



**DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
SEPTEMBER 11, 2023
11:30 A.M.**

Special District Services, Inc.
27499 Riverview Center Boulevard, #253
Bonita Springs, FL 33134

www.delwebboakcreekcdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT
24311 Walden Center Drive, Suite 300
Bonita Springs, FL 34134
REGULAR BOARD MEETING
September 11, 2023
11:30 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. July 10, 2023 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2023-10 – Adopting a Fiscal Year 2022/2023 Amended Budget...Page 6
 - 2. Consider Approval of Corrective Warranty Deeds Related to Phase 1 Stormwater.....Page 11
 - 3. Discussion Regarding a CDD/HOA Maintenance Agreement
 - 4. Discussion Regarding Catch and Release Fishing in the Surface Water Management Lakes
 - 5. Discussion Regarding Surface Water Management System Conversion to the Operation and Maintenance Phase
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("**Board**") for the Del Webb Oak Creek Community Development District ("**District**") will hold a Regular Board Meeting ("**Meeting**") on September 11, 2023, at 11:30 a.m. at the Offices of Pulte located at 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134 for the purpose of considering any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, Ph: (561) 630-4922 ("**District Manager's Office**"), during normal business hours.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting. There may be occasions when Board Supervisors or District staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of 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 such appeal is to be based.

Michelle Krizen
District Manager

DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT

www.delwebboakcreekcdd.org

PUBLISH: FT. MYERS NEWS PRESS 09/01/23

**DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 10, 2023**

A. CALL TO ORDER

The July 10, 2023, Regular Board Meeting of the Del Webb Oak Creek Community Development District (the “District”) was called to order at 11:32 a.m. at 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Fort Myers News-Press* on Jun 20, 2023, and June 27, 2023, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman	Scott Brooks	Absent
Vice Chairperson	Laura Ray	Present
Supervisor	Naomi Robertson	Present
Supervisor	Patrick Butler	Present
Supervisor	Michael Hueniken	Absent

Staff present included:

District Manager	Michelle Krizen	Special District Services, Inc.
District Counsel	Alyssa Willson (via phone)	Kutak Rock
District Counsel	Kate John (via phone)	Kutak Rock
District Engineer	Carl Barraco	Barraco and Associates, Inc.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. March 13, 2023, Regular Board Meeting

The minutes of the March 13, 2023, Regular Board Meeting were presented for consideration.

It was noted that Pat Burler was not present at the meeting and Item H4 had passed.

A **motion** was then made by Ms. Ray, seconded by Ms. Robertson and passed unanimously approving the minutes of the March 13, 2023, Regular Board Meeting, as amended.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

G. PUBLIC HEARING
1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in the *Fort Myers News-Press* on Jun 20, 2023, and June 27, 2023, as legally required.

2. Receive Public Comment on Fiscal Year 2023/2024 Final Budget

There was no public comment on the Fiscal Year 2023/2024 Final Budget.

3. Consider Resolution No. 2023-07 – Adopting a Fiscal Year 2023/2024 Final Budget

Resolution No. 2023-07 was presented, entitled:

RESOLUTION 2023-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

The amended budget was 4% higher due to the methodology not including the 4% discount. This budget is consistent with the developers’ fee sheet.

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously adopting Resolution Nol. 2023-07, as presented.

4. Consider Resolution No. 2023-08 – Adopting a Fiscal Year 2023/2024 Annual Assessment

Resolution No. 2023-08 was presented, entitled:

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE

ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Willson requested confirmation that the letters to property owners were mailed out. Ms. Krizen confirmed they were mailed prior to the deadline.

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously adopting Resolution No. 2023-08, as presented.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. NEW BUSINESS

1. Consider Resolution No. 2023-09 –Adopting a Fiscal Year 2023/2024 Meeting Schedule

Resolution No. 2023-09 was presented, entitled:

RESOLUTION NO. 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously adopting Resolution No. 2023-09, as presented.

2. Consider Direct Collection of Special Assessments Agreement

It was noted that Phase 3 had not been platted.

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously approving the Direct Collection of Special Assessments Agreement, as presented:

3. Consider Agreement for Maintenance of Lakes

It was noted that L1 through L6 had been platted.

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously approving the Agreement for Maintenance of Lakes, as presented.

4. Consider Ratification of Requisition

A **motion** was made by Ms. Ray, seconded by Mr. Butler and passed unanimously ratifying the requisition for lakes and stormwater earthwork in the amount of \$5,030,791.30, as presented.

5. Consider Catch and Release Fishing in the Surface Water Management Lakes

This item was tabled until the next meeting.

6. Discussion Regarding Surface Water Management System Conversion to the Operation and Maintenance Phase

Mr. Barraco provided an update, noting each phase could be completed individually and then as a whole. The Water Management District will make certifications on the developer, then the CDD will receive Operations and Maintenance. Additional updates will be provided as they become available.

J. ADMINISTRATIVE MATTERS

It was noted that the next meeting was scheduled for August 14, 2023.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Ray, seconded by Mr. Butler and passed unanimously adjourning the Regular Board Meeting at 11:55 a.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Del Webb Oak Creek Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 11th day of September, 2023.

ATTEST:

**DEL WEBB OAK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Del Webb Oak Creek
Community Development District

**Amended Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 8/31/23
REVENUES			
O&M Assessments	0	0	0
Developer Contribution	87,875	87,875	87,875
Debt Assessments	0	0	0
Interest Income	0	350	313
Total Revenues	\$ 87,875	\$ 88,225	\$ 88,188
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Engineering/Inspections	1,000	12,500	8,893
Miscellaneous Maintenance	1,000	0	0
Management	36,000	36,000	33,000
Legal	30,000	30,000	17,345
Assessment Roll	0	5,000	0
Audit Fees	0	3,200	3,200
Arbitrage Rebate Fee	0	0	0
Insurance	6,000	5,000	5,000
Legal Advertisements	7,500	5,500	3,972
Miscellaneous	1,500	1,000	206
Postage	200	450	424
Office Supplies	1,500	800	640
Dues & Subscriptions	175	175	175
Website Management & ADA Compliance	3,000	3,000	2,750
Trustee Fees	0	0	0
Continuing Disclosure Fee	0	0	0
Total Expenditures	\$ 87,875	\$ 102,625	\$ 75,605
REVENUES LESS EXPENDITURES	\$ -	\$ (14,400)	\$ 12,583
Bond Payments	0	0	0
BALANCE	\$ -	\$ (14,400)	\$ 12,583
County Appraiser & Tax Collector Fee	0	0	0
Discounts For Early Payments	0	0	0
EXCESS/ (SHORTFALL)	\$ -	\$ (14,400)	\$ 12,583
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (14,400)	\$ 12,583

Fund Balance As Of 9/30/2022
Projected FY 2022/2023 Activity
Fund Balance As Of 9/30/2023

\$15,853
(\$14,400)
\$1,453

AMENDED FINAL BUDGET
DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2022
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 8/31/23
REVENUES			
Interest Income	0	6,000	5,358
NAV Assessment Collection	0	0	0
Bond Proceeds	0	504,872	504,872
Total Revenues	\$ -	\$ 510,872	\$ 510,230
EXPENDITURES			
Principal Payments	0	0	0
Interest Payments	0	93,003	93,003
Bond Redemption	0	0	0
Total Expenditures	\$ -	\$ 93,003	\$ 93,003
Excess/ (Shortfall)	\$ -	\$ 417,869	\$ 417,227

FUND BALANCE AS OF 9/30/22	\$0
FY 2022/2023 ACTIVITY	\$417,869
FUND BALANCE AS OF 9/30/23	\$417,869

Notes

Reserve Fund Balance = \$411,869*. Revenue Account Balance = \$6,000*
 November 2023 Interest Payment For \$315,859 To Be Developer Funded.
 Capital Projects Bond Proceeds = \$12,080,128. Total Bond Proceeds = \$12,585,000.
 FY 2022/2023 Cost Of Issuance = \$452,875.
 Fiscal Year 2022/2023 Capital Outlays = \$5,039,366 (As Of 8-31-23).

* Approximate Amounts

Series 2023 Bond Information

Original Par Amount =	\$12,585,000	Annual Principal Payments Due:
Interest Rate =	4.125% - 5.25%	May 1st
Issue Date =	March 2023	Annual Interest Payments Due:
Maturity Date =	May 2053	November 1st
Par Amount As Of 9/30/23 =	\$12,585,000	

Kevin C. Karnes, Lee County Clerk of Circuit Court

INSTR. # 2022000385911, Doc Type D, Pages 4, Recorded 12/19/2022 at 2:35 PM, Deputy Clerk LHINSPETER ERECORD

Rec Fees: \$35.50 Deed Doc: \$189,255.50

PREPARED BY:

Fox Rothschild LLP
33 South Sixth Street, Suite 3600
Minneapolis, MN 55402
Attn: David B. Galle

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Fox Rothschild LLP
33 South Sixth Street, Suite 3600
Minneapolis, MN 55402
Attn: David B. Galle

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, as of December 16, 2022, PULTE HOME COMPANY, LLC, a Michigan limited liability company (the "Grantor"), whose address is 1475 Centrepark Drive, Suite 140, West Palm Beach, FL 33401, hereby conveys to VPPH OAK CREEK LB LLC, a Delaware limited liability company (the "Grantee"), whose address is c/o Värde Partneres, Inc., 901 Marquette Ave. S., Suite 3300, Minneapolis, Minnesota 55402 that certain real property situated in the County of Lee, Florida, described as follows (the "Property").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO: real property taxes and other assessments and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, any matter shown on the recorded plat referenced above, any lien, encumbrance or matter arising in connection with any action of the Grantee or its employees, contractors, agents, or representatives, any other matter not caused by the act or authorization of the Grantor, and any matter than would be disclosed by an inspection or accurate ALTA/NSPS survey of the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, to Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be duly executed on this 7th day of December, 2022.

Witnesses:

[Signature]
Print Name: Ross Ripple

[Signature]
Print Name: Denver Susong

GRANTOR:

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By: [Signature]
Name: D. Bryce Langen
Title: VP & Treasurer

STATE OF Georgia)
) ss:
COUNTY OF Cobb)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of December, 2022, by D. Bryce Langen, as VP & Treasurer of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of the company. He/She [] is physically known to me or [] has produced _____ as identification.

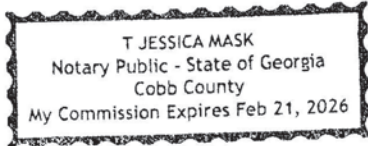
[Signature]
(Notary Signature)

(NOTARY SEAL)

T. Jessica Mask
(Notary Name Printed)

NOTARY PUBLIC

Commission No. N/A



(Signature Page to Special Warranty Deed)

Exhibit "A" to Special Warranty Deed

All of Del Webb Oak Creek, according to the map or plat thereof, as recorded in Official Records Instrument No. 2022000137258, of the Public Records of Lee County, Florida; LESS AND EXCEPT therefrom the following: Lot "A" and Lot "B", Lots 3, 4, 5, 6, 7, 8, 9, 10, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 65, 66, 67, 68, 69, 70, 71, 72, 73, 84, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 104, 105, 106, 112, 113, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 160, 161, 165, 190, 191, 192, 193, 194, 195, 196, 197, 198, 200, 201, 205, 211, 212, 213, 214, 216, 217, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234.

ALSO LESS AND EXCEPT the following described lands:

A tract or parcel of land being all of Lot 81 and a portion Lots 80, 82, Tract "AM" and Tract "L-9", of the record plat of "DEL WEBB OAK CREEK", recorded in Instrument No. 2022000137258, of the Public Records of Lee County, Florida, lying in Section 20, Township 43 South, Range 25 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

COMMENCING at the Southwest corner of said Lot 82 run North 89°35'46" East along the Northerly line of Tract "R" of said record plat for 46.20 feet to the POINT OF BEGINNING. From said Point of Beginning run North 00°24'14" West for 132.13 feet to a point on a non-tangent curve; thence run Northeasterly along an arc of a curve to the left of radius 50.00 feet (delta 37°07'42") (chord bearing North 66°58'27" East) (chord 31.84 feet) for 32.40 feet to a point of tangency; thence run North 48°24'35" East for 34.19 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 50.00 feet (delta 48°45'48") (chord bearing North 24°01'42" East) (chord 41.28 feet) for 42.55 feet to a point of tangency; thence run North 00°21'12" West for 80.68 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 10.00 feet (delta 90°00'25") (chord bearing North 44°39'00" East) (chord 14.14 feet) for 15.71 feet to a point of tangency; thence run North 89°39'13" East for 119.35 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 70.00 feet (delta 67°34'13") (chord bearing North 55°52'06" East) (chord 77.85 feet) for 82.55 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the right of radius 130.00 feet (delta 41°15'56") (chord bearing North 42°42'58" East) (chord 91.62 feet) for 93.63 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the right of radius 366.00 feet (delta 43°22'21") (chord bearing North 85°02'06" East) (chord 270.49 feet) for 277.06 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 50.00 feet (delta 39°13'30") (chord bearing North 87°06'32" East) (chord 33.57 feet) for 34.23 feet; thence run South 79°13'00" East along a non-tangent line for 155.44 feet to a point on a radial curve and intersection with the Westerly line of said Tract "R"; thence run along the Westerly and Northerly line of said Tract "R" the following six (6) courses: Southerly along an arc of a curve to the right of radius 1,170.00 feet (delta 12°58'25") (chord bearing S17°16'13"W) (chord 264.36 feet) for 264.93 feet to a point of tangency; South 23°45'25" West for 62.18 feet to a point of curvature; Southwesterly along an arc of a curve to the right of radius 137.50 feet (delta 10°48'00") (chord bearing South 29°09'25" West) (chord 25.88 feet) for 25.92 feet to a point of tangency; South 34°33'25" West for 29.42 feet to a point of curvature; Southwesterly along an arc

INSTR. # 2022000385911 Page Number: 4 of 4

of a curve to the right of radius 100.00 feet (delta 55°02'20") (chord bearing South 62°04'35" West) (chord 92.41 feet) for 96.06 feet to a point of tangency and South 89°35'46" West for 567.36 feet to the POINT OF BEGINNING.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983) (NSRS 2011) and are based on Northerly line of said Tract "R" to bear North 89°35'46" East.

J123668.DWG(SURVEYING-PLAT PH223668P01.DWG - FRI, 4-29-2022 - 9:09 AM)
 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, F.O. DRAWER 2800,
 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170 - WWW.BARRACCO.NET - FAX (239) 461-3169
 FLORIDA CERTIFICATES OF AUTHORIZATION
 ENGINEERING 1995 - SURVEYING LB-6940

DEL WEBB OAK CREEK PHASE 2

A REPLAT OF TRACTS "F-2", "F-4"
 AND "F-5", DEL WEBB OAK CREEK,
 (INSTRUMENT NO. 2022000137258, LEE COUNTY RECORDS)
 A SUBDIVISION LYING
 IN SECTIONS 19 AND 20,
 TOWNSHIP 43 SOUTH, RANGE 25 EAST,
 LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____
 SHEET 1 OF 11

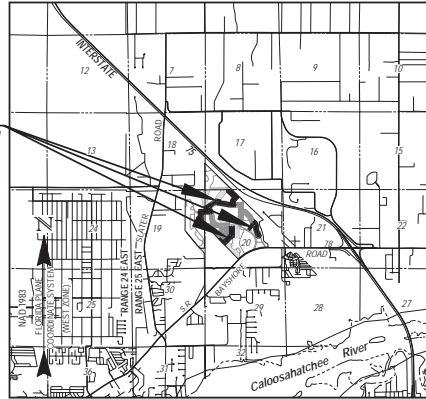
NOTICE:
 LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON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

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.

NOTE (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS):

THIS PLAT IS AFFECTED BY THE FOLLOWING:
 INSTRUMENT NO. 2021000265409, L.C.R. PEDESTRIAN ACCESS EASEMENT (NOT-PLOTTABLE)

PROJECT LOCATION



DESCRIPTION

TRACTS "F-2", "F-4" and "F-5" of the record plat of DEL WEBB OAK CREEK recorded in Instrument Number 2022000137258 of the Public Records of Lee County, Florida.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY THE OWNER OF THE LAND HEREIN DESCRIBED HAS CAUSED THIS PLAT OF DEL WEBB OAK CREEK PHASE 2, A REPLAT OF TRACTS "F-2", "F-4" AND "F-5", DEL WEBB OAK CREEK, RECORDED IN INSTRUMENT NO. 2022000137258, A SUBDIVISION LYING IN SECTIONS 19 AND 20, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY:

1. RESERVE TO PULTE HOME COMPANY, LLC.
 - A) TRACTS "F-1" THRU "F-4" FOR FUTURE DEVELOPMENT
 - B) TRACTS "F-1" THRU "F-4" FOR OPEN SPACE AND A/E (ACCESS EASEMENT)
 - C) TRACT "C" FOR CONSERVATION
 - D) ALL ACCESS EASEMENTS (A.E.), DRAINAGE EASEMENTS (D.E.), LAKE ACCESS EASEMENTS (L.A.E.) AND LAKE MAINTENANCE EASEMENTS (L.M.E.)
2. DEDICATE TO THE DEL WEBB OAK CREEK HOMEOWNERS ASSOCIATION, WITH RESPONSIBILITY FOR MAINTENANCE:
 - A) TRACTS "R-1" THRU "R-3" FOR PRIVATE ROAD RIGHT OF WAY, DRAINAGE EASEMENT (D.E.) & PUBLIC UTILITY EASEMENT (P.U.E.)
 - B) TRACTS "S-1" THRU "S-7" FOR OPEN SPACE AND A/E (ACCESS EASEMENT)
 - C) TRACT "C" FOR CONSERVATION
 - D) ALL ACCESS EASEMENTS (A.E.), DRAINAGE EASEMENTS (D.E.), LAKE ACCESS EASEMENTS (L.A.E.) AND LAKE MAINTENANCE EASEMENTS (L.M.E.)
3. DEDICATE TO THE FLORIDA GOVERNMENTAL UTILITY AUTHORITY (F.G.U.A.) WITH RESPONSIBILITY FOR MAINTENANCE:
 - A) TRACT "U" FOR LIFT STATION PURPOSES
4. 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, SUBJECT TO THE RIGHT OF LEE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO OCCUPY THE FIRST 2-1/2 FEET CLOSEST TO, OR ABUTTING, THE ROADWAY FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION:
 - A) A NON-EXCLUSIVE, PERPETUAL PUBLIC UTILITY EASEMENT (P.U.E.) AND ACCESS EASEMENT OVER, UNDER AND ACROSS TRACTS "R-1" THRU "R-3"
 - B) ALL PUBLIC UTILITY EASEMENTS (P.U.E.) 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 (B) SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY AND (B) 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.

EASEMENTS COLLOCATED WITHIN PLATTED UTILITY EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.
5. OWNER DOES FURTHER HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE FLORIDA GOVERNMENTAL UTILITY AUTHORITY, A NON-EXCLUSIVE, UNRESTRICTED EASEMENT FOR USE IN PROVIDING WASTEWATER UTILITY SERVICES, INCLUDING THE PRIVILEGE TO ENTER UPON SAID LANDS AND TO EXCAVATE AND TAKE MATERIALS FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITY FACILITIES THEREON, AND THE MAINTENANCE OF THOSE SERVICES, OVER, THROUGH, UNDER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS UTILITY EASEMENTS, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF THE RESIDENTS AND THE FGUA.
6. DEDICATE TO ALL PROPERTY OWNERS, A PERPETUAL USE OF AND RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT "R-1" THRU "R-3"; WITHOUT MAINTENANCE RESPONSIBILITY.
7. DEDICATE TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY):
 - A) THOSE NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) AS SHOWN AND/OR NOTED HEREIN FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION SERVICES
 - B) LEE COUNTY DRAINAGE EASEMENTS (L.C.D.E.) AS SHOWN HEREON FOR DRAINAGE PURPOSES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
 - C) LEE COUNTY ACCESS EASEMENTS (L.C.A.E.) AS SHOWN HEREON FOR ACCESS PURPOSES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.

IN WITNESS WHEREOF, MIKE HJENKEN, VICE PRESIDENT-LAND DEVELOPMENT, PULTE HOME COMPANY, LLC, ON BEHALF OF THE COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS ____ DAY OF _____, 2022.

WITNESS: _____ PULTE HOME COMPANY, LLC
 PRINT NAME: _____ A MICHIGAN LIMITED LIABILITY COMPANY

WITNESS: _____
 PRINT NAME: _____ BY MIKE HJENKEN
 VICE PRESIDENT-LAND DEVELOPMENT

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS ____ DAY OF _____, 2022.

CECIL PENDERGRASS _____ CLERK OF COURT
 BOARD CHAIR

DAVID W. HALVERSON _____ JESSICA SUIZER, P.E.
 ASSISTANT COUNTY ATTORNEY MANAGER, DEVELOPMENT SERVICES

DAVID 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. BASHFORD, P.S.M., S.M.S.S.
 LEE COUNTY DESIGNATED P.S.M.

CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF DEL WEBB OAK CREEK PHASE 2, A REPLAT OF TRACTS "F-2", "F-4" AND "F-5", DEL WEBB OAK CREEK, RECORDED IN INSTRUMENT NO. 2022000137258, A SUBDIVISION LYING IN SECTIONS 19 AND 20, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT _____ AL, THIS ____ DAY OF _____, 2022 AND ONLY RECORDED AS INSTRUMENT NUMBER _____ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

KEVIN C. KARNES
 CLERK OF COURT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF DEL WEBB OAK CREEK PHASE 2, A REPLAT OF TRACTS "F-2", "F-4" AND "F-5", DEL WEBB OAK CREEK, RECORDED IN INSTRUMENT NO. 2022000137258, A SUBDIVISION LYING IN SECTIONS 19 AND 20, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 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 _____, 2022.

SCOTT A. WHEELER (FOR THE FIRM) LB-6940
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5949

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

D062021-00010/PLT2021-00021

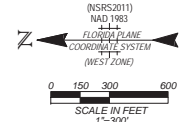
J123668.DWG SURVEYING PLAT PH223668P02.DWG - FRI 4-29-2022 - 9:10 AM
 THIS INSTRUMENT PREPARED BY:
Barraco
 and Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170 - WWW.BARRACCO.NET - FAX (239) 461-3169
 FLORIDA CERTIFICATES OF AUTHORIZATION
 ENGINEERING 1995 - SURVEYING LB 6940

DEL WEBB OAK CREEK PHASE 2

A REPLAT OF TRACTS "F-2", "F-4"
 AND "F-5", DEL WEBB OAK CREEK,
 (INSTRUMENT NO. 2022000137258, LEE COUNTY RECORDS)
 A SUBDIVISION LYING
 IN SECTIONS 19 AND 20,
 TOWNSHIP 43 SOUTH, RANGE 25 EAST,
 LEE COUNTY, FLORIDA

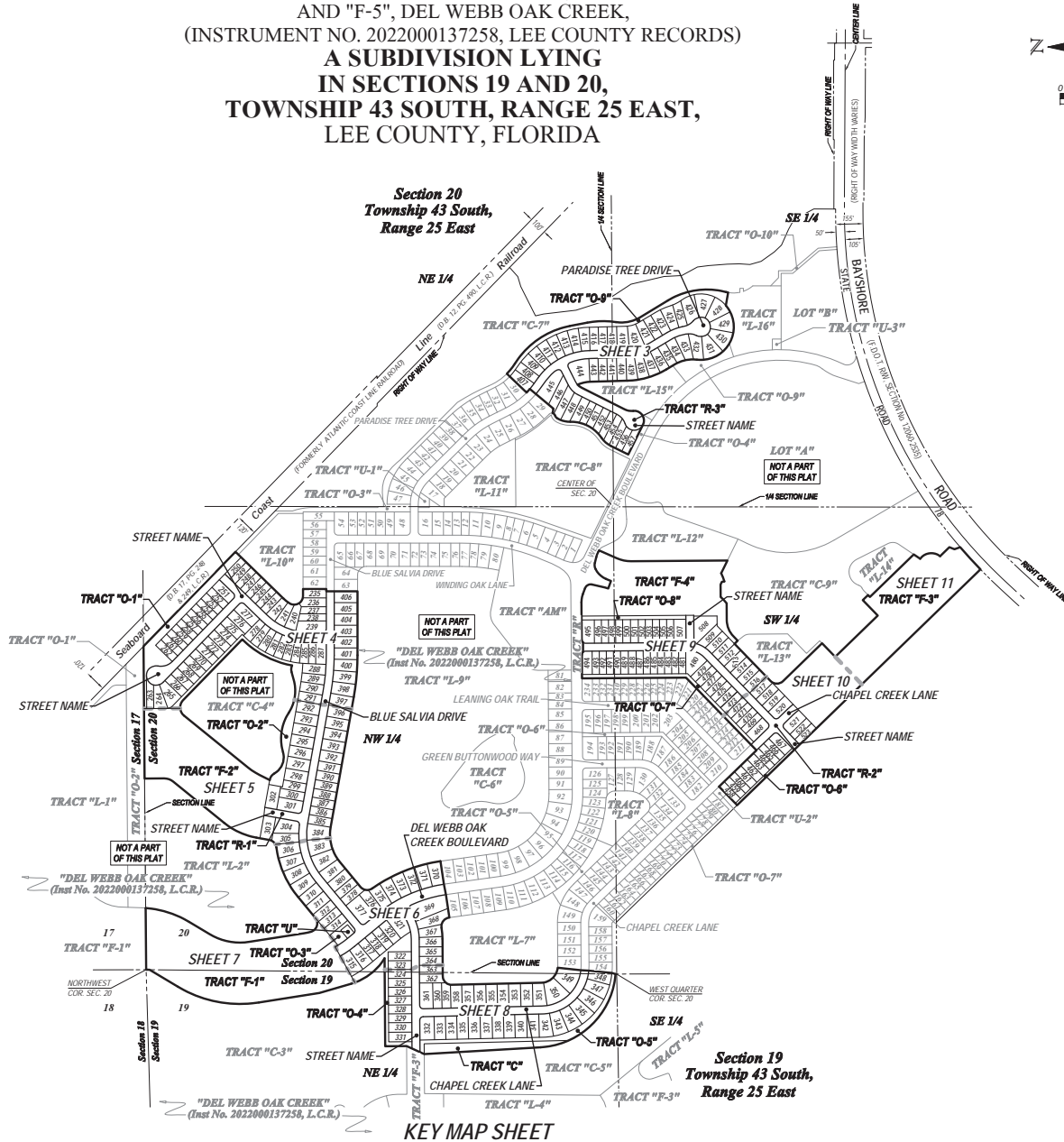
INSTRUMENT NUMBER _____

SHEET 2 OF 11



NOTES

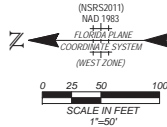
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE, FLORIDA WEST ZONE (NAD1983/NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 TO BEAR N69°22'27"E.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 171, PART 1, FLORIDA STATUTES.
5. \bullet = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940 UNLESS OTHERWISE NOTED.
6. \ast = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
7. Δ = DELTA
8. AC = ACCESS
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E(D) = GRID EASTING
21. FD = FOUND
22. F.G.U.A.L.E. = FLORIDA GOVERNMENTAL UTILITY AUTHORITY UTILITY EASEMENT
23. INST. No. = INSTRUMENT NUMBER
24. LB = IRON ROD
25. L = LENGTH
26. L.A.E. = LAKE ACCESS EASEMENT
27. LB = LICENSED BUSINESS
28. L.C.R. = LEE COUNTY RECORDS
29. L.C.A.E. = LEE COUNTY ACCESS EASEMENT
30. L.C.D.E. = LEE COUNTY DRAINAGE EASEMENT
31. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N(0) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. NR = NOW RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. P.B. = PLAT BOOK
40. PG. = PAGE
41. P.K. = PARKER-KALON
42. PROP. = PROPERTY
43. R = RADIUS
44. RW = RIGHT OF WAY
45. SEC. = SECTION
46. S.F. = SQUARE FEET
47. W = WITH



D062021-00010/PLT2021-00021

DEL WEBB OAK CREEK PHASE 2

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2771 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 CERTIFICATE OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

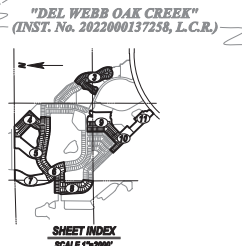
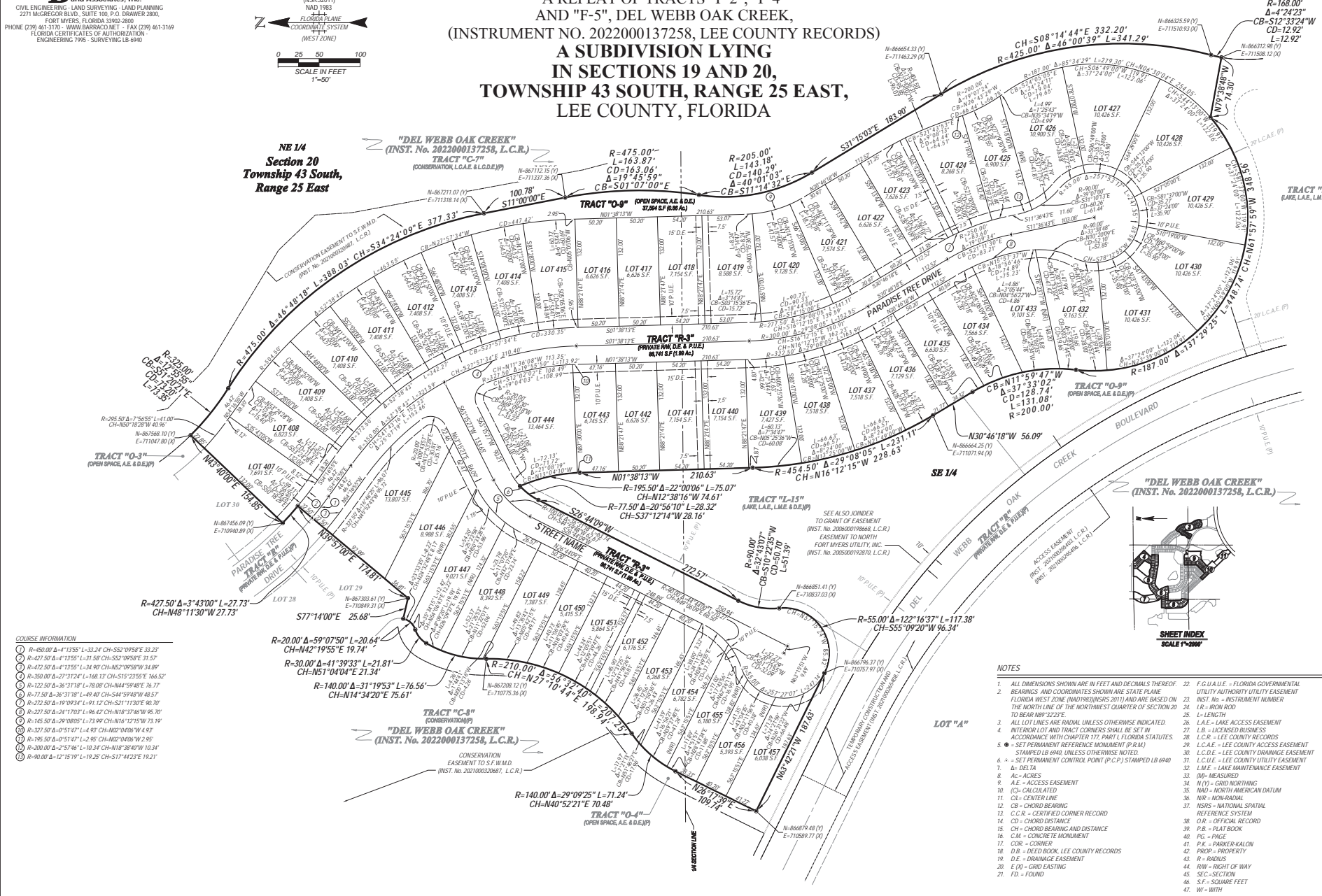


A REPLAT OF TRACTS "F-2", "F-4"
AND "F-5", DEL WEBB OAK CREEK,
(INSTRUMENT NO. 2022000137258, LEE COUNTY RECORDS)
A SUBDIVISION LYING
IN SECTIONS 19 AND 20,
TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER

SHEET 3 OF 11

NE 1/4
Section 20
Township 43 South,
Range 25 East



- COURSE INFORMATION**
- 1 R=450.00' Δ=4°13'55" L=33.24' CH=52°09'58" 33.23'
 - 2 R=427.50' Δ=4°13'55" L=31.58' CH=52°09'58" 31.57'
 - 3 R=472.50' Δ=4°13'55" L=34.90' CH=52°09'58" 34.89'
 - 4 R=350.00' Δ=2°17'14" L=168.13' CH=51°23'55" 168.52'
 - 5 R=122.50' Δ=36°37'14" L=78.08' CH=N4°59'48"E 78.37'
 - 6 R=77.50' Δ=36°31'18" L=49.40' CH=S44°59'48"W 48.57'
 - 7 R=272.50' Δ=1°19'03" L=91.12' CH=S21°11'30"E 90.70'
 - 8 R=221.50' Δ=2°17'03" L=96.42' CH=N18°37'46"W 95.70'
 - 9 R=145.50' Δ=2°08'05" L=71.99' CH=N16°12'15"W 73.19'
 - 10 R=231.50' Δ=0°57'41" L=82.49' CH=N02°04'08"W 82.95'
 - 11 R=195.50' Δ=0°57'41" L=72.95' CH=N02°04'08"W 72.95'
 - 12 R=200.00' Δ=2°57'46" L=10.34' CH=N18°38'40"W 10.34'
 - 13 R=90.00' Δ=12°15'19" L=19.25' CH=S11°44'23"E 19.21'

- NOTES**
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83/NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 TO BEAR N89°32'22"E.
 3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
 4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
 5. SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED PL 6940 UNLESS OTHERWISE NOTED.
 6. SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940.
 7. Δ = DELTA
 8. AC = ACRES
 9. AE = ACCESS EASEMENT
 10. (C) = CALCULATED
 11. CL = CENTER LINE
 12. CB = CHORD BEARING
 13. C.C.R. = CERTIFIED CORNER RECORD
 14. CD = CHORD DISTANCE
 15. CH = CHORD BEARING AND DISTANCE
 16. C.M. = CONCRETE MONUMENT
 17. COR = CORNER
 18. DB = DEED BOOK LEE COUNTY RECORDS
 19. DE = DRAINAGE EASEMENT
 20. (N) = GRID NORTHING
 21. FB = FOUND
 22. F.G.U.A.E. = FLORIDA GOVERNMENTAL UTILITY AUTHORITY UTILITY EASEMENT
 23. INST. NO. = INSTRUMENT NUMBER
 24. L = LENGTH
 25. LA.E. = LAKE ACCESS EASEMENT
 26. LB = LICENSED BUSINESS
 27. L.C.R. = LEE COUNTY RECORDS
 28. L.C.A.E. = LEE COUNTY ACCESS EASEMENT
 29. L.C.D.E. = LEE COUNTY DRAINAGE EASEMENT
 30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
 31. L.M.E. = LAKE MAINTENANCE EASEMENT
 32. (M) = MEASURED
 33. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
 34. NAD = NORTH AMERICAN DATUM
 35. NW = NORTH-WEST
 36. (N) = GRID NORTHING
 37. (O.R.) = OFFICIAL RECORD
 38. (P.B.) = PLAT BOOK
 39. PG. = PAGE
 40. (P.K.) = PARKER-KALON
 41. PROP. = PROPERTY
 42. (R) = RADIUS
 43. (R.W.) = RIGHT OF WAY
 44. SEC = SECTION
 45. S.F. = SQUARE FEET
 46. (W) = WITH

D052021-00010/PLT2021-00021

DEL WEBB OAK CREEK PHASE 2

INSTRUMENT NUMBER

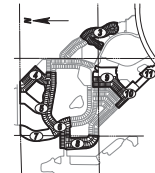
SHEET 3 OF 11

A REPLAT OF TRACTS "F-2", "F-4"
AND "F-5", DEL WEBB OAK CREEK,
(INST. NO. 2022000137258, LEE COUNTY RECORDS)
A SUBDIVISION LYING
IN SECTIONS 19 AND 20,
TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

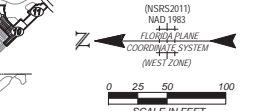
THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.E.

Barraco, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2277 MACGREGOR BLVD., SUITE 100, P.O. DRAWER 2000,
FORT MYERS, FLORIDA 33902-2900
PHONE (239) 461-3110 - WWW.BARRACO.NET - FAX (239) 461-3149
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940



SHEET INDEX
SCALE 1"=2000'



- COURSE INFORMATION
- ① R-211.00' Δ-2°46'15" L-10.20' CH-S3°45'53" W 10.20'
 - ② R-50.00' Δ-33°28'01" L-29.21' CH-S1°38'45" W 28.79'
 - ③ R-50.00' Δ-32°05'48" L-28.01' CH-S1°38'01" E 27.64'
 - ④ R-388.00' Δ-0°34'02" L-3.34' CH-N89°59'57" E 3.84'
 - ⑤ R-50.00' Δ-2°07'27" L-19.28' CH-S05°12'14" W 19.28'
 - ⑥ R-1177.50' Δ-2°31'23" L-51.85' CH-N88°41'21" W 51.85'

TRACT "L-9"
(BAR, L&E, L&E, R.D.E.P.)

TRACT "L-9"
(BAR, L&E, L&E, R.D.E.P.)

TRACT "L-9"
(BAR, L&E, L&E, R.D.E.P.)

TRACT "L-9"
(BAR, L&E, L&E, R.D.E.P.)

TRACT "L-9"
(BAR, L&E, L&E, R.D.E.P.)

TRACT "L-9"
(BAR, L&E, L&E, R.D.E.P.)

TRACT "L-9"
(BAR, L&E, L&E, R.D.E.P.)

NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE.
- FLORIDA HEST ZONE (NAD83/NOV83 2011) AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 TO BEARINGS 22.22'E.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART 1, 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
- DELTA
- ACRES
- AE = ACCESS EASEMENT
- CALCULATED
- CENTER LINE
- CERTIFIED CORNER RECORD
- CHORD BEARING AND DISTANCE
- CERTIFIED CORNER RECORD
- CHORD DISTANCE
- CHORD BEARING AND DISTANCE
- CONCRETE MONUMENT
- CORNER
- DEED BOOK LEE COUNTY RECORDS
- DRAINAGE EASEMENT
- GRID EASTING
- SECTION
- SQUARE FEET
- FOUND
- FLORIDA GOVERNMENTAL UTILITY AUTHORITY EASEMENT
- IRON ROD
- LAKE ACCESS EASEMENT
- LICENSED BUSINESS
- LEE COUNTY RECORDS
- LEE COUNTY ACCESS EASEMENT
- LEE COUNTY DRAINAGE EASEMENT
- LEE COUNTY UTILITY EASEMENT
- LAKE MAINTENANCE EASEMENT
- MEASURED
- GRID NORTHING
- NORTH AMERICAN DATUM
- NON-RADIAL
- NASSAS NATIONAL SPATIAL REFERENCE SYSTEM
- OFFICIAL RECORD
- PLAT BOOK
- FACE
- PARKER-KALON
- PROP. PROPERTY
- RODUS
- RIGHT OF WAY
- SECTION
- SQUARE FEET
- WITH

NOTE: NORTH FORT MYERS UTILITY, INC. ASSIGNED ITS EASEMENT TO FLORIDA GOVERNMENTAL UTILITY AUTHORITY PER INST. 20100019304, L.C.R.

FD. 35.5'±35' CM 'PLS 2465' (NORTH QUARTER SECTION 20) (NW COR. OF NE 1/4)

N-89°34.79 (Y)
E-710295.75 (X)

N-89°26.42 (Y)
E-709503.00 (X)

ASSIGNED TO F&L CO (UTILITY EASEMENT TO L.C.C.) (CON. 1389, P.C. 1801, L.C.R.)

TRACT "O-2"
(OPEN SPACE, A.E. & D.E.P.)

TRACT "O-2"
(OPEN SPACE, A.E. & D.E.P.)

TRACT "O-2"
(OPEN SPACE, A.E. & D.E.P.)

TRACT "O-2"
(OPEN SPACE, A.E. & D.E.P.)

TRACT "O-2"
(OPEN SPACE, A.E. & D.E.P.)

TRACT "O-2"
(OPEN SPACE, A.E. & D.E.P.)

TRACT "O-2"
(OPEN SPACE, A.E. & D.E.P.)

TRACT "O-2"
(OPEN SPACE, A.E. & D.E.P.)

TRACT "O-1"
(OPEN SPACE, A.E. & D.E.P.)

TRACT "O-1"
(OPEN SPACE, A.E. & D.E.P.)

TRACT "O-1"
(OPEN SPACE, A.E. & D.E.P.)

TRACT "O-1"
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(OPEN SPACE, A.E. & D.E.P.)

TRACT "O-1"
(OPEN SPACE, A.E. & D.E.P.)

TRACT "O-1"
(OPEN SPACE, A.E. & D.E.P.)

TRACT "O-1"
(OPEN SPACE, A.E. & D.E.P.)

R=60.00'
Δ=95°12'34"
CB=S86°37'10" W
L=99.70'
N-89°39.47 (Y)
E-709199.25 (X)

NW 1/4
Section 20
Township 43 South,
Range 25 East

TRACT "C-4"
(CONSERVATION)

TRACT "C-4"
(CONSERVATION)

TRACT "C-4"
(CONSERVATION)

TRACT "C-4"
(CONSERVATION)

TRACT "C-4"
(CONSERVATION)

TRACT "C-4"
(CONSERVATION)

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(CONSERVATION)

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(CONSERVATION)

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(CONSERVATION)

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(CONSERVATION)

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(CONSERVATION)

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(CONSERVATION)

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(CONSERVATION)

TRACT "C-4"
(CONSERVATION)

TRACT "C-4"
(CONSERVATION)

TRACT "C-4"
(CONSERVATION)

TRACT "C-4"
(CONSERVATION)

DOCS2021-00010/PLT2021-00021

DEL WEBB OAK CREEK PHASE 2

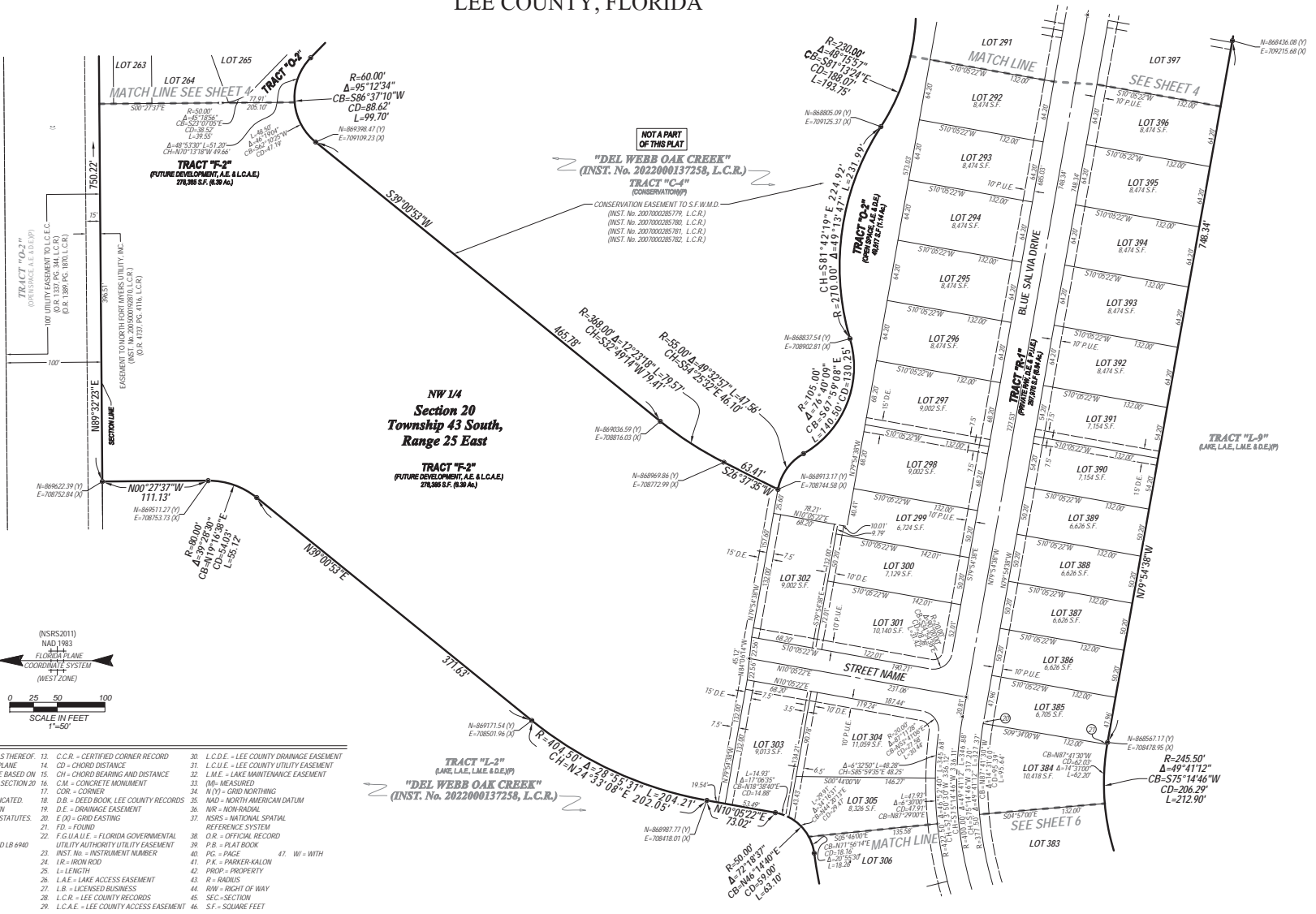
A REPLAT OF TRACTS "F-2", "F-4"
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 A SUBDIVISION LYING
 IN SECTIONS 19 AND 20,
 TOWNSHIP 43 SOUTH, RANGE 25 EAST,
 LEE COUNTY, FLORIDA



SHEET INDEX
 SCALE 1"=500'

NOTE: NORTH FORT MYERS UTILITY, INC. ASSIGNED ITS EASEMENT TO FLORIDA GOVERNMENTAL UTILITY AUTHORITY PER INST. 20100019204, L.C.R.

COURSE INFORMATION
 R-377.50 Δ=0°31'22" L=3.44' CH-N80°10'19"W 3.44'
 R-245.50 Δ=0°31'22" L=2.24' CH-N80°10'19"W 2.24'



- NOTES**
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 1983) UNLESS OTHERWISE INDICATED.
 - ALL LOT 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.
 - DELTA.
 - ACCESS.
 - ACCESS EASEMENT.
 - CALCULATED.
 - CENTERLINE.
 - CORNER BEARING.
 - C.C.R. = CERTIFIED CORNER RECORD
 - CHORD DISTANCE
 - CHORD BEARING AND DISTANCE
 - CONCRETE MONUMENT
 - CORNER
 - DEED BOOK, LEE COUNTY RECORDS
 - DRAINAGE EASEMENT
 - GRID EASTING
 - GRID NORTHING
 - NAD = NORTH AMERICAN DATUM
 - NON-RADIAL
 - NATIONAL SPATIAL REFERENCE SYSTEM
 - OPTIONAL RECORD
 - PLAT BOOK
 - PAGE
 - PAGE
 - PROPER PROPERTY
 - RADIUS
 - RIGHT OF WAY
 - LEE COUNTY RECORDS
 - SECTION
 - LEE COUNTY ACCESS EASEMENT
 - SQUARE FEET

DEL WEBB OAK CREEK PHASE 2

A REPLAT OF TRACTS "F-2", "F-4"
AND "F-5", DEL WEBB OAK CREEK,
(INSTRUMENT NO. 2022000137258, LEE COUNTY RECORDS)
A SUBDIVISION LYING
IN SECTIONS 19 AND 20,
TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

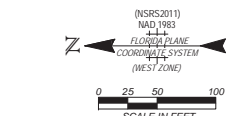
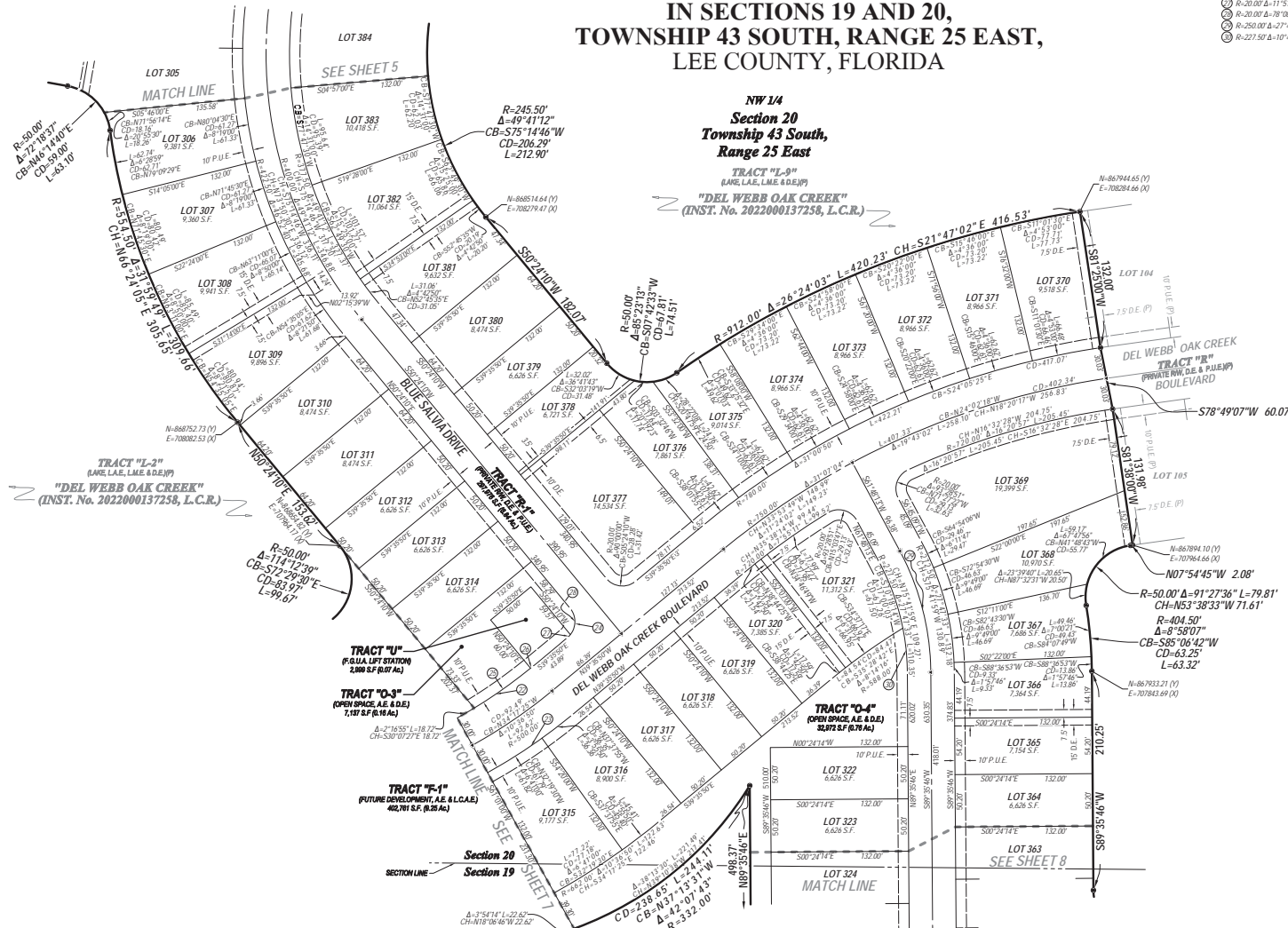
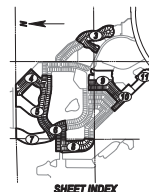
INSTRUMENT NUMBER

SHEET 6 OF 11

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
Barraco
Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MAGGOCOR BLVD., SUITE 100, D. DRAWER 2000,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3179
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

COURSE INFORMATION

- ⊙ R=470.00 Δ=10°36'50" L=87.07 CH=534.1725'E 86.94'
- ⊙ R=530.00 Δ=10°36'50" L=98.18 CH=NS4°17'25"W 98.04'
- ⊙ R=20.00 Δ=40°00'00" L=31.42 CH=S84°35'50"E 28.28'
- ⊙ R=470.00 Δ=4°08'17" L=46.35 CH=S55°18'57"E 66.29'
- ⊙ R=470.00 Δ=0°14'58" L=2.00 CH=S39°28'11"E 2.00'
- ⊙ R=20.00 Δ=11°51'02" L=14.14 CH=S45°31'21"E 4.13'
- ⊙ R=20.00 Δ=78°08'58" L=21.28 CH=N89°28'39"E 25.21'
- ⊙ R=260.00 Δ=2°17'43" L=121.27 CH=S75°41'39"W 120.08'
- ⊙ R=227.50 Δ=10°17'37" L=42.85 CH=S84°12'01"W 42.79'



- NOTES
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83/NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 TO BEAR N89°32'32"E.
 3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
 4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 171, PART I, FLORIDA STATUTES.
 5. ⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940 UNLESS OTHERWISE NOTED.
 6. * = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
 7. Δ = DELTA
 8. AC = ACCESS
 9. A.E. = ACCESS EASEMENT
 10. (C) = CALCULATED
 11. C.G. = CENTERLINE
 12. CB = CHORD BEARING
 13. C.C.R. = CERTIFIED CORNER RECORD
 14. CD = CHORD DISTANCE
 15. CH = CHORD BEARING AND DISTANCE
 16. CM = CONCRETE MONUMENT
 17. COR = CORNER
 18. D.B. = DEED BOOK, LEE COUNTY RECORDS
 19. D.E. = DRAINAGE EASEMENT
 20. E.O. = GRID EASTING
 21. FD = FOUND
 22. F.G.U.A.U.E. = FLORIDA GOVERNMENTAL UTILITY AUTHORITY UTILITY EASEMENT
 23. INST. NO. = INSTRUMENT NUMBER
 24. IR = IRON ROD
 25. L = LENGTH
 26. L.A.E. = LAKE ACCESS EASEMENT
 27. L.B. = LICENSED BUSINESS
 28. L.C.R. = LEE COUNTY RECORDS
 29. L.C.A.E. = LEE COUNTY ACCESS EASEMENT
 30. L.C.D.E. = LEE COUNTY DRAINAGE EASEMENT
 31. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
 32. L.M.E. = LAKE MAINTENANCE EASEMENT
 33. (M) = MEASURED
 34. (N) = GRID NORTHING
 35. NAD = NORTH AMERICAN DATUM
 36. NR = NON RADIAL
 37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
 38. O.R. = OFFICIAL RECORD
 39. P.B. = PLAT BOOK
 40. P.C. = PINE
 41. P.K. = PARKER-KALON
 42. PROP. = PROPERTY
 43. R = RADIOS
 44. RW = RIGHT OF WAY
 45. SEC. = SECTION
 46. S.F. = SQUARE FEET
 47. W = WITH

DOCS2021-00010/PLT2021-00021

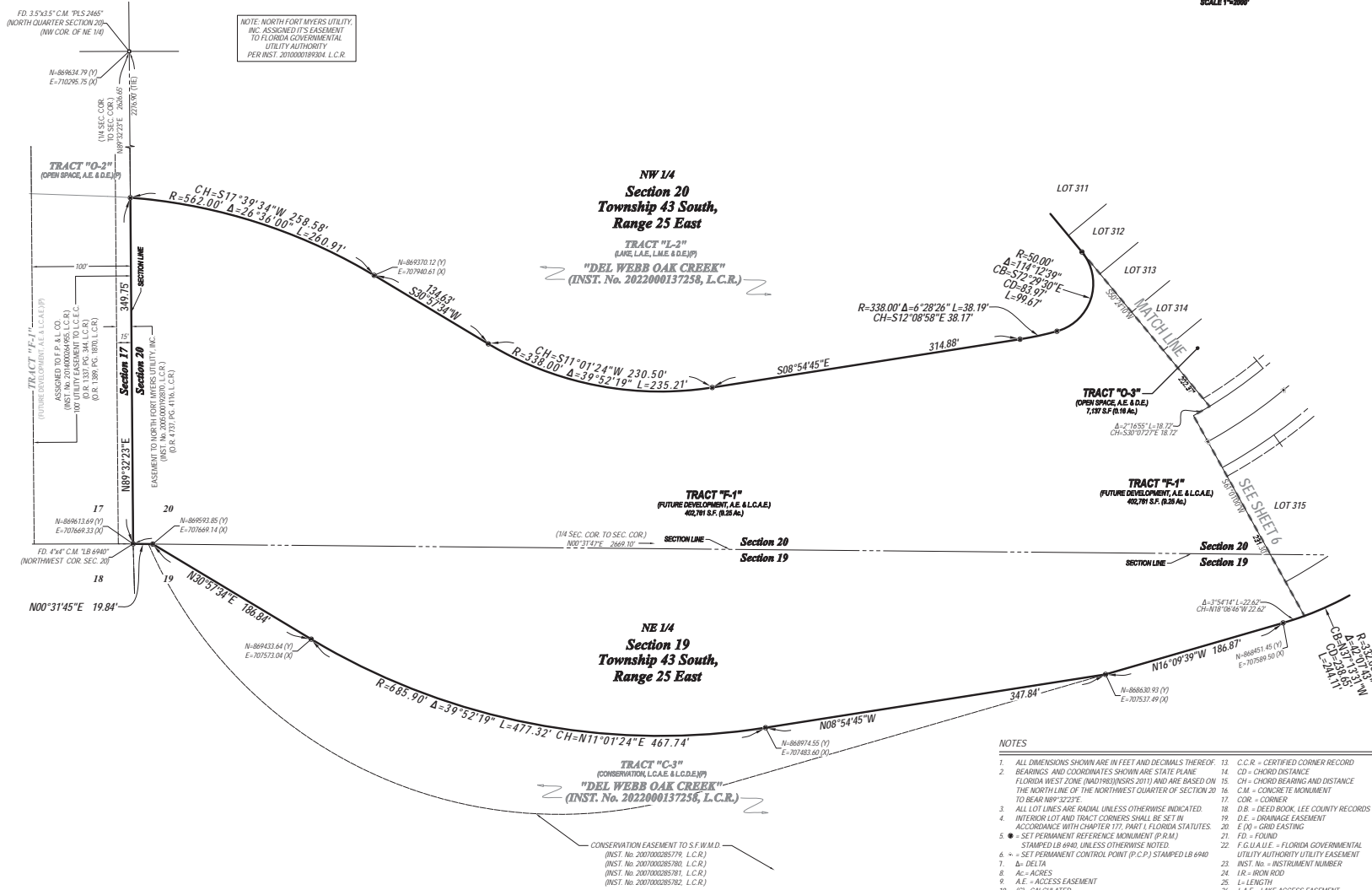
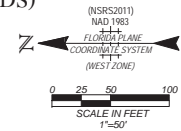
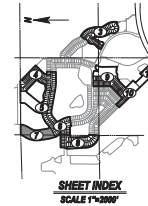
DEL WEBB OAK CREEK PHASE 2

A REPLAT OF TRACTS "F-2", "F-4"
AND "F-5", DEL WEBB OAK CREEK,
(INSTRUMENT NO. 2022000137258, LEE COUNTY RECORDS)
A SUBDIVISION LYING
IN SECTIONS 19 AND 20,
TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 7 OF 11

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
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2277 MAGGEE COR BLVD., SUITE 100, P.O. DRAWER 2000,
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PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3179
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940



- NOTES**
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83) (NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 TO BEAR N89°32'23"E.
 - ALL LOT 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.
 - DELTA.
 - AC = ACRES.
 - AE = ACCESS EASEMENT.
 - (C) = CALCULATED.
 - CL = CENTERLINE.
 - CB = CHORD BEARING.
 - C.C.R. = CERTIFIED CORNER RECORD.
 - CD = CHORD DISTANCE.
 - CH = CHORD BEARING AND DISTANCE.
 - CM = CONCRETE MONUMENT.
 - CR = CORNER.
 - DB = DEED BOOK, LEE COUNTY RECORDS.
 - D.E. = DRAINAGE EASEMENT.
 - E (X) = GRID EASTING.
 - FD = FOUND.
 - F.C.U.A.E. = FLORIDA GOVERNMENTAL UTILITY AUTHORITY UTILITY EASEMENT.
 - INST. No. = INSTRUMENT NUMBER.
 - IR = IRON ROD.
 - AE = ACCESS EASEMENT.
 - (C) = CALCULATED.
 - CL = CENTERLINE.
 - CB = CHORD BEARING.
 - L.C.E. = LEE COUNTY UTILITY EASEMENT.
 - L.C.U.E. = LEE COUNTY UTILITY EASEMENT.
 - CH = CHORD BEARING AND DISTANCE.
 - CM = CONCRETE MONUMENT.
 - N (Y) = GRID NORTHING.
 - NAD = NORTH AMERICAN DATUM.
 - NW = NORTHWEST.
 - NSRS = NATIONAL SPATIAL REFERENCE SYSTEM.
 - O.R. = OFFICIAL RECORD.
 - P.B. = PLAT BOOK.
 - PG = PAGE.
 - PK = PARKER-KALOW.
 - PROP = PROPERTY.
 - R = RADIUS.
 - L.B. = LOCKED BUSINESS.
 - L.C.R. = LEE COUNTY RECORDS.
 - L.C.A.E. = LEE COUNTY ACCESS EASEMENT.
 - L.C.D.E. = LEE COUNTY DRAINAGE EASEMENT.
 - L.C.U.E. = LEE COUNTY UTILITY EASEMENT.
 - L.M.E. = LAKE MAINTENANCE EASEMENT.
 - MB = MEASURED.
 - N (Y) = GRID NORTHING.
 - NAD = NORTH AMERICAN DATUM.
 - NW = NORTHWEST.
 - NSRS = NATIONAL SPATIAL REFERENCE SYSTEM.
 - O.R. = OFFICIAL RECORD.
 - P.B. = PLAT BOOK.
 - PG = PAGE.
 - PK = PARKER-KALOW.
 - PROP = PROPERTY.
 - R = RADIUS.
 - L.B. = LOCKED BUSINESS.
 - L.C.R. = LEE COUNTY RECORDS.
 - L.C.A.E. = LEE COUNTY ACCESS EASEMENT.
 - L.C.D.E. = LEE COUNTY DRAINAGE EASEMENT.
 - L.C.U.E. = LEE COUNTY UTILITY EASEMENT.
 - L.M.E. = LAKE MAINTENANCE EASEMENT.
 - MB = MEASURED.
 - N (Y) = GRID NORTHING.
 - NAD = NORTH AMERICAN DATUM.
 - NW = NORTHWEST.
 - NSRS = NATIONAL SPATIAL REFERENCE SYSTEM.
 - O.R. = OFFICIAL RECORD.
 - P.B. = PLAT BOOK.
 - PG = PAGE.
 - PK = PARKER-KALOW.
 - PROP = PROPERTY.
 - R = RADIUS.
 - L.B. = LOCKED BUSINESS.
 - L.C.R. = LEE COUNTY RECORDS.
 - L.C.A.E. = LEE COUNTY ACCESS EASEMENT.

D052021-00010/PLT2021-00021

DEL WEBB OAK CREEK PHASE 2

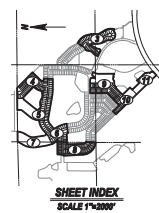
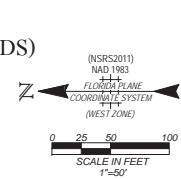
A REPLAT OF TRACTS "F-2", "F-4" AND "F-5", DEL WEBB OAK CREEK, (INSTRUMENT NO. 2022000137258, LEE COUNTY RECORDS) A SUBDIVISION LYING IN SECTIONS 19 AND 20, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

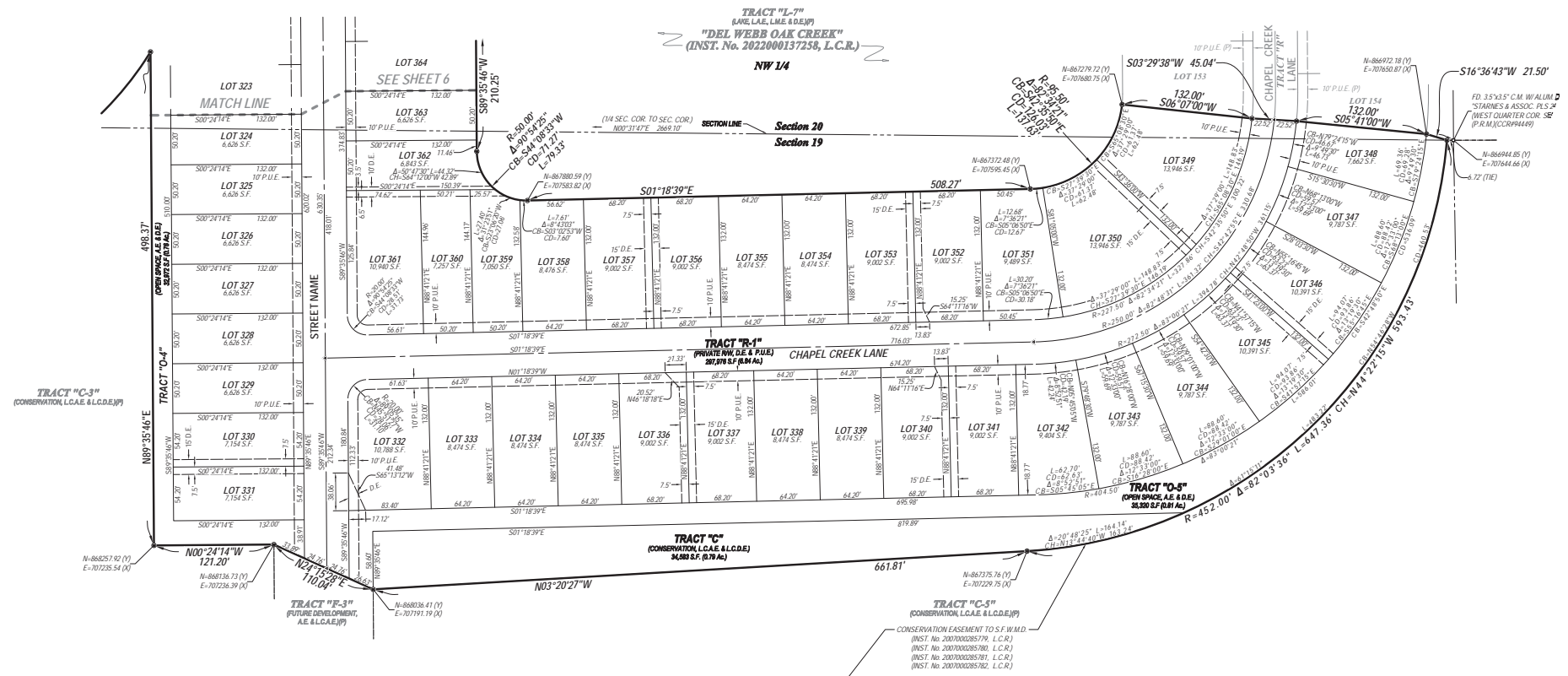
SHEET 8 OF 11

NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE.
- ALL LOT 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 #940, UNLESS OTHERWISE NOTED.
- SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB #940
- IN DELTA
- ACRES
- ACCESS EASEMENT
- CO- CALCULATED
- CL- CENTER LINE
- CH- CHORD BEARING
- C.C.R. - CERTIFIED CORNER RECORD
- CD - CHORD DISTANCE
- CH - CHORD BEARING AND DISTANCE
- CM - CONCRETE MONUMENT
- CON - CONNER
- DB - DEED BOOK, LEE COUNTY RECORDS
- DE - DRAINAGE EASEMENT
- DI - GRID EASTING
- DI - FOUND
- F.G.U.A.L.E. - FLORIDA GOVERNMENTAL UTILITY AUTHORITY UTILITY EASEMENT
- INST. NO. - INSTRUMENT NUMBER
- IR - IRON ROD
- LA - LENGTH
- L.A.E. - LINK ACCESS EASEMENT
- LB - LICENSED BUSINESS
- L.C.R. - LEE COUNTY RECORDS
- L.C.A.E. - LEE COUNTY ACCESS EASEMENT
- LI - MEASURED
- ND - NORTH AMERICAN DATUM
- NIR - NON-RADIAL
- NSRS - NATIONAL SPATIAL REFERENCE SYSTEM
- OR - OFFICIAL RECORD
- P.B. - PLAT BOOK
- PA - PAGE
- PK - PANKER-KALON
- PRO - PROPERTY
- R - RADIUS
- R.W. - RIGHT OF WAY
- SEC. - SECTION
- S.F. - SQUARE FEET
- W - WITH



THIS INSTRUMENT PREPARED BY:
Barraco and Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 2277 MACGREGOR BLVD., SUITE 100, P.O. DRAWER 2000,
 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3179
 FLORIDA CERTIFICATE OF AUTHORIZATION
 ENGINEERING 7995 - SURVEYING LB-6940



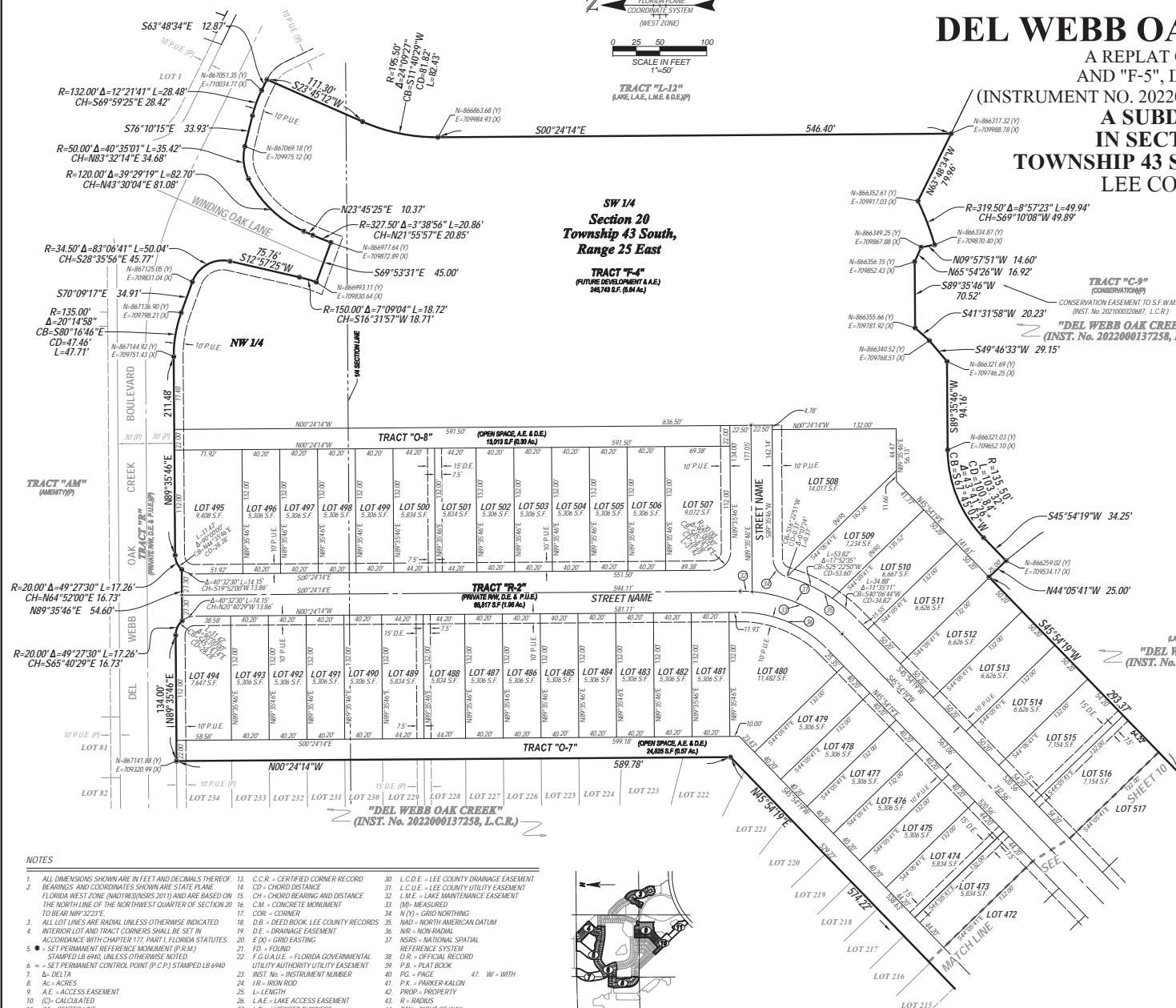
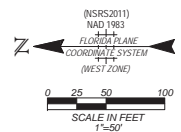
NB 1/4
Section 19
Township 43 South,
Range 25 East

D052021-00010/PLT2021-00021

DEL WEBB OAK CREEK PHASE 2

A REPLAT OF TRACTS "F-2", "F-4" AND "F-5", DEL WEBB OAK CREEK, (INSTRUMENT NO. 2022000137258, LEE COUNTY RECORDS) A SUBDIVISION LYING IN SECTIONS 19 AND 20, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

- COURSE INFORMATION**
- ① R=150.00' Δ=46°18'34" L=121.24' CH-S22°45'02" W 117.96'
 - ② R=150.00' Δ=41°35'49" L=112.91' CH-S02°03'40" W 12.90'
 - ③ R=150.00' Δ=41°22'45" L=108.33' CH-S28°12'57" W 105.99'
 - ④ R=26.00' Δ=17°14'57" L=25.88' CH-S52°52'37" W 23.87'
 - ⑤ R=172.50' Δ=29°35'10" L=89.08' CH-S31°26'44" W 88.09'
 - ⑥ R=127.50' Δ=46°18'34" L=103.05' CH-S22°45'02" W 100.27'



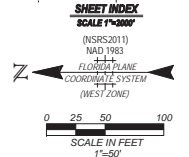
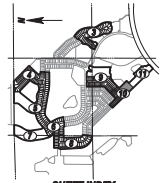
- NOTES**
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 TO BEAR N89°32'23"E.
 3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
 4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
 5. SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED.
 6. SET PERMANENT CONTROL POINT (C.P.) STAMPED LB 6940.
 7. Δ = DELTA
 8. AC = ADDRESS
 9. A.E. = ACCESS EASEMENT
 10. (C) = CALCULATED
 11. CL = CENTERLINE
 12. CB = CHORD BEARING
 13. C.C.R. = CERTIFIED CORNER RECORD
 14. CD = CHORD DISTANCE
 15. CH = CHORD BEARING AND DISTANCE
 16. CM = CONCRETE MONUMENT
 17. COR = CORNER
 18. D.B. = DEED BOOK, LEE COUNTY RECORDS
 19. D.E. = DRAINAGE EASEMENT
 20. E.O. = GRID EASTING
 21. FD = FOUND
 22. F.G.A.E. = FLORIDA GOVERNMENTAL UTILITY AUTHORITY UTILITY EASEMENT
 23. INST. NO. = INSTRUMENT NUMBER
 24. LR = IRON ROD
 25. L = LENGTH
 26. L.A.E. = LAKE ACCESS EASEMENT
 27. L.B. = LICENSED BUSINESS
 28. L.C.R. = LEE COUNTY RECORDS
 29. L.C.A.E. = LEE COUNTY ACCESS EASEMENT
 30. L.C.D.E. = LEE COUNTY DRAINAGE EASEMENT
 31. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
 32. L.M.E. = LAKE MAINTENANCE EASEMENT
 33. (M) = MEASURED
 34. N(Y) = GRID NORTHING
 35. NAD = NORTH AMERICAN DATUM
 36. NW = NORTH
 37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
 38. O.R. = OFFICIAL RECORD
 39. P.B. = PLAT BOOK
 40. PG. = PAGE
 41. P.K. = PARKER-KALON
 42. PROP. = PROPERTY
 43. R = RADIUS
 44. RW = RIGHT OF WAY
 45. SEC. = SECTION
 46. S.F. = SQUARE FEET
 47. W = WITH



THIS INSTRUMENT PREPARED BY:
Barraco
 and Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
 FORT MYERS, FLORIDA 33902-0000
 PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
 FLORIDA CERTIFICATE OF AUTHORIZATION
 ENGINEERING 7995 - SURVEYING LB-6940

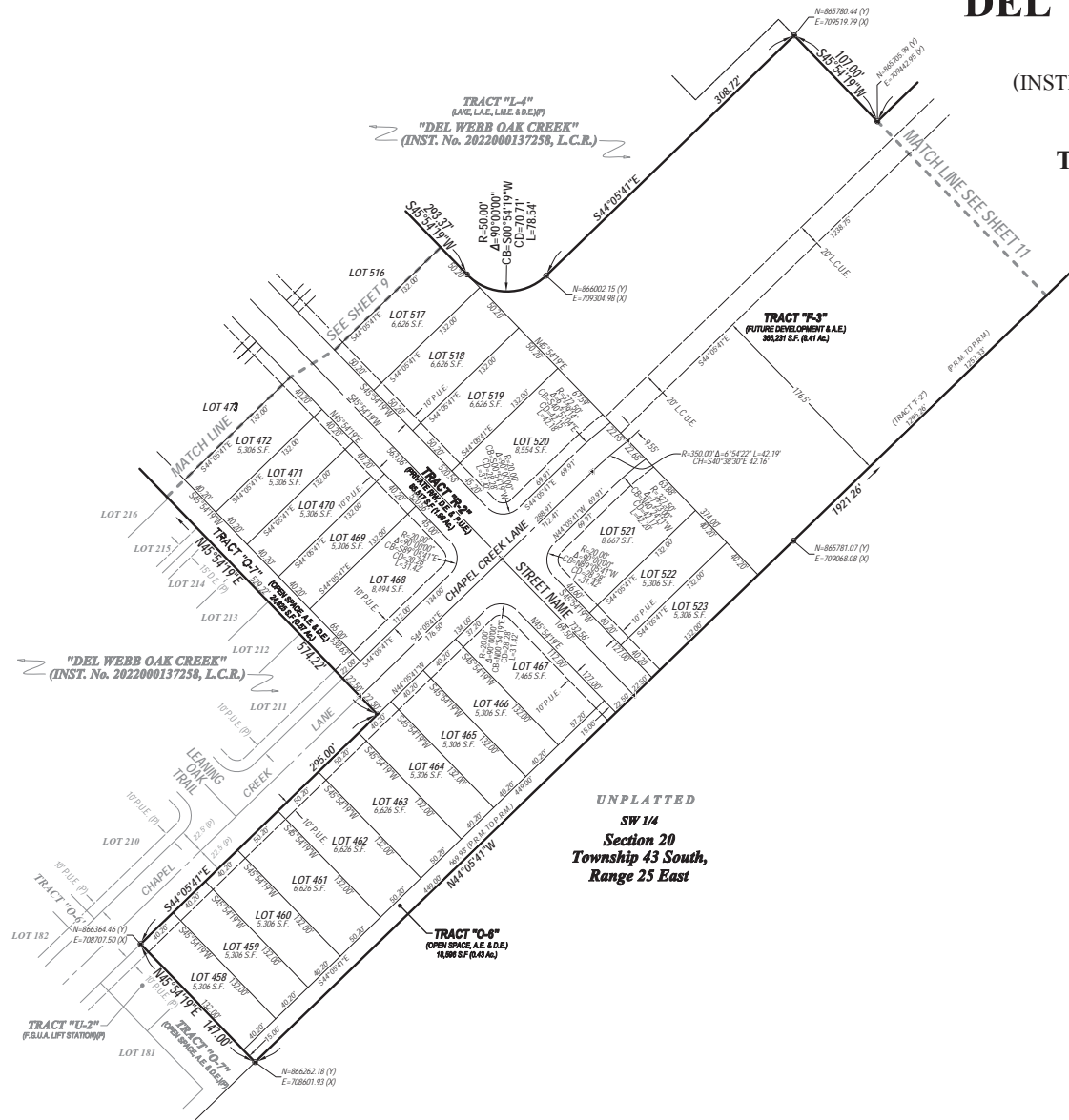
DEL WEBB OAK CREEK PHASE 2

A REPLAT OF TRACTS "F-2", "F-4"
AND "F-5", DEL WEBB OAK CREEK,
(INSTRUMENT NO. 2022000137258, LEE COUNTY RECORDS)
A SUBDIVISION LYING
IN SECTIONS 19 AND 20,
TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 83) (NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 TO BEAR NB 89° 32' 23" E.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 171, PART I, FLORIDA STATUTES.
5. * = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940 UNLESS OTHERWISE NOTED.
6. + = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
7. Δ = DELTA
8. AC = ACROSS
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR. = CORNER
18. DB = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (X) = GRID EASTING
21. FD = FOUND
22. F.G.U.A.U.E. = FLORIDA GOVERNMENTAL UTILITY AUTHORITY UTILITY EASEMENT
23. INST. NO. = INSTRUMENT NUMBER
24. IR = IRON ROD
25. L = LENGTH
26. L.A.E. = LAKE ACCESS EASEMENT
27. L.B. = LICENSED BUSINESS
28. L.C.R. = LEE COUNTY RECORDS
29. L.C.A.E. = LEE COUNTY ACCESS EASEMENT
30. L.C.D.E. = LEE COUNTY DRAINAGE EASEMENT
31. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N (Y) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. NR = NON-RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. P.B. = PLAT BOOK
40. PG. = PAGE
41. P.K. = PARKER-KALON
42. PROP. = PROPERTY
43. R = RADII
44. R.W. = RIGHT OF WAY
45. SEC. = SECTION
46. SF. = SQUARE FEET
47. W = WITH



DOCS2021-00010/PLT2021-00021

THIS INSTRUMENT PREPARED BY:
Barraco
 and Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 2711 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
 FORT WORTH, FLORIDA 33602-0000
 PHONE (214) 461-3170 - WWW.BARRACO.NET - FAX (214) 461-3169
 FLORIDA CERTIFICATE OF AUTHORIZATION
 ENGINEERING 7995 - SURVEYING LB-6940

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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PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

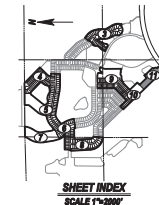
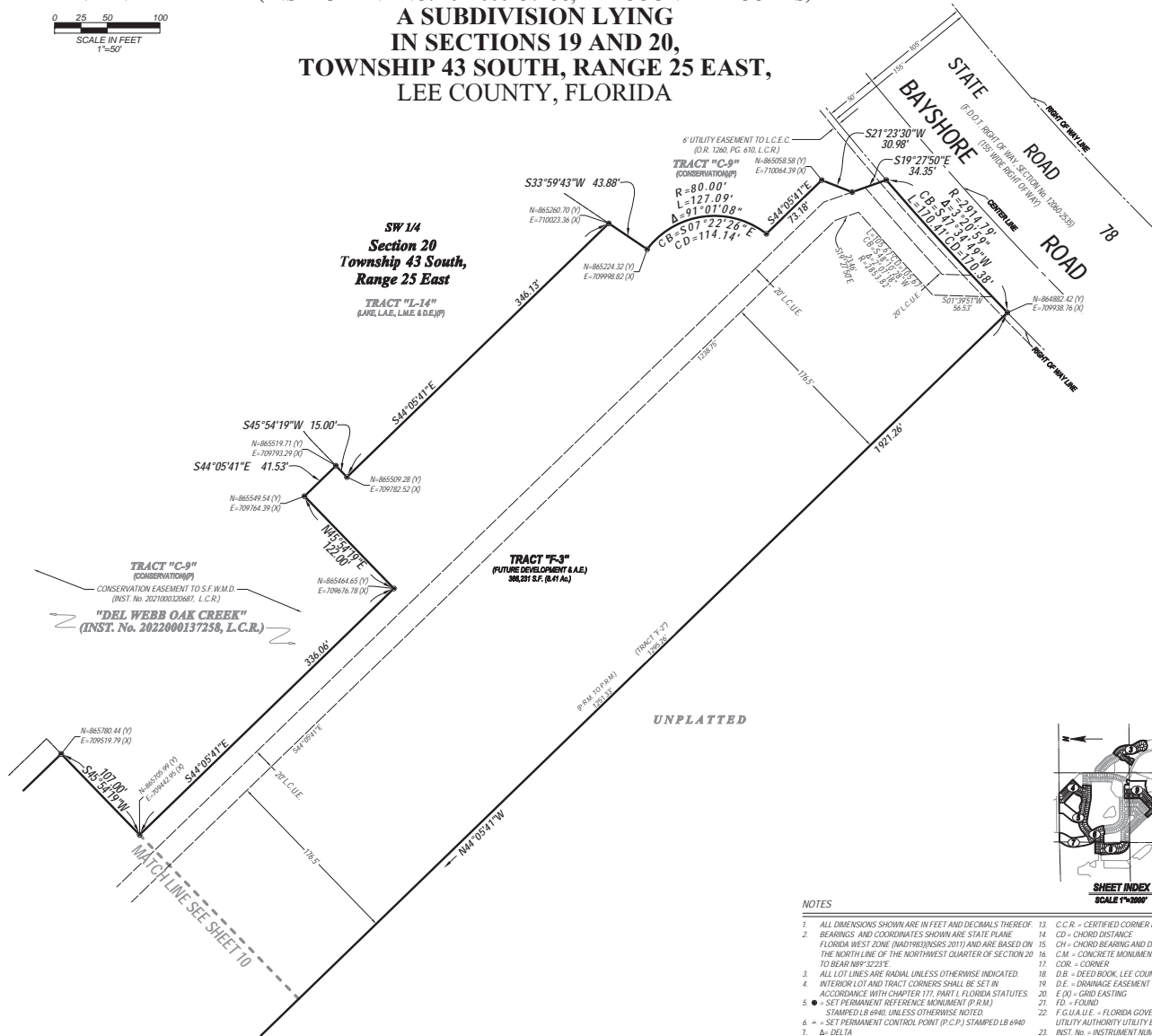


DEL WEBB OAK CREEK PHASE 2

A REPLAT OF TRACTS "F-2", "F-4"
AND "F-5", DEL WEBB OAK CREEK,
(INSTRUMENT NO. 2022000137258, LEE COUNTY RECORDS)
A SUBDIVISION LYING
IN SECTIONS 19 AND 20,
TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 11 OF 11



NOTES

- | | | |
|---|--|--|
| 1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. | 13. C.C.R. = CERTIFIED CORNER RECORD | 30. L.C.D.E. = LEE COUNTY DRAINAGE EASEMENT |
| 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE | 14. CD = CHORD DISTANCE | 31. L.C.U.E. = LEE COUNTY UTILITY EASEMENT |
| 3. FLORIDA WEST ZONE (NAD1983/NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 TO BEAR N89°32'33"E | 15. CH = CHORD BEARING AND DISTANCE | 32. L.M.E. = LAKE MAINTENANCE EASEMENT |
| 4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES. | 16. CM = CONCRETE MONUMENT | 33. (M) = MEASURED |
| 5. = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED. | 17. COR = CORNER | 34. N (Y) = GRID NORTHING |
| 6. = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940 | 18. D.B. = DEED BOOK, LEE COUNTY RECORDS | 35. NAD = NORTH AMERICAN DATUM |
| 7. Δ = DELTA | 19. D.E. = DRAINAGE EASEMENT | 36. NR = NON-RADIAL |
| 8. AC = ACRES | 20. E (X) = GRID EASTING | 37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM |
| 9. A.E. = ACCESS EASEMENT | 21. FD = FOUND | 38. O.R. = OFFICIAL RECORD |
| 10. (C) = CALCULATED | 22. F.G.U.A.U.E. = FLORIDA GOVERNMENTAL UTILITY AUTHORITY UTILITY EASEMENT | 39. P.B. = PLAT BOOK |
| 11. C/L = CENTERLINE | 23. INST. NO. = INSTRUMENT NUMBER | 40. PG. = PAGE |
| 12. CB = CHORD BEARING | 24. I.R. = IRON ROD | 41. PK. = PARKER-KALON |
| | 25. L = LENGTH | 42. PROP. = PROPERTY |
| | 26. L.A.E. = LAKE ACCESS EASEMENT | 43. R = RADIOUS |
| | 27. L.B. = LICENSED BUSINESS | 44. RW = RIGHT OF WAY |
| | 28. L.C.R. = LEE COUNTY RECORDS | 45. SEC = SECTION |
| | 29. L.C.A.E. = LEE COUNTY ACCESS EASEMENT | 46. S.F. = SQUARE FEET |

DGS2021-00010/PLT2021-00021

PREPARED BY AND RETURN TO:

Alyssa Willson, Esquire
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 20th day of June, 2023, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose mailing address is 24311 Walden Center Drive, Suite 300, Bonita Springs, FL 34134 (hereinafter called the "Grantor"), in favor of **DEL WEBB OAK CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, whose mailing address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (hereinafter called the "Grantee").

[Wherever used herein, the terms "Grantor" and "Grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Lee County, Florida ("Property"):

See **Exhibit "A"** attached hereto and incorporated herein by this reference.

Together with the non-exclusive right and easement over the areas designated on the Plat as "(CDD) Lake Access Easement" and "(CDD) Lake Maintenance Easement" on the plat of Del Webb Oak Creek, A Subdivision Lying in Sections 17, 19, and 20, Township 43 South, Range 25 East, Lee County, Florida ("Plat") for the purposes stated on the Plat and purposes incidental thereto.

Subject to ad valorem real property taxes and non-ad valorem assessment for the year 2023 and subsequent years and to restrictions, covenants, conditions and easements of record; however, reference hereto shall not operate to reimpose same.

TO HAVE AND TO HOLD the Property, together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever, for the purposes set forth on the Plat. By acceptance hereof, Grantee acknowledges its responsibility for maintenance and operation of the Property.

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

4860-0484-7974.1

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor.

Grantor represents that Grantor has complied with the requirements of Section 196.295, Florida Statutes.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

[signature contained on following page]

Signed, sealed and delivered
in the presence of:

Pulte Home Company, LLC, a Michigan limited
liability company

Witnesses:

Laura A. Ray
Name: LAURA A. RAY

By: Naomi Robertson
Printed Name: Naomi Robertson
Its: Vice President

Jacqueline Kramer
Name: Jacqueline Kramer

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 20th day of JUNE, 2023, by Naomi Robertson, as Vice
President of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the
company.

(SEAL)



Laura A. Ray
Signature of Notary Public

Name of Notary Public
(Typed, Printed or Stamped)

Personally Known OR Produced Identification _____

Type of Identification Produced: _____

**EXHIBIT A
LEGAL DESCRIPTION**

Tracts "L-1" through "L-16", inclusive, of the Del Webb Oak Creek, A Subdivision Lying in Sections 17, 19, and 20, Township 43 South, Range 25 East, Lee County, Florida, according to the plat thereof recorded as Instrument No. 2022000137258.



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL



Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546
Telephone: (239) 533-6100

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074
Website: www.leepa.org

August 8, 2023

Kutak Rock LLP
107 W College Ave
Tallahassee FL 32301

Re: Instrument No.: 2023000223709

To Whom it May Concern:

Our office received a copy of the above-referenced document recorded with Lee County Clerk of Courts, however, we have **not updated ownership** on the following parcel(s) for the reason(s) specified below:

Parcel(s): all listed on deed

- Our records indicate the grantor is not the owner of record.
- Legal description error.
- Other:

We recommend that you contact a title company, attorney, or other professional if you need assistance in resolving the issue. Your circumstance may require recording a new deed, document, or some other type of action.

If you have any questions regarding this letter or need additional information, please contact our office at (239) 533-6100, email us at the address provided below, or visit our website at www.leepa.org.

Respectfully,

Parcel Records Department
parcelrecords@leepa.org