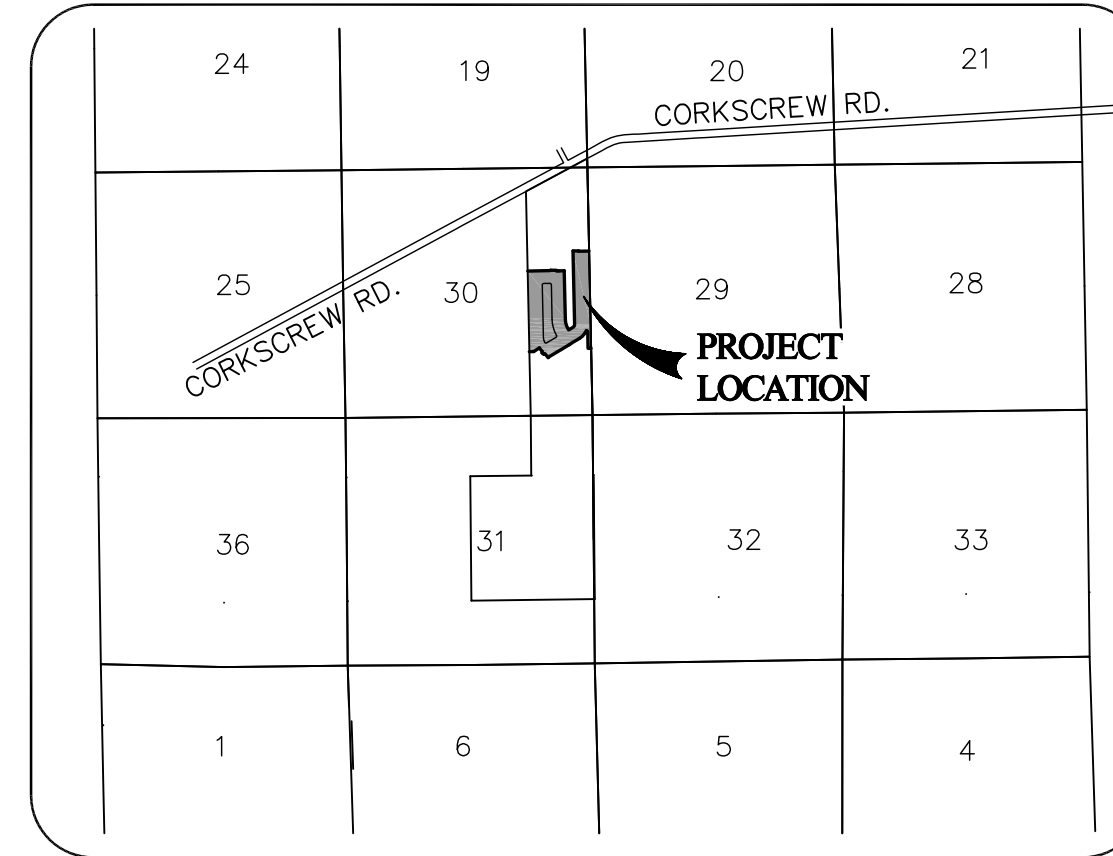


RIVERCREEK - PHASE TWO

INSTRUMENT# _____

SHEET 1 OF 6

A REPLAT OF ALL OF TRACTS "F1" AND "L6", RIVERCREEK – PHASE ONE
 RECORDED AS INSTRUMENT NUMBER 2022000118043
 A SUBDIVISION LYING IN
SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
 VILLAGE OF ESTERO, LEE COUNTY, FLORIDA



LOCATION MAP

DEDICATIONS/RESERVATIONS

STATE OF FLORIDA
 COUNTY OF LEE

KNOW ALL MEN BY THESE PRESENTS THAT LEE COUNTY HOMES ASSOCIATES IV, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP (DEVELOPER), THE OWNER OF THE LANDS DESCRIBED HEREON HAS CAUSED THIS PLAT OF RIVERCREEK – PHASE TWO TO BE MADE AND DOES HEREBY:

A. DEDICATE TO RIVERCREEK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS:

- TRACT "R" AS PRIVATE ROAD RIGHT-OF-WAY (R.O.W.) SUBJECT TO THE EASEMENTS DEPICTED HEREON (L.C.U.E., P.U.E., I.E., D.E., A.E.) WITH RESPONSIBILITY FOR MAINTENANCE. ROADWAY PURPOSES INCLUDE, BUT ARE NOT LIMITED TO PAVEMENT, ROADWAY DRAINAGE, BIKE LANES, SIDEWALKS AND PATHWAYS.
- TRACTS "OS9", "OS10", "OS11", AND "OS12" (OPEN SPACE), FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF LIGHTING, LANDSCAPING, SIGNS, WALLS AND IRRIGATION, SUBJECT TO THE EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL ACCESS EASEMENTS (A.E.) AS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL IRRIGATION EASEMENTS (I.E.) AS DEPICTED HEREON, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF IRRIGATION FACILITIES, WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.) AS DEPICTED HEREON, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF LANDSCAPE, WITH RESPONSIBILITY FOR MAINTENANCE.

B. DEDICATE TO CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS OR ASSIGNS:

- TRACT "L6", AS LAKE, FOR THE PURPOSE OF DRAINAGE, IRRIGATION AND STORM WATER MANAGEMENT, SUBJECT TO THE EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) AS DEPICTED HEREON, AND LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) SUBJECT TO THE EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL DRAINAGE EASEMENTS (D.E.), SWALE DRAINAGE EASEMENT (S.D.E.) AS DEPICTED HEREON, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF STORMWATER/DRAINAGE FACILITIES, WITH RESPONSIBILITY FOR MAINTENANCE.

C. DEDICATE PUBLIC UTILITY EASEMENTS (P.U.E.) TO ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES:

ALL PLATTED PUBLIC UTILITY EASEMENTS (P.U.E.) SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

D DEDICATE TO LEE COUNTY, FLORIDA, ITS SUCCESSOR AND ASSIGNS:

THOSE NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) AS DEPICTED HEREON, FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER AND REUSE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SERVICES.

E. DEDICATE TO ESTERO FIRE RESCUE, VILLAGE OF ESTERO AND LEE COUNTY:

A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT OVER AND ACROSS TRACT "R" DEPICTED HEREON, FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY AND SERVICE VEHICLES THEREON, WITH NO RESPONSIBILITY FOR MAINTENANCE THEREOF.

LEGAL DESCRIPTION

BEING ALL OF TRACTS "F1" AND "L6", RIVERCREEK – PHASE ONE, RECORDED AS INSTRUMENT NUMBER 2022000118043 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA,
 CONTAINING 2,058,754 SQUARE FEET OR 47.262 ACRES, MORE OR LESS.

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 OR THE VILLAGE OF ESTERO. 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.

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.

SURVEY NOTES:

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED ALL CURVES ARE TANGENTIAL AND CIRCULAR.
- BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF THE CORKSCREW ROAD C.R. 850, LEE COUNTY, FLORIDA AS BEING NORTH 61°46'42" EAST AND RELATE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90).
- EASEMENTS COLLATED WITHIN THE PLATTED UTILITY EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.

VILLAGE OF ESTERO APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE VILLAGE OF ESTERO VILLAGE COUNCIL, LEE COUNTY, FLORIDA THIS ____ DAY OF _____, 2023.

_____	_____
MAYOR, VILLAGE OF ESTERO	CAROL SACCO VILLAGE CLERK
_____	_____
ROBERT M. ESCHENFELDER VILLAGE ATTORNEY	MARY GIBBS DIRECTOR OF COMMUNITY DEVELOPMENT

VILLAGE OF ESTERO SURVEYOR

REVIEW BY THE DESIGNATED VILLAGE PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

ALLEN M. VOSE III, P.S.M. # 7191
 AS VILLAGE OF ESTERO DESIGNATED P.S.M.

CLERK OF COURT CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RIVERCREEK – PHASE TWO A SUBDIVISION LOCATED IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS FILED FOR RECORD AT ____M. THIS ____ DAY OF _____, 2023 AND DULY RECORDED AS INSTRUMENT NUMBER _____, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CLERK OF COURT
 IN AND FOR LEE COUNTY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RIVERCREEK – PHASE TWO, A SUBDIVISION LOCATED IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

RHODES & RHODES LAND SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 6897

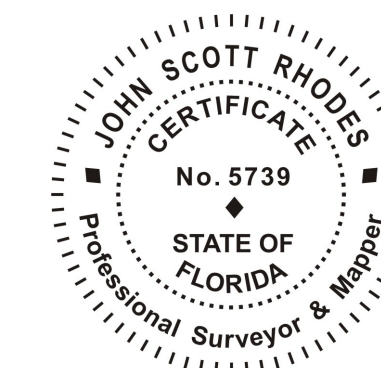
DATE: _____

_____ P.S.M. #5739
 JOHN SCOTT RHODES STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES P.S.M. #5739

RHODES & RHODES
 LAND SURVEYING, INC.

28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897



CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS ____ DAY OF _____, 2023, A.D., BY RICHARD M. NORWALK, AS VICE PRESIDENT OF LEE COUNTY HOMES IV CORPORATION, A FLORIDA CORPORATION, THE GENERAL PARTNER OF LEE COUNTY HOMES ASSOCIATES IV, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ON BEHALF OF THE CORPORATION AND LIMITED PARTNERSHIP WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

 NOTARY PUBLIC SIGNATURE

 NOTARY PUBLIC PRINTED NAME

(SEAL)

IN WITNESS WHEREOF, LEE COUNTY HOMES ASSOCIATES IV, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2023, A.D.

 WITNESS

 PRINTED NAME

LEE COUNTY HOMES ASSOCIATES IV, LLLP,
 A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
 BY: LEE COUNTY HOMES IV CORPORATION,
 A FLORIDA CORPORATION, IT'S GENERAL PARTNER

 WITNESS

 PRINTED NAME

BY: _____
 RICHARD M. NORWALK
 VICE PRESIDENT

DOS2022-E011 / PLT2022-E003

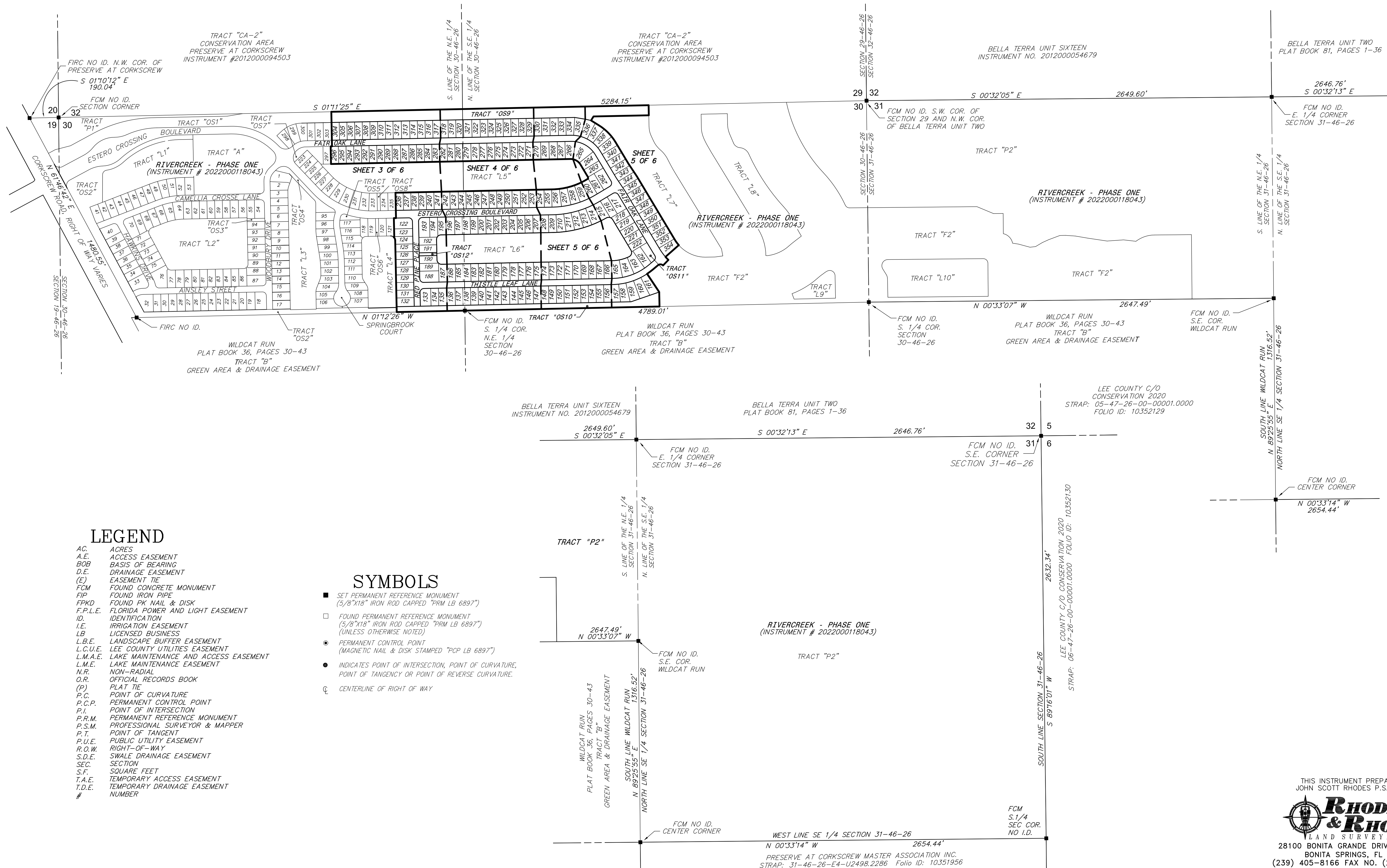
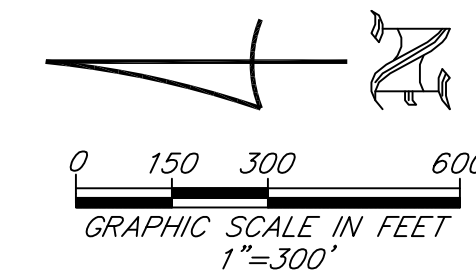
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RIVERCREEK - PHASE TWO

A REPLAT OF ALL OF TRACTS "F1" AND "L6", RIVERCREEK - PHASE ONE
 RECORDED AS INSTRUMENT NUMBER 2022000118043
 A SUBDIVISION LYING IN
SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
 VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

INSTRUMENT# _____

SHEET 2 OF 6
 OVERALL BOUNDARY INFORMATION
 AND KEYMAP



LEGEND

- AC. ACRES
- A.E. ACCESS EASEMENT
- BOB BASIS OF BEARING
- D.E. DRAINAGE EASEMENT
- (E) EASEMENT TIE
- FCM FOUND CONCRETE MONUMENT
- FIP FOUND IRON PIPE
- FKPD FOUND PK NAIL & DISK
- F.P.L.E. FLORIDA POWER AND LIGHT EASEMENT
- ID IDENTIFICATION
- I.E. IRRIGATION EASEMENT
- LB LICENSED BUSINESS
- L.B.E. LANDSCAPE BUFFER EASEMENT
- L.C.U.E. LEE COUNTY UTILITIES EASEMENT
- L.M.A.E. LAKE MAINTENANCE AND ACCESS EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- N.R. NON-RADIAL
- O.R. OFFICIAL RECORDS BOOK
- (P) PLAT TIE
- P.C. POINT OF CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.I. POINT OF INTERSECTION
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- P.T. POINT OF TANGENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- S.D.E. SWALE DRAINAGE EASEMENT
- SEC. SECTION
- S.F. SQUARE FEET
- T.A.E. TEMPORARY ACCESS EASEMENT
- T.D.E. TEMPORARY DRAINAGE EASEMENT
- # NUMBER

SYMBOLS

- SET PERMANENT REFERENCE MONUMENT (5/8"x18" IRON ROD CAPPED "PRM LB 6897")
- FOUND PERMANENT REFERENCE MONUMENT (5/8"x18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
- PERMANENT CONTROL POINT (MAGNETIC NAIL & DISK STAMPED "PCP LB 6897")
- INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
- ⊕ CENTERLINE OF RIGHT OF WAY

D0S2022-E011 / PLT2022-E003

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES P.S.M. #5739

RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

RIVERCREEK - PHASE TWO

A REPLAT OF ALL OF TRACTS "F1" AND "L6", RIVERCREEK - PHASE ONE
RECORDED AS INSTRUMENT NUMBER 2022000118043

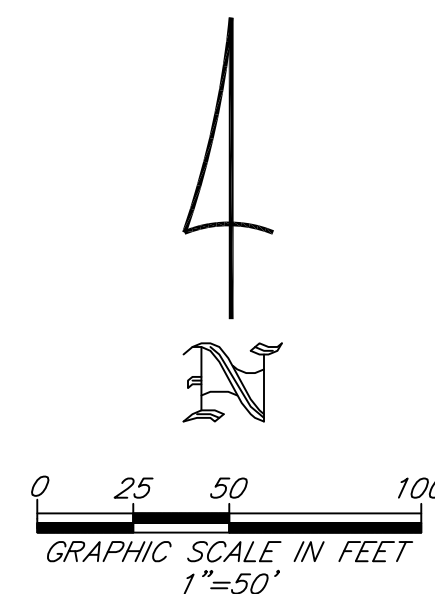
A SUBDIVISION LYING IN
SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

LEGEND

- AC. ACRES
- A.E. ACCESS EASEMENT
- BOB BASIS OF BEARING
- D.E. DRAINAGE EASEMENT
- (E) EASEMENT TIE
- FCM FOUND CONCRETE MONUMENT
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- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
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- R.O.W. RIGHT-OF-WAY
- S.D.E. SWALE DRAINAGE EASEMENT
- SEC. SECTION
- S.F. SQUARE FEET
- # NUMBER

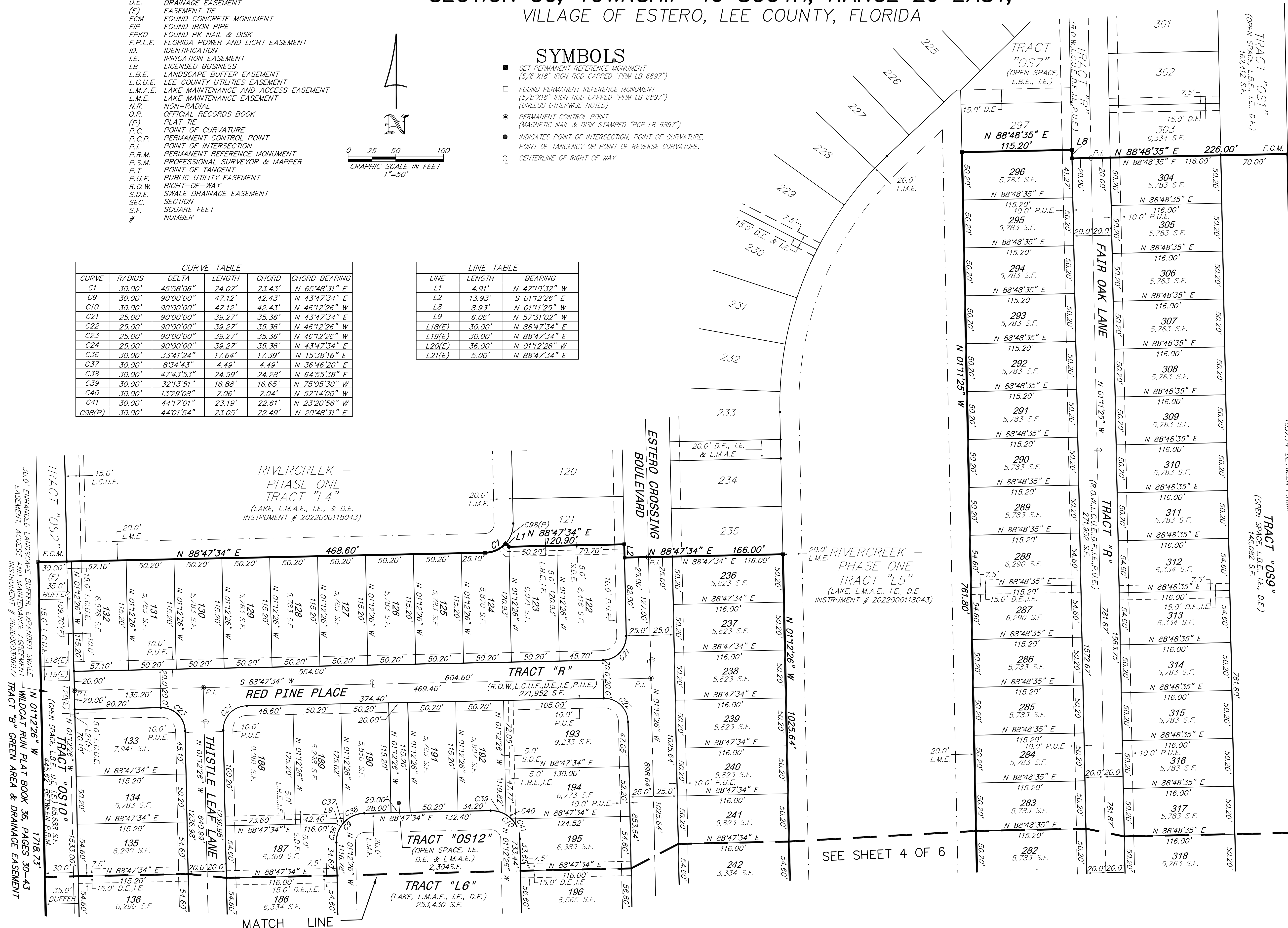
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- INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
- ⊙ CENTERLINE OF RIGHT OF WAY



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	30.00'	45°58'06"	24.07'	23.43' N 65°48'31" E
C9	30.00'	90°00'00"	47.12'	42.43' N 43°47'34" E
C10	30.00'	90°00'00"	47.12'	42.43' N 46°12'26" W
C21	25.00'	90°00'00"	39.27'	35.36' N 43°47'34" E
C22	25.00'	90°00'00"	39.27'	35.36' N 46°12'26" W
C23	25.00'	90°00'00"	39.27'	35.36' N 46°12'26" W
C24	25.00'	90°00'00"	39.27'	35.36' N 43°47'34" E
C36	30.00'	33°41'24"	17.64'	17.39' N 15°38'16" E
C37	30.00'	8°34'43"	4.49'	4.49' N 36°46'20" E
C38	30.00'	47°43'53"	24.99'	24.28' N 64°55'38" E
C39	30.00'	32°13'51"	16.88'	16.65' N 75°05'30" W
C40	30.00'	13°29'08"	7.06'	7.04' N 52°14'00" W
C41	30.00'	44°17'01"	23.19'	22.61' N 23°20'56" W
C98(P)	30.00'	44°01'54"	23.05'	22.49' N 20°48'31" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.91'	N 47°10'32" W
L2	13.93'	S 01°12'26" E
L8	8.93'	N 01°11'25" W
L9	6.06'	N 57°31'02" W
L18(E)	30.00'	N 88°47'34" E
L19(E)	30.00'	N 88°47'34" E
L20(E)	36.00'	N 01°12'26" W
L21(E)	5.00'	N 88°47'34" E



DOS2022-E011 / PLT2022-E003

SEE SHEET 4 OF 6

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739

RHODES & RHODES
LAND SURVEYING, INC.

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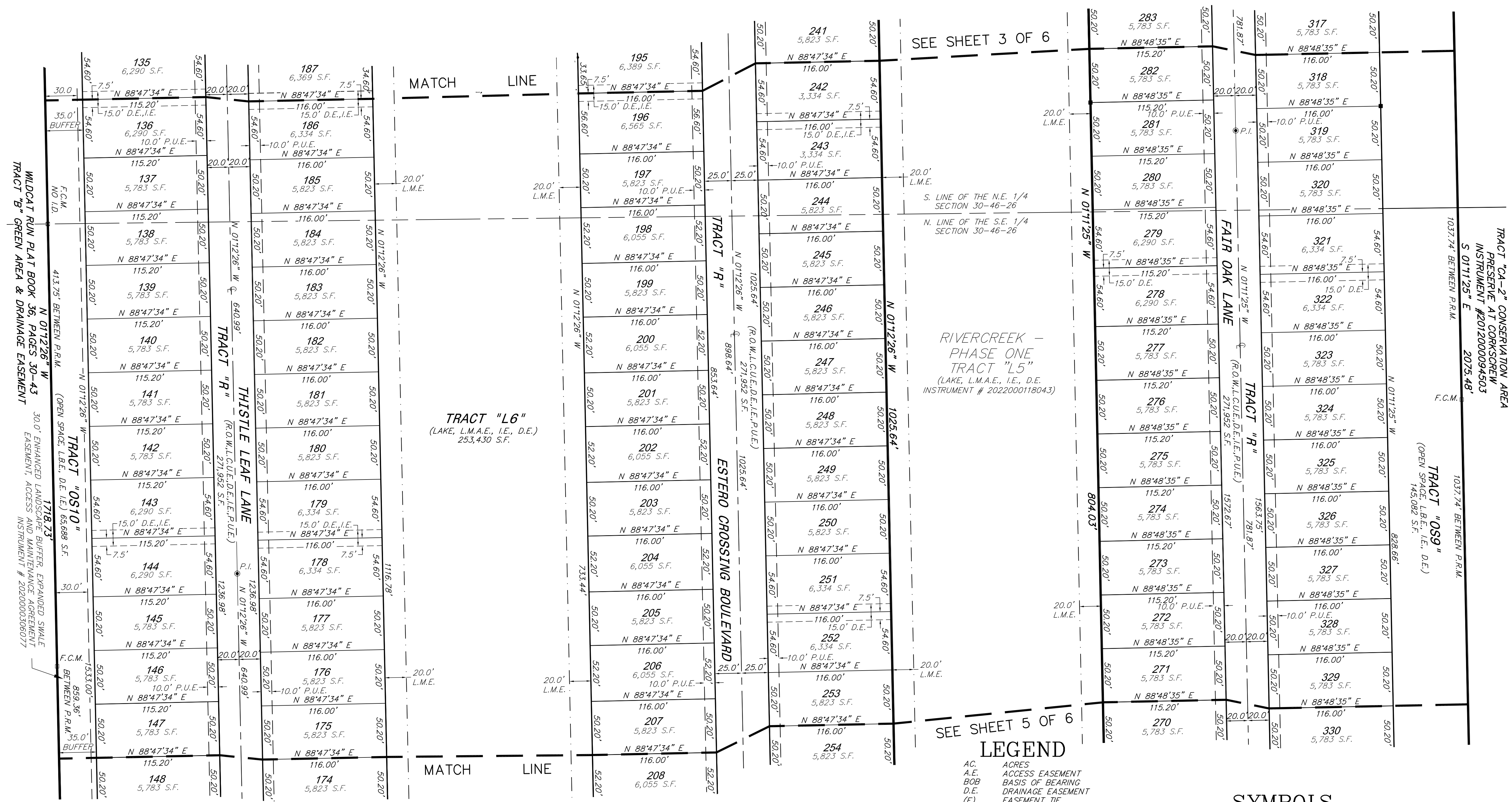
RIVERCREEK - PHASE TWO

INSTRUMENT# _____

SHEET 4 OF 6

A REPLAT OF ALL OF TRACTS "F1" AND "L6", RIVERCREEK - PHASE ONE
RECORDED AS INSTRUMENT NUMBER 2022000118043

A SUBDIVISION LYING IN
SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA



SEE SHEET 3 OF 6

SEE SHEET 5 OF 6

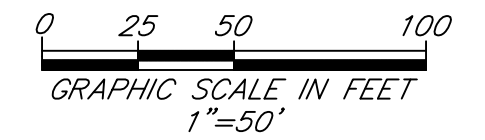
RIVERCREEK - PHASE ONE TRACT "L5" (LAKE, L.M.A.E., I.E., D.E. INSTRUMENT # 2022000118043)

LEGEND

- AC. ACRES
- A.E. ACCESS EASEMENT
- BOB BASIS OF BEARING
- D.E. DRAINAGE EASEMENT
- (E) EASEMENT TIE
- FCM FOUND CONCRETE MONUMENT
- FIP FOUND IRON PIPE
- FPKD FOUND PK NAIL & DISK
- F.P.L.E. FLORIDA POWER AND LIGHT EASEMENT
- ID. IDENTIFICATION
- I.E. IRRIGATION EASEMENT
- LB. LICENSED BUSINESS
- L.B.E. LANDSCAPE BUFFER EASEMENT
- L.C.U.E. LEE COUNTY UTILITIES EASEMENT
- L.M.A.E. LAKE MAINTENANCE AND ACCESS EASEMENT
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- (P) PLAT TIE
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- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- P.T. POINT OF TANGENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- S.D.E. SWALE DRAINAGE EASEMENT
- SEC. SECTION
- S.F. SQUARE FEET
- # NUMBER

SYMBOLS

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- FOUND PERMANENT REFERENCE MONUMENT (5/8"x18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
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- ⊙ CENTERLINE OF RIGHT OF WAY



THIS INSTRUMENT PREPARED BY:
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DOS2022-E011 / PLT2022-E003

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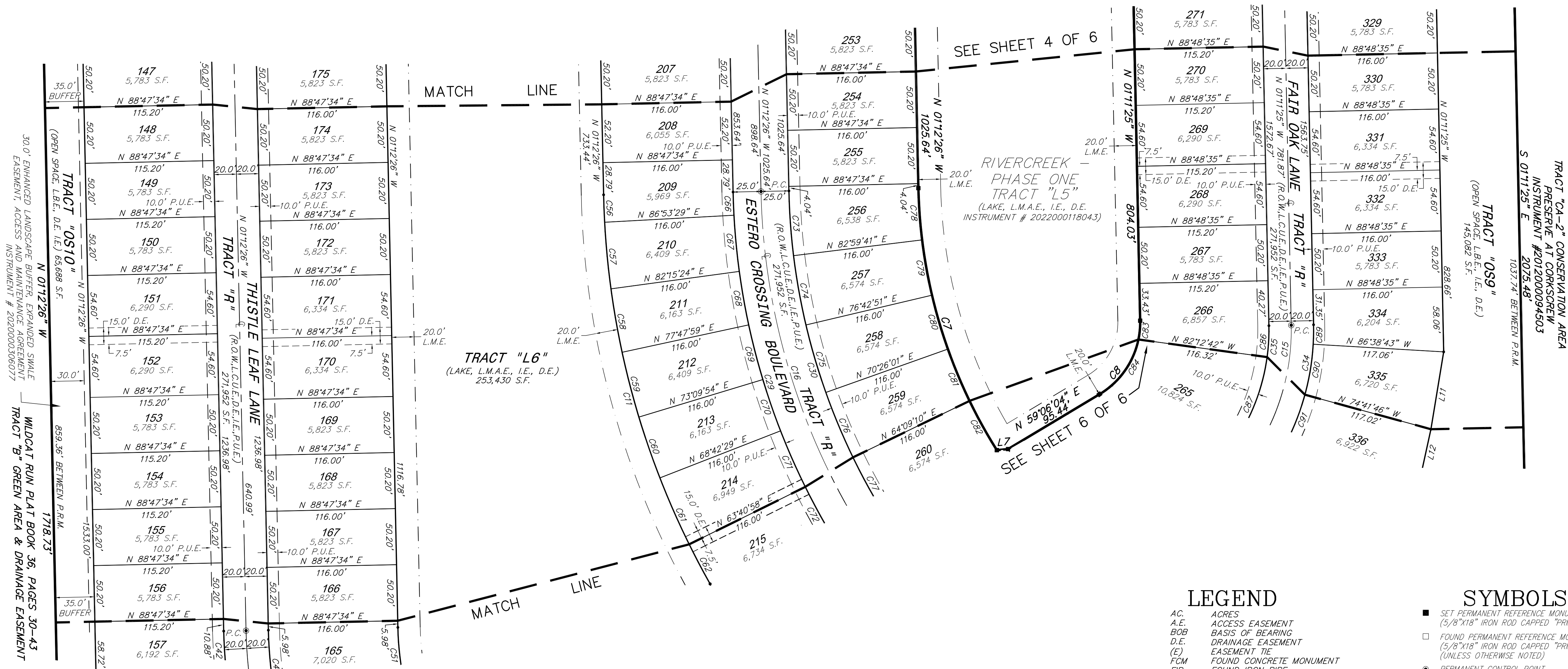
RIVERCREEK - PHASE TWO

A REPLAT OF ALL OF TRACTS "F1" AND "L6", RIVERCREEK - PHASE ONE
RECORDED AS INSTRUMENT NUMBER 2022000118043

A SUBDIVISION LYING IN
SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

INSTRUMENT# _____

SHEET 5 OF 6



35.0' BUFFER
30.0' ENHANCED LANDSCAPE BUFFER, EXPANDED SWALE EASEMENT, ACCESS AND MAINTENANCE AGREEMENT INSTRUMENT # 2020000306077
TRACT "OS10"
(OPEN SPACE, L.B.E., I.E., D.E.) 65,888 S.F.
TRACT "OS9"
(OPEN SPACE, L.B.E., I.E., D.E.) 145,082 S.F.
TRACT "OS11"
(OPEN SPACE, L.B.E., I.E., D.E.) 103,774 BETWEEN P.R.M.
TRACT "OS12"
(OPEN SPACE, L.B.E., I.E., D.E.) 65,888 S.F.
TRACT "OS13"
(OPEN SPACE, L.B.E., I.E., D.E.) 171,873
859.36' BETWEEN P.R.M.
WILDCAT RUN PLAT BOOK 36, PAGES 30-43
TRACT "B"
GREEN AREA & DRAINAGE EASEMENT

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C7	459.00'	30°56'23"	247.86'	244.86'	S 16°40'37" E
C8	75.00'	60°7'29"	78.92'	75.33'	N 28°57'20" E
C11	741.00'	28°12'45"	364.87'	361.19'	N 15°18'48" W
C15	200.00'	60°17'29"	210.46'	200.88'	N 28°57'20" E
C16	600.00'	29°41'30"	310.93'	307.46'	N 16°03'11" W
C29	625.00'	29°41'30"	323.89'	320.27'	N 16°03'11" W
C30	575.00'	29°41'30"	297.97'	294.65'	N 16°03'11" W
C34	220.00'	60°17'29"	231.50'	220.97'	N 28°57'20" E
C35	180.00'	60°17'29"	189.41'	180.79'	N 28°57'20" E
C42	420.00'	5°06'29"	37.44'	37.43'	N 03°45'40" W
C47	380.00'	9°42'16"	64.36'	64.29'	N 06°03'34" W
C51	264.00'	9°42'16"	44.71'	44.66'	N 06°03'34" W
C56	741.00'	1°54'05"	24.59'	24.59'	N 02°09'28" W
C57	741.00'	4°38'05"	59.94'	59.92'	N 05°25'33" W
C58	741.00'	4°27'25"	57.64'	57.63'	N 09°58'18" W
C59	741.00'	4°38'05"	59.94'	59.92'	N 14°31'03" W
C60	741.00'	4°27'25"	57.64'	57.63'	N 19°03'48" W
C61	741.00'	5°01'31"	64.99'	64.97'	N 23°48'16" W
C62	741.00'	3°06'09"	40.12'	40.12'	N 27°52'06" W
C66	625.00'	1°54'05"	20.74'	20.74'	N 02°09'28" W
C67	625.00'	4°38'05"	50.56'	50.54'	N 05°25'33" W
C68	625.00'	4°27'25"	48.62'	48.61'	N 09°58'18" W

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C69	625.00'	4°38'05"	50.56'	50.54'	N 14°31'03" W
C70	625.00'	4°27'25"	48.62'	48.61'	N 19°03'48" W
C71	625.00'	5°01'31"	54.82'	54.80'	N 23°48'16" W
C72	625.00'	4°34'54"	49.98'	49.96'	N 28°36'29" W
C73	575.00'	5°47'53"	58.19'	58.16'	N 04°06'22" W
C74	575.00'	6°16'50"	63.03'	63.00'	N 10°08'44" W
C75	575.00'	6°16'50"	63.03'	63.00'	N 16°25'34" W
C76	575.00'	6°16'50"	63.03'	63.00'	N 22°42'25" W
C77	575.00'	5°03'06"	50.70'	50.68'	N 28°22'23" W
C78	459.00'	5°47'53"	46.45'	46.43'	N 04°06'22" W
C79	459.00'	6°16'50"	50.31'	50.29'	N 10°08'44" W
C80	459.00'	6°16'50"	50.31'	50.29'	N 16°25'34" W
C81	459.00'	6°16'50"	50.31'	50.29'	N 22°42'25" W
C82	459.00'	6°17'59"	50.47'	50.44'	N 28°59'49" W
C83	75.00'	12°55'49"	16.93'	16.89'	N 05°16'30" E
C84	75.00'	36°39'12"	47.98'	47.16'	N 30°04'00" E
C86	180.00'	8°58'42"	28.21'	28.18'	N 03°17'56" E
C87	180.00'	4°33'15"	137.04'	133.75'	N 29°35'55" E
C89	220.00'	4°32'42"	17.45'	17.45'	N 01°04'56" E
C90	220.00'	11°56'57"	45.88'	45.80'	N 09°19'45" E
C91	220.00'	11°56'57"	45.88'	45.80'	N 21°16'42" E

LINE TABLE

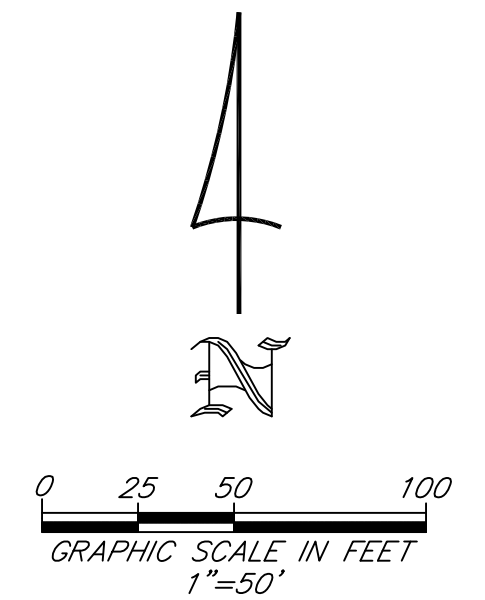
LINE	LENGTH	BEARING
L7	10.06'	N 84°24'54" E
L11	70.16'	N 09°21'34" E
L12	38.59'	N 12°21'23" E

LEGEND

- AC. ACRES
- A.E. ACCESS EASEMENT
- BOB BASIS OF BEARING
- D.E. DRAINAGE EASEMENT
- (E) EASEMENT TIE
- FCM FOUND CONCRETE MONUMENT
- FIP FOUND IRON PIPE
- FPKD FOUND PK NAIL & DISK
- F.P.L.E. FLORIDA POWER AND LIGHT EASEMENT IDENTIFICATION
- I.E. IRRIGATION EASEMENT
- L.B. LICENSED BUSINESS
- L.B.E. LANDSCAPE BUFFER EASEMENT
- L.C.U.E. LEE COUNTY UTILITIES EASEMENT
- L.M.A.E. LAKE MAINTENANCE AND ACCESS EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- N.R. NON-RADIAL
- O.R. OFFICIAL RECORDS BOOK
- (P) PLAT TIE
- P.C. POINT OF CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.I. POINT OF INTERSECTION
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- P.T. POINT OF TANGENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- S.D.E. SWALE DRAINAGE EASEMENT
- SEC. SECTION
- S.F. SQUARE FEET
- # NUMBER

SYMBOLS

- SET PERMANENT REFERENCE MONUMENT (5/8"x18" IRON ROD CAPPED "PRM LB 6897")
- FOUND PERMANENT REFERENCE MONUMENT (5/8"x18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
- PERMANENT CONTROL POINT (MAGNETIC NAIL & DISK STAMPED "PCP LB 6897")
- INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
- ⊙ CENTERLINE OF RIGHT OF WAY



THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739

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(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

DOS2022-E011 / PLT2022-E003

Z:\rivercreek\ba\CORNER\NEW CROSSING\rivercreek\phase TWO\2022000118043\platt\page 5_312023_4.rvt

RIVERCREEK - PHASE TWO

A REPLAT OF ALL OF TRACTS "F1" AND "L6", RIVERCREEK - PHASE ONE
RECORDED AS INSTRUMENT NUMBER 2022000118043

A SUBDIVISION LYING IN
SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C2	336.00'	27°18'12"	160.11'	158.60'	N 45°26'59" E
C3	234.00'	10°36'24"	43.32'	43.26'	S 53°47'53" W
C4	350.00'	4°30'22"	27.53'	27.52'	S 46°14'30" W
C5	25.00'	83°55'19"	36.62'	33.43'	N 02°01'40" E
C6	420.00'	6°21'05"	46.56'	46.53'	S 36°45'28" E
C7	459.00'	30°56'23"	247.86'	244.86'	S 16°40'37" E
C8	75.00'	60°17'29"	78.92'	75.33'	N 28°57'20" E
C11	741.00'	28°12'45"	364.87'	361.19'	N 15°18'48" W
C12	30.00'	88°31'15"	46.35'	41.88'	N 14°50'27" E
C13	30.00'	95°13'52"	49.86'	44.32'	N 73°17'00" W
C14	264.00'	24°27'38"	112.71'	111.85'	N 13°26'15" W
C15	200.00'	60°17'29"	210.46'	200.88'	N 28°57'20" E
C16	600.00'	29°41'30"	310.93'	302.46'	N 16°03'11" W
C17	375.00'	15°06'45"	98.91'	98.63'	N 51°32'42" W
C18	375.00'	9°02'04"	59.13'	59.07'	N 54°35'02" E
C19	375.00'	6°04'41"	39.78'	39.76'	N 47°01'40" E
C20	400.00'	38°43'34"	270.36'	265.24'	N 20°34'13" W
C25	420.00'	32°22'29"	237.32'	234.18'	N 17°23'41" W
C26	380.00'	38°43'34"	256.84'	251.98'	N 20°34'13" W
C27	25.00'	83°55'19"	36.62'	33.43'	N 01°53'40" W
C28	400.00'	2°57'24"	20.64'	20.64'	N 57°37'23" E
C29	625.00'	29°41'30"	323.89'	320.27'	N 16°03'11" W
C30	575.00'	29°41'30"	297.97'	294.65'	N 16°03'11" W
C31	25.00'	90°00'00"	39.27'	35.36'	N 14°06'04" E
C32	25.00'	90°00'00"	39.27'	35.36'	N 75°53'56" W
C33	350.00'	10°36'24"	64.79'	64.70'	N 53°47'53" E
C34	220.00'	60°17'29"	231.50'	220.97'	N 28°57'20" E
C35	180.00'	60°17'29"	189.41'	180.79'	N 28°57'20" E
C42	420.00'	5°06'29"	37.44'	37.43'	N 03°45'40" W
C43	420.00'	6°31'50"	47.87'	47.85'	N 09°34'50" W
C44	420.00'	7°06'10"	52.07'	52.03'	N 16°23'50" W
C45	420.00'	7°06'10"	52.07'	52.03'	N 23°30'00" W
C46	420.00'	6°31'50"	47.87'	47.85'	N 30°19'00" W
C47	380.00'	9°42'16"	64.36'	64.29'	N 06°03'34" W
C48	380.00'	11°54'25"	78.97'	78.83'	N 16°51'54" W
C49	380.00'	11°54'25"	78.97'	78.83'	N 28°46'19" W
C50	380.00'	5°12'28"	34.54'	34.53'	N 37°19'46" W
C51	264.00'	9°42'16"	44.71'	44.66'	N 06°03'34" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C52	264.00'	11°54'25"	54.86'	54.76'	N 16°51'54" W
C53	264.00'	2°50'57"	13.13'	13.13'	N 24°14'35" W
C54	30.00'	74°34'15"	39.05'	36.35'	N 62°57'11" W
C55	30.00'	20°39'37"	10.82'	10.76'	N 69°25'53" E
C61	741.00'	5°01'31"	64.99'	64.97'	N 23°48'16" W
C62	741.00'	3°06'09"	40.12'	40.12'	N 27°52'06" W
C63	30.00'	30°09'09"	15.79'	15.61'	N 14°20'36" W
C64	30.00'	27°09'47"	14.22'	14.09'	N 14°18'52" E
C65	30.00'	31°12'18"	16.34'	16.14'	N 43°29'55" E
C71	625.00'	5°01'31"	54.82'	54.80'	N 23°48'16" W
C72	625.00'	4°34'54"	49.98'	49.96'	N 28°36'29" W
C76	575.00'	6°16'50"	63.03'	63.00'	N 22°42'25" W
C77	575.00'	5°03'06"	50.70'	50.68'	N 28°22'23" W
C81	459.00'	6°16'50"	50.31'	50.29'	N 22°42'25" W
C82	459.00'	6°17'59"	50.47'	50.44'	N 28°59'49" W
C83	75.00'	12°55'49"	16.93'	16.93'	N 05°16'40" S
C84	75.00'	36°39'12"	47.98'	47.16'	N 30°04'00" E
C85	75.00'	10°42'28"	14.02'	14.00'	N 53°44'50" E
C86	180.00'	8°58'42"	28.21'	28.18'	N 03°17'56" E
C87	180.00'	43°37'15"	137.04'	133.75'	N 29°35'55" E
C88	180.00'	7°41'32"	24.17'	24.15'	N 55°15'18" E
C90	220.00'	11°56'57"	45.88'	45.80'	N 09°19'45" E
C91	220.00'	11°56'57"	45.88'	45.80'	N 21°16'42" E
C92	220.00'	11°56'57"	45.88'	45.80'	N 33°13'39" E
C93	220.00'	11°56'57"	45.88'	45.80'	N 45°10'36" E
C94	220.00'	7°56'59"	30.53'	30.50'	N 55°07'35" E
C95	336.00'	7°24'15"	43.42'	43.39'	N 35°30'00" E
C96	336.00'	11°56'57"	70.07'	69.95'	N 45°10'36" E
C97	336.00'	7°56'59"	46.62'	46.58'	N 55°07'35" E

LINE TABLE		
LINE	LENGTH	BEARING
L3	30.86'	N 58°12'07" W
L4	59.29'	S 31°47'53" W
L5	50.00'	S 46°00'41" E
L6	44.23'	S 39°56'00" E
L7	10.06'	N 84°24'54" E
L10	7.17'	N 30°53'56" W
L11	70.16'	N 09°21'34" E
L12	38.59'	N 12°21'23" E
L13(E)	20.00'	N 30°53'56" W
L14(E)	30.00'	N 59°06'04" E
L15(E)	20.00'	N 30°53'56" W
L16(E)	30.00'	N 59°06'04" E
L17(E)	40.00'	N 59°06'04" E

SYMBOLS

- SET PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897")
- FOUND PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
- PERMANENT CONTROL POINT (MAGNETIC NAIL & DISK STAMPED "PCP LB 6897")
- INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
- ⊕ CENTERLINE OF RIGHT OF WAY

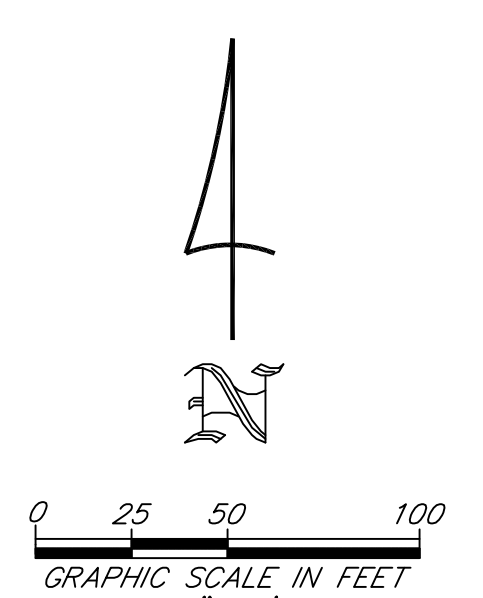
LEGEND

- A.C. ACRES
- A.E. ACCESS EASEMENT
- B.O.B. BASIS OF BEARING
- D.E. DRAINAGE EASEMENT
- (E) EASEMENT TIE
- FCM FOUND CONCRETE MONUMENT
- FIP FOUND IRON PIPE
- FPKD FOUND PK NAIL & DISK
- F.P.L.E. FLORIDA POWER AND LIGHT EASEMENT
- ID. IDENTIFICATION
- I.E. IRRIGATION EASEMENT
- LB. LICENSED BUSINESS
- L.B.E. LANDSCAPE BUFFER EASEMENT
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- L.M.E. LAKE MAINTENANCE EASEMENT
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- R.O.W. RIGHT-OF-WAY
- S.D.E. SWALE DRAINAGE EASEMENT
- SEC. SECTION
- S.F. SQUARE FEET
- # NUMBER



TRACT "CA-2" CONSERVATION AREA
PRESERVE AT CORNER
INSTRUMENT #202000094503
S 01°12'5" E
2075.48'

TRACT "OS9"
(OPEN SPACE, L.B.E., D.E.)
143,082 S.F.



RIVERCREEK - PHASE ONE TRACT "F2"
(FUTURE DEVELOPMENT, T.A.E. & T.D.E.)
INSTRUMENT # 2022000118043

RIVERCREEK - PHASE ONE TRACT "L7"
(LAKE, L.M.A.E., I.E., D.E.)
INSTRUMENT # 2022000118043

TRACT "L6"
(LAKE, L.M.A.E., I.E., D.E.)
253,430 S.F.

RIVERCREEK - PHASE ONE TRACT "F2"
(FUTURE DEVELOPMENT, T.A.E. & T.D.E.)
INSTRUMENT # 2022000118043

DOS2022-E011 / PLT2022-E003

Z:\rivercreek\01\CORRECTED\PLAT\PLAT\PHASE TWO\2022\06\09\plattwo.pdf, page 6, 3/15/2024 4:49:10 PM, 11

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Rhodes & Rhodes
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