

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

JANUARY 12, 2022

PREPARED BY:

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ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

January 5, 2022

Board of Supervisors

Esplanade Lake Club Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Esplanade Lake Club Community Development District will be held on **Wednesday, January 12, 2022, at 1:30 P.M.** at the offices of **Waldrop Engineering 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.**

WebEx link and telephone number to join/watch the meeting:

<https://districts.webex.com/districts/onstage/g.php?MTID=e86cca74f29f4722c78a2fab864825388>

Access Code: **2338 735 6127**, Event password: Jpward

Phone: **408-418-9388** and enter the access code **2338 735 6127** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of acceptance of a letter of resignation from Mr. Ricardo De Camps, whose term is set to expire November 2022, from Seat 2 of the Board of Supervisors of the Esplanade Lake Club Community Development District effective October 15, 2021.
 - I. Appointment of Individual for fill Seat 2, whose term will expire November 2022.
 - II. Oath of Office.
 - III. Guide to the Sunshine Law and Code of Ethics for Public Employees.
 - IV. Form 1 – Statement of Financial Interests.
3. Consideration of **Resolution 2022-1**, a resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District re-designating the Officers of the Esplanade Lake Club Community Development District.
4. Consideration of Minutes:
 - I. September 8, 2021, Regular Meeting.
5. Consideration of **Resolution 2022-2**, a resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District appointing legal counsel for the District, authorizing its compensation and providing for an effective date.

6. Consideration of an Agreement between Taylor Morrison, the Esplanade Lake Club Homeowners Association, and the District relating to the enforcement of covenants and restrictions.
7. Consideration of **Resolution 2022-3**, a resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District ratifying, confirming, and approving the execution of the Plats for Esplanade Lake Club Phase 1, Esplanade Lake Club Phase 2, Esplanade Lake Club Plat Three, and Esplanade Lake Club Plat Four.
8. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Asset Manager.
 - a) Operations Report October 1, 2021.
 - b) Operations Report November 1, 2021.
 - c) Operations Report December 1, 2021.
 - IV. District Manager.
 - a) State Law Requirements for new Stormwater Reporting.
 - b) Financial Statement for period ending August 31, 2021 (unaudited).
 - c) Financial Statement for period ending September 30, 2021 (unaudited).
 - d) Financial Statement for period ending October 31, 2021 (unaudited).
 - e) Financial Statement for period ending November 30, 2021 (unaudited).
 - f) Financial Statement for period ending December 31, 2021 (unaudited).
9. Supervisor's Requests and Audience Comments.
10. Adjournment.

The second item for consideration deals with the vacancy left by Mr. Ricardo De Camps' (Seat 2) resignation from the Board, whose term expires November 2022. The District's Charter under Chapter 190 F.S. provides the mechanism to replace a member or members who have resigned. Essentially, the remaining members, by majority vote of the Board of Supervisors have the sole responsibility for filling the unexpired term of office of the resigning member(s).

Once the Board appoints an individual to fill this seat, I will take the opportunity to swear those individuals into office.

The newly appointed Board member must file a Form 1 – Statement of Financial Interests, which must be filed with the Supervisor of Elections in the County in which he/she resides within thirty (30) days of being seated on this Board.

Additionally, if any of the newly appointed Board member currently sits as member of any other Community Development District(s) Board, you must amend your current Form 1 – Statement of Financial Interests to now include the Esplanade Lake Club Community Development District. The

amended form must be filed with the Supervisor of Elections in the County in which you reside within thirty (30) days of being seated on this Board of Supervisors.

The third order of business is the consideration of **Resolution 2022-1**, a resolution of the Board re-designating the Officers of the Esplanade Lake Club Community Development District.

The fourth order of business is the consideration of the minutes from the September 8, 2021, Regular Meeting.

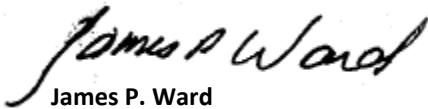
The fifth order of business is the consideration of **Resolution 2022-2**, a resolution of the Board accepting the change of the law firm currently engaged by the District, to the firm of Kutak Rock LLP. The attorney with this firm is Wes Haber, who was also the District Attorney with the prior firm. The retainer agreement is included as an attachment to **Resolution 2022-2**.

The sixth order of business is the consideration of an Agreement between Taylor Morrison, the Esplanade Lake Club Homeowners Association, and District relating to the enforcement of covenants and restrictions. This agreement has Taylor Morrison and the Esplanade Lake Club Homeowners Association acknowledge that the District is not bound by previously recorded covenants and restrictions.

The balance of the agenda is standard in nature, and I look forward to seeing you at the meeting. If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely,

Esplanade Lake Club Community Development District



James P. Ward
District Manager

From: [Ricky De Camps, P.E.](#)
To: [James P. Ward](#)
Subject: Resignation from ESP Lake Club CDD
Date: Tuesday, October 5, 2021 9:54:35 AM

Jim,

Please let this email serve as my resignation from the Lake Club CDD. Effective on October 15, 2021.

Thank you.

Ricky De Camps, P.E.

VP, Land Acquisition

T: +12394713935

RDeCamps@taylormorrison.com
www.taylormorrison.com



This message may contain confidential information and is intended only for the named addressee. If you are not the named addressee you should not distribute or copy this e-mail. If you have received this e-mail by mistake please delete it from your system.

Ricky De Camps, P.E.

VP, Land Acquisition

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www.taylormorrison.com



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Oath or Affirmation of Office

I _____ a citizen of the State of Florida and of the United States of America, and being an officer of the **Esplanade Lake Club Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of **Esplanade Lake Club Community Development District**, Lee County Florida.

Signature

Printed Name

STATE OF FLORIDA

COUNTY OF LEE

Sworn to (or affirmed) before me by means of () physical presence or () online notarization this ____ day of _____, 2022, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2020

State of Florida
COMMISSION ON ETHICS

Kimberly Bonder Rezanka, *Chair*
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F. Shields McManus
Stuart

William “Willie” N. Meggs
Tallahassee

C. Christopher Anderson
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

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I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

In 2018, Florida's Constitutional Revision Commission proposed, and the voters adopted, changes to Article II, Section 8. The earliest of the changes will take effect December 31, 2020, and will prohibit officials from abusing their position to obtain a disproportionate benefit for themselves or their spouse, child, or employer, or for a business with which the official contracts or is an officer, partner, director, sole proprietor, or in which the official owns an interest. Other changes made to the Constitution place restrictions on lobbying by certain officeholders and employees, and put additional limits on lobbying by former public officers and employees. These changes will become effective December 31, 2022.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. PROHIBITED ACTIONS OR CONDUCT

1. *Solicitation and Acceptance of Gifts*

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. *Unauthorized Compensation*

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. *Misuse of Public Position*

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. *Disclosure or Use of Certain Information*

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

5. *Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS

1. Doing Business With One's Agency

(a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

(b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. Conflicting Employment or Contractual Relationship

(a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

(b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

(c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

(a) When the business is rotated among all qualified suppliers in a city or county.

(b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

(c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.

(d) When an emergency purchase must be made to protect the public health, safety, or welfare.

(e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.

(f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.

(g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.

(h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).

(i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.

(j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. Additional Exemptions

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. Legislators Lobbying State Agencies

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. Employees Holding Office

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

7. Professional and Occupational Licensing Board Members

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

8. Contractual Services: Prohibited Employment

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

9. Local Government Attorneys

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

10. Dual Public Employment

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public

employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. Anti-Nepotism Law

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. Additional Restrictions

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. Lobbying by Former State Employees

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which

they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

(a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

(b) Persons serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. Additional Restrictions on Former State Employees

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with

any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

4. Lobbying by Former Local Government Officers and Employees

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. FORM 1 - Limited Financial Disclosure

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.
- 3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.

3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.

5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 together with and at the same time they file their qualifying papers.

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

Each LOCAL OFFICER files FORM 1 with the Supervisor of Elections in the county in which he or she permanently resides.

A STATE OFFICER or SPECIFIED STATE EMPLOYEE files with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

LOCAL OFFICERS file with the Supervisor of Elections of the county in which they permanently reside.

STATE OFFICERS and SPECIFIED STATE EMPLOYEES file with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

4. *FORM 6 - Full and Public Disclosure*

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of the city council and candidates for these offices in Jacksonville; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Incumbent officials must file FORM 6 annually by July 1 with the Commission on Ethics. CANDIDATES must file with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. *FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses*

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity

may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. *FORM 30 - Donor's Quarterly Gift Disclosure*

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable

organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

LOCAL OFFICERS and EMPLOYEES who must file FORM 1 annually will be sent the form by mail from the Supervisor of Elections in the county in which they permanently reside not later than JUNE 1 of each year. Newly elected and appointed officials or employees should contact the heads of their agencies for copies of the form or download it from www.ethics.state.fl.us, as should those persons who are required to file their final disclosure statements within 60 days of leaving office or employment.

ELECTED CONSTITUTIONAL OFFICERS, OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file annually FORM 1 or 6 will be sent these forms by mail from the Commission on Ethics by JUNE 1 of each year. Newly elected and appointed officers and employees should contact the heads of their agencies or the Commission on Ethics for copies of the form or download it from www.ethics.state.fl.us, as should those persons who are required to file their final disclosure statements within 60 days of leaving office or employment.

Any person needing one or more of the other forms described here may also obtain them from a Supervisor of Elections or from the Commission on Ethics, P.O. Drawer 15709, Tallahassee, Florida 32317-5709. They are also available on the Commission's website: www.ethics.state.fl.us.

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person

acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a

public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website:
www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can obtain a complaint form (FORM 50), by contacting the Commission office at the address or phone number shown on the inside front cover of this booklet, or you can download it from the Commission's website:
www.ethics.state.fl.us.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any

documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees

incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4987

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies (CRAs) are required to receive a total of four hours training, per calendar year, in the area of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff. A comprehensive online training course addressing Florida's Code of Ethics, as well as Sunshine Law, and Public Records Act is available via a link on the Commission's homepage.

FORM 1

STATEMENT OF FINANCIAL INTERESTS

2020

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

****** THIS SECTION MUST BE COMPLETED ******

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2020.

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR **DOLLAR VALUE THRESHOLDS**

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME
[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
 (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
 (If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2020.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance

director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2020.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your Social Security Number is not required and you should redact it from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written request.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

— If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital

stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(6), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived

more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than 10% of your gross income from that business entity; **and,**

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145, F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

RESOLUTION 2022-1

A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

1 **WHEREAS**, the Board of Supervisors of the Esplanade Lake Club Community Development District desire to appoint the below recited person(s) to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1: DESIGNATION OF OFFICER’S OF THE DISTRICT. The following persons are appointed to the offices shown:

Chairman	Charles Cook
Vice Chairman	
Secretary	James P. Ward
Treasurer	James P. Ward
Assistant Secretary	Rebekah Norton
Assistant Secretary	Valerie McChesney
Assistant Secretary	Brian Keller

SECTION 2: SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

RESOLUTION 2022-1

**A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE
ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT;
PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS;
PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE
DATE.**

SECTION 3: CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 4: PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED this 12th day of January, 2022

ATTEST:

**ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Charles Cook, Chairman

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**MINUTES OF MEETING
ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Esplanade Lake Club Community Development District was held on Wednesday, September 8, 2021, at 1:30 P.M. at the offices of Waldrop Engineering, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.

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Present and constituting a quorum:

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Charles Cook	Chairperson
Ricardo DeCamps	Vice Chairperson
Valerie McChesney	Assistant Secretary

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Absent:

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Rebekah Norton	Assistant Secretary
Brian Keller	Assistant Secretary

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Also present were:

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James P. Ward	District Manager
Wes Haber	District Attorney

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Audience:

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All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

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PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 1:40 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Norton and Supervisor Keller, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

July 14, 2021 – Regular Meeting Minutes

Mr. Ward asked if there were any additions, deletions, or corrections for the Minutes. Hearing none, he called for a motion to approve the Minutes.

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On MOTION made by Mr. Charles Cook, seconded by Mr. Ricardo DeCamps, and with all in favor, the July 14, 2021, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2021-13

Consideration of Resolution 2021-13, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District approving the conveyance of certain tracts on the phase 1 Plat And phase 2 Plat

Mr. Ward: Resolution 2021-13 conveys certain tracts of land within the Phase 1 and Phase 2 plats that were shown on the plats as dedications to the District. This Resolution and the attachments thereto simply convey those tracts that we saw on those two plats that were dedications to the District. It simply conveys by Quit Claim Deed those parcels of land. If you look at the Quit Claim Deed, they are enumerative of what they are: tracts P6, 7 and 8 on Phase 1 and tract O3 on Phase 2. Actually, that's it. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Ricardo DeCamps, seconded by Ms. Valerie McChesney, and with all in favor, Resolution 2021-13 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Staff Reports

Staff Reports

a) District Attorney

No report.

b) District Engineer

No report.

c) District Manager

I. Financial Statement for period ending July 31, 2021 (unaudited)

No report.

FIFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's requests. He asked if there were any audience members present by audio or video with any comments or questions; there were none. He asked the Board to

95 confirm there were no members of the public present in person; Mr. DeCamps confirmed there were no
96 members of the audience present in person.

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99 **SIXTH ORDER OF BUSINESS**

Adjournment

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101 Mr. Ward adjourned the meeting at approximately 1:45 p.m.

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103 **On MOTION made by Ms. Valerie McChesney, seconded by Mr.**
104 **Ricardo DeCamps, and with all in favor, the Meeting was adjourned.**

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107 **ATTEST:**

Esplanade Lake Club Community Development District

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James P. Ward, Secretary

Charles Cook, Chairman

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DRAFT

RESOLUTION 2022-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUBESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT APPOINTING LEGAL COUNSEL FOR THE DISTRICT, AUTHORIZING COMPENSATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Esplanade Lake Club Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to an ordinance adopted by the Board of County Commissioners of Lee County, Florida, and is located entirely within Lee County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) may contract for the services of consultants to perform planning, engineering, legal or other appropriate services of a professional nature; and

WHEREAS, the Board desires to appoint a District Counsel and to provide compensation for their services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUBESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT:

Section 1. APPROVAL OF AGREEMENT. Kutak Rock LLP is appointed as District Counsel and shall be compensated for their services in such capacity in the manner prescribed in **Exhibit A**.

Section 2. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

Section 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions in conflict are hereby repealed to the extent of such conflict, including but not limited to Resolution 2007-8 of the Board of Supervisors.

Section 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

Section 5. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of January 2022.

Attest:

**ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Charles Cook, Chairperson

Exhibit A: Attorney Retainer Agreement

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT

October 26, 2021

Hopping Green & Sams
119 South Monroe Street, Suite 300
Tallahassee, Florida 32314

Attention: Mr. Wes Haber

Dear Wes;

My purpose in writing is in response to the letter from Hopping, Green & Sams (“HGS”) dated October 21, 2021, attached as Exhibit A, that the firm of HGS will no longer exist as of November 15, 2021 and the Special District Practice Group as identified in Exhibit A, will be joining Kutak Rock LLP as of the same date.

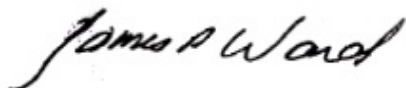
With that background, this letter shall serve as notice that the Esplanade Lake Club Community Development District (“District”) authorizes the transfer all Client Matters to Kutak Rock LLP and that Kutak Rock LLP will be responsible for legal representation of the District in all client matters as of November 15, 2021.

Further, Kutak Rock LLP agrees to the terms of the existing agreement between the District and HGS attached as Exhibit B.

If acceptable, please have this letter agreement signed by an authorized representative of Kutak Rock LLP.

Once executed, please provide an executed pdf via email to: JimWard@JPWardAssociates.com and to Cori Dissinger, CoriDissinger@JPWardAssociates.com.

Sincerely,



James P. Ward, District Manager

Kutak Rock, LLP – Dated: _____

Hopping Green & Sams

Attorneys and Counselors

October 21, 2021

VIA EMAIL

James P. Ward, District Manager

JimWard@JPWardassociates.com

Charles Cook, Chairperson

chcook@taylormorrison.com

RE: Esplanade Lake Club Community Development District (“Client”)

JOINT LETTER BY HOPPING GREEN & SAMS, P.A. AND KUTAK ROCK LLP, ANNOUNCING THE DEPARTURE OF JONATHAN JOHNSON, KATIE BUCHANAN, MIKE ECKERT, TUCKER MACKIE, WES HABER, LINDSAY WHELAN, JOE BROWN, SARAH SANDY, ALYSSA WILLSON AND MICHELLE RIGONI TO KUTAK ROCK LLP

Dear Jim/Charles,

As of November 15, 2021, Jonathan Johnson, Katie Buchanan, Mike Eckert, Tucker Mackie, Wes Haber, Lindsay Whelan, Joe Brown, Sarah Sandy, Alyssa Willson and Michelle Rigoni (the “Special District Practice Group”) will be withdrawing as attorneys from Hopping Green & Sams, P.A. (“HGS”) and will be joining Kutak Rock LLP (“Kutak”). The members of the Special District Practice Group have provided services in connection with HGS’s representation of the Client on the above referenced matter(s) (the “Client Matters”).

In the coming months, HGS will no longer be providing legal services. Kutak is prepared to continue as the Client’s legal counsel with respect to the Client Matters; however, it is the Client’s choice as to who should serve as its legal counsel, and whether the Client Matters and all electronic files and active and closed hardcopy files (collectively, the “Files”) should be transferred to Kutak.

Please select one of the following alternatives; however, please be advised that as of November 15, 2021, HGS will no longer be competent to provide legal services to the Client; accordingly, representation by HGS will cease on November 15, 2021, whether or not the Client makes an election below:

1. ALTERNATIVE #1. The Client asks that the Client Matters be transferred with the Special District Practice Group to their new firm, Kutak. Please transfer all Files relating to the Client Matters. HGS’s legal representation of the Client will cease on the date of HGS’s receipt of their written notice. After that date, the Special District Practice Group and their new firm, Kutak, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds and/or property to Kutak.

**(Please sign if you want Alternative #1; [DATE]
otherwise, do not sign on this line.)**

2. ALTERNATIVE #2. If you do not want Alternative #1, please advise us what HGS should do regarding the Client Matters and all Files relating to the Client Matters by December 1, 2021. HGS's legal representation of the Client will cease on November 15, 2021. If HGS does not receive a response by December 1, 2021, that will confirm HGS's understanding that all Files are not needed or desired and HGS will shred them.

**(Please sign here if you have [DATE]
given instructions under Alternative
#2; otherwise do not sign on this line.)**

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com MarkS@hgslaw.com wesh@hgslaw.com and KimH@hgslaw.com.

Thank you for your consideration and assistance.

HOPPING GREEN & SAMS, P.A.



By: Jonathan Johnson

Its: President

Date: October 21, 2021

**HOPPING GREEN & SAMS PA
FEE AGREEMENT**

I. PARTIES

THIS AGREEMENT is made and entered into by and between the following parties:

- A. Esplanade Lake Club Community Development District ("Client")
c/o James P. Ward
JPWard & Associates, LLC
2900 Northwest 12th Terrace, Suite 1
Oakland Park, Florida 33334

and

- B. Hopping Green & Sams PA ("HGS")
119 South Monroe Street, Suite 300
P.O. Box 6526
Tallahassee, Florida 32314

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain HGS as its legal representative in connection with the day-to-day operations of the District.
- B. HGS accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above.

III. CLIENT FILES

The files and work product materials ("client file") of the Client generated or received by HGS will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the client file will be stored by HGS for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that HGS may confidentially destroy or shred the client file, unless HGS is provided a written request from the Client requesting return of the client file, to which HGS will return the client file at Client's expense.

IV. FEES

- A. The Client agrees to compensate HGS for services rendered in connection with any matters covered by this Agreement according to the standard hourly billing rates for individual HGS lawyers plus actual expenses incurred by HGS in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference).

- B. The discounted hourly rate of Jere Earlywine, the attorney who is initially expected to handle the bulk of Client's work, is \$275.00; associates who are most likely to assist in this work are billed at a standard hourly rate of \$245.00 per hour. HGS' standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and are subject to change each year at that time. Client agrees to annual rate increases to the extent hourly rates are not increased beyond \$15/hour for attorneys working on this matter. To the extent practicable and consistent with the requirements of sound legal representation, HGS will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate so long as he or she has the requisite knowledge and experience.

- C. For matters regarding issuance of debt, we will identify a 'not to exceed' flat fee and, if the debt issuance does not close, will bill our time on an hourly basis. For the District's first series of bonds to be issued no later than 2019, HGS agrees to a flat fee of \$38,500 plus costs, which will be due upon issuance of the bonds (unless the bonds are not issued, in which case HGS will charge hourly rates for work actually performed on the bond issuance). In addition, and for legal services in connection with any uncontested validation proceedings relating to the District's authority to issue bonds, HGS agrees to a flat fee of \$9,000 plus costs, which will be due upon issuance of the bonds (unless the bonds are not issued, in which case HGS will charge hourly rates for work actually performed on the validation).

- C. HGS will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached standard Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay HGS monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from HGS. HGS shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for HGS to immediately withdraw from the representation without regard to remaining actions necessitating attention by HGS as part of the representation.

VI. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

HOPPING GREEN & SAMS PA
CDD EXPENSE REIMBURSEMENT POLICY

The following is Hopping Green & Sams' standard expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Teleconference Calls. All telephone charges are billed at an amount approximating actual cost.

Photocopying and Printing. In-house photocopying and printing is charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Facsimile. Outgoing facsimile transmissions are charged at \$1.00 per page. There is no charge for incoming faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, HGS shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, HGS shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, parking fees and business-related telephone, telegraph and facsimile charges shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consultants are employed by the firm, their charges are passed-through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consultant.

Other Expenses. Other outside expenses, such as court reporters, agency copies, etc. are billed at actual cost.

Word Processing and Secretarial Overtime. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

ATTACHMENT A

VII. CONFLICTS

It is important to disclose that HGS represents a number of special districts, trustees (including U.S. Bank National Association ("U.S. Bank"), Regions Bank, and Wells Fargo National Association), bondholders, developers, and other entities throughout Florida relating to community development districts and other special districts. HGS understands that Client may enter into an agreement with U.S. Bank or other trustee in connection with the issuance of bonds, and that Client may request that HGS simultaneously represent Client in connection with the issuance of bonds, while HGS is also representing U.S. Bank or other trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) HGS will be able to provide competent and diligent representation of Client, regardless of HGS' other representations, and (3) there is not a substantial risk that HGS' representation of Client would be materially limited by HGS' responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with HGS' representation of various special districts, trustees, bondholders, developers, and other entities relating to community development districts and other special districts in Florida.

VIII. TERMINATION

Either party may terminate this Fee Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

IX. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by HGS and the Client. The contract formed between HGS and the Client shall be the operational contract between the parties.

X. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT

HOPPING GREEN & SAMS PA

By: _____

By:  _____

Date: _____

Its: Vice President

ATTEST:

Date: 8/30/18


Secretary/Assistant Secretary

Return to:

Esplanade Lake Club Community Development District
2301 Northeast 37 Street.
Fort Lauderdale, FL 33308

ACKNOWLEDGMENT AND AGREEMENT REGARDING ENFORCEMENT OF COVENANTS AND RESTRICTIONS

This Acknowledgement and Agreement is made and entered into this 12th day of January, 2022 by and between:

ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, with a mailing address of 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 (the “Association”); and

TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation with a mailing address of 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 (the “Declarant”); and

EXPLANANDA LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, with a mailing address of 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 (the “District,” and together with the Association and Declarant, the “Parties”).

RECITALS

WHEREAS, the Declarant has recorded those certain covenants and restrictions titled *Declaration of Covenants, Conditions, Restrictions and Easements for Esplanade Lake Club* recorded as instrument number 2019000189973, as amended by a First Amendment recorded as instrument number 2019000206589, a Second Amendment recorded as instrument number 2019000292942, a Third Amendment recorded as instrument number 202000005712, a Supplemental Declaration recorded as instrument number 2020000075355, and a Fourth Amendment recorded as instrument number 2020000117726, all of the Public Records of Lee County, Florida (“Covenants”) over the property known as the Esplanade Lake Club (the “Project”), and

WHEREAS, the Association is authorized by the Covenants to enforce certain obligations of an Owner within the property area; and

WHEREAS, District is a unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and is authorized to own and maintain public infrastructure improvements, including the real property where such improvements are located; and

WHEREAS, District owns certain real property within the Project; and

WHEREAS, the Association and Declarant acknowledge and agree that, notwithstanding the District's ownership of real property within the Project, the District is not bound by the Covenants and that any language in the Covenants that obligates or mandates the District to take any particular action is for the purpose of describing what the expectation is for the District, rather than an obligation on the District's part; and

WHEREAS, the Association and Declarant further acknowledge and agree that neither the Association nor the Declarant shall have any right to enforce the Covenants to obligate the District to take any particular action contemplated by the Covenants; and

WHEREAS, any property or improvements that the District owns within the property subject to the Covenants, will be owned, operated, and/or maintained in accordance with Florida law and any applicable permits.

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. ACKNOWLEDGEMENT AND AGREEMENT. Association and Declarant hereby acknowledge and agree that the District is not bound by the Covenants and that neither the Association nor the Declarant shall have any right to enforce the Covenants to obligate the District to take any particular action contemplated by the Covenants.

SECTION 3. EXECUTION IN COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 4. EFFECTIVE DATE. This Agreement shall become effective after execution by the Parties hereto on the date reflected above.

(SIGNATURES APPEAR ON FOLLOWING PAGES)

IN WITNESS WHEREOF, the Parties execute this Acknowledgement and Agreement regarding Enforcement of Covenants and Restrictions the day and year first written above.

Attest:

**ESPLANADE LAKE CLUB HOMEOWNERS
ASSOCIATION, INC.**

James P. Ward, Secretary

Name: _____,

Posotion: _____

STATE OF FLORIDA
COUNTY OF _____

This Acknowledgement and Agreement regarding Enforcement of Covenants and Restrictions was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2022, by _____ as _____ of Esplanade Lake Club Homeowners Association, Inc.. S/He is personally known to me or produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

Witness:

TAYLOR MORRISON OF FLORIDA, INC., a
Florida corporation

By: _____

Its: _____

STATE OF FLORIDA
COUNTY OF _____

This Acknowledgement and Agreement regarding Enforcement of Covenants and Restrictions was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2022, by _____ as _____ of Taylor Morrison of Florida, Inc., on its behalf. S/He [] is personally known to me or [] produced _____ as identification.

Print Name: _____

Notary Public, State of Florida

Attest:

**ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Charles Cook, Chairperson, Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

This Acknowledgement and Agreement regarding Enforcement of Covenants and Restrictions was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2022, by _____ as Chairperson of the Esplanade Lake Club Community Development District, who [] is personally known to me or [] produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

RESOLUTION 2022-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING AND APPROVING THE EXECUTION OF THE PLATS FOR ESPLANADE LAKE CLUB PHASE 1, ESPLANADE LAKE CLUB PHASE 2, ESPLANADE LAKE CLUB PLAT THREE, AND ESPLANADE LAKE CLUB PLAT FOUR; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Esplanade Lake Club Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (“Act”), being situated entirely within Lee County, Florida; and

WHEREAS, in connection with the development of the property within the District’s boundary, the developer records various plats including the plats for Esplanade Lake Club Phase 1, Esplanade Lake Club Phase 2, Esplanade Lake Club Plat Three, and Esplanade Lake Club Plat Four (the “Plats”); and

WHEREAS, all of the Plats have been executed on the District’s behalf by its Chairman; and

WHEREAS, the District desires to ratify, confirm, and approve the Chairman’s execution of the Plats.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Chairman’s execution of the Plats is hereby ratified, confirmed, and approved.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of January 2022

ATTEST:

**ESPLANADE LAKE CLUB COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Charles Cook, Chairperson

Esplanade Lake Club Phase 1

INSTRUMENT# 2019000189935

SHEET 1 OF 37

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11 RUN N89°43'01"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 11 FOR 2,244.43 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE RUN S01°00'21"E ALONG SAID NORTHERLY PROLONGATION AND CONTINUING ALONG SAID EASTERLY LINE OF LANDS FOR 125.03 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF ALICO ROAD, BEING 125 FEET SOUTH AS MEASURED PERPENDICULAR TO THE CENTER LINE THEREOF, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2015000025953, LEE COUNTY RECORDS AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN ALONG SAID SOUTH RIGHT OF WAY LINE FOLLOWING FOUR (4) COURSES: S89°43'01"E FOR 2,243.03 FEET; N88°58'52"E FOR 2,674.00 FEET AND N89°27'22"E FOR 2,597.29 FEET; N88°59'33"E FOR 180.15 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY (150 FOOT WIDE) AS RECORDED IN INSTRUMENT 2015000048505 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: S00°50'47"E FOR 4,803.99 FEET; S00°50'47"E FOR 2,522.07 TO THE NORTHEAST CORNER OF A CONSERVATION EASEMENT RECORDED IN INSTRUMENT NUMBER 2016000096470; THENCE CONTINUE S00°50'47"E FOR 2,202.53 FEET TO THE SOUTHEAST CORNER OF SAID CONSERVATION EASEMENT; THENCE ALONG SAID CONSERVATION EASEMENT THE FOLLOWING FOUR (4) COURSES: S89°23'43"W FOR 180.00 FEET; N00°50'47"W FOR 66.66 FEET; N09°57'20"E FOR 533.57 FEET; N00°50'47"W FOR 1,447.68 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 500.00 FEET, (DELTA 71°42'20") (CHORD BEARING NORTH 36°41'57" WEST) (CHORD 585.70 FEET) FOR 625.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 25°27'36" WEST, A DISTANCE OF 198.92 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 5,050.00 FEET, (DELTA 05°24'07") (CHORD BEARING NORTH 22°45'52" WEST) (CHORD 475.96 FEET) FOR 476.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 20°03'48" WEST, A DISTANCE OF 1,285.37 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY, ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 2,150.00 FEET, (DELTA OF 35°48'07") (CHORD BEARING NORTH 02°09'45" WEST) (CHORD 1,321.71 FEET) FOR 1,343.46 FEET; THENCE RUN S89°09'13"W ALONG A NON-TANGENT LINE FOR 583.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 2,000.00 FEET (DELTA 06°22'28") (CHORD BEARING S04°16'59"W) (CHORD 222.39 FEET) FOR 222.51 FEET TO A POINT OF TANGENCY; THENCE RUN S01°05'46"W FOR 292.24 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 2,000.00 FEET (DELTA 06°33'04") (CHORD BEARING S04°22'18"W) (CHORD 228.56 FEET) FOR 228.68 FEET TO A POINT OF TANGENCY; THENCE RUN S07°38'50"W FOR 351.57 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3345, AT PAGE 815, LEE COUNTY RECORDS; THENCE RUN S88°10'32"W ALONG THE NORTHERLY LINE OF SAID LANDS AND CONTINUING ALONG THE WESTERLY PROLONGATION THEREOF FOR 1,980.90 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE RUN ALONG THE NORTHERLY AND EASTERLY LINE OF SAID LANDS THE FOLLOWING FIFTEEN (15) COURSES: N21°30'12"W FOR 81.17 FEET; S88°02'24"W FOR 612.22 FEET; N87°09'14"W FOR 469.81 FEET; N19°42'33"W FOR 157.74 FEET; N88°10'13"W FOR 1,363.08 FEET; N77°09'26"W FOR 573.01 FEET; N24°26'51"W FOR 150.17 FEET; N88°53'18"W FOR 216.95 FEET; N19°01'18"W FOR 249.76 FEET; N40°48'12"W FOR 322.81 FEET; S88°47'46"W FOR 376.79 FEET; N00°16'17"W FOR 606.52 FEET; N00°39'26"W FOR 1,432.24 FEET; N04°19'45"E FOR 1,091.78 FEET AND N01°00'21"W FOR 832.93 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 886.036 ACRES OR 38,595,729 SQUARE FEET, MORE OR LESS.

STATE OF FLORIDA
COUNTY OF LEE

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION (DEVELOPER) AND ALICO WEST FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE HEREIN DESCRIBED LANDS, HAVE CAUSED THIS PLAT OF ESPLANADE LAKE CLUB PHASE 1, A SUBDIVISION LYING IN SECTIONS 11, 12, 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA TO BE MADE AND DO HEREBY:

A. DEDICATE TO ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC., WITH RESPONSIBILITY FOR MAINTENANCE:

- TRACTS "R", "R1" AND "R2" FOR THE PURPOSES OF ACCESS, INSTALLATION, REPAIR AND MAINTENANCE OF THE PRIVATE ROAD RIGHT-OF-WAY (R.O.W.), DRAINAGE EASEMENT (D.E.), IRRIGATION EASEMENT (I.E.) AND PUBLIC UTILITY EASEMENT (P.U.E.).
- TRACTS "01", "02", "03", "04", "05", "06", "07", "08", "09", "010", "011", "012", "013", "014", "015", "016", "017", "018", "019", "020", "021", "022", "023", "024", "025", "026", "027", "028", "029" AND "030" AS OPEN SPACE, FOR THE PURPOSE OF LANDSCAPING AND DRAINAGE EASEMENTS (D.E.).
- ALL IRRIGATION EASEMENTS (I.E.) FOR IRRIGATION SYSTEM OPERATION AND MAINTENANCE.
- ALL ACCESS EASEMENTS (A.E.) AND TEMPORARY ACCESS EASEMENTS (T.A.E.), AS DEPICTED.
- ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.), AS DEPICTED, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION, LIGHTING, COMMUNITY SIGNAGE, WALLS AND FENCES.
- ALL SIGN EASEMENTS (S.E.).
- TRACTS "P1", "P2", "P3", "P4", "P5", "P6", "P7", "P8" AND "P9", AS PRESERVES.
- TRACTS "A1", "A2" AND "A3" FOR AMENITY PURPOSES.

B. DEDICATE TO THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT:

- ALL ACCESS EASEMENTS (A.E.) AND TEMPORARY ACCESS EASEMENTS (T.A.E.), AS DEPICTED, WITH NO RESPONSIBILITY FOR MAINTENANCE.
- ALL LAKE MAINTENANCE EASEMENTS (L.M.E.), AS DEPICTED, WITH RESPONSIBILITY FOR MAINTENANCE.
- TRACTS "W11-1A", "W11-1B", "W11-1C", "W11-2A", "W11-3", "W5-6" AND "W5-6A", "W5-6B", "W11-3A" AS WATER MANAGEMENT, FOR THE PURPOSE OF LAKE, DRAINAGE (D.E.) AND MAINTENANCE (L.M.E.) WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL DRAINAGE EASEMENTS (D.E.), AS DEPICTED, FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES, WITH RESPONSIBILITY FOR MAINTENANCE.

C. CENTERPLACE COMMERCIAL ASSOCIATION, INC.:

- THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT "R2", WITH RESPONSIBILITY FOR MAINTENANCE.
- TRACT "W12-2" AS WATER MANAGEMENT, FOR THE PURPOSE OF LAKE, DRAINAGE (D.E.) AND MAINTENANCE (L.M.E.) WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL ACCESS EASEMENTS (A.E.), AS DEPICTED, WITH NO RESPONSIBILITY FOR MAINTENANCE.

D. DEDICATE TO PUBLIC AND PRIVATE UTILITY COMPANIES:

ALL PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREON, AS A NON-EXCLUSIVE EASEMENT FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE RIGHTS, DUTIES AND OBLIGATIONS TO PROVIDE UTILITY (INCLUDING CABLE TELEVISION) AND GOVERNMENTAL SERVICES AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SUCH UTILITY AND GOVERNMENTAL SERVICES, PROVIDED HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER PRIVATE OR PUBLIC UTILITY. IN THE EVENT ANY PUBLIC OR PRIVATE UTILITY OR ANY GOVERNMENTAL BODY DAMAGES THE FACILITIES OF ANY OTHER PRIVATE OR PUBLIC UTILITY OR GOVERNMENTAL BODY, SUCH UTILITY OR GOVERNMENTAL BODY SHALL BE SOLELY RESPONSIBLE FOR, AND SHALL BE REQUIRED TO MAKE REPAIR OF SUCH DAMAGES.

E. DEDICATE TO LEE COUNTY, FLORIDA, ITS SUCCESSOR AND ASSIGNS:

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 AND REUSE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SERVICES.

F. RESERVE TO TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS:

- TRACTS "F1" AND "F2" FOR FUTURE DEVELOPMENT.
- THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACTS "R", "R1", "R2" AND ALL DRAINAGE EASEMENTS (D.E.).

A SUBDIVISION LYING IN
SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH,
RANGE 25 EAST AND
SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA

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.

G. RESERVE TO THE ALICO WEST FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY:

- TRACTS "C1" AND "C2", "F3" AND "F4" FOR FUTURE DEVELOPMENT.
- THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT "R2".

IN WITNESS WHEREOF, TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 30th DAY OF JULY, 2019.

WITNESSES:
Mica S. Jackson
SIGNATURE

Mica S. Jackson
PRINT NAME

Charles Cook
SIGNATURE

CHARLES COOK
PRINT NAME

TAYLOR MORRISON OF FLORIDA, INC.
A FLORIDA CORPORATION

BY: *John T. Basse*
NAME: John T. Basse TITLE: Vice President

IN WITNESS WHEREOF, ALICO WEST FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 28th DAY OF August, 2019.

WITNESSES:
Taylor Whitcomb
SIGNATURE

Taylor Whitcomb
PRINT NAME

Dianne J. Garzaroli
SIGNATURE

Dianne J. Garzaroli
PRINT NAME

ALICO WEST FUND, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: *Donald R. Schrottenboer*
DONALD R. SCHROTTENBOER, PRESIDENT

CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF JULY, 2019, BY *John T. Basse* AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Jessica K. Linn
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
JESSICA K. LINN
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED

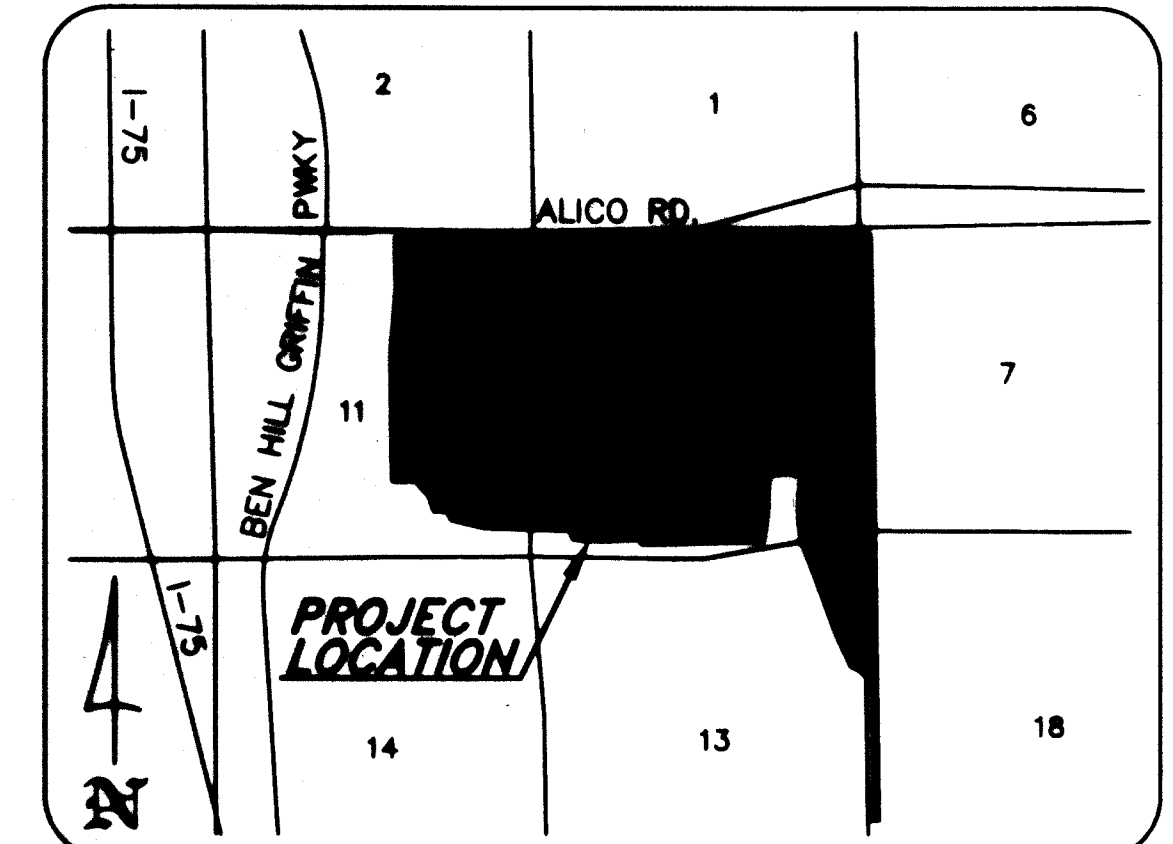
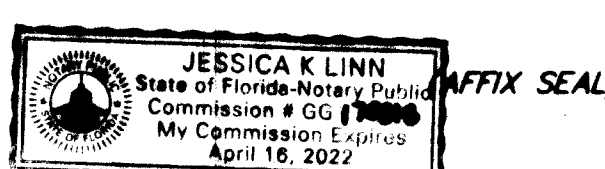


CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August, 2019, BY DONALD R. SCHROTTENBOER, AS PRESIDENT ALICO WEST FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Jessica K. Linn
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
JESSICA K. LINN
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED



LOCATION MAP
NOT TO SCALE
SEE SHEET 2 FOR GDD SIGNATURES

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.

COUNTY APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 27th DAY OF August, 2019.

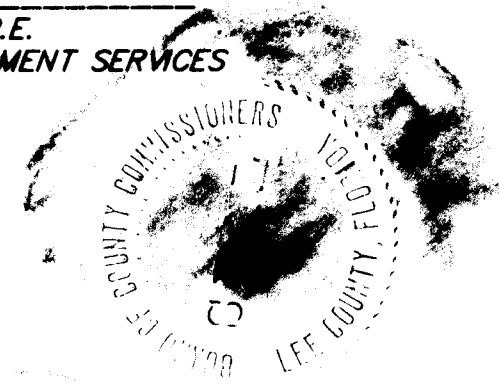
Brian Hamman
BRIAN HAMMAN
VICE CHAIR

Linda Doggett
LINDA DOGGETT
LEE COUNTY CLERK OF COURT

Joseph Adams
JOSEPH ADAMS
SENIOR ASSISTANT COUNTY ATTORNEY

Jessica Super
JESSICA SUPER, P.E.
MANAGER DEVELOPMENT SERVICES

David M. Loveland
DAVID M. LOVELAND, AICP, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT



REVIEW BY COUNTY PROFESSIONAL SURVEYOR AND MAPPER

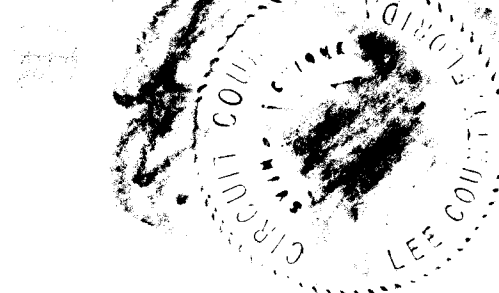
REVIEW BY THE DESIGNATED LEE COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

Gary Washford
GARY WASHFORD, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LS 6305
LEE COUNTY DESIGNATED P.S.M.

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ESPLANADE LAKE CLUB PHASE 1, A SUBDIVISION LYING IN SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 1:14 P.M. THIS 28th DAY OF August, 2019 AND DULY RECORDED AS INSTRUMENT # 2019000189935 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Linda Doggett
LINDA DOGGETT
CLERK OF COURT
IN AND FOR LEE COUNTY



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFIED THAT THE ATTACHED PLAT OF ESPLANADE LAKE CLUB PHASE 1, A SUBDIVISION LYING IN SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, 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 OF THE FLORIDA STATUTES (F.S.). I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

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

DATE: 7/30/19

John Scott Rhodes
JOHN SCOTT RHODES, P.S.M. #5739
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



DOS2018-10082 / PLI2018-10013

Esplanade Lake Club Phase 1

INSTRUMENT# 2019000189935

SHEET 2 OF 37
KEY MAP

A SUBDIVISION LYING IN
SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

LEGEND:

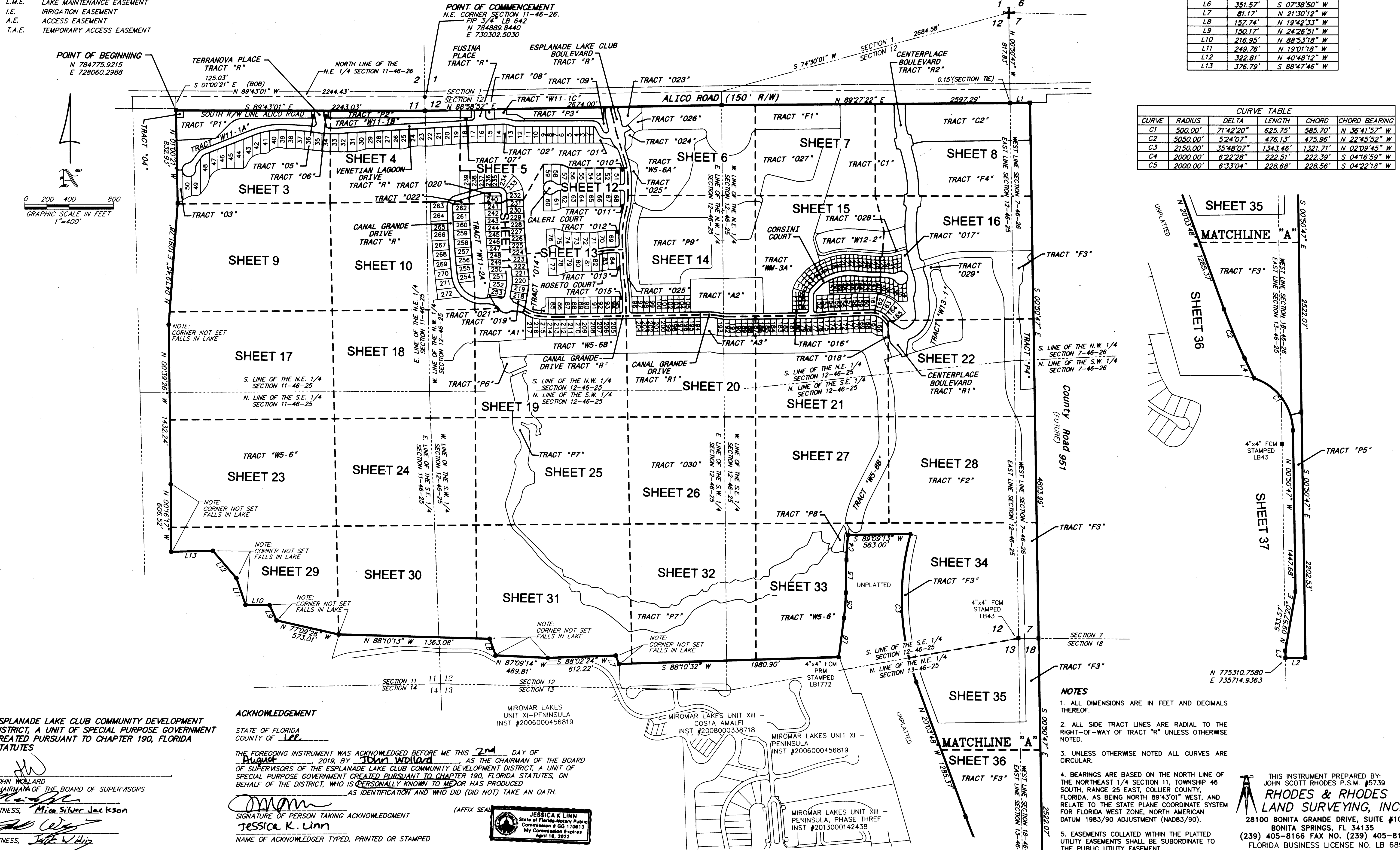
- BOB BASIS OF BEARING
- R.O.W. RIGHT-OF-WAY
- FCM FOUND CONCRETE MONUMENT
- FIP FOUND IRON PIPE
- FPKD FOUND PK NAIL & DISK
- LB LICENSED BUSINESS
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- O.R. OFFICIAL RECORDS BOOK
- INST. INSTRUMENT
- N.R. NON-RADIAL
- S.F. SQUARE FEET
- (E) EASEMENT TIE
- L.B.E. LANDSCAPE BUFFER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- I.E. IRRIGATION EASEMENT
- A.E. ACCESS EASEMENT
- T.A.E. TEMPORARY ACCESS EASEMENT

LEGEND:

- S.F.W.M.D. SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- D.E. DRAINAGE EASEMENT
- S.E. SIGN EASEMENT
- L.C.U.E. LEE COUNTY UTILITY EASEMENT
- T.C.A.E. TEMPORARY CONSTRUCTION AND ACCESS EASEMENT
- SET PERMANENT REFERENCE MONUMENT (5/8"x1/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
- PERMANENT CONTROL POINT
- INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

LINE	LENGTH	BEARING
L1	180.15'	N 88°59'33" E
L2	180.00'	S 89°23'43" W
L3	66.66'	N 00°50'47" W
L4	198.92'	N 25°27'56" W
L5	292.24'	S 01°05'46" W
L6	351.57'	S 07°38'50" W
L7	81.17'	N 21°30'12" W
L8	157.74'	N 19°42'33" W
L9	150.17'	N 24°26'51" W
L10	216.95'	N 88°53'18" W
L11	249.76'	N 19°01'18" W
L12	322.81'	N 40°48'12" W
L13	376.79'	S 88°47'46" W

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	500.00'	71°42'20"	625.75'	585.70'	N 36°41'57" W
C2	5050.00'	5°24'07"	476.13'	475.96'	N 22°45'52" W
C3	2150.00'	35°48'07"	1343.46'	1321.71'	N 02°09'45" W
C4	2000.00'	6°22'28"	222.51'	222.39'	S 04°16'59" W
C5	2000.00'	6°33'04"	228.68'	228.56'	S 04°22'18" W



DOS2018-10082 / PLI2018-10013

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES

JOHN WOLLARD
CHAIRMAN OF THE BOARD OF SUPERVISORS

MICHAEL SILVER JACKSON
WITNESS

JESSICA K. LINN
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF August 2019, BY John Wollard AS THE CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

JESSICA K. LINN
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

JESSICA K. LINN
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED

(AFFIX SEAL)

JESSICA K. LINN
State of Florida-Notary Public
Commission # 00170813
My Commission Expires
April 18, 2022

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL SIDE TRACT LINES ARE RADIAL TO THE RIGHT-OF-WAY OF TRACT "R" UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE NOTED ALL CURVES ARE CIRCULAR.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, AS BEING NORTH 89°43'01" WEST, AND RELATE TO THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/90 ADJUSTMENT (NAD83/90).
5. EASEMENTS COLLATED WITHIN THE PLATTED UTILITY EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.

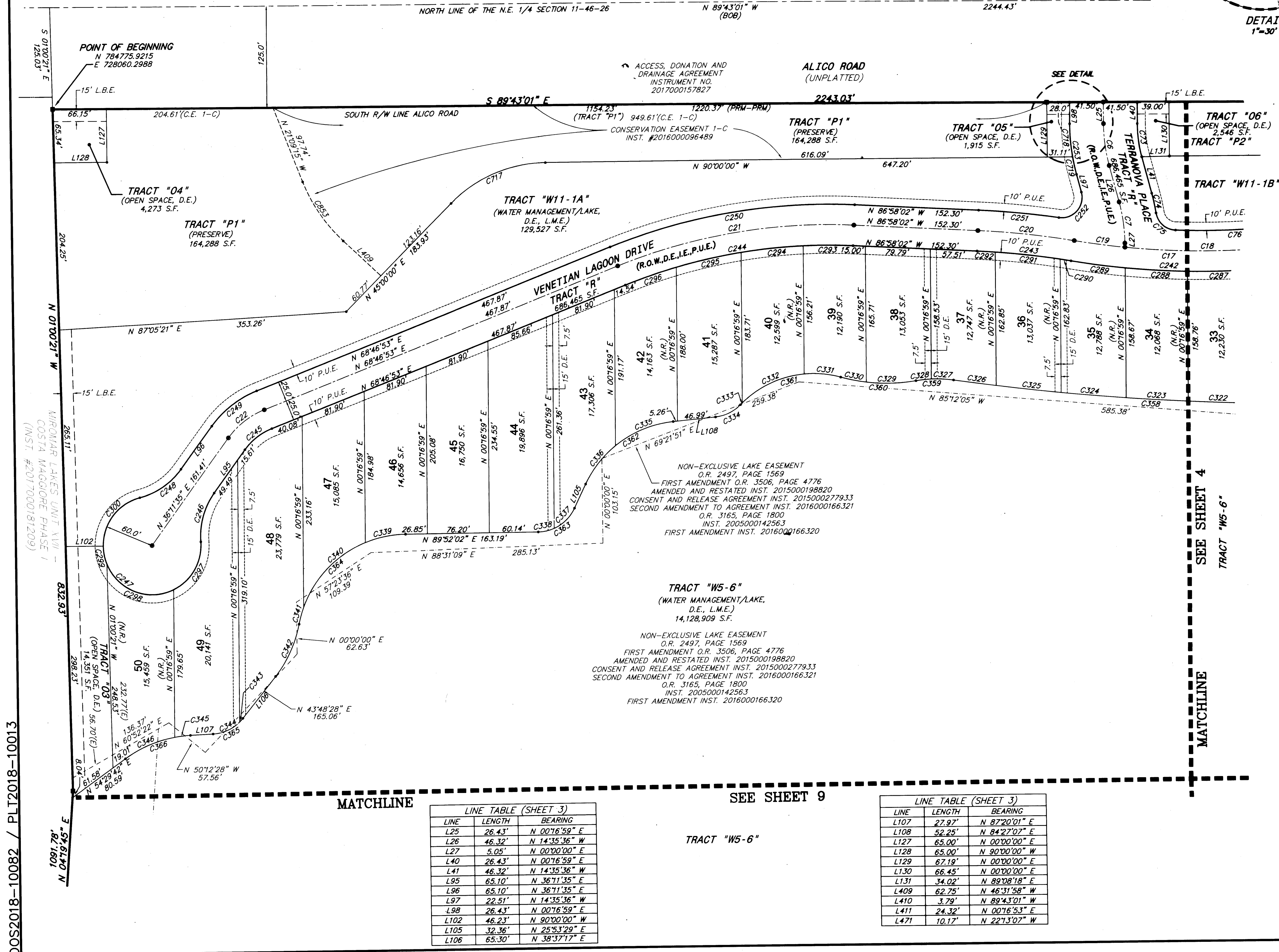
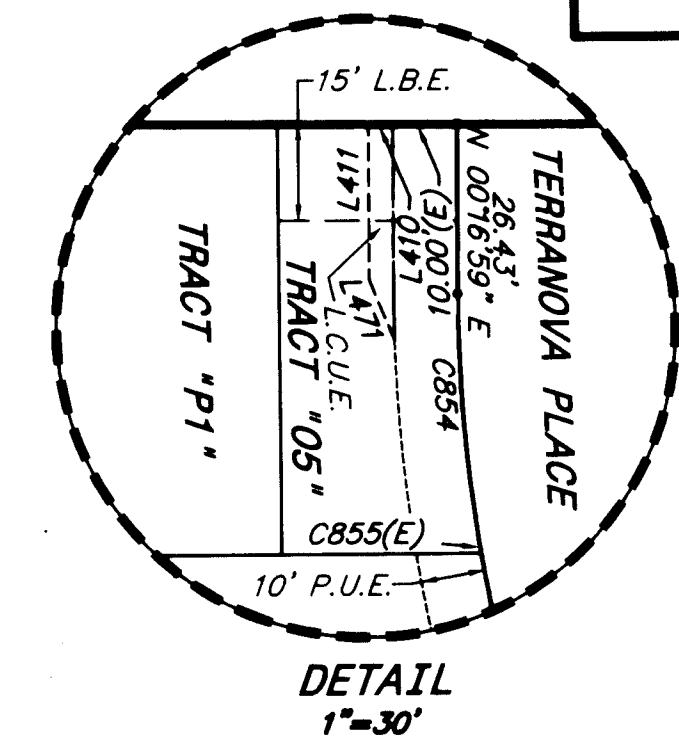
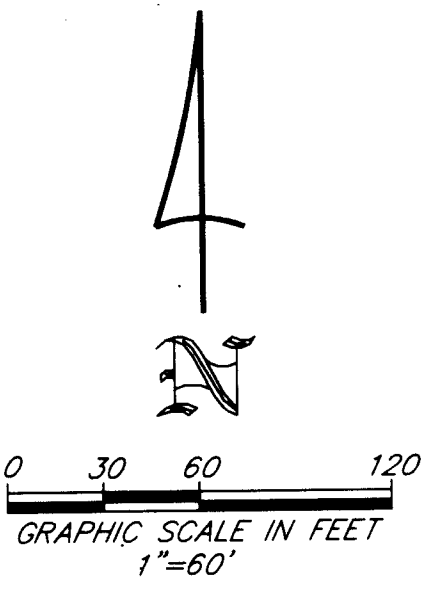
THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
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FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN
 SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
 SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

INSTRUMENT# 2019000189935

SHEET 3 OF 37



CURVE TABLE (SHEET 3)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C6	200.00'	14°52'35"	51.93'	51.78'	N 07°09'18" W
C7	200.00'	14°35'36"	50.94'	50.80'	N 07°17'48" W
C17	950.00'	15°51'50"	263.03'	262.20'	N 88°04'45" W
C18	950.00'	12°05'11"	200.40'	200.03'	N 89°58'05" W
C19	950.00'	3°46'40"	62.64'	62.63'	N 82°02'10" W
C20	1000.00'	6°49'11"	119.03'	118.96'	N 83°33'26" W
C21	700.00'	24°75'06"	286.29'	284.08'	N 80°54'26" E
C22	100.00'	32°35'18"	56.88'	56.11'	N 52°29'14" E
C73	158.50'	14°52'35"	41.15'	41.04'	N 07°09'18" W
C74	241.50'	5°52'41"	24.78'	24.76'	N 11°39'15" W
C75	25.00'	78°55'16"	34.44'	31.78'	N 48°10'33" W
C76	925.00'	8°22'29"	135.21'	135.09'	N 88°10'34" E
C242	975.00'	15°51'50"	269.96'	269.10'	N 88°04'45" W
C243	975.00'	6°49'11"	116.05'	115.98'	N 83°33'26" W
C244	675.00'	24°75'06"	285.71'	283.58'	N 80°54'26" E
C245	75.00'	32°35'18"	42.66'	42.09'	N 52°29'14" E
C246	90.00'	39°56'40"	62.74'	61.48'	N 16°13'15" E
C247	60.00'	259°53'20"	272.16'	92.00'	N 53°48'25" W
C248	90.00'	39°56'40"	62.74'	61.48'	N 56°09'55" E
C249	125.00'	32°35'18"	71.10'	70.14'	N 52°29'14" E
C250	725.00'	24°75'06"	306.87'	304.59'	N 80°54'26" E
C251	1025.00'	5°31'47"	98.92'	98.88'	N 84°12'08" W
C252	25.00'	11°30'9"21"	49.37'	41.73'	N 41°59'05" E
C253	241.50'	14°52'35"	62.70'	62.53'	N 07°09'18" W
C287	975.00'	4°28'47"	76.23'	76.21'	N 89°11'31" E
C288	975.00'	4°29'13"	76.35'	76.33'	N 86°19'29" W
C289	975.00'	3°56'03"	66.95'	66.93'	N 82°06'51" W
C290	975.00'	0°47'42"	13.53'	13.53'	N 80°32'41" W
C291	975.00'	4°42'52"	80.23'	80.20'	N 83°17'58" W
C292	975.00'	1°18'37"	22.30'	22.30'	N 86°18'43" W
C293	675.00'	5°11'52"	61.24'	61.21'	N 89°33'58" W
C294	675.00'	6°30'13"	76.62'	76.58'	N 84°35'00" E
C295	675.00'	6°55'53"	81.66'	81.61'	N 77°51'56" E
C296	675.00'	5°37'07"	66.19'	66.17'	N 71°35'26" E
C297	60.00'	68°17'24"	71.51'	67.35'	N 30°23'37" E
C298	60.00'	93°59'44"	98.43'	87.76'	N 68°27'49" W
C299	60.00'	21°27'57"	22.48'	22.35'	N 10°43'59" W
C300	60.00'	76°08'15"	79.73'	73.99'	N 38°04'08" E
C322	3070.00'	1°25'23"	76.25'	76.25'	N 87°41'10" W
C323	3070.00'	1°25'29"	76.34'	76.34'	N 86°15'44" W
C324	3070.00'	1°29'35"	80.00'	79.99'	N 84°48'12" W
C325	3070.00'	1°29'49"	80.20'	80.20'	N 83°18'30" W
C326	3070.00'	0°59'04"	52.74'	52.74'	N 82°04'04" W
C327	150.00'	10°30'14"	27.50'	27.46'	N 86°49'39" W
C328	150.00'	7°12'42"	18.88'	18.87'	N 84°18'53" E
C329	212.00'	16°31'48"	61.16'	60.95'	N 88°58'25" E
C330	212.00'	8°39'32"	32.04'	32.01'	N 78°25'55" W
C331	125.00'	20°44'21"	45.25'	45.00'	N 84°28'19" W
C332	125.00'	39°12'57"	85.56'	83.90'	N 65°33'02" E
C333	125.00'	1°25'44"	3.12'	3.12'	N 45°13'41" E
C334	50.00'	39°56'17"	34.85'	34.15'	N 64°28'58" E
C335	135.00'	3°30'11"	77.80'	76.73'	N 67°56'31" E
C336	135.00'	25°32'27"	60.18'	59.68'	N 38°39'42" E
C337	50.00'	40°54'09"	35.69'	34.94'	N 46°20'33" E
C338	50.00'	23°04'24"	20.14'	20.00'	N 78°19'50" E
C339	135.00'	21°28'21"	50.59'	50.30'	N 79°07'52" E
C340	135.00'	47°42'19"	112.40'	109.18'	N 44°32'32" E
C341	135.00'	8°54'01"	20.97'	20.95'	N 16°14'22" E
C342	150.00'	26°49'56"	70.25'	69.61'	N 25°12'20" E
C343	50.00'	7°02'50"	6.15'	6.15'	N 42°08'43" E
C344	50.00'	41°39'54"	36.36'	35.56'	N 66°30'05" E
C345	150.00'	7°23'51"	19.37'	19.35'	N 83°38'06" E
C346	150.00'	25°26'28"	66.61'	66.06'	N 67°12'56" E
C358	3070.00'	8°56'27"	479.06'	478.57'	N 86°02'46" W
C359	150.00'	17°42'56"	46.38'	46.19'	N 89°34'00" E
C360	212.00'	25°11'20"	93.20'	92.45'	N 86°41'48" W
C361	125.00'	61°23'02"	133.92'	127.61'	N 75°12'20" E
C362	135.00'	58°33'38"	137.98'	132.05'	N 55°10'18" E
C363	50.00'	63°58'33"	55.83'	52.97'	N 57°52'45" E
C364	135.00'	78°04'40"	183.97'	170.06'	N 50°49'42" E
C365	50.00'	48°42'44"	42.51'	41.24'	N 62°58'39" E
C366	150.00'	32°50'20"	85.97'	84.80'	N 70°54'52" E
C717	165.00'	45°00'00"	129.59'	126.29'	N 67°30'00" E
C718	241.50'	9°40'42"	40.79'	40.74'	N 04°33'22" W
C719	241.50'	5°11'53"	21.91'	21.90'	N 11°58'39" W
C853	200.00'	25°22'43"	88.59'	87.87'	N 33°50'36" W
C854	241.50'	9°13'29"	38.88'	38.84'	N 04°19'46" W
C855(E)	241.50'	0°27'12"	1.91'	1.91'	N 09°10'06" W

LINE TABLE (SHEET 3)

LINE	LENGTH	BEARING
L25	26.43'	N 00°16'59" E
L26	46.32'	N 14°35'36" W
L27	5.05'	N 00°00'00" E
L40	26.43'	N 00°16'59" E
L41	46.32'	N 14°35'36" W
L95	65.10'	N 36°11'35" E
L96	65.10'	N 36°11'35" E
L97	22.51'	N 14°35'36" W
L98	26.43'	N 00°16'59" E
L102	46.23'	N 90°00'00" W
L105	32.36'	N 25°53'29" E
L106	65.30'	N 38°37'17" E

LINE TABLE (SHEET 3)

LINE	LENGTH	BEARING
L107	27.97'	N 87°20'01" E
L108	52.25'	N 84°27'07" E
L127	65.00'	N 00°00'00" E
L128	65.00'	N 00°00'00" W
L129	67.19'	N 00°00'00" E
L130	66.45'	N 00°00'00" E
L131	34.02'	N 89°08'18" E
L409	62.75'	N 46°31'58" W
L410	3.79'	N 89°43'01" W
L411	24.32'	N 00°16'53" E
L471	10.17'	N 22°13'07" W

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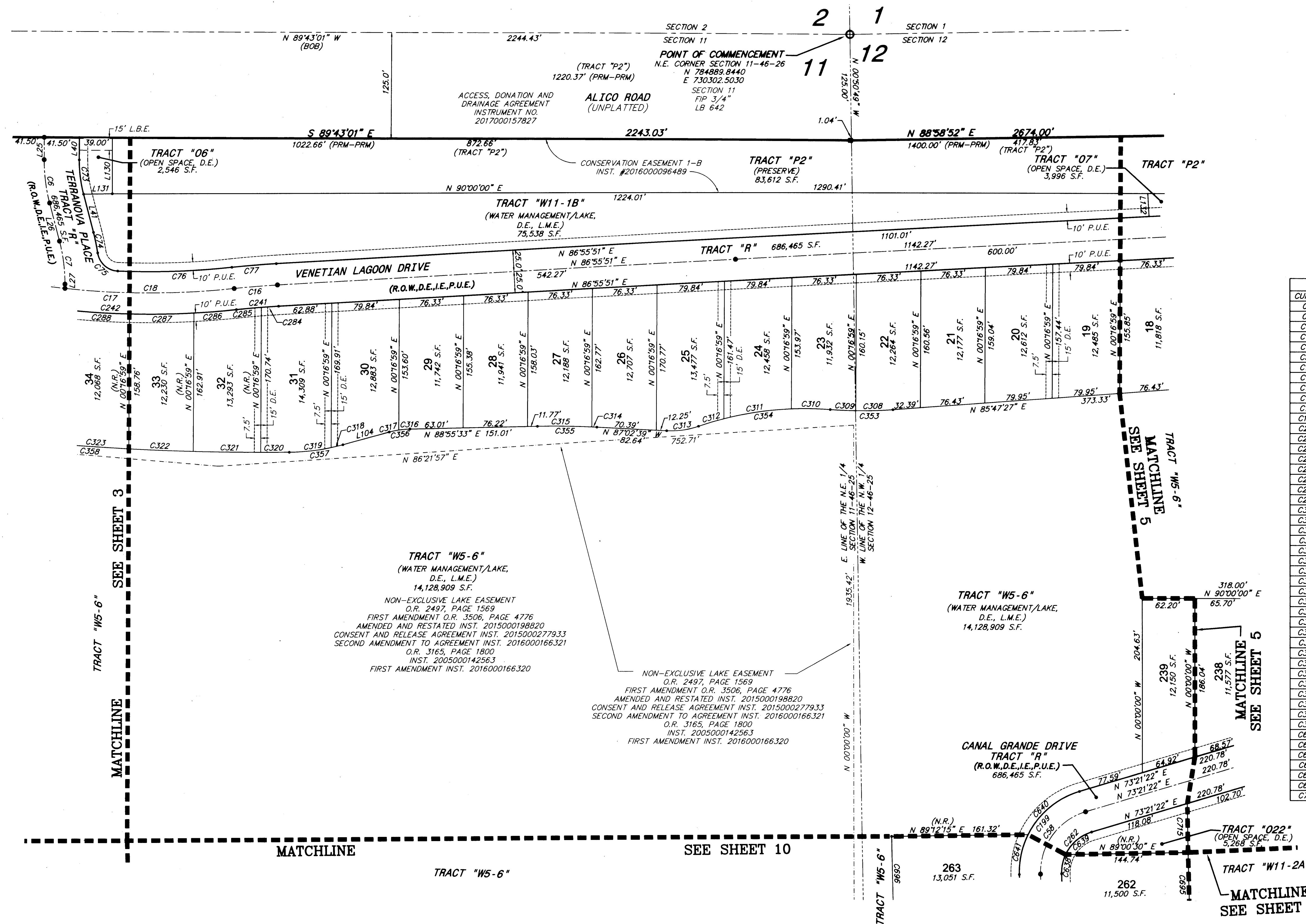
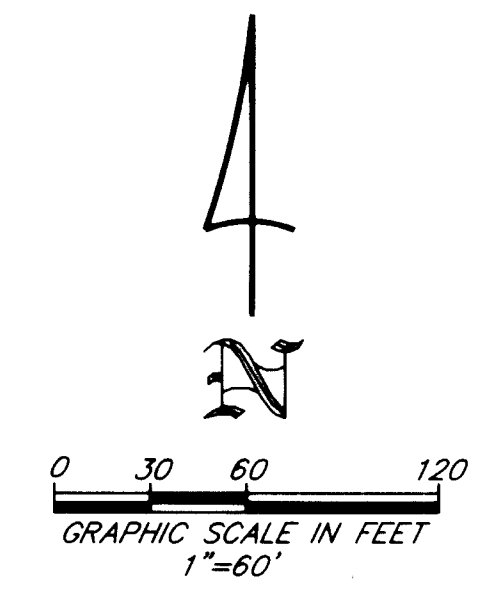
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Esplanade Lake Club Phase 1

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LEE COUNTY, FLORIDA

INSTRUMENT# 2019000189935

SHEET 4 OF 37



LINE TABLE (SHEET 4)

LINE	LENGTH	BEARING
L25	26.43'	N 00°16'59" E
L26	46.32'	N 14°35'36" W
L27	5.05'	N 00°00'00" E
L40	26.56'	N 00°16'59" E
L41	46.32'	N 14°35'36" W
L104	56.77'	N 74°48'00" E
L130	66.45'	N 00°00'00" E
L131	34.02'	N 89°08'18" E
L132	27.04'	N 03°04'09" W

CURVE TABLE (SHEET 4)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C6	200.00'	14°52'35"	51.93'	51.78'	N 07°09'18" W
C7	200.00'	14°35'36"	50.94'	50.80'	N 07°17'48" W
C16	1000.00'	2°56'32"	51.35'	51.35'	N 85°27'35" E
C17	950.00'	15°51'50"	263.03'	262.20'	N 88°04'45" W
C18	950.00'	12°05'11"	200.40'	200.03'	N 89°58'05" E
C58	75.00'	74°31'55"	92.56'	90.83'	N 36°05'24" E
C73	158.50'	14°52'35"	41.15'	41.04'	N 07°09'18" W
C74	241.50'	5°52'41"	24.78'	24.76'	N 11°39'15" W
C75	25.00'	78°55'16"	34.44'	31.78'	N 48°10'33" W
C76	925.00'	8°22'29"	135.21'	135.09'	N 88°10'34" E
C77	1025.00'	2°56'32"	52.63'	52.63'	N 85°27'35" E
C199	100.00'	74°31'55"	130.08'	121.10'	N 36°05'24" E
C241	975.00'	2°56'32"	50.07'	50.06'	N 85°27'35" E
C242	975.00'	15°51'50"	269.96'	269.10'	N 88°04'45" W
C262	50.00'	74°31'55"	65.04'	60.55'	N 36°05'24" E
C284	975.00'	17°12'12"	20.48'	20.47'	N 86°19'46" E
C285	975.00'	1°44'20"	29.59'	29.59'	N 84°51'30" E
C286	975.00'	2°57'48"	50.42'	50.42'	N 85°28'13" E
C287	975.00'	4°28'47"	76.23'	76.21'	N 89°11'31" E
C288	975.00'	4°29'13"	76.35'	76.33'	N 86°19'29" W
C308	500.00'	5°02'13"	43.95'	43.94'	N 88°18'33" E
C309	500.00'	3°28'06"	30.27'	30.26'	N 87°26'18" W
C310	390.00'	6°45'25"	45.99'	45.97'	N 89°04'58" W
C311	390.00'	11°51'56"	80.77'	80.62'	N 81°36'22" E
C312	390.00'	4°35'35"	31.26'	31.26'	N 73°22'36" E
C313	100.00'	21°52'32"	38.18'	37.95'	N 82°01'05" E
C314	1000.00'	0°20'15"	5.89'	5.89'	N 87°12'47" W
C315	1000.00'	3°41'32"	64.44'	64.43'	N 89°13'41" W
C316	100.00'	7°36'09"	13.27'	13.26'	N 85°07'28" E
C317	100.00'	6°31'23"	11.38'	11.38'	N 78°03'42" E
C318	250.00'	3°16'25"	14.28'	14.28'	N 76°26'13" E
C319	250.00'	11°24'36"	49.78'	49.70'	N 83°46'43" E
C320	3070.00'	0°37'52"	33.82'	33.82'	N 89°47'52" E
C321	3070.00'	1°29'15"	79.71'	79.70'	N 89°08'29" W
C322	3070.00'	1°25'29"	76.25'	76.25'	N 87°41'10" W
C323	3070.00'	1°25'29"	76.34'	76.34'	N 86°15'44" W
C353	500.00'	8°30'18"	74.22'	74.15'	N 89°57'24" W
C354	390.00'	23°12'56"	158.02'	156.94'	N 82°41'17" E
C355	1000.00'	4°01'48"	70.34'	70.32'	N 89°03'33" W
C356	100.00'	14°07'32"	24.65'	24.59'	N 81°51'47" E
C357	250.00'	14°41'00"	64.07'	63.89'	N 82°08'31" E
C358	3070.00'	8°56'27"	479.06'	478.57'	N 86°02'46" W
C638	50.00'	26°36'42"	23.22'	23.01'	N 12°07'48" E
C639	50.00'	4°75'13"	41.82'	40.61'	N 49°23'46" E
C640	100.00'	46°49'06"	81.71'	79.46'	N 49°56'49" E
C641	100.00'	27°42'49"	48.37'	47.90'	N 12°40'52" E
C695	6825.00'	0°38'20"	76.09'	76.09'	N 01°18'40" W
C696	7175.00'	0°44'05"	92.00'	92.00'	N 01°09'48" W
C715	6825.00'	0°29'05"	57.75'	57.75'	N 00°44'58" W

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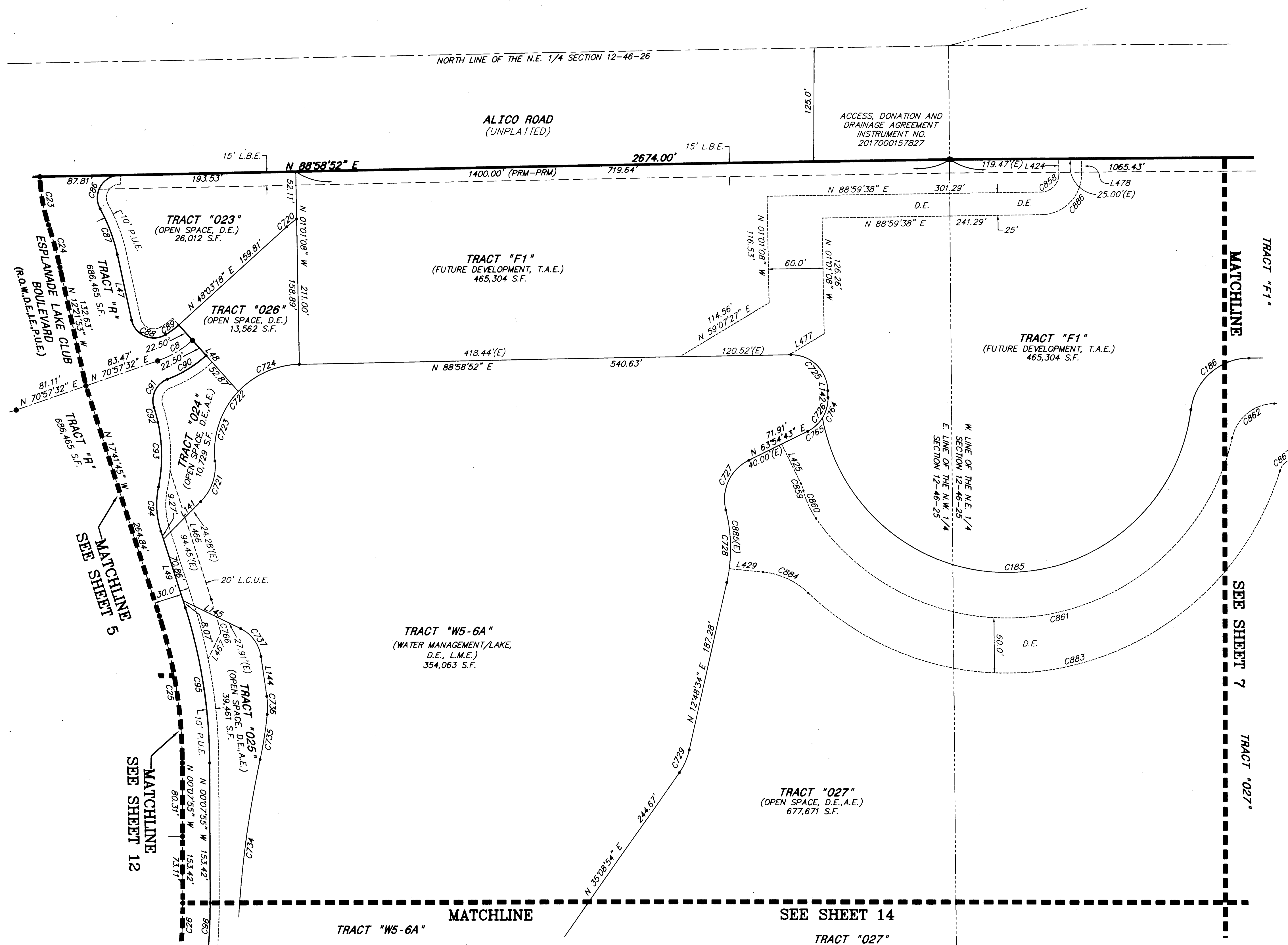
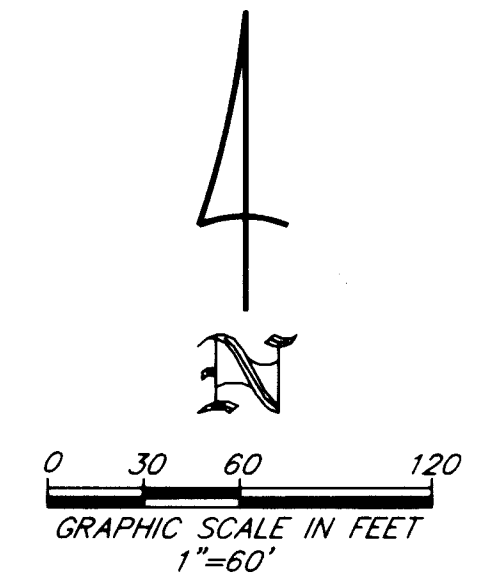
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Esplanade Lake Club Phase 1

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 SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
 SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

INSTRUMENT# 2019000189935

SHEET 6 OF 37



LINE TABLE (SHEET 6)

LINE	LENGTH	BEARING
L47	73.09'	N 12°21'53" W
L48	97.87'	N 41°56'42" W
L49	88.20'	N 17°41'45" W
L141	58.06'	N 44°57'32" E
L142	7.56'	N 01°01'08" W
L144	43.94'	N 08°16'49" W
L145	70.58'	N 64°02'28" W
L424	16.52'	N 01°00'22" W
L425	48.00'	N 28°05'17" W
L429	37.27'	N 84°21'23" W
L466	148.67'	N 17°41'45" W
L467	31.94'	N 25°57'32" E
L477	44.77'	N 59°07'27" E
L478	16.32'	N 01°00'22" W

CURVE TABLE (SHEET 6)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C8	112.00'	22°54'14"	44.77'	44.47'	N 59°30'25" E
C23	200.00'	15°30'46"	54.15'	53.98'	N 10°07'03" W
C24	500.00'	5°30'32"	48.08'	48.06'	N 15°07'10" W
C25	530.00'	17°33'50"	162.47'	161.84'	N 08°54'50" W
C26	530.00'	16°04'40"	148.72'	148.24'	N 07°54'25" E
C86	25.00'	117°40'21"	51.34'	42.78'	N 30°08'41" E
C87	189.00'	16°19'36"	53.86'	53.67'	N 20°31'41" W
C88	25.00'	107°48'52"	47.04'	40.40'	N 66°16'19" W
C89	89.50'	11°45'57"	18.38'	18.35'	N 53°56'17" E
C90	134.50'	21°18'26"	50.02'	49.73'	N 58°42'31" E
C91	25.00'	87°03'29"	37.99'	34.44'	N 25°49'59" E
C92	169.00'	5°06'09"	15.05'	15.05'	N 15°08'40" W
C93	169.00'	241°4'27"	71.50'	70.97'	N 00°28'22" W
C94	96.00'	29°20'36"	49.17'	48.63'	N 03°01'27" W
C95	560.00'	17°33'50"	171.67'	171.00'	N 08°54'50" W
C96	560.00'	16°04'40"	157.14'	156.63'	N 07°54'25" E
C185	205.00'	162°38'35"	581.92'	405.31'	N 88°40'33" E
C186	65.00'	82°06'07"	93.14'	85.37'	N 48°24'19" E
C720	125.00'	6°19'28"	13.80'	13.79'	N 51°3'02" E
C721	55.00'	51°09'10"	49.10'	47.49'	N 19°22'57" E
C722	95.00'	95°10'30"	157.81'	140.28'	N 41°23'37" E
C723	95.00'	49°31'48"	82.68'	80.09'	N 18°44'16" E
C724	95.00'	45°18'41"	75.13'	73.19'	N 66°19'31" E
C725	40.00'	90°00'00"	62.83'	56.57'	N 46°01'08" W
C726	40.00'	64°55'51"	45.33'	42.94'	N 31°26'48" E
C727	48.00'	78°06'28"	65.44'	60.48'	N 24°51'29" E
C728	170.00'	27°00'19"	80.13'	79.39'	N 00°41'35" W
C729	70.00'	22°20'20"	27.29'	27.12'	N 23°58'44" E
C734	1101.00'	10°21'48"	199.14'	198.87'	N 07°11'16" E
C735	434.00'	6°31'56"	49.48'	49.45'	N 08°06'12" E
C736	80.00'	14°07'03"	19.71'	19.66'	N 01°13'17" W
C737	40.00'	55°45'39"	38.93'	37.41'	N 36°09'38" W
C764	40.00'	33°05'02"	23.10'	22.78'	N 15°31'23" E
C765	40.00'	31°50'49"	22.23'	21.95'	N 47°59'19" E
C766	590.00'	1°38'03"	16.83'	16.83'	N 14°50'27" W
C858	20.00'	90°00'00"	31.42'	28.28'	N 43°59'38" E
C859	40.00'	12°27'56"	8.70'	8.69'	N 19°51'19" W
C860	90.00'	21°16'48"	33.43'	33.23'	N 24°15'45" W
C861	255.00'	132°15'52"	588.66'	466.39'	N 78°57'55" E
C862	48.00'	76°37'23"	64.19'	59.51'	N 51°08'41" E
C867	19.00'	72°22'49"	24.00'	22.44'	N 53°15'57" E
C883	315.00'	116°37'56"	641.22'	536.10'	N 75°23'31" E
C884	84.00'	38°03'51"	55.81'	54.78'	N 65°19'27" W
C885(E)	170.00'	21°51'44"	64.87'	64.47'	N 03°15'53" W
C886	45.00'	90°00'00"	70.69'	63.64'	N 43°59'38" E

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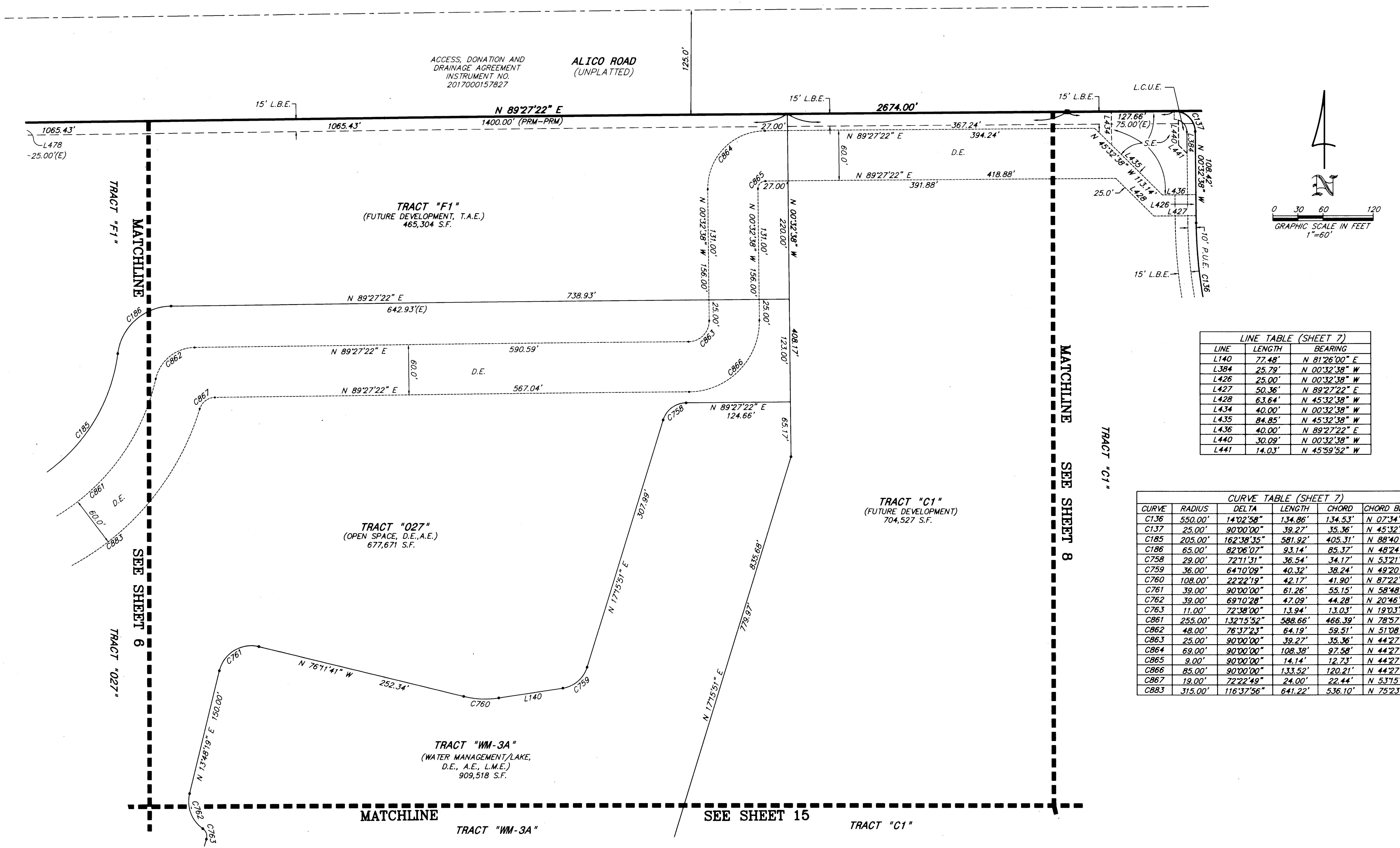
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SHEET 7 OF 37

A SUBDIVISION LYING IN
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SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA



LINE TABLE (SHEET 7)

LINE	LENGTH	BEARING
L140	77.48'	N 81°26'00" E
L384	25.79'	N 00°32'38" W
L426	25.00'	N 00°32'38" W
L427	50.36'	N 89°27'22" E
L428	63.64'	N 45°32'38" W
L434	40.00'	N 00°32'38" W
L435	84.85'	N 45°32'38" W
L436	40.00'	N 89°27'22" E
L440	30.09'	N 00°32'38" W
L441	14.03'	N 45°39'52" W

CURVE TABLE (SHEET 7)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C136	550.00'	14°02'58"	134.86'	134.53'	N 07°34'07" W
C137	25.00'	90°00'00"	39.27'	35.36'	N 45°32'38" W
C185	205.00'	162°38'35"	581.92'	405.31'	N 88°40'33" E
C186	65.00'	82°06'07"	93.14'	85.37'	N 48°24'19" E
C758	29.00'	72°11'31"	36.54'	34.17'	N 53°21'37" E
C759	36.00'	64°10'09"	40.32'	38.24'	N 49°20'55" E
C760	108.00'	22°22'19"	42.17'	41.90'	N 87°22'50" W
C761	39.00'	90°00'00"	61.26'	55.15'	N 58°48'19" E
C762	39.00'	69°10'28"	47.09'	44.28'	N 20°46'55" W
C763	11.00'	72°38'00"	13.94'	13.03'	N 19°03'09" W
C861	255.00'	132°15'52"	588.66'	466.39'	N 78°57'55" E
C862	48.00'	76°37'23"	64.19'	59.51'	N 51°08'41" E
C863	25.00'	90°00'00"	39.27'	35.36'	N 44°27'22" E
C864	69.00'	90°00'00"	108.38'	97.58'	N 44°27'22" E
C865	9.00'	90°00'00"	14.14'	12.73'	N 44°27'22" E
C866	85.00'	90°00'00"	133.52'	120.21'	N 44°27'22" E
C867	19.00'	72°22'49"	24.00'	22.44'	N 53°15'57" E
C883	315.00'	116°37'56"	641.22'	536.10'	N 75°23'31" E

DOS2018-10082 / PLT2018-10013

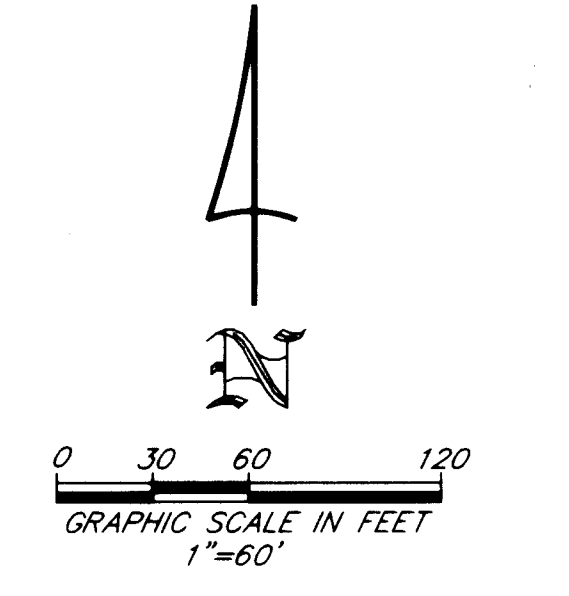
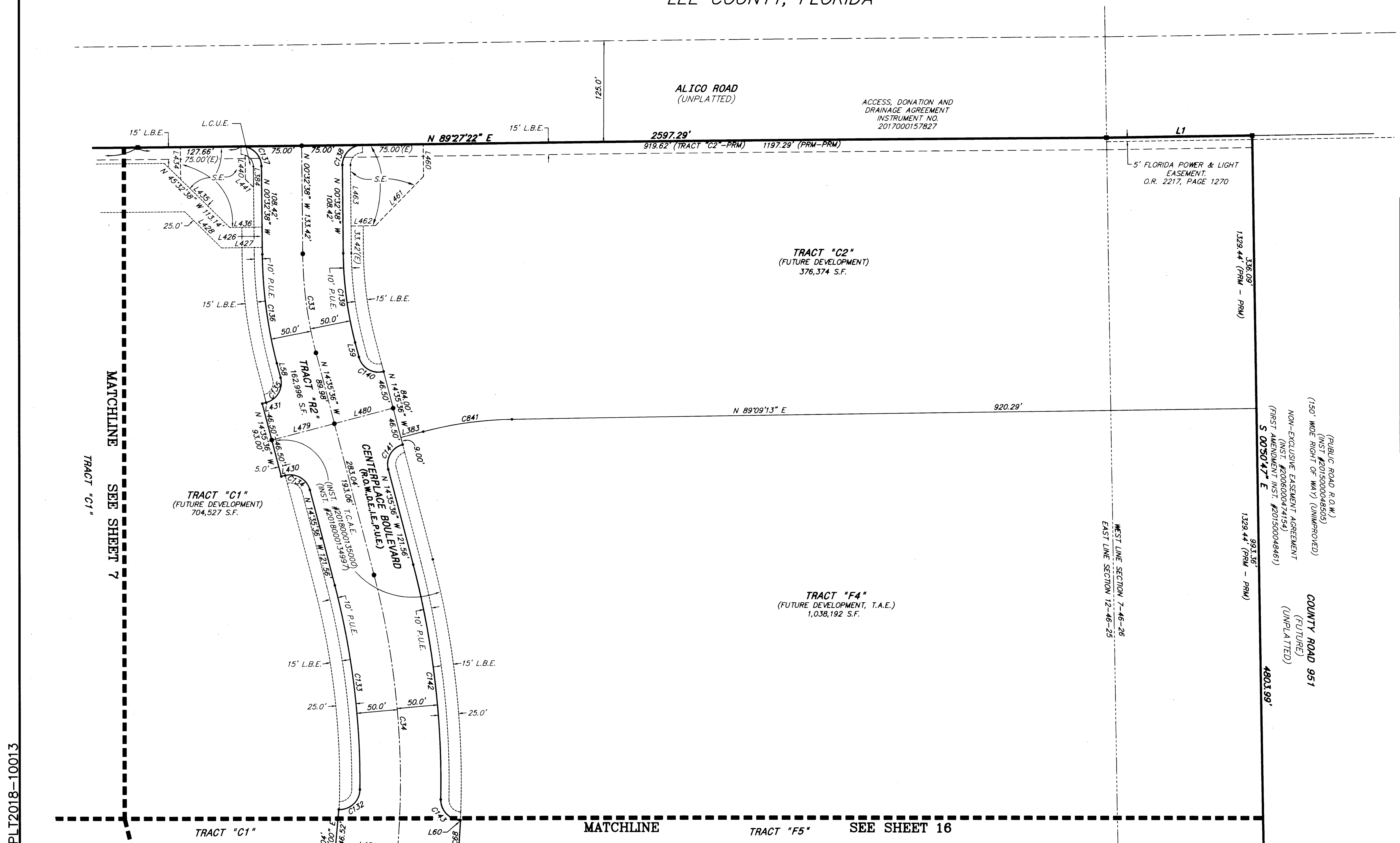
THIS INSTRUMENT PREPARED BY:
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 FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN
 SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
 SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

INSTRUMENT# 2019000189935

SHEET 8 OF 37



LINE TABLE (SHEET 8)

LINE	LENGTH	BEARING
L1	180.15'	N 88°59'33" E
L58	18.47'	N 14°35'36" W
L59	18.47'	N 14°35'36" W
L60	1.37'	N 84°53'00" W
L383	28.63'	N 75°24'24" E
L384	25.79'	N 00°32'38" W
L426	25.00'	N 00°32'38" W
L427	50.36'	N 89°27'22" E
L428	63.64'	N 45°32'38" W
L430	5.00'	N 75°24'24" E
L431	5.00'	N 75°24'24" E
L434	40.00'	N 00°32'38" W
L435	84.85'	N 45°32'38" W
L436	40.00'	N 89°27'22" E
L440	30.09'	N 00°32'38" W
L441	14.03'	N 45°59'52" W
L460	40.00'	N 00°32'38" W
L461	84.85'	N 44°27'22" E
L462	30.00'	N 89°27'22" E
L463	75.52'	N 00°32'38" W
L479	80.00'	N 75°24'24" E
L480	75.00'	N 75°24'24" E
L481	76.64'	N 84°53'05" W
L482	75.00'	N 84°53'05" W

CURVE TABLE (SHEET 8)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C33	500.00'	14°02'58"	122.60'	122.30'	N 07°34'07" W
C34	1000.00'	19°42'31"	343.98'	342.29'	N 04°44'20" W
C68	1075.00'	2°28'40"	46.49'	46.49'	N 03°52'35" E
C69	1075.00'	1°36'33"	30.19'	30.19'	N 05°55'12" E
C70	1000.00'	1°36'33"	28.08'	28.08'	N 05°55'12" E
C132	25.00'	91°51'07"	40.08'	35.92'	N 46°36'30" E
C133	950.00'	15°16'32"	253.28'	252.53'	N 06°57'19" W
C134	25.00'	90°00'00"	39.27'	35.36'	N 59°35'36" W
C135	25.00'	90°00'00"	39.27'	35.36'	N 30°24'24" E

CURVE TABLE (SHEET 8)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C136	550.00'	14°02'58"	134.86'	134.53'	N 07°34'07" W
C137	25.00'	90°00'00"	39.27'	35.36'	N 45°32'38" W
C138	25.00'	90°00'00"	39.27'	35.36'	N 44°27'22" E
C139	450.00'	14°02'58"	110.34'	110.07'	N 07°34'07" W
C140	25.00'	90°00'00"	39.27'	35.36'	N 59°35'36" W
C141	25.00'	90°00'00"	39.27'	35.36'	N 30°24'24" E
C142	1050.00'	15°53'47"	291.31'	290.38'	N 06°38'42" W
C143	25.00'	86°11'11"	37.61'	34.16'	N 41°47'24" W
CB41	462.50'	13°44'49"	110.97'	110.70'	N 82°16'48" E

DOS2018-10082 / PLT2018-10013

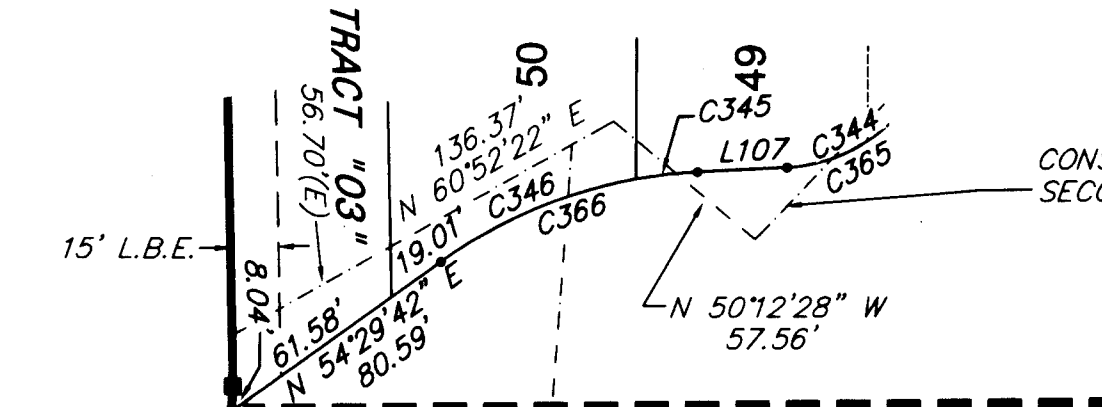
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SHEET 9 OF 37

A SUBDIVISION LYING IN
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 SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

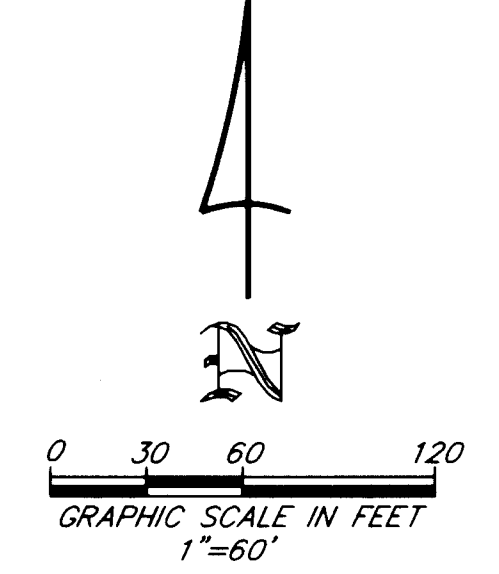


NON-EXCLUSIVE LAKE EASEMENT
 O.R. 2497, PAGE 1569
 FIRST AMENDMENT O.R. 3506, PAGE 4776
 AMENDED AND RESTATED INST. 2015000198820
 CONSENT AND RELEASE AGREEMENT INST. 2015000277933
 SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
 O.R. 3165, PAGE 1800
 INST. 2005000142563
 FIRST AMENDMENT INST. 2016000166320

TRACT "W5-6"

MATCHLINE

SEE SHEET 3



LINE TABLE (SHEET 9)

LINE	LENGTH	BEARING
L107	27.97'	N 87°20'01" E

CURVE TABLE (SHEET 9)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C344	50.00'	41°39'54"	36.36'	35.56'	N 66°30'05" E
C345	150.00'	7°23'51"	19.37'	19.35'	N 83°38'06" E
C346	150.00'	25°26'28"	66.61'	66.06'	N 67°12'56" E
C365	50.00'	48°42'44"	42.51'	41.24'	N 62°58'39" E
C366	150.00'	32°50'20"	85.97'	84.80'	N 70°54'52" E

TRACT "W5-6"
 (WATER MANAGEMENT/LAKE,
 D.E., L.M.E.)
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 INST. 2005000142563
 FIRST AMENDMENT INST. 2016000166320

MIRIAM LAKES UNIT XVII -
 COSTA MAGGIORE PHASE I
 (INST. #2017000181209)

100' SHORELINE MAINTENANCE AREA
 INST. 2005000142563
 INST. #2016000166320

1091.78'

100.0'

N 04°19'45" E

MATCHLINE

TRACT "W5-6"

SEE SHEET 10

MATCHLINE

SEE SHEET 17

TRACT "W5-6"

DOS2018-10082 / PLT2018-10013

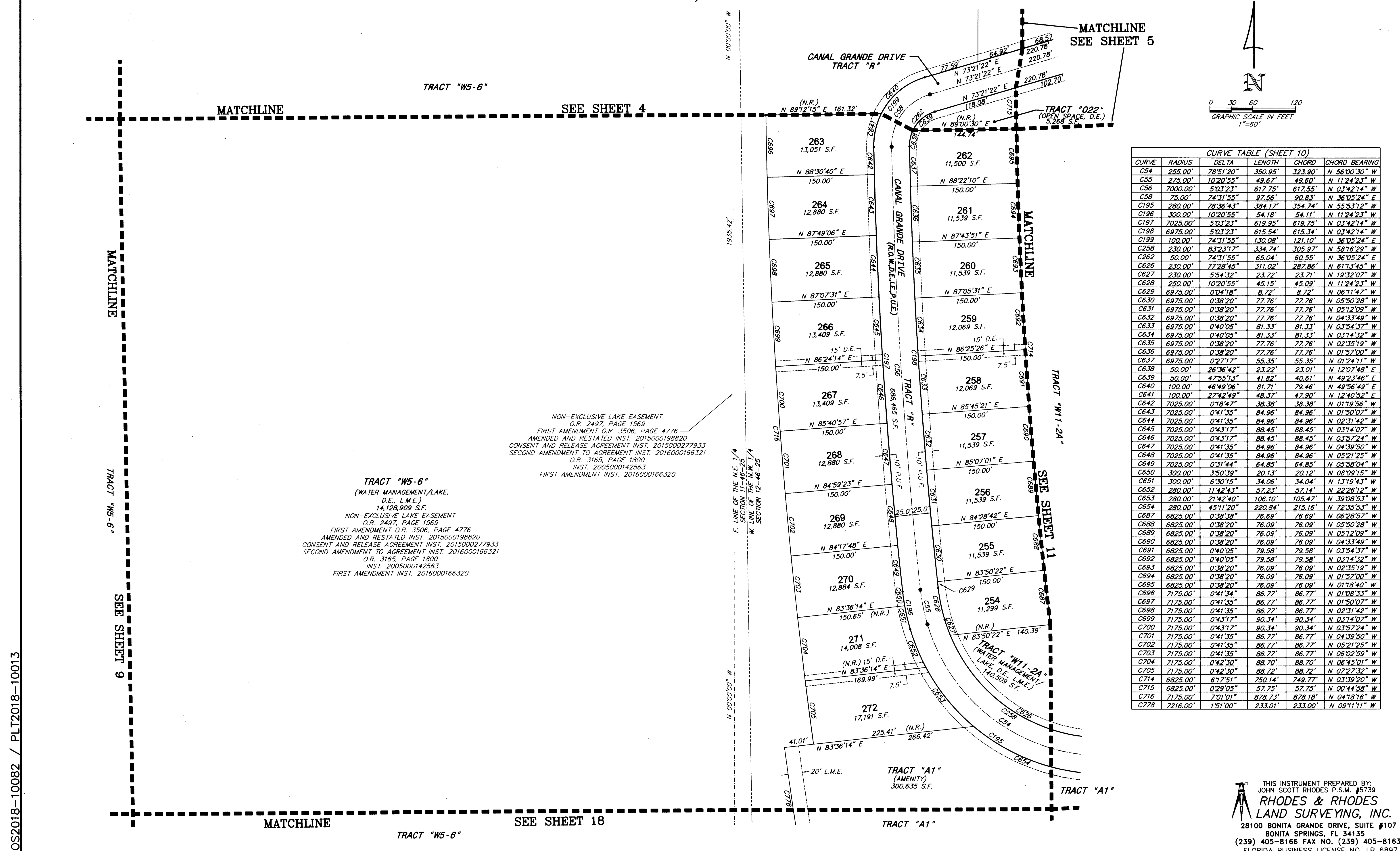
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LEE COUNTY, FLORIDA

INSTRUMENT# 2019000189935

SHEET 10 OF 37



CURVE TABLE (SHEET 10)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C54	255.00'	78°51'20"	350.95'	323.90'	N 56°00'30" W
C55	275.00'	10°20'55"	49.67'	49.60'	N 11°24'23" W
C56	7000.00'	50°3'23"	617.75'	617.55'	N 03°42'14" W
C58	75.00'	74°31'55"	97.56'	90.83'	N 36°05'24" E
C195	280.00'	78°36'43"	384.17'	354.74'	N 55°53'12" W
C196	300.00'	10°20'55"	54.18'	54.11'	N 11°24'23" W
C197	7025.00'	50°3'23"	619.95'	619.75'	N 03°42'14" W
C198	6975.00'	50°3'23"	615.54'	615.34'	N 03°42'14" W
C199	100.00'	74°31'55"	130.08'	121.10'	N 36°05'24" E
C258	230.00'	83°23'17"	334.74'	305.97'	N 58°16'29" W
C262	50.00'	74°31'55"	65.04'	60.55'	N 36°05'24" E
C266	230.00'	77°28'45"	311.02'	287.86'	N 61°13'45" W
C627	230.00'	5°54'39"	23.72'	23.71'	N 19°32'07" W
C628	250.00'	10°20'55"	45.15'	45.09'	N 11°24'23" W
C629	6975.00'	0°04'18"	8.72'	8.72'	N 06°11'47" W
C630	6975.00'	0°38'20"	77.76'	77.76'	N 05°50'28" W
C631	6975.00'	0°38'20"	77.76'	77.76'	N 05°12'09" W
C632	6975.00'	0°38'20"	77.76'	77.76'	N 04°33'49" W
C633	6975.00'	0°40'05"	81.33'	81.33'	N 03°54'37" W
C634	6975.00'	0°40'05"	81.33'	81.33'	N 03°14'32" W
C635	6975.00'	0°38'20"	77.76'	77.76'	N 02°35'19" W
C636	6975.00'	0°38'20"	77.76'	77.76'	N 01°57'00" W
C637	6975.00'	0°27'17"	55.35'	55.35'	N 01°24'11" W
C638	50.00'	26°36'42"	23.22'	23.01'	N 12°07'48" E
C639	50.00'	47°55'13"	41.82'	40.61'	N 49°23'46" E
C640	100.00'	46°48'06"	81.71'	79.46'	N 49°56'49" E
C641	100.00'	27°42'49"	48.37'	47.90'	N 12°40'52" E
C642	7025.00'	0°18'47"	38.38'	38.38'	N 01°19'56" W
C643	7025.00'	0°41'35"	84.96'	84.96'	N 01°50'07" W
C644	7025.00'	0°41'35"	84.96'	84.96'	N 02°31'42" W
C645	7025.00'	0°43'17"	88.45'	88.45'	N 03°14'07" W
C646	7025.00'	0°43'17"	88.45'	88.45'	N 03°57'24" W
C647	7025.00'	0°41'35"	84.96'	84.96'	N 04°39'50" W
C648	7025.00'	0°41'35"	84.96'	84.96'	N 05°21'25" W
C649	7025.00'	0°31'44"	64.85'	64.85'	N 05°58'04" W
C650	300.00'	3°50'39"	20.13'	20.12'	N 08°09'15" W
C651	300.00'	6°30'15"	34.06'	34.04'	N 13°19'43" W
C652	280.00'	11°42'43"	57.23'	57.14'	N 22°26'12" W
C653	280.00'	21°42'40"	106.10'	105.47'	N 39°08'53" W
C654	280.00'	45°11'20"	220.84'	215.16'	N 72°35'53" W
C687	6825.00'	0°38'38"	76.69'	76.69'	N 06°28'57" W
C688	6825.00'	0°38'20"	76.09'	76.09'	N 05°50'28" W
C689	6825.00'	0°38'20"	76.09'	76.09'	N 05°12'09" W
C690	6825.00'	0°38'20"	76.09'	76.09'	N 04°33'49" W
C691	6825.00'	0°40'05"	79.58'	79.58'	N 03°54'37" W
C692	6825.00'	0°40'05"	79.58'	79.58'	N 03°14'32" W
C693	6825.00'	0°38'20"	76.09'	76.09'	N 02°35'19" W
C694	6825.00'	0°38'20"	76.09'	76.09'	N 01°57'00" W
C695	6825.00'	0°38'20"	76.09'	76.09'	N 01°18'40" W
C696	7175.00'	0°41'34"	86.77'	86.77'	N 01°08'33" W
C697	7175.00'	0°41'35"	86.77'	86.77'	N 01°50'07" W
C698	7175.00'	0°41'35"	86.77'	86.77'	N 02°31'42" W
C699	7175.00'	0°43'17"	90.34'	90.34'	N 03°14'07" W
C700	7175.00'	0°43'17"	90.34'	90.34'	N 03°57'24" W
C701	7175.00'	0°41'35"	86.77'	86.77'	N 04°39'50" W
C702	7175.00'	0°41'35"	86.77'	86.77'	N 05°21'25" W
C703	7175.00'	0°41'35"	86.77'	86.77'	N 06°02'59" W
C704	7175.00'	0°42'30"	88.70'	88.70'	N 06°45'01" W
C705	7175.00'	0°42'30"	88.72'	88.72'	N 07°27'32" W
C714	6825.00'	6°17'51"	750.14'	749.77'	N 03°39'20" W
C715	6825.00'	0°29'05"	57.75'	57.75'	N 00°44'58" W
C716	7175.00'	7°01'01"	878.73'	878.18'	N 04°18'16" W
C778	7216.00'	1°51'00"	233.01'	233.00'	N 09°11'11" W

NON-EXCLUSIVE LAKE EASEMENT
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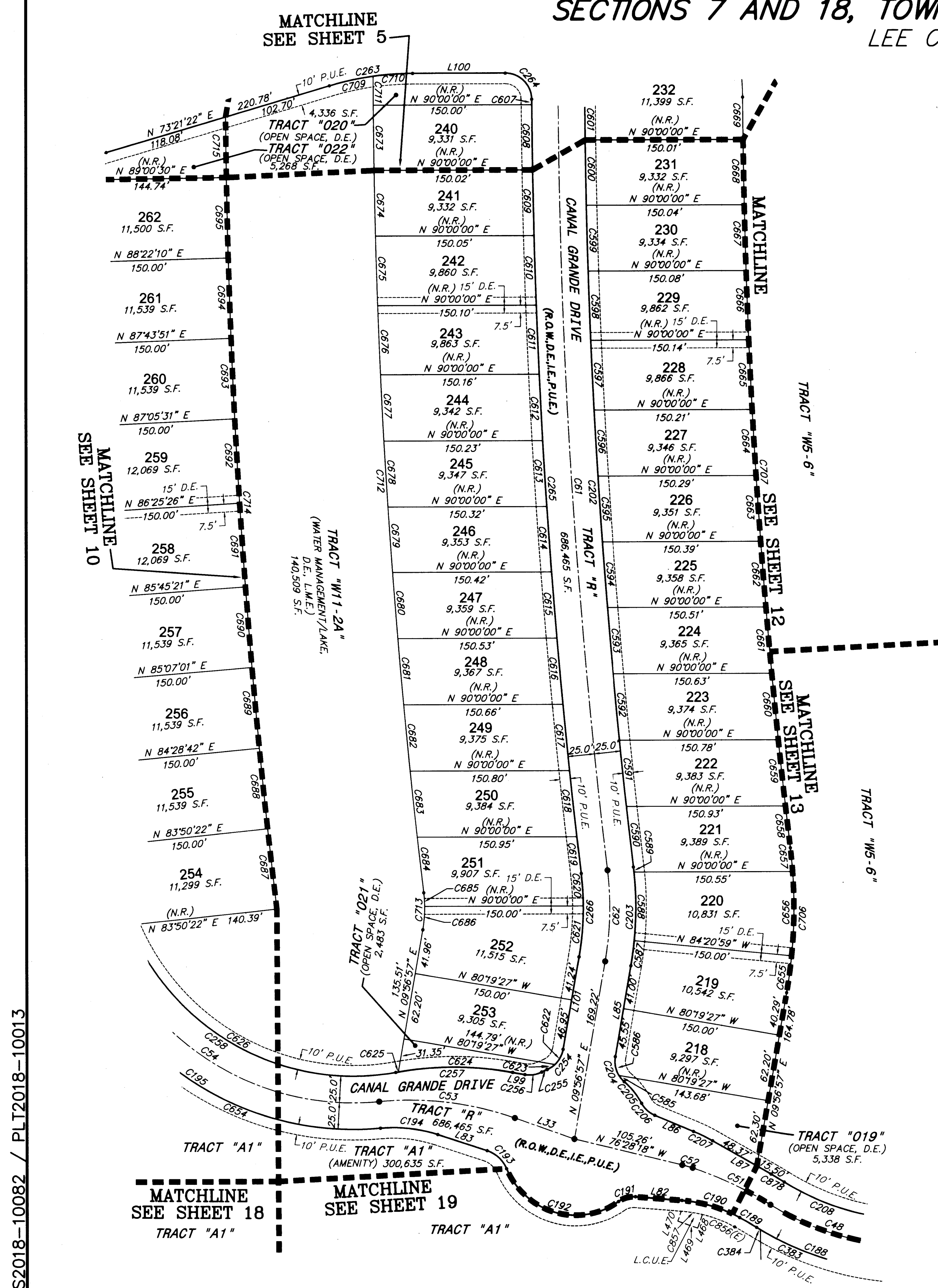
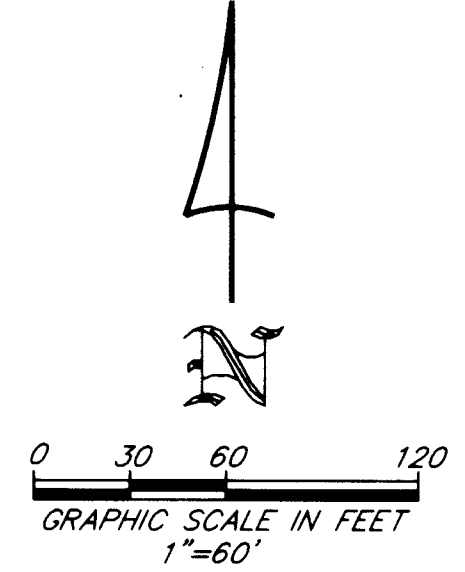
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LEE COUNTY, FLORIDA

INSTRUMENT# 2019000189935

SHEET 11 OF 37



LINE TABLE (SHEET 11)

LINE	LENGTH	BEARING
L33	59.75'	N 70°32'27" W
L82	44.31'	N 85°28'18" W
L83	49.16'	N 71°51'34" W
L85	86.56'	N 09°56'57" E
L86	39.84'	N 67°28'18" W
L87	63.86'	N 60°25'07" W
L99	11.87'	N 79°44'35" W
L100	87.72'	N 90°00'00" W
L101	88.19'	N 09°56'57" E
L468	13.57'	N 19°08'13" E
L469	20.00'	N 70°51'47" W
L470	10.00'	N 19°08'13" E

CURVE TABLE (SHEET 11)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C48	263.00'	25°22'15"	116.46'	115.51'	N 70°56'06" W
C51	357.00'	13°05'44"	81.60'	81.42'	N 64°47'50" W
C52	115.00'	5°07'36"	10.29'	10.29'	N 73°54'30" W
C53	300.00'	24°53'42"	130.35'	129.33'	N 82°59'18" W
C54	255.00'	78°51'19"	350.95'	323.90'	N 56°00'30" W
C61	6510.00'	6°25'41"	730.36'	729.98'	N 03°36'08" W
C62	295.00'	16°45'55"	86.32'	86.01'	N 01°33'59" E
C188	288.00'	25°22'15"	127.53'	126.49'	N 70°56'06" W
C189	332.00'	3°12'05"	18.55'	18.55'	N 59°51'01" W
C190	137.00'	24°01'15"	57.44'	57.02'	N 73°27'40" W
C191	25.00'	39°11'02"	17.10'	16.77'	N 74°56'09" E
C192	71.00'	101°57'47"	126.35'	110.33'	N 73°40'31" W
C193	30.00'	49°09'57"	25.74'	24.96'	N 47°16'36" W
C194	135.00'	23°19'59"	54.98'	54.60'	N 83°31'34" W
C195	280.00'	27°36'43"	384.17'	354.74'	N 55°53'12" W
C202	6485.00'	6°25'41"	727.56'	727.17'	N 03°36'08" W
C203	320.00'	16°45'55"	93.64'	93.30'	N 01°33'59" E
C204	25.00'	59°32'31"	25.98'	24.83'	N 19°49'19" W
C205	71.00'	21°18'24"	26.40'	26.25'	N 38°56'23" W
C206	25.00'	39°11'02"	17.10'	16.77'	N 47°52'44" W
C207	163.00'	7°03'11"	20.07'	20.05'	N 63°56'42" W
C208	238.00'	25°22'15"	105.39'	104.53'	N 70°56'06" W
C254	25.00'	57°40'20"	25.16'	24.12'	N 38°47'07" E
C255	71.00'	43°17'13"	5.73'	5.72'	N 65°18'41" E
C256	25.00'	37°15'21"	16.26'	15.97'	N 81°37'45" E
C257	315.00'	20°33'33"	111.20'	110.62'	N 89°51'21" W
C258	230.00'	83°23'17"	334.74'	305.97'	N 58°16'29" W
C263	275.00'	16°38'38"	79.89'	79.60'	N 81°40'41" E
C264	25.00'	89°36'43"	39.10'	35.24'	N 45°11'39" W
C265	6535.00'	6°25'41"	733.17'	732.78'	N 03°36'08" W
C266	270.00'	16°45'55"	79.00'	78.72'	N 01°33'59" E
C383	288.00'	13°40'51"	68.77'	68.60'	N 65°54'27" W
C384	288.00'	0°49'03"	4.11'	4.11'	N 58°39'30" W
C585	25.00'	17°53'01"	7.80'	7.77'	N 40°39'04" W
C586	25.00'	41°39'30"	18.18'	17.78'	N 10°52'49" W
C587	320.00'	4°17'56"	24.01'	24.00'	N 07°47'59" E
C588	320.00'	11°36'26"	64.83'	64.72'	N 00°09'12" W
C589	320.00'	0°51'34"	4.80'	4.80'	N 06°23'12" W
C590	6485.00'	0°30'39"	57.81'	57.81'	N 06°23'39" W
C591	6485.00'	0°33'09"	62.55'	62.55'	N 06°01'45" W
C592	6485.00'	0°33'07"	62.49'	62.49'	N 05°28'37" W
C593	6485.00'	0°33'06"	62.43'	62.43'	N 04°55'30" W
C594	6485.00'	0°33'04"	62.38'	62.38'	N 04°22'25" W
C595	6485.00'	0°33'03"	62.34'	62.34'	N 03°49'22" W
C596	6485.00'	0°33'02"	62.30'	62.30'	N 03°16'20" W
C597	6485.00'	0°34'52"	65.77'	65.77'	N 02°42'23" W
C598	6485.00'	0°34'51"	65.75'	65.75'	N 02°07'31" W
C599	6485.00'	0°32'59"	62.22'	62.22'	N 01°33'36" W
C600	6485.00'	0°32'59"	62.21'	62.21'	N 01°00'17" W
C601	6485.00'	0°20'50"	39.31'	39.31'	N 00°33'43" W
C607	6535.00'	0°02'43"	5.17'	5.17'	N 00°24'39" W
C608	6535.00'	0°32'43"	62.20'	62.20'	N 00°42'22" W
C609	6535.00'	0°32'44"	62.22'	62.21'	N 01°15'06" W
C610	6535.00'	0°34'35"	65.73'	65.73'	N 01°48'45" W
C611	6535.00'	0°34'36"	65.76'	65.76'	N 02°23'20" W
C612	6535.00'	0°32'46"	62.28'	62.28'	N 02°57'01" W
C613	6535.00'	0°32'47"	62.32'	62.32'	N 03°29'47" W
C614	6535.00'	0°32'48"	62.36'	62.36'	N 04°02'35" W
C615	6535.00'	0°32'50"	62.40'	62.40'	N 04°35'24" W
C616	6535.00'	0°32'51"	62.45'	62.45'	N 05°08'14" W

CURVE TABLE (SHEET 11)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C617	6535.00'	0°32'53"	62.51'	62.51'	N 05°41'06" W
C618	6535.00'	0°32'55"	62.57'	62.57'	N 06°14'00" W
C619	6535.00'	0°18'31"	35.20'	35.20'	N 06°39'43" W
C620	270.00'	6°32'19"	30.81'	30.80'	N 03°32'49" W
C621	270.00'	10°13'36"	48.19'	48.13'	N 04°50'08" E
C622	25.00'	37°40'23"	16.44'	16.14'	N 28°47'08" E
C623	25.00'	19°59'57"	8.73'	8.68'	N 57°37'18" E
C624	315.00'	19°45'58"	108.67'	108.13'	N 89°37'34" W
C625	315.00'	0°27'34"	2.53'	2.53'	N 80°15'40" E
C626	230.00'	77°28'45"	311.02'	287.86'	N 61°34'57" W
C654	280.00'	45°11'20"	220.84'	215.16'	N 72°35'53" W
C655	470.00'	4°17'56"	35.26'	35.25'	N 07°47'59" E
C656	470.00'	9°42'07"	79.59'	79.49'	N 00°47'57" E
C657	470.00'	2°45'52"	22.68'	22.67'	N 05°26'03" W
C658	6335.00'	0°21'39"	39.89'	39.89'	N 06°38'09" W
C659	6335.00'	0°33'57"	62.56'	62.56'	N 06°10'21" W
C660	6335.00'	0°33'55"	62.50'	62.50'	N 05°36'25" W
C661	6335.00'	0°33'53"	62.44'	62.44'	N 05°02'31" W
C662	6335.00'	0°33'51"	62.39'	62.39'	N 04°28'39" W
C663	6335.00'	0°33'50"	62.35'	62.35'	N 03°54'44" W
C664	6335.00'	0°33'49"	62.31'	62.31'	N 03°20'59" W
C665	6335.00'	0°35'42"	65.78'	65.78'	N 02°46'14" W
C666	6335.00'	0°35'41"	65.75'	65.75'	N 02°10'32" W
C667	6335.00'	0°33'46"	62.22'	62.22'	N 01°35'49" W
C668	6335.00'	0°33'46"	62.21'	62.21'	N 01°02'03" W
C669	6335.00'	0°21'53"	40.33'	40.33'	N 00°34'14" W
C673	6685.00'	0°31'59"	62.20'	62.20'	N 00°41'25" W
C674	6685.00'	0°32'00"	62.21'	62.21'	N 01°13'25" W
C675	6685.00'	0°33'48"	65.73'	65.73'	N 01°46'19" W
C676	6685.00'	0°33'49"	65.75'	65.75'	N 02°20'07" W
C677	6685.00'	0°32'02"	62.28'	62.28'	N 02°53'02" W
C678	6685.00'	0°32'03"	62.31'	62.31'	N 03°25'04" W
C679	6685.00'	0°32'04"	62.35'	62.35'	N 03°57'08" W
C680	6685.00'	0°32'05"	62.39'	62.39'	N 04°29'12" W
C681	6685.00'	0°32'07"	62.44'	62.44'	N 05°01'18" W
C682	6685.00'	0°32'08"	62.49'	62.49'	N 05°33'25" W
C683	6685.00'	0°32'10"	62.55'	62.55'	N 06°05'34" W
C684	6685.00'	0°27'19"	53.12'	53.12'	N 06°35'19" W
C685	120.00'	6°11'29"	12.97'	12.96'	N 03°43'14" W
C686	120.00'	10°34'26"	22.15'	22.11'	N 04°39'43" E
C687	6825.00'	0°38'38"	76.69'	76.69'	N 06°28'57" W
C688	6825.00'	0°38'20"	76.09'	76.09'	N 05°50'28" W
C689	6825.00'	0°38'20"	76.09'	76.09'	N 05°12'09" W
C690	6825.00'	0°38'20"	76.09'	76.09'	N 04°33'49" W
C691	6825.00'	0°40'05"	79.58'	79.58'	N 03°54'37" W
C692	6825.00'	0°40'05"	79.58'	79.58'	N 03°14'32" W
C693	6825.00'	0°38'20"	76.09'	76.09'	N 02°35'19" W
C694	6825.00'	0°38'20"	76.09'	76.09'	N 01°57'00" W
C695	6825.00'	0°38'20"	76.09'	76.09'	N 01°18'40" W
C706	470.00'	16°45'55"	137.04'	137.04'	N 01°33'59" E
C707	6335.00'	6°25'41"	710.73'	710.35'	N 03°36'08" W
C709	275.00'	8°49'40"	42.37'	42.33'	N 77°46'12" E
C710	275.00'	7°48'59"	37.52'	37.45'	N 86°05'31" E
C711	6698.22'	0°14'05"	27.45'	27.45'	N 00°18'22" W
C712	6685.00'	6°37'40"	773.29'	772.86'	N 03°30'09" W
C713	120.00'	16°45'55"	35.11'	34.99'	N 01°33'59" E
C714	6825.00'	6°17'51"	750.14'	749.77'	N 03°39'20" W
C715	6825.00'	0°29'05"	57.75'	57.75'	N 00°44'58" W
C856(E)	127.00'	14°50'54"	32.91'	32.82'	N 68°52'30" W
C857	127.00'	9°10'21"	20.33'	20.31'	N 80°53'07" W
C878	382.00'	2°10'08"	14.46'	14.46'	N 59°20'02" W

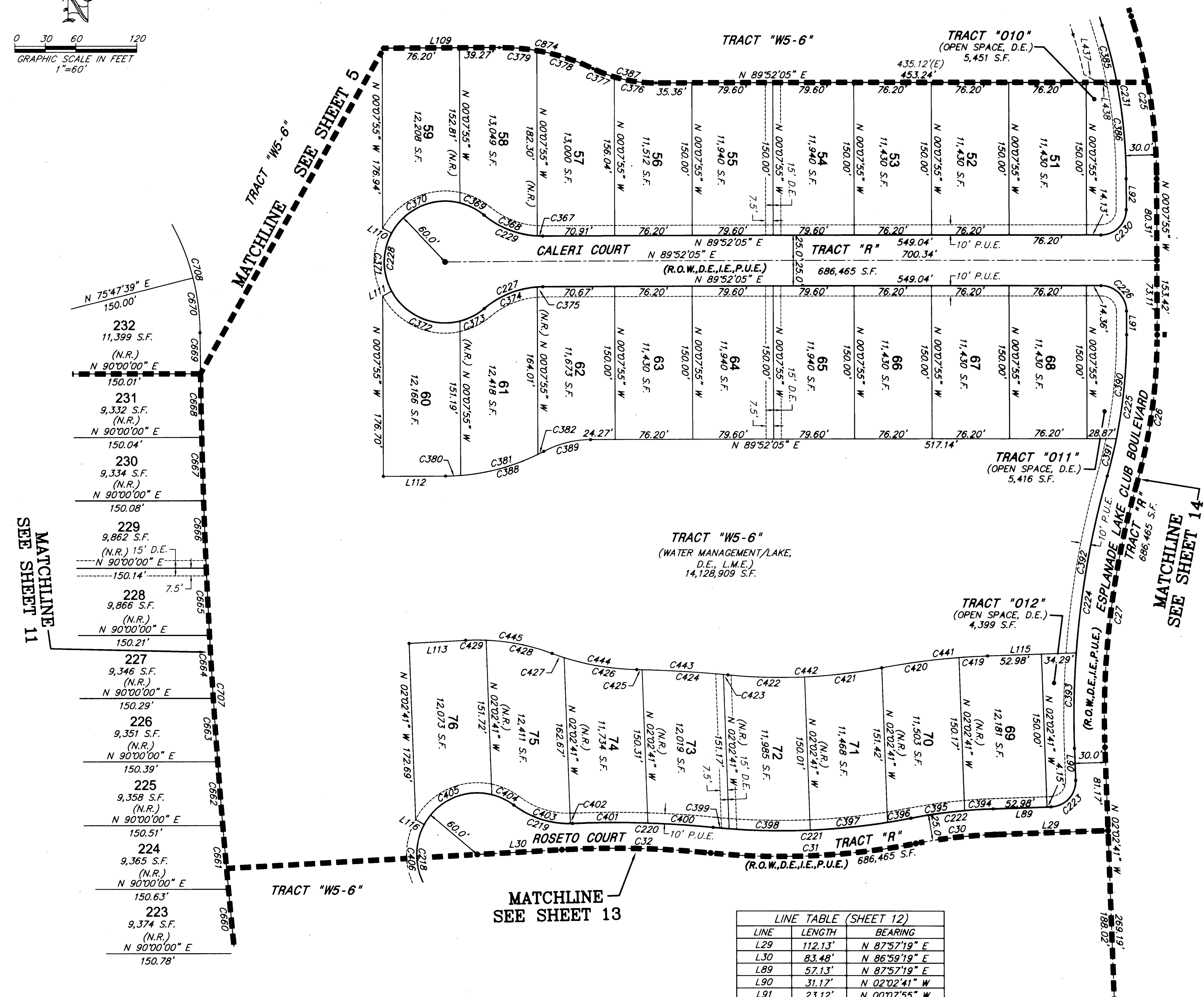
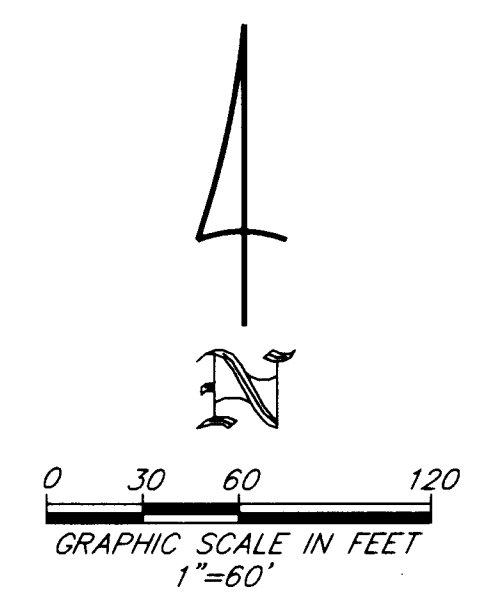
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FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN
 SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
 SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

INSTRUMENT# 2019000/89935



CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C25	530.00'	17°33'50"	162.47'	161.84'	N 08°54'50" W
C26	530.00'	16°04'40"	148.72'	148.24'	N 07°54'25" E
C27	830.00'	17°59'26"	260.62'	259.55'	N 06°57'02" E
C30	500.00'	8°54'02"	77.67'	77.59'	N 83°30'18" E
C31	700.00'	16°35'12"	202.64'	201.94'	N 87°20'53" E
C32	970.00'	8°39'09"	146.49'	146.35'	N 88°41'06" W
C218	60.00'	259°52'42"	272.14'	92.01'	N 02°57'37" W
C219	90.00'	39°18'29"	61.74'	60.54'	N 72°40'30" W
C220	995.00'	7°58'13"	138.41'	138.30'	N 88°20'38" W
C221	675.00'	16°35'12"	195.41'	194.73'	N 87°20'53" E
C222	525.00'	8°54'02"	81.56'	81.47'	N 83°30'18" E
C223	25.00'	90°00'00"	39.27'	35.36'	N 42°57'19" E
C224	860.00'	17°59'26"	270.04'	268.93'	N 06°57'02" E
C225	500.00'	16°04'40"	140.30'	139.84'	N 07°54'25" E
C226	25.00'	90°00'00"	39.27'	35.36'	N 45°07'55" W
C227	90.00'	39°56'40"	62.74'	61.48'	N 69°53'45" E
C228	60.00'	259°53'20"	272.16'	92.00'	N 00°07'55" W
C229	90.00'	39°56'40"	62.74'	61.48'	N 70°09'35" W
C230	25.00'	90°00'00"	39.27'	35.36'	N 44°52'05" E
C231	500.00'	17°33'50"	153.27'	152.67'	N 08°54'50" W
C367	90.00'	3°22'14"	5.29'	5.29'	N 88°26'48" W
C368	90.00'	36°34'26"	57.45'	56.48'	N 68°28'28" W
C369	60.00'	25°38'56"	26.86'	26.64'	N 63°00'43" W
C370	60.00'	75°34'39"	79.14'	73.53'	N 66°22'29" E
C371	60.00'	57°02'35"	59.74'	57.30'	N 00°03'52" E
C372	60.00'	75°44'23"	79.31'	73.66'	N 66°19'37" W
C373	60.00'	25°52'47"	27.10'	26.87'	N 62°51'48" E
C374	90.00'	36°25'29"	57.22'	56.26'	N 68°08'09" E
C375	90.00'	3°31'12"	5.53'	5.53'	N 88°06'29" E
C376	141.00'	23°47'32"	63.47'	62.94'	N 77°14'09" W
C377	210.00'	0°43'08"	2.63'	2.63'	N 64°41'13" W
C378	210.00'	21°34'54"	79.10'	78.63'	N 75°50'14" W
C379	210.00'	3°30'14"	12.84'	12.84'	N 88°22'48" W
C380	210.00'	4°02'29"	14.81'	14.81'	N 87°50'51" E
C381	210.00'	21°38'17"	79.31'	78.84'	N 75°00'28" E
C382	210.00'	1°46'37"	6.51'	6.51'	N 63°18'01" E
C385	500.00'	6°38'49"	58.01'	57.97'	N 14°22'20" W
C386	500.00'	10°55'01"	95.27'	95.12'	N 05°35'25" W
C387	141.00'	25°47'32"	63.47'	62.94'	N 77°14'09" W
C388	210.00'	27°27'23"	100.63'	99.67'	N 76°08'24" E
C389	100.00'	27°27'23"	47.92'	47.46'	N 76°08'24" E
C390	500.00'	11°45'27"	102.60'	102.42'	N 05°44'49" E
C391	500.00'	4°19'13"	37.70'	37.69'	N 13°47'08" E
C392	860.00'	11°43'37"	176.02'	175.71'	N 10°04'57" E
C393	860.00'	6°15'49"	94.02'	93.97'	N 01°05'14" E
C394	525.00'	3°04'54"	28.24'	28.23'	N 86°24'52" E
C395	525.00'	5°49'08"	53.32'	53.30'	N 81°57'51" E
C396	675.00'	1°59'16"	23.42'	23.42'	N 80°02'55" E
C397	675.00'	6°29'05"	76.40'	76.36'	N 84°17'06" E
C398	675.00'	6°46'41"	79.85'	79.81'	N 89°05'01" W
C399	675.00'	1°20'09"	15.74'	15.74'	N 85°01'36" W
C400	995.00'	3°42'35"	64.43'	64.41'	N 86°12'49" W
C401	995.00'	4°15'38"	73.99'	73.97'	N 89°48'04" E
C402	90.00'	1°26'37"	2.27'	2.27'	N 88°23'34" E
C403	90.00'	37°51'52"	58.48'	58.40'	N 71°57'12" W
C404	60.00'	23°08'08"	24.23'	24.06'	N 64°35'20" W
C405	60.00'	74°31'44"	78.05'	72.66'	N 66°34'44" E
C406	60.00'	68°44'34"	71.99'	67.75'	N 05°03'25" W
C419	675.00'	2°23'47"	28.23'	28.23'	N 86°45'26" E
C420	675.00'	6°30'11"	76.61'	76.57'	N 82°18'27" E
C421	525.00'	8°21'01"	76.51'	76.45'	N 83°13'48" E
C422	525.00'	8°14'10"	75.47'	75.40'	N 88°28'36" W
C423	1145.00'	0°13'27"	4.48'	4.48'	N 84°28'15" W
C424	1145.00'	4°00'26"	80.08'	80.06'	N 86°35'11" W
C425	1145.00'	0°15'50"	5.27'	5.27'	N 88°43'19" W
C426	250.00'	16°39'00"	72.65'	72.39'	N 80°31'44" W
C427	250.00'	2°52'59"	12.58'	12.58'	N 70°45'45" W
C428	210.00'	18°10'43"	66.63'	66.35'	N 78°24'37" W
C429	210.00'	5°30'42"	20.20'	20.19'	N 89°44'40" E
C441	675.00'	8°54'02"	104.86'	104.75'	N 83°30'18" E
C442	525.00'	16°35'12"	151.98'	151.45'	N 87°20'53" E
C443	1145.00'	4°29'43"	89.83'	89.81'	N 86°36'23" W
C444	250.00'	19°31'59"	85.23'	84.82'	N 79°05'15" W
C445	210.00'	23°41'25"	86.83'	86.21'	N 81°09'58" W
C660	6335.00'	0°33'55"	62.50'	62.50'	N 05°36'25" W
C661	6335.00'	0°33'53"	62.44'	62.44'	N 05°02'31" W
C662	6335.00'	0°33'51"	62.39'	62.39'	N 04°28'39" W
C663	6335.00'	0°33'50"	62.35'	62.35'	N 03°54'48" W
C664	6335.00'	0°33'49"	62.31'	62.31'	N 03°20'59" W
C665	6335.00'	0°35'42"	65.78'	65.78'	N 02°46'14" W
C666	6335.00'	0°35'41"	65.75'	65.75'	N 02°10'32" W
C667	6335.00'	0°33'46"	62.22'	62.22'	N 01°35'49" W
C668	6335.00'	0°33'46"	62.21'	62.21'	N 01°02'03" W
C669	6335.00'	0°21'53"	40.33'	40.33'	N 00°34'14" W
C670	225.00'	22°08'33"	86.95'	86.41'	N 11°27'34" W
C707	6335.00'	6°25'41"	710.73'	710.35'	N 03°36'08" W
C708	225.00'	89°36'43"	351.90'	317.12'	N 45°11'39" W
C874	210.00'	25°48'16"	94.58'	93.78'	N 77°13'47" W

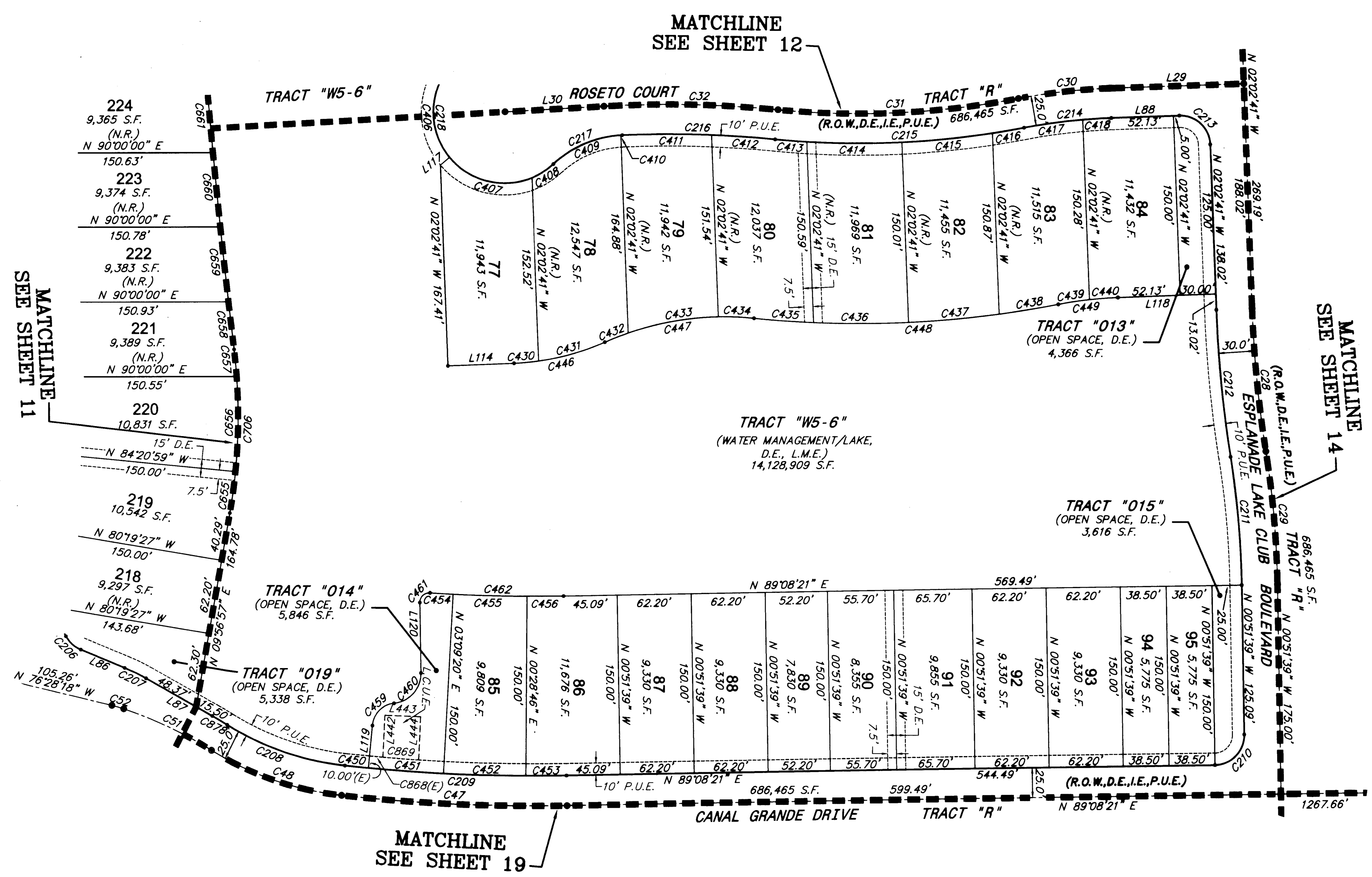
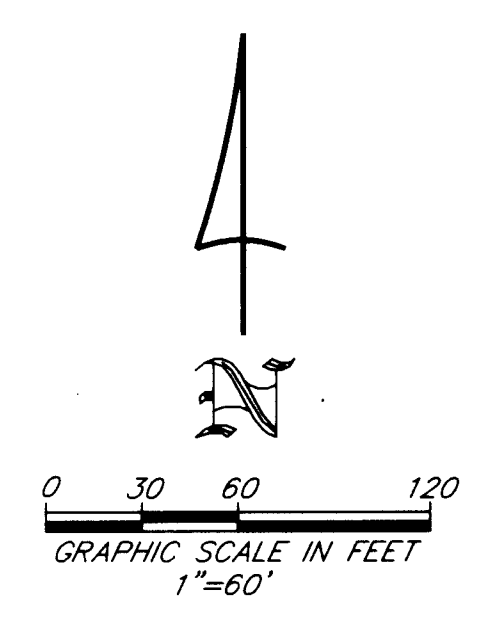
LINE	LENGTH	BEARING
L29	112.13'	N 87°57'19" E
L30	83.48'	N 86°59'19" E
L89	57.13'	N 87°57'19" E
L90	31.17'	N 02°02'41" W
L91	23.12'	N 00°07'55" W
L92	30.31'	N 00°07'55" W
L109	63.37'	N 89°52'05" E
L110	9.99'	N 61°24'50" W
L111	10.00'	N 61°32'34" E
L112	61.40'	N 89°52'05" E
L113	56.02'	N 86°59'19" E
L115	87.26'	N 87°57'19" E
L116	10.00'	N 60°41'08" W
L437	16.07'	N 61°34'50" W
L438	10.08'	N 61°34'50" W

DOS2018-10082 / PLT2018-10013

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Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN
SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



LINE TABLE (SHEET 13)

LINE	LENGTH	BEARING
L29	112.13'	N 87°57'19" E
L30	83.48'	N 86°59'19" E
L86	39.84'	N 67°28'18" W
L87	63.86'	N 60°25'07" W
L88	57.13'	N 87°57'19" E
L114	55.41'	N 87°57'19" E
L117	10.00'	N 50°34'18" E
L118	10.00'	N 87°57'19" E
L119	35.37'	N 05°36'41" E
L120	59.08'	N 00°51'39" W
L442	35.00'	N 02°42'17" E
L443	30.00'	N 87°14'26" W
L444	35.99'	N 02°42'17" E

CURVE TABLE (SHEET 13)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C28	1000.00'	6°51'46"	119.78'	119.70'	N 05°28'34" W
C29	800.00'	8°02'48"	112.35'	112.26'	N 04°53'03" W
C30	500.00'	8°54'02"	77.67'	77.59'	N 83°30'18" E
C31	700.00'	16°35'12"	202.64'	201.94'	N 87°20'53" E
C32	970.00'	8°39'09"	146.49'	146.35'	N 88°41'06" W
C47	1500.00'	7°14'26"	189.56'	189.43'	N 87°14'26" W
C48	263.00'	25°22'15"	116.46'	115.51'	N 70°56'06" W
C51	357.00'	13°05'44"	81.60'	81.42'	N 64°47'50" W
C52	115.00'	5°07'36"	10.29'	10.29'	N 73°54'30" W
C206	25.00'	39°11'07"	17.10'	16.77'	N 47°52'44" W
C207	163.00'	7°03'11"	20.07'	20.05'	N 63°56'42" W
C208	238.00'	25°22'15"	105.39'	104.53'	N 70°56'06" W
C209	1475.00'	7°14'26"	186.40'	186.27'	N 87°14'26" W
C210	25.00'	90°00'00"	39.27'	35.36'	N 44°08'21" E
C211	770.00'	8°02'48"	108.14'	108.05'	N 04°53'03" W
C212	1030.00'	6°51'46"	123.37'	123.30'	N 05°28'34" W
C213	25.00'	90°00'00"	39.27'	35.36'	N 47°02'41" W
C214	475.00'	8°54'02"	73.79'	73.71'	N 83°30'18" E
C215	725.00'	16°35'12"	209.88'	209.15'	N 87°20'53" E
C216	945.00'	7°48'02"	128.66'	128.56'	N 88°15'32" E
C217	90.00'	40°44'25"	63.99'	62.66'	N 67°28'14" E
C218	60.00'	259°52'42"	272.14'	92.01'	N 02°57'37" W
C406	60.00'	68°44'34"	71.99'	67.75'	N 05°03'25" W
C407	60.00'	72°40'30"	76.10'	71.10'	N 75°45'57" W
C408	60.00'	20°47'46"	21.78'	21.66'	N 57°29'55" E
C409	90.00'	40°00'00"	62.83'	61.56'	N 67°06'02" E
C410	90.00'	0°44'25"	1.16'	1.16'	N 87°28'14" E
C411	945.00'	4°33'14"	75.11'	75.09'	N 89°52'56" W
C412	945.00'	37°44'48"	53.55'	53.54'	N 85°58'55" W
C413	725.00'	2°06'19"	26.64'	26.64'	N 85°24'41" W
C414	725.00'	6°18'27"	79.81'	79.77'	N 89°37'04" W
C415	725.00'	6°02'16"	76.40'	76.36'	N 84°12'35" E
C416	725.00'	2°08'10"	27.03'	27.03'	N 80°07'22" E
C417	475.00'	5°59'46"	49.71'	49.69'	N 82°03'10" E
C418	475.00'	2°54'17"	24.08'	24.08'	N 86°30'11" E
C430	210.00'	5°40'58"	20.83'	20.82'	N 85°06'50" E
C431	210.00'	15°51'15"	58.11'	57.92'	N 74°20'43" E
C432	250.00'	4°49'46"	21.07'	21.07'	N 68°49'59" E
C433	250.00'	17°41'58"	77.23'	76.92'	N 80°05'51" E
C434	250.00'	6°54'12"	30.12'	30.10'	N 87°36'04" W
C435	875.00'	37°16'25"	49.99'	49.99'	N 85°47'10" W
C436	875.00'	57°3'26"	79.78'	79.75'	N 89°57'54" E
C437	875.00'	4°59'55"	76.34'	76.31'	N 84°51'14" E
C438	875.00'	37°8'00"	50.40'	50.39'	N 80°42'17" E
C439	325.00'	4°39'12"	26.40'	26.39'	N 81°22'53" E
C440	325.00'	47°4'50"	24.09'	24.09'	N 85°49'54" E
C446	210.00'	21°32'13"	78.94'	78.47'	N 77°11'12" E
C447	250.00'	29°25'56"	128.42'	127.02'	N 81°08'04" E
C448	875.00'	16°47'45"	256.50'	255.58'	N 87°27'09" E
C449	325.00'	8°54'02"	50.49'	50.44'	N 83°30'18" E
C450	1475.00'	0°46'07"	19.78'	19.78'	N 84°00'16" W
C451	1475.00'	2°27'20"	63.22'	63.21'	N 85°37'00" W
C452	1475.00'	2°40'34"	68.89'	68.89'	N 88°10'57" W
C453	1475.00'	1°20'25"	34.50'	34.50'	N 89°48'34" E
C454	1325.00'	0°50'19"	19.39'	19.39'	N 86°25'30" W
C455	1325.00'	2°40'34"	61.89'	61.88'	N 88°10'57" W
C456	1325.00'	1°20'25"	30.99'	30.99'	N 89°48'34" E
C459	20.00'	80°40'35"	28.16'	25.89'	N 44°22'38" E
C460	25.00'	85°34'34"	37.34'	33.96'	N 41°55'38" E
C461	8.00'	94°51'18"	13.24'	11.78'	N 46°34'00" E
C462	1325.00'	4°51'18"	112.27'	112.24'	N 88°26'00" W
C655	470.00'	47°8'08"	35.29'	35.28'	N 07°47'53" E
C656	470.00'	9°41'55"	79.56'	79.46'	N 00°47'51" E
C657	470.00'	2°45'52"	22.68'	22.67'	N 05°26'03" W
C658	6335.00'	0°21'39"	39.89'	39.89'	N 06°38'09" W
C659	6335.00'	0°33'57"	62.56'	62.56'	N 06°10'21" W
C660	6335.00'	0°33'55"	62.50'	62.50'	N 05°36'25" W
C661	6335.00'	0°33'53"	62.44'	62.44'	N 05°02'31" W
C706	470.00'	16°45'55"	137.53'	137.04'	N 01°33'59" E
C868(E)	1465.00'	0°26'30"	11.29'	11.29'	N 84°36'34" W
C869	1465.00'	17°0'26"	30.02'	30.02'	N 85°25'03" W
C878	382.00'	27°0'08"	14.46'	14.46'	N 59°20'02" W

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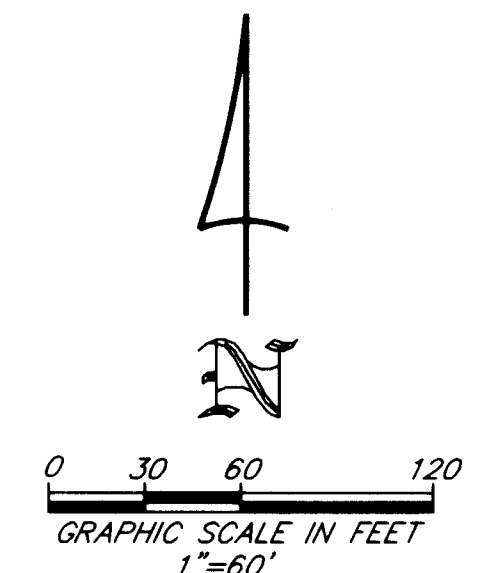
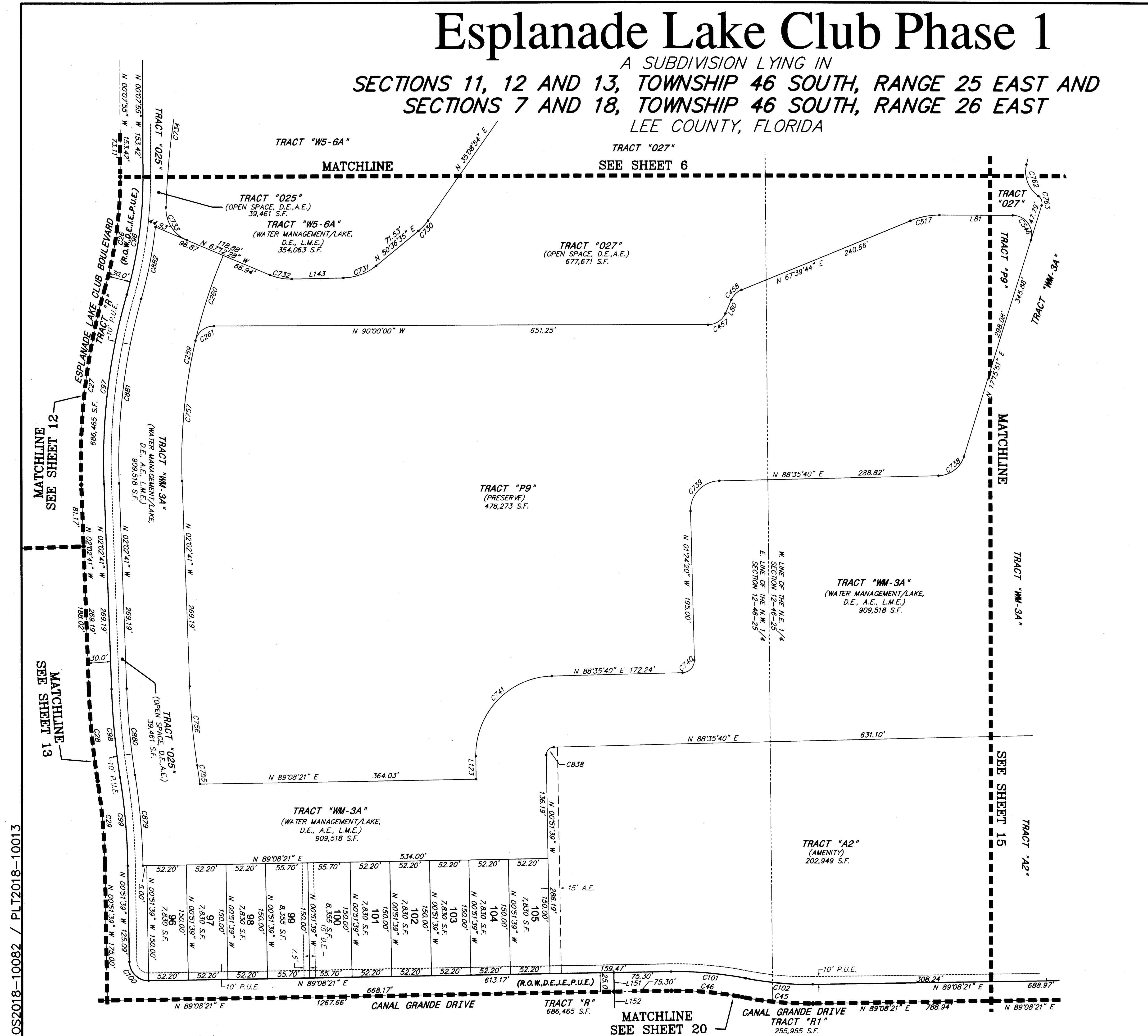
THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
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BONITA SPRINGS, FL 34135
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FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN
 SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
 SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

INSTRUMENT# 2019000189935

SHEET 14 OF 37



LINE TABLE (SHEET 14)

LINE	LENGTH	BEARING
L80	19.51'	N 23°25'17" E
L81	96.66'	N 90°00'00" W
L123	30.19'	N 00°51'39" W
L143	68.20'	N 88°55'26" E
L151	25.00'	N 00°51'39" W
L152	25.00'	N 00°51'39" W

CURVE TABLE (SHEET 14)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C26	530.00'	16°04'40"	148.72'	148.24'	N 07°54'25" E
C27	830.00'	17°59'26"	260.62'	259.55'	N 06°57'02" E
C28	1000.00'	6°51'46"	119.78'	119.70'	N 05°28'34" W
C29	800.00'	8°02'48"	112.35'	112.26'	N 04°53'03" W
C45	450.00'	11°56'55"	93.84'	93.67'	N 84°53'11" W
C46	450.00'	11°56'55"	93.84'	93.67'	N 84°53'11" W
C96	560.00'	16°04'40"	157.14'	156.63'	N 07°54'25" E
C97	800.00'	17°59'26"	251.20'	250.16'	N 06°57'02" E
C98	970.00'	6°51'46"	116.18'	116.11'	N 05°28'34" W
C99	830.00'	8°02'48"	116.57'	116.47'	N 04°53'03" W
C100	25.00'	90°00'00"	39.27'	35.36'	N 45°51'39" W
C101	475.00'	11°56'55"	99.06'	98.88'	N 84°53'11" W
C102	425.00'	11°56'55"	88.47'	88.47'	N 84°53'11" W
C259	697.00'	24°57'43"	303.66'	301.26'	N 10°26'10" E
C260	697.00'	9°44'28"	118.50'	118.36'	N 18°02'42" E
C261	25.00'	76°49'27"	33.52'	31.07'	N 51°35'17" E
C457	25.00'	66°34'43"	29.05'	27.44'	N 56°42'39" E
C458	25.00'	44°74'27"	19.30'	18.83'	N 45°32'30" E
C517	100.00'	22°20'16"	38.99'	38.74'	N 78°49'52" E
C546	25.00'	107°15'51"	46.80'	40.26'	N 36°22'04" W
C730	70.00'	15°27'41"	18.89'	18.83'	N 42°52'44" E
C731	70.00'	38°18'51"	46.81'	45.94'	N 69°46'00" E
C732	72.00'	23°11'43"	29.15'	28.95'	N 79°08'31" W
C733	45.00'	69°12'50"	54.36'	51.11'	N 32°36'03" W
C734	1101.00'	10°21'48"	199.14'	198.87'	N 07°11'16" E
C738	36.00'	71°19'49"	44.82'	41.98'	N 52°55'46" E
C739	39.00'	90°00'00"	61.26'	55.15'	N 43°35'40" E
C740	16.00'	90°00'00"	25.13'	22.63'	N 43°35'40" E
C741	103.00'	89°27'19"	160.81'	144.97'	N 43°52'01" E
C755	933.00'	1°31'42"	24.89'	24.89'	N 08°08'36" W
C756	867.00'	6°51'46"	103.85'	103.78'	N 05°28'34" W
C757	697.00'	15°73'14"	185.16'	184.61'	N 05°33'56" E
C762	39.00'	69°10'28"	47.09'	44.28'	N 20°46'55" W
C763	11.00'	72°38'00"	13.94'	13.03'	N 19°03'09" W
C838	10.00'	89°27'19"	15.61'	14.07'	N 43°52'01" E
C879	850.00'	8°03'09"	119.46'	119.36'	N 04°52'52" W
C880	950.00'	6°51'46"	113.79'	113.72'	N 05°28'34" W
C881	780.00'	17°59'26"	244.92'	243.91'	N 06°57'02" E
C882	580.00'	9°32'30"	96.59'	96.48'	N 11°10'30" E

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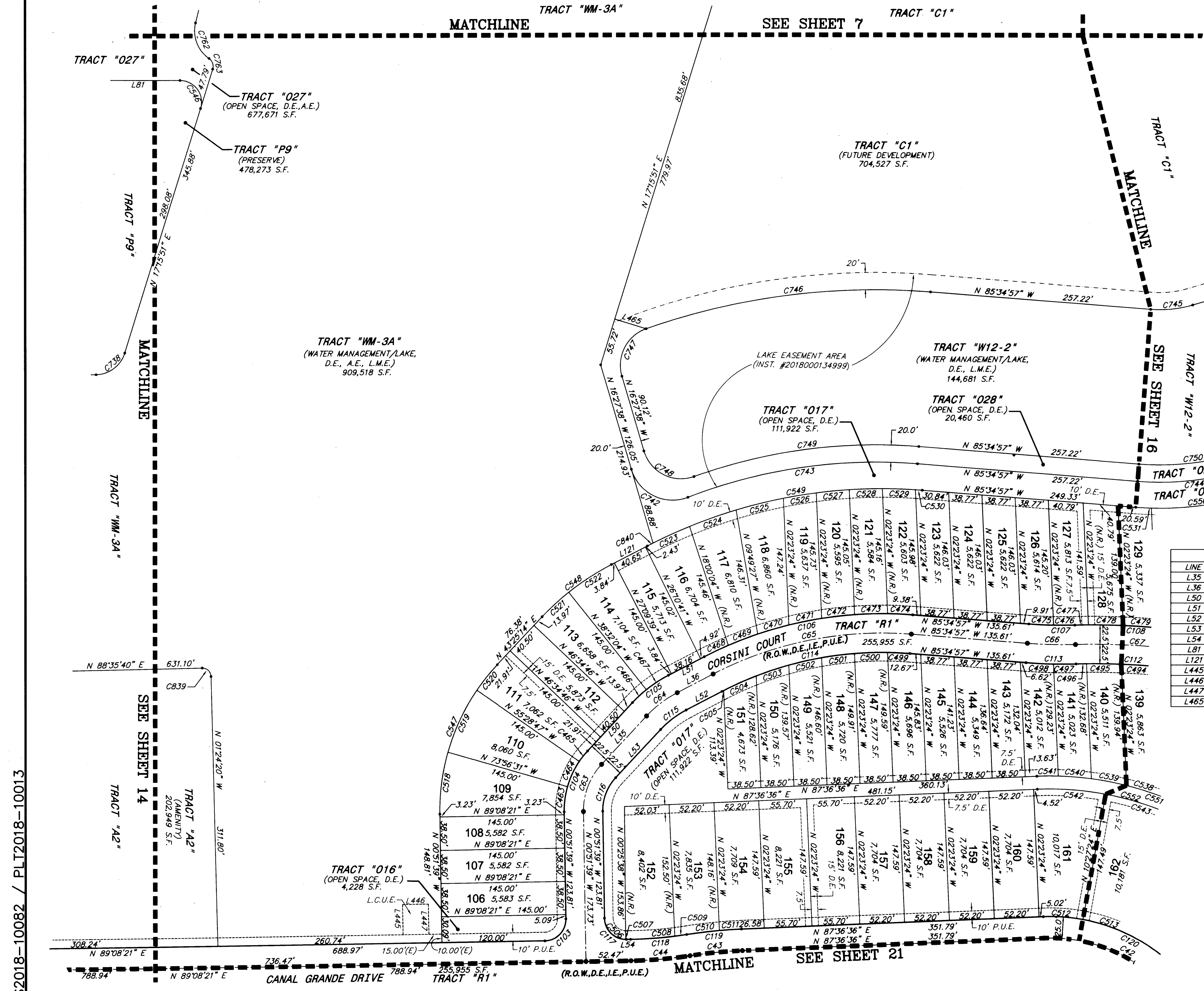
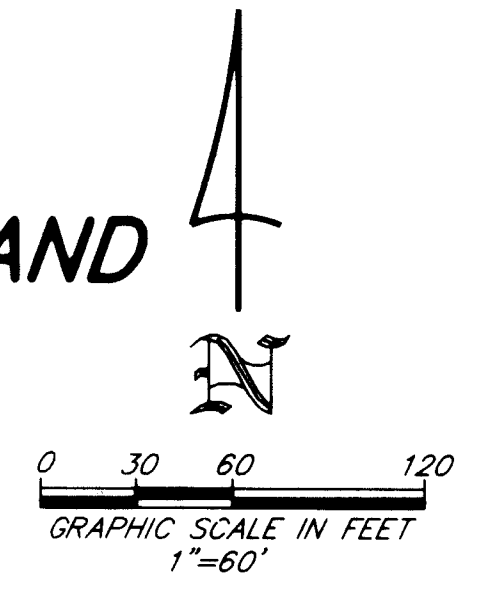
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SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA**

INSTRUMENT# 2019000189935

SHEET 15 OF 37



CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C42	182.00'	59°05'56"	187.73'	179.52'	N 62°50'26" W
C43	550.00'	6°22'56"	61.27'	61.23'	N 84°25'08" E
C44	500.00'	7°54'42"	69.04'	68.99'	N 85°11'00" E
C63	77.50'	44°16'53"	59.90'	58.42'	N 21°16'48" E
C64	132.50'	19°25'08"	44.91'	44.69'	N 53°07'48" E
C65	432.50'	31°34'41"	238.37'	235.36'	N 78°37'42" E
C66	522.50'	6°08'48"	56.05'	56.03'	N 88°39'21" W
C67	800.00'	14°30'09"	202.49'	201.95'	N 84°28'41" W
C103	25.00'	90°00'00"	39.27'	35.36'	N 44°08'21" E
C104	100.00'	44°16'53"	77.29'	75.38'	N 21°16'48" E
C105	155.00'	19°25'08"	52.53'	52.28'	N 53°07'48" E
C106	455.00'	31°34'41"	250.77'	247.61'	N 78°37'42" E
C107	500.00'	6°08'48"	53.64'	53.61'	N 88°39'21" W
C108	822.50'	10°40'45"	153.30'	153.08'	N 86°23'23" W
C112	777.50'	9°50'06"	133.46'	133.30'	N 86°48'43" W
C113	545.00'	6°08'48"	58.47'	58.44'	N 88°39'21" W
C114	410.00'	31°34'41"	225.97'	223.12'	N 78°37'42" E
C115	110.00'	19°25'08"	37.28'	37.10'	N 53°07'48" E
C116	55.00'	44°16'53"	42.51'	41.46'	N 21°16'48" E
C117	25.00'	90°00'00"	39.27'	35.36'	N 45°13'39" W
C118	475.00'	7°54'42"	65.59'	65.54'	N 85°11'00" E
C119	575.00'	6°22'56"	64.05'	64.02'	N 84°25'08" E
C120	207.00'	59°05'56"	213.51'	204.17'	N 62°50'26" W
C463	100.00'	16°55'08"	29.53'	29.42'	N 07°35'55" E
C464	100.00'	18°27'44"	32.22'	32.08'	N 25°17'21" E
C465	100.00'	8°54'01"	15.53'	15.52'	N 38°58'13" E
C466	155.00'	8°02'42"	21.76'	21.75'	N 47°26'35" E
C467	155.00'	11°22'25"	30.77'	30.72'	N 57°09'09" E
C468	455.00'	3°53'55"	30.96'	30.95'	N 64°47'19" E
C469	455.00'	4°36'15"	36.56'	36.55'	N 69°02'23" E
C470	455.00'	4°45'46"	37.82'	37.81'	N 73°43'24" E
C471	455.00'	4°54'39"	39.00'	38.99'	N 78°33'36" E
C472	455.00'	4°51'45"	38.61'	38.60'	N 83°26'48" E
C473	455.00'	4°51'00"	38.51'	38.50'	N 88°18'10" E
C474	455.00'	3°41'23"	29.30'	29.30'	N 87°25'39" W
C475	500.00'	3°17'53"	28.78'	28.78'	N 87°13'54" W
C476	500.00'	2°50'55"	24.86'	24.86'	N 89°41'42" E
C477	822.50'	1°05'28"	15.66'	15.66'	N 88°48'59" E
C478	822.50'	2°48'33"	40.57'	40.56'	N 89°13'31" W
C479	822.50'	241'48"	38.71'	38.71'	N 88°27'50" W
C484	777.50'	3°00'06"	40.73'	40.73'	N 88°20'49" W
C485	777.50'	2°59'21"	40.56'	40.56'	N 89°20'32" W
C496	777.50'	0°53'33"	12.11'	12.11'	N 88°43'01" E
C497	545.00'	2°46'35"	26.41'	26.41'	N 89°39'32" E
C498	545.00'	3°22'13"	32.06'	32.05'	N 87°16'04" W
C499	410.00'	3°38'13"	26.02'	26.02'	N 87°24'04" W
C500	410.00'	5°22'57"	38.52'	38.50'	N 88°05'22" E
C501	410.00'	5°24'07"	38.66'	38.64'	N 82°41'50" E
C502	410.00'	5°28'17"	39.15'	39.14'	N 77°15'38" E
C503	410.00'	5°35'46"	40.04'	40.03'	N 71°43'37" E
C504	410.00'	5°47'17"	41.42'	41.40'	N 66°02'06" E
C505	410.00'	0°18'06"	2.16'	2.16'	N 62°59'24" E
C506	25.00'	88°15'33"	38.51'	34.81'	N 44°59'25" W
C507	25.00'	1°44'27"	0.76'	0.76'	N 89°59'25" W
C508	475.00'	6°13'35"	51.62'	51.59'	N 86°01'34" E
C509	475.00'	1°41'07"	13.97'	13.97'	N 82°04'13" E
C510	575.00'	3°49'42"	38.42'	38.41'	N 83°08'30" E
C511	575.00'	2°33'15"	25.63'	25.63'	N 86°19'59" E
C512	207.00'	12°49'30"	46.34'	46.24'	N 85°58'39" W
C513	207.00'	14°05'52"	50.93'	50.80'	N 72°30'57" E
C518	245.00'	16°55'08"	72.35'	72.08'	N 07°35'55" E
C519	245.00'	18°27'44"	78.95'	78.60'	N 25°17'21" E
C520	245.00'	8°54'01"	38.06'	38.02'	N 38°58'13" E
C521	300.00'	8°02'42"	42.12'	42.09'	N 47°26'35" E
C522	300.00'	11°22'25"	59.55'	59.45'	N 57°09'09" E
C523	600.00'	5°10'20"	54.16'	54.15'	N 65°25'31" E
C524	600.00'	5°28'36"	57.35'	57.33'	N 70°44'59" E
C525	600.00'	5°25'20"	56.78'	56.76'	N 78°11'57" E
C526	600.00'	3°42'13"	38.78'	38.78'	N 80°45'44" E
L81	96.66'	N 90°00'00"	W		
C527	600.00'	3°40'58"	38.57'	38.56'	N 84°27'19" E
C528	600.00'	3°40'38"	38.51'	38.50'	N 88°08'07" E
C529	600.00'	3°41'13"	38.61'	38.60'	N 88°10'58" W
C530	600.00'	0°45'24"	7.92'	7.92'	N 85°57'39" W
C531	365.00'	2°50'47"	18.13'	18.13'	N 87°00'21" W
C538	370.00'	6°39'45"	43.02'	43.00'	N 72°45'17" W
C539	370.00'	6°26'32"	41.60'	41.58'	N 79°18'25" W
C540	370.00'	6°00'27"	38.80'	38.78'	N 85°31'54" W
C541	370.00'	3°51'16"	24.89'	24.89'	N 89°32'14" E
C542	355.00'	12°53'53"	79.91'	79.75'	N 85°56'28" W
C543	355.00'	14°04'06"	87.17'	86.95'	N 72°27'28" W
C546	25.00'	107°15'51"	46.80'	40.26'	N 36°22'04" W
C547	245.00'	44°16'53"	189.35'	184.67'	N 21°16'48" E
C548	300.00'	19°25'07"	101.68'	101.19'	N 53°07'48" E
C549	600.00'	30°51'42"	323.18'	319.29'	N 78°59'12" E
C550	365.00'	2°59'28"	133.72'	132.98'	N 83°55'19" E
C551	370.00'	42°53'13"	276.95'	270.53'	N 70°56'48" W
C552	355.00'	5°34'35"	331.95'	319.99'	N 65°36'07" W
C738	36.00'	71°19'49"	44.82'	41.98'	N 52°55'46" E
C742	50.00'	94°29'05"	82.45'	73.42'	N 63°42'10" W
C743	615.00'	25°21'45"	272.24'	270.02'	N 81°44'10" E
C744	335.00'	20°59'28"	122.73'	122.05'	N 83°55'19" E
C745	135.00'	20°59'28"	49.46'	49.18'	N 83°55'19" E
C746	815.00'	97°14'45"	68.52'	62.09'	N 27°09'45" E
C747	45.00'	87°14'45"	68.52'	62.09'	N 27°09'45" E
C748	45.00'	90°00'00"	73.14'	65.35'	N 63°01'12" W
C749	635.00'	23°59'48"	265.95'	264.01'	N 82°25'09" E
C750	315.00'	20°59'28"	115.40'	114.76'	N 83°55'19" E
C762	39.00'	69°10'28"	47.09'	44.28'	N 20°46'55" W
C763	11.00'	72°38'00"	13.94'	13.03'	N 19°03'09" W
C839	10.00'	90°00'00"	15.71'	14.14'	N 46°24'20" W
C840	600.00'	0°42'59"	7.50'	7.50'	N 63°11'51" E

LINE	LENGTH	BEARING
L35	76.38'	N 43°25'14" E
L36	46.91'	N 62°50'21" E
L50	76.38'	N 43°25'14" E
L51	46.91'	N 62°50'21" E
L52	46.91'	N 62°50'21" E
L53	76.38'	N 43°25'14" E
L54	4.97'	N 89°08'21" E
L81	96.66'	N 90°00'00" W
L121	46.91'	N 62°50'21" E
L445	35.00'	N 00°51'39" W
L446	30.00'	N 89°08'21" E
L447	35.00'	N 00°51'39" W
L465	38.36'	N 72°44'09" W

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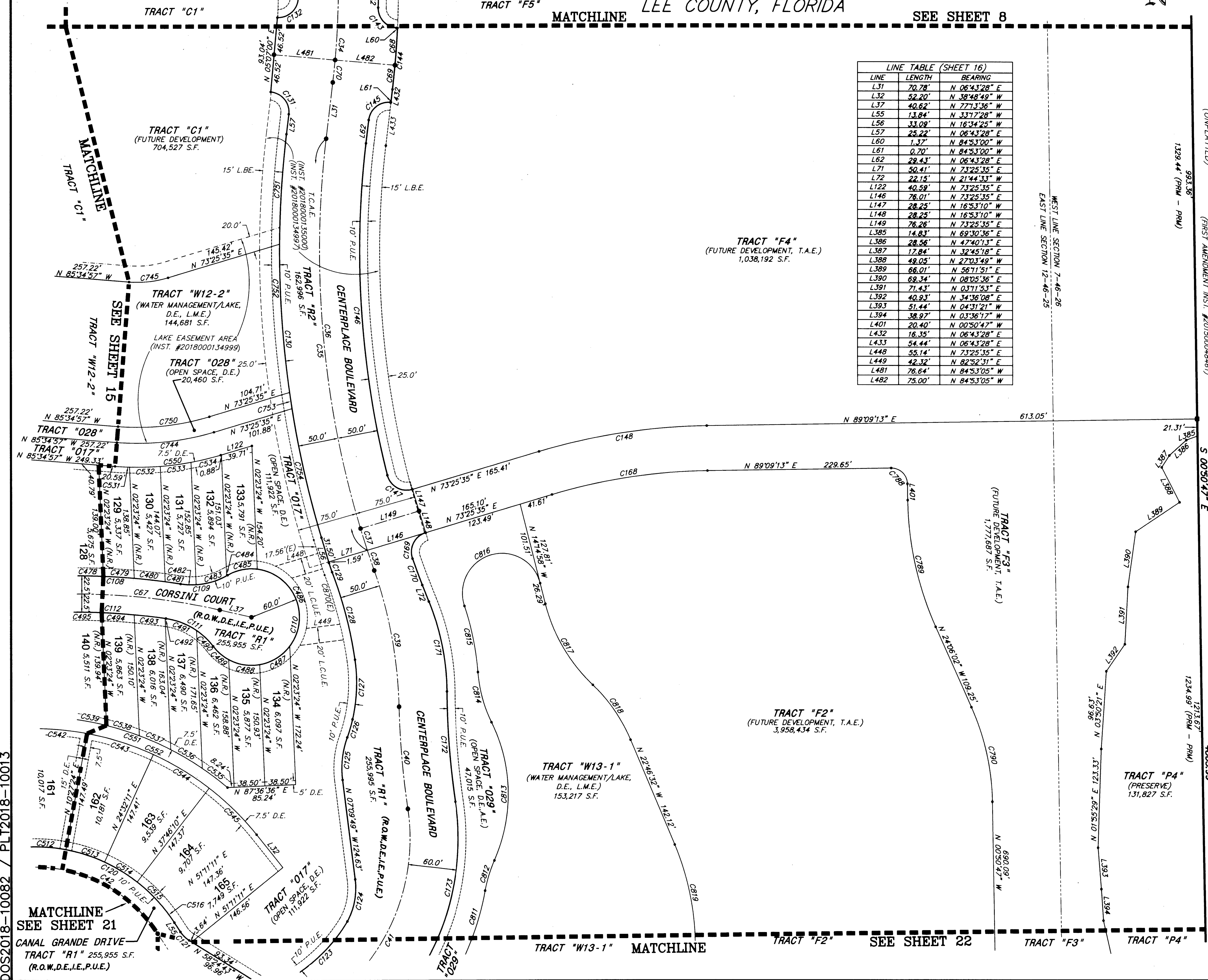
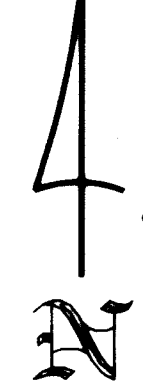
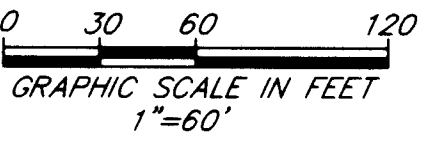
THIS INSTRUMENT PREPARED BY:
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FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN
**SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST**
LEE COUNTY, FLORIDA

INSTRUMENT# 2019000189935

SHEET 16 OF 37



LINE TABLE (SHEET 16)

LINE	LENGTH	BEARING
L31	70.78'	N 06°43'28" E
L32	52.20'	N 38°48'49" W
L37	40.62'	N 77°13'36" W
L55	13.84'	N 33°17'28" W
L56	33.09'	N 16°34'25" W
L57	25.22'	N 06°43'28" E
L60	1.37'	N 84°53'00" W
L61	0.70'	N 84°53'00" W
L62	29.43'	N 06°43'28" E
L71	50.41'	N 73°25'35" E
L72	22.15'	N 21°44'33" W
L122	40.59'	N 73°25'35" E
L146	76.01'	N 73°25'35" E
L147	28.25'	N 16°33'10" W
L148	28.25'	N 16°33'10" W
L149	76.26'	N 73°25'35" E
L385	14.83'	N 69°30'38" E
L386	28.56'	N 47°40'13" E
L387	17.84'	N 32°45'18" E
L388	49.05'	N 27°03'49" W
L389	66.01'	N 56°11'51" E
L390	69.34'	N 08°05'36" E
L391	71.43'	N 03°11'53" E
L392	40.93'	N 34°36'08" E
L393	51.44'	N 04°31'21" W
L394	38.97'	N 03°36'17" W
L401	20.40'	N 00°50'47" W
L432	16.35'	N 06°43'28" E
L433	54.44'	N 06°43'28" E
L448	55.14'	N 73°25'35" E
L449	42.32'	N 82°52'31" E
L481	76.64'	N 84°53'05" W
L482	75.00'	N 84°53'05" W

CURVE TABLE (SHEET 16)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C34	1000.00'	19°42'31"	343.98'	342.29'	N 04°44'20" W
C35	1200.00'	24°48'08"	519.46'	515.41'	N 05°40'36" W
C36	1200.00'	23°27'12"	491.21'	487.78'	N 05°00'08" W
C37	1200.00'	17°05'56"	28.25'	28.25'	N 17°24'12" W
C38	1200.00'	17°05'56"	26.58'	26.58'	N 18°42'45" W
C39	550.00'	17°58'21"	172.52'	171.82'	N 10°21'39" W
C40	1050.00'	6°59'11"	128.03'	127.95'	N 04°52'04" W
C41	250.00'	71°56'00"	313.87'	293.66'	N 27°36'20" E
C42	182.00'	59°05'56"	187.73'	179.52'	N 62°50'26" W
C67	800.00'	14°30'09"	202.49'	201.95'	N 84°28'41" W
C68	1075.00'	2°28'40"	46.49'	46.49'	N 03°52'35" E
C69	1075.00'	1°36'33"	30.19'	30.19'	N 05°55'12" E
C70	1000.00'	1°36'33"	28.08'	28.08'	N 05°55'12" E
C108	822.50'	10°40'45"	153.30'	153.08'	N 86°23'23" W
C109	90.00'	38°44'45"	60.86'	59.71'	N 79°34'37" E
C110	60.00'	28°38'40"	275.04'	90.12'	N 11°31'34" E
C111	90.00'	44°44'34"	70.28'	68.51'	N 59°31'23" W
C112	777.50'	9°50'06"	133.46'	133.30'	N 86°48'43" W
C120	207.00'	59°05'56"	213.51'	204.17'	N 62°50'26" W
C121	35.00'	25°07'15"	15.35'	15.22'	N 45°51'06" E
C123	200.00'	32°06'28"	112.08'	110.61'	N 47°00'19" E
C124	85.88'	35°49'02"	53.69'	52.82'	N 10°50'25" E
C125	115.00'	26°55'39"	54.04'	53.55'	N 06°17'57" E
C126	200.00'	6°41'24"	23.35'	23.34'	N 18°25'01" E
C127	200.00'	21°17'07"	74.30'	73.87'	N 02°25'45" E
C128	500.00'	12°54'41"	112.67'	112.44'	N 14°40'09" W
C129	150.00'	4°33'04"	11.92'	11.91'	N 18°50'58" W
C130	1250.00'	237°53"	508.29'	504.79'	N 04°55'29" W
C131	25.00'	91°36'27"	39.97'	35.85'	N 39°04'46" W
C132	25.00'	91°51'07"	40.08'	35.92'	N 46°36'30" E
C133	950.00'	15°16'32"	253.28'	252.53'	N 06°57'19" W
C142	1050.00'	15°53'42"	281.31'	280.38'	N 06°38'42" W
C143	25.00'	86°11'11"	37.61'	34.16'	N 41°47'24" W
C144	1075.00'	4°05'13"	76.68'	76.66'	N 04°40'52" E
C145	25.00'	88°23'32"	38.57'	34.86'	N 50°55'14" E
C146	1150.00'	20°45'03"	416.50'	414.22'	N 03°39'03" W
C147	25.00'	92°32'50"	40.38'	36.13'	N 60°18'00" W
C148	775.00'	15°43'39"	212.73'	212.02'	N 81°17'24" E
C168	718.50'	15°43'39"	197.22'	196.61'	N 81°17'24" E
C169	25.00'	92°52'43"	40.53'	36.23'	N 26°59'13" E
C170	1150.00'	1°44'18"	34.89'	34.89'	N 20°19'18" W
C171	300.00'	21°54'27"	114.71'	114.01'	N 11°20'26" W
C172	990.00'	7°58'27"	137.78'	137.62'	N 04°22'26" W
C173	310.00'	42°20'12"	229.07'	223.90'	N 12°48'29" E
C478	822.50'	2°49'33"	40.57'	40.56'	N 89°13'31" W
C479	822.50'	2°41'48"	38.71'	38.71'	N 89°13'31" W
C480	822.50'	2°42'46"	38.94'	38.94'	N 83°45'33" W
C481	822.50'	1°21'09"	19.42'	19.42'	N 81°43'36" W
C482	90.00'	12°26'13"	19.54'	19.50'	N 73°47'17" E
C483	90.00'	25°26'58"	39.98'	39.65'	N 81°47'17" E
C484	90.00'	0°51'34"	1.35'	1.35'	N 60°38'01" E
C485	60.00'	36°41'23"	38.42'	37.77'	N 78°32'56" E
C486	60.00'	120°14'29"	125.92'	104.05'	N 22°59'08" W
C487	60.00'	43°01'26"	45.05'	44.00'	N 58°38'50" E
C488	60.00'	38°14'51"	40.05'	39.31'	N 80°43'02" W
C489	60.00'	24°26'31"	25.80'	25.40'	N 81°22'21" W
C490	90.00'	18°29'48"	29.05'	28.93'	N 46°24'00" W
C491	90.00'	26°14'46"	41.23'	40.87'	N 68°46'16" W
C492	777.50'	0°04'45"	1.07'	1.07'	N 81°56'02" W
C493	777.50'	2°52'22"	38.98'	38.98'	N 83°24'35" W
C494	777.50'	3°00'06"	40.73'	40.73'	N 86°20'49" W
C495	777.50'	2°59'21"	40.56'	40.56'	N 89°20'32" W
C512	207.00'	12°10'39"	44.00'	43.91'	N 86°18'05" W
C513	207.00'	14°05'31"	50.91'	50.78'	N 73°10'00" W
C514	207.00'	14°06'43"	50.98'	50.86'	N 59°03'53" W
C515	207.00'	13°12'15"	47.70'	47.60'	N 45°24'24" W
C516	207.00'	5°30'48"	19.92'	19.91'	N 36°02'52" W
C531	365.00'	2°50'47"	18.13'	18.13'	N 87°00'21" W
C532	365.00'	6°02'50"	38.52'	38.51'	N 88°32'51" E
C533	365.00'	6°04'14"	38.67'	38.65'	N 82°29'19" E
C534	365.00'	6°01'38"	38.40'	38.38'	N 76°26'24" E
C535	370.00'	6°08'18"	39.64'	39.62'	N 52°34'20" W
C536	370.00'	7°07'42"	46.03'	46.00'	N 59°12'20" W
C537	370.00'	6°39'13"	42.97'	42.94'	N 66°05'48" W
C538	370.00'	6°39'45"	43.02'	43.00'	N 72°45'17" W
C539	370.00'	6°26'32"	41.60'	41.58'	N 79°18'25" W
C542	355.00'	12°17'18"	76.14'	75.99'	N 86°14'45" W
C543	355.00'	14°05'27"	87.31'	87.09'	N 73°03'23" W
C544	355.00'	14°00'53"	86.83'	86.62'	N 59°00'13" W
C545	355.00'	13°10'57"	81.68'	81.50'	N 45°24'18" W
C550	365.00'	20°59'28"	133.72'	132.98'	N 83°55'19" E
C551	370.00'	42°53'13"	276.95'	270.53'	N 70°56'48" W
C552	355.00'	53°34'35"	331.95'	319.99'	N 65°36'07" W
C744	135.00'	20°59'28"	122.73'	122.05'	N 83°55'19" E
C750	315.00'	20°59'28"	49.46'	49.18'	N 83°55'19" E
C751	1250.00'	6°19'14"	137.89'	137.82'	N 03°33'51" E
C752	1250.00'	6°28'00"	184.71'	184.55'	N 03°49'46" W
C753	1250.00'	0°55'33"	20.20'	20.20'	N 08°31'32" W
C754	1250.00'	7°15'07"	165.48'	165.36'	N 12°46'52" W
C788	20.00'	90°00'00"	31.42'	28.28'	N 45°50'47" W
C789	400.00'	23°15'15"	162.34'	161.23'	N 12°28'24" W
C790	300.00'	23°15'15"	121.76'	120.92'	N 12°28'24" W
C811	350.00'	23°15'15"	141.87'	140.90'	N 12°28'24" W
C812	170.00'	13°11'54"	39.18'	39.07'	N 17°21'09" E
C813	203.47'	50°07'54"	128.03'	127.41'	N 01°06'51" W
C814	170.00'	21°47'29"	64.65'	64.26'	N 15°17'07" W
C815	340.00'	14°11'10"	84.18'	83.92'	N 11°29'01" W
C816	48.42'	184°19'38"	159.00'	98.78'	N 23°35'13" E
C817	210.00'	32°22'20"	118.65'	117.08'	N 30°26'08" W
C818	200.00'	23°50'46"	83.24'	82.64'	N 34°41'55" W
C819	325.00'	21°55'45"	124.39'	123.63'	N 11°48'39" W
C820(C)	490.00'	7°27'29"	63.78'	63.74'	N 17°23'45" W

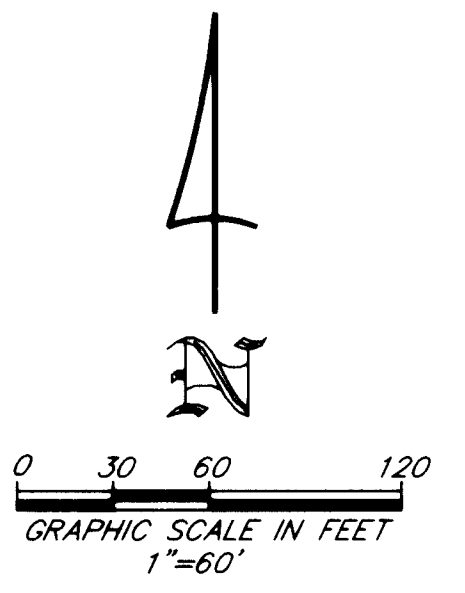
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Esplanade Lake Club Phase 1

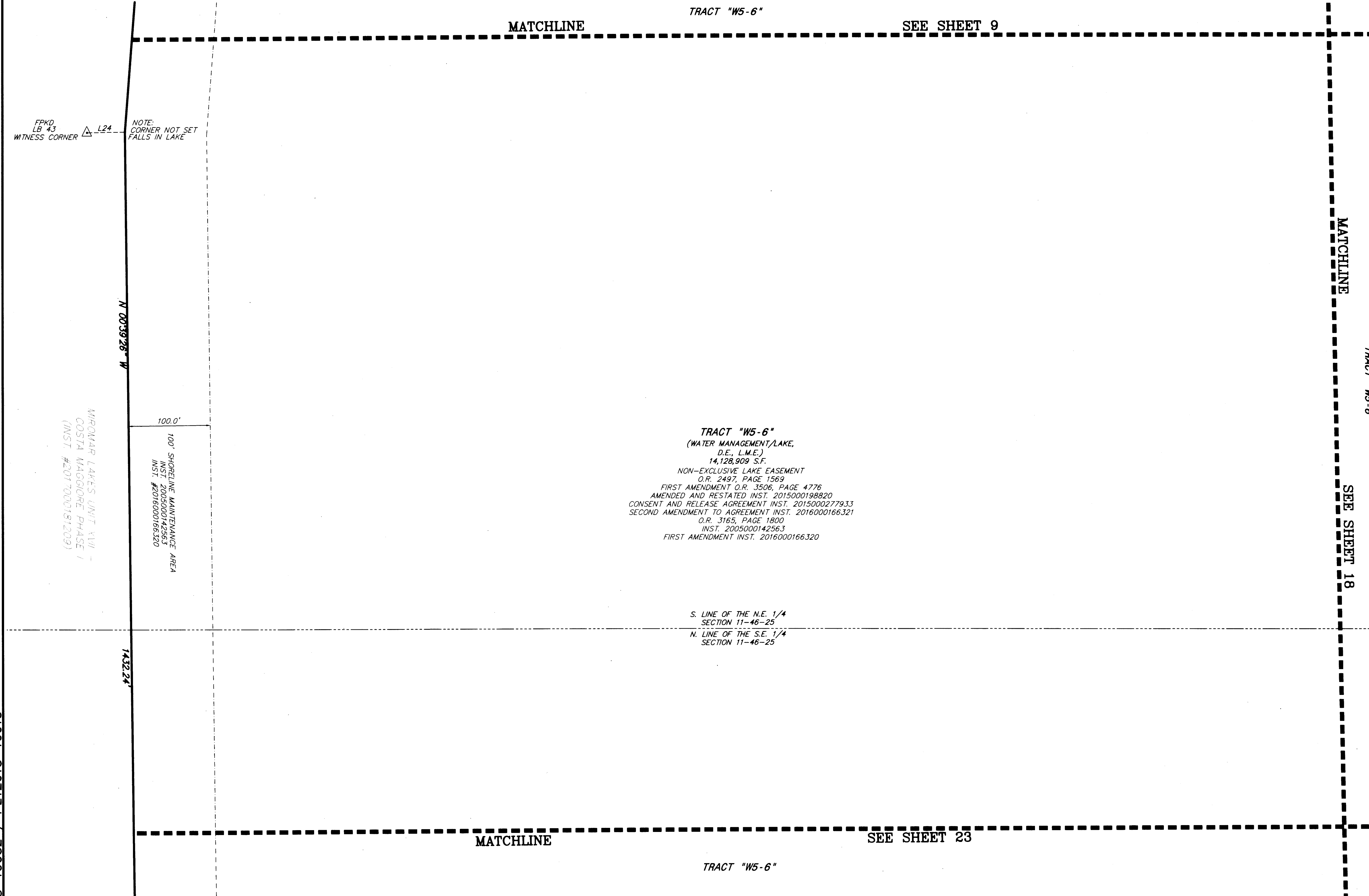
INSTRUMENT# 2019000189935

SHEET 17 OF 37

A SUBDIVISION LYING IN
SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



LINE TABLE (SHEET 17)		
LINE	LENGTH	BEARING
L24	46.43'	N 88°55'04" E



TRACT "W5-6"
(WATER MANAGEMENT/LAKE,
D.E., L.M.E.)
14,128,909 S.F.
NON-EXCLUSIVE LAKE EASEMENT
O.R. 2497, PAGE 1569
FIRST AMENDMENT O.R. 3506, PAGE 4776
AMENDED AND RESTATED INST. 2015000198820
CONSENT AND RELEASE AGREEMENT INST. 2015000277933
SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
O.R. 3165, PAGE 1800
INST. 2005000142563
FIRST AMENDMENT INST. 2016000166320

S. LINE OF THE N.E. 1/4
SECTION 11-46-25
N. LINE OF THE S.E. 1/4
SECTION 11-46-25

DOS2018-10082 / PLT2018-10013

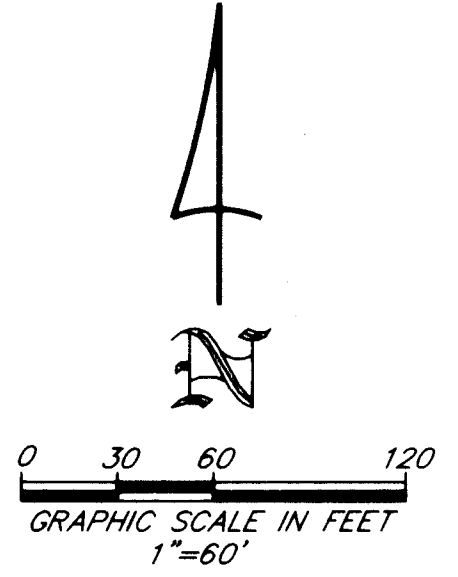
THIS INSTRUMENT PREPARED BY:
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Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN
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SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

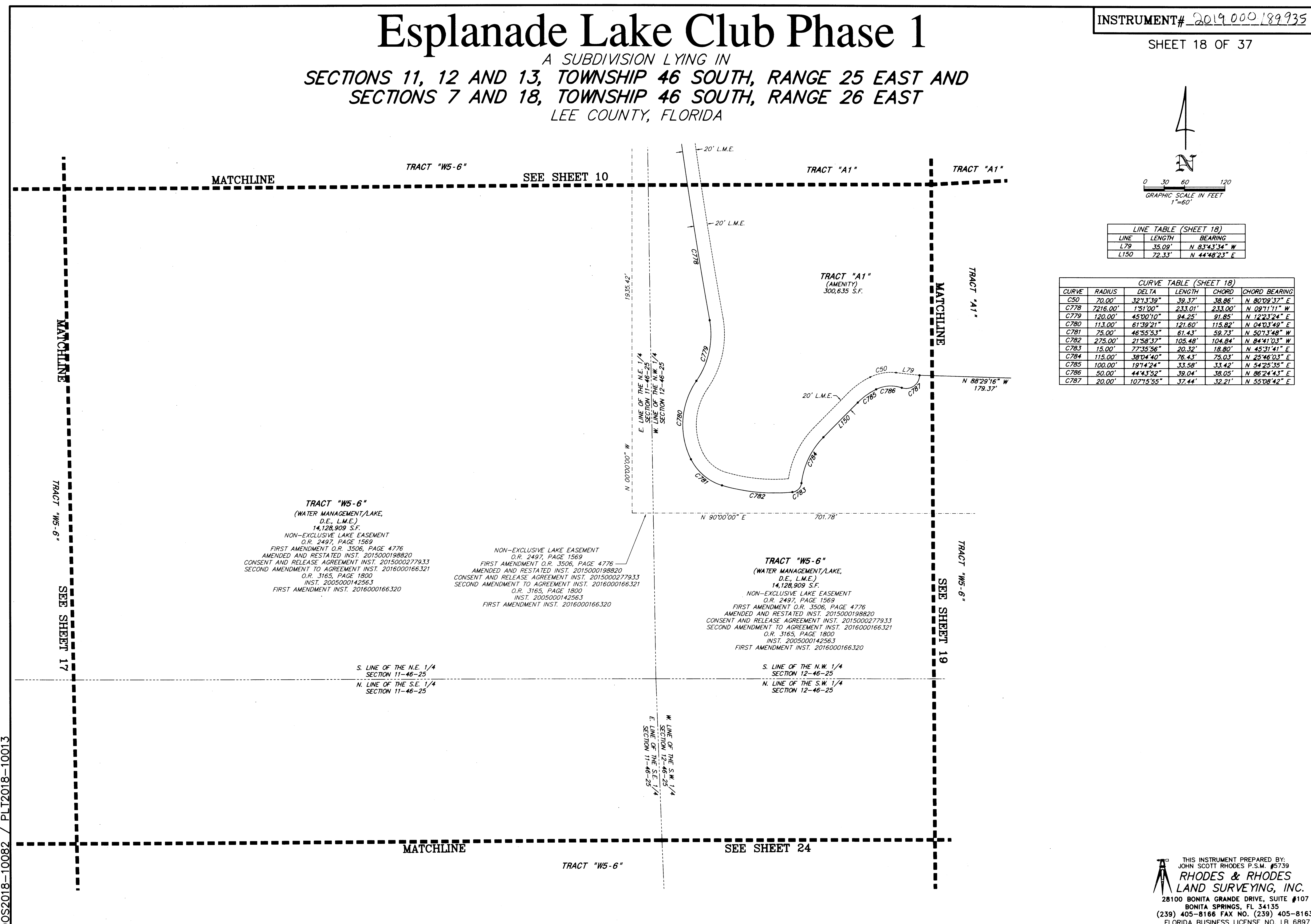
INSTRUMENT# 2019000189935

SHEET 18 OF 37



LINE	LENGTH	BEARING
L79	35.09'	N 83°43'34" W
L150	72.33'	N 44°48'23" E

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C50	70.00'	32°13'39"	39.37'	38.86'	N 80°09'37" E
C778	7216.00'	1°51'00"	233.01'	233.00'	N 09°11'11" W
C779	120.00'	45°00'10"	94.25'	91.85'	N 12°23'24" E
C780	113.00'	61°39'21"	121.60'	115.82'	N 04°03'49" E
C781	75.00'	46°55'53"	61.43'	59.73'	N 50°13'48" W
C782	275.00'	21°58'37"	105.48'	104.84'	N 84°41'03" W
C783	15.00'	77°35'56"	20.32'	18.80'	N 45°31'41" E
C784	115.00'	38°04'40"	76.43'	75.03'	N 25°46'03" E
C785	100.00'	19°14'24"	33.58'	33.42'	N 54°25'35" E
C786	50.00'	44°43'52"	39.04'	38.05'	N 86°24'43" E
C787	20.00'	107°15'55"	37.44'	32.21'	N 55°08'42" E



TRACT "W5-6"
 (WATER MANAGEMENT/LAKE,
 D.E., L.M.E.)
 14,128,909 S.F.
 NON-EXCLUSIVE LAKE EASEMENT
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 FIRST AMENDMENT O.R. 3506, PAGE 4776
 AMENDED AND RESTATED INST. 2015000198820
 CONSENT AND RELEASE AGREEMENT INST. 2015000277933
 SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
 O.R. 3165, PAGE 1800
 INST. 2005000142563
 FIRST AMENDMENT INST. 2016000166320

NON-EXCLUSIVE LAKE EASEMENT
 O.R. 2497, PAGE 1569
 FIRST AMENDMENT O.R. 3506, PAGE 4776
 AMENDED AND RESTATED INST. 2015000198820
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 INST. 2005000142563
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TRACT "W5-6"
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 O.R. 3165, PAGE 1800
 INST. 2005000142563
 FIRST AMENDMENT INST. 2016000166320

S. LINE OF THE N.E. 1/4
 SECTION 11-46-25
 N. LINE OF THE S.E. 1/4
 SECTION 11-46-25

S. LINE OF THE N.W. 1/4
 SECTION 12-46-25
 N. LINE OF THE S.W. 1/4
 SECTION 12-46-25

DOS2018-10082 / PLT2018-10013

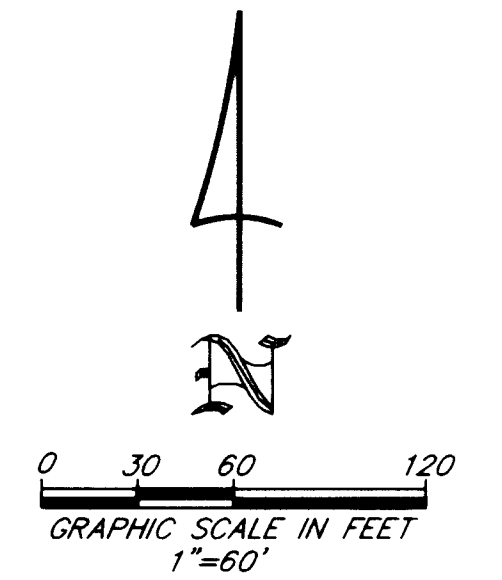
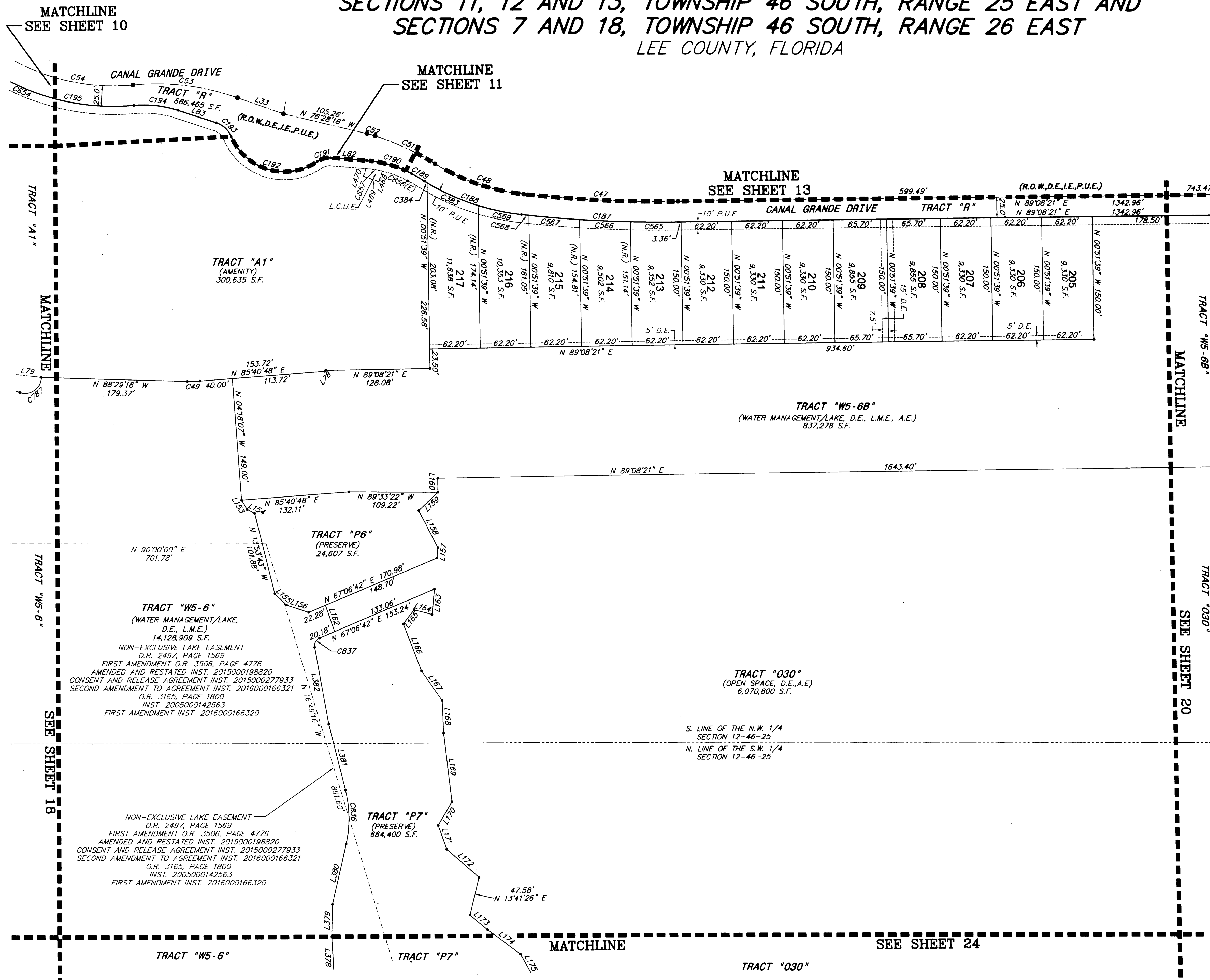
THIS INSTRUMENT PREPARED BY:
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 FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 1

INSTRUMENT# 2019000189935

SHEET 19 OF 37

A SUBDIVISION LYING IN
 SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
 SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA



LINE TABLE (SHEET 19)

LINE	LENGTH	BEARING
L33	59.75'	N 70°32'27" W
L78	1.55'	N 40°40'48" E
L79	35.09'	N 83°43'34" W
L82	44.31'	N 85°28'18" W
L83	49.16'	N 71°51'34" W
L153	13.27'	N 30°16'20" W
L154	10.53'	N 63°26'25" W
L155	19.91'	N 46°23'47" W
L156	28.67'	N 71°26'12" W
L157	12.81'	N 04°45'03" E
L158	51.06'	N 27°41'56" W
L159	32.89'	N 46°41'13" E
L160	17.27'	N 00°51'39" W
L162	34.07'	N 19°12'51" W
L163	31.25'	N 05°16'32" E
L164	23.21'	N 75°39'26" W
L165	21.61'	N 37°05'11" E
L166	61.37'	N 21°07'40" W
L167	44.22'	N 35°28'23" W
L168	39.52'	N 02°22'28" W
L169	84.82'	N 06°55'39" W
L170	33.41'	N 30°26'52" E
L171	30.77'	N 19°43'53" W
L172	52.61'	N 49°03'53" W
L173	27.84'	N 50°38'36" W
L174	50.07'	N 53°36'01" W
L175	32.13'	N 29°21'46" W
L378	57.39'	N 03°05'55" W
L379	39.35'	N 01°21'19" E
L380	75.96'	N 12°53'33" E
L381	82.92'	N 14°17'54" W
L382	95.20'	N 10°21'46" W
L468	13.57'	N 19°08'13" E
L469	20.00'	N 70°51'47" W
L470	10.00'	N 19°08'13" E

CURVE TABLE (SHEET 19)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C47	1500.00'	7°14'26"	189.43'	189.43'	N 87°14'26" W
C48	263.00'	25°22'15"	116.46'	115.51'	N 70°56'06" W
C49	151.00'	5°49'56"	15.37'	15.36'	N 88°35'46" E
C51	357.00'	13°05'44"	81.60'	81.42'	N 64°47'50" W
C52	115.00'	5°07'36"	10.29'	10.29'	N 73°54'30" W
C53	300.00'	24°53'42"	130.35'	129.33'	N 82°59'18" W
C54	255.00'	7°51'19"	350.95'	323.90'	N 56°00'30" W
C187	1525.00'	7°14'26"	192.72'	192.59'	N 87°14'26" W
C188	288.00'	25°22'15"	127.53'	126.49'	N 70°56'06" W
C189	332.00'	37°2'05"	18.55'	18.55'	N 59°51'01" W
C190	137.00'	24°01'15"	57.44'	57.02'	N 73°27'40" W
C191	25.00'	39°11'07"	17.10'	16.77'	N 74°56'09" E
C192	71.00'	101°57'47"	126.35'	110.33'	N 73°40'31" W
C193	30.00'	49°09'57"	25.74'	24.96'	N 47°16'36" W
C194	135.00'	23°19'59"	54.98'	54.60'	N 83°31'34" W
C195	280.00'	7°51'20"	385.36'	355.66'	N 56°00'30" W
C383	288.00'	13°40'51"	68.77'	68.60'	N 65°54'27" W
C384	288.00'	0°49'03"	4.11'	4.11'	N 58°39'30" W
C565	1525.00'	2°12'41"	58.86'	58.85'	N 89°45'18" W
C566	1525.00'	0°56'25"	25.03'	25.03'	N 88°10'46" W
C567	1525.00'	3°06'07"	82.56'	82.55'	N 86°09'29" W
C568	137.00'	37°3'39"	7.72'	7.72'	N 63°03'52" W
C569	137.00'	20°47'36"	49.72'	49.45'	N 75°04'30" W
C654	280.00'	45°11'20"	220.84'	215.16'	N 72°35'53" W
C787	20.00'	107°15'55"	37.44'	37.21'	N 55°08'42" E
C836	140.00'	27°11'27"	66.44'	65.82'	N 00°42'11" W
C837	10.00'	77°53'11"	13.59'	12.57'	N 28°10'06" E
C856(E)	127.00'	14°50'54"	32.91'	32.82'	N 68°52'30" W
C857	127.00'	9°10'21"	20.33'	20.31'	N 80°53'07" W

D052018-10082 / PLT2018-10013

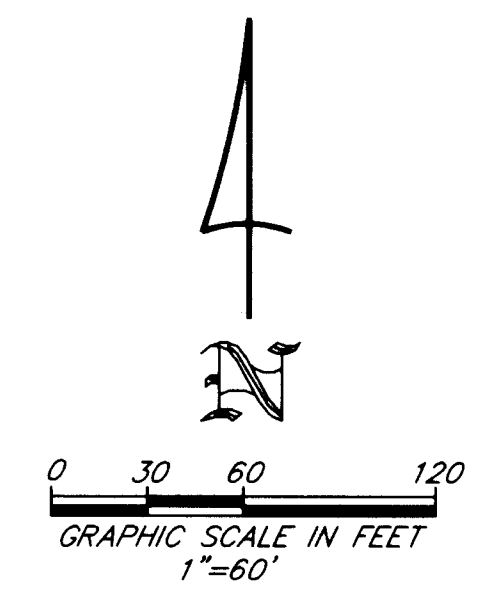
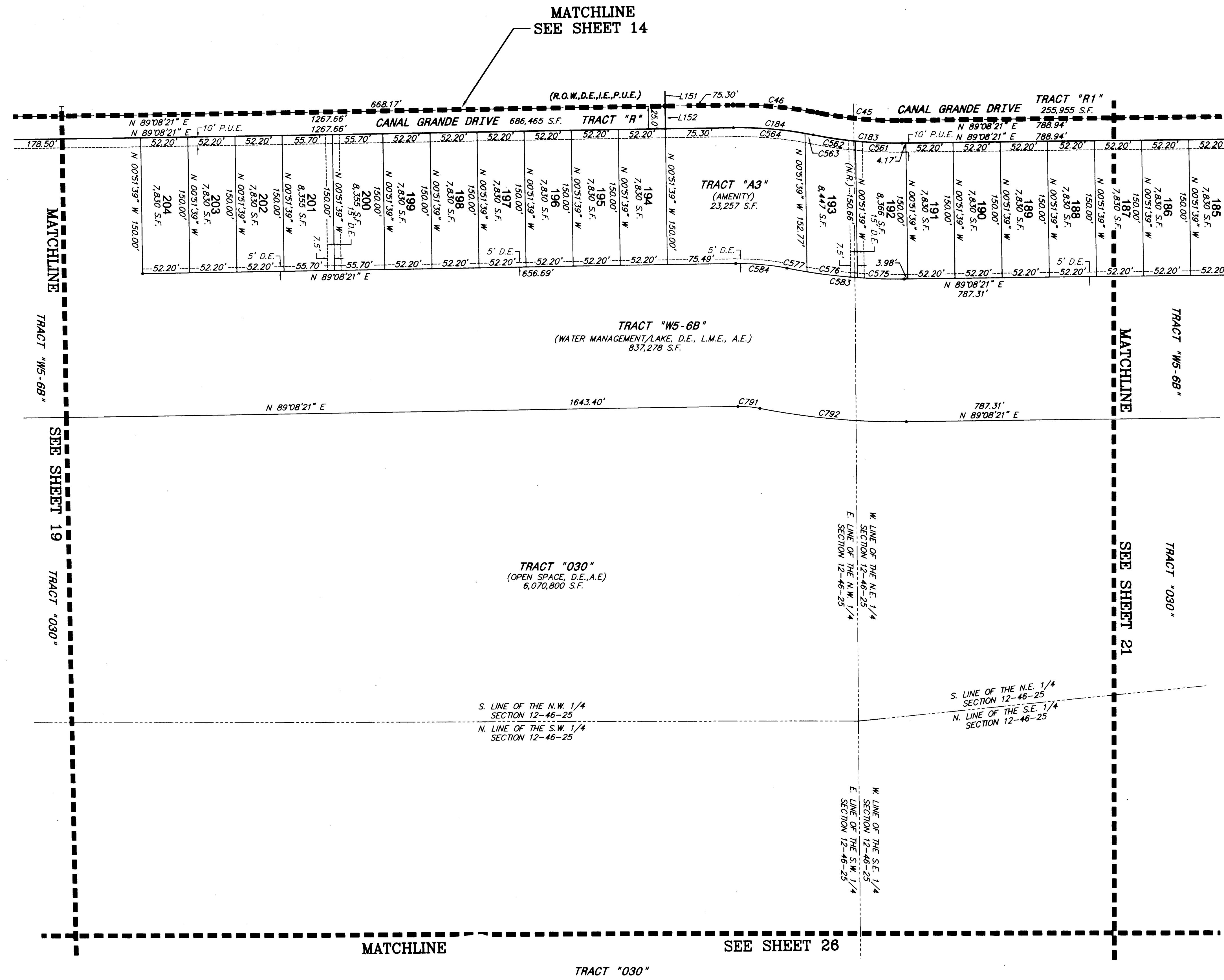
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Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN
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 LEE COUNTY, FLORIDA

INSTRUMENT# 2019000189935

SHEET 20 OF 37



LINE TABLE (SHEET 20)

LINE	LENGTH	BEARING
L151	25.00'	N 00°51'39" W
L152	25.00'	N 00°51'39" W

CURVE TABLE (SHEET 20)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C45	450.00'	11°56'55"	93.84'	93.67'	N 84°53'11" W
C46	450.00'	11°56'55"	93.84'	93.67'	N 84°53'11" W
C183	475.00'	11°56'55"	99.06'	98.88'	N 84°53'11" W
C184	425.00'	11°56'55"	88.63'	88.47'	N 84°53'11" W
C561	475.00'	6°13'42"	51.63'	51.61'	N 87°44'48" W
C562	475.00'	5°43'13"	47.42'	47.40'	N 81°46'20" W
C563	425.00'	17°31'21"	9.07'	9.07'	N 79°31'24" W
C564	425.00'	10°43'34"	79.56'	79.45'	N 85°29'52" W
C575	625.00'	4°44'48"	51.78'	51.76'	N 88°29'15" W
C576	625.00'	5°09'00"	56.18'	56.16'	N 83°32'21" W
C577	625.00'	2°03'08"	22.39'	22.38'	N 79°56'17" W
C583	625.00'	11°56'55"	130.34'	130.10'	N 84°53'11" W
C584	275.00'	11°56'55"	57.35'	57.25'	N 84°53'11" W
C791	117.50'	11°56'55"	24.50'	24.46'	N 84°53'11" W
C792	782.50'	11°56'55"	163.19'	162.89'	N 84°53'11" W

DOS2018-10082 / PLT2018-10013

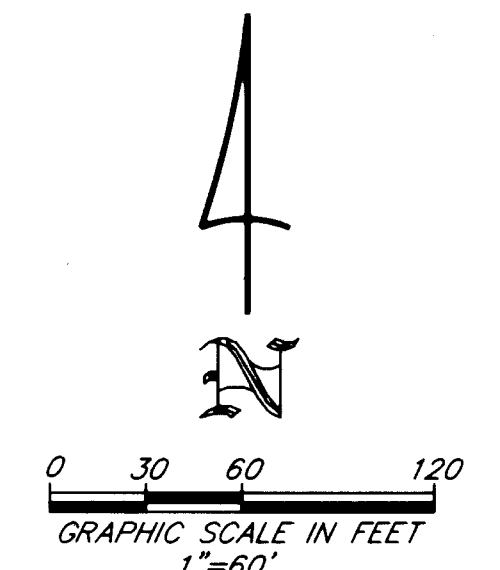
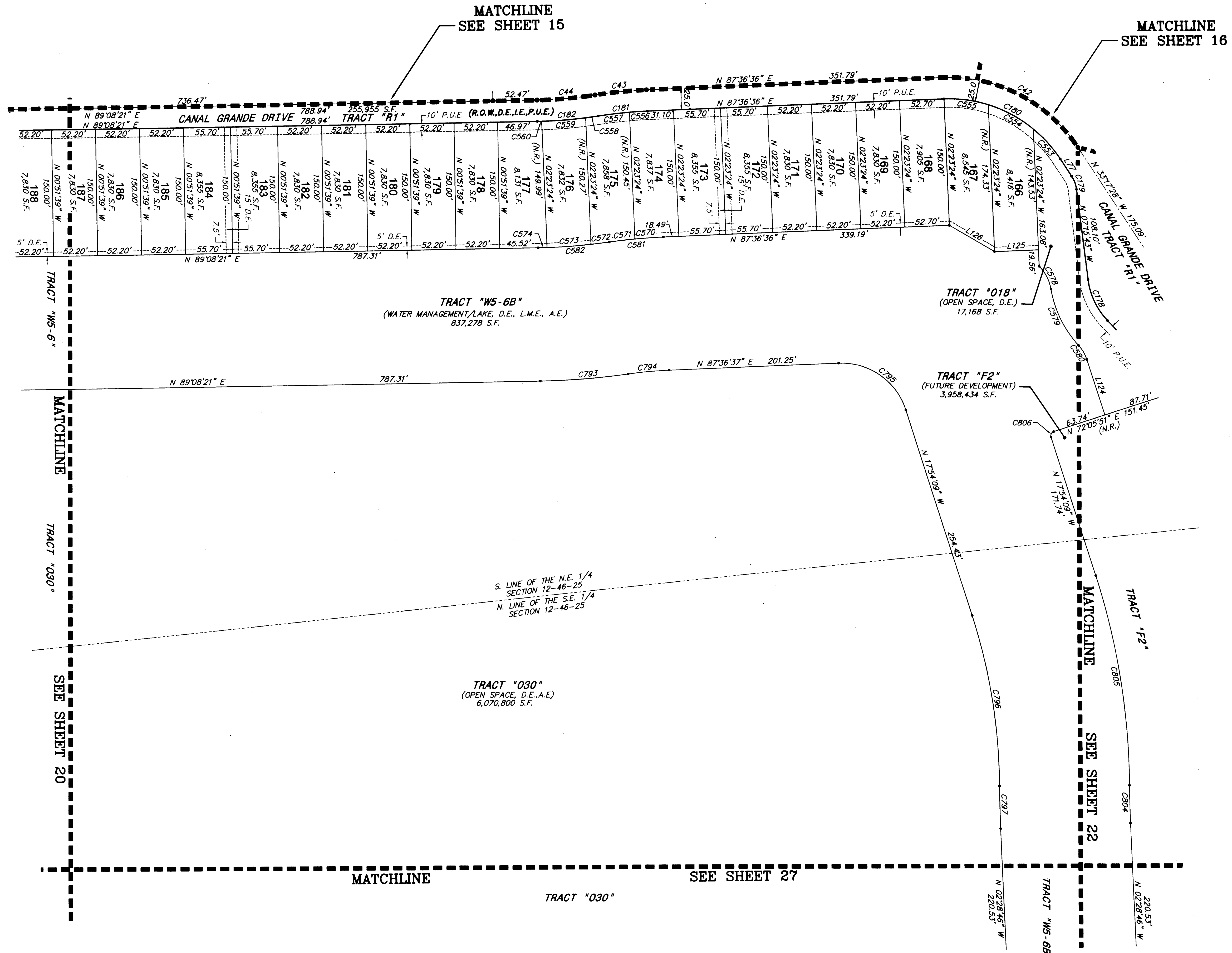
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LEE COUNTY, FLORIDA

INSTRUMENT# 2019000189935

SHEET 21 OF 37



LINE TABLE (SHEET 21)

LINE	LENGTH	BEARING
L77	24.39'	N 331°7'28" W
L124	69.10'	N 175°59'54" W
L125	52.20'	N 87°36'36" E
L126	61.90'	N 59°52'51" W

CURVE TABLE (SHEET 21)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C42	182.00'	59°05'56"	187.73'	179.52'	N 62°50'26" W
C43	550.00'	6°22'56"	61.27'	61.23'	N 84°25'08" E
C44	500.00'	7°54'42"	69.04'	68.99'	N 85°11'00" E
C178	85.00'	36°32'42"	54.22'	53.30'	N 25°32'06" W
C179	37.50'	26°01'45"	17.04'	16.89'	N 20°16'36" W
C180	157.00'	59°05'56"	161.94'	154.86'	N 62°50'26" W
C181	525.00'	6°22'56"	58.48'	58.45'	N 84°25'08" E
C182	525.00'	7°54'42"	72.49'	72.44'	N 85°11'00" E
C553	157.00'	17°25'08"	47.73'	47.55'	N 42°00'02" W
C554	157.00'	22°15'37"	61.00'	60.61'	N 61°50'25" W
C555	157.00'	19°25'11"	53.21'	52.96'	N 82°40'49" W
C556	525.00'	2°18'14"	21.11'	21.11'	N 86°27'29" E
C557	525.00'	4°04'43"	37.37'	37.36'	N 83°16'01" E
C558	525.00'	1°38'19"	15.02'	15.01'	N 82°02'49" E
C559	525.00'	5°42'08"	52.25'	52.23'	N 85°43'03" E
C560	525.00'	0°34'14"	5.23'	5.23'	N 88°51'14" E
C570	650.00'	2°58'21"	33.72'	33.72'	N 86°07'25" E
C571	650.00'	2°41'30"	30.54'	30.53'	N 83°17'30" E
C572	675.00'	1°51'11"	21.83'	21.83'	N 82°52'21" E
C573	675.00'	4°26'01"	52.23'	52.22'	N 86°00'57" E
C574	675.00'	0°54'24"	10.68'	10.68'	N 88°41'09" E
C578	50.00'	35°13'09"	30.73'	30.25'	N 27°17'19" W
C579	130.00'	33°00'31"	74.89'	73.86'	N 26°11'00" W
C580	45.00'	24°41'23"	19.39'	19.24'	N 30°20'34" W
C581	650.00'	5°39'51"	64.26'	64.23'	N 84°46'41" E
C582	675.00'	7°11'36"	84.74'	84.69'	N 85°32'33" E
C793	832.50'	7°11'36"	104.52'	104.45'	N 85°32'33" E
C794	492.50'	5°39'51"	48.69'	48.67'	N 84°46'41" E
C795	80.00'	74°29'14"	104.00'	96.83'	N 55°08'46" W
C796	663.50'	17°34'05"	203.44'	202.65'	N 09°07'06" W
C797	1336.50'	2°08'42"	50.03'	50.03'	N 01°24'25" W
C804	1182.50'	2°08'42"	44.27'	44.27'	N 01°24'25" W
C805	817.50'	17°34'05"	250.66'	249.68'	N 09°07'06" W
C806	5.00'	90°00'00"	7.85'	7.07'	N 27°05'51" E

DOS2018-10082 / PLT2018-10013

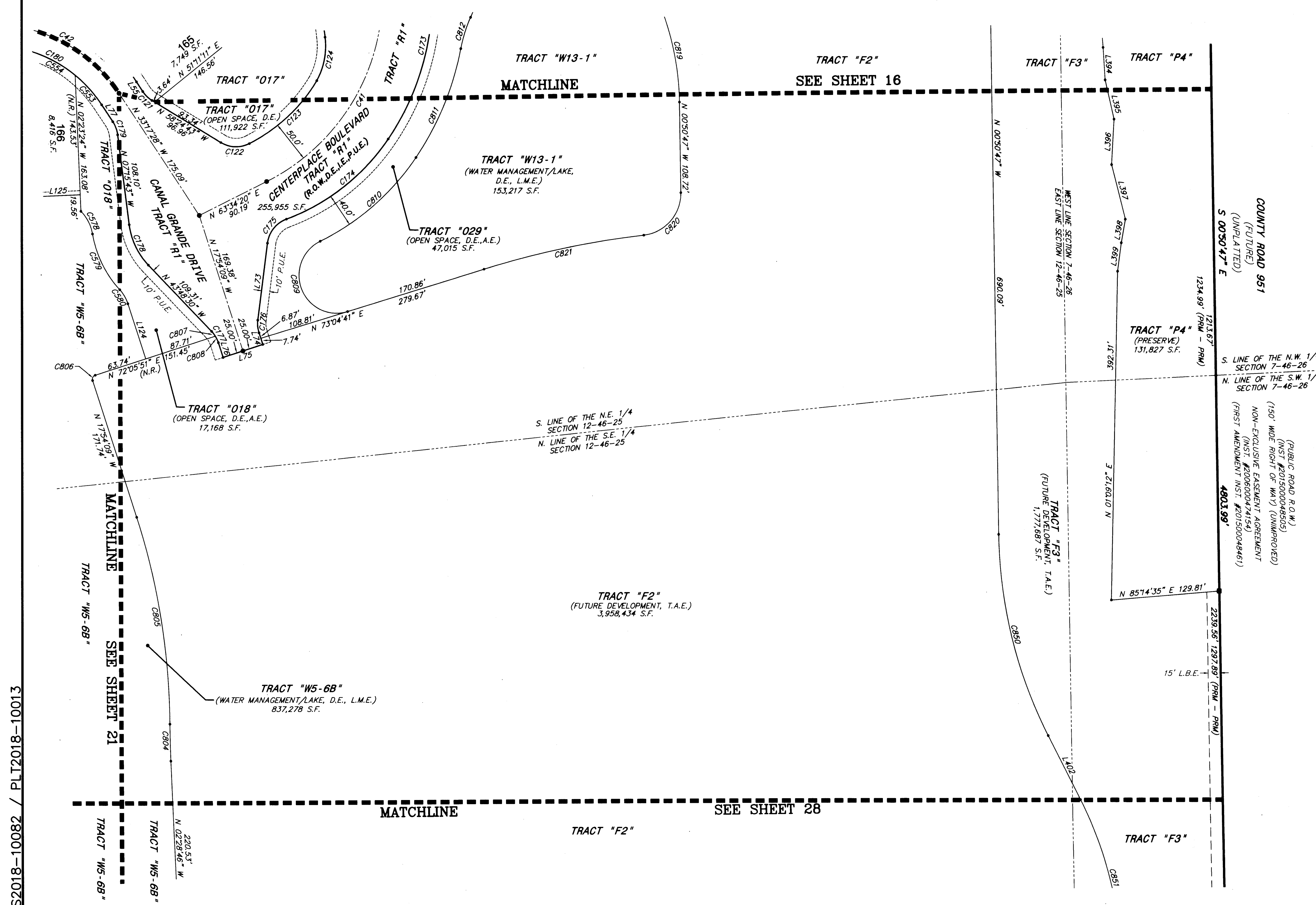
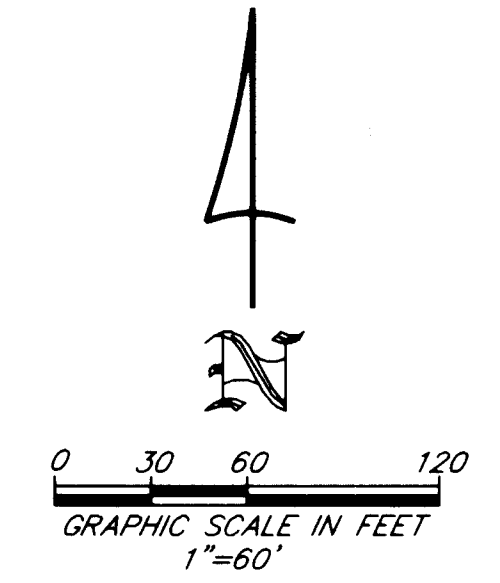
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Esplanade Lake Club Phase 1

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 SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

INSTRUMENT# 2019000189935

SHEET 22 OF 37



LINE TABLE (SHEET 22)

LINE	LENGTH	BEARING
L55	13.84'	N 33°17'28" W
L73	92.14'	N 07°19'20" E
L74	14.61'	N 17°54'09" W
L75	50.00'	N 72°05'51" E
L76	18.48'	N 17°54'09" W
L77	24.39'	N 33°17'28" W
L124	69.10'	N 17°59'54" W
L125	52.20'	N 87°36'36" E
L394	38.97'	N 03°36'17" W
L395	48.49'	N 12°40'42" W
L396	54.72'	N 03°03'45" E
L397	67.04'	N 14°11'39" W
L398	28.36'	N 09°55'35" E
L399	34.18'	N 07°36'01" E
L402	85.62'	N 26°48'32" W

CURVE TABLE (SHEET 22)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C41	250.00'	71°56'00"	313.87'	293.66'	N 27°36'20" E
C42	182.00'	59°05'56"	187.73'	179.52'	N 62°50'26" W
C121	35.00'	25°07'15"	15.35'	15.22'	N 45°51'06" W
C122	35.00'	58°31'45"	35.75'	34.22'	N 87°40'35" W
C123	200.00'	32°06'26"	112.08'	110.61'	N 47°00'19" E
C124	85.88'	35°49'02"	53.69'	52.82'	N 10°50'25" E
C173	310.00'	42°20'17"	229.07'	223.90'	N 12°48'29" E
C174	250.00'	36°05'28"	157.48'	154.89'	N 52°01'22" E
C175	35.00'	62°44'46"	38.33'	36.44'	N 39°41'43" E
C176	35.00'	25°13'28"	15.41'	15.28'	N 05°17'24" W
C177	35.00'	25°54'21"	15.82'	15.69'	N 30°51'19" W
C178	85.00'	36°32'47"	54.22'	53.30'	N 25°32'06" W
C179	37.50'	26°01'45"	17.04'	16.89'	N 20°16'36" W
C180	157.00'	59°05'56"	161.94'	154.86'	N 62°50'26" W
C553	157.00'	17°25'08"	47.73'	47.55'	N 42°00'02" W
C554	157.00'	22°15'37"	61.00'	60.61'	N 61°50'25" W
C578	50.00'	35°13'09"	30.73'	30.25'	N 27°17'19" W
C579	130.00'	33°00'31"	74.89'	73.86'	N 26°11'00" W
C580	45.00'	24°41'23"	19.39'	19.24'	N 30°20'34" W
C804	1182.50'	2°08'42"	44.27'	44.27'	N 01°24'25" W
C805	817.50'	17°34'05"	250.66'	249.68'	N 09°07'06" W
C806	5.00'	90°00'00"	7.85'	7.07'	N 27°05'51" E
C807	35.00'	11°49'28"	7.22'	7.21'	N 37°53'46" W
C808	35.00'	14°04'53"	8.60'	8.58'	N 24°56'35" W
C809	45.00'	17°13'54"	134.49'	89.74'	N 21°18'22" W
C810	290.00'	30°19'57"	153.53'	151.74'	N 49°08'36" E
C811	350.00'	23°13'25"	141.87'	140.90'	N 22°21'55" E
C812	170.00'	13°11'54"	39.16'	39.07'	N 17°21'09" E
C819	325.00'	21°55'45"	124.39'	123.63'	N 11°48'39" W
C820	50.00'	84°23'37"	73.65'	67.17'	N 41°21'02" E
C821	1075.00'	10°28'09"	196.43'	196.15'	N 78°18'45" E
C850	550.00'	25°57'46"	249.22'	247.10'	N 13°49'40" W
C851	450.00'	25°57'46"	203.91'	202.17'	N 13°49'40" W

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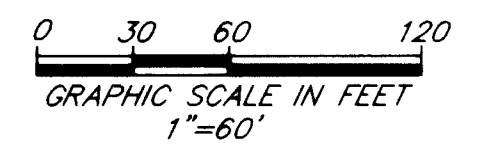
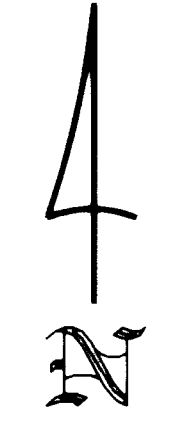
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Esplanade Lake Club Phase 1

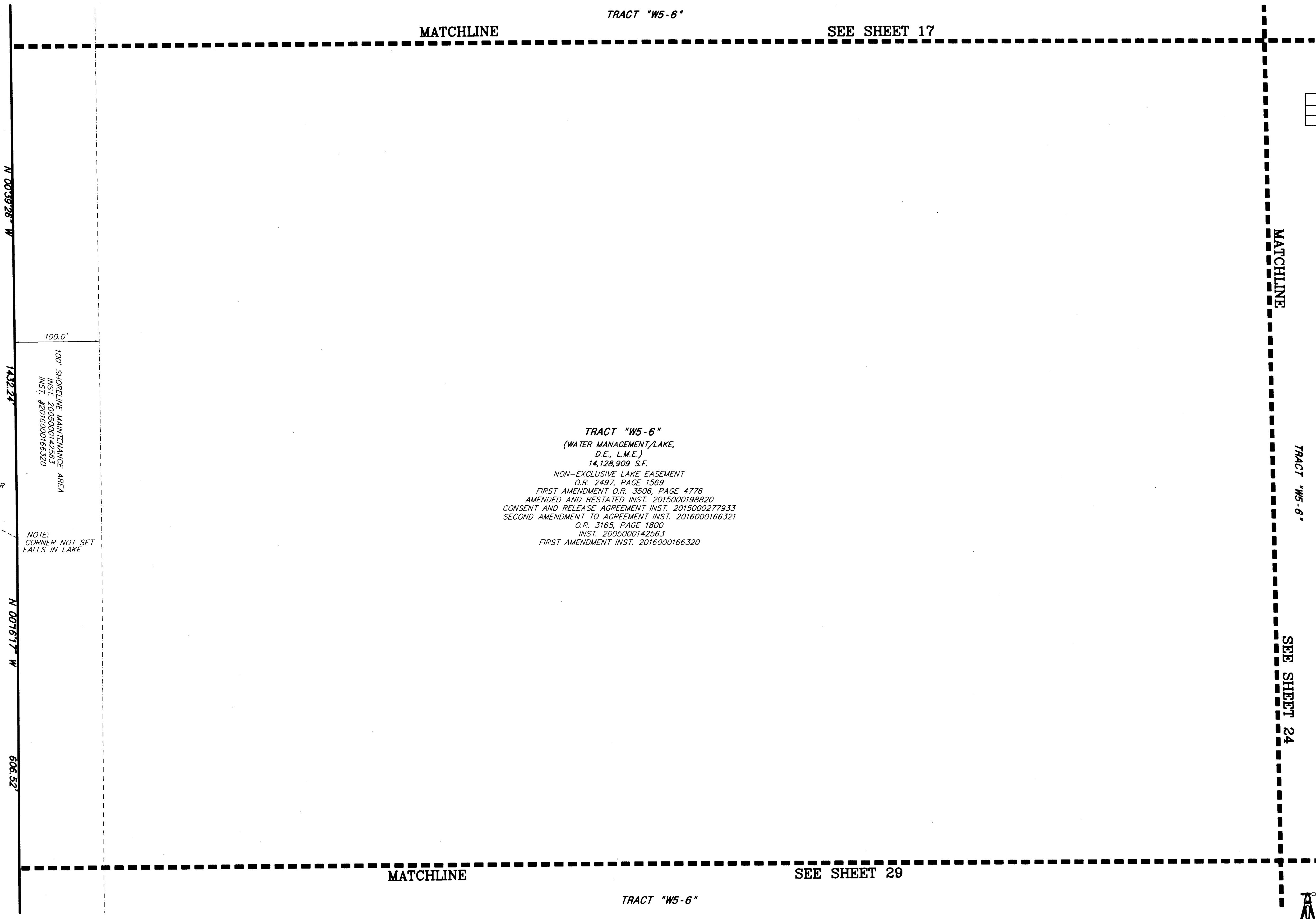
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SHEET 23 OF 37

A SUBDIVISION LYING IN
SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
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LEE COUNTY, FLORIDA



LINE TABLE (SHEET 23)		
LINE	LENGTH	BEARING
L23	106.46'	N 62°57'51" W



TRACT "W5-6"
 (WATER MANAGEMENT LAKE,
 D.E., L.M.E.)
 14,128,909 S.F.
 NON-EXCLUSIVE LAKE EASEMENT
 O.R. 2497, PAGE 1569
 FIRST AMENDMENT O.R. 3506, PAGE 4776
 AMENDED AND RESTATED INST. 2015000198820
 CONSENT AND RELEASE AGREEMENT INST. 2015000277933
 SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
 O.R. 3165, PAGE 1800
 INST. 2005000142563
 FIRST AMENDMENT INST. 2016000166320

DOS2018-10082 / PLT2018-10013

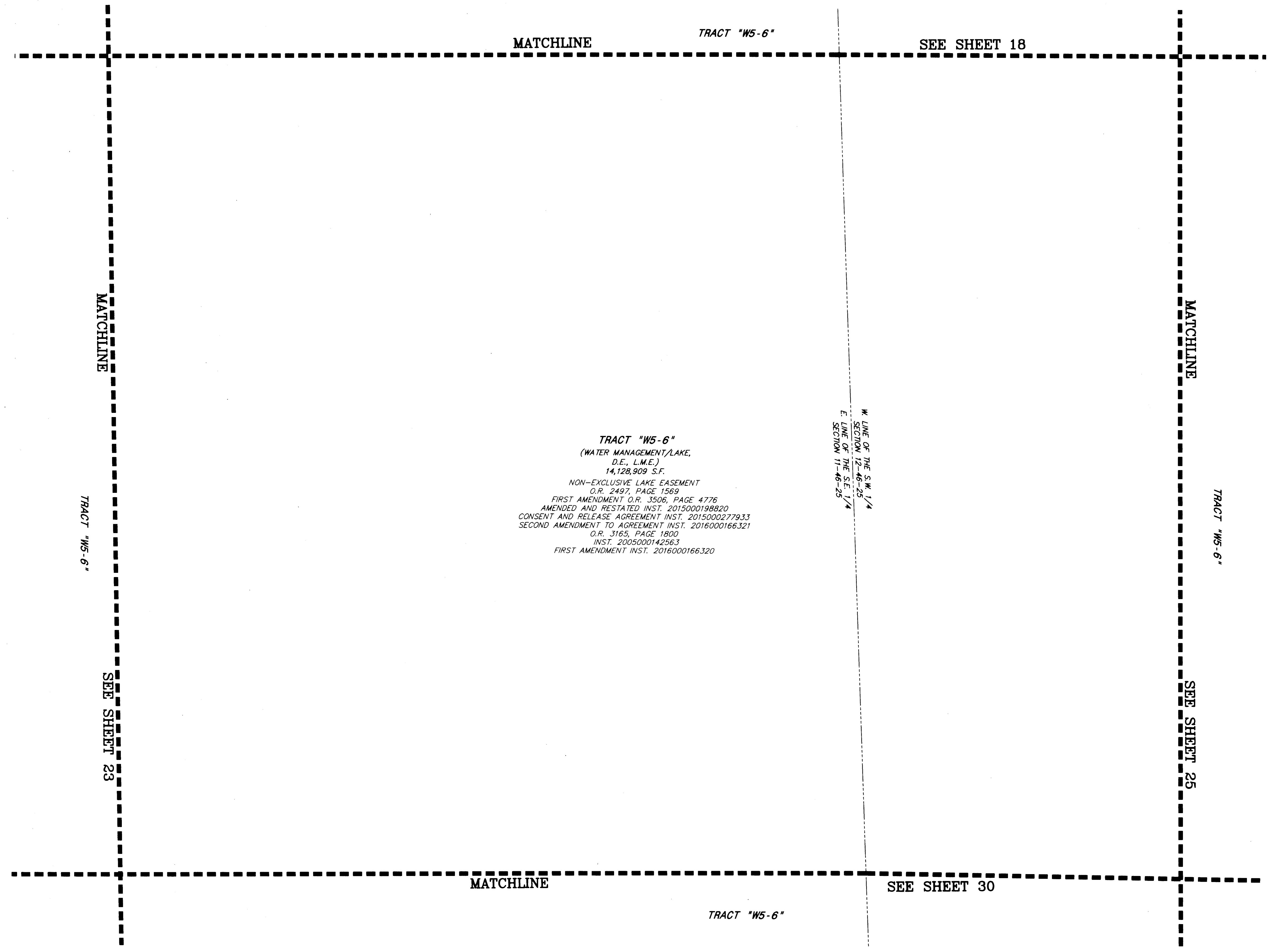
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Esplanade Lake Club Phase 1

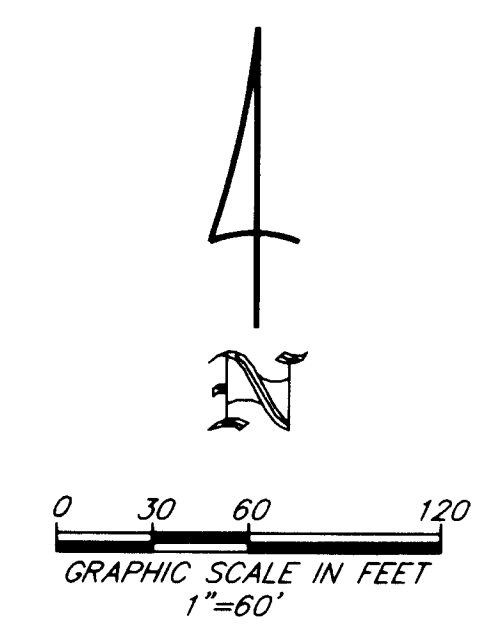
INSTRUMENT# 2019000189935

SHEET 24 OF 37

A SUBDIVISION LYING IN
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LEE COUNTY, FLORIDA



TRACT "WS-6"
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 D.E., L.M.E.)
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 O.R. 3165, PAGE 1800
 INST. 2005000142563
 FIRST AMENDMENT INST. 2016000166320



DOS2018-10082 / PLT2018-10013

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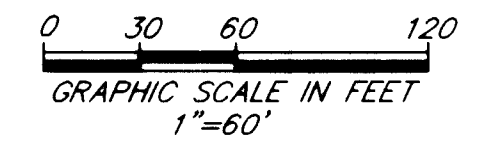
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LEE COUNTY, FLORIDA

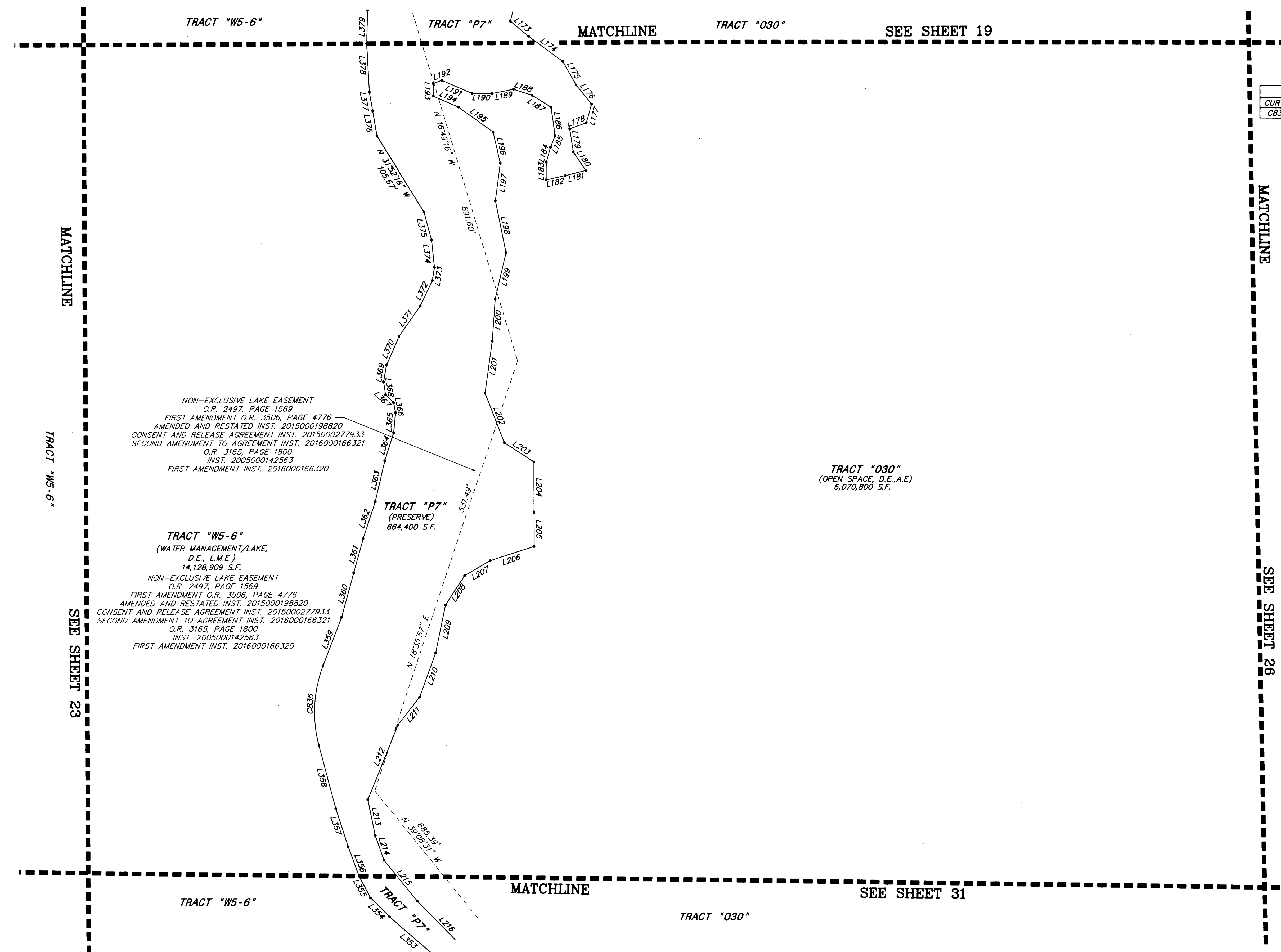
INSTRUMENT # 2019000189935

SHEET 25 OF 37



CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C835	150.00'	36°08'41"	94.63'	93.07'	N 03°04'02" E

LINE	LENGTH	BEARING
L173	27.84'	N 50°38'36" W
L174	50.07'	N 53°36'01" W
L175	32.13'	N 29°21'46" W
L176	28.94'	N 38°58'40" W
L177	23.06'	N 15°29'29" E
L178	20.86'	N 70°08'09" E
L179	27.69'	N 08°59'53" W
L180	26.33'	N 33°57'06" W
L181	25.03'	N 76°05'34" E
L182	23.12'	N 77°25'58" E
L183	20.86'	N 00°32'07" E
L184	18.36'	N 15°49'01" E
L185	14.52'	N 21°49'43" E
L186	34.23'	N 08°02'06" W
L187	26.42'	N 57°48'26" W
L188	23.07'	N 72°07'55" W
L189	25.96'	N 79°12'54" E
L190	23.35'	N 89°28'57" W
L191	39.14'	N 66°33'07" W
L192	10.75'	N 69°42'45" E
L193	14.94'	N 00°08'00" W
L194	32.48'	N 66°23'12" W
L195	50.47'	N 54°10'01" W
L196	37.72'	N 13°07'52" W
L197	44.72'	N 07°32'33" E
L198	62.04'	N 11°39'41" W
L199	56.05'	N 13°12'11" E
L200	49.11'	N 04°12'09" E
L201	61.50'	N 08°03'59" E
L202	62.10'	N 21°26'08" W
L203	41.73'	N 57°02'22" W
L204	59.94'	N 00°01'20" W
L205	40.06'	N 00°04'05" W
L206	54.50'	N 22°14'28" E
L207	34.79'	N 59°59'03" E
L208	41.26'	N 33°29'02" E
L209	57.50'	N 11°41'53" E
L210	54.94'	N 20°12'26" E
L211	41.71'	N 38°44'28" E
L212	93.85'	N 22°06'40" E
L213	42.95'	N 11°20'48" W
L214	30.91'	N 19°32'27" W
L215	62.54'	N 39°29'15" W
L216	87.67'	N 44°34'01" W
L353	73.60'	N 49°22'58" W
L354	31.55'	N 45°01'09" W
L355	29.10'	N 27°56'04" W
L356	36.65'	N 20°17'04" W
L357	47.22'	N 17°57'51" W
L358	76.64'	N 15°00'19" W
L359	60.94'	N 21°08'22" E
L360	53.96'	N 15°19'22" E
L361	41.76'	N 15°32'29" E
L362	45.94'	N 18°04'49" E
L363	49.59'	N 13°00'01" E
L364	34.48'	N 17°47'29" E
L365	23.64'	N 05°16'12" E
L366	11.67'	N 10°43'41" W
L367	13.44'	N 45°01'16" W
L368	15.14'	N 08°37'39" W
L369	19.82'	N 09°47'43" E
L370	36.80'	N 24°03'29" E
L371	43.76'	N 35°30'20" E
L372	32.97'	N 25°36'33" E
L373	15.38'	N 09°17'10" E
L374	32.09'	N 06°06'16" W
L375	34.34'	N 15°10'06" W
L376	30.21'	N 09°35'37" W
L377	22.30'	N 09°35'37" W
L378	57.39'	N 03°05'55" W
L379	39.35'	N 01°21'19" E



NON-EXCLUSIVE LAKE EASEMENT
O.R. 2497, PAGE 1569
FIRST AMENDMENT O.R. 3506, PAGE 4776
AMENDED AND RESTATED INST. 2015000198820
CONSENT AND RELEASE AGREEMENT INST. 2015000277933
SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
O.R. 3165, PAGE 1800
INST. 2005000142563
FIRST AMENDMENT INST. 2016000166320

TRACT "W5-6"
(WATER MANAGEMENT/LAKE,
D.E., L.M.E.)
14,128,909 S.F.
NON-EXCLUSIVE LAKE EASEMENT
O.R. 2497, PAGE 1569
FIRST AMENDMENT O.R. 3506, PAGE 4776
AMENDED AND RESTATED INST. 2015000198820
CONSENT AND RELEASE AGREEMENT INST. 2015000277933
SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
O.R. 3165, PAGE 1800
INST. 2005000142563
FIRST AMENDMENT INST. 2016000166320

TRACT "P7"
(PRESERVE)
664,400 S.F.

TRACT "030"
(OPEN SPACE, D.E., A.E.)
6,070,800 S.F.

DOS2018-10082 / PLT2018-10013

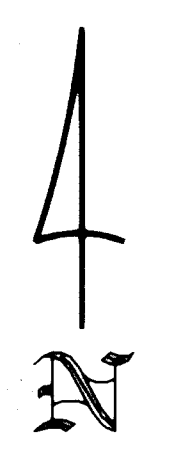
THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 1

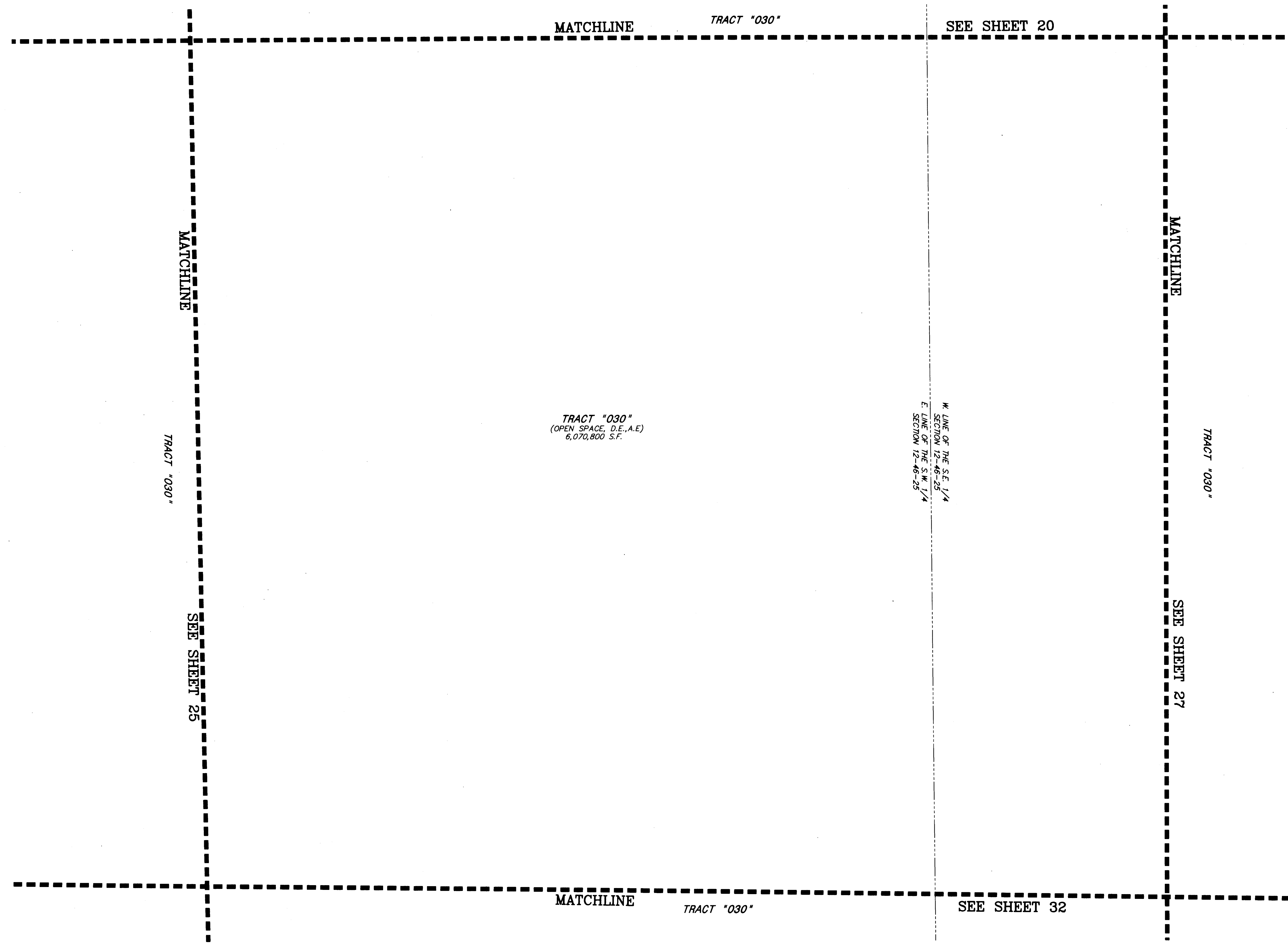
INSTRUMENT# 2019000189935

SHEET 26 OF 37

A SUBDIVISION LYING IN
SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



0 30 60 120
GRAPHIC SCALE IN FEET
1"=60'



TRACT "030"
(OPEN SPACE, D.E., A.E)
6,070,800 S.F.

W. LINE OF THE S.E. 1/4
SECTION 12-46-25
E. LINE OF THE S.W. 1/4
SECTION 12-46-25

DOS2018-10082 / PLT2018-10013

Z:\CENTRAL\ACE - BORG\ANNE LAKE CLUB\PLAT\2018\PLT2018-10013.DWG, Sheet 26, 06/20/18 10:52:17 AM, 1:1

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
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LAND SURVEYING, INC.
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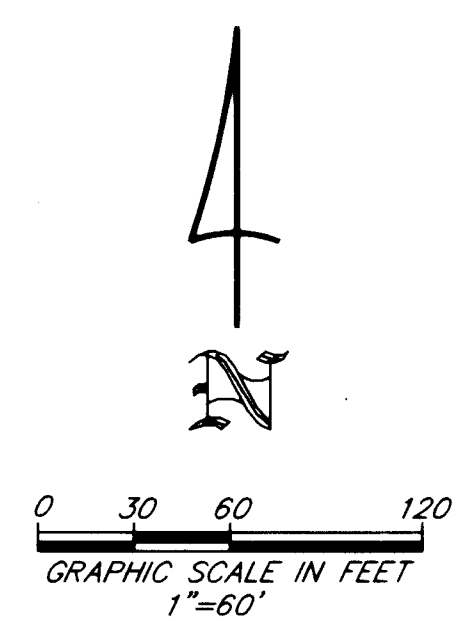
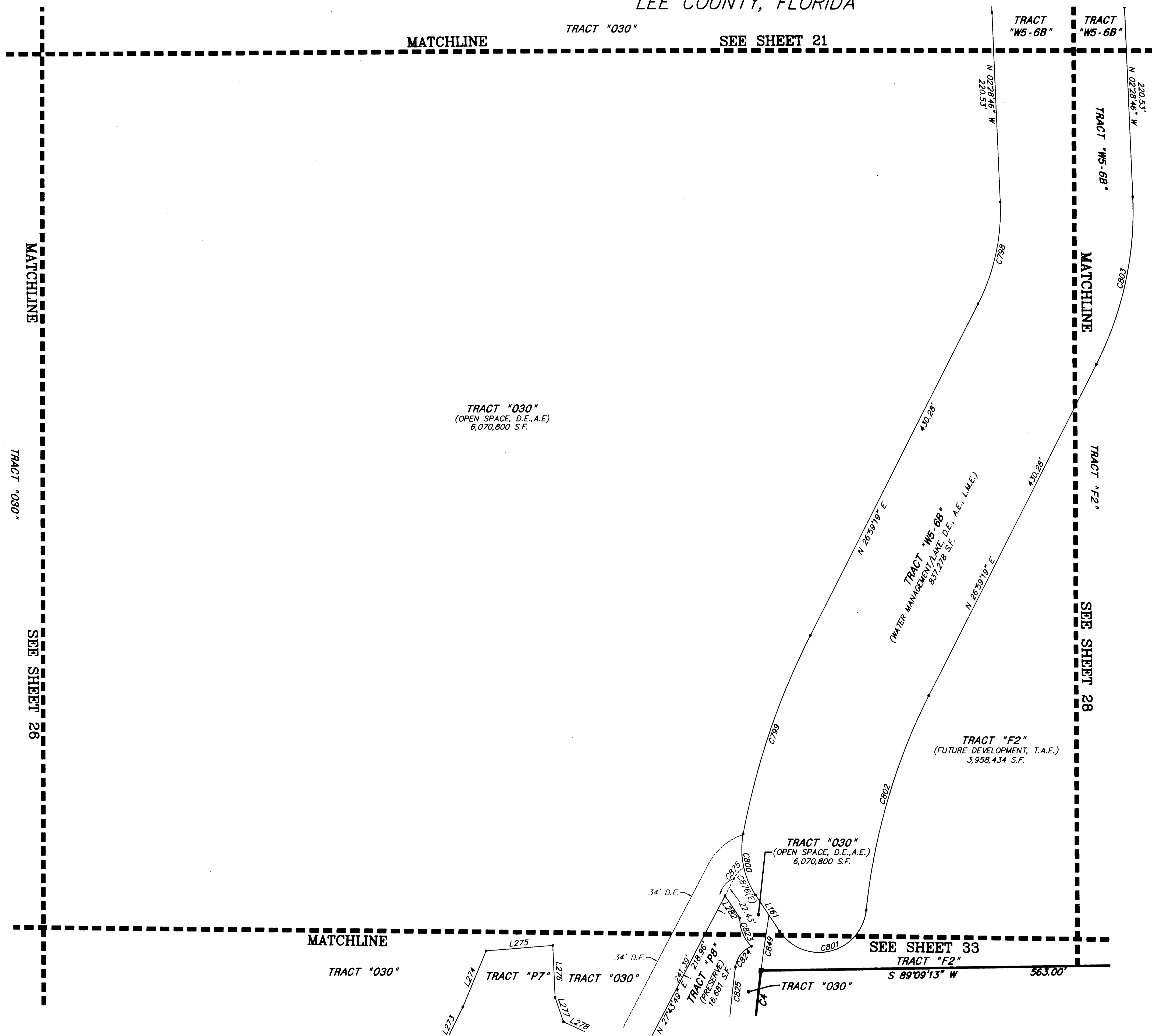
Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN
SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT# 2019000189935

SHEET 27 OF 37

DOS2018-10082 / PLT2018-10013



LINE TABLE (SHEET 27)

LINE	LENGTH	BEARING
L161	50.53'	N 33°29'19" W
L273	51.66'	N 26°12'27" E
L274	70.29'	N 22°52'18" E
L275	77.60'	N 85°37'14" E
L276	60.02'	N 02°18'29" W
L277	29.78'	N 18°45'25" W
L278	36.23'	N 65°00'50" W
L282	31.09'	N 33°29'19" W

CURVE TABLE (SHEET 27)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C4	2000.00'	6°22'28"	222.51'	222.39'	S 04°16'59" W
C798	238.50'	29°28'04"	122.66'	121.32'	N 12°15'16" E
C799	861.50'	16°08'39"	242.74'	241.94'	N 18°54'59" E
C800	95.00'	44°19'59"	73.51'	71.69'	N 11°19'20" W
C801	55.00'	140°29'20"	134.86'	103.53'	N 76°16'01" E
C802	707.50'	20°57'58"	258.89'	257.45'	N 16°30'20" E
C803	392.50'	29°28'04"	201.87'	199.65'	N 12°15'16" E
C823	43.00'	48°48'50"	36.63'	35.54'	N 22°21'38" W
C824	30.00'	61°14'05"	32.06'	30.56'	N 38°05'15" E
C825	2030.00'	4°27'30"	157.96'	157.92'	N 05°14'28" E
C849	2000.00'	1°51'13"	64.70'	64.70'	N 08°23'50" E
C875	38.00'	26°21'29"	17.48'	17.33'	N 40°54'33" E
C876(E)	95.00'	21°03'42"	34.92'	34.73'	N 22°57'28" W

Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN
 SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
 SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

INSTRUMENT # 2019000189935

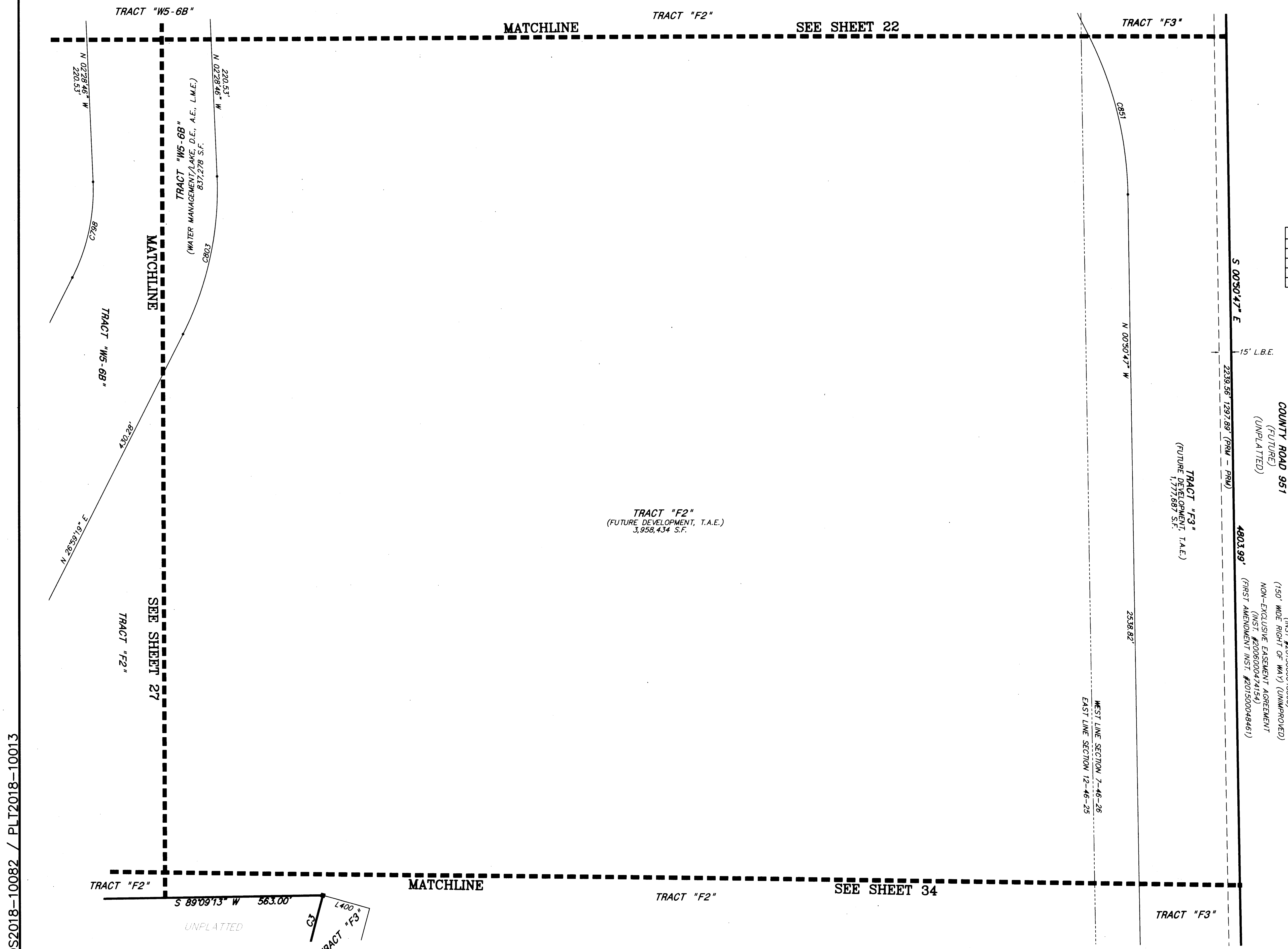
SHEET 28 OF 37



0 30 60 120
 GRAPHIC SCALE IN FEET
 1"=60'

LINE	LENGTH	BEARING
L400	60.00'	N 74°15'41" W

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	2150.00'	35°48'07"	1343.46'	1321.71'	N 02°09'45" W
C798	238.50'	29°28'04"	122.66'	121.32'	N 12°15'16" E
C803	392.50'	29°28'04"	201.87'	199.65'	N 12°15'16" E
C851	450.00'	25°57'46"	203.91'	202.17'	N 13°49'40" W



DOS2018-10082 / PLT2018-10013

2:CONTORFACE - ESPLANADE LAKE CLUB PLAT 2017-07-20-15:00:00.DWG, Date: 12/14/2018 10:53:37AM, 1:1

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

Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN
 SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
 SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

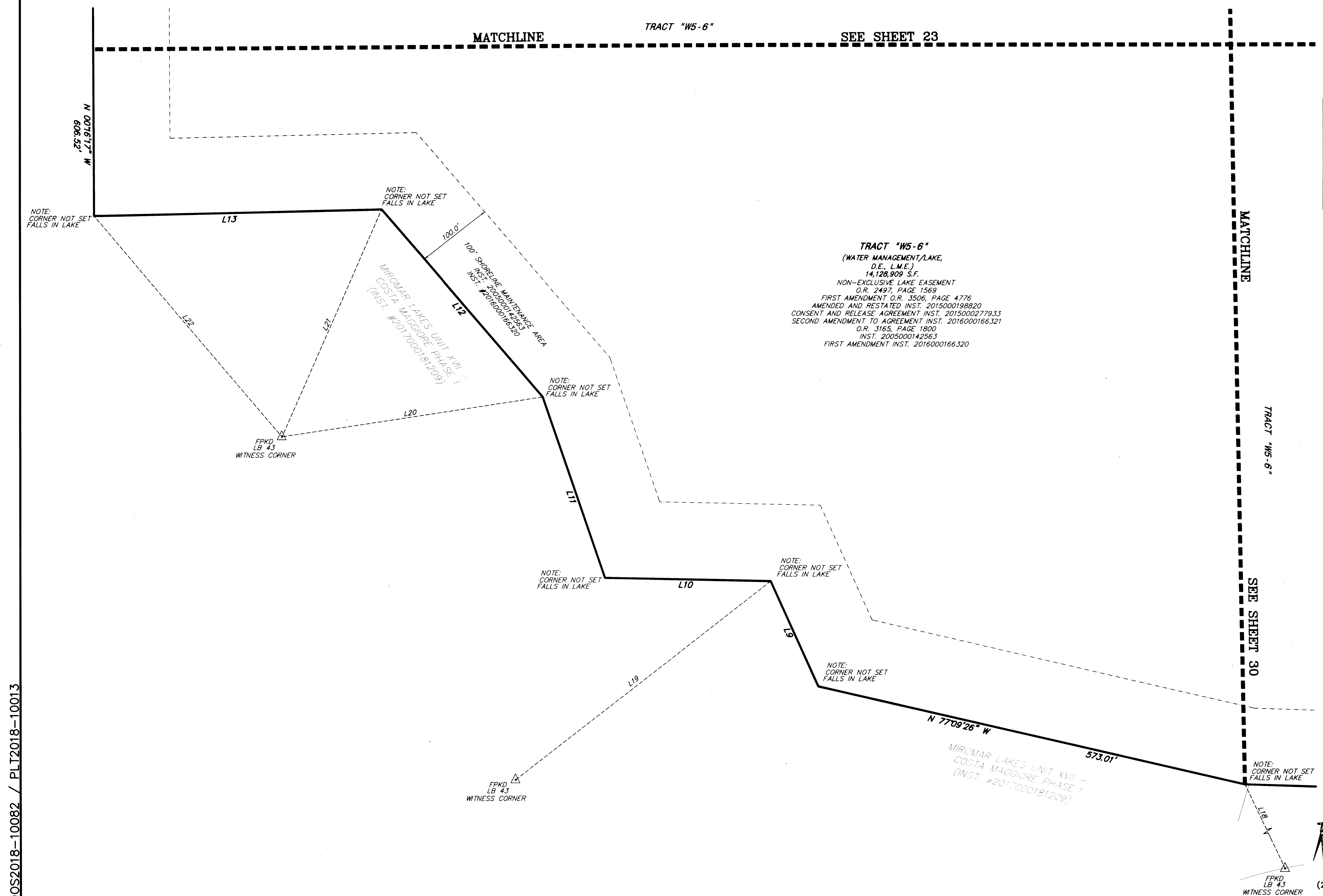
INSTRUMENT# 2019000189935

SHEET 29 OF 37



0 30 60 120
 GRAPHIC SCALE IN FEET
 1"=60'

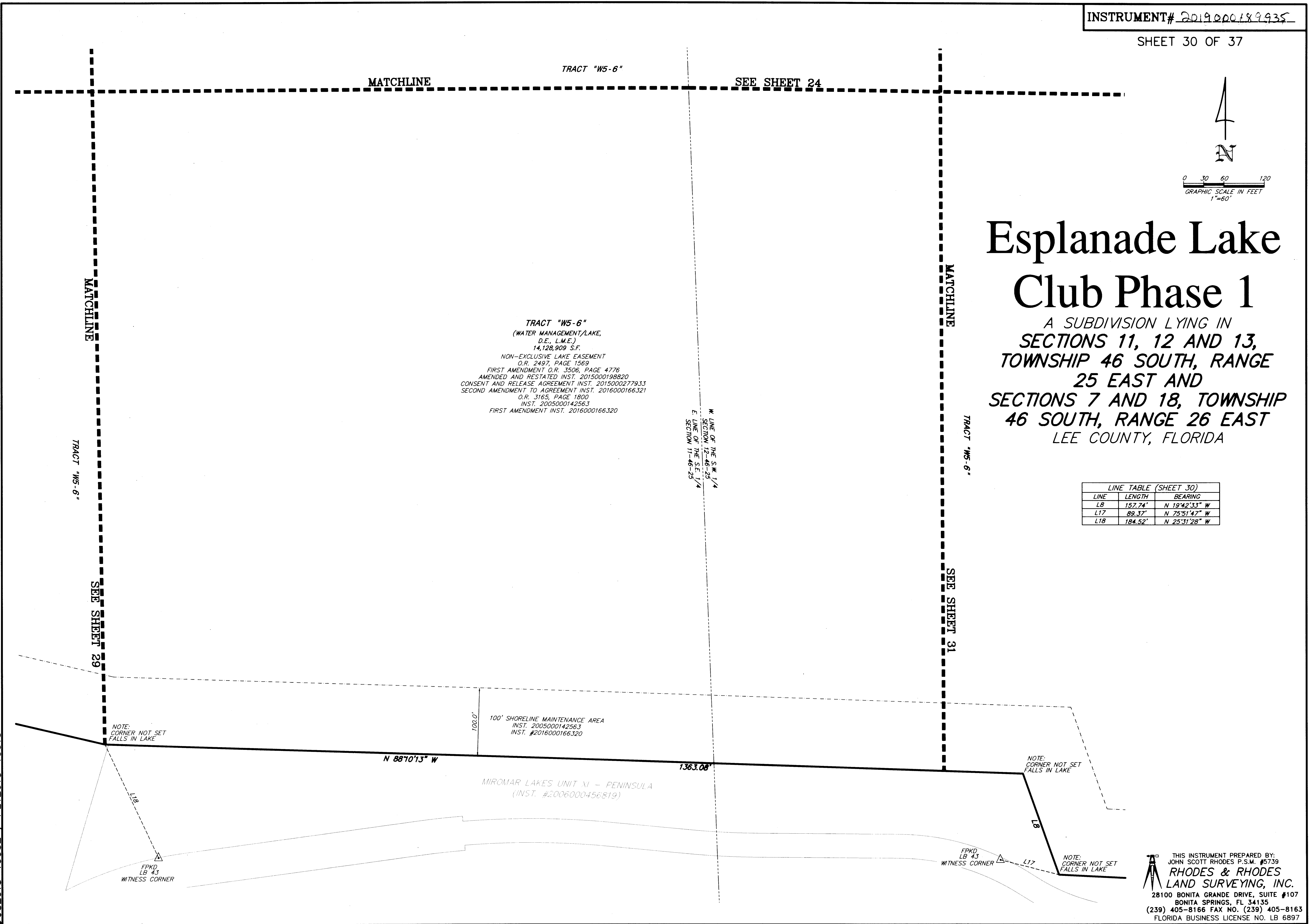
LINE TABLE (SHEET 29)		
LINE	LENGTH	BEARING
L9	150.17'	N 24°26'51" W
L10	216.95'	N 88°53'18" W
L11	249.76'	N 19°01'18" W
L12	322.81'	N 40°48'12" W
L13	376.79'	S 89°47'46" W
L18	184.52'	N 25°31'28" W
L19	422.72'	N 52°15'53" E
L20	345.59'	N 81°29'39" E
L21	323.14'	N 23°53'02" E
L22	378.33'	N 40°31'52" W



TRACT "WS-6"
 (WATER MANAGEMENT/LAKE,
 D.E., L.M.E.)
 14,128,909 S.F.
 NON-EXCLUSIVE LAKE EASEMENT
 O.R. 2497, PAGE 1569
 FIRST AMENDMENT O.R. 3506, PAGE 4776
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 SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
 O.R. 3165, PAGE 1800
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DOS2018-10082 / PLT2018-10013

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TRACT "W5-6"
 (WATER MANAGEMENT/LAKE,
 D.E., L.M.E.)
 14,128,909 S.F.
 NON-EXCLUSIVE LAKE EASEMENT
 O.R. 2497, PAGE 1569
 FIRST AMENDMENT O.R. 3506, PAGE 4776
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Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN
 SECTIONS 11, 12 AND 13,
 TOWNSHIP 46 SOUTH, RANGE
 25 EAST AND
 SECTIONS 7 AND 18, TOWNSHIP
 46 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

LINE TABLE (SHEET 30)

LINE	LENGTH	BEARING
L8	157.74'	N 19°42'33" W
L17	89.37'	N 75°51'47" W
L18	184.52'	N 25°31'28" W

100'-0"
 100' SHORELINE MAINTENANCE AREA
 INST. 2005000142563
 INST. #2016000166320

N 88°10'13" W

1363.08'

MIROMAR LAKES UNIT XI - PENINSULA
 (INST. #2006000456819)

NOTE:
 CORNER NOT SET
 FALLS IN LAKE

NOTE:
 CORNER NOT SET
 FALLS IN LAKE

FPVD
 LB 43
 WITNESS CORNER

FPVD
 LB 43
 WITNESS CORNER

NOTE:
 CORNER NOT SET
 FALLS IN LAKE

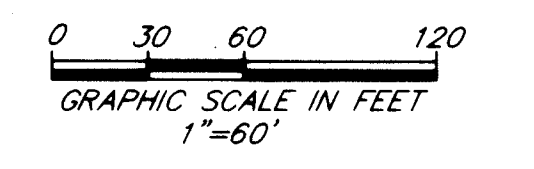
DOS2018-10082 / PLT2018-10013

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

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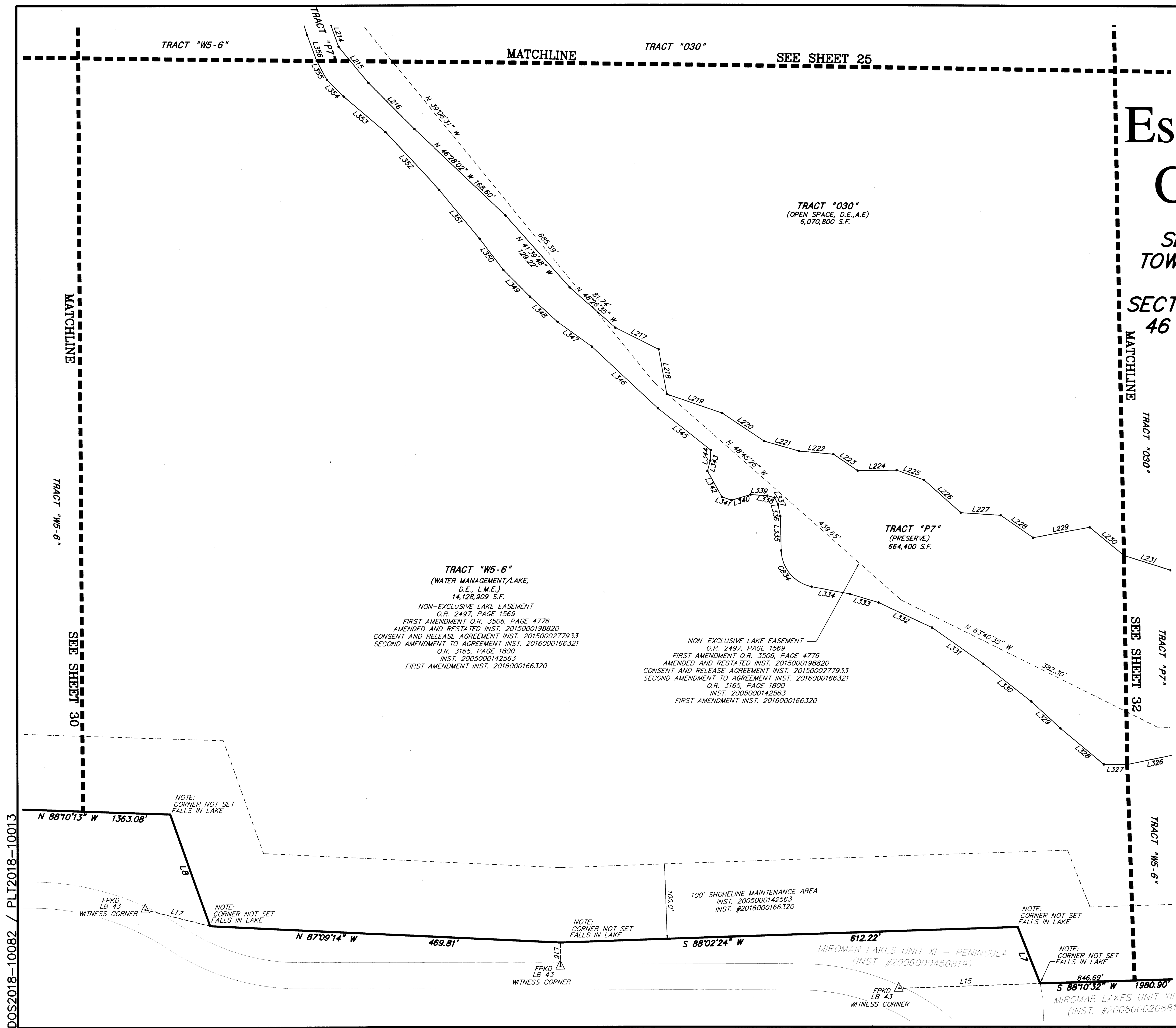
INSTRUMENT # 2019000189935

SHEET 31 OF 37



Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN
SECTIONS 11, 12 AND 13,
TOWNSHIP 46 SOUTH, RANGE
25 EAST AND
SECTIONS 7 AND 18, TOWNSHIP
46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



LINE TABLE (SHEET 31)

LINE	LENGTH	BEARING
L7	81.17'	N 21°30'12" W
L8	157.74'	N 19°42'33" W
L15	189.14'	N 87°57'54" E
L16	31.49'	N 00°25'14" E
L17	89.37'	N 75°14'47" W
L214	30.91'	N 19°32'27" W
L215	62.54'	N 39°29'15" W
L216	87.67'	N 44°34'01" W
L217	64.58'	N 63°36'38" W
L218	60.52'	N 107°24'48" W
L219	78.18'	N 71°07'34" W
L220	67.34'	N 56°13'19" W
L221	48.74'	N 74°11'36" W
L222	46.22'	N 84°43'14" W
L223	39.18'	N 55°50'42" W
L224	52.21'	N 89°15'11" E
L225	38.84'	N 70°34'35" W
L226	65.53'	N 48°32'52" W
L227	53.49'	N 86°25'10" W
L228	52.49'	N 55°29'35" W
L229	77.17'	N 79°37'53" E
L230	58.97'	N 50°53'14" W
L231	65.70'	N 72°25'49" W
L326	73.12'	N 78°23'03" E
L327	31.29'	N 90°00'00" W
L328	75.45'	N 50°19'12" W
L329	52.85'	N 47°37'41" W
L330	81.64'	N 51°47'44" W
L331	83.81'	N 54°47'34" W
L332	78.92'	N 64°49'28" W
L333	40.40'	N 73°31'04" W
L334	51.79'	N 79°16'03" W
L335	45.59'	N 01°22'38" W
L336	15.79'	N 11°19'35" W
L337	10.33'	N 27°23'00" W
L338	9.92'	N 75°32'13" W
L339	22.37'	N 86°01'49" W
L340	26.62'	N 73°12'56" E
L341	13.73'	N 70°28'22" W
L342	39.23'	N 29°25'00" W
L343	14.64'	N 14°55'08" E
L344	14.04'	N 03°05'54" E
L345	89.82'	N 51°41'39" W
L346	120.78'	N 46°58'17" W
L347	56.60'	N 54°17'12" W
L348	50.00'	N 47°31'18" W
L349	50.61'	N 44°46'07" W
L350	52.85'	N 37°09'01" W
L351	84.58'	N 39°37'02" W
L352	106.33'	N 42°46'14" W
L353	73.60'	N 49°22'58" W
L354	31.55'	N 45°01'09" W
L355	29.10'	N 27°56'04" W
L356	36.65'	N 207°704" W

CURVE TABLE (SHEET 31)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
CB34	50.00'	77°53'25"	67.97'	62.86'	N 40°19'20" W

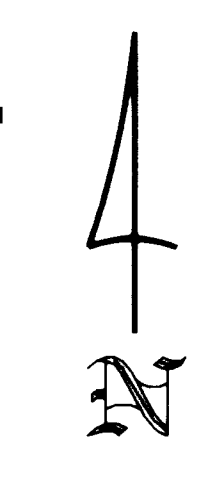
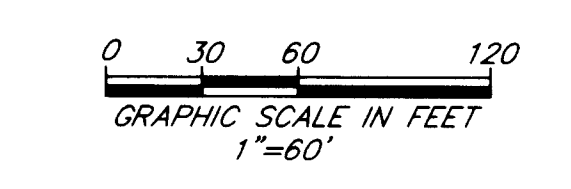
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28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
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DOS2018-10082 / PLT2018-10013

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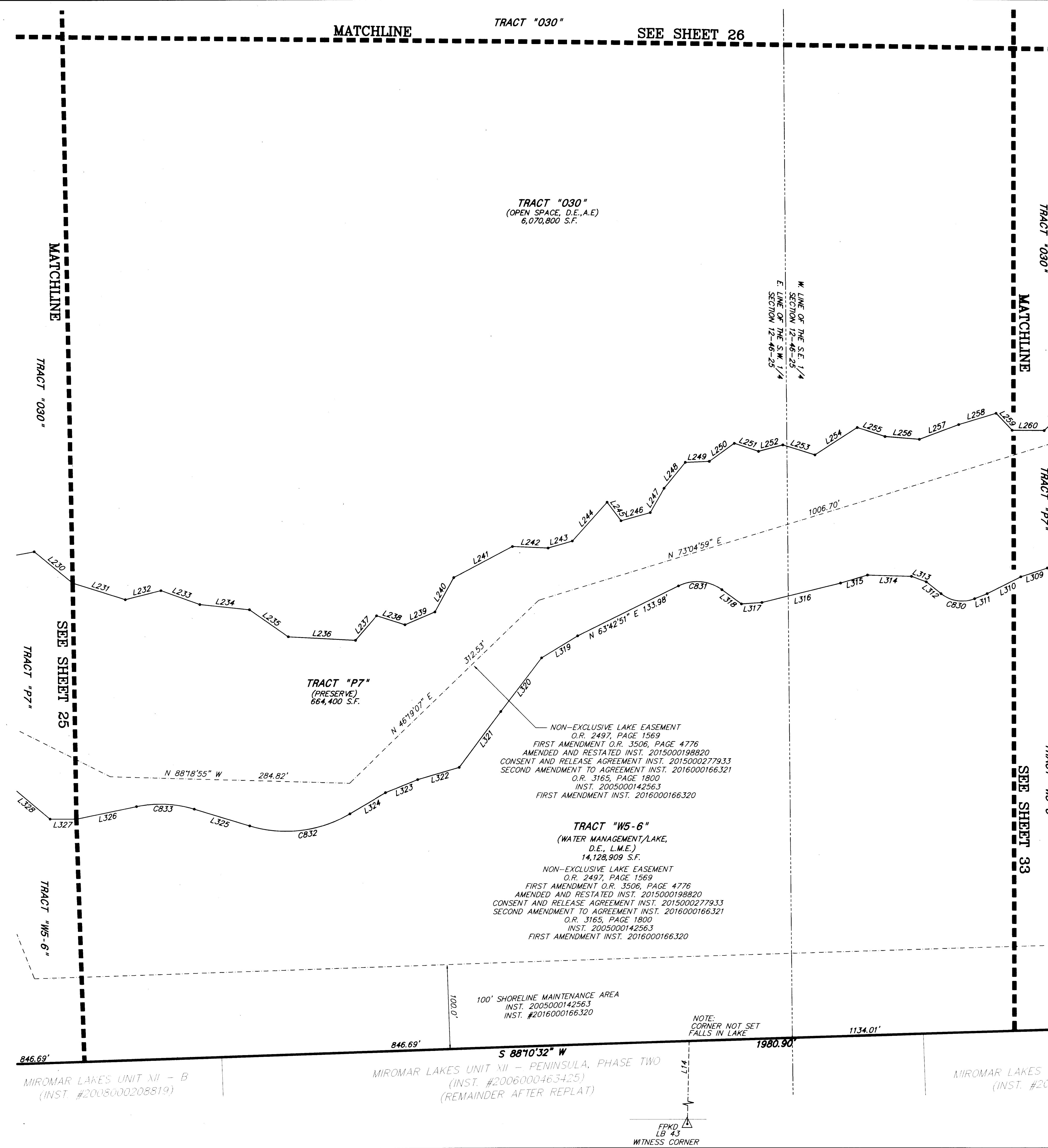
INSTRUMENT# 2019000189935

SHEET 32 OF 37



Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 32)

LINE	LENGTH	BEARING
L14	209.43'	N 01°26'33" E
L230	58.97'	N 50°53'14" W
L231	65.70'	N 72°25'49" W
L232	43.76'	N 75°52'27" E
L233	49.16'	N 70°15'46" W
L234	59.39'	N 83°51'07" W
L235	56.33'	N 54°55'05" W
L236	79.97'	N 86°47'54" W
L237	38.60'	N 41°04'11" E
L238	35.60'	N 72°17'32" W
L239	38.79'	N 67°02'16" E
L240	46.66'	N 28°43'58" E
L241	79.04'	N 62°20'59" E
L242	42.58'	N 87°27'56" W
L243	29.91'	N 73°58'12" E
L244	61.81'	N 42°04'20" E
L245	27.50'	N 37°00'33" W
L246	36.14'	N 74°27'09" E
L247	33.03'	N 29°51'39" E
L248	39.59'	N 39°43'59" E
L249	28.68'	N 87°45'53" E
L250	36.63'	N 54°26'10" E
L251	30.24'	N 71°54'04" W
L252	29.93'	N 75°17'47" E
L253	39.94'	N 72°58'36" W
L254	59.89'	N 57°19'40" E
L255	34.71'	N 72°08'17" W
L256	41.05'	N 85°31'02" W
L257	49.99'	N 69°34'48" E
L258	46.50'	N 73°13'41" E
L259	27.69'	N 43°43'01" W
L260	38.09'	N 89°38'12" W
L309	33.32'	N 71°34'26" E
L310	44.76'	N 63°15'50" E
L311	16.16'	N 68°03'20" E
L312	22.51'	N 51°16'30" W
L313	18.82'	N 69°46'59" W
L314	52.40'	N 88°18'24" W
L315	33.47'	N 73°18'59" E
L316	96.43'	N 76°03'31" E
L317	24.45'	N 85°50'36" E
L318	28.79'	N 53°49'40" W
L319	50.18'	N 58°45'30" E
L320	79.92'	N 37°31'12" E
L321	82.28'	N 37°03'17" E
L322	51.59'	N 73°58'02" E
L323	41.31'	N 68°26'50" E
L324	49.28'	N 59°45'28" E
L325	68.90'	N 73°07'41" W
L326	73.12'	N 78°23'03" E
L327	31.29'	N 90°00'00" W
L328	75.45'	N 50°19'12" W

CURVE TABLE (SHEET 32)

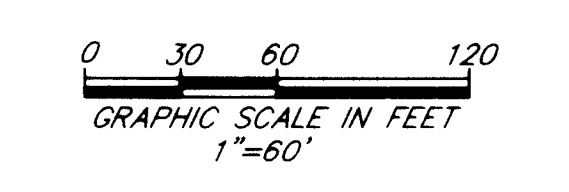
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C830	40.00'	60°40'10"	42.36'	40.40'	N 81°36'35" W
C831	50.00'	62°27'29"	54.50'	51.85'	N 85°03'25" W
C832	150.00'	47°06'53"	123.35'	119.90'	N 83°18'53" E
C833	140.00'	28°29'16"	69.61'	68.89'	N 87°22'19" W

DOS2018-10082 / PLT2018-10013

THIS INSTRUMENT PREPARED BY:
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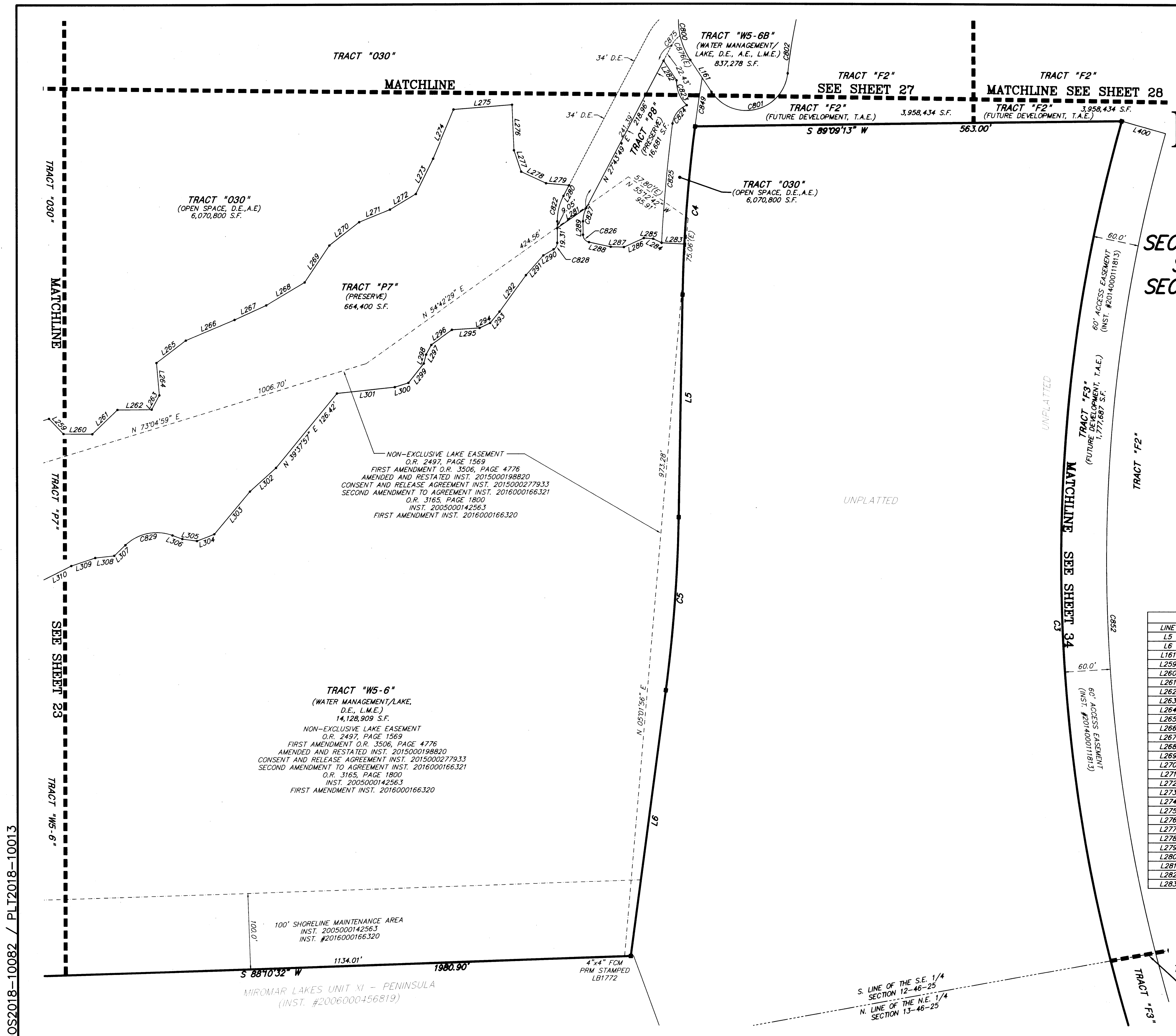
INSTRUMENT # 2019000189935

SHEET 33 OF 37



Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN
 SECTIONS 11, 12, 13, TOWNSHIP 46
 SOUTH, RANGE 25 EAST AND
 SECTIONS 7 AND 18, TOWNSHIP 46
 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA



CURVE TABLE (SHEET 33)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	2150.00'	35°48'07"	1343.46'	1321.71'	N 02°09'45" W
C4	2000.00'	6°22'28"	222.51'	222.39'	S 04°16'59" W
C5	2000.00'	6°33'04"	228.68'	228.56'	S 04°22'18" W
C800	95.00'	44°19'59"	73.51'	71.69'	N 11°19'20" E
C801	55.00'	140°29'20"	134.86'	103.53'	N 76°16'01" E
C802	707.50'	20°57'58"	258.89'	257.45'	N 16°30'20" E
C822	72.00'	27°43'49"	34.85'	34.51'	N 13°51'55" E
C823	43.00'	48°48'50"	36.63'	35.54'	N 22°21'38" W
C824	30.00'	61°14'05"	32.06'	30.56'	N 38°05'15" E
C825	2030.00'	4°27'30"	157.96'	157.92'	N 05°14'28" E
C826	10.00'	77°43'43"	13.57'	12.55'	N 38°51'52" W
C827	38.00'	27°43'49"	18.39'	18.21'	N 13°51'55" E
C828	10.00'	59°37'58"	10.41'	9.94'	N 29°48'59" E
C829	60.00'	63°53'18"	66.90'	63.49'	N 78°22'27" E
C849	2000.00'	1°51'13"	64.70'	64.70'	N 08°23'50" E
C852	2090.00'	35°48'07"	1305.96'	1284.82'	N 02°09'45" W
C875	38.00'	26°21'29"	17.48'	17.33'	N 40°54'33" E
C876(E)	95.00'	21°03'42"	34.92'	34.73'	N 22°57'28" W

LINE TABLE (SHEET 33)

LINE	LENGTH	BEARING
L5	292.24'	S 01°05'46" W
L6	351.57'	S 07°38'50" W
L161	50.53'	N 33°29'19" W
L259	27.69'	N 43°43'01" W
L260	38.09'	N 89°38'12" W
L261	46.16'	N 46°11'00" E
L262	45.24'	N 89°31'27" E
L263	21.33'	N 28°28'31" E
L264	42.80'	N 05°05'02" W
L265	48.73'	N 52°43'54" E
L266	69.79'	N 67°15'46" E
L267	45.93'	N 65°36'00" E
L268	58.96'	N 59°19'05" E
L269	58.64'	N 33°46'12" E
L270	49.88'	N 51°57'26" E
L271	43.85'	N 67°56'41" E
L272	39.59'	N 59°02'46" E
L273	51.66'	N 26°12'27" E
L274	70.29'	N 22°52'18" E
L275	77.60'	N 85°37'14" E
L276	60.02'	N 02°18'29" W
L277	29.78'	N 18°45'25" W
L278	36.23'	N 65°00'50" W
L279	30.52'	N 84°37'09" W
L280	15.76'	N 27°43'49" E
L281	46.76'	N 55°07'58" E
L282	31.09'	N 33°29'19" W
L283	30.00'	N 86°59'17" W

LINE TABLE (SHEET 33)

LINE	LENGTH	BEARING
L284	12.29'	N 63°54'32" W
L285	12.43'	N 85°42'51" W
L286	28.87'	N 65°38'27" E
L287	17.40'	N 88°31'56" W
L288	29.31'	N 77°43'43" W
L289	17.74'	N 00°00'00" E
L290	15.62'	N 59°37'58" E
L291	34.68'	N 41°23'32" E
L292	59.43'	N 36°06'23" E
L293	19.35'	N 39°48'34" E
L294	15.39'	N 65°00'09" E
L295	36.69'	N 86°23'28" E
L296	33.96'	N 54°17'39" E
L297	14.41'	N 28°13'57" E
L298	12.17'	N 14°44'19" E
L299	32.42'	N 38°25'14" E
L300	18.81'	N 72°45'57" E
L301	76.65'	N 83°58'49" E
L302	46.28'	N 48°13'06" E
L303	73.23'	N 40°01'58" E
L304	24.47'	N 68°53'31" E
L305	19.50'	N 82°17'03" W
L306	13.90'	N 69°40'54" W
L307	20.22'	N 46°25'48" E
L308	25.43'	N 83°26'03" E
L309	33.32'	N 71°34'26" E
L310	44.76'	N 63°15'50" E
L400	60.00'	N 74°15'41" W

DOS2018-10082 / PLT2018-10013

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

Esplanade Lake Club Phase 1

A SUBDIVISION LYING IN
 SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
 SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

INSTRUMENT# 2019000189935

SHEET 34 OF 37

MATCHLINE
SEE SHEET 27

MATCHLINE

SEE SHEET 28

TRACT "F3"

S 89°09'13" W 563.00'

L400

UNPLATTED

60' ACCESS EASEMENT
(INST. #201400011813)

TRACT "F3"
(FUTURE DEVELOPMENT, T.A.E.)
1,777,667 S.F.

C3

C852

60' ACCESS EASEMENT
(INST. #201400011813)

TRACT "F2"
(FUTURE DEVELOPMENT, T.A.E.)
3,958,434 S.F.

N 00°50'47" W

2538.82'

WEST LINE SECTION 7-46-26
EAST LINE SECTION 12-46-25

TRACT "F3"
(FUTURE DEVELOPMENT, T.A.E.)
1,777,667 S.F.

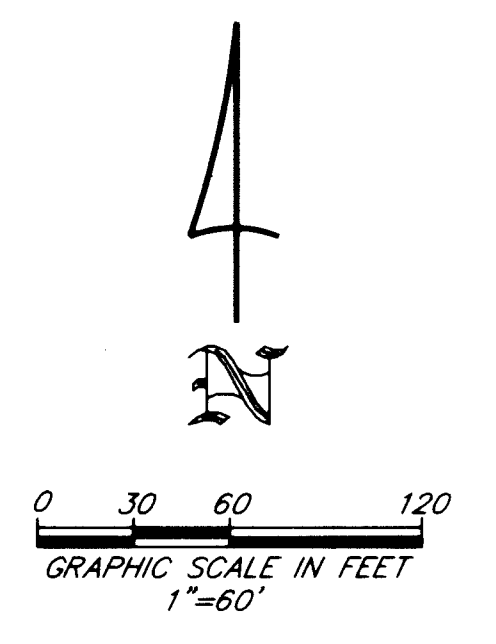
2238.36' 941.67' (P.M. - P.M.)

4803.99'

15' L.B.E.

COUNTY ROAD 951
(FUTURE)
(UNPLATTED)

(PUBLIC ROAD R.O.W.)
(INST. #2015000448505)
(150' WIDE RIGHT OF WAY) (UNIMPROVED)
NON-EXCLUSIVE EASEMENT AGREEMENT
(INST. #200800474154)
(FIRST AMENDMENT INST. #2015000448461)



LINE	LENGTH	BEARING
L400	60.00'	N 74°15'41" W

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	2150.00'	35°48'07"	1343.46'	1321.71'	N 02°09'45" W
C852	2090.00'	35°48'07"	1305.96'	1284.82'	N 02°09'45" W

12 7

13 18

4"x4" FCM
STAMPED LB43

SEE SHEET 35

TRACT "F3"

MATCHLINE

TRACT "F2"

S. LINE OF THE S.E. 1/4
SECTION 12-46-25
N. LINE OF THE N.E. 1/4
SECTION 13-46-25

DOS2018-10082 / PLT2018-10013

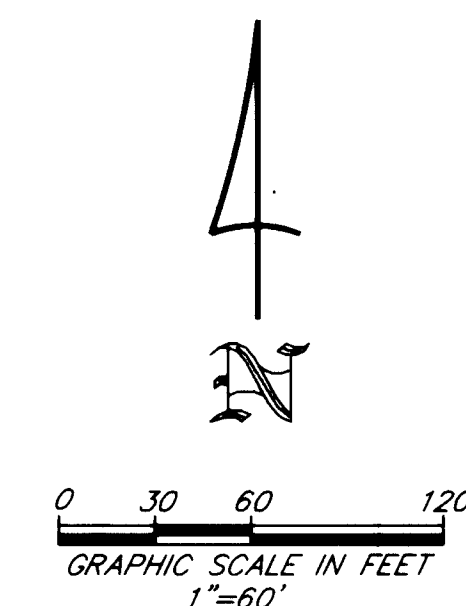
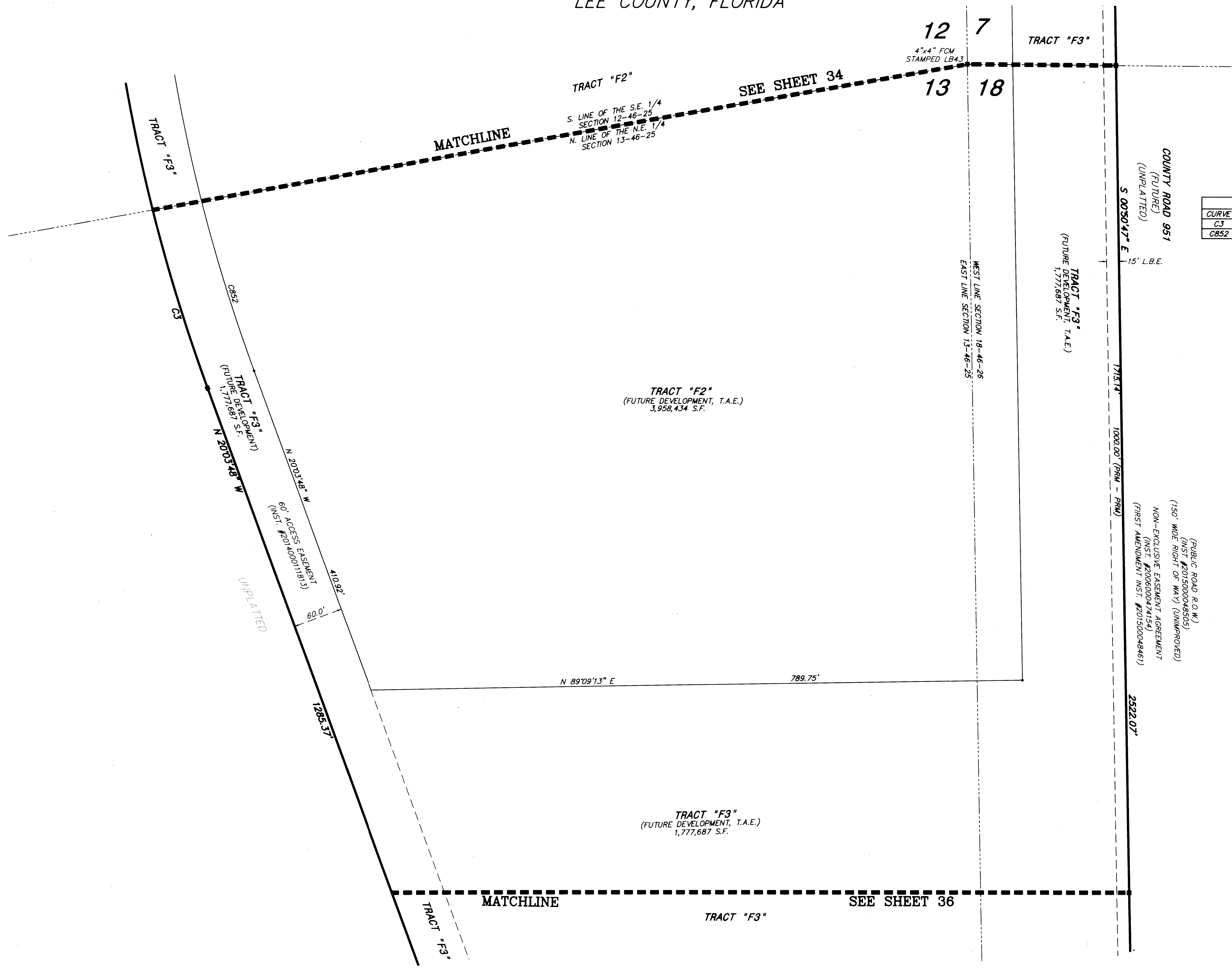
THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 1

INSTRUMENT# 2019000189935

SHEET 35 OF 37

A SUBDIVISION LYING IN
SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



CURVE TABLE (SHEET 35)				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C3	2150.00'	35°48'07"	1343.46'	1321.71' N 02°09'45" W
CB52	2090.00'	35°48'07"	1305.96'	1284.82' N 02°09'45" W

DOS2018-10082 / PLT2018-10013

ESPLANADE LAKE CLUB PLAT 2018-10013, SHEET 35, 6/20/19, 34x22 PM, L1

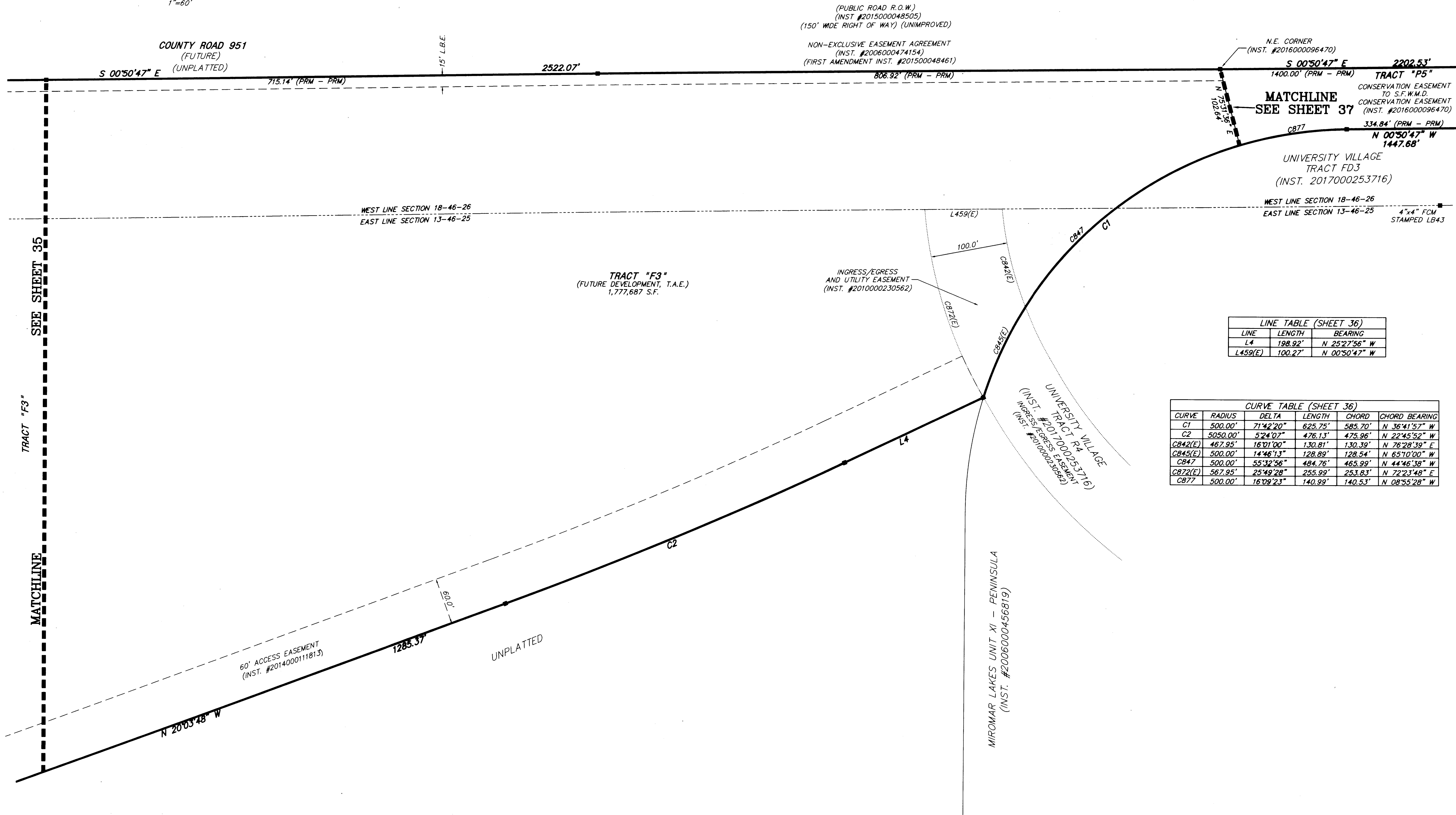
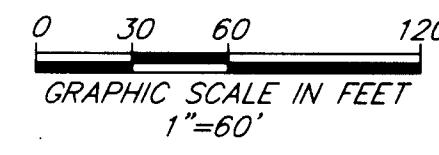
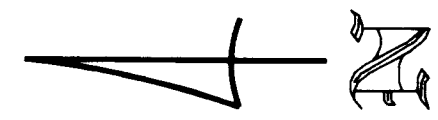
THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
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Esplanade Lake Club Phase 1

INSTRUMENT# 2019000189935

SHEET 36 OF 37

A SUBDIVISION LYING IN
 SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
 SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA



N.E. CORNER
 (INST. #2016000096470)
S 00°50'47" E 2202.53'
 1400.00' (PRM - PRM) TRACT "P5"
 CONSERVATION EASEMENT TO S.F.W.M.D.
 CONSERVATION EASEMENT (INST. #2016000096470)
MATCHLINE SEE SHEET 37
 N 75°31'36" E 102.84'
 334.84' (PRM - PRM)
N 00°50'47" W 1447.68'

WEST LINE SECTION 18-46-26
 EAST LINE SECTION 13-46-25
 4"x4" FCM STAMPED LB43

LINE TABLE (SHEET 36)

LINE	LENGTH	BEARING
L4	198.92'	N 25°27'56" W
L459(E)	100.27'	N 00°50'47" W

CURVE TABLE (SHEET 36)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	500.00'	71°42'20"	625.75'	585.70'	N 36°41'57" W
C2	5050.00'	5°24'07"	476.13'	475.96'	N 22°45'52" W
CB42(E)	467.95'	16°01'00"	130.81'	130.39'	N 76°28'39" E
CB45(E)	500.00'	14°46'13"	128.89'	128.54'	N 65°10'00" W
CB47	500.00'	55°32'56"	484.76'	465.99'	N 44°46'38" W
CB72(E)	567.95'	25°49'28"	255.99'	253.83'	N 72°23'48" E
CB77	500.00'	16°09'23"	140.99'	140.53'	N 08°55'28" W

DOS2018-10082 / PLT2018-10013

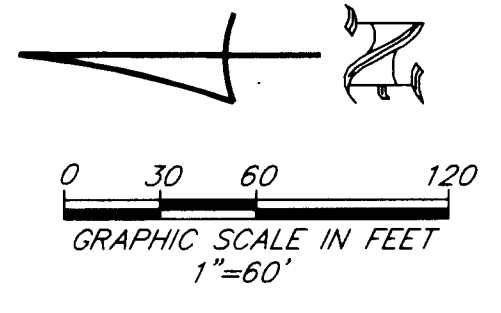
PLANTING PLACE - SEE MANAGE LAKE CLUB PLOT PLAN FOR PLANTING SPECIFICATIONS. SHEET 36 OF 37. DATE: 10/20/18 BY: J.S.R.

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
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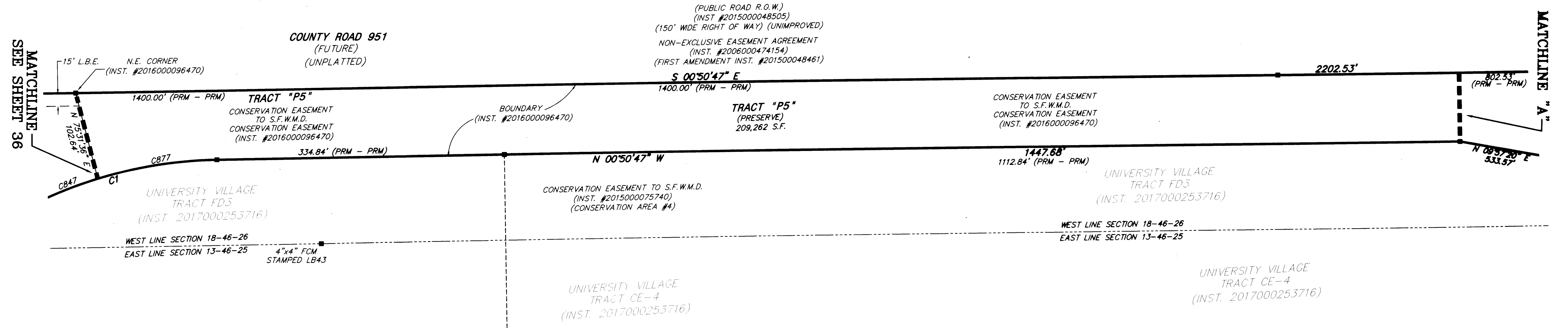
Esplanade Lake Club Phase 1

INSTRUMENT# 2019000189935

SHEET 37 OF 37

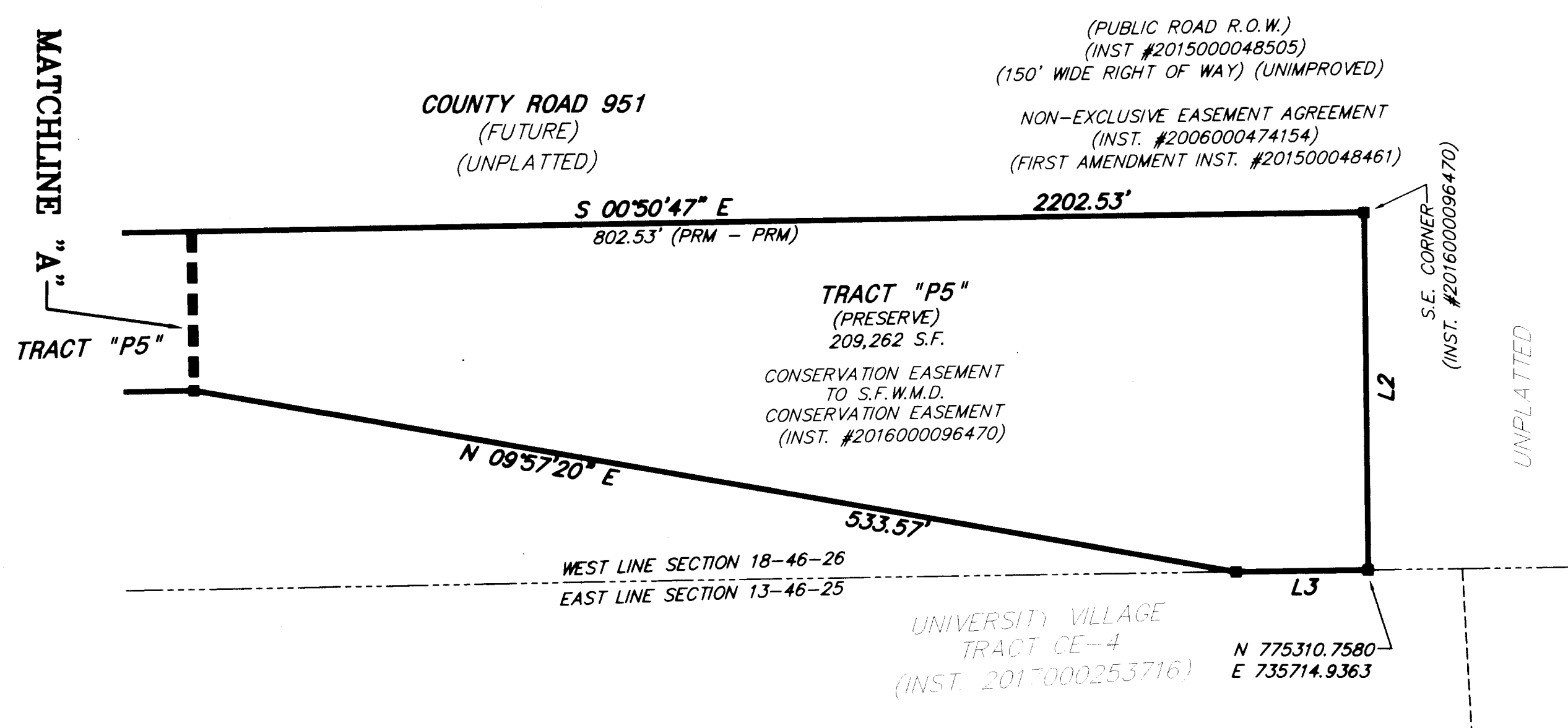


A SUBDIVISION LYING IN
SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND
SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



MATCHLINE "A" SEE SHEET 36

MATCHLINE "A"



LINE TABLE (SHEET 37)

LINE	LENGTH	BEARING
L2	180.00'	S 89°23'43" W
L3	66.66'	N 00°50'47" W

CURVE TABLE (SHEET 37)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	500.00'	71°42'20"	625.75'	585.70'	N 36°41'57" W
C847	500.04'	40°46'27"	355.85'	348.39'	N 37°23'39" W
C877	500.00'	16°09'23"	140.99'	140.53'	N 08°55'28" W

DOS2018-10082 / PLI2018-10013

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

Esplanade Lake Club Phase 2

LEGAL DESCRIPTION
BEING ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), TOGETHER WITH ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "031", "032", "033", "034", "035", "036", "037", "038", AND "039", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA CONTAINING 17,098,727 SQUARE FEET OR 392.533 ACRES, MORE OR LESS.

STATE OF FLORIDA
COUNTY OF LEE

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION (DEVELOPER) AND ALICO WEST FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE HEREIN DESCRIBED LANDS, HAVE CAUSED THIS PLAT OF ESPLANADE LAKE CLUB PHASE 2, A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "031", "032", "033", "034", "035", "036", "037", "038", AND "039", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA TO BE MADE AND DO HEREBY:

A. DEDICATE TO ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC., WITH RESPONSIBILITY FOR MAINTENANCE:

- TRACTS "R1", "R2" AND "R3" FOR THE PURPOSES OF ACCESS, INSTALLATION, REPAIR AND MAINTENANCE OF THE PRIVATE ROAD RIGHT-OF-WAY (R.O.W.), DRAINAGE EASEMENT (D.E.), IRRIGATION EASEMENT (I.E.) AND PUBLIC UTILITY EASEMENT (P.U.E.).
- TRACTS "030", "031", "032", "033", "034", "035", "036", "037", "038", AND "039" AS OPEN SPACE, FOR THE PURPOSE OF LANDSCAPING AND DRAINAGE EASEMENTS (D.E.).
- ALL IRRIGATION EASEMENTS (I.E.) FOR IRRIGATION SYSTEM OPERATION AND MAINTENANCE.
- ALL ACCESS EASEMENTS (A.E.) AND TEMPORARY ACCESS EASEMENTS (T.A.E.), AS DEPICTED.
- ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.), AS DEPICTED, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION, LIGHTING, COMMUNITY SIGNAGE, WALLS AND FENCES.
- TRACT "P9", AS PRESERVE.
- TRACT "A2" FOR AMENITY PURPOSES.

B. DEDICATE TO THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT:

- ALL ACCESS EASEMENTS (A.E.) AND TEMPORARY ACCESS EASEMENTS (T.A.E.), AS DEPICTED, WITH NO RESPONSIBILITY FOR MAINTENANCE.
- ALL LAKE MAINTENANCE EASEMENTS (L.M.E.), AS DEPICTED, WITH RESPONSIBILITY FOR MAINTENANCE.
- TRACTS "W1", "W2", "W3", "W4", "W5", "W6", "W7", "W8", "W9", "W10" AND "W11", AS WATER MANAGEMENT, FOR THE PURPOSE OF LAKE, DRAINAGE (D.E.) AND MAINTENANCE (L.M.E.), WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL DRAINAGE EASEMENTS (D.E.), AS DEPICTED, FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES. WITH RESPONSIBILITY FOR MAINTENANCE.

C. DEDICATE TO PUBLIC AND PRIVATE UTILITY COMPANIES:

ALL PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREON, AS A NON-EXCLUSIVE EASEMENT FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE RIGHTS, DUTIES AND OBLIGATIONS TO PROVIDE UTILITY (INCLUDING CABLE TELEVISION) AND GOVERNMENTAL SERVICES AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SUCH UTILITY AND GOVERNMENTAL SERVICES, PROVIDED HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER PRIVATE OR PUBLIC UTILITY. IN THE EVENT ANY PUBLIC OR PRIVATE UTILITY OR ANY GOVERNMENTAL BODY DAMAGES THE FACILITIES OF ANY OTHER PRIVATE OR PUBLIC UTILITY OR GOVERNMENTAL BODY, SUCH UTILITY OR GOVERNMENTAL BODY SHALL BE SOLELY RESPONSIBLE FOR, AND SHALL BE REQUIRED TO MAKE REPAIR OF SUCH DAMAGES.

D. DEDICATE TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY), ITS SUCCESSOR AND ASSIGNS:

- A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) OVER & ACROSS TRACTS "R1", "R2" AND "R3" FOR THE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO ACCESS PROPERTIES DEPICTED ON THIS PLAT, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
- 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 AND SANITARY SEWER COLLECTION SERVICES.

E. RESERVE TO TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS:

- TRACTS "F1" AND "F2" FOR FUTURE DEVELOPMENT.

F. RESERVE TO THE ALICO WEST FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY:

TRACT "F3" FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF, TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 12th DAY OF March, 2020.

WITNESSES:
Charles Cook
SIGNATURE
CHARLES COOK
PRINT NAME
TAYLOR MORRISON OF FLORIDA, INC.
A FLORIDA CORPORATION

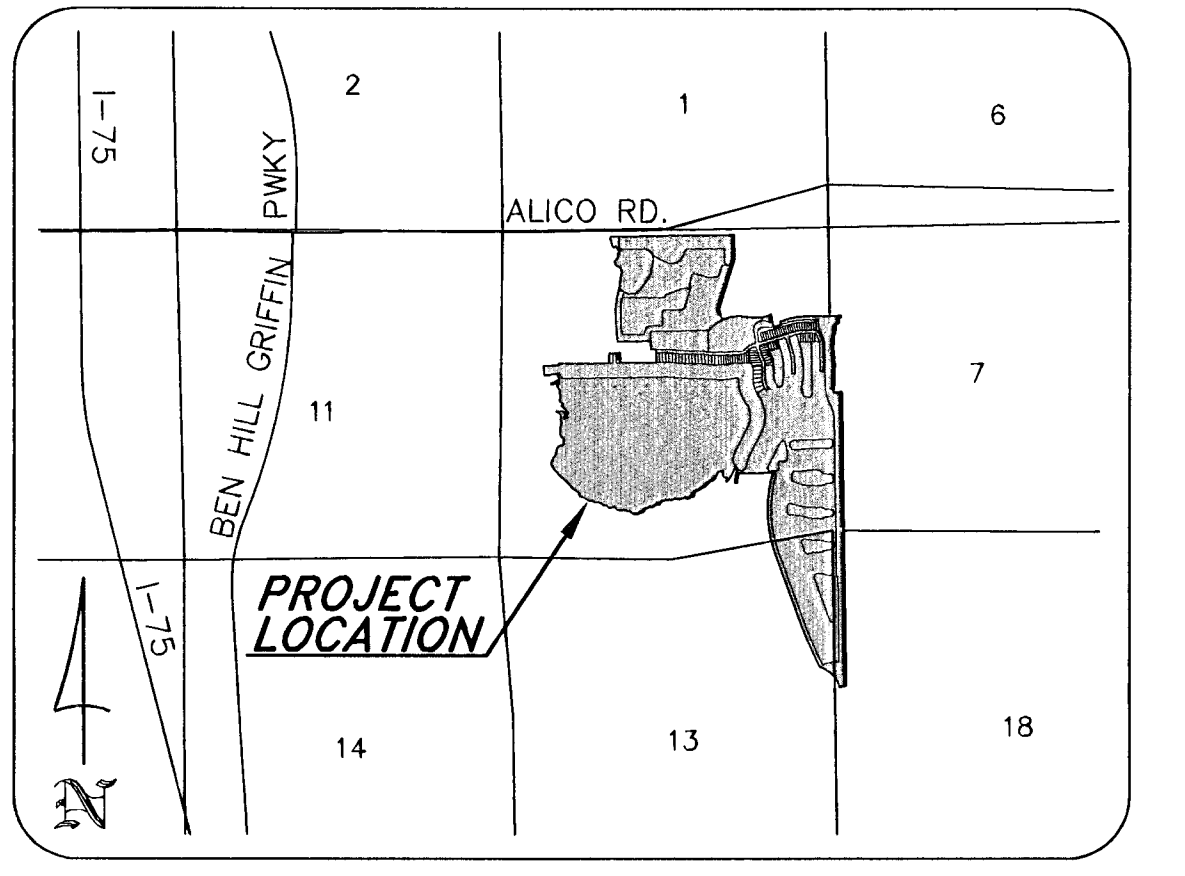
Barbara Kinnamonth
SIGNATURE
BY: Barbara Kinnamonth VP
NAME TITLE

IN WITNESS WHEREOF, ALICO WEST FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 13th DAY OF March, 2020.

WITNESSES:
Taylor Whitcomb
SIGNATURE
TAYLOR WHITCOMB
PRINT NAME
ALICO WEST FUND, LLC
A FLORIDA LIMITED LIABILITY COMPANY

Donald R. Schrottenboer
SIGNATURE
BY: Donald R. Schrottenboer PRESIDENT
NAME TITLE
DIANNE J. GARZANDI
PRINT NAME

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



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.

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES

John Willard
JOHN WILLARD
CHAIRMAN OF THE BOARD OF SUPERVISORS

Nick Walters
WITNESS, NICK WALTERS
Cesarco Leos
WITNESS, CESARCO LEOS

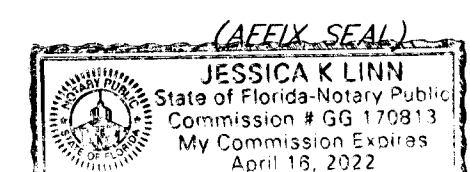
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Lee
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 3rd DAY OF March, 2020, BY John Willard AS THE CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.
Jessica K. Linn
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
JESSICA K. LINN
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED



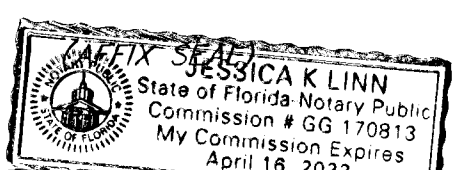
CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF SARASOTA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 12th DAY OF March, 2020, BY Barbara Kinnamonth, AS VP OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.
Jessica K. Linn
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
JESSICA K. LINN
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED



CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Lee
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 13th DAY OF March, 2020, BY DONALD R. SCHROTTENBOER, AS PRESIDENT ALICO WEST FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.
Jessica K. Linn
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
JESSICA K. LINN
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED



NOTICE:
THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT IS IN PROXIMITY TO THIS PLAT (ESPLANADE LAKE CLUB PHASE 2). THERE IS POTENTIAL FOR NOISES CREATED BY AND INCIDENTAL TO THE OPERATION OF THE AIRPORT AS OUTLINED IN LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-1104

COUNTY APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 24th DAY OF March, 2020.

Brian Hamman
BRIAN HAMMAN
BOARD CHAIR
Linda Doggett
LINDA DOGGETT
LEE COUNTY CLERK OF COURT
Joseph Adams
JOSEPH ADAMS
ASSISTANT COUNTY ATTORNEY
Donald R. Schrottenboer
DONALD R. SCHROTTENBOER, AICP, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
Jessica Sulzer
JESSICA SULZER, P.E.
MANAGER/DEVELOPMENT SERVICES

REVIEW BY COUNTY PROFESSIONAL SURVEYOR AND MAPPER

REVIEW BY THE DESIGNATED LEE COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CHAPTER 177, PART 1.
Gary Prashford
GARY PRASHFORD, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LS 6305
LEE COUNTY DESIGNATED P.S.M.

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ESPLANADE LAKE CLUB PHASE 2, A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 9:35 AM, THIS 25th DAY OF March, 2020 AND DULY RECORDED AS INSTRUMENT # 202000075347 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Linda Doggett
LINDA DOGGETT
CLERK OF COURT
IN AND FOR LEE COUNTY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFIED THAT THE ATTACHED PLAT OF ESPLANADE LAKE CLUB PHASE 2, A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, 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 OF THE FLORIDA STATUTES (F.S.). I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

RHODES & RHODES LAND SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 6897
DATE: 3-12-20
John Scott Rhodes P.S.M. #5739
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

DOS2018-10082-A01 / PLT2019-00017

Esplanade Lake Club Phase 2

INSTRUMENT# 202000075347

SHEET 2 OF 21
KEY MAP

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

NOTE (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS):

THIS ENTIRE PLAT IS AFFECTED BY THE FOLLOWING:

TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS AND POSSIBLE LIENS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESPLANADE LAKE CLUB RECORDED AS INSTRUMENT NUMBER 2019000189973, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED.

SEE THE FOLLOWING PARAGRAPHS FOR EASEMENTS CONTAINED IN THE DECLARATION:

ARTICLE II

SECTION 1 - EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES, COMMUNITY SYSTEMS AND DRAINAGE OVER, UNDER AND ACROSS THE PROPERTY FOR THE BENEFIT OF ANY ADDITIONAL PROPERTY.

SECTION 2.A - EASEMENTS RETAINED BY DECLARANT FOR ACCESS TO THE AMENITY CENTERS.

SECTION 2.J - EASEMENTS RETAINED BY DECLARANT FOR ACCESS TO THE PROPERTY DURING THE DEVELOPMENT AND SALE PERIOD.

SECTION 7 - EASEMENT OVER ESPLANADE LAKE CLUB FOR INGRESS AND EGRESS TO AND FROM THE MODEL ROW(S) AND TO USE AND SHOW THE MODELS TO PROSPECTIVE PURCHASERS FOR SO LONG AS SUCH MODEL ROW(S) EXISTS.

ARTICLE IV

SECTION 1 - EASEMENTS TO USE COMMON AREAS.

SECTION 1.G - THE RIGHT OF THE ASSOCIATION TO GRANT EASEMENTS AND RIGHTS-OF-WAY, WHERE NECESSARY OR DESIRABLE, FOR UTILITIES, WATER AND SEWER FACILITIES, CABLE TELEVISION, IRRIGATION, DRAINAGE AND OTHER SERVICES OVER THE COMMON AREA TO SERVE THE COMMON AREA AND OTHER PORTIONS OF THE PROPERTY.

SECTION 4 - EASEMENTS FOR VEHICULAR TRAFFIC.

SECTION 5 - EASEMENTS FOR ACCESS.

SECTION 6.A - EASEMENTS FOR UTILITIES AND SERVICES.
SECTION 6.B - EASEMENTS FOR ENCRoACHMENT AND SIDEWALKS.
SECTION 6.C - EASEMENTS TO ENTER UPON LOTS.
SECTION 6.D - EASEMENTS OVER COMMON AREAS.
SECTION 6.E - DRAINAGE EASEMENTS.

6.F - SURFACE WATER AND STORM WATER MANAGEMENT SYSTEM ENCRoACHMENT EASEMENT AND ACCESS EASEMENTS TO MAINTAIN.

SECTION 6.G - EASEMENTS FOR IRRIGATION.
SECTION 6.H - EASEMENTS FOR LAKE MAINTENANCE.
SECTION 6.I - BUFFER EASEMENTS.

SECTION 7 - EASEMENTS FOR COMMUNITY SYSTEMS, IF ANY, AND PERPETUAL EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS THE PROPERTY FOR THE PLACEMENT AND LOCATION THEREOF.

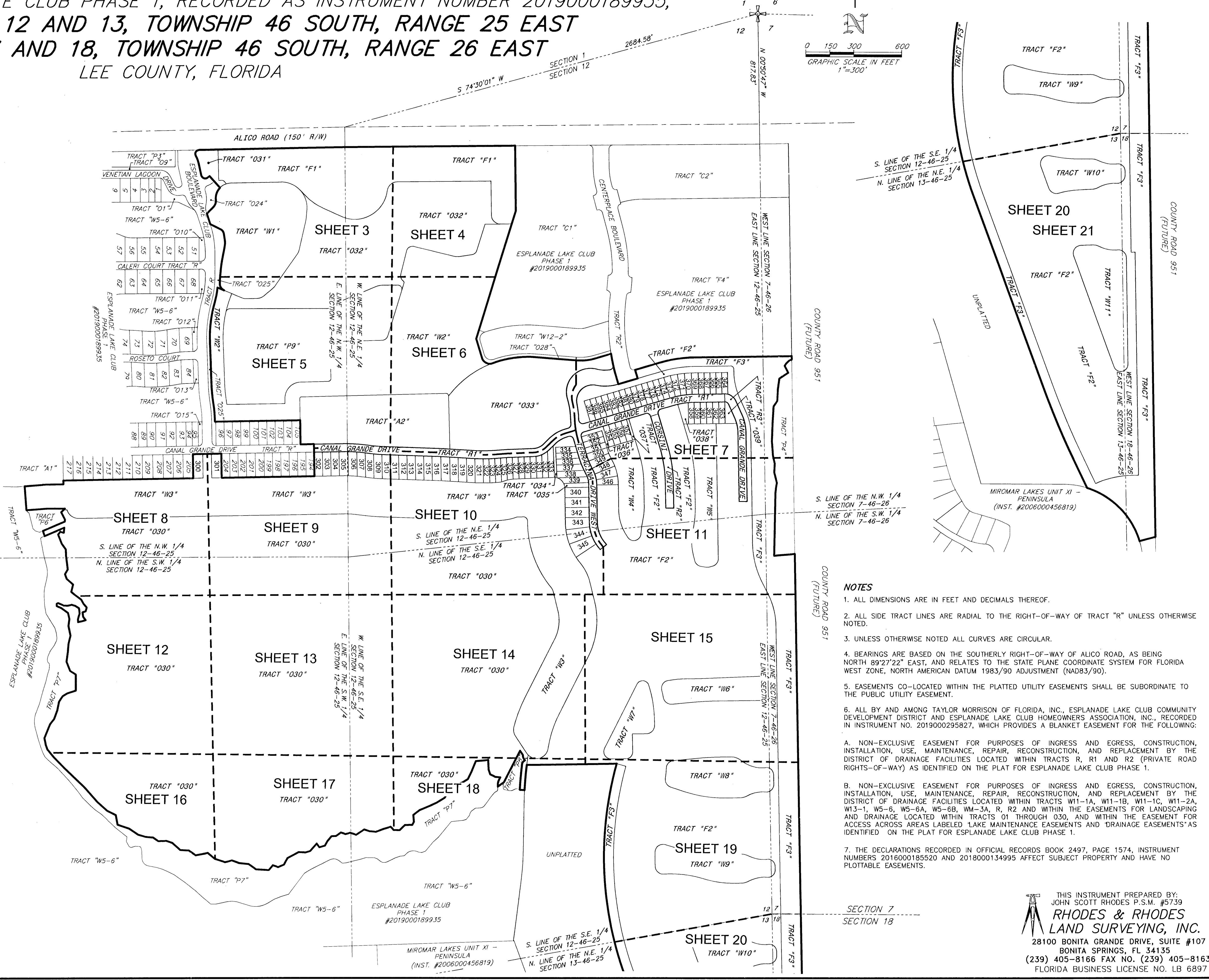
SECTION 11 - ADDITIONAL EASEMENTS (SUCH GRANTS OF EASEMENT OR OTHER INSTRUMENTS AS MAY FROM TIME TO TIME BE DESIRABLE FOR THE DEVELOPMENT OF THE PROPERTY).

ARTICLE XIX

SECTION 2.A - UTILITY EASEMENT FOR WATER, SEWER, POWER, TELEPHONE AND OTHER UTILITY AND SERVICE COMPANY LINES AND SYSTEMS INSTALLED BENEATH OR WITHIN THE VILLA UNIT.

LEGEND:

- BOB BASIS OF BEARING
- R.O.W. RIGHT-OF-WAY
- FCM FOUND CONCRETE MONUMENT
- FIP FOUND IRON PIPE
- FPKD FOUND PK NAIL & DISK
- LB LICENSED BUSINESS
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- O.R. OFFICIAL RECORDS BOOK
- INST. INSTRUMENT
- N.R. NON-RADIAL
- S.F. SQUARE FEET
- (E) EASEMENT TIE
- L.B.E. LANDSCAPE BUFFER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- I.E. IRRIGATION EASEMENT
- A.E. ACCESS EASEMENT
- T.A.E. TEMPORARY ACCESS EASEMENT
- S.F.W.M.D. SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- D.E. DRAINAGE EASEMENT
- S.E. SIGN EASEMENT
- L.C.U.E. LEE COUNTY UTILITY EASEMENT
- T.C.A.E. TEMPORARY CONSTRUCTION AND ACCESS EASEMENT
- SET PERMANENT REFERENCE MONUMENT (5/8"x18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
- PERMANENT CONTROL POINT
- INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.



NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL SIDE TRACT LINES ARE RADIAL TO THE RIGHT-OF-WAY OF TRACT "R" UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE NOTED ALL CURVES ARE CIRCULAR.
4. BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY OF ALICO ROAD, AS BEING NORTH 89°27'22" EAST, AND RELATES TO THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/90 ADJUSTMENT (NAD83/90).
5. EASEMENTS CO-LOCATED WITHIN THE PLATTED UTILITY EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.
6. ALL BY AND AMONG TAYLOR MORRISON OF FLORIDA, INC., ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT AND ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC., RECORDED IN INSTRUMENT NO. 2019000295827, WHICH PROVIDES A BLANKET EASEMENT FOR THE FOLLOWING:
 - A. NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, RECONSTRUCTION, AND REPLACEMENT BY THE DISTRICT OF DRAINAGE FACILITIES LOCATED WITHIN TRACTS R, R1 AND R2 (PRIVATE ROAD RIGHTS-OF-WAY) AS IDENTIFIED ON THE PLAT FOR ESPLANADE LAKE CLUB PHASE 1.
 - B. NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, RECONSTRUCTION, AND REPLACEMENT BY THE DISTRICT OF DRAINAGE FACILITIES LOCATED WITHIN TRACTS W11-1A, W11-1B, W11-1C, W11-2A, W13-1, W5-6, W5-6A, W5-6B, WM-3A, R, R2 AND WITHIN THE EASEMENTS FOR LANDSCAPING AND DRAINAGE LOCATED WITHIN TRACTS O1 THROUGH O30, AND WITHIN THE EASEMENT FOR ACCESS ACROSS AREAS LABELED "LAKE MAINTENANCE EASEMENTS" AND "DRAINAGE EASEMENTS" AS IDENTIFIED ON THE PLAT FOR ESPLANADE LAKE CLUB PHASE 1.
7. THE DECLARATIONS RECORDED IN OFFICIAL RECORDS BOOK 2497, PAGE 1574, INSTRUMENT NUMBERS 2016000185520 AND 2018000134995 AFFECT SUBJECT PROPERTY AND HAVE NO PLOTTABLE EASEMENTS.

DOS2018-10082-A01 / PLT2019-00017

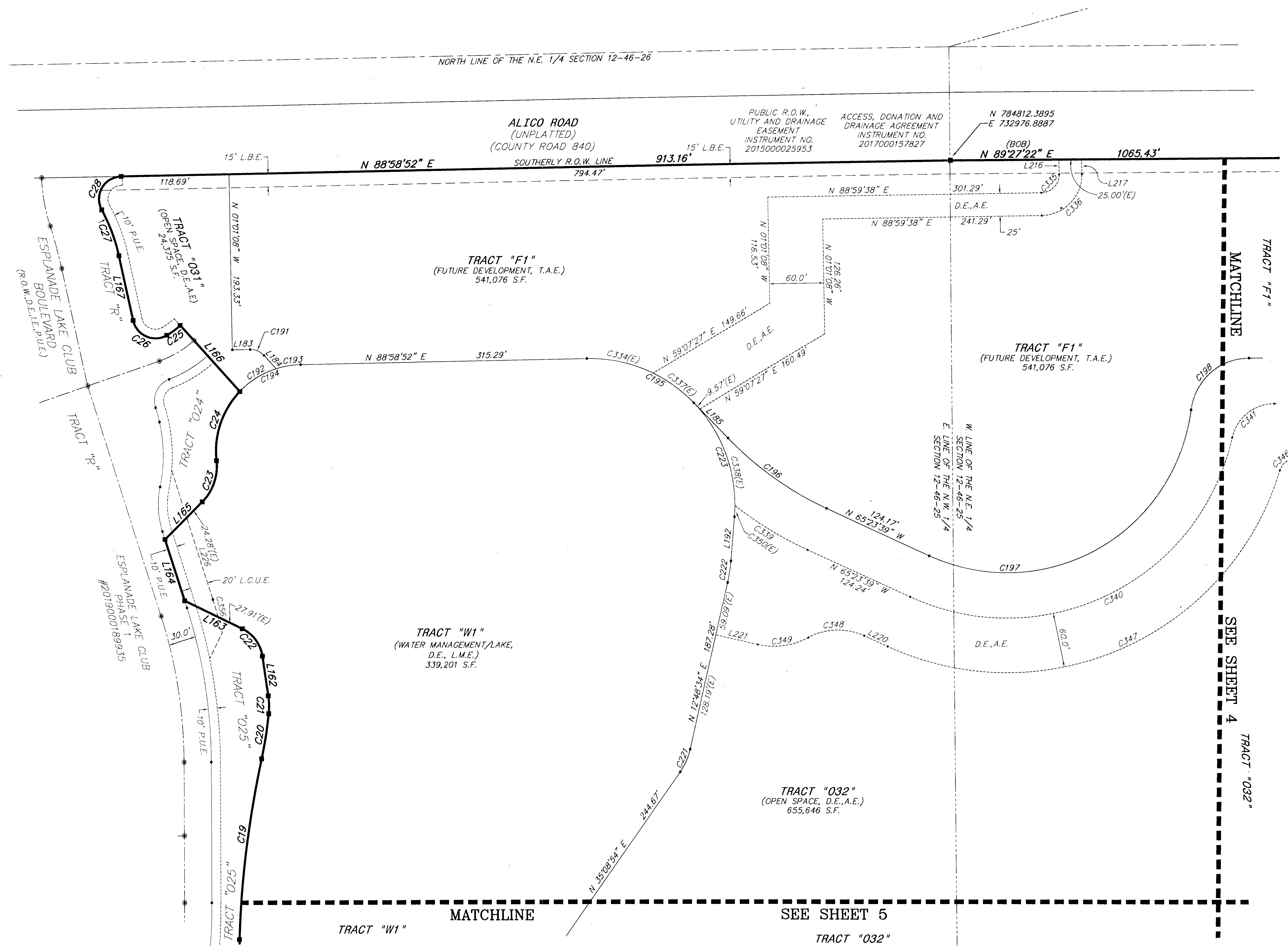
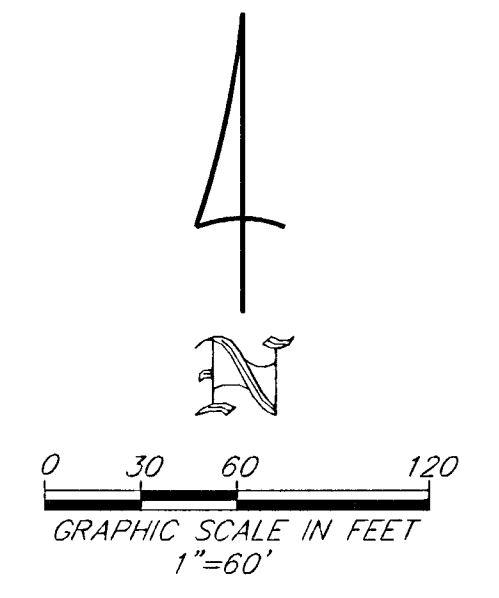
THIS INSTRUMENT PREPARED BY:
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FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 2

INSTRUMENT# 202000075347

SHEET 3 OF 21

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 3)

LINE	LENGTH	BEARING
L162	43.94'	N 08°16'49" W
L163	70.58'	N 64°02'28" W
L164	70.86'	N 17°41'45" W
L165	58.06'	N 44°57'32" E
L166	97.87'	N 41°56'42" W
L167	73.09'	N 12°21'53" W
L183	19.67'	N 88°58'52" E
L184	19.79'	N 42°25'15" W
L185	53.97'	N 44°08'36" W
L192	48.66'	N 04°39'04" E
L216	16.52'	N 01°00'22" W
L217	16.32'	N 01°00'22" W
L220	28.35'	N 65°23'39" W
L221	47.23'	N 77°11'26" W
L226	94.45'	N 17°41'45" W

CURVE TABLE (SHEET 3)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C19	1101.00'	1021'48"	199.14'	198.87'	N 07°11'16" E
C20	434.00'	6°31'56"	49.48'	49.45'	N 09°06'12" E
C21	80.00'	14°07'03"	19.71'	19.66'	N 01°13'17" W
C22	40.00'	55°45'39"	38.93'	37.41'	N 36°09'38" W
C23	55.00'	51°09'10"	49.10'	47.49'	N 19°22'57" E
C24	95.00'	49°51'48"	82.68'	80.09'	N 18°44'16" E
C25	89.50'	11°45'57"	18.38'	18.35'	S 53°56'17" W
C26	25.00'	107°48'52"	47.04'	40.40'	N 66°16'19" W
C27	189.00'	16°19'36"	53.86'	53.67'	N 20°31'41" W
C28	25.00'	117°40'21"	51.34'	42.78'	N 30°08'41" E
C191	20.00'	48°35'53"	16.96'	16.46'	N 66°43'12" W
C192	95.00'	28°45'01"	47.67'	47.17'	N 58°02'41" E
C193	95.00'	16°33'40"	27.46'	27.36'	N 80°42'02" E
C194	95.00'	45°18'41"	75.13'	73.19'	N 66°19'31" E
C195	160.00'	46°52'32"	130.90'	127.28'	N 67°34'52" W
C196	360.00'	21°15'03"	133.52'	132.76'	N 54°46'08" W
C197	205.00'	107°15'06"	383.74'	330.12'	N 60°58'48" E
C198	65.00'	82°06'02"	93.14'	85.37'	N 48°24'19" E
C221	70.00'	22°20'20"	27.29'	27.12'	N 23°58'44" E
C222	170.00'	8°09'30"	24.21'	24.19'	N 08°43'49" E
C223	160.00'	48°42'41"	136.26'	132.18'	N 19°44'46" W
C334(E)	160.00'	27°01'47"	75.48'	74.78'	N 77°30'15" W
C335	20.00'	90°00'00"	31.42'	28.28'	N 43°59'38" E
C336	45.00'	90°00'00"	70.69'	63.64'	N 43°59'38" E
C337(E)	160.00'	19°50'45"	55.42'	55.14'	N 54°03'59" W
C338(E)	160.00'	44°22'13"	124.14'	121.05'	N 21°55'00" W
C339	416.71'	12°52'54"	93.69'	93.49'	N 58°42'28" W
C340	255.00'	101°46'22"	452.95'	395.71'	N 63°43'10" E
C341	48.00'	76°37'23"	64.19'	59.51'	N 51°08'41" E
C346	19.00'	72°22'49"	24.00'	22.44'	N 53°15'57" E
C347	315.00'	97°31'48"	536.20'	473.77'	N 65°50'27" E
C348	69.00'	53°00'43"	63.84'	61.59'	N 88°05'59" E
C349	80.00'	41°12'57"	57.55'	56.32'	N 82°12'06" E
C350(E)	160.00'	4°20'28"	12.12'	12.12'	N 02°28'50" E
C356	590.00'	1°37'50"	20.22'	20.22'	N 16°42'50" W

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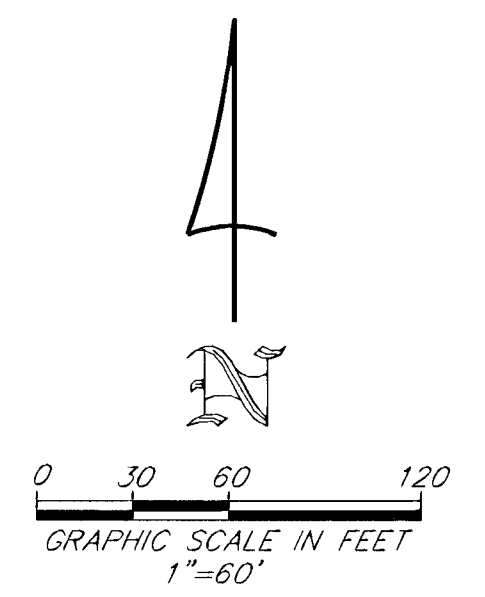
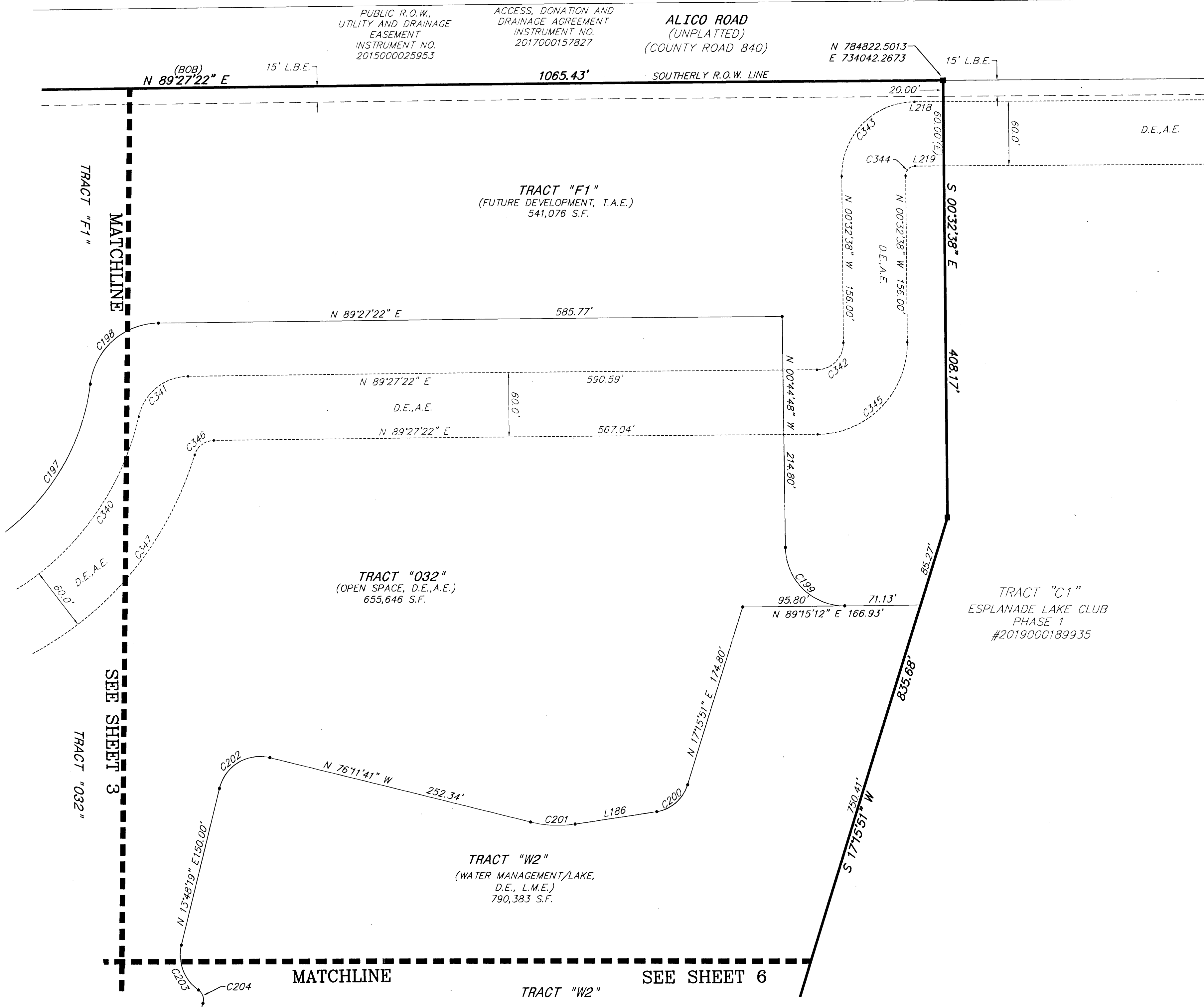
THIS INSTRUMENT PREPARED BY:
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Esplanade Lake Club Phase 2

INSTRUMENT# 202000075347

SHEET 4 OF 21

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



LINE	LENGTH	BEARING
L186	77.48'	N 81°26'00" E
L218	27.00'	N 89°27'22" E
L219	27.00'	N 89°27'22" E

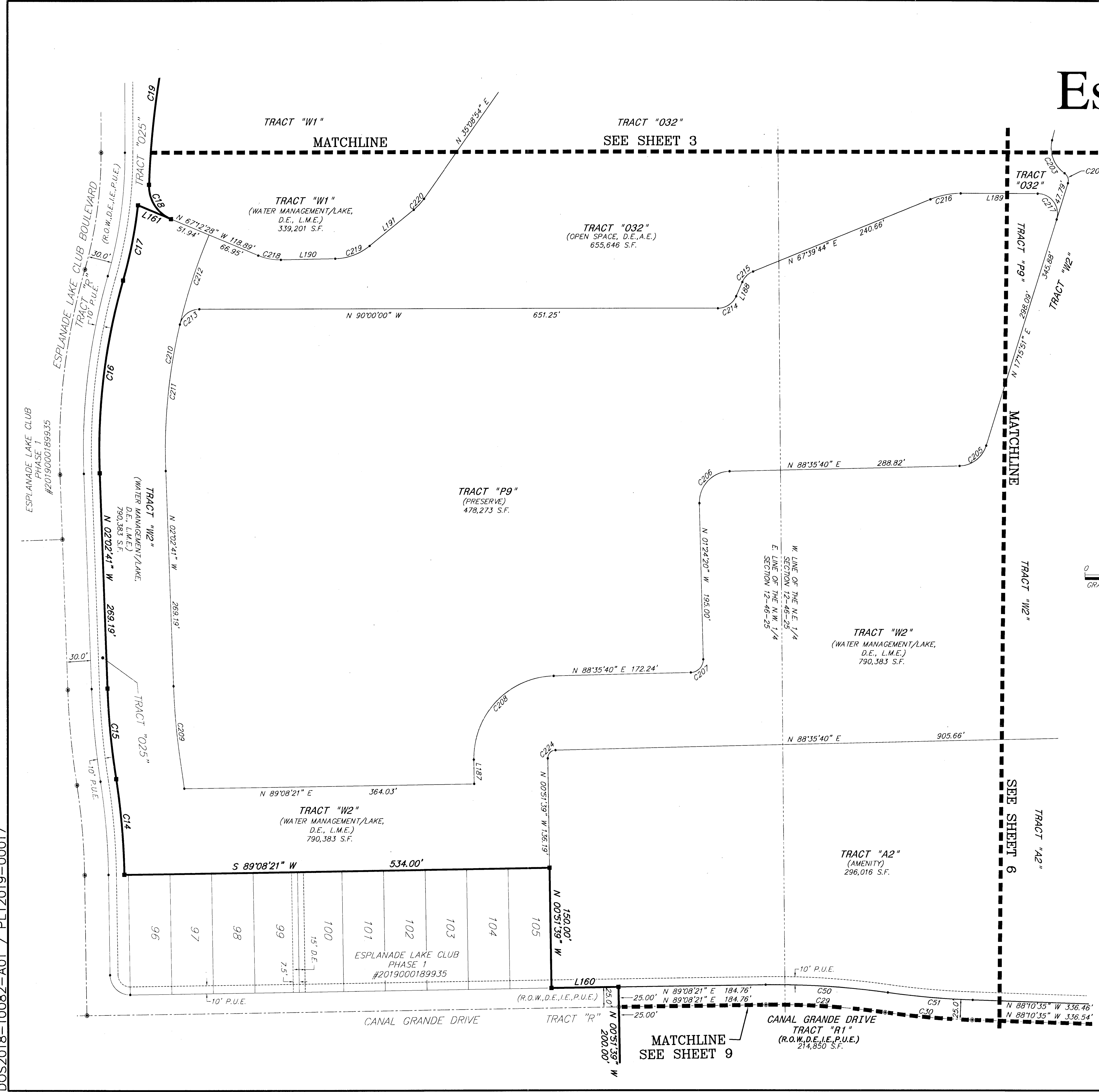
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C197	205.00'	107°15'06"	383.74'	330.12'	N 60°58'48" E
C198	65.00'	82°06'07"	93.14'	85.37'	N 48°24'19" E
C199	55.00'	90°00'00"	86.39'	77.78'	N 45°44'48" W
C200	36.00'	64°10'09"	40.32'	38.24'	N 49°20'55" E
C201	108.00'	22°22'19"	42.17'	41.90'	N 87°22'50" W
C202	39.00'	90°00'00"	61.26'	55.15'	N 58°48'19" E
C203	39.00'	69°10'28"	47.09'	44.28'	N 20°46'55" W
C204	11.00'	72°38'00"	13.94'	13.03'	N 19°03'09" W
C340	255.00'	101°46'22"	452.95'	395.71'	N 63°43'10" E
C341	48.00'	76°37'23"	64.19'	59.51'	N 51°08'41" E
C342	25.00'	90°00'00"	39.27'	35.36'	N 44°27'22" E
C343	69.00'	90°00'00"	108.38'	97.58'	N 44°27'22" E
C344	9.00'	90°00'02"	14.14'	12.73'	N 44°27'23" E
C345	85.00'	90°00'00"	133.52'	120.21'	N 44°27'22" E
C346	19.00'	72°22'49"	24.00'	22.44'	N 53°15'57" E
C347	315.00'	97°31'48"	536.20'	473.77'	N 65°50'27" E

D052018-10082-A01 / PLT2019-00017

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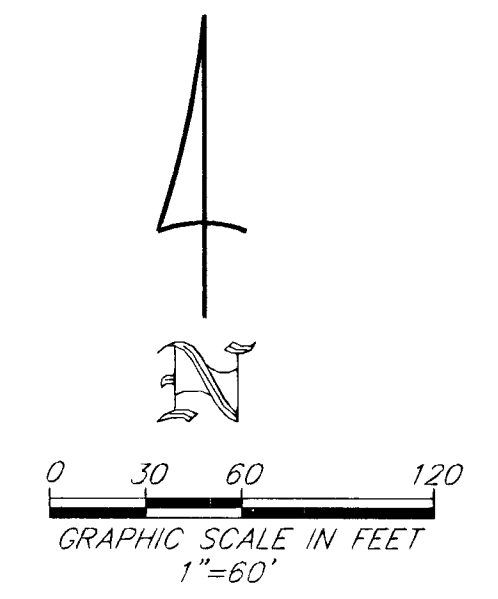
Esplanade Lake Club Phase 2

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 5)

LINE	LENGTH	BEARING
L160	84.17'	S 89°08'21" W
L161	44.93'	S 67°12'28" E
L187	30.19'	N 00°51'39" W
L188	19.51'	N 23°25'17" E
L189	96.66'	N 90°00'00" W
L190	68.20'	N 88°55'26" E
L191	71.53'	N 50°36'35" E



CURVE TABLE (SHEET 5)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C14	850.00'	8°03'09"	119.46'	119.36'	N 04°52'52" W
C15	950.00'	6°51'46"	113.79'	113.72'	N 05°28'34" W
C16	780.00'	17°59'26"	244.92'	243.91'	N 06°57'02" E
C17	580.00'	9°32'30"	96.59'	96.48'	N 11°10'30" E
C18	45.00'	69°12'50"	54.36'	51.11'	N 32°36'03" W
C19	1101.00'	10°21'48"	199.14'	198.87'	N 07°11'16" E
C29	975.00'	8°48'53"	150.00'	149.85'	N 86°27'12" W
C30	1025.00'	6°07'49"	109.67'	109.62'	N 85°06'41" W
C50	1000.00'	8°48'53"	153.84'	153.69'	N 86°27'12" W
C51	1000.00'	6°07'49"	107.00'	106.94'	N 85°06'41" W
C203	39.00'	69°10'28"	47.09'	44.28'	N 20°46'55" W
C204	11.00'	72°38'00"	13.94'	13.03'	N 19°03'09" W
C205	36.00'	71°19'49"	44.82'	41.98'	N 52°55'46" E
C206	39.00'	90°00'00"	61.26'	55.15'	N 43°35'40" E
C207	16.00'	90°00'00"	25.13'	22.63'	N 43°35'40" E
C208	103.00'	89°27'19"	160.81'	144.97'	N 43°52'01" E
C209	867.00'	6°51'46"	103.85'	103.79'	N 05°28'34" W
C210	697.00'	24°57'43"	303.66'	301.26'	N 10°26'10" E
C211	697.00'	15°13'14"	185.16'	184.61'	N 05°33'56" E
C212	697.00'	9°44'28"	118.50'	118.36'	N 18°02'42" E
C213	25.00'	76°49'27"	33.52'	31.07'	N 51°35'17" E
C214	25.00'	66°34'43"	29.05'	27.44'	N 56°42'39" E
C215	25.00'	44°14'27"	19.30'	18.83'	N 45°32'30" E
C216	100.00'	22°20'16"	38.99'	38.74'	N 78°49'52" E
C217	25.00'	107°15'51"	46.80'	40.26'	N 36°22'04" W
C218	72.00'	23°11'43"	29.15'	28.95'	N 79°08'31" W
C219	70.00'	38°18'51"	46.81'	45.94'	N 69°46'00" E
C220	70.00'	15°27'41"	18.89'	18.83'	N 42°52'44" E
C224	10.00'	89°27'19"	15.61'	14.07'	N 43°52'01" E

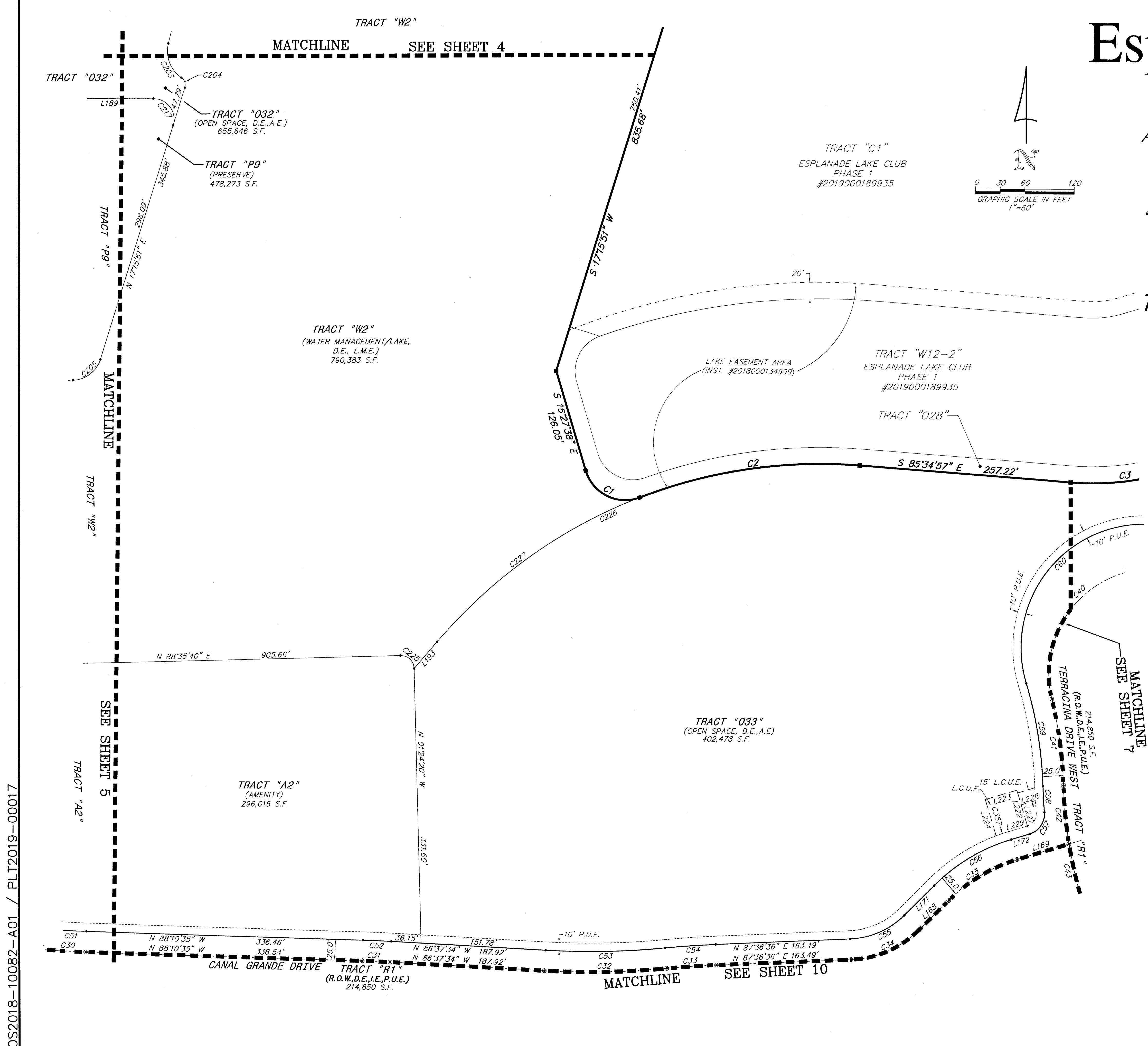
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THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
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FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 2

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 6)

LINE	LENGTH	BEARING
L168	51.22'	N 45°28'49" E
L169	65.90'	N 73°25'35" E
L171	51.22'	N 45°28'49" E
L172	23.61'	N 73°25'35" E
L189	96.66'	N 90°00'00" W
L193	42.62'	N 40°37'38" E
L222	45.01'	N 16°34'25" W
L223	40.00'	N 73°25'35" E
L224	45.58'	N 16°34'25" W
L227	26.58'	N 16°37'30" W
L228	17.93'	N 73°36'28" E
L229	23.61'	N 73°25'35" E

CURVE TABLE (SHEET 6)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	50.00'	94°29'05"	82.45'	73.42'	S 63°42'10" E
C2	615.00'	25°21'45"	272.24'	270.02'	N 81°44'10" E
C3	335.00'	20°59'28"	122.73'	122.05'	N 83°55'19" E
C30	1025.00'	6°07'49"	108.67'	109.62'	N 85°06'41" W
C31	1160.00'	1°40'10"	33.80'	33.80'	N 87°27'39" W
C32	975.00'	8°45'24"	149.01'	148.87'	N 88°59'45" E
C33	1160.00'	2°59'33"	60.59'	60.58'	N 86°06'49" E
C34	125.00'	42°07'47"	91.91'	89.86'	N 66°32'43" E
C35	200.00'	27°56'45"	97.55'	96.59'	N 59°27'12" E
C40	128.00'	115°39'17"	258.37'	216.89'	N 44°06'13" E
C41	500.00'	12°10'25"	106.23'	106.03'	N 07°38'14" W
C42	525.00'	7°43'48"	70.83'	70.78'	N 05°24'55" W
C43	525.00'	7°17'36"	66.83'	66.78'	N 12°55'37" W
C51	1000.00'	6°07'49"	107.00'	106.94'	N 85°06'41" W
C52	1185.00'	1°40'15"	34.56'	34.55'	N 87°27'41" W
C53	950.00'	8°45'24"	145.19'	145.05'	N 88°59'45" E
C54	1185.00'	2°59'33"	61.89'	61.89'	N 86°06'49" E
C55	100.00'	42°07'47"	73.53'	71.88'	N 66°32'43" E
C56	225.00'	27°56'45"	109.74'	108.66'	N 59°27'12" E
C57	25.00'	78°17'43"	34.16'	31.57'	N 34°16'43" E
C58	550.00'	3°19'07"	31.86'	31.85'	N 03°12'35" W
C59	475.00'	15°14'28"	126.35'	125.98'	N 09°10'15" W
C60	150.00'	121°40'08"	318.53'	261.96'	N 44°02'35" E
C203	39.00'	69°10'28"	47.09'	44.28'	N 20°46'55" W
C204	11.00'	72°38'00"	13.94'	13.03'	N 19°03'09" W
C205	36.00'	71°19'49"	44.82'	41.98'	N 52°55'46" E
C217	25.00'	107°15'51"	46.80'	40.26'	N 36°22'04" W
C225	16.37'	90°00'24"	25.72'	23.16'	N 46°24'32" W
C226	615.00'	53°47'25"	577.37'	556.40'	N 67°31'20" E
C227	615.00'	28°25'40"	305.14'	302.02'	N 54°50'28" E
C357	235.00'	3°59'59"	16.40'	16.40'	N 71°25'35" E

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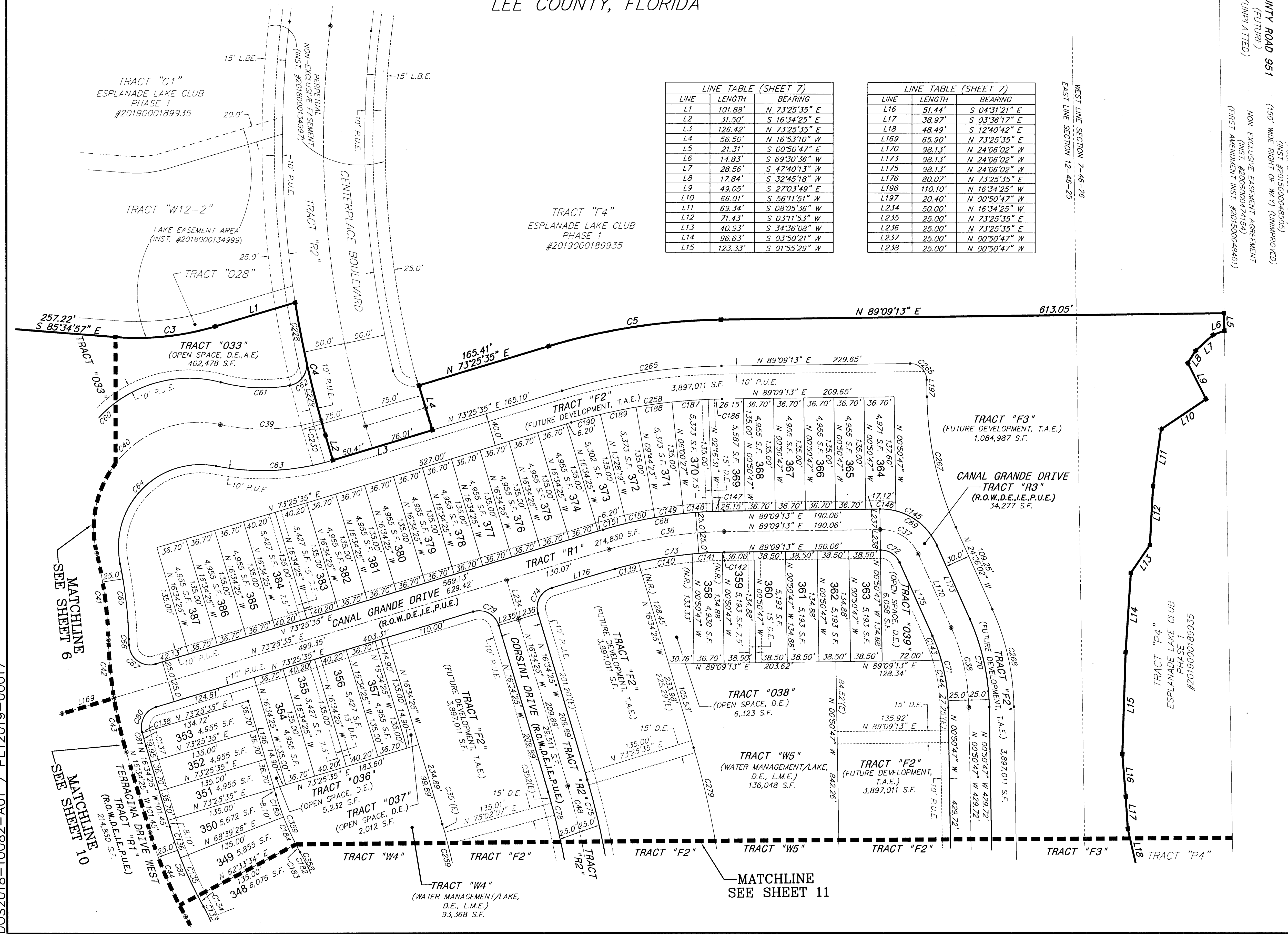
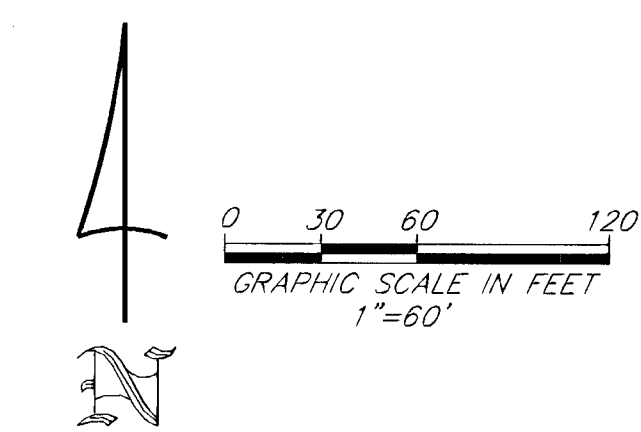
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Esplanade Lake Club Phase 2

INSTRUMENT# 202000075347

SHEET 7 OF 21

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 7)

LINE	LENGTH	BEARING
L1	101.88'	N 73°25'35" E
L2	31.50'	S 16°34'25" E
L3	126.42'	N 73°25'35" E
L4	56.50'	N 16°53'10" W
L5	21.31'	S 00°50'47" E
L6	14.83'	S 69°30'36" W
L7	28.56'	S 47°40'13" W
L8	17.84'	S 32°45'18" W
L9	49.05'	S 27°03'49" E
L10	66.01'	S 56°11'51" W
L11	69.34'	S 08°05'36" W
L12	71.43'	S 03°11'53" W
L13	40.93'	S 34°36'08" W
L14	96.63'	S 03°50'21" W
L15	123.33'	S 01°55'29" W

LINE TABLE (SHEET 7)

LINE	LENGTH	BEARING
L16	51.44'	S 04°31'21" E
L17	38.97'	S 03°36'17" E
L18	48.49'	S 12°40'42" E
L19	65.90'	N 73°25'35" E
L170	98.13'	N 24°06'02" W
L173	98.13'	N 24°06'02" W
L175	98.13'	N 24°06'02" W
L176	80.07'	N 73°25'35" E
L196	110.10'	N 16°34'25" W
L197	20.40'	N 00°50'47" W
L234	50.00'	N 16°34'25" W
L235	25.00'	N 73°25'35" E
L236	25.00'	N 73°25'35" E
L237	25.00'	N 00°50'47" W
L238	25.00'	N 00°50'47" W

CURVE TABLE (SHEET 7)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	335.00'	20°59'28"	122.73'	122.05'	N 83°55'19" E
C4	1250.00'	7°35'07"	165.48'	165.36'	S 12°46'52" E
C5	275.00'	15°43'39"	212.73'	212.07'	N 81°17'24" E
C36	518.50'	15°43'39"	142.33'	141.89'	N 81°17'24" E
C37	50.00'	66°44'45"	58.25'	55.01'	N 57°28'24" W
C38	245.00'	23°15'15"	99.44'	98.76'	N 12°28'24" W
C39	250.00'	28°25'17"	124.01'	122.74'	N 87°43'12" E
C40	128.00'	11°53'17"	258.37'	216.69'	N 44°08'13" E
C41	500.00'	12°10'25"	106.23'	106.03'	N 07°38'14" W
C42	525.00'	7°43'48"	70.83'	70.78'	N 05°24'55" W
C43	525.00'	7°17'36"	66.83'	66.78'	N 12°55'37" W
C44	500.00'	12°41'07"	110.70'	110.47'	N 22°54'59" W
C48	800.00'	15°43'39"	219.60'	218.91'	N 08°42'36" W
C60	150.00'	121°40'08"	318.53'	261.96'	N 44°02'35" E
C61	200.00'	24°14'28"	84.62'	83.99'	N 87°14'35" W
C62	25.00'	92°56'32"	40.55'	36.25'	N 34°09'55" E
C63	300.00'	27°26'31"	143.69'	142.32'	N 44°39'38" E
C64	100.00'	112°36'20"	196.53'	166.40'	N 44°39'38" E
C65	525.00'	10°05'30"	92.47'	92.35'	N 06°35'46" W
C66	500.00'	0°48'27"	7.05'	7.05'	N 01°57'15" W
C67	25.00'	104°12'57"	45.47'	39.46'	N 54°27'57" W
C68	543.50'	15°43'39"	149.19'	148.72'	N 81°17'24" E
C69	75.00'	66°44'45"	87.37'	82.51'	N 57°28'24" W
C70	270.00'	23°15'15"	109.58'	108.83'	N 12°28'24" W
C71	220.00'	23°15'15"	89.29'	88.68'	N 12°28'24" W
C72	25.00'	66°44'45"	29.12'	27.50'	N 57°28'24" W
C73	493.50'	15°43'39"	135.46'	135.04'	N 81°17'24" E
C74	25.00'	90°00'00"	39.27'	35.36'	N 28°25'35" E
C75	825.00'	15°43'39"	226.46'	225.75'	N 08°42'36" W
C78	775.00'	15°43'39"	212.73'	212.07'	N 08°42'36" W
C79	25.00'	90°00'00"	39.27'	35.36'	N 61°34'25" W
C80	25.00'	87°59'29"	38.39'	34.73'	N 29°25'50" E
C81	500.00'	2°00'31"	17.53'	17.53'	N 15°34'10" W
C82	475.00'	12°41'07"	105.16'	104.95'	N 22°54'59" W
C133	175.00'	7°34'41"	23.15'	23.15'	N 25°28'12" W
C134	475.00'	1°49'06"	15.07'	15.07'	N 28°20'59" W
C135	475.00'	6°05'52"	50.55'	50.53'	N 24°23'30" W
C136	475.00'	4°46'09"	39.54'	39.53'	N 15°36'50" W
C137	500.00'	1°55'11"	16.75'	16.75'	N 18°56'50" W
C138	500.00'	0°05'20"	0.78'	0.78'	N 14°36'34" W
C139	493.50'	3°28'36"	29.95'	29.94'	N 75°09'53" W
C140	493.50'	7°42'08"	66.34'	66.29'	N 80°45'15" E
C141	493.50'	4°15'56"	36.74'	36.73'	N 86°44'17" E
C142	493.50'	0°16'58"	2.44'	2.44'	N 89°00'44" E
C143	220.00'	8°10'00"	31.36'	31.33'	N 20°01'02" W
C144	220.00'	15°05'15"	57.93'	57.77'	N 08°23'24" W
C145	75.00'	51°36'33"	67.56'	65.30'	N 49°54'18" W
C146	75.00'	15°08'12"	19.81'	19.76'	N 83°16'41" W
C147	543.50'	1°25'44"	13.55'	13.55'	N 88°26'21" E
C148	543.50'	3°43'56"	35.40'	35.40'	N 85°51'31" E
C149	543.50'	3°43'56"	35.40'	35.40'	N 82°07'35" E
C150	543.50'	3°43'56"	35.40'	35.40'	N 78°23'39" E
C151	543.50'	3°06'06"	29.42'	29.42'	N 74°58'38" E
C182	310.00'	7°34'41"	41.00'	40.97'	N 25°28'12" W
C183	340.00'	1°49'06"	10.79'	10.79'	N 28°20'59" W
C184	340.00'	6°05'52"	36.19'	36.17'	N 24°23'30" W
C185	340.00'	4°46'09"	28.30'	28.29'	N 18°57'30" W
C186	678.50'	1°25'44"	16.92'	16.92'	N 88°26'21" E
C187	678.50'	3°43'56"	44.20'	44.19'	N 85°51'31" E
C188	678.50'	3°43'56"	44.20'	44.19'	N 82°07'35" E
C189	678.50'	3°43'56"	44.20'	44.19'	N 78°23'39" E
C190	678.50'	3°06'06"	36.73'	36.73'	N 74°58'38" E
C228	1250.00'	3°19'03"	72.37'	72.36'	N 10°38'50" W
C229	1250.00'	3°25'11"	74.61'	74.60'	N 14°00'57" W
C230	1250.00'	0°50'53"	18.50'	18.50'	N 16°08'59" W
C258	678.50'	15°43'39"	186.24'	185.66'	N 81°17'24" E
C259	640.00'	15°43'39"	175.68'	175.13'	N 08°42'36" W
C265	718.50'	15°43'39"	197.22'	196.61'	N 81°17'24" E
C266	20.00'	90°00'00"	31.42'	28.28'	N 45°50'47" W
C267	400.00'	23°15'15"	162.34'	161.23'	N 12°28'24" W
C268	300.00'	23°15'15"	121.76'	120.92'	N 12°28'24" W
C279	960.00'	15°43'39"	263.51'	262.69'	N 08°42'36" W
C351(E)	640.00'	0°56'15"	10.47'	10.47'	N 16°06'19" W
C352(E)	775.00'	1°03'16"	14.26'	14.26'	N 16°02'47" W
C358	310.00'	28°24'45"	153.73'	152.16'	N 15°03'09" W
C359	340.00'	12°41'07"	75.28'	75.12'	N 22°54'59" W

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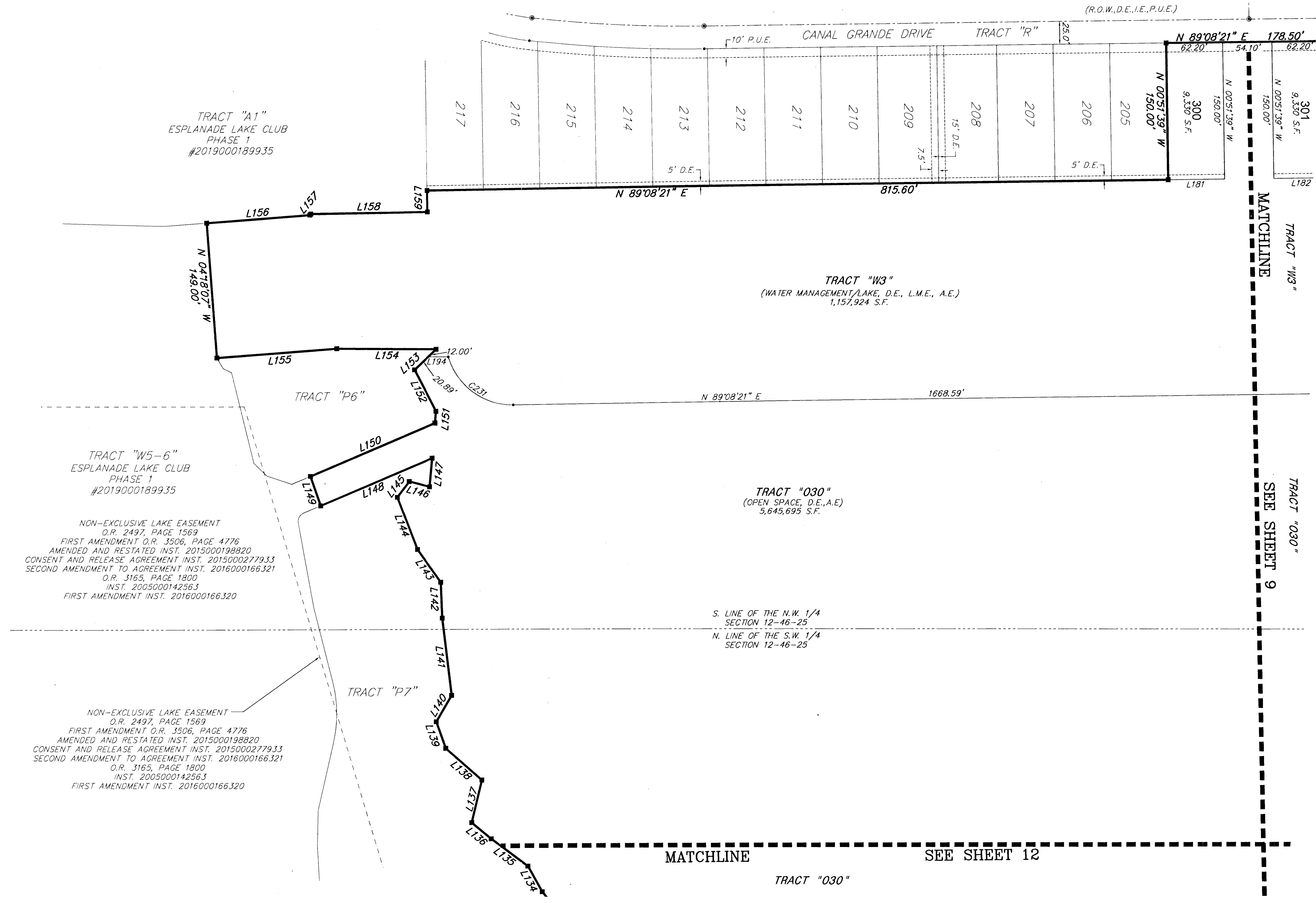
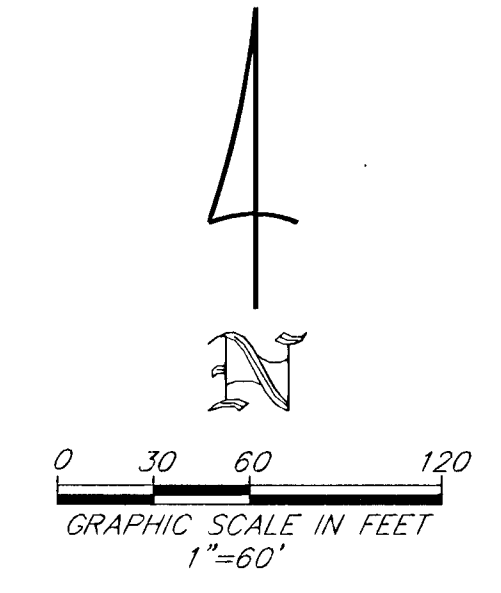
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 FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 2

INSTRUMENT # 202000075347

SHEET 8 OF 21

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 8)

LINE	LENGTH	BEARING
L134	32.13'	N 29°21'46" W
L135	50.07'	N 53°36'01" W
L136	27.84'	N 50°38'36" W
L137	47.58'	N 13°41'26" E
L138	52.61'	N 49°03'53" W
L139	30.77'	N 19°43'53" W
L140	33.41'	N 30°26'52" E
L141	84.82'	N 06°55'39" W
L142	39.52'	N 02°22'28" W
L143	44.22'	N 35°28'23" W
L144	61.37'	N 21°07'40" W
L145	21.61'	N 37°05'11" E
L146	23.21'	S 75°39'26" E
L147	31.25'	N 05°16'32" E
L148	133.06'	S 67°06'42" W
L149	34.07'	N 19°12'51" W
L150	148.70'	N 67°06'42" E
L151	12.81'	N 04°45'03" E
L152	51.06'	N 27°41'56" W
L153	32.89'	N 46°41'13" E
L154	109.22'	N 89°33'22" W
L155	132.11'	S 85°40'48" W
L156	113.72'	N 85°40'48" E
L157	1.55'	N 40°40'48" E
L158	128.08'	N 89°08'21" E
L159	23.50'	N 00°51'39" W
L181	62.20'	N 89°08'21" E
L182	62.20'	N 89°08'21" E
L194	22.19'	N 89°33'22" W

CURVE TABLE (SHEET 8)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C231	73.50'	74°18'38"	95.33'	88.78'	N 53°42'20" W

NON-EXCLUSIVE LAKE EASEMENT
 O.R. 2497, PAGE 1569
 FIRST AMENDMENT O.R. 3506, PAGE 4776
 AMENDED AND RESTATED INST. 2015000198820
 CONSENT AND RELEASE AGREEMENT INST. 2015000277933
 SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
 O.R. 3165, PAGE 1800
 INST. 2005000142563
 FIRST AMENDMENT INST. 2016000166320

NON-EXCLUSIVE LAKE EASEMENT
 O.R. 2497, PAGE 1569
 FIRST AMENDMENT O.R. 3506, PAGE 4776
 AMENDED AND RESTATED INST. 2015000198820
 CONSENT AND RELEASE AGREEMENT INST. 2015000277933
 SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
 O.R. 3165, PAGE 1800
 INST. 2005000142563
 FIRST AMENDMENT INST. 2016000166320

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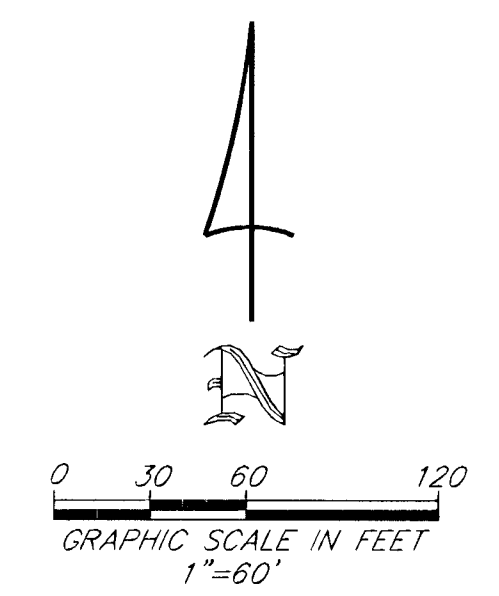
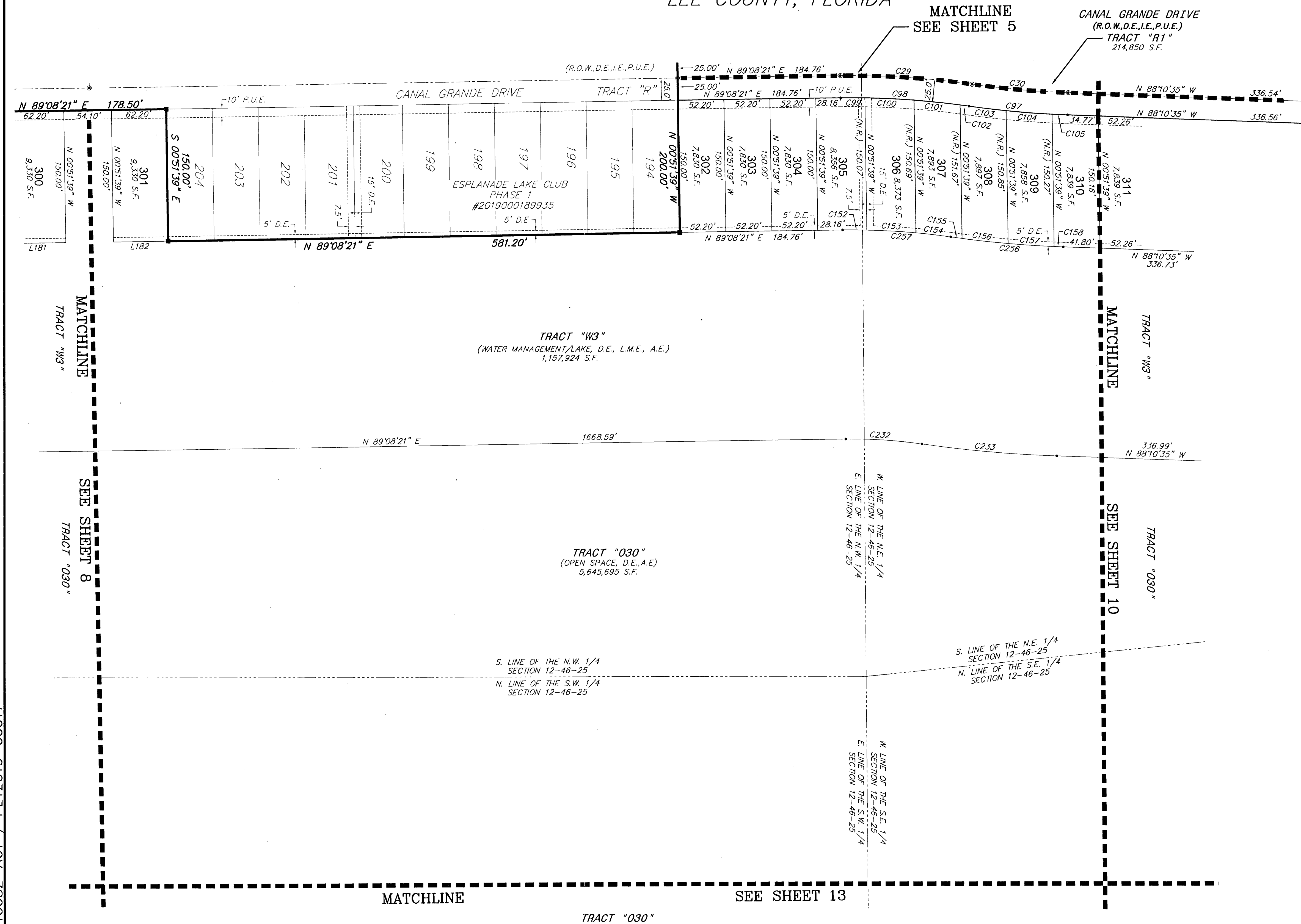
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Esplanade Lake Club Phase 2

INSTRUMENT# 202000075347

SHEET 9 OF 21

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 9)

LINE	LENGTH	BEARING
L181	62.20'	N 89°08'21" E
L182	62.20'	N 89°08'21" E

CURVE TABLE (SHEET 9)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C29	975.00'	8°48'53"	150.00'	149.85'	N 86°27'12" W
C30	1025.00'	6°07'49"	109.62'	109.62'	N 85°06'41" W
C97	1050.00'	6°07'49"	112.35'	112.29'	N 85°06'41" W
C98	950.00'	8°48'53"	146.15'	146.01'	N 86°27'12" W
C99	950.00'	1°39'40"	27.54'	27.54'	N 89°58'11" E
C100	950.00'	3°21'56"	55.80'	55.79'	N 87°31'01" W
C101	950.00'	3°10'11"	52.56'	52.55'	N 84°14'57" W
C102	950.00'	0°37'06"	10.25'	10.25'	N 82°21'19" W
C103	1050.00'	2°18'52"	42.44'	42.44'	N 83°12'15" W
C104	1050.00'	2°51'36"	52.41'	52.40'	N 85°47'31" W
C105	1050.00'	0°57'16"	17.49'	17.49'	N 87°41'57" W
C152	800.00'	1°58'22"	27.54'	27.54'	N 89°52'28" W
C153	800.00'	3°59'59"	55.85'	55.83'	N 86°53'18" W
C154	800.00'	2°50'33"	39.69'	39.68'	N 83°28'02" W
C155	1200.00'	0°37'13"	12.99'	12.99'	N 82°21'22" W
C156	1200.00'	2°30'39"	52.59'	52.59'	N 83°55'18" W
C157	1200.00'	2°30'00"	52.36'	52.36'	N 86°25'38" W
C158	1200.00'	0°29'57"	10.45'	10.45'	N 87°55'37" W
C232	56.300'	8°48'53"	86.61'	86.53'	N 86°27'12" W
C233	1437.00'	6°07'49"	153.75'	153.68'	N 85°06'41" W
C256	1200.00'	6°07'49"	128.39'	128.33'	N 85°06'41" W
C257	800.00'	8°48'53"	123.08'	122.95'	N 86°27'12" W

DOS2018-10082-A01 / PLT2019-00017

THIS INSTRUMENT PREPARED BY:
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 FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 2

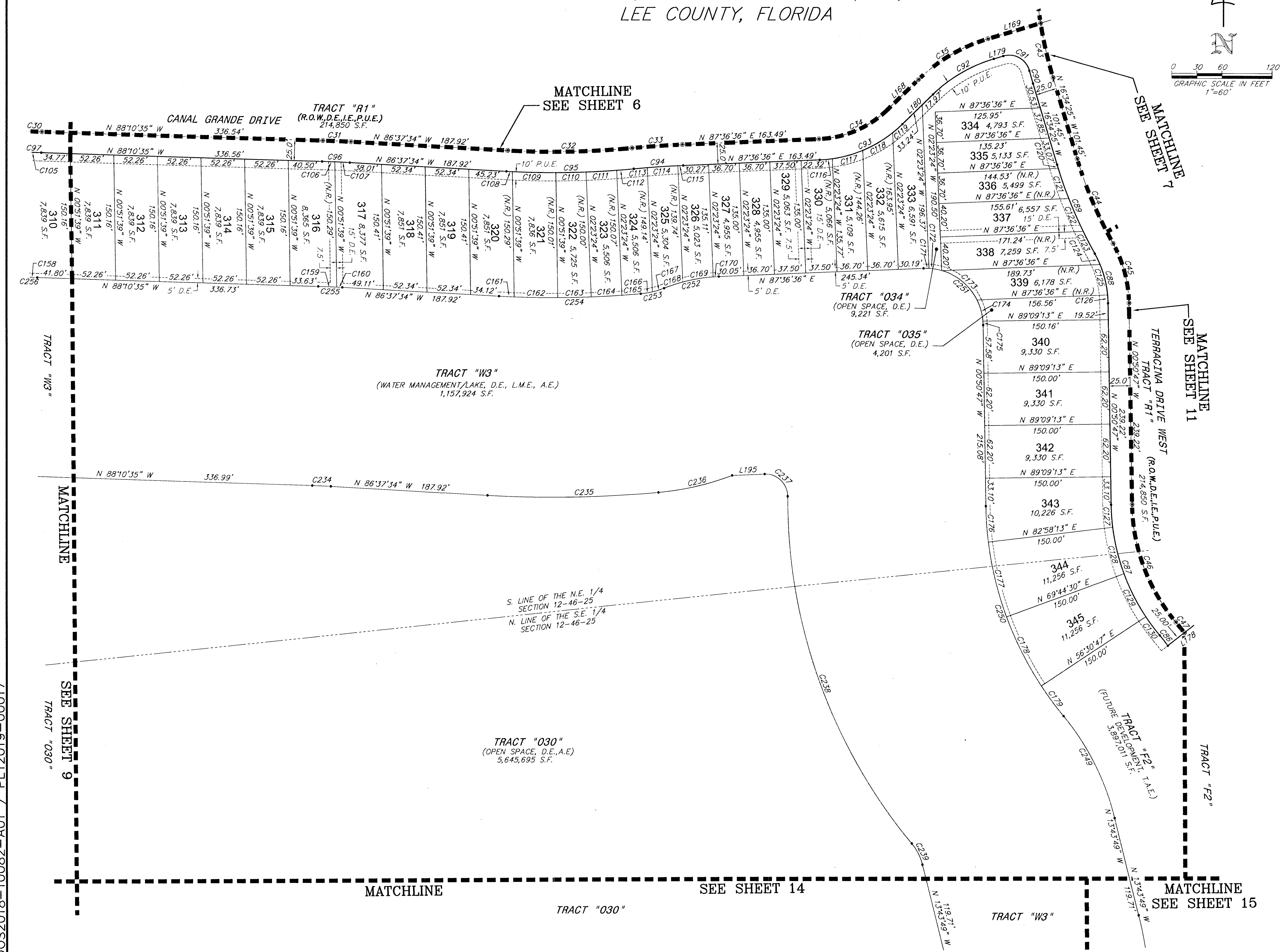
INSTRUMENT# 202000075347

SHEET 10 OF 21

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

LINE TABLE (SHEET 10)		
LINE	LENGTH	BEARING
L168	51.22'	N 45°28'49" E
L169	65.90'	N 73°25'35" E
L178	50.00'	N 52°09'20" E
L179	11.89'	N 73°25'35" E
L180	51.22'	N 45°28'49" E
L195	38.94'	N 87°36'36" E

CURVE TABLE (SHEET 10)				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C30	1025.00'	6°07'49"	109.67'	109.62'
C31	1160.00'	1°40'10"	33.80'	33.80'
C32	975.00'	8°45'24"	149.01'	148.87'
C33	1160.00'	2°59'33"	60.59'	60.59'
C34	125.00'	42°07'42"	91.91'	89.86'
C35	200.00'	27°56'45"	97.55'	96.59'
C43	525.00'	7°17'36"	66.83'	66.79'
C44	500.00'	12°41'07"	110.70'	110.47'
C45	150.00'	28°24'45"	74.38'	73.62'
C46	225.00'	38°59'36"	153.13'	150.19'
C47	475.00'	1°59'43"	16.54'	16.54'
C86	450.00'	1°59'43"	15.67'	15.67'
C87	250.00'	38°59'36"	170.14'	166.88'
C88	125.00'	28°24'45"	61.99'	61.35'
C89	525.00'	12°41'07"	116.23'	116.00'
C90	550.00'	1°39'33"	15.93'	15.93'
C91	25.00'	91°39'33"	39.99'	35.86'
C92	175.00'	27°56'45"	85.36'	84.51'
C93	150.00'	42°07'42"	110.30'	107.83'
C94	1135.00'	2°59'33"	59.28'	59.27'
C95	1000.00'	8°45'24"	152.83'	152.68'
C96	1135.00'	1°40'15"	33.10'	33.10'
C97	1050.00'	6°07'49"	112.35'	112.29'
C105	1050.00'	0°57'16"	17.49'	17.49'
C106	1135.00'	0°46'14"	15.26'	15.26'
C107	1135.00'	0°54'01"	17.84'	17.84'
C108	1000.00'	0°24'27"	7.11'	7.11'
C109	1000.00'	2°59'37"	52.25'	52.24'
C110	1000.00'	2°04'20"	36.17'	36.17'
C111	1000.00'	2°06'11"	36.71'	36.70'
C112	1000.00'	1°10'48"	20.60'	20.60'
C113	1135.00'	0°48'53"	16.14'	16.14'
C114	1135.00'	1°51'11"	36.71'	36.71'
C115	1135.00'	0°19'29"	6.43'	6.43'
C116	150.00'	5°48'24"	15.20'	15.20'
C117	150.00'	14°25'35"	37.77'	37.67'
C118	150.00'	15°57'36"	41.78'	41.65'
C119	150.00'	5°36'12"	15.54'	15.54'
C120	525.00'	0°31'22"	4.79'	4.79'
C121	525.00'	4°42'30"	38.34'	38.34'
C122	525.00'	4°42'30"	43.14'	43.13'
C123	525.00'	3°16'09"	29.95'	29.95'
C124	125.00'	6°33'32"	14.31'	14.30'
C125	125.00'	17°14'36"	37.62'	37.48'
C126	125.00'	4°36'38"	10.06'	10.06'
C127	250.00'	6°11'00"	26.98'	26.97'
C128	250.00'	13°13'43"	57.72'	57.59'
C129	250.00'	13°13'43"	57.72'	57.59'
C130	250.00'	6°21'10"	27.72'	27.71'
C158	1200.00'	0°29'57"	10.45'	10.45'
C159	985.00'	1°17'16"	22.14'	22.14'
C160	985.00'	0°23'31"	6.74'	6.74'
C161	1150.00'	0°54'27"	18.21'	18.21'
C162	1150.00'	2°36'09"	52.24'	52.23'
C163	1150.00'	2°00'05"	40.17'	40.17'
C164	1150.00'	1°49'43"	36.70'	36.70'
C165	1150.00'	1°07'46"	22.67'	22.67'
C166	100.00'	8°06'44"	14.16'	14.15'
C167	100.00'	8°24'49"	14.68'	14.67'
C168	200.00'	6°42'51"	23.44'	23.42'
C169	200.00'	10°36'46"	37.05'	36.99'
C170	200.00'	1°54'16"	6.65'	6.65'
C171	68.50'	5°27'10"	6.52'	6.52'
C172	68.50'	12°56'31"	15.47'	15.44'
C173	68.50'	47°12'11"	56.43'	54.85'
C174	68.50'	22°04'52"	26.40'	26.24'
C175	68.50'	3°51'53"	4.62'	4.62'
C176	400.00'	6°11'00"	43.17'	43.15'
C177	400.00'	13°13'43"	92.35'	92.15'
C178	400.00'	13°13'43"	92.35'	92.15'
C179	400.00'	6°21'10"	44.35'	44.33'
C234	748.28'	1°42'00"	22.20'	22.20'
C235	1387.00'	8°28'10"	205.03'	204.84'
C236	337.00'	15°25'48"	90.76'	90.48'
C237	26.50'	91°32'37"	42.34'	37.98'
C238	637.00'	38°59'36"	433.52'	425.20'
C239	63.00'	26°06'34"	28.71'	28.46'
C249	300.00'	26°06'34"	136.71'	135.53'
C250	400.00'	38°59'36"	272.23'	267.00'
C251	68.50'	91°32'37"	109.45'	98.17'
C252	200.00'	19°13'53"	67.13'	66.82'
C253	100.00'	16°31'53"	28.84'	28.74'
C254	1150.00'	8°28'10"	169.99'	169.84'
C255	985.00'	1°40'47"	28.88'	28.87'
C256	1200.00'	6°07'49"	128.39'	128.33'



DOS2018-10082-A01 / PLI2019-00017

FILED: 2019-01-14 10:23 AM, LEE COUNTY, FLORIDA

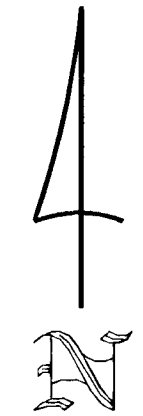
THIS INSTRUMENT PREPARED BY:
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 FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 2

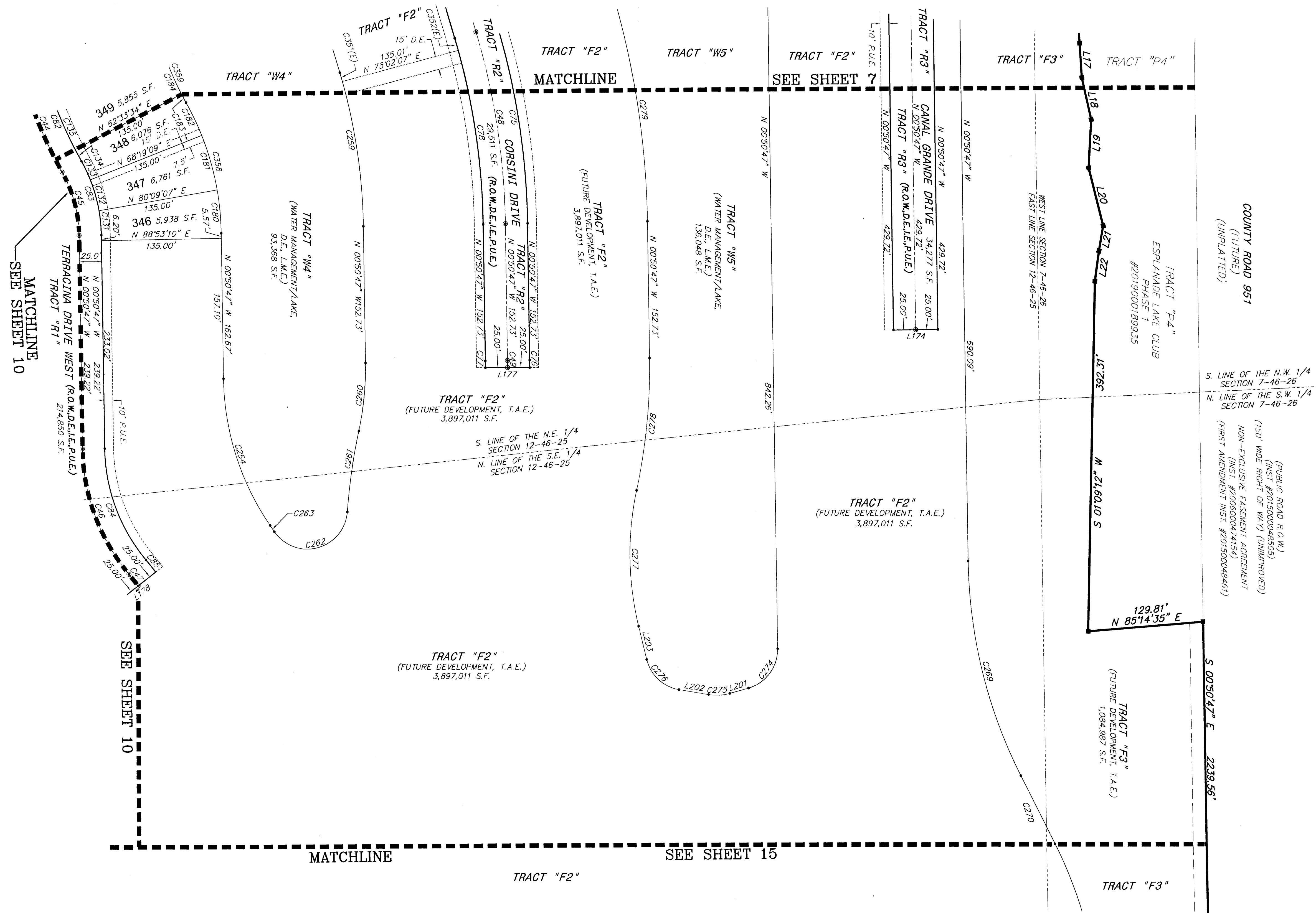
INSTRUMENT# 202000075347

SHEET 11 OF 21

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



0 30 60 120
GRAPHIC SCALE IN FEET
1"=60'



LINE TABLE (SHEET 11)

LINE	LENGTH	BEARING
L17	38.97'	S 03°36'17" E
L18	48.49'	S 12°40'42" E
L19	54.72'	S 03°03'45" W
L20	67.04'	S 14°11'39" E
L21	28.36'	S 09°55'35" W
L22	34.18'	S 07°36'01" W
L174	50.00'	N 89°09'13" E
L177	50.00'	N 89°55'45" W
L178	50.00'	N 52°09'20" E
L201	21.93'	N 74°15'14" E
L202	33.68'	N 80°32'03" W
L203	38.13'	N 13°43'49" W

CURVE TABLE (SHEET 11)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C44	500.00'	12°41'07"	110.70'	110.47'	N 22°54'59" W
C45	150.00'	28°24'45"	74.38'	73.62'	N 15°03'09" W
C46	225.00'	38°59'36"	153.13'	150.19'	N 20°20'35" W
C47	475.00'	1°59'43"	16.54'	16.54'	N 38°50'32" W
C48	800.00'	15°43'39"	219.60'	218.91'	N 08°42'36" W
C49	500.00'	0°55'02"	8.00'	8.00'	N 00°23'16" W
C75	825.00'	15°43'39"	226.46'	225.75'	N 08°42'36" W
C76	525.00'	0°55'02"	8.40'	8.40'	N 00°23'16" W
C77	475.00'	0°55'02"	7.60'	7.60'	N 00°23'16" W
C78	725.00'	15°43'39"	212.73'	212.07'	N 08°42'36" W
C82	475.00'	12°41'07"	105.16'	104.95'	N 22°54'59" W
C83	175.00'	28°24'45"	86.78'	85.89'	N 15°03'09" W
C84	200.00'	38°59'36"	136.11'	133.50'	N 20°20'35" W
C85	500.00'	1°59'43"	17.41'	17.41'	N 38°50'32" W
C131	175.00'	9°00'06"	27.49'	27.47'	N 05°20'59" W
C132	175.00'	11°49'58"	36.14'	36.08'	N 15°45'52" W
C133	175.00'	7°34'41"	23.15'	23.13'	N 25°28'12" W
C134	475.00'	1°49'06"	15.07'	15.07'	N 28°20'59" W
C135	475.00'	6°05'52"	50.55'	50.53'	N 24°23'30" W
C180	310.00'	9°00'06"	48.70'	48.65'	N 05°20'59" W
C181	310.00'	11°49'58"	64.02'	63.91'	N 15°45'52" W
C182	310.00'	7°34'41"	41.00'	40.97'	N 25°28'12" W
C183	340.00'	1°49'06"	10.79'	10.79'	N 28°20'59" W
C184	340.00'	6°05'52"	36.19'	36.17'	N 24°23'30" W
C259	640.00'	15°43'39"	175.68'	175.13'	N 08°42'36" W
C260	340.00'	12°58'39"	77.01'	76.85'	N 05°38'33" E
C261	660.00'	7°58'17"	91.82'	91.75'	N 08°08'44" E
C262	45.00'	141°34'45"	111.20'	84.99'	N 74°56'58" E
C263	635.00'	0°44'38"	8.25'	8.25'	N 34°02'39" W
C264	300.00'	33°34'12"	175.77'	173.27'	N 17°37'53" W
C269	550.00'	25°57'46"	249.22'	247.10'	N 13°49'40" W
C270	450.00'	25°57'46"	203.91'	202.17'	N 13°49'40" W
C274	45.00'	75°06'00"	58.98'	54.85'	N 36°42'13" E
C275	55.00'	25°12'43"	24.20'	24.01'	N 86°51'35" E
C276	45.00'	66°48'14"	52.47'	49.55'	N 47°07'56" W
C277	340.00'	25°51'42"	153.47'	152.17'	N 00°47'58" W
C278	660.00'	12°58'39"	149.49'	149.17'	N 05°38'33" E
C279	960.00'	15°43'39"	263.51'	262.89'	N 08°42'36" W
C351(E)	640.00'	0°56'15"	10.47'	10.47'	N 16°06'18" W
C352(E)	775.00'	1°03'16"	14.26'	14.26'	N 16°02'47" W
C358	310.00'	28°24'45"	153.73'	152.16'	N 15°03'09" W
C359	340.00'	12°41'07"	75.28'	75.12'	N 22°54'59" W

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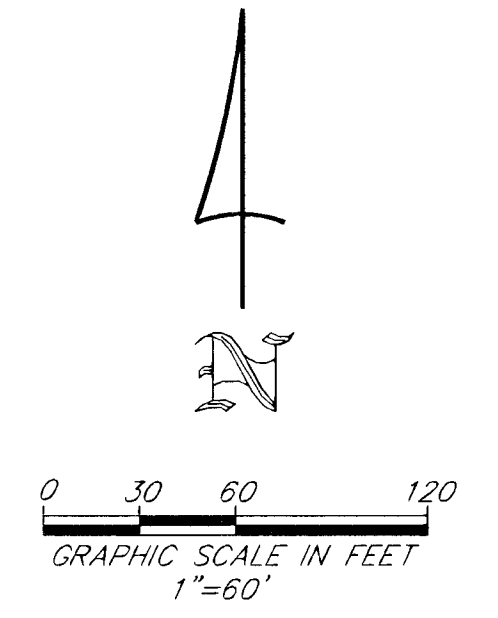
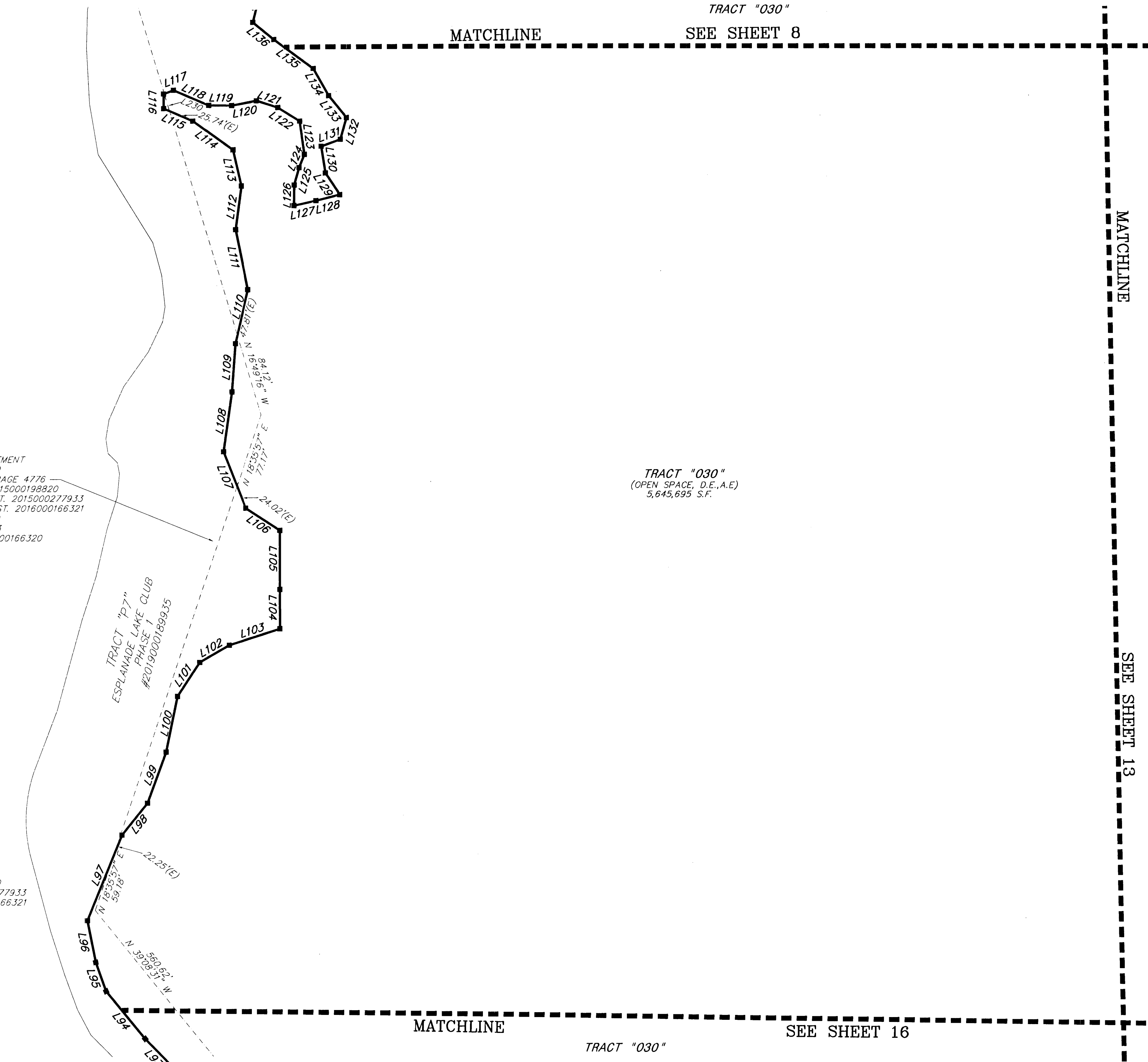
THIS INSTRUMENT PREPARED BY:
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Esplanade Lake Club Phase 2

INSTRUMENT # 202000075347

SHEET 12 OF 21

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 12)

LINE	LENGTH	BEARING
L93	87.67'	N 44°34'01" W
L94	62.54'	N 39°29'15" W
L95	30.91'	N 19°32'27" W
L96	42.95'	N 11°20'48" W
L97	93.85'	N 22°06'40" E
L98	41.71'	N 38°44'28" E
L99	54.94'	N 20°12'26" E
L100	57.50'	N 11°41'53" E
L101	41.26'	N 33°29'07" E
L102	34.79'	N 59°59'03" E
L103	54.50'	N 22°14'28" E
L104	40.06'	N 00°04'05" W
L105	59.94'	N 00°01'20" W
L106	41.73'	N 57°02'22" W
L107	62.10'	N 21°26'08" W
L108	61.50'	N 08°03'59" E
L109	49.11'	N 04°12'09" E
L110	56.05'	N 13°12'11" E
L111	62.04'	N 11°39'41" W
L112	44.72'	N 07°32'33" E
L113	37.72'	N 13°07'52" W
L114	50.47'	N 54°10'01" W
L115	32.49'	N 66°23'12" W
L116	14.94'	N 00°08'00" W
L117	10.75'	N 69°42'45" E
L118	39.14'	S 66°33'07" E
L119	23.35'	N 89°28'57" W
L120	25.96'	N 79°12'54" E
L121	23.07'	S 72°07'55" E
L122	26.42'	S 57°48'26" E
L123	34.23'	S 08°02'06" E
L124	14.52'	S 21°49'43" W
L125	18.36'	S 15°49'01" W
L126	20.86'	S 00°32'07" W
L127	23.12'	N 77°25'58" E
L128	25.03'	N 76°05'34" E
L129	26.33'	N 33°57'06" W
L130	27.69'	N 08°59'53" W
L131	20.86'	N 70°08'09" E
L132	23.06'	N 15°29'29" E
L133	28.94'	N 38°58'40" W
L134	32.13'	N 29°21'46" W
L135	50.07'	N 53°36'01" W
L136	27.84'	N 50°38'36" W
L230	18.73'	N 16°49'16" W

DOS2018-10082-A01 / PLT2019-00017

NON-EXCLUSIVE LAKE EASEMENT
O.R. 2497, PAGE 1569
FIRST AMENDMENT O.R. 3506, PAGE 4776
AMENDED AND RESTATED INST. 2015000198820
CONSENT AND RELEASE AGREEMENT INST. 2015000277933
SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
O.R. 3165, PAGE 1800
INST. 2005000142563
FIRST AMENDMENT INST. 2016000166320

TRACT "W5-6"
ESPLANADE LAKE CLUB
PHASE 1
#2019000189935

NON-EXCLUSIVE LAKE EASEMENT
O.R. 2497, PAGE 1569
FIRST AMENDMENT O.R. 3506, PAGE 4776
AMENDED AND RESTATED INST. 2015000198820
CONSENT AND RELEASE AGREEMENT INST. 2015000277933
SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
O.R. 3165, PAGE 1800
INST. 2005000142563
FIRST AMENDMENT INST. 2016000166320

TRACT "030"
(OPEN SPACE, D.E.A.E.)
5,645,695 S.F.

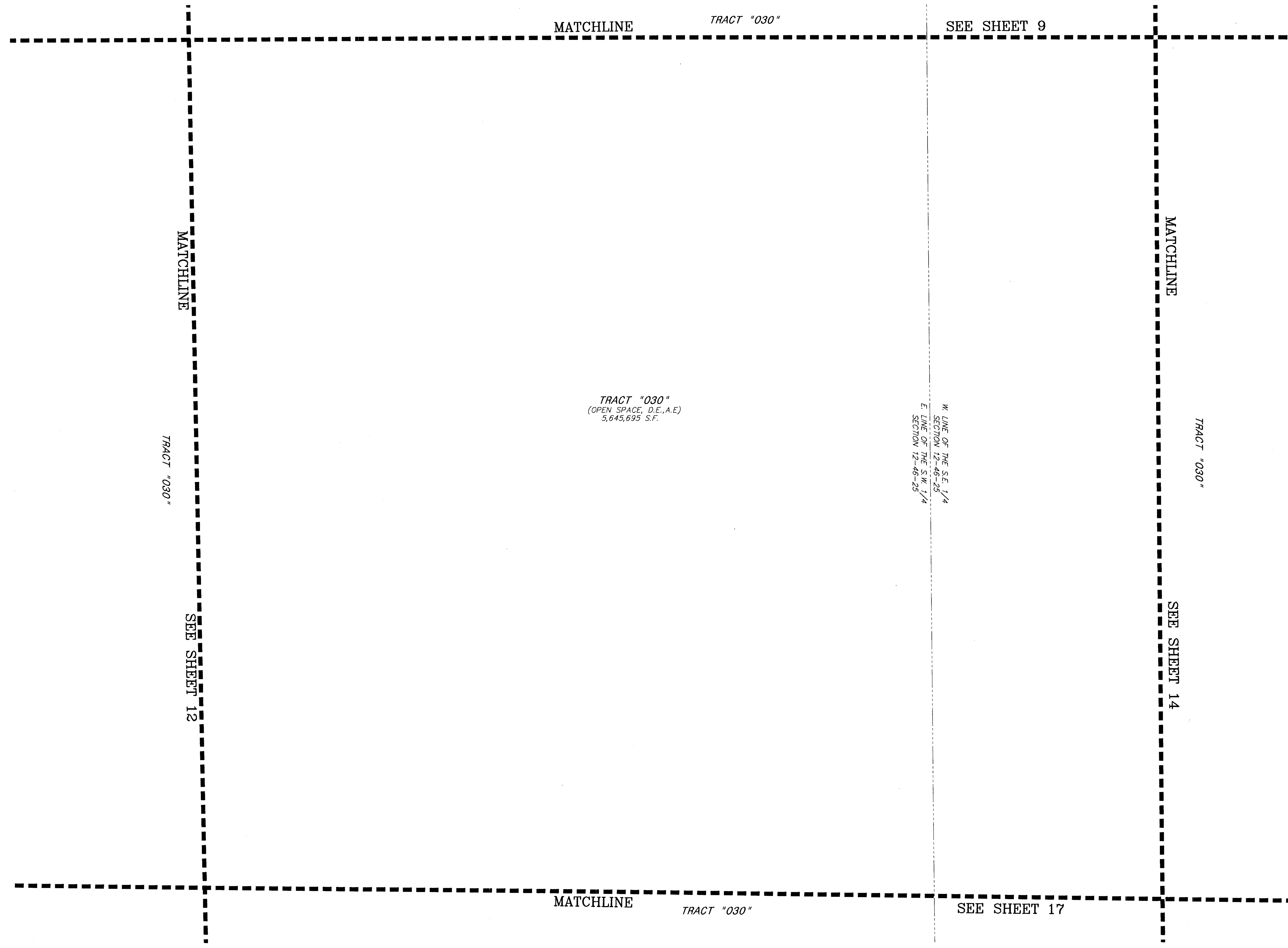
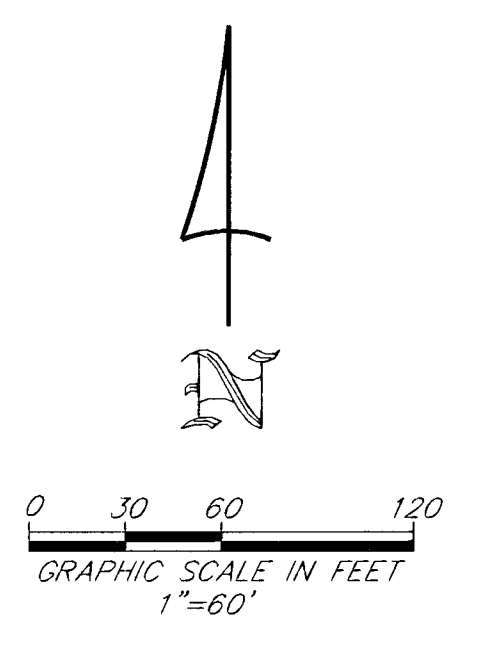
THIS INSTRUMENT PREPARED BY:
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FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 2

INSTRUMENT # 202000075347

SHEET 13 OF 21

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



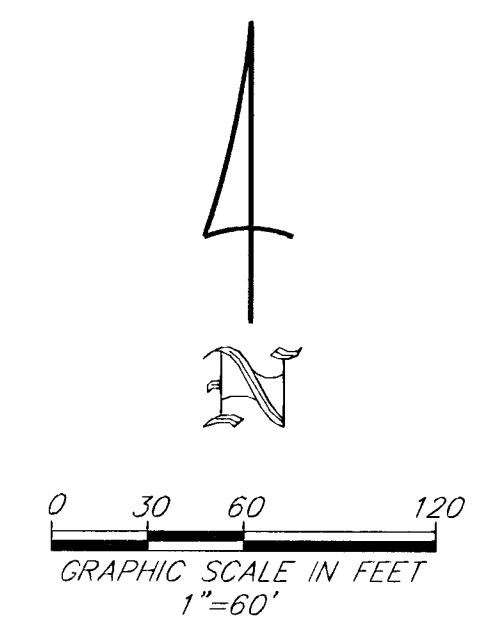
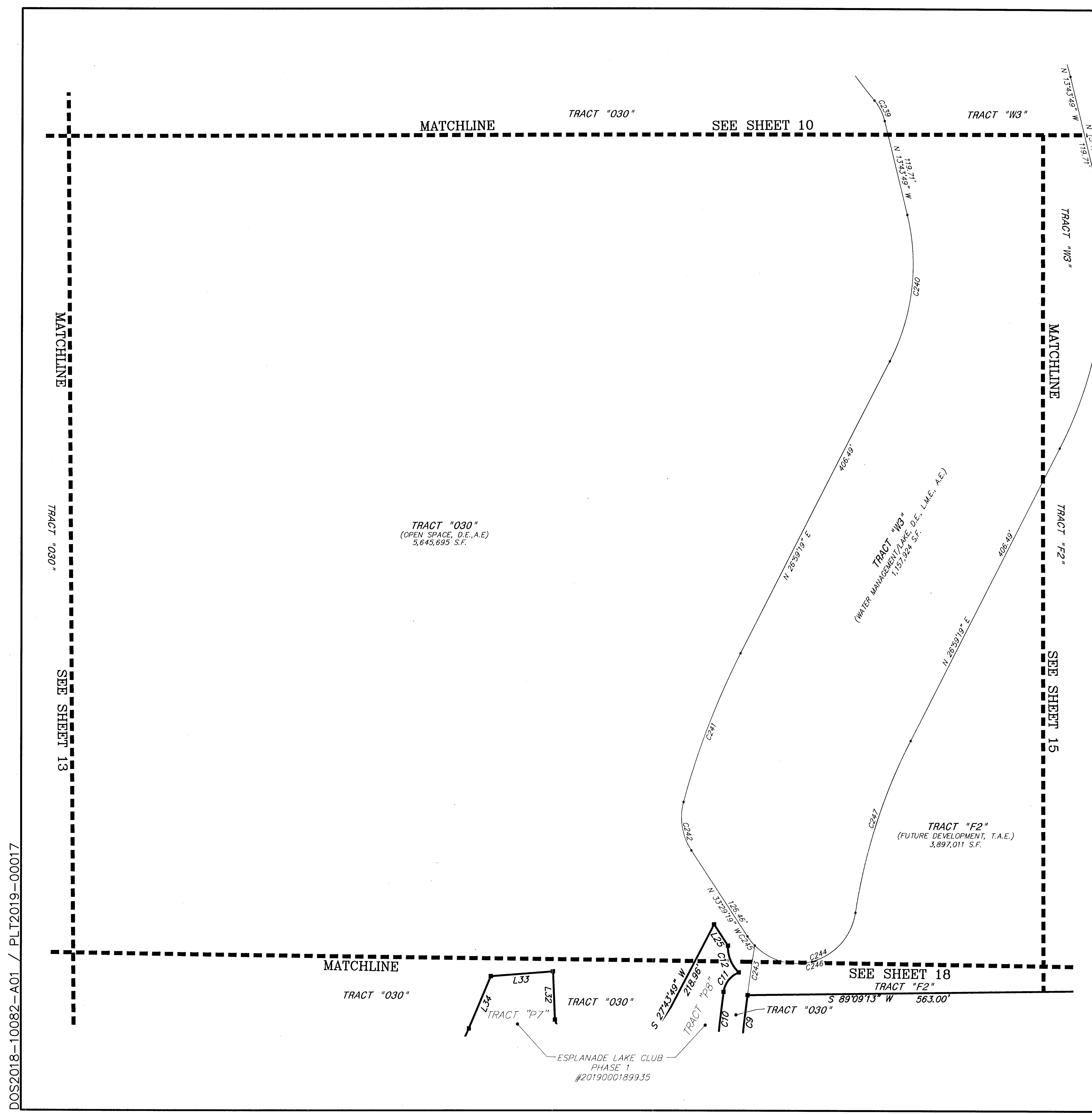
DOS2018-10082-A01 / PLT2019-00017

Z:\CENTRAL\ACE\ESPLANADE LAKE CLUB\PLAT\AT\2019\4624\DWG_SHEET 13.dwg 11/03/19 AM 11

THIS INSTRUMENT PREPARED BY:
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Esplanade Lake Club Phase 2

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 14)

LINE	LENGTH	BEARING
L25	31.09'	N 33°29'19" W
L32	60.02'	N 02°18'29" W
L33	77.60'	S 85°37'14" W
L34	70.29'	S 22°52'18" W

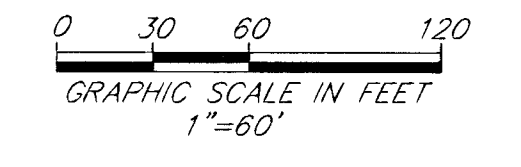
CURVE TABLE (SHEET 14)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C9	2000.00'	4°27'30"	155.63'	155.59'	S 05°14'28" W
C10	2030.00'	4°27'30"	157.96'	157.92'	N 05°14'28" E
C11	30.00'	61°14'05"	32.06'	30.56'	N 38°05'15" E
C12	43.00'	48°48'50"	36.63'	35.54'	N 22°21'38" W
C239	63.00'	26°06'34"	28.71'	28.46'	N 26°47'06" W
C240	263.00'	40°43'08"	186.91'	183.00'	N 06°37'45" E
C241	937.00'	12°04'28"	197.46'	197.10'	N 20°52'05" E
C242	73.50'	48°24'10"	62.09'	60.26'	N 09°17'14" W
C243	2000.00'	1°45'55"	61.62'	61.62'	N 08°21'11" E
C244	73.50'	137°49'42"	176.81'	132.16'	N 77°35'50" E
C245	73.50'	11°14'39"	14.42'	14.40'	N 39°06'39" W
C246	73.50'	126°35'03"	162.38'	131.32'	N 71°58'30" E
C247	700.00'	18°18'20"	223.64'	222.69'	N 17°50'09" E
C248	500.00'	40°43'08"	355.34'	347.91'	N 06°37'45" E

DOS2018-10082-A01 / PLT2019-00017

Z:\CENTRAL\ESPLANADE LAKE CLUB\PLAT\2019\map\14.dwg 11/03/2019 11:03:33 AM L1

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



Esplanade Lake Club Phase 2

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935,

LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

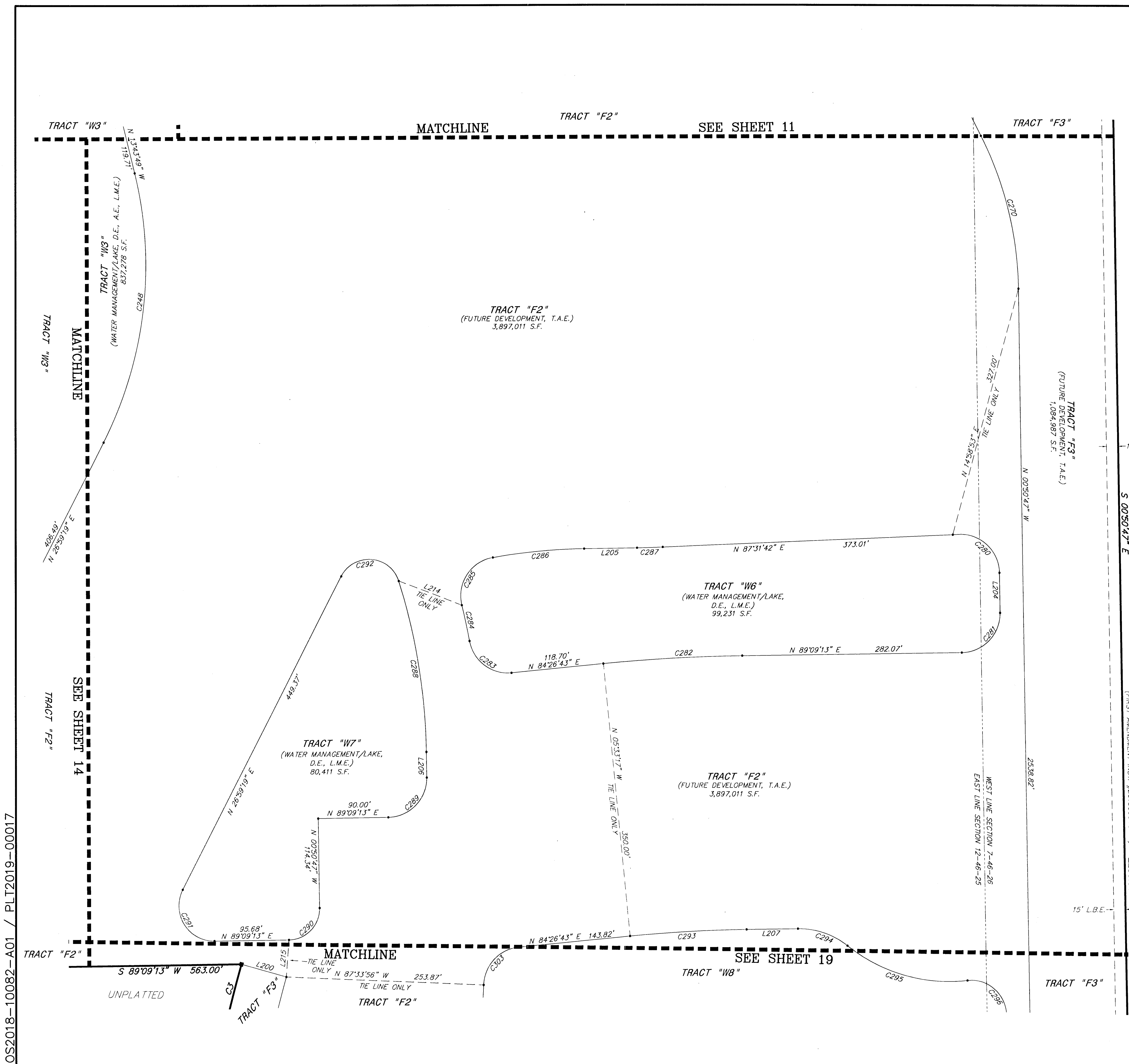
LINE TABLE (SHEET 15)

LINE	LENGTH	BEARING
L200	60.00'	N 74°15'41" W
L204	51.41'	N 00°50'40" W
L205	67.88'	N 89°09'13" E
L206	33.03'	N 00°50'47" W
L207	65.87'	N 89°09'13" E
L214	87.15'	N 69°00'02" W
L215	47.31'	N 04°08'36" E

CURVE TABLE (SHEET 15)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	335.00'	20°59'28"	122.73'	122.05'	N 83°55'19" E
C248	500.00'	40°43'08"	355.34'	347.91'	N 06°37'45" E
C270	450.00'	25°57'46"	203.91'	202.17'	N 13°49'40" W
C280	50.00'	93°22'20"	81.48'	72.76'	N 47°31'50" W
C281	50.00'	89°59'53"	78.54'	70.71'	N 44°09'17" E
C282	2175.00'	4°42'30"	178.73'	178.68'	N 86°47'58" E
C283	50.00'	85°01'16"	74.19'	67.57'	N 53°02'39" W
C284	835.00'	3°12'31"	46.76'	46.75'	N 12°08'16" W
C285	50.00'	93°52'33"	81.92'	73.06'	N 33°11'45" E
C286	750.00'	9°01'12"	118.07'	117.95'	N 84°38'37" E
C287	1165.00'	1°37'31"	33.05'	33.05'	N 88°20'28" E
C288	765.00'	16°37'06"	221.88'	221.11'	N 09°09'20" W
C289	50.00'	90°00'00"	78.54'	70.71'	N 44°09'13" E
C290	40.00'	90°00'00"	62.83'	56.57'	N 44°09'13" E
C291	45.00'	117°50'05"	92.55'	77.08'	N 31°55'44" W
C292	40.00'	135°32'49"	94.63'	74.06'	N 85°14'17" W
C293	1825.00'	4°42'30"	149.97'	149.93'	N 86°47'58" E
C294	100.00'	39°16'05"	68.54'	67.20'	N 71°12'44" W
C295	210.00'	44°53'39"	164.55'	160.37'	N 74°01'32" W
C296	45.00'	95°37'35"	75.10'	66.69'	N 48°39'34" W
C303	50.00'	82°18'41"	71.83'	65.81'	N 43°17'23" E

COUNTY ROAD 951 (FUTURE) (UNPLATTED) 15' L.B.E. (PUBLIC ROAD R.O.W.) (INST. #2015000248505) (NON-EXCLUSIVE EASEMENT AGREEMENT) (INST. #2009000247454) (FIRST AMENDMENT INST. #2015000494615) 2239.56'



DOS2018-10082-A01 / PLT2019-00017

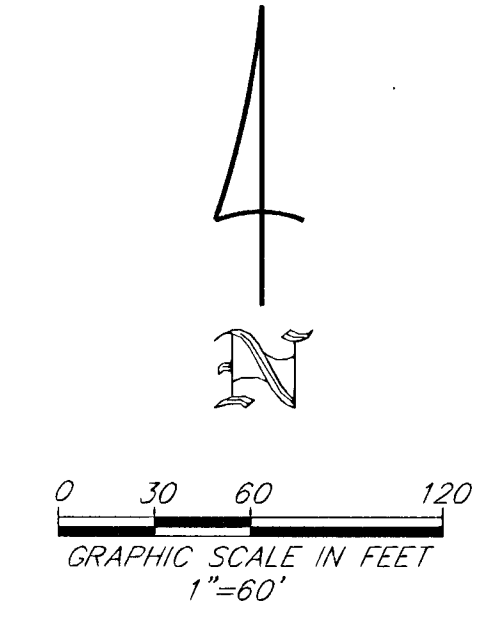
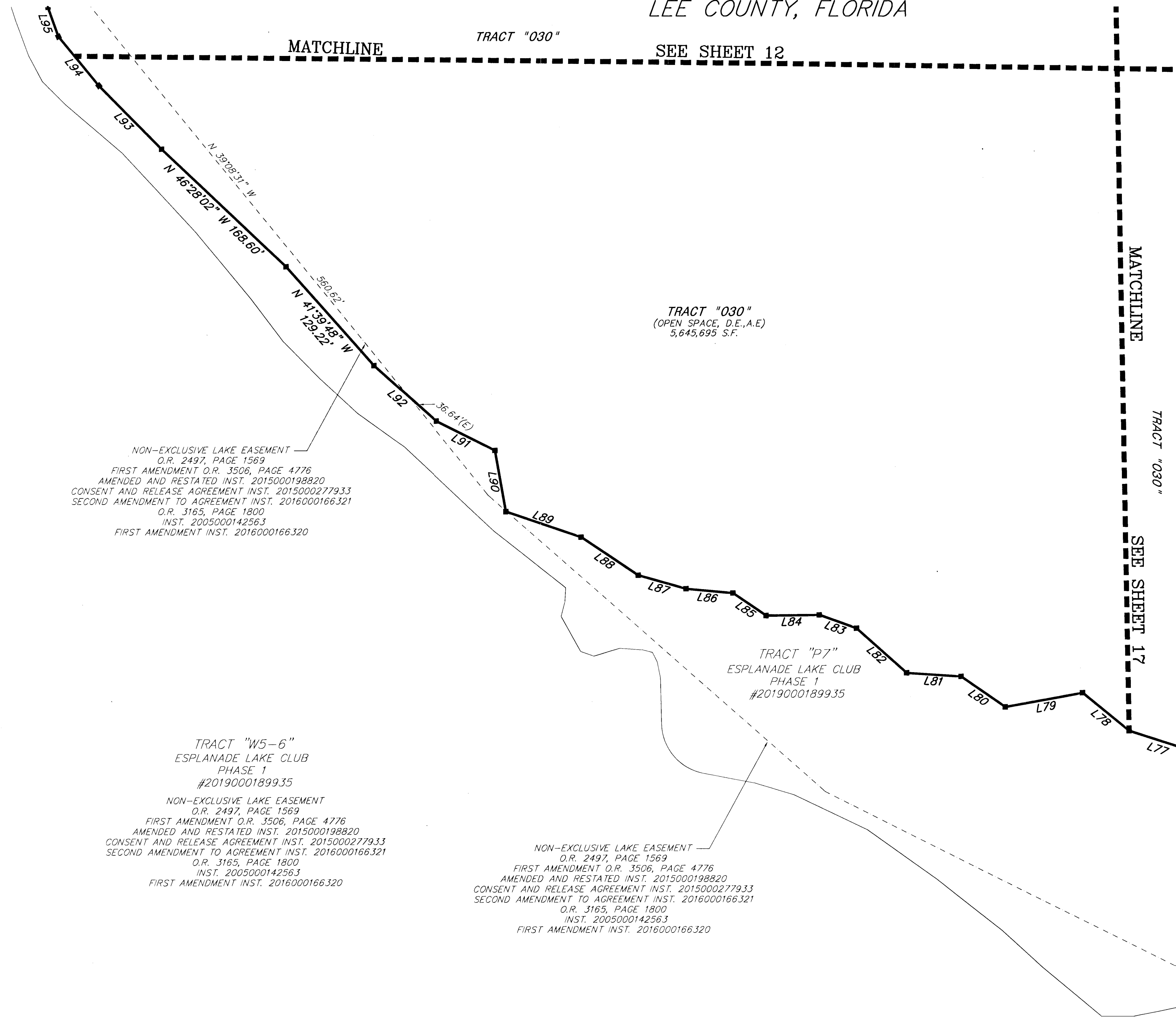
THIS INSTRUMENT PREPARED BY: JOHN SCOTT RHODES P.S.M. #5739 RHODES & RHODES LAND SURVEYING, INC. 28100 BONITA GRANDE DRIVE, SUITE #107 BONITA SPRINGS, FL 34135 (239) 405-8166 FAX NO. (239) 405-8163 FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 2

INSTRUMENT# 202000075347

SHEET 16 OF 21

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 16)		
LINE	LENGTH	BEARING
L77	65.70'	N 72°25'49" W
L78	58.97'	N 50°53'14" W
L79	77.17'	S 79°37'53" W
L80	52.49'	N 55°29'35" W
L81	53.49'	N 86°29'10" W
L82	65.53'	N 48°32'52" W
L83	38.84'	N 70°34'35" W
L84	52.21'	S 89°15'11" W
L85	39.18'	N 55°50'42" W
L86	46.22'	N 84°43'14" W
L87	48.74'	N 74°11'36" W
L88	67.34'	N 56°13'19" W
L89	78.18'	N 71°07'34" W
L90	60.52'	N 10°12'48" W
L91	64.58'	N 63°36'38" W
L92	81.74'	N 48°26'35" W
L93	87.67'	N 44°34'01" W
L94	62.54'	N 39°29'15" W
L95	30.91'	N 19°32'27" W

DOS2018-10082-A01 / PLT2019-00017

NON-EXCLUSIVE LAKE EASEMENT
O.R. 2497, PAGE 1569
FIRST AMENDMENT O.R. 3506, PAGE 4776
AMENDED AND RESTATED INST. 2015000198820
CONSENT AND RELEASE AGREEMENT INST. 2015000277933
SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
O.R. 3165, PAGE 1800
INST. 2005000142563
FIRST AMENDMENT INST. 2016000166320

TRACT "W5-6"
ESPLANADE LAKE CLUB
PHASE 1
#2019000189935
NON-EXCLUSIVE LAKE EASEMENT
O.R. 2497, PAGE 1569
FIRST AMENDMENT O.R. 3506, PAGE 4776
AMENDED AND RESTATED INST. 2015000198820
CONSENT AND RELEASE AGREEMENT INST. 2015000277933
SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
O.R. 3165, PAGE 1800
INST. 2005000142563
FIRST AMENDMENT INST. 2016000166320

NON-EXCLUSIVE LAKE EASEMENT
O.R. 2497, PAGE 1569
FIRST AMENDMENT O.R. 3506, PAGE 4776
AMENDED AND RESTATED INST. 2015000198820
CONSENT AND RELEASE AGREEMENT INST. 2015000277933
SECOND AMENDMENT TO AGREEMENT INST. 2016000166321
O.R. 3165, PAGE 1800
INST. 2005000142563
FIRST AMENDMENT INST. 2016000166320

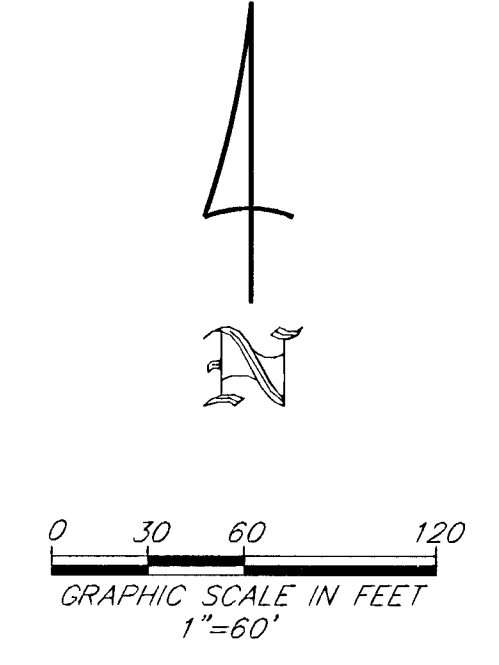
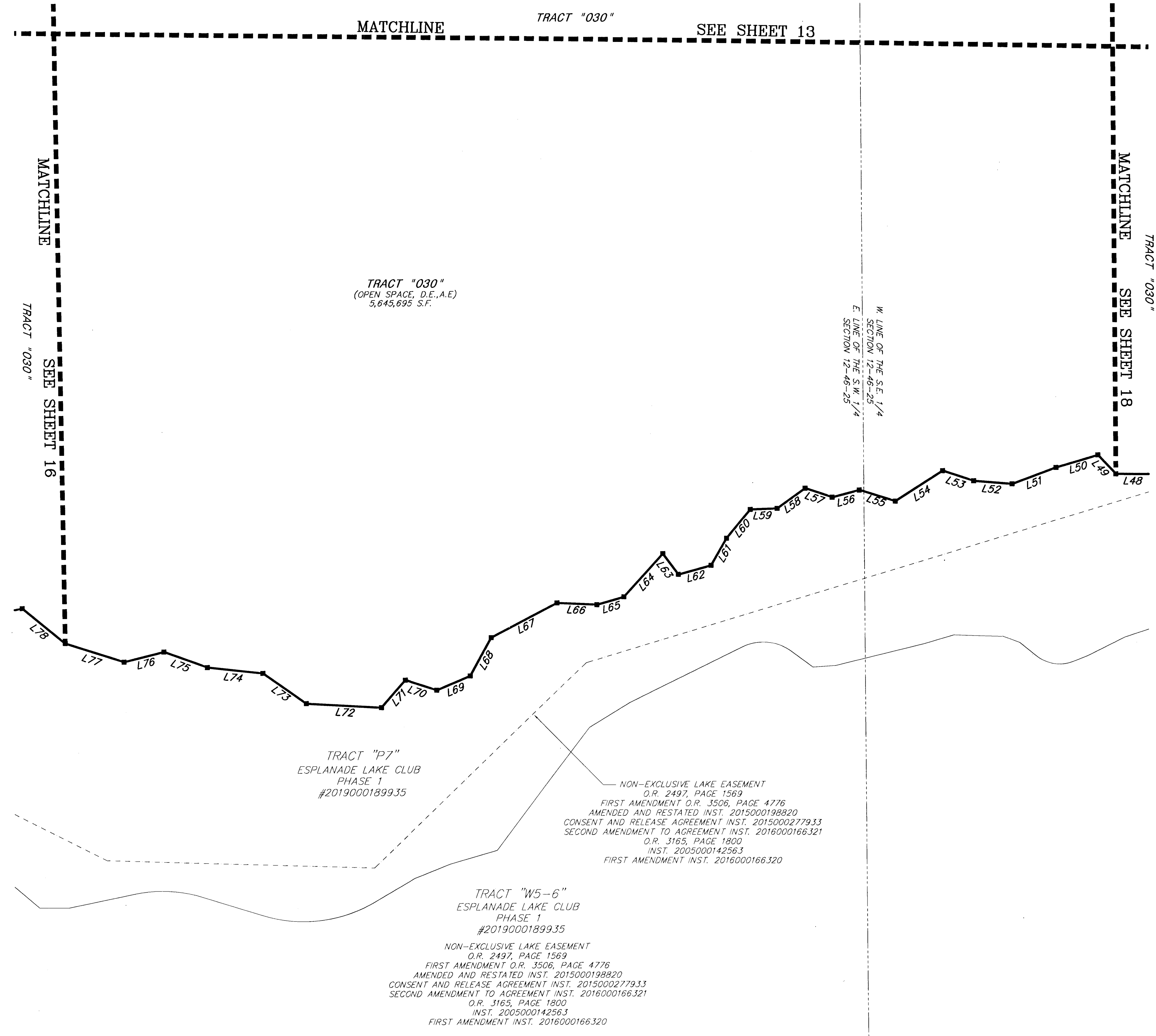
THIS INSTRUMENT PREPARED BY:
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Esplanade Lake Club Phase 2

INSTRUMENT# 2020 000 075 347

SHEET 17 OF 21

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

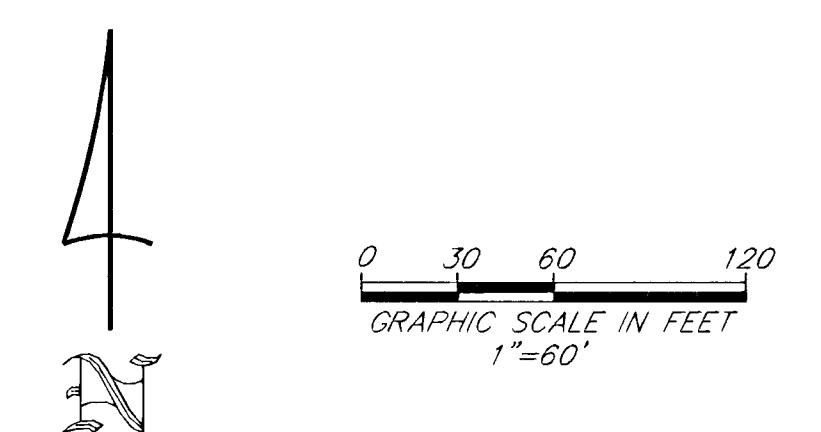
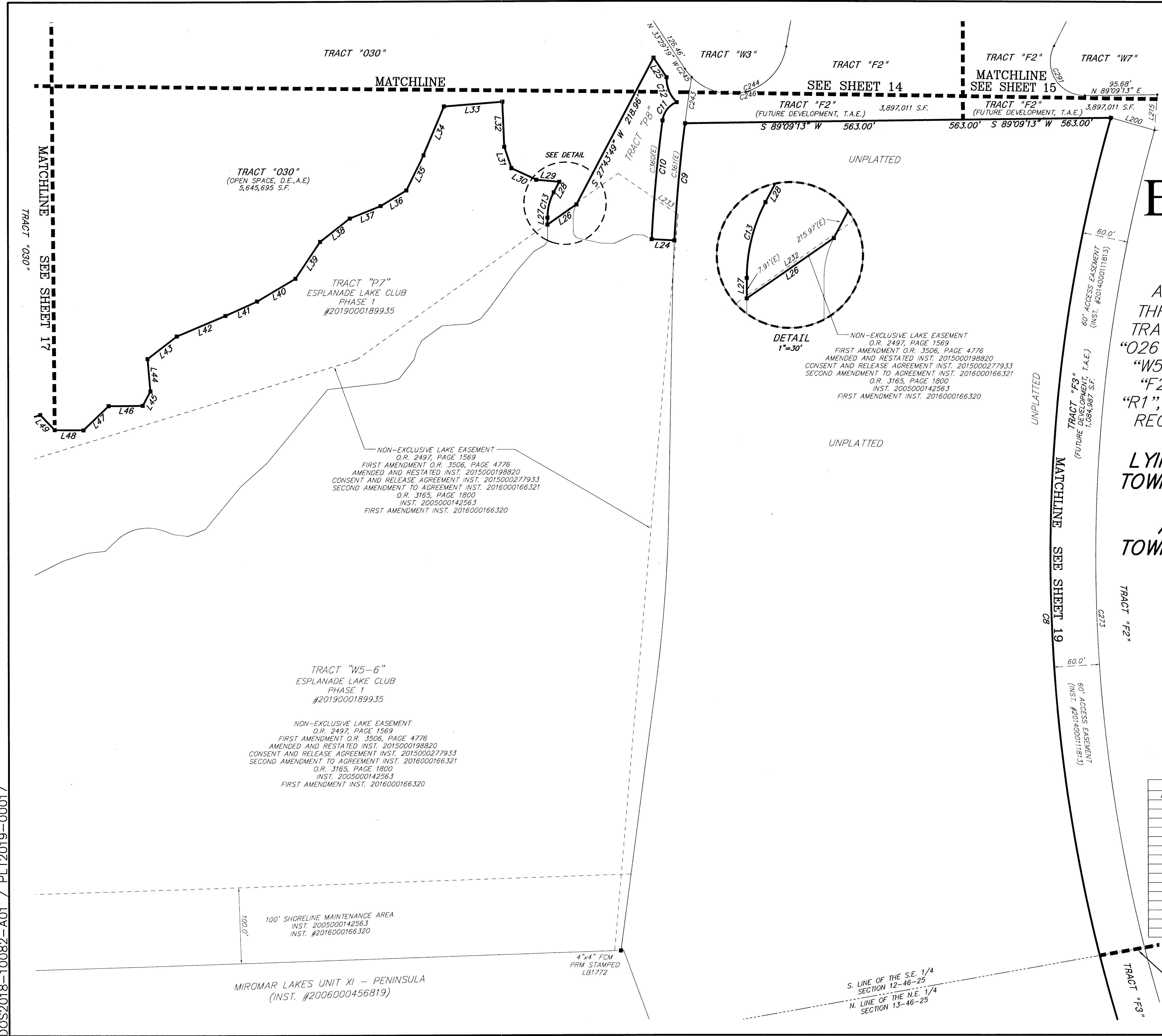


LINE	LENGTH	BEARING
L48	38.09'	N 89°38'12" W
L49	27.69'	N 43°43'01" W
L50	46.50'	S 73°13'41" W
L51	49.99'	S 69°34'48" W
L52	41.05'	N 85°31'02" W
L53	34.71'	N 72°08'17" W
L54	59.89'	S 57°19'40" W
L55	39.94'	N 72°58'36" W
L56	29.93'	S 75°17'47" W
L57	30.24'	N 71°54'04" W
L58	36.63'	S 54°26'10" W
L59	28.68'	S 87°45'53" W
L60	39.58'	S 39°43'58" W
L61	33.03'	S 29°51'39" W
L62	36.14'	S 74°27'09" W
L63	27.50'	N 37°00'33" W
L64	61.81'	S 42°04'20" W
L65	29.91'	S 73°58'12" W
L66	42.58'	N 87°27'56" W
L67	79.04'	S 62°20'59" W
L68	46.66'	S 28°43'58" W
L69	38.79'	S 67°02'16" W
L70	35.60'	N 72°17'32" W
L71	38.60'	S 41°04'11" W
L72	79.97'	N 86°47'54" W
L73	56.33'	N 54°55'05" W
L74	59.39'	N 83°51'07" W
L75	49.16'	N 70°15'46" W
L76	43.76'	S 75°52'27" W
L77	65.70'	N 72°25'49" W
L78	58.97'	N 50°53'14" W

DOS2018-10082-A01 / PLT2019-00017

ESPLANADE LAKE CLUB PHASE 1 SURVEY MAP SHEET 17 OF 21

THIS INSTRUMENT PREPARED BY:
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Esplanade Lake Club Phase 2

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

CURVE TABLE (SHEET 18)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C8	2150.00'	35°48'07"	1343.46'	1321.71'	N 02°09'45" W
C9	2000.00'	42°2'30"	155.63'	155.59'	S 05°14'28" W
C10	2030.00'	42°2'30"	157.96'	157.92'	N 05°14'28" E
C11	30.00'	61°14'05"	32.06'	30.56'	N 38°05'15" E
C12	43.00'	48°48'50"	36.63'	35.54'	N 22°21'38" W
C13	72.00'	27°43'49"	34.85'	34.51'	N 13°51'55" E
C243	2000.00'	1°45'55"	61.62'	61.62'	N 08°21'11" E
C244	73.50'	137°49'42"	176.81'	137.16'	N 77°35'50" E
C245	73.50'	11°14'39"	14.42'	14.40'	N 39°06'39" W
C246	73.50'	126°35'03"	162.38'	131.32'	N 71°58'30" E
C291	45.00'	117°50'05"	92.55'	77.08'	N 31°55'44" W
C360(E)	2030.00'	2°55'43"	103.76'	103.75'	N 06°00'22" E
C361(E)	2000.00'	3°25'52"	119.77'	119.75'	N 05°45'12" E

LINE TABLE (SHEET 18)

LINE	LENGTH	BEARING
L24	30.00'	N 86°59'12" W
L25	31.09'	N 33°29'19" W
L26	46.76'	S 55°07'58" W
L27	9.05'	N 00°00'00" E
L28	15.76'	N 27°43'49" E
L29	30.52'	N 84°37'09" W
L30	36.23'	N 65°00'50" W
L31	29.78'	N 18°45'25" W
L32	60.02'	N 02°18'29" W
L33	77.60'	S 85°37'14" W
L34	70.29'	S 22°52'18" W
L35	51.66'	S 26°12'27" W
L36	39.59'	S 59°02'46" W
L37	43.85'	S 67°56'41" W
L38	49.88'	S 51°57'26" W

LINE TABLE (SHEET 18)

LINE	LENGTH	BEARING
L39	58.64'	S 33°46'12" W
L40	58.96'	S 59°19'05" W
L41	45.93'	S 65°36'00" W
L42	69.79'	S 67°15'46" W
L43	48.73'	S 52°43'54" W
L44	42.80'	S 05°05'02" E
L45	21.33'	S 28°28'31" W
L46	45.24'	S 89°31'27" W
L47	46.16'	S 46°11'00" W
L48	38.09'	N 89°38'12" W
L49	27.69'	N 43°43'01" W
L200	60.00'	N 74°15'41" W
L215	47.31'	N 04°08'36" E
L232	48.61'	N 54°42'29" E
L233	34.82'	N 55°12'42" W

DOS2018-10082-A01 / PLT2019-00017

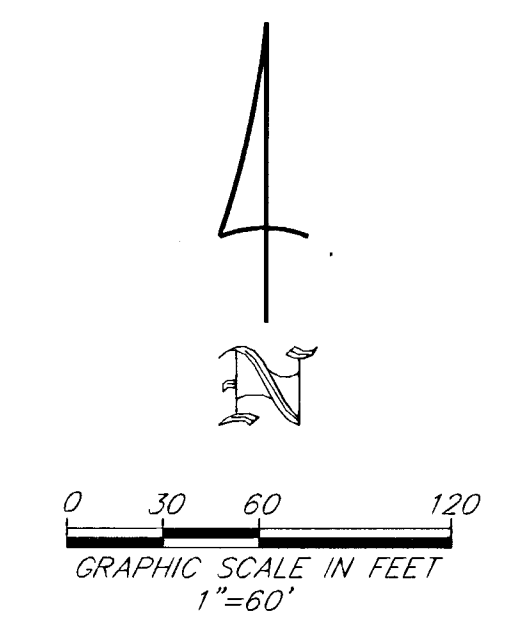
202000075347 ESPLANADE LAKE CLUB PHASE 2 REPLAT OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

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

MATCHLINE
SEE SHEET 14
MATCHLINE
SEE SHEET 18

SEE SHEET 15

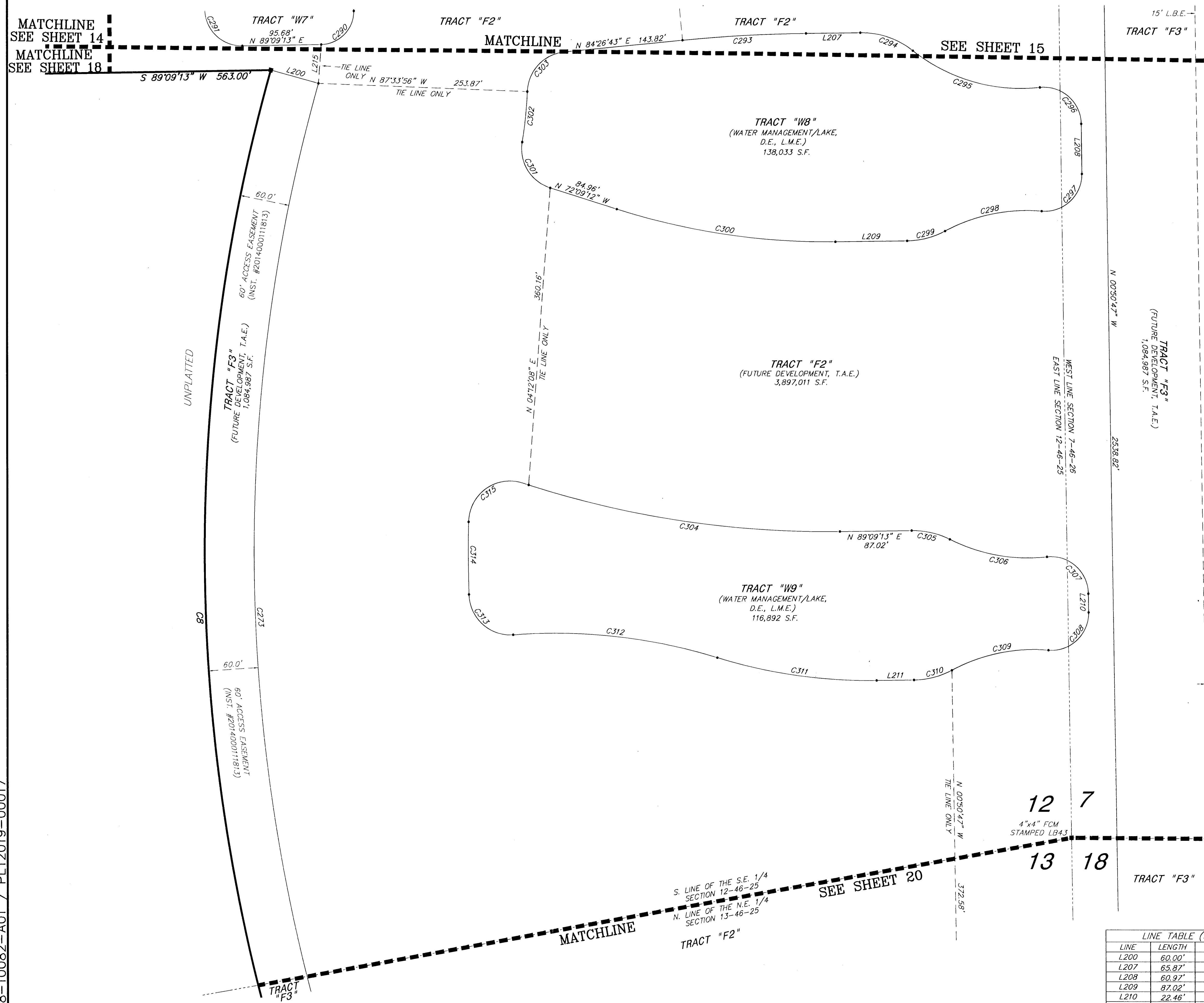
SEE SHEET 20



Esplanade Lake Club Phase 2

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

COUNTY ROAD 951 (FUTURE) (UNPLATTED) S 00°50'47" E 2239.56'
 NON-EXCLUSIVE EASEMENT AGREEMENT (INST. #2019000048554) (FIRST AMENDMENT INST. #201500048461)
 (PUBLIC ROAD R.O.W.) (INST. #2019000048555) (150' WIDE RIGHT OF WAY) (UNIMPROVED)

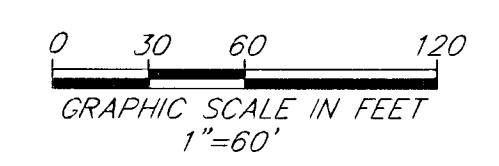
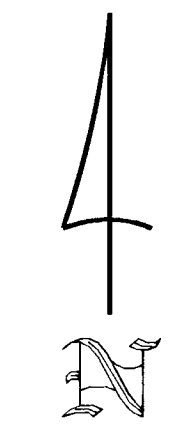


CURVE TABLE (SHEET 19)				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
CB	2150.00'	35°48'07"	1343.46'	1.321.71' N 02°09'45" W
C273	2090.00'	35°48'07"	1305.96'	1284.82' N 02°09'45" W
C290	40.00'	90°00'00"	62.83'	56.57' N 44°09'13" E
C291	45.00'	117°50'05"	92.55'	77.08' N 31°55'44" W
C293	1825.00'	44°2'30"	149.97'	149.93' N 86°47'58" E
C294	100.00'	39°16'05"	68.54'	67.20' N 71°12'44" W
C295	210.00'	44°53'39"	164.55'	160.37' N 74°01'32" W
C296	45.00'	95°37'35"	75.10'	66.69' N 48°39'34" W
C297	45.00'	95°37'35"	75.10'	66.69' N 46°58'01" E
C298	210.00'	33°06'56"	121.38'	119.69' N 78°13'20" E
C299	100.00'	27°29'22"	47.98'	47.52' N 75°24'32" E
C300	825.00'	18°41'35"	269.16'	267.97' N 81°29'59" W
C301	50.00'	81°34'54"	71.19'	65.33' N 31°21'45" W
C302	485.00'	7°17'40"	61.75'	61.70' N 05°46'52" E
C303	50.00'	82°18'41"	71.83'	65.81' N 43°17'23" E
C304	1175.00'	18°41'35"	383.35'	381.65' N 81°29'59" W
C305	100.00'	27°29'22"	47.98'	47.52' N 77°06'06" W
C306	210.00'	33°06'56"	121.38'	119.69' N 79°54'53" W
C307	45.00'	95°37'35"	75.10'	66.69' N 48°39'34" W
C308	45.00'	95°37'35"	75.10'	66.69' N 46°58'01" E
C309	210.00'	33°06'56"	121.38'	119.69' N 78°13'20" E
C310	100.00'	27°29'22"	47.98'	47.52' N 75°24'32" E
C311	625.00'	17°57'51"	195.96'	195.16' N 81°51'51" W
C312	675.00'	21°16'57"	250.73'	249.29' N 83°31'24" W
C313	50.00'	92°32'30"	80.76'	72.26' N 47°53'38" W
C314	1830.00'	2°44'18"	87.47'	87.46' N 00°15'14" W
C315	50.00'	106°43'52"	93.14'	80.25' N 54°28'52" E

LINE TABLE (SHEET 19)		
LINE	LENGTH	BEARING
L200	60.00'	N 74°15'41" W
L207	65.87'	N 89°09'13" E
L208	60.97'	N 00°50'47" W
L209	87.02'	N 89°09'13" E
L210	22.46'	N 00°50'47" W
L211	45.29'	N 89°09'13" E
L215	47.31'	N 04°08'36" E

DOS2018-10082-A01 / PLT2019-00017

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Esplanade Lake Club Phase 2

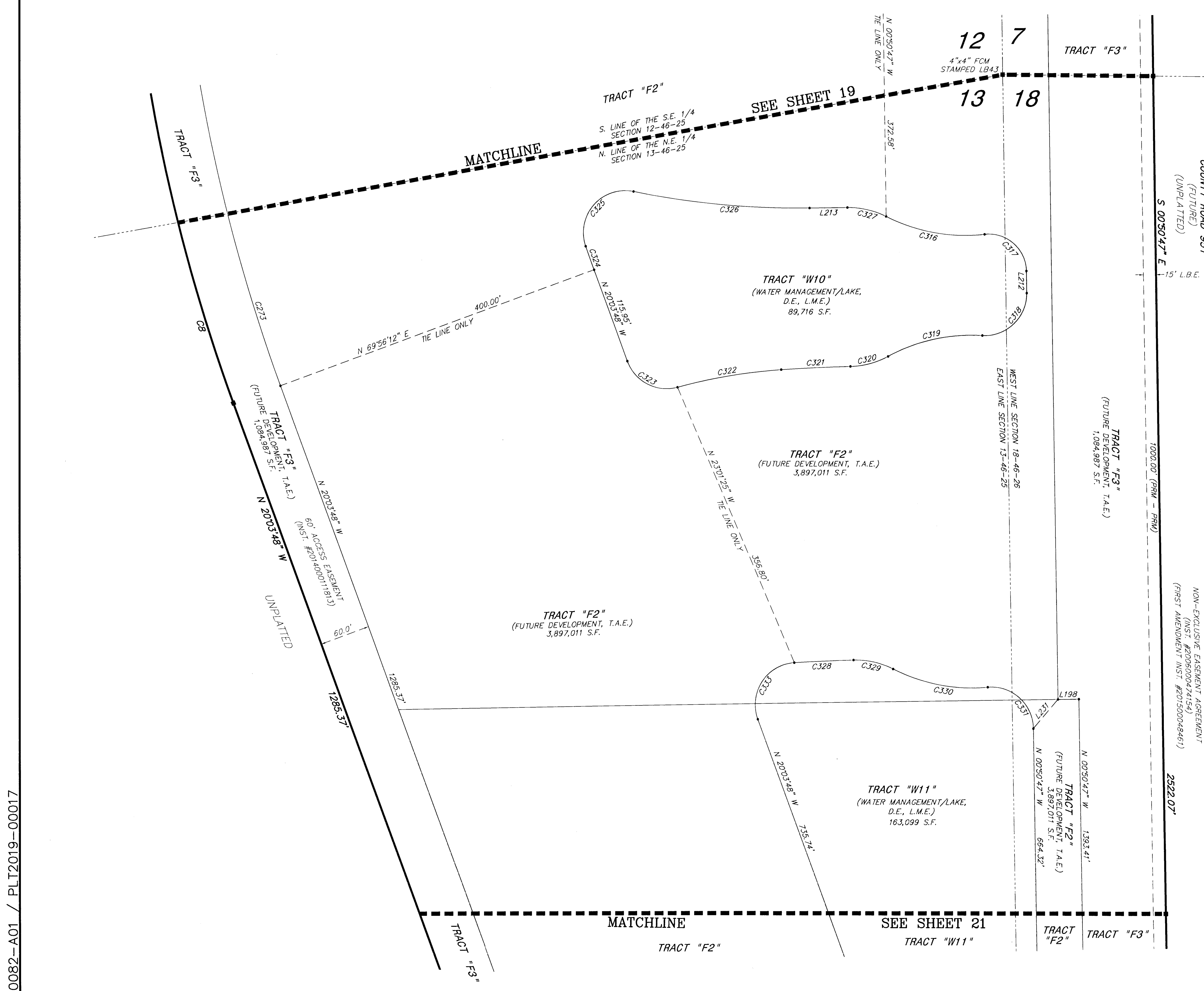
A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

LINE TABLE (SHEET 20)

LINE	LENGTH	BEARING
L198	25.00'	N 89°09'13" E
L212	26.65'	N 00°50'47" W
L213	45.29'	N 89°09'13" E
L231	45.52'	N 40°23'02" E

CURVE TABLE (SHEET 20)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C8	2150.00'	35°48'07"	1343.46'	1321.71'	N 02°09'45" W
C273	2090.00'	35°48'07"	1305.96'	1284.82'	N 02°09'45" W
C316	210.00'	33°06'56"	121.38'	119.89'	N 79°54'53" W
C317	45.00'	95°37'35"	75.10'	66.69'	N 48°39'34" W
C318	50.00'	94°24'42"	82.39'	73.38'	N 46°21'34" E
C319	210.00'	31°56'10"	117.05'	115.54'	N 77°35'50" E
C320	100.00'	26°58'40"	47.09'	46.65'	N 75°07'06" E
C321	1825.00'	2°36'08"	82.89'	82.88'	N 87°18'22" E
C322	650.00'	11°06'55"	126.10'	125.90'	N 80°26'50" E
C323	50.00'	85°02'50"	74.22'	67.59'	N 62°35'13" W
C324	1690.00'	1°01'10"	30.07'	30.07'	N 19°33'14" W
C325	50.00'	120°39'07"	105.29'	86.89'	N 41°16'55" E
C326	975.00'	12°27'16"	211.93'	211.52'	N 84°37'09" W
C327	100.00'	27°29'22"	47.98'	47.52'	N 77°06'06" W
C328	1825.00'	2°13'44"	70.99'	70.99'	N 87°26'22" E
C329	100.00'	28°03'00"	48.96'	48.47'	N 77°25'11" W
C330	210.00'	31°51'48"	116.79'	115.29'	N 29°19'35" W
C331	50.00'	94°24'42"	82.39'	73.38'	N 48°03'08" W
C333	50.00'	106°23'24"	92.84'	80.07'	N 33°07'54" E



DOS2018-10082-A01 / PLT2019-00017

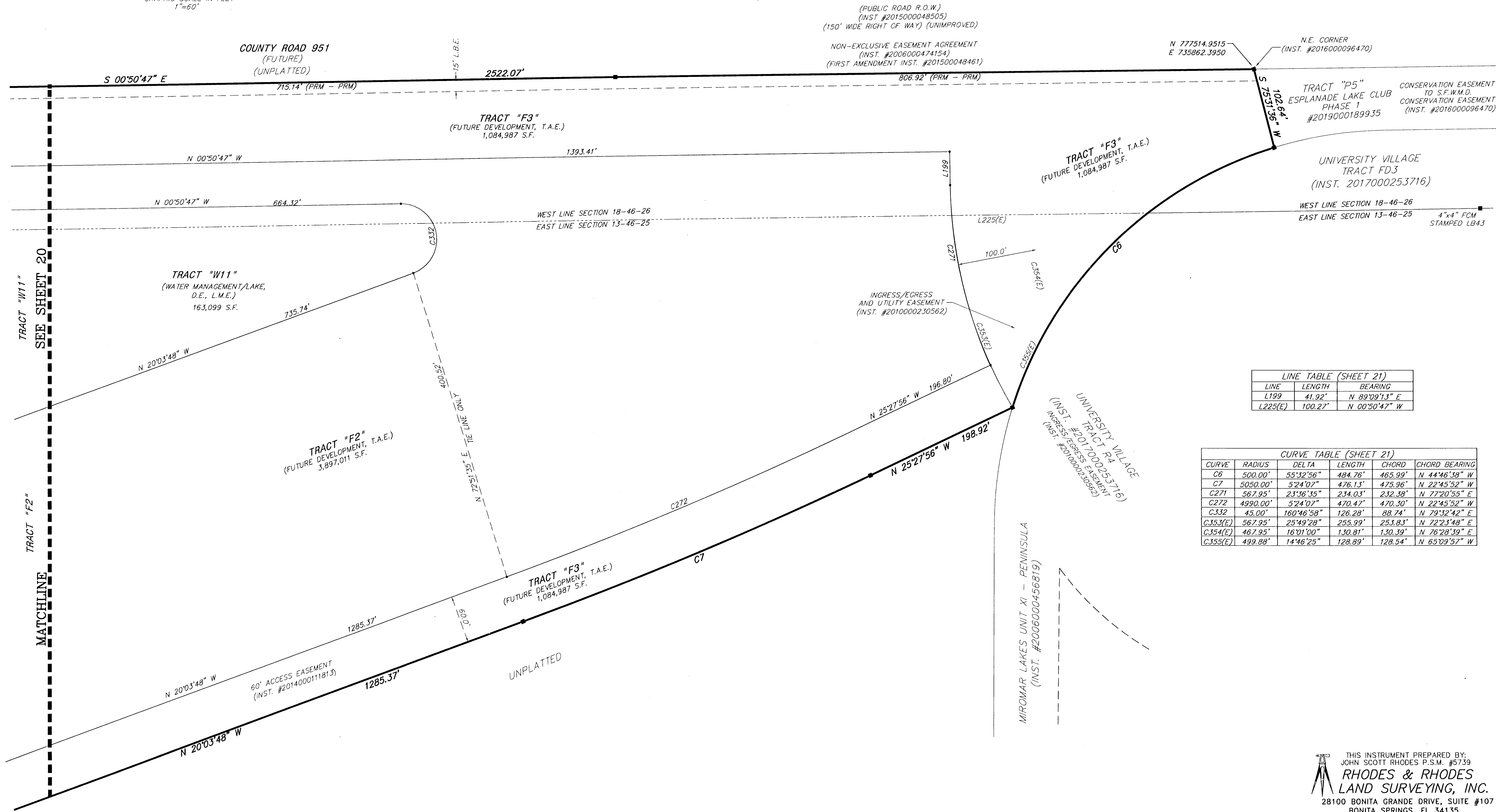
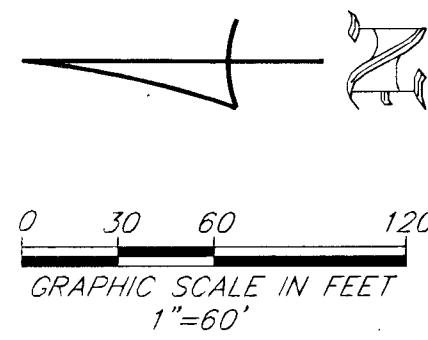
THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Phase 2

INSTRUMENT # 202000075347

SHEET 21 OF 21

A REPLAT OF ALL OF LOTS 106 THROUGH 193 (INCLUSIVE), ALL OF TRACTS "016", "017", "018", "023", "026", "027", "029", "030", "WM-3A", "W5-6A", "W5-6B", "W13-1", "F1", "F2", "F3", "A2", "A3", "P9" AND "R1", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



LINE TABLE (SHEET 21)

LINE	LENGTH	BEARING
L199	41.92'	N 89°09'13" E
L225(E)	100.27'	N 00°50'47" W

CURVE TABLE (SHEET 21)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C6	500.00'	55°32'56"	484.76'	465.99'	N 44°46'38" W
C7	5050.00'	5°24'07"	476.13'	475.96'	N 22°45'52" W
C271	567.95'	23°36'35"	234.03'	232.38'	N 77°20'55" E
C272	4990.00'	5°24'07"	470.47'	470.30'	N 22°45'52" W
C332	45.00'	160°46'58"	126.28'	88.74'	N 79°32'42" E
C353(E)	567.95'	25°49'28"	255.99'	253.83'	N 22°23'48" E
C354(E)	467.95'	16°01'00"	130.81'	130.39'	N 76°28'39" E
C355(E)	499.88'	14°46'25"	128.89'	128.54'	N 65°09'57" W

DOS2018-10082-A01 / PLT2019-00017

Z:\CIN\TRACT - ESPLANADE LAKE CLUB\PLAT\REPLAT\2019\00017.DWG, Sheet 21, AUGUST 11 10:12 AM '19

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

Esplanade Lake Club Plat Three

LEGAL DESCRIPTION
BEING ALL OF TRACT "P4", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF LOT 364 AND ALL OF TRACTS "F2", "F3", "039", "R2", "R3", "W4", "W5", "W6", "W7", "W8", "W9", "W10" AND "W11", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

CONTAINING 6,107,453 SQUARE FEET OR 140.208 ACRES, MORE OR LESS.
DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION (DEVELOPER), ALICO WEST FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT AND ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THE OWNERS OF THE HEREIN DESCRIBED LANDS, HAVE CAUSED THIS PLAT OF ESPLANADE LAKE CLUB PLAT THREE OF ALL OF TRACT "P4", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF LOT 364 AND ALL OF TRACTS "F2", "F3", "039", "R2", "R3", "W4", "W5", "W6", "W7", "W8", "W9", "W10" AND "W11", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA TO BE MADE AND DO HEREBY:

A. DEDICATE TO ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC., WITH RESPONSIBILITY FOR MAINTENANCE:

1. TRACTS "R2" AND "R3" FOR THE PURPOSES OF ACCESS, INSTALLATION, REPAIR AND MAINTENANCE OF THE PRIVATE ROAD RIGHT-OF-WAY (R.O.W.), DRAINAGE EASEMENT (D.E.), IRRIGATION EASEMENT (I.E.) AND PUBLIC UTILITY EASEMENT (P.U.E.).
2. TRACTS "040", AND "041" AS OPEN SPACE, FOR THE PURPOSE OF LANDSCAPING AND DRAINAGE EASEMENTS (D.E.).
3. ALL IRRIGATION EASEMENTS (I.E.) FOR IRRIGATION SYSTEM OPERATION AND MAINTENANCE.
4. ALL ACCESS EASEMENTS (A.E.) AND TEMPORARY ACCESS EASEMENTS (T.A.E.), AS DEPICTED.
5. ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.), AS DEPICTED, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION, LIGHTING, COMMUNITY SIGNAGE, WALLS AND FENCES.

B. DEDICATE TO THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT:

1. ALL ACCESS EASEMENTS (A.E.) AND TEMPORARY ACCESS EASEMENTS (T.A.E.), AS DEPICTED, WITH NO RESPONSIBILITY FOR MAINTENANCE.
2. ALL LAKE MAINTENANCE EASEMENTS (L.M.E.), AS DEPICTED, WITH RESPONSIBILITY FOR MAINTENANCE.
3. TRACTS "W4", "W5", "W6", "W7", "W8", "W9", "W10" AND "W11", AS WATER MANAGEMENT, FOR THE PURPOSE OF LAKE, DRAINAGE (D.E.) AND MAINTENANCE (L.M.E.), WITH RESPONSIBILITY FOR MAINTENANCE.
4. ALL DRAINAGE EASEMENTS (D.E.), AS DEPICTED, FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES. WITH RESPONSIBILITY FOR MAINTENANCE.

C. DEDICATE TO PUBLIC AND PRIVATE UTILITY COMPANIES:

ALL PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREON, AS A NON-EXCLUSIVE EASEMENT FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE RIGHTS, DUTIES AND OBLIGATIONS TO PROVIDE UTILITY (INCLUDING CABLE TELEVISION) AND GOVERNMENTAL SERVICES AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SUCH UTILITY AND GOVERNMENTAL SERVICES, PROVIDED HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER PRIVATE OR PUBLIC UTILITY. IN THE EVENT ANY PUBLIC OR PRIVATE UTILITY OR ANY GOVERNMENTAL BODY DAMAGES THE FACILITIES OF ANY OTHER PRIVATE OR PUBLIC UTILITY OR GOVERNMENTAL BODY, SUCH UTILITY OR GOVERNMENTAL BODY SHALL BE SOLELY RESPONSIBLE FOR, AND SHALL BE REQUIRED TO MAKE REPAIR OF SUCH DAMAGES.

D. DEDICATE TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY), ITS SUCCESSOR AND ASSIGNS:

1. A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) OVER & ACROSS TRACTS "R2" AND "R3" FOR THE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO ACCESS PROPERTIES DEPICTED ON THIS PLAT, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
2. 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 AND SANITARY SEWER COLLECTION SERVICES.

E. RESERVE TO TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS:

1. TRACTS "F1" AND "F2" FOR FUTURE DEVELOPMENT.
2. THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACTS "R2", "R3" AND ALL DRAINAGE EASEMENTS (D.E.).
1. TRACT "RR" FOR FUTURE ROAD DEVELOPMENT.
2. TRACT "F3", "F4", "F5" AND "F6" FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF, TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 19 DAY OF MAY, 2021.

[Signature]
SIGNATURE

Valerie McCaskey
PRINT NAME

[Signature]
SIGNATURE

Ricardo De Camps
PRINT NAME

IN WITNESS WHEREOF, ALICO WEST FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 21 DAY OF MAY, 2021.

[Signature]
SIGNATURE

Taylor Whitcomb
PRINT NAME

[Signature]
SIGNATURE

BRANDON HADLOCK
PRINT NAME

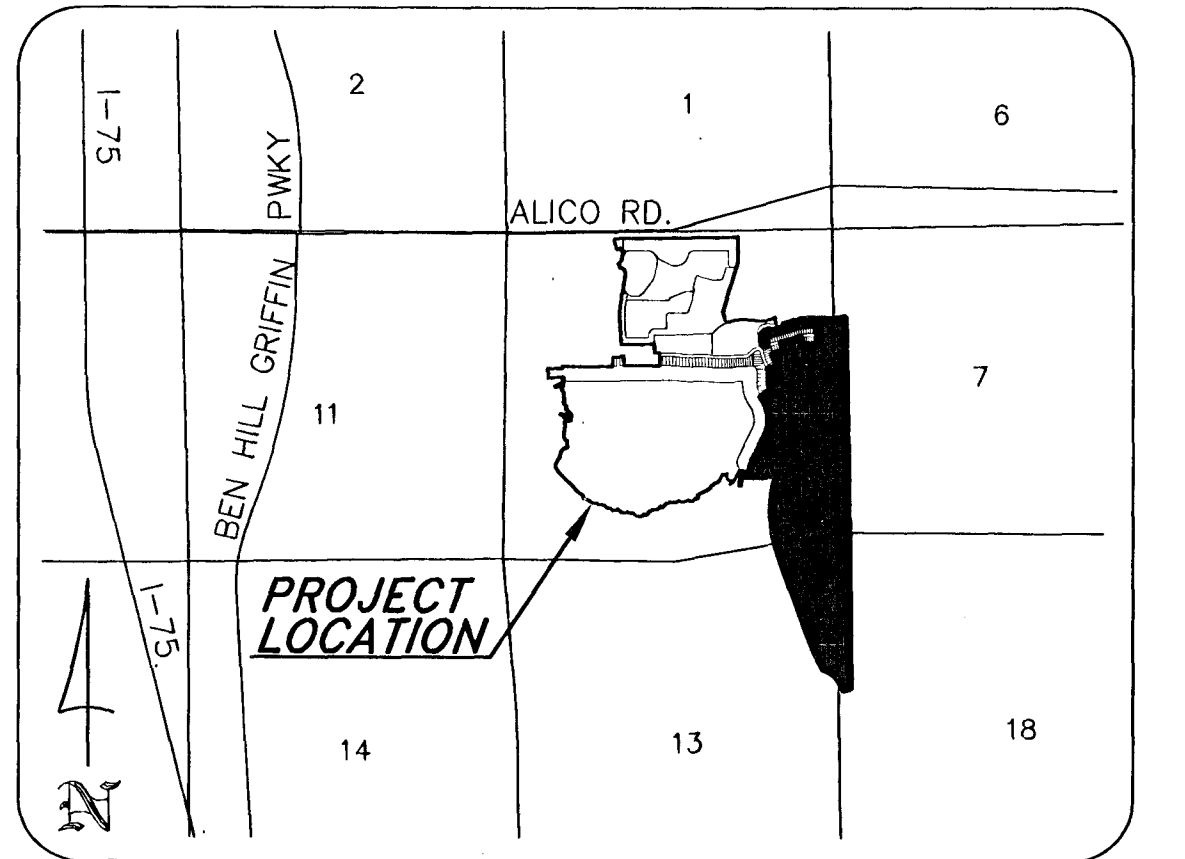
TAYLOR MORRISON OF FLORIDA, INC.
A FLORIDA CORPORATION

BY: *[Signature]*
NAME: **Barbara Kinimonth** TITLE: **vice President**

ALICO WEST FUND, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]*
DONALD R. SCHROTENBOER, PRESIDENT

A REPLAT OF ALL OF TRACT "P4", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF LOT 364 AND ALL OF TRACTS "F2", "F3", "039", "R2", "R3", "W4", "W5", "W6", "W7", "W8", "W9", "W10" AND "W11", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



NOTICE:
THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT IS IN PROXIMITY TO THIS PLAT (ESPLANADE LAKE CLUB PLAT THREE). THERE IS POTENTIAL FOR NOISES CREATED BY AND INCIDENTAL TO THE OPERATION OF THE AIRPORT AS OUTLINED IN LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-1104

COUNTY APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 25th DAY OF MAY, 2021.

[Signature]
KEVIN RUANE
BOARD CHAIR

[Signature]
LINDA DOGGETT
LEE COUNTY CLERK OF COURT

[Signature]
DAVID HALVERSON
ASSISTANT COUNTY ATTORNEY

[Signature]
JESSICA SULLZER, P.E.
MANAGER DEVELOPMENT SERVICES

REVIEW BY COUNTY PROFESSIONAL SURVEYOR AND MAPPER

REVIEW BY THE DESIGNATED LEE COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 7, PART 1.

[Signature]
GARY W. SHEFFORD, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LS 6305
LEE COUNTY DESIGNATED P.S.M.

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ESPLANADE LAKE CLUB PLAT THREE, A REPLAT OF TRACT "P4", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF LOT 364 AND ALL OF TRACTS "F2", "F3", "039", "R2", "R3", "W4", "W5", "W6", "W7", "W8", "W9", "W10" AND "W11", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 1:16 PM THIS 26th DAY OF MAY, 2021 AND DULY RECORDED AS INSTRUMENT # 2021000173051 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

[Signature]
LINDA DOGGETT
CLERK OF COURT
IN AND FOR LEE COUNTY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ESPLANADE LAKE CLUB-PLAT THREE, A REPLAT OF TRACT "P4", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF LOT 364 AND ALL OF TRACTS "F2", "F3", "039", "R2", "R3", "W4", "W5", "W6", "W7", "W8", "W9", "W10" AND "W11", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, 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 OF THE FLORIDA STATUTES (F.S.). I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

RHODES & RHODES LAND SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 6897
DATE: 5/19/21

[Signature]
JOHN SCOTT RHODES
P.S.M. #5739
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

IN WITNESS WHEREOF, ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 19 DAY OF MAY, 2021.

[Signature]
CHARLES E. COOK
CHAIRMAN OF THE BOARD OF SUPERVISORS

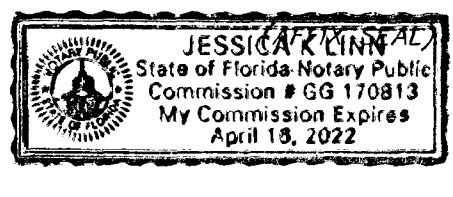
[Signature]
WITNESS: **Resereo Luis III**

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Lee

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 19 DAY OF MAY, 2021, BY CHARLES E. COOK, AS THE CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
Jessica K. Linn
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED

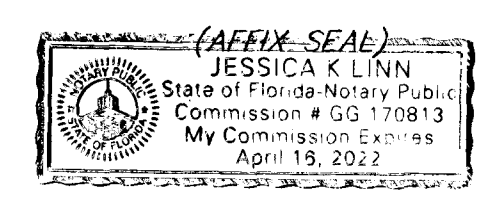


CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 19 DAY OF MAY, 2021, BY **Barbara Kinimonth** AS **vice president** OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
Jessica K. Linn
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED

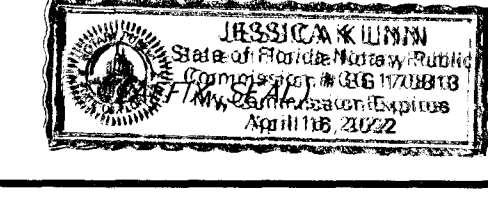


CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Lee

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21 DAY OF MAY, 2021, BY DONALD R. SCHROTENBOER, AS PRESIDENT ALICO WEST FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
Jessica K. Linn
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED



00001-PLT2021-10082-A02 / 00001

Esplanade Lake Club Plat Three

INSTRUMENT# 2021000173051

SHEET 2 OF 7
KEY MAP

LEGEND:

- BOB BASIS OF BEARING
- R.O.W. RIGHT-OF-WAY
- FCM FOUND CONCRETE MONUMENT
- FIP FOUND IRON PIPE
- FPKD FOUND PK NAIL & DISK
- LB LICENSED BUSINESS
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- O.R. OFFICIAL RECORDS BOOK
- INST INSTRUMENT
- N.R. NON-RADIAL
- S.F. SQUARE FEET
- (E) EASEMENT TIE
- L.B.E. LANDSCAPE BUFFER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- I.E. IRRIGATION EASEMENT
- A.E. ACCESS EASEMENT
- T.A.E. TEMPORARY ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- L.C.U.E. LEE COUNTY UTILITY EASEMENT
- SET PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
- PERMANENT CONTROL POINT
- INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

A REPLAT OF ALL OF TRACT "P4",
ESPLANADE LAKE CLUB PHASE 1,
RECORDED AS INSTRUMENT NUMBER
2019000189935, TOGETHER WITH ALL OF
LOT 364 AND ALL OF TRACTS "F2", "F3",
"O39", "R2", "R3", "W4", "W5", "W6", "W7",
"W8", "W9", "W10" AND "W11", ESPLANADE
LAKE CLUB PHASE 2, RECORDED AS
INSTRUMENT NUMBER 2020000075347,
LYING IN SECTIONS 12 AND 13,
TOWNSHIP 46 SOUTH,
RANGE 25 EAST
AND SECTIONS 7 AND 18,
TOWNSHIP 46 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA

IN WITNESS WHEREOF, ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC., HAS CAUSED
THESE PRESENTS TO BE SIGNED THIS 19 DAY OF May, 2021.

WITNESSES:

[Signature]
SIGNATURE

[Signature]
SIGNATURE

[Signature]
SIGNATURE

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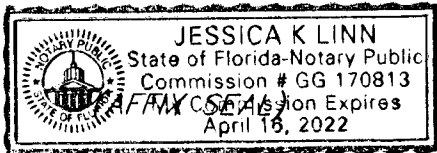
CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 19 DAY OF May, 2021, BY BARBARA KININMONTH, AS VICE PRESIDENT OF ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

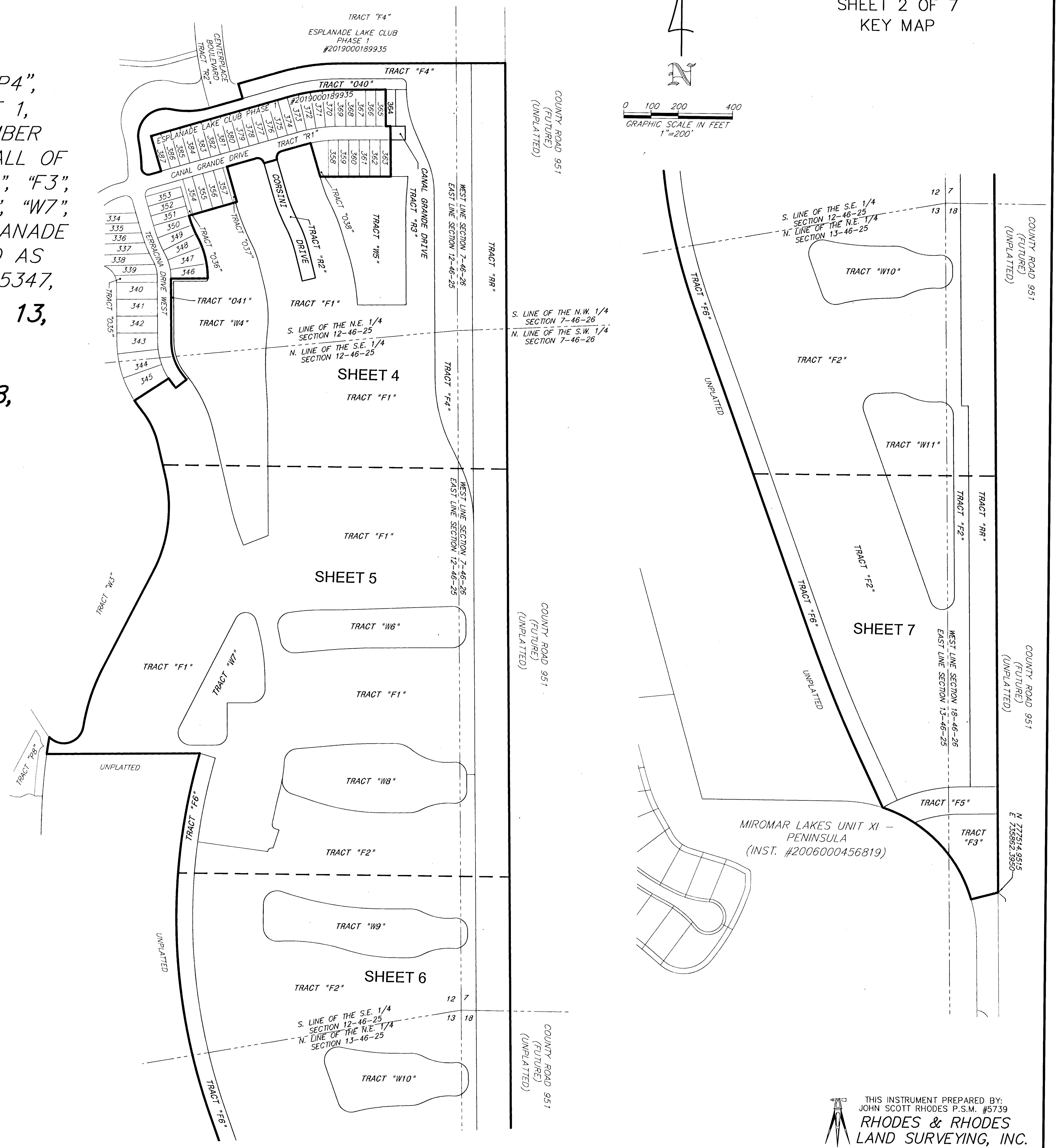
[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Jessica K. Linn
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED



NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL SIDE TRACT LINES ARE RADIAL TO THE RIGHT-OF-WAY OF TRACT "R" UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE NOTED ALL CURVES ARE CIRCULAR.
4. BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY OF ALICO ROAD, AS BEING NORTH 89°27'22" EAST, AND RELATES TO THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/90 ADJUSTMENT (NAD83/90).
5. EASEMENTS CO-LOCATED WITHIN THE PLATTED UTILITY EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.
6. ALL BY AND AMONG TAYLOR MORRISON OF FLORIDA, INC., ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT AND ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC., RECORDED IN INSTRUMENT NO. 2019000295827, WHICH PROVIDES A BLANKET EASEMENT FOR THE FOLLOWING:
 - A. NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, RECONSTRUCTION, AND REPLACEMENT BY THE DISTRICT OF DRAINAGE FACILITIES LOCATED WITHIN TRACTS R, R1 AND R2 (PRIVATE ROAD RIGHTS-OF-WAY) AS IDENTIFIED ON THE PLAT FOR ESPLANADE LAKE CLUB PHASE 1.
 - B. NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, RECONSTRUCTION, AND REPLACEMENT BY THE DISTRICT OF DRAINAGE FACILITIES LOCATED WITHIN TRACTS W11-1A, W11-1B, W11-1C, W11-2A, W13-1, W5-6, W5-6A, W5-6B, W5-6C, W5-6D, W5-6E, W5-6F, W5-6G, W5-6H, W5-6I, W5-6J, W5-6K, W5-6L, W5-6M, W5-6N, W5-6O, W5-6P, W5-6Q, W5-6R, W5-6S, W5-6T, W5-6U, W5-6V, W5-6W, W5-6X, W5-6Y, W5-6Z, W5-6AA, W5-6AB, W5-6AC, W5-6AD, W5-6AE, W5-6AF, W5-6AG, W5-6AH, W5-6AI, W5-6AJ, W5-6AK, W5-6AL, W5-6AM, W5-6AN, W5-6AO, W5-6AP, W5-6AQ, W5-6AR, W5-6AS, W5-6AT, W5-6AU, W5-6AV, W5-6AW, W5-6AX, W5-6AY, W5-6AZ, W5-6BA, W5-6BB, W5-6BC, W5-6BD, W5-6BE, W5-6BF, W5-6BG, W5-6BH, W5-6BI, W5-6BJ, W5-6BK, W5-6BL, W5-6BM, W5-6BN, W5-6BO, W5-6BP, W5-6BQ, W5-6BR, W5-6BS, W5-6BT, W5-6BU, W5-6BV, W5-6BW, W5-6BX, W5-6BY, W5-6BZ, W5-6CA, W5-6CB, W5-6CC, W5-6CD, W5-6CE, W5-6CF, W5-6CG, W5-6CH, W5-6CI, W5-6CJ, W5-6CK, W5-6CL, W5-6CM, W5-6CN, W5-6CO, W5-6CP, W5-6CQ, W5-6CR, W5-6CS, W5-6CT, W5-6CU, W5-6CV, W5-6CW, W5-6CX, W5-6CY, W5-6CZ, W5-6DA, W5-6DB, W5-6DC, W5-6DD, W5-6DE, W5-6DF, W5-6DG, W5-6DH, W5-6DI, W5-6DJ, W5-6DK, W5-6DL, W5-6DM, W5-6DN, W5-6DO, W5-6DP, W5-6DQ, W5-6DR, W5-6DS, W5-6DT, W5-6DU, W5-6DV, W5-6DW, W5-6DX, W5-6DY, W5-6DZ, W5-6EA, W5-6EB, W5-6EC, W5-6ED, W5-6EE, W5-6EF, W5-6EG, W5-6EH, W5-6EI, W5-6EJ, W5-6EK, W5-6EL, W5-6EM, W5-6EN, W5-6EO, W5-6EP, W5-6EQ, W5-6ER, W5-6ES, W5-6ET, W5-6EU, W5-6EV, W5-6EW, W5-6EX, W5-6EY, W5-6EZ, W5-6FA, W5-6FB, W5-6FC, W5-6FD, W5-6FE, W5-6FF, W5-6FG, W5-6FH, W5-6FI, W5-6FJ, W5-6FK, W5-6FL, W5-6FM, W5-6FN, W5-6FO, W5-6FP, W5-6FQ, W5-6FR, W5-6FS, W5-6FT, W5-6FU, W5-6FV, W5-6FW, W5-6FX, W5-6FY, W5-6FZ, W5-6GA, W5-6GB, W5-6GC, W5-6GD, W5-6GE, W5-6GF, W5-6GG, W5-6GH, W5-6GI, W5-6GJ, W5-6GK, W5-6GL, W5-6GM, W5-6GN, W5-6GO, W5-6GP, W5-6GQ, W5-6GR, W5-6GS, W5-6GT, W5-6GU, W5-6GV, W5-6GW, W5-6GX, W5-6GY, W5-6GZ, W5-6HA, W5-6HB, W5-6HC, W5-6HD, W5-6HE, W5-6HF, W5-6HG, W5-6HH, W5-6HI, W5-6HJ, W5-6HK, W5-6HL, W5-6HM, W5-6HN, W5-6HO, W5-6HP, W5-6HQ, W5-6HR, W5-6HS, W5-6HT, W5-6HU, W5-6HV, W5-6HW, W5-6HX, W5-6HY, W5-6HZ, W5-6IA, W5-6IB, W5-6IC, W5-6ID, W5-6IE, W5-6IF, W5-6IG, W5-6IH, W5-6II, W5-6IJ, W5-6IK, W5-6IL, W5-6IM, W5-6IN, W5-6IO, W5-6IP, W5-6IQ, W5-6IR, W5-6IS, W5-6IT, W5-6IU, W5-6IV, W5-6IW, W5-6IX, W5-6IY, W5-6IZ, W5-6JA, W5-6JB, W5-6JC, W5-6JD, W5-6JE, W5-6JF, W5-6JG, W5-6JH, W5-6JI, W5-6JJ, W5-6JK, W5-6JL, W5-6JM, W5-6JN, W5-6JO, W5-6JP, W5-6JQ, W5-6JR, W5-6JS, W5-6JT, W5-6JU, W5-6JV, W5-6JW, W5-6JX, W5-6JY, W5-6JZ, W5-6KA, W5-6KB, W5-6KC, W5-6KD, W5-6KE, W5-6KF, W5-6KG, W5-6KH, W5-6KI, W5-6KJ, W5-6KK, W5-6KL, W5-6KM, W5-6KN, W5-6KO, W5-6KP, W5-6KQ, W5-6KR, W5-6KS, W5-6KT, W5-6KU, W5-6KV, W5-6KW, W5-6KX, W5-6KY, W5-6KZ, W5-6LA, W5-6LB, W5-6LC, W5-6LD, W5-6LE, W5-6LF, W5-6LG, W5-6LH, W5-6LI, W5-6LJ, W5-6LK, W5-6LL, W5-6LM, W5-6LN, W5-6LO, W5-6LP, W5-6LQ, W5-6LR, W5-6LS, W5-6LT, W5-6LU, W5-6LV, W5-6LW, W5-6LX, W5-6LY, W5-6LZ, W5-6MA, W5-6MB, W5-6MC, W5-6MD, W5-6ME, W5-6MF, W5-6MG, W5-6MH, W5-6MI, W5-6MJ, W5-6MK, W5-6ML, W5-6MM, W5-6MN, W5-6MO, W5-6MP, W5-6MQ, W5-6MR, W5-6MS, W5-6MT, W5-6MU, W5-6MV, W5-6MW, W5-6MX, W5-6MY, W5-6MZ, W5-6NA, W5-6NB, W5-6NC, W5-6ND, W5-6NE, W5-6NF, W5-6NG, W5-6NH, W5-6NI, W5-6NJ, W5-6NK, W5-6NL, W5-6NM, W5-6NN, W5-6NO, W5-6NP, W5-6NQ, W5-6NR, W5-6NS, W5-6NT, W5-6NU, W5-6NV, W5-6NW, W5-6NX, W5-6NY, W5-6NZ, W5-6OA, W5-6OB, W5-6OC, W5-6OD, W5-6OE, W5-6OF, W5-6OG, W5-6OH, W5-6OI, W5-6OJ, W5-6OK, W5-6OL, W5-6OM, W5-6ON, W5-6OO, W5-6OP, W5-6OQ, W5-6OR, W5-6OS, W5-6OT, W5-6OU, W5-6OV, W5-6OW, W5-6OX, W5-6OY, W5-6OZ, W5-6PA, W5-6PB, W5-6PC, W5-6PD, W5-6PE, W5-6PF, W5-6PG, W5-6PH, W5-6PI, W5-6PJ, W5-6PK, W5-6PL, W5-6PM, W5-6PN, W5-6PO, W5-6PP, W5-6PQ, W5-6PR, W5-6PS, W5-6PT, W5-6PU, W5-6PV, W5-6PW, W5-6PX, W5-6PY, W5-6PZ, W5-6QA, W5-6QB, W5-6QC, W5-6QD, W5-6QE, W5-6QF, W5-6QG, W5-6QH, W5-6QI, W5-6QJ, W5-6QK, W5-6QL, W5-6QM, W5-6QN, W5-6QO, W5-6QP, W5-6QQ, W5-6QR, W5-6QS, W5-6QT, W5-6QU, W5-6QV, W5-6QW, W5-6QX, W5-6QY, W5-6QZ, W5-6RA, W5-6RB, W5-6RC, W5-6RD, W5-6RE, W5-6RF, W5-6RG, W5-6RH, W5-6RI, W5-6RJ, W5-6RK, W5-6RL, W5-6RM, W5-6RN, W5-6RO, W5-6RP, W5-6RQ, W5-6RR, W5-6RS, W5-6RT, W5-6RU, W5-6RV, W5-6RW, W5-6RX, W5-6RY, W5-6RZ, W5-6SA, W5-6SB, W5-6SC, W5-6SD, W5-6SE, W5-6SF, W5-6SG, W5-6SH, W5-6SI, W5-6SJ, W5-6SK, W5-6SL, W5-6SM, W5-6SN, W5-6SO, W5-6SP, W5-6SQ, W5-6SR, W5-6SS, W5-6ST, W5-6SU, W5-6SV, W5-6SW, W5-6SX, W5-6SY, W5-6SZ, W5-6TA, W5-6TB, W5-6TC, W5-6TD, W5-6TE, W5-6TF, W5-6TG, W5-6TH, W5-6TI, W5-6TJ, W5-6TK, W5-6TL, W5-6TM, W5-6TN, W5-6TO, W5-6TP, W5-6TQ, W5-6TR, W5-6TS, W5-6TT, W5-6TU, W5-6TV, W5-6TW, W5-6TX, W5-6TY, W5-6TZ, W5-6UA, W5-6UB, W5-6UC, W5-6UD, W5-6UE, W5-6UF, W5-6UG, W5-6UH, W5-6UI, W5-6UJ, W5-6UK, W5-6UL, W5-6UM, W5-6UN, W5-6UO, W5-6UP, W5-6UQ, W5-6UR, W5-6US, W5-6UT, W5-6UU, W5-6UV, W5-6UW, W5-6UX, W5-6UY, W5-6UZ, W5-6VA, W5-6VB, W5-6VC, W5-6VD, W5-6VE, W5-6VF, W5-6VG, W5-6VH, W5-6VI, W5-6VJ, W5-6VK, W5-6VL, W5-6VM, W5-6VN, W5-6VO, W5-6VP, W5-6VQ, W5-6VR, W5-6VS, W5-6VT, W5-6VU, W5-6VV, W5-6VW, W5-6VX, W5-6VY, W5-6VZ, W5-6WA, W5-6WB, W5-6WC, W5-6WD, W5-6WE, W5-6WF, W5-6WG, W5-6WH, W5-6WI, W5-6WJ, W5-6WK, W5-6WL, W5-6WM, W5-6WN, W5-6WO, W5-6WP, W5-6WQ, W5-6WR, W5-6WS, W5-6WT, W5-6WU, W5-6WV, W5-6WW, W5-6WX, W5-6WY, W5-6WZ, W5-6XA, W5-6XB, W5-6XC, W5-6XD, W5-6XE, W5-6XF, W5-6XG, W5-6XH, W5-6XI, W5-6XJ, W5-6XK, W5-6XL, W5-6XM, W5-6XN, W5-6XO, W5-6XP, W5-6XQ, W5-6XR, W5-6XS, W5-6XT, W5-6XU, W5-6XV, W5-6XW, W5-6XX, W5-6XY, W5-6XZ, W5-6YA, W5-6YB, W5-6YC, W5-6YD, W5-6YE, W5-6YF, W5-6YG, W5-6YH, W5-6YI, W5-6YJ, W5-6YK, W5-6YL, W5-6YM, W5-6YN, W5-6YO, W5-6YP, W5-6YQ, W5-6YR, W5-6YS, W5-6YT, W5-6YU, W5-6YV, W5-6YW, W5-6YX, W5-6YY, W5-6YZ, W5-6ZA, W5-6ZB, W5-6ZC, W5-6ZD, W5-6ZE, W5-6ZF, W5-6ZG, W5-6ZH, W5-6ZI, W5-6ZJ, W5-6ZK, W5-6ZL, W5-6ZM, W5-6ZN, W5-6ZO, W5-6ZP, W5-6ZQ, W5-6ZR, W5-6ZS, W5-6ZT, W5-6ZU, W5-6ZV, W5-6ZW, W5-6ZX, W5-6ZY, W5-6ZZ.
7. THE DECLARATIONS RECORDED IN OFFICIAL RECORDS BOOK 2497, PAGE 1574 AND INSTRUMENT NUMBER 2013000219323 AFFECT SUBJECT PROPERTY AND HAVE NO EMBEDDED EASEMENTS WITHIN THE DECLARATIONS.
8. SEE SHEET 3 FOR DECLARATION INFORMATION.



DOS2018-10082-A02 / PLT2021-00001

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Esplanade Lake Club Plat Three

INSTRUMENT# 2021000173051

SHEET 3 OF 7
DECLARATION NOTES

A REPLAT OF ALL OF TRACT "P4", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF LOT 364 AND ALL OF TRACTS "F2", "F3", "O39", "R2", "R3", "W4", "W5", "W6", "W7", "W8", "W9", "W10" AND "W11", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

NOTE (COVENANTS, CONDITIONS, RESRICTIONS, EASEMENTS):

THIS ENTIRE PLAT IS AFFECTED BY THE FOLLOWING:

TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS AND POSSIBLE LIENS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESPLANADE LAKE CLUB RECORDED AS INSTRUMENT NUMBER 2019000189973, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED.

SEE THE FOLLOWING PARAGRAPHS FOR EASEMENTS CONTAINED IN THE DECLARATION:

ARTICLE II

SECTION 1 - EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES, COMMUNITY SYSTEMS AND DRAINAGE OVER, UNDER AND ACROSS THE PROPERTY FOR THE BENEFIT OF ANY ADDITIONAL PROPERTY.

SECTION 2.A - EASEMENTS RETAINED BY DECLARANT FOR ACCESS TO THE AMENITY CENTERS.

SECTION 2.J - EASEMENTS RETAINED BY DECLARANT FOR ACCESS TO THE PROPERTY DURING THE DEVELOPMENT AND SALE PERIOD.

SECTION 7 - EASEMENT OVER ESPLANADE LAKE CLUB FOR INGRESS AND EGRESS TO AND FROM THE MODEL ROW(S) AND TO USE AND SHOW THE MODELS TO PROSPECTIVE PURCHASERS FOR SO LONG AS SUCH MODEL ROW(S) EXISTS.

ARTICLE IV

SECTION 1 - EASEMENTS TO USE COMMON AREAS.

SECTION 1.G - THE RIGHT OF THE ASSOCIATION TO GRANT EASEMENTS AND RIGHTS-OF-WAY, WHERE NECESSARY OR DESIRABLE, FOR UTILITIES, WATER AND SEWER FACILITIES, CABLE TELEVISION, IRRIGATION, DRAINAGE AND OTHER SERVICES OVER THE COMMON AREA TO SERVE THE COMMON AREA AND OTHER PORTIONS OF THE PROPERTY.

SECTION 4 - EASEMENTS FOR VEHICULAR TRAFFIC.

SECTION 5 - EASEMENTS FOR ACCESS.

SECTION 6.A - EASEMENTS FOR UTILITIES AND SERVICES.

SECTION 6.B - EASEMENTS FOR ENCROACHMENT AND SIDEWALKS.

SECTION 6.C - EASEMENTS TO ENTER UPON LOTS.

SECTION 6.D - EASEMENTS OVER COMMON AREAS.

SECTION 6.E - DRAINAGE EASEMENTS.

6.F - SURFACE WATER AND STORM WATER MANAGEMENT SYSTEM ENCROACHMENT EASEMENT AND ACCESS EASEMENTS TO MAINTAIN.

SECTION 6.G - EASEMENTS FOR IRRIGATION.

SECTION 6.H - EASEMENTS FOR LAKE MAINTENANCE.

SECTION 6-I - BUFFER EASEMENTS.

SECTION 7 - EASEMENTS FOR COMMUNITY SYSTEMS, IF ANY, AND PERPETUAL EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS THE PROPERTY FOR THE PLACEMENT AND LOCATION THEREOF.

SECTION 11 - ADDITIONAL EASEMENTS (SUCH GRANTS OF EASEMENT OR OTHER INSTRUMENTS AS MAY FROM TIME TO TIME BE DESIRABLE FOR THE DEVELOPMENT OF THE PROPERTY).

ARTICLE XIII

SECTION 19 - EASEMENTS FOR COMMUNITY SYSTEMS.

ARTICLE XIX

SECTION 2.A - UTILITY EASEMENT FOR WATER, SEWER, POWER, TELEPHONE AND OTHER UTILITY AND SERVICE COMPANY LINES AND SYSTEMS INSTALLED BENEATH OR WITHIN THE VILLA UNIT.

NOTE (COVENANTS, CONDITIONS, RESRICTIONS, EASEMENTS):

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CENTERPLACE COMMERCIAL PARCEL, RECORDED AS INSTRUMENT NO. 2019000189509, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SEE THE FOLLOWING PARAGRAPHS FOR EASEMENTS CONTAINED IN THE DECLARATION

ARTICLE IV

SECTION 4.01(H) - NON-EXCLUSIVE EASEMENTS RESERVED TO DECLARANT, THE COMMERCIAL ASSOCIATION, OWNERS, MEMBERS AND THEIR RESPECTIVE GUESTS AND INVITEES FOR INGRESS AND EGRESS OVER CENTERPLACE BOULEVARD

SECTIONS 4.02 AND 4.06 MEMBERS' NON-EXCLUSIVE EASEMENT OF THE COMMON PROPERTY.

ARTICLE X

SECTION 10.01 - EASEMENTS IN FAVOR OF THE ASSOCIATION FOR ENCROACHMENTS OF ANY COMMON PROPERTY UPON ANY PARCEL.

SECTION 10.02 - EASEMENTS RESERVED AND PROVIDED TO THE ASSOCIATION FOR MAINTENANCE, REPAIR, REPLACEMENT, REBUILDING AND RECONSTRUCTION OF ALL COMMON PROPERTY AND COMMUNITY SERVICE SYSTEMS, AND FOR IMPLEMENTATION OF ANY OF THE MAINTENANCE AND REPAIR OBLIGATIONS OF THE ASSOCIATION.

SECTION 10.03 - PERPETUAL, NON-EXCLUSIVE EASEMENT IN FAVOR OF DECLARANT, ITS SUCCESSORS AND ASSIGNS, AND THEIR RESPECTIVE MORTGAGEES AND THE ASSOCIATION, UPON, OVER, UNDER AND ACROSS THE PROPERTY FOR THE PURPOSE OF MAINTAINING, INSTALLING, REPAIRING, ALTERING OR OPERATING SEWER LINES, WATER LINES, WATERWORKS, IRRIGATION WORKS, SEWER WORKS, FORCE MAINS, LIFT STATIONS, WATER MAINS, SEWER MAINS, WATER DISTRIBUTION SYSTEMS, SEWAGE DISPOSAL SYSTEMS, EFFLUENT DISPOSAL SYSTEMS, PIPES, WEIRS, SIPHONS, VALVES, FATES, PIPELINES, ELECTRONIC SECURITY SYSTEMS, AND ALL MACHINERY AND APPARATUS APPURTENANT TO THE FOREGOING AS MAY BE NECESSARY OR DESIRABLE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES SERVICING THE PROPERTY, ANY PART THEREOF, AS WELL AS ANY PROPERTY WHICH COULD BE A PART OF THE PROPERTY.

SECTION 10.04 - NON-EXCLUSIVE, PERPETUAL EASEMENT AND RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE COMMON PROPERTY, PARCELS AND PROPERTY FOR THE PURPOSE OF PROVIDING SERVICES AND UTILITIES TO THE PROPERTY, ITS OWNERS AND OCCUPANTS.

SECTION 10.05 - RESERVATION OF EASEMENT FOR STORMWATER MANAGEMENT SYSTEM.

SECTION 10.07 - THE RIGHT OF THE ARC AND DECLARANT TO GRANT ADDITIONAL EASEMENTS OVER ANY PARCEL FOR ACCESS, UTILITIES, DRAINAGE, OR THE STORMWATER MANAGEMENT SYSTEM.

DOS2018-10082-A02 / PLT2021-00001

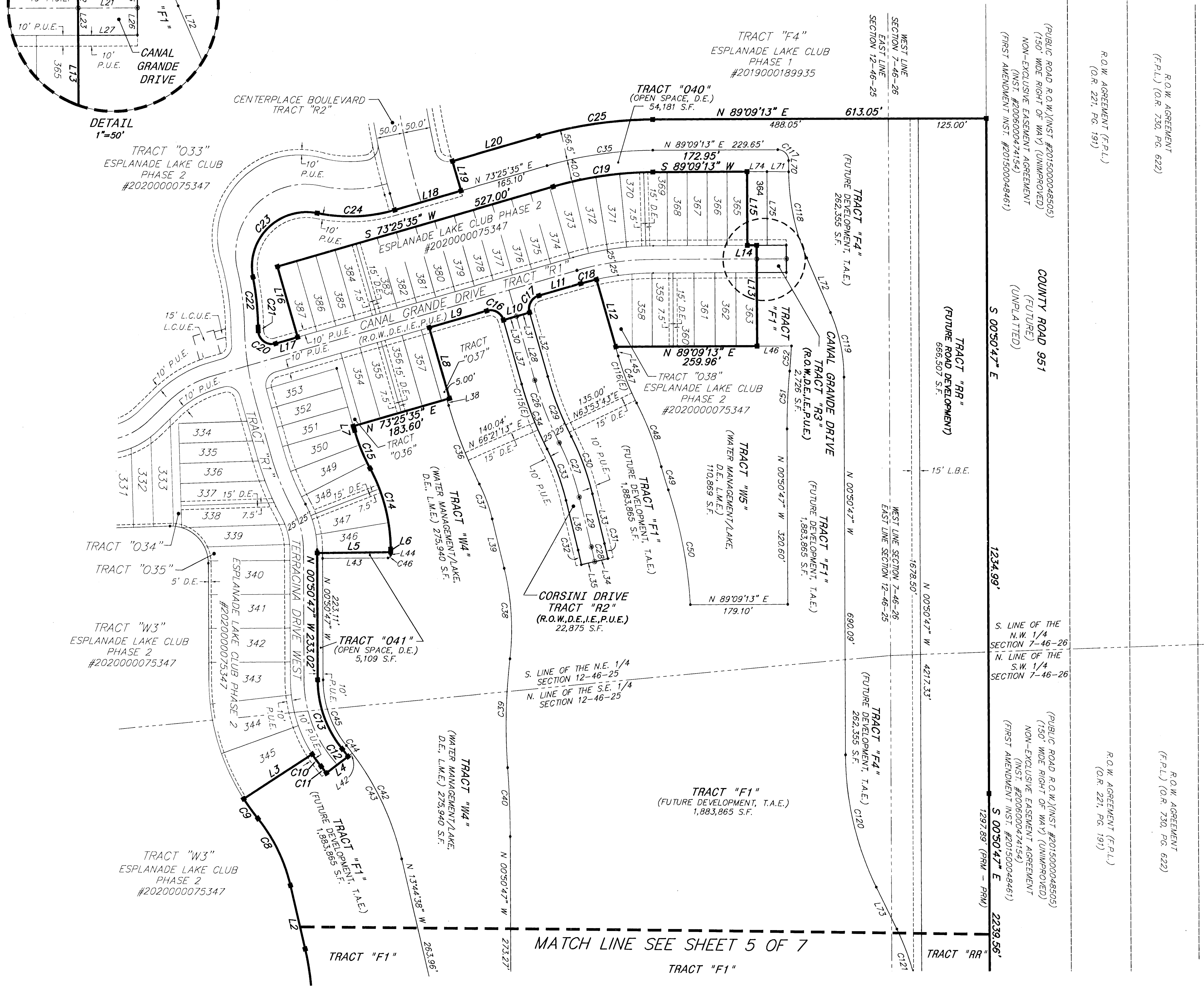
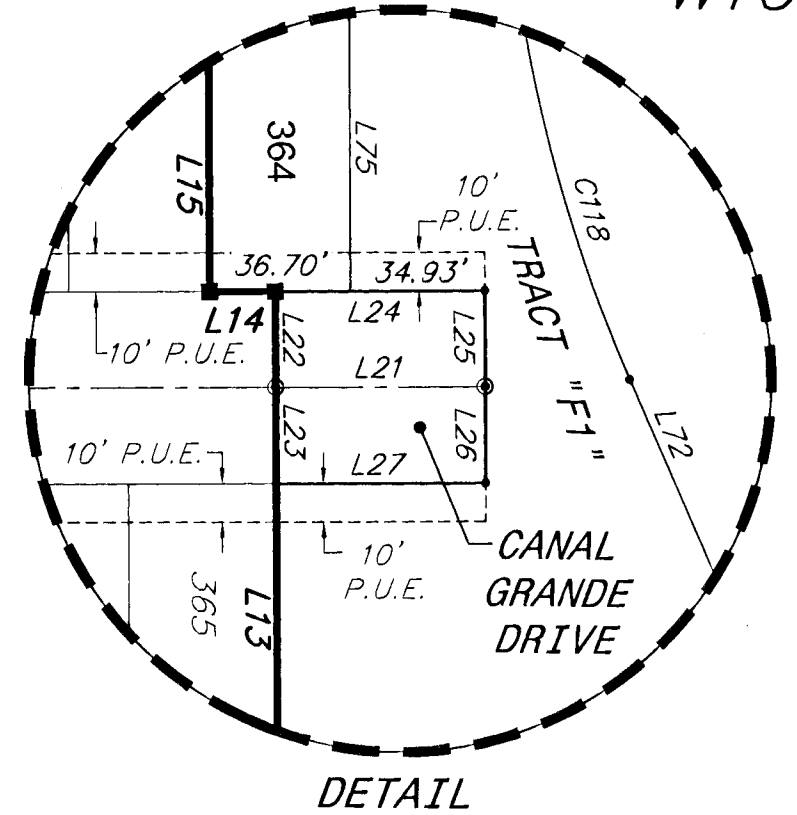
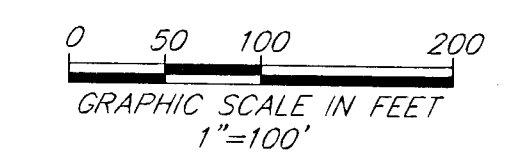
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Esplanade Lake Club Plat Three

INSTRUMENT# 2021000173051

SHEET 4 OF 7

A REPLAT OF ALL OF TRACT "P4", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF LOT 364 AND ALL OF TRACTS "F2", "F3", "O39", "R2", "R3", "W4", "W5", "W6", "W7", "W8", "W9", "W10" AND "W11", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



CURVE TABLE SHEET 4

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C8	300.00'	28°06'34"	136.71'	135.53'	N 26°47'06" W
C9	400.00'	6°21'10"	44.35'	44.33'	N 36°39'48" W
C10	250.00'	6°21'10"	27.72'	27.71'	S 38°50'32" E
C11	450.00'	1°59'43"	15.67'	15.67'	S 38°50'32" E
C12	500.00'	1°59'43"	17.41'	17.41'	N 38°50'32" W
C13	200.00'	38°59'36"	136.11'	133.50'	N 20°20'35" W
C14	310.00'	28°24'45"	153.73'	152.16'	N 15°03'09" W
C15	340.00'	12°41'07"	75.28'	75.12'	N 22°54'59" W
C16	25.00'	90°00'00"	39.27'	35.36'	S 61°34'25" E
C17	25.00'	90°00'00"	39.27'	35.36'	N 28°25'35" E
C18	493.50'	3°28'36"	29.95'	29.94'	N 75°09'53" E
C19	678.50'	15°43'39"	186.24'	185.66'	S 81°17'24" W
C20	25.00'	104°12'57"	45.47'	39.46'	N 54°27'57" W
C21	500.00'	0°48'27"	7.05'	7.05'	N 01°57'15" W
C22	525.00'	10°05'30"	92.47'	92.35'	N 06°35'46" W
C23	100.00'	112°36'20"	196.53'	166.40'	N 44°39'38" E
C24	300.00'	2°26'31"	143.69'	142.32'	N 87°14'33" E
C25	775.00'	15°43'39"	212.73'	212.07'	N 81°17'24" E
C26	640.00'	11°02'23"	123.32'	123.13'	N 22°05'37" W
C27	460.00'	13°11'25"	105.90'	105.67'	N 21°01'06" W
C28	635.00'	2°31'38"	28.01'	28.01'	N 13°09'34" W
C29	615.00'	11°02'23"	118.50'	118.32'	N 22°05'37" W
C30	485.00'	13°11'25"	111.65'	111.41'	N 21°01'06" W
C31	660.00'	2°28'33"	28.52'	28.52'	N 13°11'07" W
C32	610.00'	2°34'57"	27.50'	27.49'	N 13°07'55" W
C33	435.00'	13°11'25"	100.14'	99.92'	N 21°01'06" W
C34	665.00'	11°02'23"	128.13'	127.94'	N 22°05'37" W
C35	718.50'	15°43'39"	197.22'	196.61'	N 81°17'24" E
C36	805.00'	11°02'23"	155.11'	154.87'	N 22°05'37" W
C37	295.00'	13°11'25"	67.91'	67.76'	N 21°01'06" W
C38	470.00'	20°25'40"	167.57'	166.68'	N 04°12'33" W
C39	1050.00'	10°49'16"	198.30'	198.01'	N 00°35'39" E
C40	1810.00'	3°58'12"	125.42'	125.39'	N 02°49'53" W
C42	510.00'	26°04'56"	232.16'	230.16'	N 26°47'55" W
C43	510.00'	24°05'14"	214.40'	212.83'	N 25°48'04" W
C44	510.00'	1°59'43"	17.76'	17.76'	N 38°50'32" W
C45	190.00'	38°59'36"	129.31'	126.83'	N 20°20'35" W
C46	5.00'	90°00'00"	7.85'	7.07'	N 44°09'13" E
C47	480.00'	11°02'23"	92.49'	92.34'	N 22°05'37" E
C48	620.00'	11°34'36"	125.27'	125.06'	N 21°49'31" W
C49	800.00'	3°09'56"	44.20'	44.19'	N 17°37'11" W
C50	800.00'	15°22'18"	214.63'	213.99'	N 11°31'00" W
C51	1060.00'	5°43'55"	106.04'	106.00'	N 02°01'11" E
C52	940.00'	2°48'22"	46.04'	46.03'	N 03°28'57" E
C115(E)	665.00'	6°25'36"	74.59'	74.55'	N 19°47'13" W
C116(E)	480.00'	8°38'10"	72.35'	72.28'	N 20°53'30" W
C117	20.00'	90°00'00"	31.42'	28.28'	N 45°50'47" W
C118	400.00'	23°15'15"	162.34'	161.23'	N 12°28'24" W
C119	300.00'	23°15'15"	121.76'	120.92'	N 12°28'24" W
C120	550.00'	25°57'46"	249.22'	247.10'	N 13°49'40" W
C121	450.00'	25°57'46"	203.91'	202.17'	N 13°49'40" W

LINE TABLE SHEET 4

LINE	LENGTH	BEARING
L2	119.71'	N 13°43'49" W
L3	150.00'	N 00°50'47" W
L4	50.00'	N 56°30'47" E
L5	135.00'	N 52°09'20" E
L6	5.57'	N 88°53'10" E
L7	8.10'	N 00°50'47" W
L8	135.00'	N 16°34'25" W
L9	110.00'	N 16°34'25" W
L10	50.00'	N 73°25'35" E
L11	80.07'	N 73°25'35" E
L12	128.45'	N 73°25'35" E
L13	184.88'	S 00°50'47" E
L14	17.12'	S 16°34'25" E
L15	135.00'	S 89°09'13" W
L16	135.00'	S 00°50'47" W
L17	42.13'	S 16°34'25" E
L18	126.42'	S 73°25'35" W
L19	56.50'	N 73°25'35" E
L20	165.41'	N 16°33'10" W
L21	54.52'	N 73°25'35" E
L22	25.00'	N 73°25'35" E
L23	25.00'	N 00°50'47" W
L24	54.52'	N 89°09'13" E
L25	25.00'	N 89°09'13" E

LINE TABLE SHEET 4

LINE	LENGTH	BEARING
L26	25.00'	N 13°43'49" W
L27	54.52'	N 89°09'13" E
L28	121.95'	N 16°34'25" W
L29	93.32'	N 14°25'23" W
L30	25.00'	N 73°25'35" E
L31	25.00'	N 73°25'35" E
L32	121.95'	N 16°34'25" W
L33	93.32'	N 14°25'23" W
L34	25.00'	N 76°45'03" E
L35	25.00'	N 76°45'03" E
L36	93.32'	N 14°25'23" W
L37	121.95'	N 16°34'25" W
L38	11.95'	N 16°34'25" W
L39	93.32'	N 14°25'23" W
L40	10.00'	N 52°09'20" E
L41	120.00'	N 89°09'13" E
L42	5.54'	N 00°50'47" W
L43	17.59'	N 16°34'25" W
L44	6.329'	N 89°09'13" E
L45	20.40'	N 00°50'47" W
L46	40.00'	N 89°43'48" E
L47	109.25'	N 24°06'02" W
L48	85.62'	N 26°48'32" W
L49	36.70'	N 89°09'13" E
L50	135.00'	N 00°50'47" W

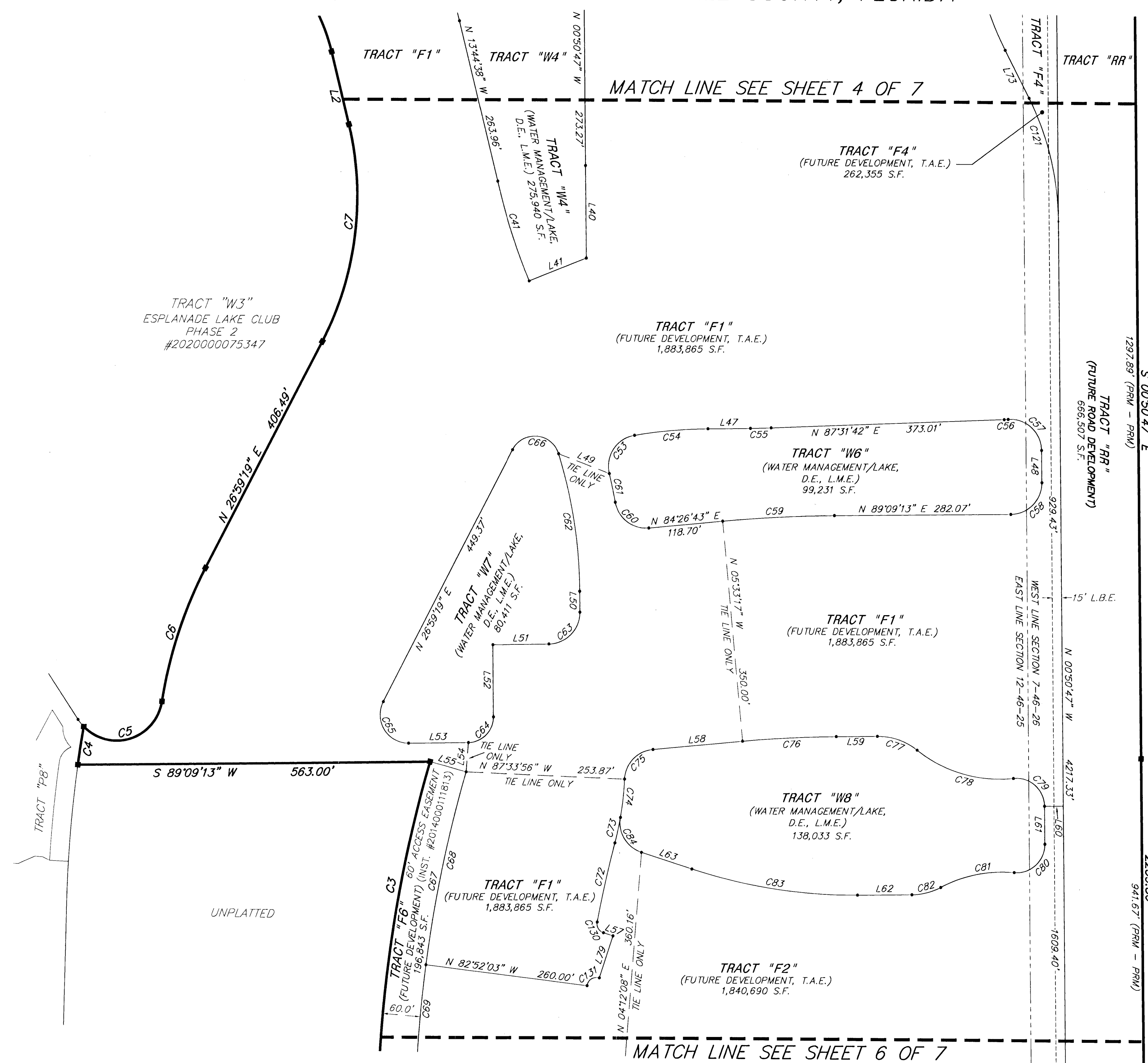
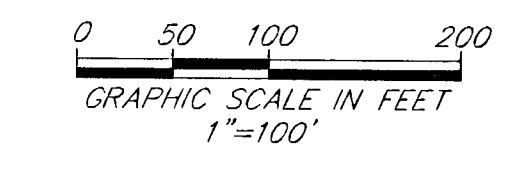
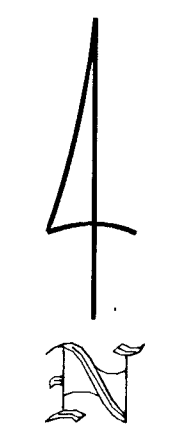
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 FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Plat Three

A REPLAT OF ALL OF TRACT "P4", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF LOT 364 AND ALL OF TRACTS "F2", "F3", "O39", "R2", "R3", "W4", "W5", "W6", "W7", "W8", "W9", "W10" AND "W11", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347,

LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



LINE TABLE SHEET 5

LINE	LENGTH	BEARING
L2	119.71'	N 13°43'49" W
L40	147.24'	N 00°50'47" W
L41	98.25'	N 68°12'28" E
L47	67.88'	N 89°09'13" E
L48	51.41'	N 00°50'40" W
L49	87.15'	N 69°00'02" W
L50	33.03'	N 00°50'47" W
L51	90.00'	N 89°09'13" E
L52	114.34'	N 00°50'47" W
L53	95.68'	N 89°09'13" E
L54	47.31'	N 04°08'36" E
L55	60.00'	N 74°15'41" W
L57	16.05'	N 72°09'12" W
L58	143.82'	N 84°26'43" E
L59	65.82'	N 89°09'13" E
L60	30.00'	N 89°09'13" E
L61	60.92'	N 00°50'47" W
L62	87.02'	N 89°09'13" E
L63	84.96'	N 72°09'12" W
L73	85.62'	N 26°48'32" W
L79	70.00'	N 17°50'48" E

CURVE TABLE SHEET 5

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	2150.00'	35°48'07"	1343.46'	1321.71'	N 02°09'45" W
C4	2000.00'	1°45'55"	61.62'	61.62'	N 08°21'11" E
C5	73.50'	126°35'03"	162.38'	131.32'	N 71°58'30" E
C6	700.00'	18°18'20"	223.64'	222.69'	N 17°50'09" E
C7	500.00'	40°43'08"	355.34'	347.91'	N 06°37'45" E
C41	965.00'	9°54'00"	166.74'	166.53'	N 18°01'47" W
C53	50.00'	93°52'33"	81.92'	73.06'	N 33°11'45" E
C54	750.00'	9°01'12"	118.02'	117.95'	N 84°38'37" E
C55	1165.00'	1°37'31"	33.05'	33.05'	N 88°20'28" E
C56	205.00'	1°44'42"	6.24'	6.24'	N 86°39'21" E
C57	50.00'	93°22'20"	81.48'	72.76'	N 47°31'50" W
C58	50.00'	89°59'53"	78.54'	70.71'	N 44°09'17" E
C59	2175.00'	4°42'30"	178.73'	178.68'	N 86°47'58" E
C60	50.00'	85°01'16"	74.19'	67.57'	N 53°02'39" W
C61	835.00'	3°12'31"	46.76'	46.75'	N 12°08'16" W
C62	765.00'	16°37'06"	221.88'	221.11'	N 09°09'20" W
C63	50.00'	90°00'00"	78.54'	70.71'	N 44°09'13" E
C64	40.00'	90°00'00"	62.83'	56.57'	N 44°09'13" E
C65	45.00'	117°50'05"	92.55'	77.08'	N 31°55'44" W
C66	40.00'	135°32'49"	94.63'	74.06'	N 85°14'17" W
C67	2090.00'	35°48'07"	1305.96'	1284.82'	N 02°09'45" W
C68	2090.00'	8°36'22"	313.93'	313.64'	N 11°26'08" E
C69	2090.00'	27°11'45"	992.03'	982.75'	N 06°27'56" W
C72	1830.00'	3°46'49"	120.74'	120.72'	N 12°28'15" E
C73	485.00'	4°55'57"	41.75'	41.74'	N 11°53'40" E
C74	485.00'	7°17'40"	61.75'	61.70'	N 05°46'52" E
C75	50.00'	82°18'41"	71.83'	65.81'	N 43°17'23" E
C76	1825.00'	4°42'30"	149.92'	149.93'	N 86°47'58" E
C77	100.00'	39°16'05"	68.54'	67.20'	N 71°12'44" W
C78	210.00'	44°53'39"	164.55'	160.37'	N 74°01'32" W
C79	45.00'	95°37'35"	75.10'	66.69'	N 48°39'34" W
C80	45.00'	95°37'35"	75.10'	66.69'	N 46°58'01" E
C81	210.00'	33°06'56"	121.38'	119.69'	N 78°13'20" E
C82	100.00'	27°29'22"	47.98'	47.52'	N 75°24'32" E
C83	825.00'	18°41'35"	289.16'	287.97'	N 81°29'59" W
C84	50.00'	81°34'54"	71.19'	65.33'	N 31°21'45" W
C121	450.00'	25°57'46"	203.91'	202.17'	N 13°49'40" W
C130	15.00'	82°29'00"	21.59'	19.78'	N 30°54'42" W
C131	15.00'	100°42'52"	26.37'	23.10'	N 57°29'23" E

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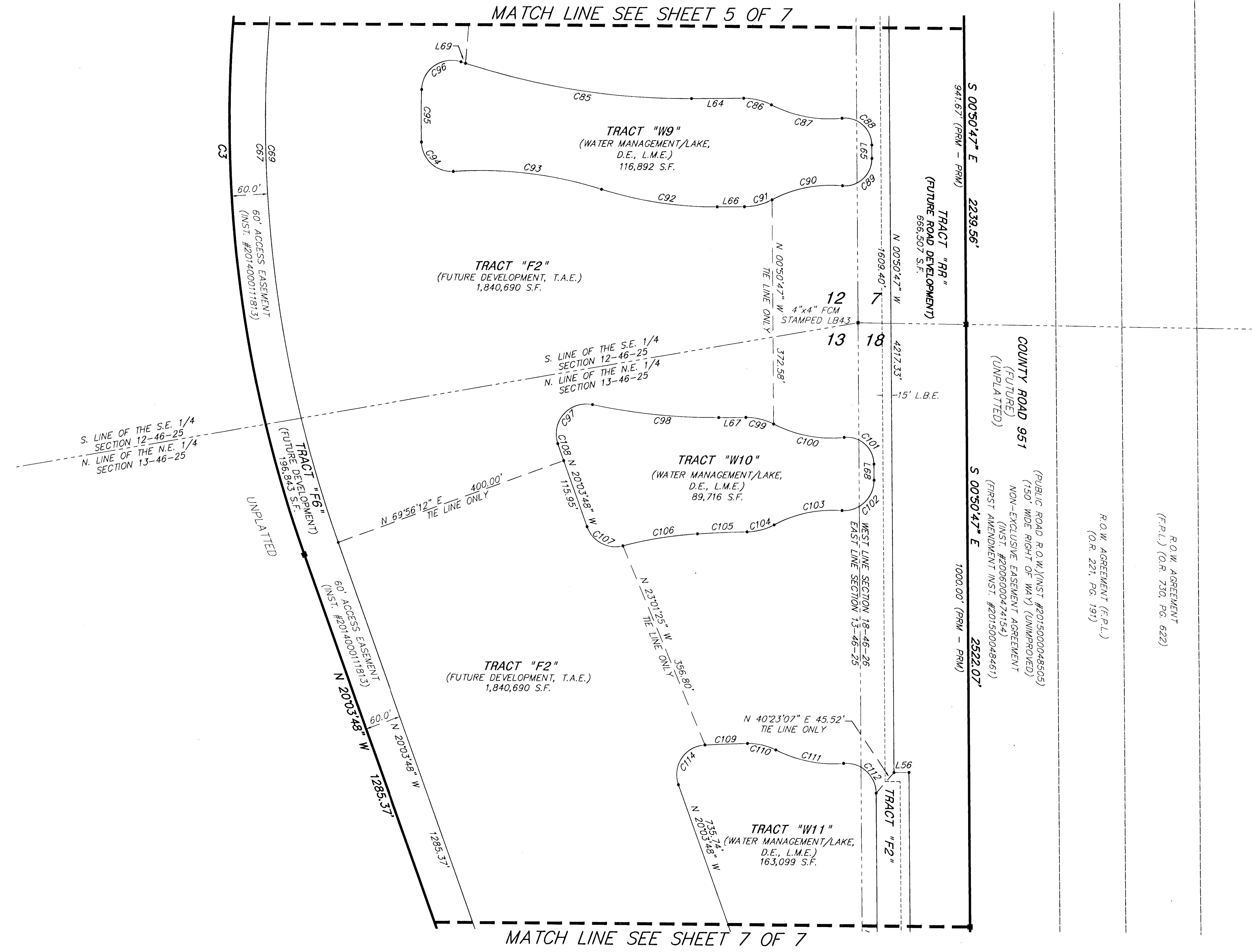
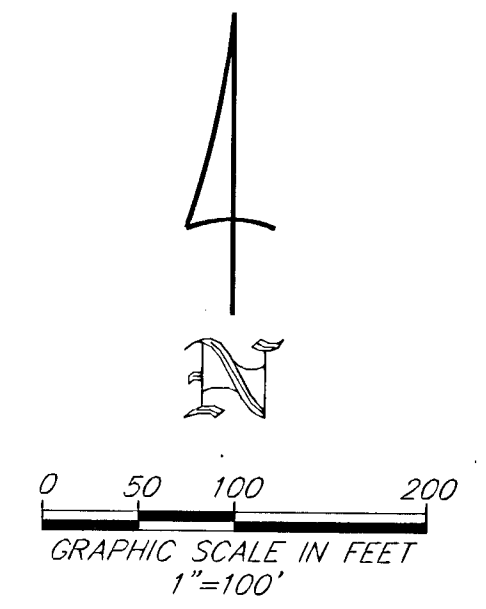
THIS INSTRUMENT PREPARED BY:
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 FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Plat Three

INSTRUMENT# 2021000173051

SHEET 6 OF 7

A REPLAT OF ALL OF TRACT "P4", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF LOT 364 AND ALL OF TRACTS "F2", "F3", "O39", "R2", "R3", "W4", "W5", "W6", "W7", "W8", "W9", "W10" AND "W11", ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



LINE TABLE SHEET 6

LINE	LENGTH	BEARING
L56	25.00'	N 89°09'13" E
L64	87.02'	N 89°09'13" E
L65	22.46'	N 00°50'47" W
L66	45.29'	N 89°09'13" E
L67	45.29'	N 89°09'13" E
L68	26.65'	N 00°50'47" W
L69	8.12'	N 72°09'12" W

CURVE TABLE SHEET 6

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	2150.00'	35°48'07"	1343.46'	1321.71'	N 02°09'45" W
C67	2090.00'	35°48'07"	1305.96'	1284.82'	N 02°09'45" W
C69	2090.00'	27°11'45"	992.03'	982.75'	N 06°27'56" W
C85	1175.00'	18°41'35"	383.35'	381.65'	N 81°29'59" W
C86	100.00'	27°29'22"	47.98'	47.52'	N 77°06'06" W
C87	210.00'	33°06'56"	121.38'	119.69'	N 79°54'53" W
C88	45.00'	95°37'35"	75.10'	66.69'	N 48°39'34" W
C89	45.00'	95°37'35"	75.10'	66.69'	N 46°58'01" E
C90	210.00'	33°06'56"	121.38'	119.69'	N 78°13'20" E
C91	100.00'	27°29'22"	47.98'	47.52'	N 75°24'32" E
C92	625.00'	17°57'51"	195.96'	195.16'	N 81°51'51" W
C93	675.00'	21°16'57"	250.73'	249.29'	N 83°31'24" W
C94	50.00'	92°32'30"	80.76'	72.26'	N 47°53'38" W
C95	1830.00'	2°44'18"	87.47'	87.46'	N 00°15'14" W
C96	50.00'	106°43'52"	93.14'	80.25'	N 54°28'52" E
C97	50.00'	120°39'07"	105.29'	86.89'	N 41°16'55" E
C98	975.00'	12°27'16"	211.93'	211.52'	N 84°37'09" W
C99	100.00'	27°29'22"	47.98'	47.52'	N 77°06'06" W
C100	210.00'	33°06'56"	121.38'	119.69'	N 79°54'53" W
C101	45.00'	95°37'35"	75.10'	66.69'	N 48°39'34" W
C102	50.00'	94°24'42"	82.39'	73.38'	N 46°21'34" E
C103	210.00'	31°56'10"	117.05'	115.54'	N 77°35'50" E
C104	100.00'	26°58'40"	47.09'	46.65'	N 75°07'06" E
C105	1825.00'	2°36'08"	82.89'	82.88'	N 87°18'22" E
C106	650.00'	11°06'55"	126.10'	125.90'	N 80°26'50" E
C107	50.00'	85°02'50"	74.22'	67.59'	N 62°35'13" W
C108	1690.00'	1°01'10"	30.07'	30.07'	N 19°33'14" W
C109	1825.00'	2°13'44"	70.99'	70.99'	N 87°26'27" W
C110	100.00'	28°03'00"	48.96'	48.47'	N 77°25'11" W
C111	210.00'	31°51'48"	116.79'	115.29'	N 79°19'35" W
C112	50.00'	94°24'42"	82.39'	73.38'	N 48°03'08" W
C114	50.00'	106°23'24"	92.84'	80.07'	N 33°07'54" E

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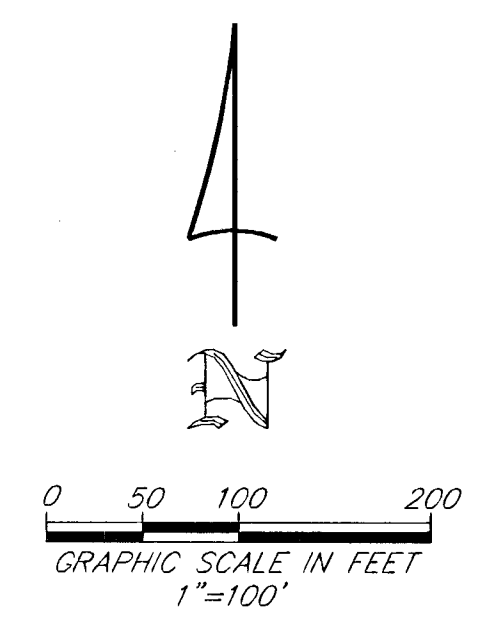
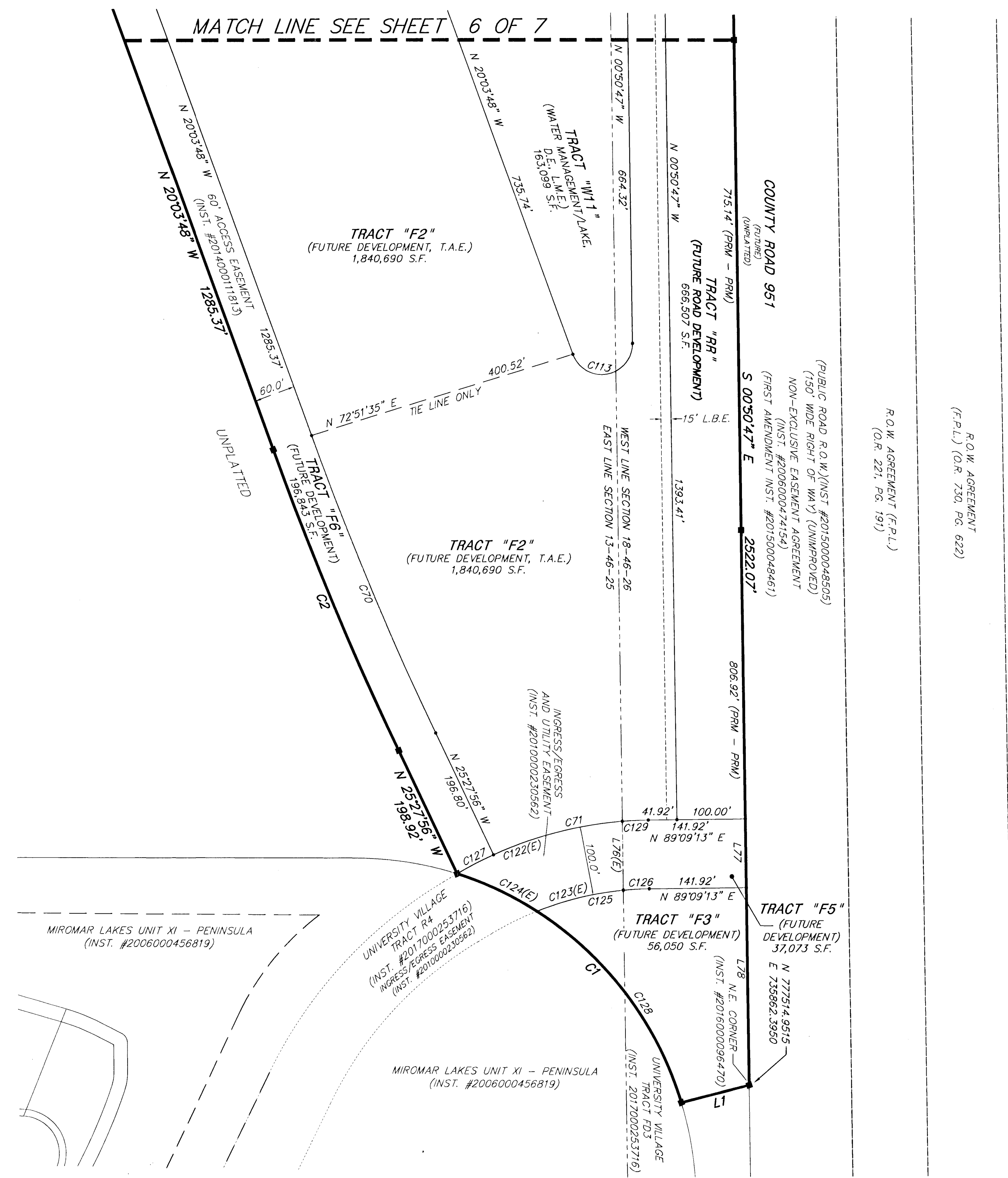
THIS INSTRUMENT PREPARED BY:
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Esplanade Lake Club Plat Three

INSTRUMENT# 2021000173051

SHEET 7 OF 7

A REPLAT OF ALL OF TRACT "P4", ESPLANADE LAKE CLUB PHASE 1, RECORDED AS INSTRUMENT NUMBER 2019000189935, TOGETHER WITH ALL OF LOT 364 AND ALL OF TRACTS "F2", "F3", "O39", "R2", "R3", "W4", "W5", "W6", "W7", "W8", "W9", "W10" AND "W11"; ESPLANADE LAKE CLUB PHASE 2, RECORDED AS INSTRUMENT NUMBER 2020000075347, LYING IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



LINE TABLE SHEET 7

LINE	LENGTH	BEARING
L1	102.64'	S 75°31'36" W
L76(E)	100.27'	N 00°50'47" W
L77	100.00'	N 00°50'47" W
L78	285.88'	N 00°50'47" W

CURVE TABLE SHEET 7

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	500.00'	55°32'56"	484.76'	465.99'	N 44°46'38" W
C2	5050.00'	5°24'07"	476.13'	475.96'	N 22°45'52" W
C70	4990.00'	5°24'07"	470.47'	470.50'	N 22°45'52" W
C71	567.95'	2°33'35"	234.03'	232.38'	N 77°20'55" E
C113	45.00'	160°46'58"	126.28'	88.74'	N 79°32'42" E
C122(E)	567.95'	25°49'28"	255.99'	253.83'	N 72°23'48" E
C123(E)	467.95'	16°01'00"	130.81'	130.39'	N 76°28'39" E
C124(E)	500.00'	14°46'12"	128.89'	128.54'	N 65°10'01" W
C125	467.95'	20°41'04"	168.94'	168.02'	N 78°48'41" E
C126	467.95'	4°40'04"	38.12'	38.11'	N 86°49'11" E
C127	567.95'	6°03'34"	60.07'	60.04'	N 62°30'51" E
C128	500.00'	40°46'44"	355.86'	348.40'	N 37°23'32" W
C129	567.95'	3°50'41"	38.11'	38.10'	N 87°13'53" E

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Esplanade Lake Club Plat Four

INSTRUMENT# _____

SHEET 1 OF 9

LEGAL DESCRIPTION

BEING ALL OF TRACTS "F1", "F4", "W6" AND "W7", ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS INSTRUMENT NUMBER 2021000173051, LYING IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

CONTAINING 2,325,108 SQUARE FEET OR 53.377 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION (DEVELOPER), THE OWNER OF THE HEREIN DESCRIBED LANDS, HAVE CAUSED THIS PLAT OF ESPLANADE LAKE CLUB PLAT FOUR, A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7", ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS INSTRUMENT NUMBER 2021000173051, LYING IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA TO BE MADE AND DO HEREBY:

A. DEDICATE TO ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC., WITH RESPONSIBILITY FOR MAINTENANCE:

- TRACT "R" FOR THE PURPOSES OF ACCESS, INSTALLATION, REPAIR AND MAINTENANCE OF THE PRIVATE ROAD RIGHT-OF-WAY (R.O.W.), DRAINAGE EASEMENT (D.E.), IRRIGATION EASEMENT (I.E.) AND PUBLIC UTILITY EASEMENT (P.U.E.).
- TRACTS "O42", "O43", "O44", "O45", "O46", "O47", "O48", "O49", "O50", "O51", "O52", "O53", "O54" AND "O55", AS OPEN SPACE, FOR THE PURPOSE OF LANDSCAPING AND DRAINAGE EASEMENTS (D.E.).
- ALL IRRIGATION EASEMENTS (I.E.) FOR IRRIGATION SYSTEM OPERATION AND MAINTENANCE.
- ALL ACCESS EASEMENTS (A.E.) AND TEMPORARY ACCESS EASEMENTS (T.A.E.), AS DEPICTED.
- ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.), AS DEPICTED, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION, LIGHTING, COMMUNITY SIGNAGE, WALLS AND FENCES.

B. DEDICATE TO THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT:

- ALL ACCESS EASEMENTS (A.E.) AND TEMPORARY ACCESS EASEMENTS (T.A.E.), AS DEPICTED, WITH NO RESPONSIBILITY FOR MAINTENANCE.
- ALL LAKE MAINTENANCE EASEMENTS (L.M.E.), AS DEPICTED, WITH RESPONSIBILITY FOR MAINTENANCE.
- TRACTS "W6" AND "W7", AS WATER MANAGEMENT, FOR THE PURPOSE OF LAKE, DRAINAGE (D.E.) AND MAINTENANCE (L.M.E.), WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL DRAINAGE EASEMENTS (D.E.), AS DEPICTED, FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES. WITH RESPONSIBILITY FOR MAINTENANCE.

C. DEDICATE TO PUBLIC AND PRIVATE UTILITY COMPANIES:

ALL PLATTED PUBLIC UTILITY EASEMENTS (P.U.E.s) SHALL PROVIDE THAT SUCH EASEMENTS 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, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY), ITS SUCCESSOR AND ASSIGNS:

- A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) OVER & ACROSS TRACT "R" FOR THE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO ACCESS PROPERTIES DEPICTED ON THIS PLAT, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
- 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 AND SANITARY SEWER COLLECTION SERVICES.

E. RESERVE TO TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS:

- TRACTS "F1A" AND "F4A" FOR FUTURE DEVELOPMENT.
- THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT "R" AND ALL DRAINAGE EASEMENTS (D.E.).

IN WITNESS WHEREOF, TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 19 DAY OF NOVEMBER, 2021.

WITNESSES:

B. Hadlock
SIGNATURE

BRANDON HADLOCK
PRINT NAME

T. Whitcomb
SIGNATURE

Taylor Whitcomb
PRINT NAME

TAYLOR MORRISON OF FLORIDA, INC.
A FLORIDA CORPORATION

BY: Barbara Kinnemuth
NAME TITLE

IN WITNESS WHEREOF, ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 19 DAY OF NOVEMBER, 2021.

CHARLES E. COOK
CHAIRMAN OF THE BOARD OF SUPERVISORS

WITNESS: Brandon Hadlock

WITNESS: Taylor Whitcomb

A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7",
ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS
INSTRUMENT NUMBER 2021000173051,

LYING IN SECTION 12,
TOWNSHIP 46 SOUTH, RANGE 25 EAST
AND SECTION 7, TOWNSHIP 46 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA

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.

NOTICE:

THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT IS IN PROXIMITY TO THIS PLAT (ESPLANADE LAKE CLUB PLAT FOUR). THERE IS POTENTIAL FOR NOISES CREATED BY AND INCIDENTAL TO THE OPERATION OF THE AIRPORT AS OUTLINED IN LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-1104

CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 19 DAY OF NOVEMBER, 2021, BY Barbara Kinnemuth, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Jessica K. Linn
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Jessica K. Linn
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED



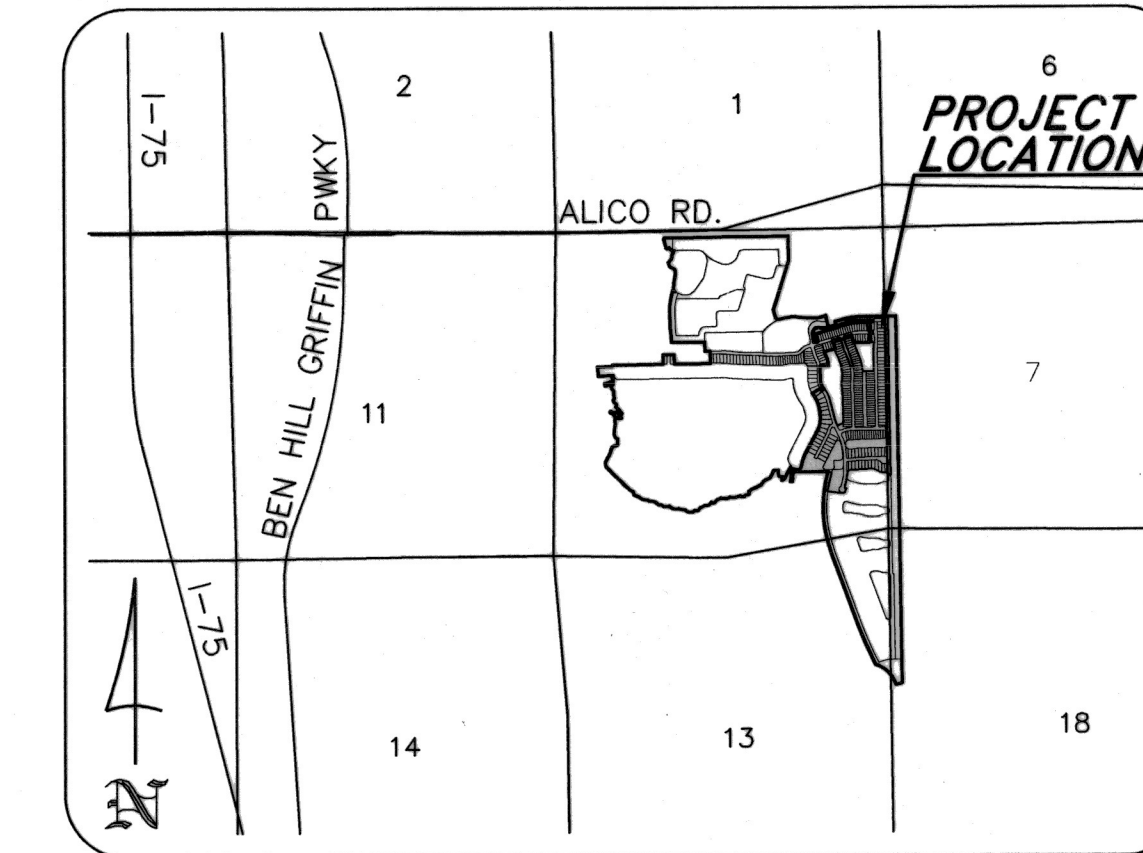
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 19 DAY OF NOVEMBER, 2021, BY CHARLES E. COOK, AS THE CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

Jessica K. Linn
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Jessica K. Linn
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED



LOCATION MAP
NOT TO SCALE

COUNTY APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS _____ DAY OF _____, 2021.

KEVIN RUANE
BOARD CHAIR

LINDA DOGGETT
LEE COUNTY CLERK OF COURT

DAVID HALVERSON
ASSISTANT COUNTY ATTORNEY

JESSICA SULZER, P.E.
MANAGER DEVELOPMENT SERVICES

DAVID M. LOVELAND, AICP, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

REVIEW BY COUNTY PROFESSIONAL SURVEYOR AND MAPPER

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

GARY W. RASHFORD, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LS 6305
LEE COUNTY DESIGNATED P.S.M.

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ESPLANADE LAKE CLUB PLAT FOUR, A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7", ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS INSTRUMENT NUMBER 2021000173051, LYING IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT _____ M. THIS _____ DAY OF _____, 2021 AND DULY RECORDED AS INSTRUMENT # _____ OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LINDA DOGGETT
CLERK OF COURT
IN AND FOR LEE COUNTY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ESPLANADE LAKE CLUB PLAT FOUR, A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7", ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS INSTRUMENT NUMBER 2021000173051, LYING IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 7, 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 OF THE FLORIDA STATUTES (F.S.). I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

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

DATE: 11/19/21

John Scott Rhodes P.S.M. #5739
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

DOS2020-00138 / PLT2021-00008

E:\COMP\PLAT - ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT\PLAT FOUR\ESPLANADE LAKE CLUB PLAT FOUR.MXD, 11/19/2021 10:17:04 AM, LT

Esplanade Lake Club Plat Four

INSTRUMENT# _____

SHEET 1 OF 9

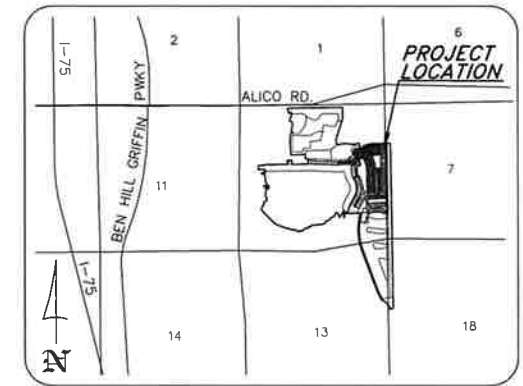
LEGAL DESCRIPTION

BEING ALL OF TRACTS "F1", "F4", "W6" AND "W7", ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS INSTRUMENT NUMBER 2021000173051, LYING IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

CONTAINING 2,325,108 SQUARE FEET OR 53.377 ACRES, MORE OR LESS.

A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7",
ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS
INSTRUMENT NUMBER 2021000173051,

LYING IN SECTION 12,
TOWNSHIP 46 SOUTH, RANGE 25 EAST
AND SECTION 7, TOWNSHIP 46 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION (DEVELOPER), THE OWNER OF THE HEREIN DESCRIBED LANDS, HAVE CAUSED THIS PLAT OF ESPLANADE LAKE CLUB PLAT FOUR, A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7", ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS INSTRUMENT NUMBER 2021000173051, LYING IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA TO BE MADE AND DO HEREBY:

A. DEDICATE TO ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC., WITH RESPONSIBILITY FOR MAINTENANCE:

- TRACT "R" FOR THE PURPOSES OF ACCESS, INSTALLATION, REPAIR AND MAINTENANCE OF THE PRIVATE ROAD RIGHT-OF-WAY (R.O.W.), DRAINAGE EASEMENT (D.E.), IRRIGATION EASEMENT (I.E.) AND PUBLIC UTILITY EASEMENT (P.U.E.).
- TRACTS "042", "043", "044", "045", "046", "047", "048", "049", "050", "051", "052", "053", "054" AND "055", AS OPEN SPACE, FOR THE PURPOSE OF LANDSCAPING AND DRAINAGE EASEMENTS (D.E.).
- ALL IRRIGATION EASEMENTS (I.E.) FOR IRRIGATION SYSTEM OPERATION AND MAINTENANCE.
- ALL ACCESS EASEMENTS (A.E.) AND TEMPORARY ACCESS EASEMENTS (T.A.E.), AS DEPICTED.
- ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.), AS DEPICTED, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION, LIGHTING, COMMUNITY SIGNAGE, WALLS AND FENCES.

B. DEDICATE TO THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT:

- ALL ACCESS EASEMENTS (A.E.) AND TEMPORARY ACCESS EASEMENTS (T.A.E.), AS DEPICTED, WITH NO RESPONSIBILITY FOR MAINTENANCE.
- ALL LAKE MAINTENANCE EASEMENTS (L.M.E.), AS DEPICTED, WITH RESPONSIBILITY FOR MAINTENANCE.
- TRACTS "W6" AND "W7", AS WATER MANAGEMENT, FOR THE PURPOSE OF LAKE, DRAINAGE (D.E.) AND MAINTENANCE (L.M.E.), WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL DRAINAGE EASEMENTS (D.E.), AS DEPICTED, FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES, WITH RESPONSIBILITY FOR MAINTENANCE.

C. DEDICATE TO PUBLIC AND PRIVATE UTILITY COMPANIES:

ALL PLATTED PUBLIC UTILITY EASEMENTS (P.U.E.s) SHALL PROVIDE THAT SUCH EASEMENTS 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, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY), ITS SUCCESSOR AND ASSIGNS:

- A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) OVER & ACROSS TRACT "R" FOR THE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO ACCESS PROPERTIES DEPICTED ON THIS PLAT, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
- 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 AND SANITARY SEWER COLLECTION SERVICES.

E. RESERVE TO TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS:

- TRACTS "F1A" AND "F4A" FOR FUTURE DEVELOPMENT.
- THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT "R" AND ALL DRAINAGE EASEMENTS (D.E.).

IN WITNESS WHEREOF, TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2021.

WITNESSES:

SIGNATURE _____

TAYLOR MORRISON OF FLORIDA, INC.
A FLORIDA CORPORATION

PRINT NAME _____

SIGNATURE _____

BY: _____

NAME _____ TITLE _____

PRINT NAME _____

IN WITNESS WHEREOF, ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2021.

CHARLES E. COOK
CHAIRMAN OF THE BOARD OF SUPERVISORS

WITNESS, _____

WITNESS, _____

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.

NOTICE:

THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT IS IN PROXIMITY TO THIS PLAT (ESPLANADE LAKE CLUB PLAT FOUR). THERE IS POTENTIAL FOR NOISES CREATED BY AND INCIDENTAL TO THE OPERATION OF THE AIRPORT AS OUTLINED IN LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-1104

CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2021, BY _____ AS _____ OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT _____

(AFFIX SEAL)

NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2021, BY CHARLES E. COOK, AS THE CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT _____

(AFFIX SEAL)

NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED _____

COUNTY APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS ____ DAY OF _____, 2021.

KEVIN RUANE
BOARD CHAIR

LINDA DOGGETT
LEE COUNTY CLERK OF COURT

DAVID HALVERSON
ASSISTANT COUNTY ATTORNEY

JESSICA SULZER, P.E.
MANAGER DEVELOPMENT SERVICES

DAVID M. LOVELAND, AICP, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

REVIEW BY COUNTY PROFESSIONAL
SURVEYOR AND MAPPER

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

GARY W. RASHFORD, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LS 6305
LEE COUNTY DESIGNATED P.S.M.

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ESPLANADE LAKE CLUB PLAT FOUR, A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7", ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS INSTRUMENT NUMBER 2021000173051, LYING IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT ____ M. THIS ____ DAY OF _____, 2021 AND DULY RECORDED AS INSTRUMENT # _____ OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LINDA DOGGETT
CLERK OF COURT
IN AND FOR LEE COUNTY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ESPLANADE LAKE CLUB PLAT FOUR, A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7", ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS INSTRUMENT NUMBER 2021000173051, LYING IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 7, 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 OF THE FLORIDA STATUTES (F.S.). I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

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

DATE: 9/10-21
JOHN SCOTT RHODES P.S.M. #5739
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) 405-8168 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

DOS2020-00138 / PLT2021-00008

Esplanade Lake Club Plat Four

INSTRUMENT#

SHEET 2 OF 9
KEY MAP

NOTE (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS):

THIS ENTIRE PLAT IS AFFECTED BY THE FOLLOWING:

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESPLANADE LAKE CLUB RECORDED AS INSTRUMENT NUMBER 2019000189973, AS AMENDED BY FIRST AMENDMENT RECORDED AS INSTRUMENT NUMBER 2019000206589, BY SECOND AMENDMENT RECORDED AS INSTRUMENT NUMBER 2019000292942, BY THIRD AMENDMENT RECORDED AS INSTRUMENT NUMBER 202000057122, BY SUPPLEMENTAL DECLARATION RECORDED AS INSTRUMENT NUMBER 2020000075355, AND BY FOURTH AMENDMENT RECORDED AS INSTRUMENT NUMBER 2020000117726, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SEE THE FOLLOWING PARAGRAPHS FOR EASEMENTS CONTAINED IN THE DECLARATION:

ARTICLE II

SECTION 1 - EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES, COMMUNITY SYSTEMS AND DRAINAGE OVER, UNDER AND ACROSS THE PROPERTY FOR THE BENEFIT OF ANY ADDITIONAL PROPERTY.

SECTION 2.A - EASEMENTS RETAINED BY DECLARANT FOR ACCESS TO THE AMENITY CENTERS.

SECTION 2.J - EASEMENTS RETAINED BY DECLARANT FOR ACCESS TO THE PROPERTY DURING THE DEVELOPMENT AND SALE PERIOD.

SECTION 7 - EASEMENT OVER ESPLANADE LAKE CLUB FOR INGRESS AND EGRESS TO AND FROM THE "MODEL ROW(S)" AND TO USE AND SHOW THE MODELS TO PROSPECTIVE PURCHASERS FOR SO LONG AS SUCH "MODEL ROW(S)" EXISTS.

ARTICLE IV

SECTION 1 - EASEMENTS TO USE COMMON AREAS.

SECTION 1.G - THE RIGHT OF THE ASSOCIATION TO GRANT EASEMENTS AND RIGHTS-OF-WAY, WHERE NECESSARY OR DESIRABLE, FOR UTILITIES, WATER AND SEWER FACILITIES, CABLE TELEVISION, IRRIGATION, DRAINAGE AND OTHER SERVICES OVER THE COMMON AREA TO SERVE THE COMMON AREA AND OTHER PORTIONS OF THE PROPERTY.

SECTION 4 - EASEMENTS FOR VEHICULAR TRAFFIC.

SECTION 5 - EASEMENTS FOR ACCESS.

SECTION 6.A - EASEMENTS FOR UTILITIES AND SERVICES.
SECTION 6.B - EASEMENTS FOR ENCROACHMENT AND SIDEWALKS.

SECTION 6.C - EASEMENTS TO ENTER UPON LOTS.
SECTION 6.D - EASEMENTS OVER COMMON AREAS.
SECTION 6.E - DRAINAGE EASEMENTS.

SECTION 6.F - SURFACE WATER AND STORM WATER MANAGEMENT SYSTEM ENCROACHMENT EASEMENT AND ACCESS EASEMENTS TO MAINTAIN.

SECTION 6.G - EASEMENTS FOR IRRIGATION.
SECTION 6.H - EASEMENTS FOR LAKE MAINTENANCE.
SECTION 6.I - BUFFER EASEMENTS.

SECTION 7 - EASEMENTS FOR COMMUNITY SYSTEMS, IF ANY, AND PERPETUAL EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS THE PROPERTY FOR THE PLACEMENT AND LOCATION THEREOF.

SECTION 11 - ADDITIONAL EASEMENTS (SUCH GRANTS OF EASEMENT OR OTHER INSTRUMENTS AS MAY FROM TIME TO TIME BE DESIRABLE FOR THE DEVELOPMENT OF THE PROPERTY).

ARTICLE XIII

SECTION 19 - EASEMENTS FOR COMMUNITY SYSTEMS.

ARTICLE XIX

SECTION 2.A - UTILITY EASEMENT FOR WATER, SEWER, POWER, TELEPHONE AND OTHER UTILITY AND SERVICE COMPANY LINES AND SYSTEMS INSTALLED BENEATH OR WITHIN THE VILLA UNIT.

LEGEND:

BOB	BASIS OF BEARING
R.O.W.	RIGHT-OF-WAY
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FPKD	FOUND PK NAIL & DISK
LB	LICENSED BUSINESS
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
O.R.	OFFICIAL RECORDS BOOK
INST.	INSTRUMENT
N.R.	NON-RADIAL
S.F.	SQUARE FEET
(E)	EASEMENT TIE
L.B.E.	LANDSCAPE BUFFER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
I.E.	IRRIGATION EASEMENT
A.E.	ACCESS EASEMENT
T.A.E.	TEMPORARY ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
L.C.U.E.	LEE COUNTY UTILITY EASEMENT
■	SET PERMANENT REFERENCE MONUMENT (5/8" X 1/8" IRON ROD CAPPED "FORM LB 689") (UNLESS OTHERWISE NOTED)
⊙	PERMANENT CONTROL POINT
•	INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7",
ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS
INSTRUMENT NUMBER 2021000173051,
LYING IN SECTION 12, TOWNSHIP 46 SOUTH,
RANGE 25 EAST
AND SECTION 7, TOWNSHIP 46 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA

NOTE (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS):

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CENTERPLACE COMMERCIAL PARCEL, RECORDED AS INSTRUMENT NO. 2019000189509, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SEE THE FOLLOWING PARAGRAPHS FOR EASEMENTS CONTAINED IN THE DECLARATION

ARTICLE IV

SECTION 4.01(H) - NON-EXCLUSIVE EASEMENTS RESERVED TO DECLARANT, THE COMMERCIAL ASSOCIATION, OWNERS, MEMBERS AND THEIR RESPECTIVE GUESTS AND INVITEES FOR INGRESS AND EGRESS OVER CENTERPLACE BOULEVARD

SECTIONS 4.02 AND 4.06 MEMBERS' NON-EXCLUSIVE EASEMENT OF THE COMMON PROPERTY.

ARTICLE X

SECTION 10.01 - EASEMENTS IN FAVOR OF THE ASSOCIATION FOR ENCROACHMENTS OF ANY COMMON PROPERTY UPON ANY PARCEL.
SECTION 10.02 - EASEMENTS RESERVED AND PROVIDED TO THE ASSOCIATION FOR MAINTENANCE, REPAIR, REPLACEMENT, REBUILDING AND RECONSTRUCTION OF ALL COMMON PROPERTY AND COMMUNITY SERVICE SYSTEMS, AND FOR IMPLEMENTATION OF ANY OF THE MAINTENANCE AND REPAIR OBLIGATIONS OF THE ASSOCIATION.

SECTION 10.03 - PERPETUAL, NON-EXCLUSIVE EASEMENT IN FAVOR OF DECLARANT, ITS SUCCESSORS AND ASSIGNS, AND THEIR RESPECTIVE MORTGAGEES AND THE ASSOCIATION, UPON, OVER, UNDER AND ACROSS THE PROPERTY FOR THE PURPOSE OF MAINTAINING, INSTALLING, REPAIRING, ALTERING OR OPERATING SEWER LINES, WATER LINES, WATERWORKS, IRRIGATION WORKS, SEWER WORKS, FORD MAINS, LIFT STATIONS, WATER MAINS, SEWER MAINS, WATER DISTRIBUTION SYSTEMS, SEWAGE DISPOSAL SYSTEMS, PIPES, WEIRS, SIPHONS, VALVES, FATES, PIPELINES, ELECTRONIC SECURITY SYSTEMS, AND ALL MACHINERY AND APPARATUS APPURTENANT TO THE FOREGOING AS MAY BE NECESSARY OR DESIRABLE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES SERVICING THE PROPERTY, ANY PART THEREOF, AS WELL AS ANY PROPERTY WHICH COULD BE A PART OF THE PROPERTY.

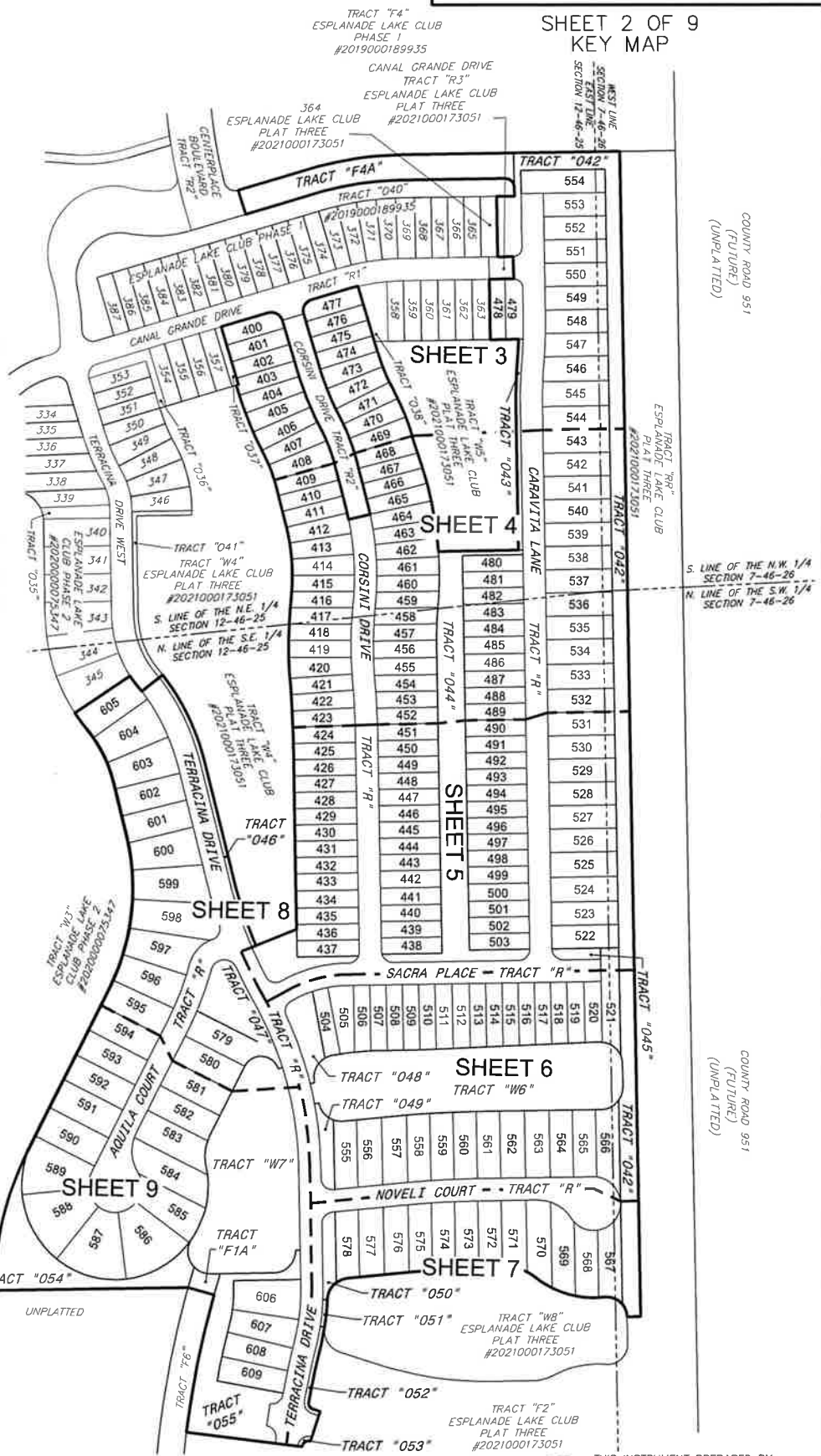
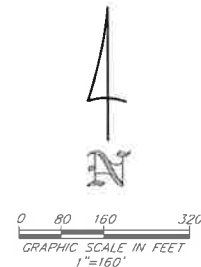
SECTION 10.04 - NON-EXCLUSIVE, PERPETUAL EASEMENT AND RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE COMMON PROPERTY, PARCELS AND PROPERTY FOR THE PURPOSE OF PROVIDING SERVICES AND UTILITIES TO THE PROPERTY, ITS OWNERS AND OCCUPANTS.

SECTION 10.05 - RESERVATION OF EASEMENT FOR STORMWATER MANAGEMENT SYSTEM.

SECTION 10.07 - THE RIGHT OF THE ARC AND DECLARANT TO GRANT ADDITIONAL EASEMENTS OVER ANY PARCEL FOR ACCESS, UTILITIES, DRAINAGE, OR THE STORMWATER MANAGEMENT SYSTEM.

NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL SIDE TRACT LINES ARE RADIAL TO THE RIGHT-OF-WAY OF TRACT "R" UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED ALL CURVES ARE CIRCULAR.
- BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY OF ALICO ROAD, AS BEING NORTH 89°27'22" EAST, AND RELATES TO THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/90 ADJUSTMENT (NAD83/90).
- EASEMENTS CO-LOCATED WITHIN THE PLATTED UTILITY EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.
- ALL BY AND AMONG TAYLOR MORRISON OF FLORIDA, INC., ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT AND ESPLANADE LAKE CLUB HOMEOWNERS ASSOCIATION, INC., RECORDED IN INSTRUMENT NO. 2019000295827, WHICH PROVIDES A BLANKET EASEMENT FOR THE FOLLOWING:
A. NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, RECONSTRUCTION, AND REPLACEMENT BY THE DISTRICT OF DRAINAGE FACILITIES LOCATED WITHIN TRACTS R, R1 AND R2 (PRIVATE ROAD RIGHTS-OF-WAY) AS IDENTIFIED ON THE PLAT FOR ESPLANADE LAKE CLUB PHASE 1.
B. NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, RECONSTRUCTION, AND REPLACEMENT BY THE DISTRICT OF DRAINAGE FACILITIES LOCATED WITHIN TRACTS W11-1A, W11-1B, W11-1C, W11-2A, W13-1, W5-6, W5-6A, W5-6B, W3-3A, R, R2 AND WITHIN THE EASEMENTS FOR LANDSCAPING AND DRAINAGE LOCATED WITHIN TRACTS O1 THROUGH O30, AND WITHIN THE EASEMENT FOR ACCESS ACROSS AREAS LABELED "LAKE MAINTENANCE EASEMENTS AND DRAINAGE EASEMENTS" AS IDENTIFIED ON THE PLAT FOR ESPLANADE LAKE CLUB PHASE 1.
C. EASEMENT FOR DRAINAGE, WATER STORAGE OR RETENTION AND RELATED PURPOSES, IRRIGATION, RECREATION, NAVIGATION AND OTHER WATER RELATED USE, CONSTRUCTION OF DOCKS, GAZEBOS, FISHING PIERS AND OTHER WATER RELATED FACILITIES OVER PARCEL FOUR AS MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 3165, PAGES 1815 THROUGH 1818, BOTH OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
D. INGRESS, EGRESS, DRAINAGE, UTILITIES AND RECREATIONAL EASEMENT ON PARCELS FIVE AND SIX MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 3165, PAGES 1819 THROUGH 1824, BOTH OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
E. DRAINAGE EASEMENT INTO NORTH LAKE, LOCATED NORTH AND EAST OF PARCEL ONE AND NORTH OF PARCEL TWO AS DESCRIBED IN OFFICIAL RECORDS BOOK 3165, PAGE 1801, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
F. EASEMENT FOR EXCAVATION AND CONSTRUCTION OF CANAL ON PARCEL EIGHT AS MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 3165, PAGES 1829 THROUGH 1831, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND
G. EASEMENT FOR USE OF NORTH LAKE FOR WATER ACCESS, BOATING AND GENERAL NAVIGATIONAL AND RECREATIONAL RIGHTS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3165, PAGE 1802, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.
- THE DECLARATIONS RECORDED IN OFFICIAL RECORDS BOOK 2497, PAGE 1574, AS AFFECTED OFFICIAL RECORDS BOOK 4204, PAGE 3541 AND INSTRUMENT NUMBER 2013000219323, AS AMENDED BY AMENDMENT RECORDED AS INSTRUMENT NO. 2016000176561, AS CORRECTED BY CORRECTED AMENDMENT RECORDED AS INSTRUMENT NO. 2016000185520, AFFECT SUBJECT PROPERTY AND HAVE NO PLOTTABLE EASEMENTS.
- DECLARATION RECORDED IN INSTRUMENT NUMBER 2019000189509 BENEFIT SUBJECT PROPERTY BUT HAS NO PLOTTABLE EASEMENTS ON SUBJECT PROPERTY.
- EASEMENT AGREEMENT INCLUDING NON-EXCLUSIVE NAVIGATIONAL AND RECREATIONAL RIGHTS BETWEEN ALICO, INC., THE BOARD OF REGENTS OF THE STATE OF FLORIDA, AND THE TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 2497, PAGE 1569, AS AMENDED BY BETWEEN ALICO, INC., FLORIDA GULF COAST UNIVERSITY AND MIROMAR LAKES, L.L.C., TOGETHER WITH THE FIRST AMENDMENT THERETO, RECORDED IN OFFICIAL RECORDS BOOK 3506, PAGE 4778, AMENDED AND RESTATED EASEMENT RECORDED AS INSTRUMENT NUMBER 2015000198820, CONSENT AND RELEASE AGREEMENT RECORDED AS INSTRUMENT NUMBER 2015000277933 AND SECOND AMENDMENT TO AGREEMENT RECORDED AS INSTRUMENT NUMBER 2016000166321, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.
- EASEMENTS CONTAINED IN WARRANTY DEED FROM ALICO, INC., TO MIROMAR LAKES, L.L.C., RECORDED IN OFFICIAL RECORDS BOOK 3165, PAGE 1800, AS SUCH EASEMENTS ARE AMENDED IN THE AMENDED AND RESTATED EASEMENT RECORDED AS INSTRUMENT NUMBER 2015000198820 AND CONSENT AND RELEASE AGREEMENT RECORDED AS INSTRUMENT NUMBER 2015000277933, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, INCLUDING:
A. INGRESS, EGRESS AND UTILITY EASEMENT ACROSS PARCEL THREE MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 3165, PAGES 1812 THROUGH 1814, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
B. LAKE CONNECTION EASEMENT AS MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 3165, PAGES 1826 THROUGH 1828, AS AMENDED AND RESTATED AS INSTRUMENT NUMBER 2015000198820, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
C. EASEMENT FOR DRAINAGE, WATER STORAGE OR RETENTION AND RELATED PURPOSES, IRRIGATION, RECREATION, NAVIGATION AND OTHER WATER RELATED USE, CONSTRUCTION OF DOCKS, GAZEBOS, FISHING PIERS AND OTHER WATER RELATED FACILITIES OVER PARCEL FOUR AS MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 3165, PAGES 1815 THROUGH 1818, BOTH OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
D. INGRESS, EGRESS, DRAINAGE, UTILITIES AND RECREATIONAL EASEMENT ON PARCELS FIVE AND SIX MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 3165, PAGES 1819 THROUGH 1824, BOTH OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
E. DRAINAGE EASEMENT INTO NORTH LAKE, LOCATED NORTH AND EAST OF PARCEL ONE AND NORTH OF PARCEL TWO AS DESCRIBED IN OFFICIAL RECORDS BOOK 3165, PAGE 1801, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
F. EASEMENT FOR EXCAVATION AND CONSTRUCTION OF CANAL ON PARCEL EIGHT AS MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 3165, PAGES 1829 THROUGH 1831, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND
G. EASEMENT FOR USE OF NORTH LAKE FOR WATER ACCESS, BOATING AND GENERAL NAVIGATIONAL AND RECREATIONAL RIGHTS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3165, PAGE 1802, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.
- NON-EXCLUSIVE LAKE EASEMENT RECORDED AS INSTRUMENT NUMBER 2005000142563, AS AMENDED BY FIRST AMENDMENT RECORDED AS INSTRUMENT NUMBER 2016000166320, BOTH OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.
- NON-EXCLUSIVE EASEMENT AGREEMENT, RECORDED AS INSTRUMENT NUMBER 2006000474154, AS AMENDED BY FIRST AMENDMENT RECORDED AS INSTRUMENT NUMBER 2015000044861, BOTH OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.
- ACCESS, DONATION AND DRAINAGE AGREEMENT, RECORDED AS INSTRUMENT NUMBER 2017000157827, AS AFFECTED BY WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2015000025953, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.
- TERMS, CONDITIONS AND EASEMENTS CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED TO LEE COUNTY RECORDED AS INSTRUMENT NO. 2015000048505, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.
- TEMPORARY CONSTRUCTION EASEMENT, RECORDED AS INSTRUMENT NO. 2019000242639, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.
- GRANT OF EASEMENT, RECORDED AS INSTRUMENT NO. 202000022024, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.
- EASEMENT AGREEMENT AND ASSIGNMENT OF PLATTED RIGHTS, RECORDED AS INSTRUMENT NUMBER 2020000145346, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.
- GRANT OF EASEMENT, RECORDED AS INSTRUMENT NO. 2020000268206, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND NOT PLOTTABLE.



THIS INSTRUMENT PREPARED BY:
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BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

DOS2020-00138 / PLT2021-00008

Esplanade Lake Club Plat Four

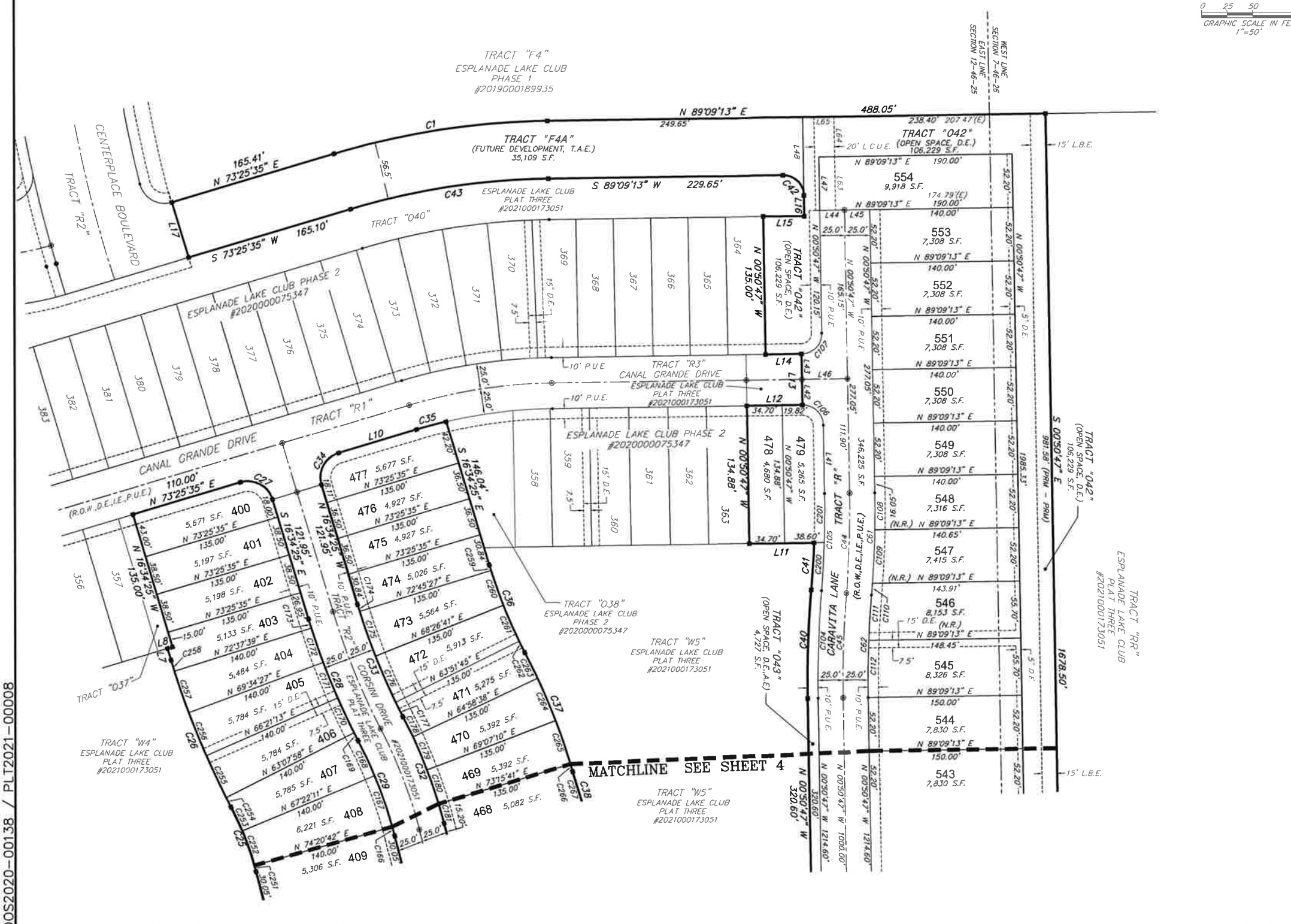
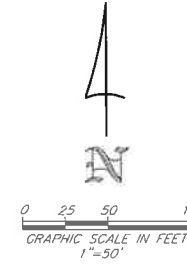
A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7", ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS INSTRUMENT NUMBER 2021000173051,

LYING IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

INSTRUMENT# _____

SHEET 3 OF 9

LINE	LENGTH	BEARING
L7	11.95'	N 16°34'25" W
L8	5.00'	N 73°25'35" E
L10	80.02'	N 73°25'35" E
L11	63.28'	S 89°09'13" W
L12	54.52'	N 89°09'13" E
L13	50.00'	N 00°50'47" W
L14	34.93'	S 89°09'13" W
L15	40.00'	N 89°43'48" E
L16	20.40'	N 00°50'47" W
L17	56.50'	N 16°31'10" W
L41	66.90'	N 00°50'47" W
L42	25.00'	N 00°50'47" W
L43	25.00'	N 00°50'47" W
L44	25.00'	N 89°09'13" E
L45	25.00'	N 89°09'13" E
L46	45.00'	N 89°09'13" E
L47	52.20'	N 00°50'47" W
L48	76.50'	N 00°50'47" W
L63	39.15'	N 00°50'47" W
L64	39.15'	N 00°50'47" W
L65	20.00'	N 89°09'13" E



CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	775.00'	154.339°	212.73'	212.07'	S 81°17'24" W
C25	295.00'	131°12'25"	67.91'	67.76'	N 21°01'06" W
C26	805.00'	11°02'23"	155.11'	154.87'	N 22°05'37" W
C27	25.00'	90°00'00"	39.27'	35.36'	S 61°34'25" E
C28	665.00'	11°02'23"	128.13'	127.94'	S 22°05'37" E
C29	435.00'	137°11'25"	100.14'	99.92'	S 21°01'06" E
C32	485.00'	137°11'25"	111.65'	111.41'	N 21°01'06" W
C33	615.00'	11°02'23"	118.50'	118.32'	N 22°05'37" W
C34	25.00'	90°00'00"	39.27'	35.36'	S 22°05'37" E
C35	493.50'	378°36"	29.95'	29.94'	N 75°09'53" E
C36	480.00'	11°02'23"	92.49'	92.34'	S 22°05'37" E
C37	620.00'	11°34'36"	125.27'	125.06'	S 21°49'31" E
C38	800.00'	378°56"	44.20'	44.19'	S 17°37'11" E
C40	1060.00'	54°3'55"	106.04'	106.00'	N 02°01'11" E
C41	940.00'	2°48'22"	46.04'	46.03'	N 03°28'57" E
C42	20.00'	90°00'00"	31.42'	28.28'	N 45°50'47" W
C43	718.50'	154°33'39"	197.22'	196.61'	S 81°17'24" W
C44	975.00'	54°3'55"	97.54'	97.50'	N 02°01'11" E
C45	1025.00'	54°3'55"	102.54'	102.50'	N 02°01'11" E
C61	1000.00'	54°3'55"	100.04'	100.00'	N 02°01'11" E
C62	1000.00'	54°3'55"	100.04'	100.00'	N 02°01'11" E
C104	1050.00'	54°3'55"	105.04'	105.00'	N 02°01'11" E
C105	950.00'	54°3'55"	95.04'	95.00'	N 02°01'11" E
C106	20.00'	90°00'00"	31.42'	28.28'	N 45°50'47" W
C107	20.00'	90°00'00"	31.42'	28.28'	N 44°09'13" E
C108	1000.00'	2°04'18"	36.16'	36.16'	N 00°11'22" E
C109	1000.00'	2°59'49"	52.31'	52.30'	N 02°43'26" E
C110	1000.00'	0°39'48"	11.58'	11.58'	N 04°33'14" E
C111	1000.00'	2°32'20"	44.31'	44.31'	N 03°36'58" E
C112	1000.00'	37°13'	55.73'	55.72'	N 00°45'01" E
C166	435.00'	171°55'	9.35'	9.35'	N 15°02'21" W
C167	435.00'	6°58'31"	52.96'	52.92'	N 19°08'34" W
C168	435.00'	4°58'59"	37.83'	37.82'	N 25°07'19" W
C169	665.00'	0°44'42"	8.66'	8.66'	N 27°42'25" W
C170	665.00'	37°11'5"	37.38'	37.38'	N 25°15'24" W
C171	665.00'	37°11'5"	37.38'	37.38'	N 22°02'10" W
C172	665.00'	37°11'2"	35.44'	35.43'	N 18°53'57" W
C173	665.00'	0°42'55"	9.27'	9.27'	N 18°58'23" W
C174	615.00'	0°40'08"	7.18'	7.18'	N 18°54'29" W
C175	615.00'	4°16'46"	46.29'	46.28'	N 18°23'56" W
C176	615.00'	4°35'00"	49.20'	49.18'	N 21°50'50" W
C177	615.00'	1°28'29"	15.83'	15.83'	N 26°52'34" W
C178	485.00'	2°35'22"	21.93'	21.93'	N 26°19'05" W
C179	485.00'	4°08'31"	35.05'	35.05'	N 22°57'06" W
C180	485.00'	4°08'31"	35.05'	35.05'	N 18°48'15" W
C181	485.00'	2°18'56"	19.60'	19.60'	N 15°34'51" W
C200	950.00'	2°50'13"	47.04'	47.03'	N 03°28'02" E
C201	950.00'	2°53'42"	48.00'	48.00'	N 00°38'04" E
C251	295.00'	171°55'	6.34'	6.34'	N 15°02'21" W
C252	295.00'	6°58'31"	35.97'	35.89'	N 19°08'34" W
C253	295.00'	4°58'59"	25.66'	25.65'	N 25°07'19" W
C254	805.00'	0°44'42"	10.49'	10.49'	N 27°42'25" W
C255	805.00'	37°11'5"	45.25'	45.24'	N 25°15'24" W
C256	805.00'	37°11'5"	45.25'	45.24'	N 22°02'10" W
C257	805.00'	37°11'2"	42.90'	42.89'	N 18°53'57" W
C258	805.00'	0°42'55"	11.22'	11.22'	N 18°58'23" W
C259	480.00'	0°40'08"	5.60'	5.60'	N 18°54'29" W
C260	480.00'	4°16'46"	36.13'	36.12'	N 19°23'56" W
C261	480.00'	4°35'02"	38.40'	38.39'	N 23°50'50" W
C262	480.00'	1°28'28"	12.35'	12.35'	N 26°52'35" W
C263	620.00'	2°35'22"	28.03'	28.03'	N 26°19'05" W
C264	620.00'	4°08'31"	44.82'	44.81'	N 22°57'06" W
C265	620.00'	4°08'31"	44.82'	44.81'	N 18°48'15" W
C266	620.00'	0°42'06"	7.59'	7.59'	N 16°23'16" W
C267	800.00'	2°20'30"	32.70'	32.70'	N 17°12'28" W

DOS2020-00138 / PLT2021-00008

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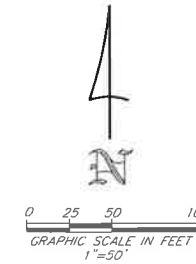
Esplanade Lake Club Plat Four

INSTRUMENT# _____

SHEET 4 OF 9

A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7", ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS INSTRUMENT NUMBER 2021000173051,

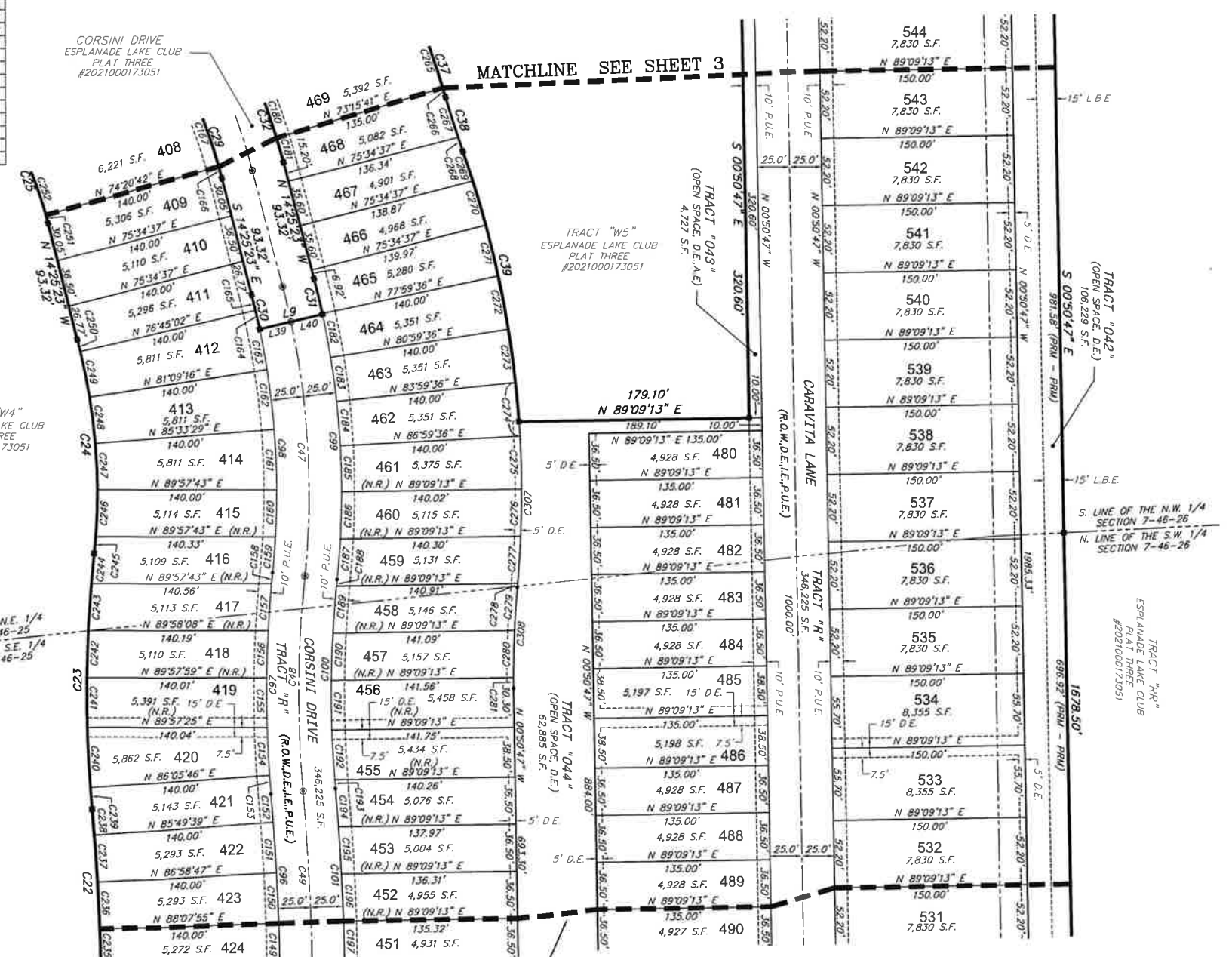
LYING IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA



CURVE TABLE (SHEET 4)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C22	1810.00'	3°58'12"	125.42'	125.39'	N 02°49'53" W
C23	1050.00'	10°49'16"	198.30'	198.01'	N 00°35'39" E
C24	470.00'	20°25'40"	167.57'	166.68'	N 04°12'33" W
C25	295.00'	13°11'25"	67.91'	67.76'	N 21°01'06" E
C29	435.00'	13°11'25"	100.14'	99.92'	S 21°01'06" E
C30	610.00'	2°34'57"	27.50'	27.49'	S 13°07'55" E
C31	660.00'	2°28'33"	28.52'	28.52'	N 13°11'07" W
C32	485.00'	13°11'25"	111.65'	111.41'	N 21°01'06" E
C37	620.00'	11°34'36"	125.27'	125.06'	S 21°49'31" E
C38	800.00'	3°09'56"	44.20'	44.19'	S 17°37'11" E
C39	800.00'	15°22'18"	214.63'	213.99'	S 11°31'00" E
C47	635.00'	17°54'02"	198.39'	197.58'	N 02°36'45" W
C48	885.00'	10°49'16"	167.14'	166.89'	N 00°35'39" E
C49	1975.00'	3°58'12"	136.85'	136.82'	N 02°49'53" W
C96	1950.00'	3°58'12"	135.12'	135.09'	N 02°49'53" W
C97	910.00'	10°49'16"	171.86'	171.61'	N 00°35'39" E
C98	610.00'	17°50'42"	189.99'	189.22'	N 02°55'05" W
C99	660.00'	17°57'07"	206.79'	205.95'	N 02°58'17" W
C100	860.00'	10°49'16"	162.42'	162.18'	N 00°35'39" E
C101	2000.00'	3°58'12"	138.58'	138.55'	N 02°49'53" W
C149	1950.00'	1°01'18"	34.72'	34.72'	N 01°21'26" W
C150	1950.00'	1°09'08"	39.22'	39.21'	N 02°26'39" W
C151	1950.00'	1°09'08"	39.22'	39.21'	N 03°35'47" W
C152	1950.00'	0°38'38"	21.91'	21.91'	N 04°29'40" W
C153	910.00'	0°54'45"	14.49'	14.49'	N 04°21'36" W
C154	910.00'	2°20'22"	37.15'	37.15'	N 02°44'03" W
C155	910.00'	2°25'26"	38.50'	38.50'	N 00°21'09" W
C156	910.00'	2°17'54"	36.50'	36.50'	N 02°00'31" E
C157	910.00'	2°18'03"	36.54'	36.54'	N 04°18'30" E
C158	910.00'	0°32'45"	8.67'	8.67'	N 05°43'54" E
C159	610.00'	2°36'44"	27.81'	27.81'	N 04°41'54" E
C160	610.00'	3°25'49"	36.52'	36.52'	N 01°40'38" E
C161	610.00'	4°24'14"	46.89'	46.87'	N 02°14'24" W
C162	610.00'	4°24'14"	46.89'	46.87'	N 06°18'38" W
C163	610.00'	2°59'42"	31.88'	31.88'	N 10°20'35" W
C164	610.00'	1°24'32"	15.00'	15.00'	N 12°32'42" W
C165	610.00'	1°10'25"	12.50'	12.50'	N 13°50'11" W
C166	435.00'	1°13'55"	9.35'	9.35'	N 15°02'21" W
C167	435.00'	6°58'31"	52.96'	52.92'	N 19°08'34" W
C180	485.00'	4°08'31"	35.06'	35.05'	N 18°48'35" W
C181	485.00'	2°18'56"	19.60'	19.60'	N 15°34'51" W
C182	660.00'	2°56'26"	33.87'	33.87'	N 10°28'37" W
C183	660.00'	3°00'00"	34.56'	34.55'	N 07°30'24" W
C184	660.00'	3°00'00"	34.56'	34.55'	N 04°30'24" W
C185	660.00'	3°06'13"	35.75'	35.75'	N 01°27'18" W
C186	660.00'	3°10'20"	36.54'	36.54'	N 01°40'59" E
C187	660.00'	2°44'08"	31.51'	31.51'	N 04°38'13" E
C188	860.00'	0°20'41"	5.17'	5.17'	N 05°49'58" E
C189	860.00'	2°26'32"	36.66'	36.66'	N 04°26'20" E
C190	860.00'	2°26'06"	36.55'	36.55'	N 02°00'01" E
C191	860.00'	2°33'55"	38.50'	38.50'	N 00°30'00" E
C192	860.00'	2°34'02"	38.53'	38.53'	N 03°03'58" W
C193	860.00'	0°28'00"	7.01'	7.01'	N 04°34'59" W
C194	2000.00'	0°50'49"	29.57'	29.57'	N 04°23'35" W
C195	2000.00'	1°02'48"	36.54'	36.54'	N 03°26'46" W
C196	2000.00'	1°02'46"	36.51'	36.51'	N 02°23'59" W
C197	2000.00'	1°01'49"	35.97'	35.96'	N 01°21'41" W
C235	1810.00'	1°01'18"	32.28'	32.28'	N 01°21'26" W
C236	1810.00'	1°09'08"	36.40'	36.40'	N 02°26'39" W
C237	1810.00'	1°09'08"	36.40'	36.40'	N 03°35'47" W
C238	1810.00'	0°38'38"	20.34'	20.34'	N 04°29'40" W
C239	1050.00'	0°54'45"	16.72'	16.72'	N 04°21'36" W
C240	1050.00'	2°32'32"	46.59'	46.59'	N 02°17'58" W
C241	1050.00'	2°06'07"	38.52'	38.52'	N 00°18'38" W
C242	1050.00'	1°59'31"	36.50'	36.50'	N 01°44'11" E
C243	1050.00'	1°59'30"	36.50'	36.50'	N 03°43'41" E
C244	1050.00'	1°16'50"	23.47'	23.47'	N 05°21'51" E
C245	470.00'	1°35'19"	13.03'	13.03'	N 05°12'37" E
C246	470.00'	4°27'15"	36.54'	36.53'	N 02°11'20" E
C247	470.00'	4°24'14"	36.12'	36.12'	N 02°14'24" W
C248	470.00'	4°24'14"	36.12'	36.12'	N 06°18'38" W
C249	470.00'	4°24'14"	36.12'	36.12'	N 11°02'51" W
C250	470.00'	1°10'25"	9.63'	9.63'	N 13°50'11" W
C251	295.00'	1°13'55"	6.34'	6.34'	N 15°02'21" W
C252	295.00'	6°58'31"	35.91'	35.89'	N 19°08'34" W
C265	620.00'	4°08'31"	44.82'	44.81'	N 18°48'35" W
C266	620.00'	0°42'06"	7.59'	7.59'	N 16°23'16" W
C267	800.00'	2°20'30"	32.70'	32.70'	N 17°12'28" W
C268	800.00'	0°49'26"	11.50'	11.50'	N 18°47'26" W
C269	800.00'	1°43'57"	24.19'	24.19'	N 18°20'11" W
C270	800.00'	2°33'04"	35.62'	35.62'	N 16°11'40" W

CURVE TABLE (SHEET 4)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C271	800.00'	2°54'45"	40.66'	40.66'	N 13°27'46" W
C272	800.00'	3°00'00"	41.89'	41.88'	N 10°30'24" W
C273	800.00'	3°00'00"	41.89'	41.88'	N 10°30'24" W
C274	800.00'	3°00'00"	41.89'	41.88'	N 04°30'24" W
C275	800.00'	2°56'19"	41.03'	41.03'	N 01°32'15" W
C276	800.00'	2°36'58"	36.53'	36.52'	N 01°14'24" E
C277	800.00'	2°37'23"	36.63'	36.62'	N 03°51'34" E
C278	800.00'	0°13'01"	3.03'	3.03'	N 05°16'47" E
C279	720.00'	2°40'29"	33.61'	33.61'	N 04°03'03" E
C280	720.00'	2°54'25"	36.53'	36.52'	N 01°15'36" E
C281	720.00'	0°39'10"	8.20'	8.20'	N 00°31'12" W
C307	800.00'	9°13'08"	128.72'	128.58'	N 00°46'44" E
C308	720.00'	6°14'04"	78.35'	78.31'	N 02°16'15" E

LINE TABLE (SHEET 4)		
LINE	LENGTH	BEARING
L9	50.01'	N 76°45'03" E
L39	25.01'	N 76°45'03" E
L40	25.01'	N 76°45'03" E



D052020-00138 / PL12021-00008

MATCHLINE SEE SHEET 5

THIS INSTRUMENT PREPARED BY:
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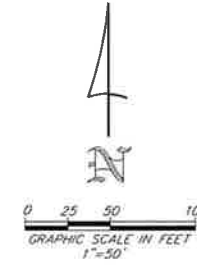
Esplanade Lake Club Plat Four

INSTRUMENT# _____

SHEET 5 OF 9

A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7", ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS INSTRUMENT NUMBER 2021000173051,

LYING IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST
AND SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



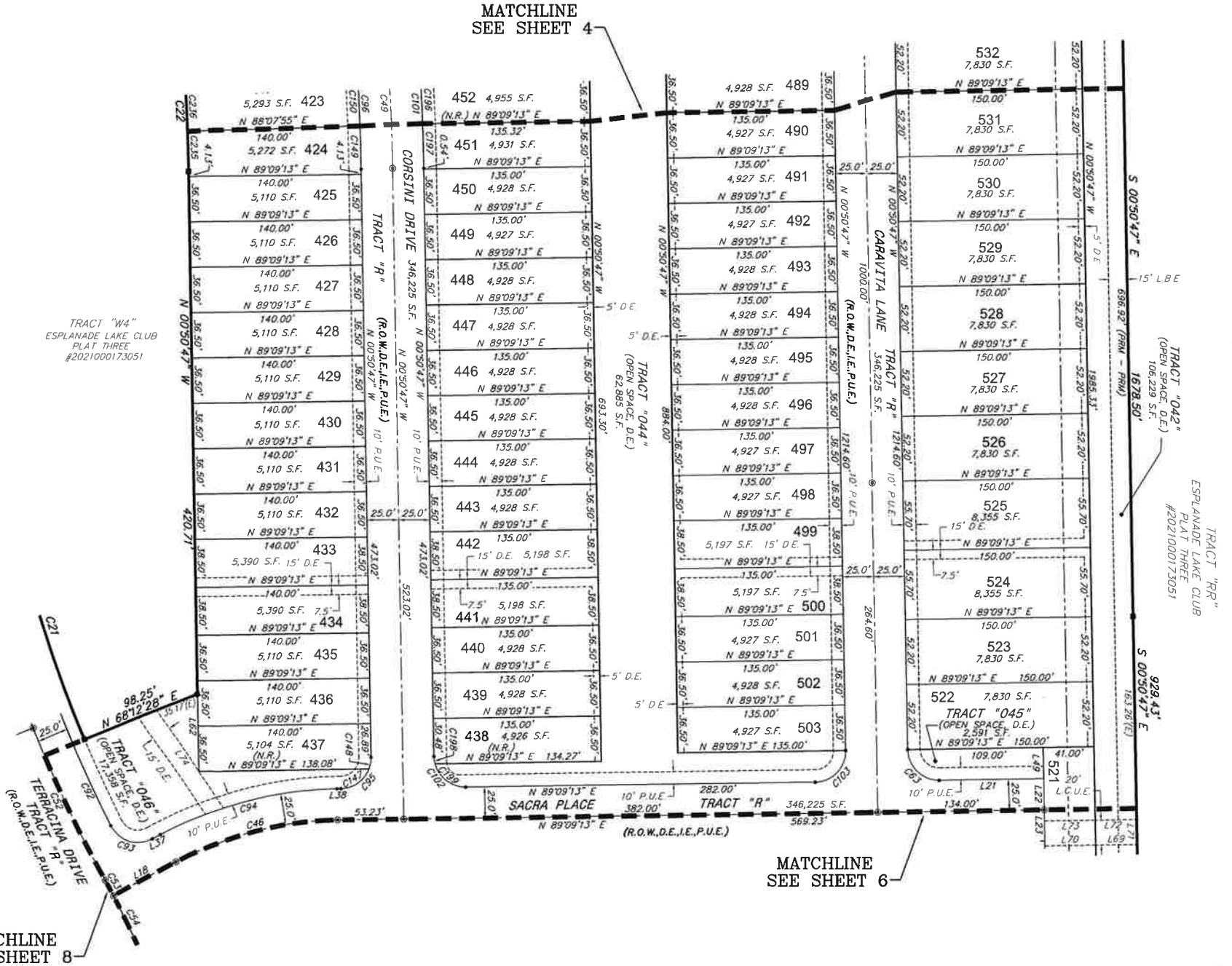
LINE TABLE (SEET 5)

LINE	LENGTH	BEARING
L18	56.88'	N 61°40'19" E
L21	84.00'	N 89°09'13" E
L22	25.00'	N 00°50'47" W
L23	25.00'	N 00°50'47" W
L37	6.97'	N 61°40'19" E
L38	3.23'	N 89°09'13" E
L49	25.00'	N 00°50'47" W
L62	62.12'	N 00°50'47" W
L69	33.47'	N 89°09'13" E
L70	41.00'	N 89°09'13" E
L71	20.00'	N 00°50'47" W
L72	33.47'	N 89°09'13" E
L73	41.00'	N 89°09'13" E
L74	94.76'	N 34°22'52" W

CURVE TABLE (SHEET 5)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C21	965.00'	9°54'00"	166.74'	166.53'	S 18°01'47" E
C22	1810.00'	3°58'12"	125.42'	125.39'	N 02°49'53" W
C46	285.00'	27°28'54"	136.70'	135.39'	N 75°24'46" E
C49	1975.00'	3°58'12"	136.85'	136.82'	N 02°49'53" W
C52	1000.00'	7°45'21"	135.37'	135.27'	N 25°27'21" W
C53	800.00'	1°00'22"	14.05'	14.05'	N 28°49'52" W
C54	800.00'	27°28'54"	383.72'	380.05'	N 14°35'14" W
C63	25.00'	90°00'00"	39.27'	35.36'	N 45°50'47" W
C92	975.00'	13°29'12"	229.52'	228.99'	N 20°28'28" W
C93	25.00'	91°06'35"	39.75'	35.70'	N 72°46'23" W
C94	310.00'	27°28'54"	148.69'	147.27'	N 75°24'46" E
C95	25.00'	90°00'00"	39.27'	35.36'	N 44°09'13" E
C96	1950.00'	3°58'12"	135.12'	135.09'	N 02°49'53" W
C101	2000.00'	3°58'12"	138.58'	138.55'	N 02°49'53" W
C102	25.00'	90°00'00"	39.27'	35.36'	N 45°50'47" W
C103	25.00'	90°00'00"	39.27'	35.36'	N 44°09'13" E
C147	25.00'	67°23'13"	29.40'	27.74'	N 55°27'37" E
C148	25.00'	22°36'47"	9.87'	9.80'	N 10°27'37" E
C149	1950.00'	1°01'18"	34.77'	34.77'	N 01°21'26" W
C150	1950.00'	1°09'08"	39.22'	39.21'	N 02°26'39" W
C196	2000.00'	1°02'46"	36.51'	36.51'	N 02°23'59" W
C197	2000.00'	1°01'49"	35.97'	35.96'	N 01°21'41" W
C198	25.00'	13°55'27"	6.08'	6.06'	N 07°48'30" W
C199	25.00'	76°04'33"	33.19'	30.81'	N 52°48'30" W
C235	1810.00'	1°01'18"	32.28'	32.28'	N 01°21'26" W
C236	1810.00'	1°09'08"	36.40'	36.40'	N 02°26'39" W

TRACT "W4"
ESPLANADE LAKE CLUB
PLAT THREE
#2021000173051



MATCHLINE
SEE SHEET 8

MATCHLINE
SEE SHEET 6

DOS2020-00138 / PLT2021-00008

THIS INSTRUMENT PREPARED BY:
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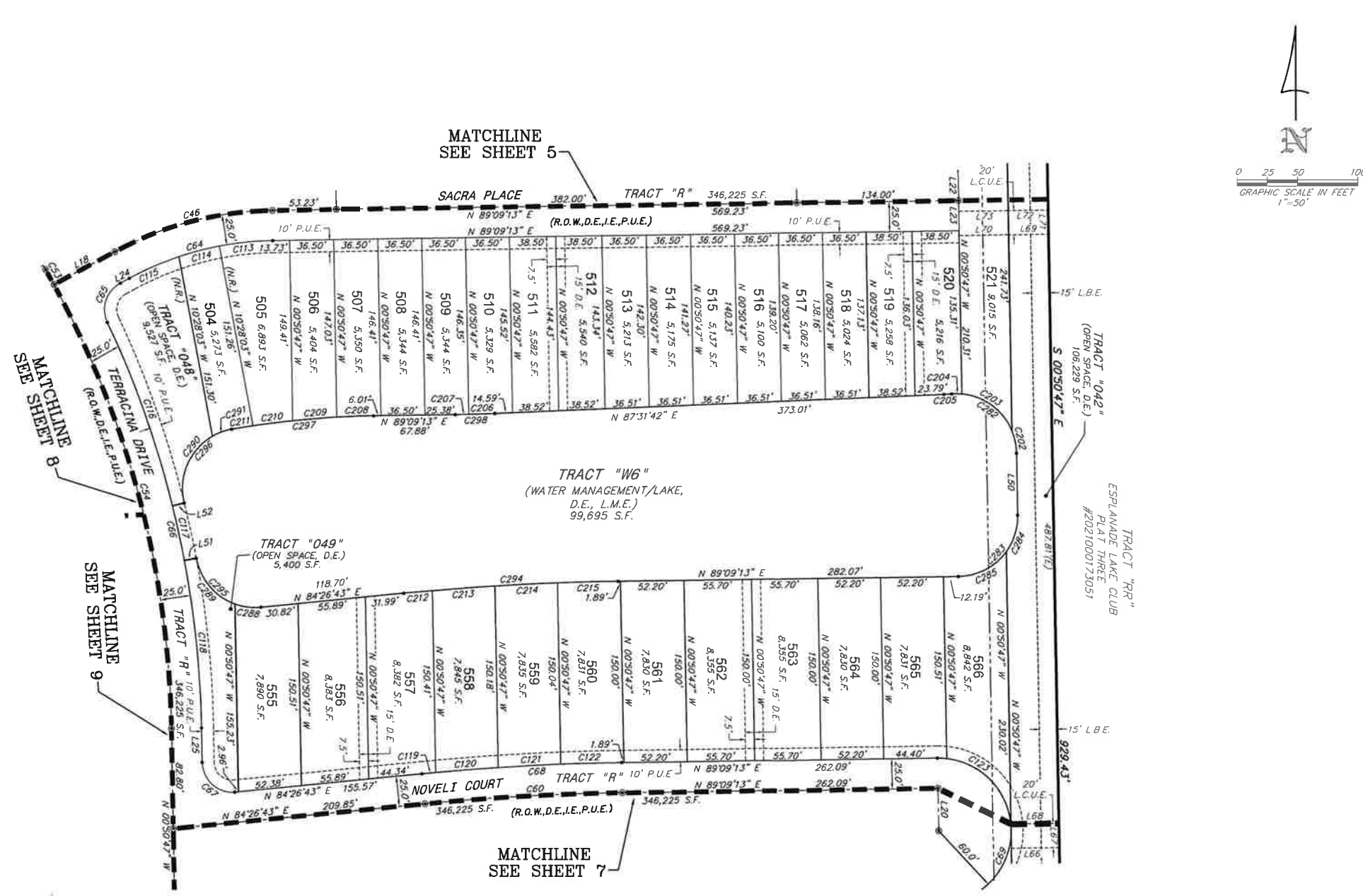
Esplanade Lake Club Plat Four

INSTRUMENT# _____

SHEET 6 OF 9

A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7", ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS INSTRUMENT NUMBER 2021000173051,

LYING IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST
AND SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



LINE TABLE (SHEET 6)

LINE	LENGTH	BEARING
L18	56.88'	N 61°40'19" E
L20	35.00'	N 00°50'47" W
L22	25.00'	N 00°50'47" W
L23	25.00'	N 00°50'47" W
L24	8.35'	N 61°40'19" E
L25	28.52'	N 00°50'47" W
L50	51.41'	N 00°50'40" W
L51	10.00'	N 79°27'59" E
L52	10.00'	N 76°15'28" E
L66	40.00'	N 89°09'13" E
L67	20.00'	N 00°50'47" W
L68	40.00'	N 89°09'13" E
L69	33.47'	N 89°09'13" E
L70	41.00'	N 89°09'13" E
L71	20.00'	N 00°50'47" W
L72	33.47'	N 89°09'13" E
L73	41.00'	N 89°09'13" E

CURVE TABLE (SHEET 6)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C46	285.00'	27°28'54"	136.70'	135.39'	N 75°24'46" E
C53	800.00'	1°00'22"	14.05'	14.05'	N 28°49'52" W
C54	800.00'	27°28'54"	38.37'	38.05'	N 14°35'14" W
C60	2000.00'	4°42'30"	164.35'	164.31'	N 86°47'58" E
C64	260.00'	27°28'54"	124.71'	123.52'	N 75°24'46" E
C65	25.00'	86°37'40"	32.80'	34.30'	N 18°21'29" E
C66	825.00'	24°06'34"	347.15'	344.59'	N 12°54'04" W
C67	25.00'	94°42'30"	41.32'	36.78'	N 48°12'02" W
C68	2025.00'	4°42'30"	166.41'	166.36'	N 86°47'58" E
C69	60.00'	237°46'09"	248.89'	105.07'	N 28°02'18" E
C113	260.00'	9°50'18"	44.65'	44.59'	N 84°14'04" E
C114	260.00'	7°44'18"	35.12'	35.09'	N 75°26'46" E
C115	260.00'	9°54'17"	44.95'	44.89'	N 66°37'28" E
C116	825.00'	11°12'49"	161.46'	161.21'	N 19°20'56" W
C117	825.00'	37°2'31"	46.20'	46.19'	N 12°08'16" W
C118	825.00'	9°41'14"	139.49'	139.32'	N 05°41'24" W
C119	2025.00'	0°19'36"	11.54'	11.54'	N 84°36'31" E
C120	2025.00'	1°28'48"	52.31'	52.31'	N 85°30'43" E
C121	2025.00'	1°28'41"	52.24'	52.24'	N 86°59'22" E
C122	2025.00'	1°25'25"	50.32'	50.32'	N 88°26'31" E
C123	60.00'	82°31'49"	86.43'	79.15'	N 42°06'42" W
C202	50.00'	21°28'25"	18.71'	18.60'	N 53°33'04" W
C203	50.00'	6°21'58"	54.28'	51.65'	N 53°33'04" W
C204	50.00'	9°43'57"	6.49'	6.48'	N 89°21'02" W
C205	205.00'	1°44'42"	6.24'	6.24'	N 86°39'21" E
C206	1165.00'	1°04'42"	21.92'	21.92'	N 88°04'03" E
C207	1165.00'	0°32'50"	11.12'	11.12'	N 88°52'48" E
C208	750.00'	2°18'49"	30.50'	30.50'	N 87°59'19" E
C209	750.00'	2°47'40"	36.58'	36.58'	N 85°25'34" E
C210	750.00'	2°31'32"	33.06'	33.06'	N 82°45'58" E
C211	750.00'	1°22'11"	17.93'	17.93'	N 80°49'07" E
C212	2175.00'	0°37'46"	23.89'	23.89'	N 84°45'36" E
C213	2175.00'	1°22'39"	52.29'	52.29'	N 85°45'48" E
C214	2175.00'	1°22'34"	52.23'	52.23'	N 87°08'25" E
C215	2175.00'	1°18'32"	50.32'	50.32'	N 88°29'22" E
C282	50.00'	93°22'20"	81.48'	72.76'	N 47°31'50" W
C283	50.00'	89°59'53"	78.54'	70.71'	N 44°09'17" E
C284	50.00'	36°50'34"	32.15'	31.60'	N 17°34'37" E
C285	50.00'	53°09'20"	46.39'	44.74'	N 62°34'33" E
C288	50.00'	25°02'59"	21.86'	21.69'	N 83°01'47" W
C289	50.00'	59°58'17"	52.33'	49.98'	N 40°31'09" W
C290	50.00'	73°56'36"	64.53'	60.14'	N 23°13'46" E
C291	50.00'	19°55'58"	17.39'	17.31'	N 70°10'02" E
C294	2175.00'	4°42'30"	178.73'	178.68'	N 86°47'58" E
C295	50.00'	85°01'16"	74.19'	67.57'	N 53°02'39" W
C296	50.00'	93°52'33"	81.92'	73.06'	N 33°11'45" E
C297	750.00'	9°01'12"	118.07'	117.95'	N 84°36'37" E
C298	1165.00'	1°37'31"	33.05'	33.05'	N 88°20'28" E

D052020-00138 / PL12021-00008

THIS INSTRUMENT PREPARED BY:
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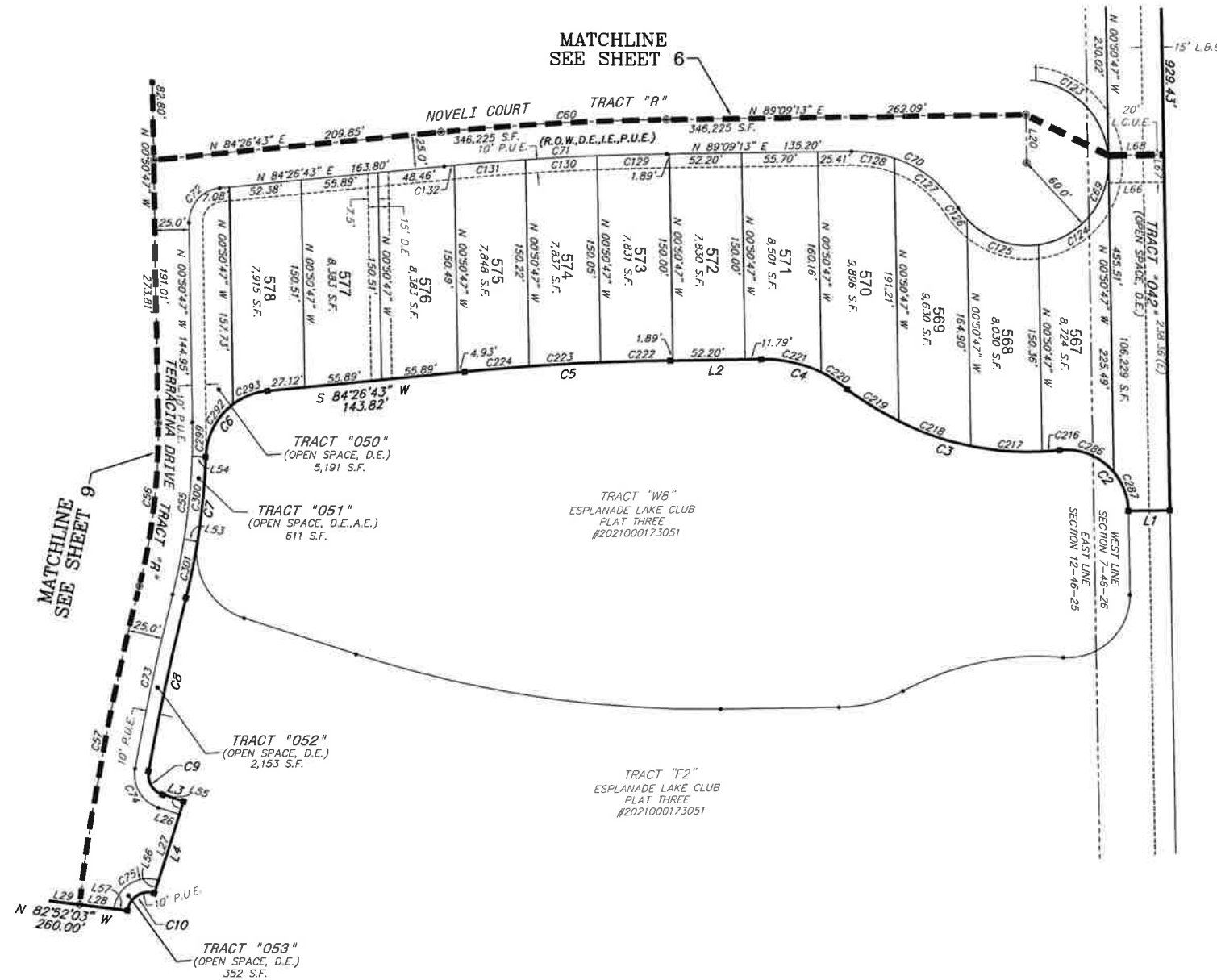
Esplanade Lake Club Plat Four

INSTRUMENT# _____

SHEET 7 OF 9

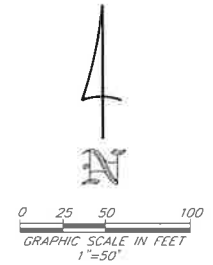
A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7", ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS INSTRUMENT NUMBER 2021000173051,

LYING IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST
AND SECTION 7, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



LINE TABLE (SHEET 7)

LINE	LENGTH	BEARING
L1	30.00'	S 89°09'13" W
L2	65.87'	S 89°09'13" W
L3	16.05'	S 72°09'12" E
L4	20.00'	S 17°50'48" W
L20	35.00'	N 00°50'47" W
L26	16.05'	N 72°09'12" W
L27	50.00'	N 17°50'48" E
L28	25.00'	N 82°52'03" W
L29	25.00'	N 82°52'03" W
L53	10.00'	N 80°34'18" W
L54	10.00'	N 87°51'58" W
L55	10.00'	N 17°50'48" E
L56	10.00'	N 17°50'48" E
L57	10.00'	N 82°52'03" W
L66	40.00'	N 89°09'13" E
L67	20.00'	N 00°50'47" W
L68	40.00'	N 89°09'13" E



CURVE TABLE (SHEET 7)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C2	45.00'	95°37'35"	75.10'	66.69'	N 48°39'34" W
C3	210.00'	44°53'19"	164.55'	160.37'	N 74°01'32" W
C4	100.00'	39°16'05"	68.54'	67.20'	N 71°12'44" W
C5	1825.00'	4°42'30"	149.97'	149.93'	S 86°47'58" W
C6	50.00'	82°18'41"	21.83'	65.81'	S 43°17'23" W
C7	485.00'	12°13'37"	103.50'	103.30'	S 08°14'51" W
C8	1830.00'	4°01'51"	128.75'	128.72'	S 12°20'44" E
C9	15.00'	82°29'00"	21.59'	19.76'	S 30°54'42" E
C10	15.00'	100°42'52"	26.37'	23.10'	S 57°29'23" W
C55	475.00'	15°12'26"	126.07'	125.70'	N 06°45'26" E
C56	450.00'	15°12'26"	119.44'	119.09'	N 06°45'26" E
C57	1865.00'	7°13'43"	235.29'	235.13'	N 10°44'48" E
C60	2000.00'	4°42'30"	164.35'	164.31'	N 86°47'58" E
C69	60.00'	237°46'09"	248.99'	105.07'	N 28°02'18" E
C70	90.00'	57°46'09"	90.74'	86.95'	N 61°57'42" W
C71	1975.00'	4°42'30"	162.30'	162.25'	N 86°47'58" E
C72	25.00'	85°17'30"	37.22'	33.87'	N 41°47'58" E
C73	1840.00'	4°01'51"	128.45'	128.42'	N 12°20'44" E
C74	25.00'	82°29'00"	35.99'	32.96'	N 30°54'42" W
C75	25.00'	100°42'52"	43.94'	38.50'	N 57°29'23" E
C123	60.00'	82°31'49"	86.43'	79.15'	N 42°06'42" W
C124	60.00'	82°31'49"	86.43'	79.15'	N 40°25'08" E
C125	60.00'	55°12'04"	57.81'	55.60'	N 70°42'55" W
C126	60.00'	10°02'15"	10.51'	10.50'	N 38°05'46" W
C127	90.00'	38°06'17"	59.85'	58.76'	N 52°07'47" W
C128	90.00'	19°38'51"	30.89'	30.74'	N 81°00'51" W
C129	1975.00'	1°27'35"	50.32'	50.32'	N 88°25'26" E
C130	1975.00'	1°30'56"	52.24'	52.24'	N 86°56'10" E
C131	1975.00'	1°31'03"	52.31'	52.31'	N 85°25'10" E
C132	1975.00'	0°12'56"	7.43'	7.43'	N 84°33'11" E
C216	210.00'	3°29'52"	12.82'	12.82'	N 85°16'34" E
C217	210.00'	14°20'05"	52.54'	52.40'	N 85°48'27" W
C218	210.00'	15°10'52"	55.64'	55.48'	N 71°02'59" W
C219	210.00'	11°52'51"	43.55'	43.47'	N 57°31'08" W
C220	100.00'	13°13'08"	23.07'	23.02'	N 58°11'16" W
C221	100.00'	26°10'52"	45.46'	45.07'	N 77°49'18" W
C222	1825.00'	1°34'47"	50.32'	50.32'	N 88°21'50" E
C223	1825.00'	1°38'25"	52.25'	52.25'	N 86°45'13" E
C224	1825.00'	1°29'18"	47.40'	47.40'	N 85°11'22" E
C286	45.00'	56°41'02"	44.52'	42.73'	N 68°07'50" W
C287	45.00'	38°56'33"	30.59'	30.00'	N 20°19'03" W
C289	50.00'	51°10'46"	44.66'	43.19'	N 27°43'25" E
C293	50.00'	31°07'55"	27.17'	26.83'	N 68°52'46" E
C299	475.00'	2°58'49"	24.71'	24.70'	N 00°38'38" E
C300	475.00'	7°17'40"	60.47'	60.43'	N 05°46'52" E
C301	475.00'	4°55'37"	40.89'	40.88'	N 11°53'40" E

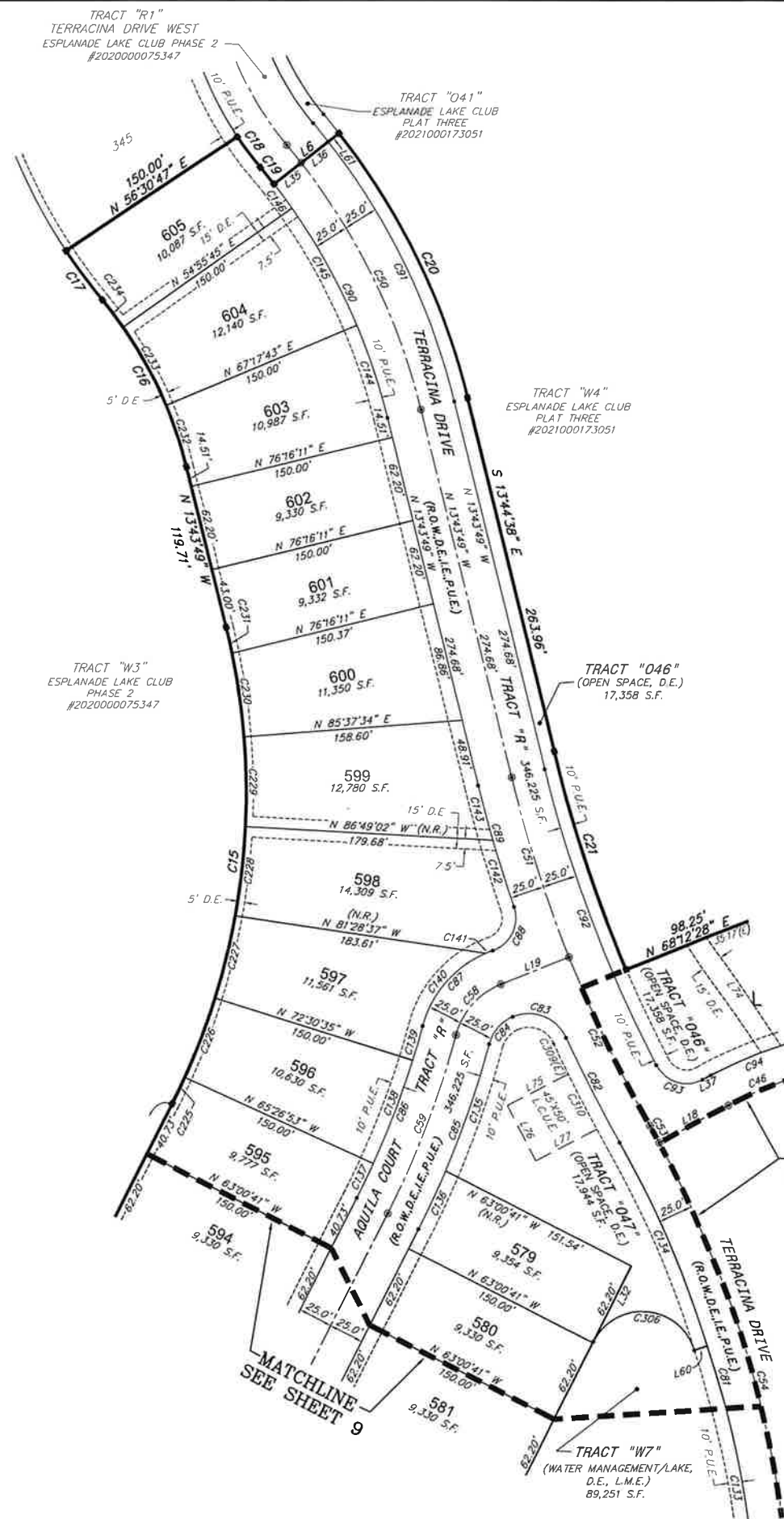
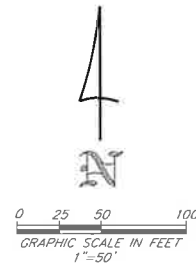
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FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade Lake Club Plat Four

A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7",
ESPLANADE LAKE CLUB PLAT THREE, RECORDED AS INSTRUMENT
NUMBER 2021000173051,

LYING IN SECTION 12,
TOWNSHIP 46 SOUTH, RANGE 25 EAST
AND SECTION 7, TOWNSHIP 46 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA



LINE TABLE (SHEET 8)

LINE	LENGTH	BEARING
L6	60.00'	N 52°09'20" E
L18	56.98'	N 61°40'19" E
L19	53.57'	N 68°25'20" E
L32	61.35'	N 26°59'19" E
L35	25.00'	N 52°09'20" E
L36	25.00'	N 52°09'20" E
L37	6.97'	N 61°40'19" E
L48	76.50'	N 00°50'47" W
L60	10.00'	N 72°32'08" E
L61	10.00'	N 52°09'20" E
L74	94.76'	N 34°22'52" W
L75	50.00'	N 62°53'13" E
L76	45.00'	S 27°06'47" E
L77	50.03'	S 62°53'13" W

CURVE TABLE (SHEET 8)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C15	500.00'	40°43'08"	355.34'	347.91'	N 06°37'45" E
C16	300.00'	26°06'34"	136.71'	135.53'	N 26°47'06" W
C17	400.00'	6°21'10"	44.35'	44.33'	N 36°39'48" W
C18	250.00'	6°21'10"	27.72'	27.71'	S 36°39'48" E
C19	450.00'	1°59'43"	15.67'	15.67'	S 38°50'32" E
C20	510.00'	2°40'51"	21.44'	21.28'	S 25°48'04" E
C21	965.00'	9°54'00"	166.74'	166.53'	S 18°01'47" E
C46	285.00'	27°28'54"	136.70'	135.39'	N 75°24'46" E
C50	475.00'	2°40'51"	199.91'	198.44'	N 25°47'15" W
C51	1000.00'	7°50'50"	136.96'	136.85'	N 17°39'14" W
C52	1000.00'	7°45'23"	135.37'	135.27'	N 25°27'21" W
C53	800.00'	1°00'22"	14.05'	14.05'	N 28°49'52" W
C54	800.00'	27°28'54"	383.72'	380.05'	N 14°35'14" W
C58	55.00'	51°53'32"	49.81'	48.13'	N 41°09'40" E
C59	675.00'	11°46'25"	138.70'	138.46'	N 21°06'06" E
C81	775.00'	28°28'16"	385.33'	381.38'	N 15°05'25" W
C82	1025.00'	4°46'05"	85.30'	85.27'	N 26°57'00" W
C83	30.00'	88°19'36"	46.25'	41.80'	N 68°43'46" W
C84	30.00'	51°53'32"	27.17'	26.25'	N 41°09'40" E
C85	700.00'	11°46'25"	143.84'	143.59'	N 21°06'06" E
C86	650.00'	11°46'25"	133.52'	133.31'	N 21°06'06" E
C87	80.00'	55°48'04"	77.91'	74.87'	N 43°06'56" E
C88	25.00'	89°52'12"	39.21'	35.32'	N 26°04'51" E
C89	1025.00'	5°07'25"	91.66'	91.63'	N 16°17'32" W
C90	450.00'	2°40'51"	189.39'	188.00'	N 25°47'15" W
C91	500.00'	2°40'51"	210.44'	208.89'	N 25°47'15" W
C92	975.00'	13°29'17"	229.52'	228.99'	N 20°28'28" W
C93	25.00'	91°06'35"	39.75'	35.70'	N 22°46'23" W
C94	310.00'	27°28'54"	148.69'	147.27'	N 75°24'46" E
C133	775.00'	16°17'06"	224.78'	224.00'	N 08°09'20" W
C134	775.00'	11°52'10"	160.55'	160.26'	N 23°23'57" W
C135	700.00'	7°58'21"	97.40'	97.32'	N 19°12'04" E
C136	700.00'	3°48'04"	46.44'	46.43'	N 25°05'17" E
C137	650.00'	2°26'12"	27.64'	27.64'	N 25°46'13" E
C138	650.00'	7°03'41"	80.11'	80.08'	N 21°01'16" E
C139	650.00'	2°16'31"	25.81'	25.81'	N 16°21'09" E
C140	80.00'	51°53'32"	72.46'	70.00'	N 41°09'40" E
C141	80.00'	3°54'31"	5.46'	5.46'	N 69°03'42" E
C142	1025.00'	2°49'59"	50.68'	50.67'	N 17°26'16" W
C143	1025.00'	2°17'27"	40.98'	40.98'	N 14°52'33" W
C144	450.00'	8°58'28"	70.48'	70.41'	N 18°13'03" W
C145	450.00'	12°21'58"	97.12'	96.93'	N 28°53'16" W
C146	450.00'	2°46'25"	21.78'	21.78'	N 36°27'28" W
C225	500.00'	2°26'12"	21.26'	21.26'	N 25°46'13" E
C226	500.00'	7°03'41"	61.62'	61.58'	N 21°01'16" E
C227	500.00'	7°02'33"	61.46'	61.42'	N 13°58'09" E
C228	500.00'	7°28'47"	65.27'	65.23'	N 06°42'29" E
C229	500.00'	7°27'34"	65.10'	65.05'	N 00°45'41" W
C230	500.00'	7°02'19"	61.42'	61.38'	N 08°00'37" W
C231	500.00'	2°12'03"	19.20'	19.20'	N 12°37'48" W
C232	300.00'	6°58'28"	46.99'	46.94'	N 18°13'03" W
C233	300.00'	12°21'58"	64.75'	64.62'	N 28°53'16" W
C234	300.00'	4°46'08"	24.97'	24.96'	N 37°27'19" W
C306	40.00'	135°32'49"	94.63'	74.06'	N 85°14'12" W
C308(E)	959.78'	127°59"	24.57'	24.56'	S 25°16'26" E
C310	1007.28'	2°33'36"	45.00'	45.00'	S 27°09'23" E

MATCHLINE
SEE SHEET 7

MATCHLINE
SEE SHEET 9

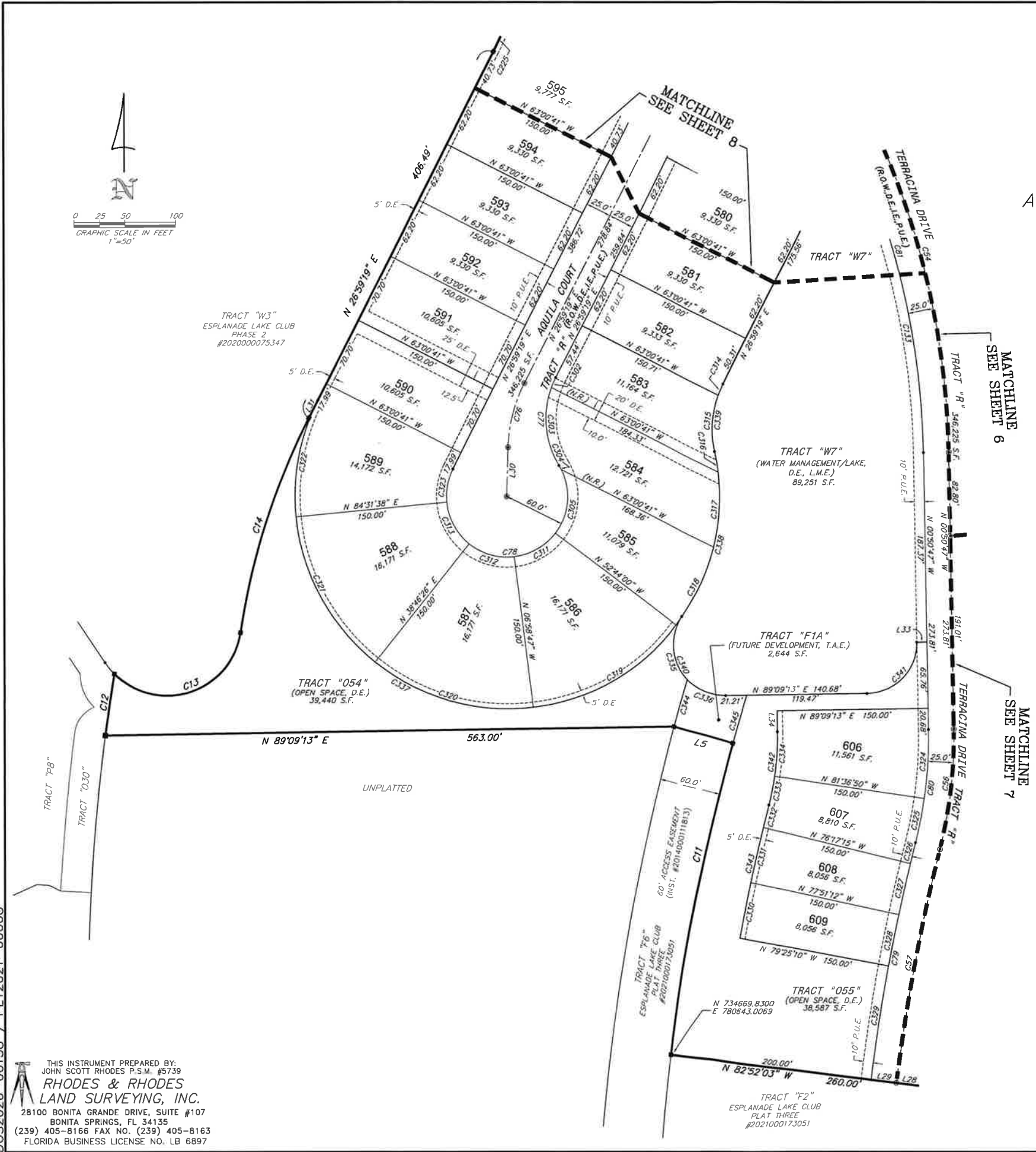
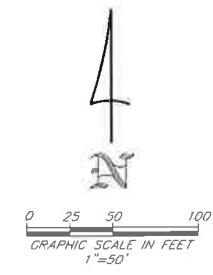
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Esplanade Lake Club Plat Four

A REPLAT OF ALL OF TRACTS "F1", "F4", "W6" AND "W7",
ESPLANADE LAKE CLUB PLAT THREE,
RECORDED AS INSTRUMENT NUMBER 2021000173051,

LYING IN SECTION 12,
TOWNSHIP 46 SOUTH, RANGE 25 EAST
AND SECTION 7, TOWNSHIP 46 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA



LINE TABLE (SHEET 9)

LINE	LENGTH	BEARING
L5	60.00'	N 74°15'41" W
L28	25.00'	N 82°52'03" W
L29	25.00'	N 82°52'03" W
L30	48.61'	N 01°46'24" E
L31	19.72'	N 26°58'19" E
L33	10.00'	N 89°09'13" E
L34	20.68'	N 00°50'47" W

CURVE TABLE (SHEET 9)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C11	2090.00'	8°36'22"	313.93'	313.64'	N 11°26'08" E
C12	2000.00'	1°45'55"	61.62'	61.62'	N 08°21'11" E
C13	73.50'	126°35'03"	162.38'	131.32'	N 71°58'30" E
C14	700.00'	18°18'20"	223.64'	222.69'	N 17°50'09" E
C54	800.00'	27°28'54"	383.72'	380.05'	N 14°35'14" W
C56	450.00'	15°12'26"	119.44'	119.09'	N 06°45'26" E
C57	1865.00'	7°13'43"	235.29'	235.13'	N 10°44'48" E
C76	150.00'	25°12'54"	66.01'	65.48'	N 14°22'51" E
C77	90.00'	57°46'09"	90.74'	86.95'	N 01°53'46" W
C78	60.00'	237°46'09"	248.99'	105.07'	N 88°06'14" E
C79	1890.00'	7°13'43"	238.44'	238.29'	N 10°44'48" E
C80	425.00'	15°12'26"	112.80'	112.47'	N 06°45'26" E
C81	725.00'	28°29'16"	385.33'	381.38'	N 15°05'25" W
C133	725.00'	16°37'06"	224.78'	224.00'	N 09°09'20" W
C225	500.00'	2°26'12"	21.26'	21.26'	N 25°46'13" E
C302	90.00'	6°52'00"	10.79'	10.78'	N 23°33'19" E
C303	90.00'	50°54'09"	79.96'	72.35'	N 05°19'46" W
C304	60.00'	4°45'26"	4.98'	4.98'	N 28°24'07" W
C305	60.00'	63°12'26"	66.28'	62.96'	N 05°37'18" E
C311	60.00'	45°45'13"	47.91'	46.65'	N 60°08'37" E
C312	60.00'	45°45'13"	47.91'	46.65'	N 74°06'11" W
C313	60.00'	45°45'13"	47.91'	46.65'	N 28°20'58" W
C314	100.00'	6°48'40"	11.92'	11.91'	N 23°14'29" E
C315	100.00'	32°26'25"	56.62'	55.87'	N 03°56'26" E
C316	210.00'	5°41'42"	20.88'	20.87'	N 09°25'53" W
C317	210.00'	20°22'46"	74.69'	74.30'	N 03°36'24" E
C318	210.00'	23°28'14"	86.02'	85.42'	N 25°31'54" E
C319	210.00'	45°45'13"	167.70'	163.27'	N 60°08'37" E
C320	210.00'	45°45'13"	167.70'	163.27'	N 74°06'11" W
C321	210.00'	45°45'13"	167.70'	163.27'	N 28°20'58" W
C322	210.00'	32°27'40"	118.98'	112.39'	N 10°45'28" E
C323	60.00'	32°27'40"	33.99'	33.54'	N 10°45'28" E
C324	425.00'	9°13'52"	68.48'	68.41'	N 03°46'12" E
C325	425.00'	55°8'29"	44.32'	44.30'	N 11°22'25" E
C326	1890.00'	0°38'54"	21.39'	21.39'	N 14°02'12" E
C327	1890.00'	1°33'57"	51.66'	51.65'	N 12°55'46" E
C328	1890.00'	1°33'57"	51.66'	51.65'	N 11°21'49" E
C329	1890.00'	3°28'54"	113.75'	113.73'	N 08°51'23" E
C330	2040.00'	1°33'57"	55.75'	55.75'	N 11°21'49" E
C331	2040.00'	1°33'57"	55.75'	55.75'	N 12°55'46" E
C332	2040.00'	0°38'54"	23.09'	23.09'	N 14°02'12" E
C333	275.00'	5°58'29"	28.68'	28.66'	N 11°22'25" E
C334	275.00'	9°13'57"	44.31'	44.27'	N 03°46'12" E
C335	50.00'	78°03'37"	68.12'	62.97'	N 04°38'30" W
C336	50.00'	47°10'28"	41.17'	40.01'	N 67°15'33" W
C337	210.00'	172°35'59"	632.61'	419.12'	N 59°18'41" W
C338	210.00'	46°40'05"	171.05'	166.36'	N 11°03'16" E
C339	100.00'	39°16'05"	68.54'	67.20'	N 07°21'16" E
C340	50.00'	125°14'06"	109.29'	88.80'	N 28°13'44" W
C341	50.00'	90°00'00"	78.54'	70.71'	N 44°09'13" E
C342	275.00'	15°12'26"	72.99'	72.78'	N 06°45'26" E
C343	2040.00'	3°46'49"	134.60'	134.57'	N 12°28'15" E
C344	2150.00'	1°17'02"	48.17'	48.17'	N 16°22'50" E
C345	2090.00'	1°21'10"	49.35'	49.35'	N 16°24'54" E

D052020-00138 / PLT2021-00008

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FLORIDA BUSINESS LICENSE NO. LB 6897



Esplanade Lakes CDD

Date: October 1, 2021
To: James P. Ward- District Manager
Through: Bruce Bernard – Field Manager
From: Richard Freeman – Inspector
Subject: Esplanade Lakes – September 2021 Report

CGA P.N.: 20-3967

Landscape Maintenance

Sunny Grove Landscaping and Nursery (Sunny Grove) mowed and hard-edged on Center Place Blvd. on September 6th, 13th, 20th, and 27th. The ground cover beds were weeded on the 6th and 28th of September, and irrigation wet checks were performed on September 3rd and 16th. Trimming of hedge material was performed on September 6th and 27th.

Stormwater Maintenance

CDD staff met with Overall Outdoor Services on September 2nd to discuss a schedule for the cleaning of the curb and gutters on Center Place Blvd.; Overall Outdoor Service was subsequently provided a Purchase Order on September 6, 2021 for this work. The contractor completed the cleaning of the curb and gutters of all debris or organic material on September 13, 2021. One drainage P-top structure on Center Place Blvd. was found to have its drainage grate missing within the curb line. Overall Outdoor Services replaced this grate during the cleaning process.

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CDD staff is currently in the processes of establishing a routine schedule to clean stormwater catch basins and outfalls on a yearly basis.

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Esplanade Lakes CDD

Date: November 1, 2021
To: James P. Ward- District Manager
Through: Bruce Bernard – Field Manager
From: Richard Freeman – Inspector
Subject: Esplanade Lakes – October 2021 Report

CGA Project # 20-3967

Landscaping

Sunny Grove Landscaping and Nursery (Sunny Grove) mowed and hard-edged on Center Place Blvd. on October 4th, 11th, 18th, and 25th. The groundcover beds were weeded on the 11th and 25th of October and irrigation wet checks were performed October 4th and 18th. Trimming of hedge material was performed on October 6th and 25th. Eagle Key was mowed this month and has been placed on a monthly mowing schedule moving forward.

A P.O. (purchase order) was issued to Sunny Grove on October 28, 2021, to install new annuals and mulch on Center Place Blvd. The annuals^[BB1] are scheduled to be installed on November 7th, 2021, with the mulch to follow in early December.

Lake and Wetland Maintenance

Solitude continues to maintain the lakes and preserve areas. Additionally, they continue to remove construction debris and

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garbage, due to ongoing residential home building, from these areas as needed on a weekly basis.

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Memorandum

Date: December 1, 2021
To: James P. Ward- District Manager
Through: Bruce Bernard – Field Manager
From: Richard Freeman – Inspector
Subject: Esplanade Lakes – November 2021 Report
CGA Project # 20-3967

Landscaping

Sunnygrove Landscaping mowed and hard edged on Center Place Blvd., November 1st, 15th, and 29th. The groundcover beds were weeded on the 11th and 25th of November and irrigation wet checks were performed November 8th and 15th. Trimming of hedge materials was performed on November 1st and 29th. New annuals were installed on November 7th and mulch on Center Place Blvd was installed November 12th.

Lake and Wetland Maintenance

Solitude continues to maintain the lakes and preserve areas and in addition to the bi-weekly lake maintenance they are removing any construction debris from the lakes due to ongoing residential home building.

Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
Services
Data Technologies &
Development
Electrical Engineering
Emergency Management
Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
Landscape Architecture
Municipal Engineering
Planning
Redevelopment
Surveying & Mapping
Traffic Engineering
Transportation Planning
Urban Design
Water/Wastewater
Treatment Facilities
Website Development/
Computer Graphics

GSA Contract Holder

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MEMORANDUM

To: District Engineer
From: District Manager
Date: November 4, 2021
Subject: Stormwater Management Needs Analysis (Chapter 2021-194, Laws of Florida/HB53)

We are writing with an update regarding the new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s).

The Office of Economic and Demographic Research (“OEDR”) recently promulgated additional details and an excel template for reporting the stormwater needs analyses (attached hereto for reference). Similar documents for the wastewater needs analysis will be available soon at which time we will again supplement this memorandum.

A brief summary of the new law and its requirements are set forth another memorandum, attached to this memorandum for your reference in **Exhibit A**. Please feel free to contact us with any questions.

When is the deadline?

For both wastewater and stormwater, the first analysis must be submitted by **June 30, 2022**, and updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should the District take?

- District engineers should review the stormwater needs analysis excel workbook and submit a work authorization for approval by the District's Board prior to commencing work. We recommend presenting the work authorization to the Board as soon as is practical, but no later than the first quarter of 2022.
- District managers should review the stormwater needs analysis excel workbook and start entering information that is readily available. The district manager may be able to complete the "background information" section and provide data on stormwater O&M expenditures, among other assistance.
- Once the work authorization is approved, the district manager should work with the district engineer to complete the remainder of the stormwater needs analyses with the final version submitted to the District no later than May 15, 2022.
- In some cases, districts may require outside consulting or evaluation to complete the needs analyses. Since the necessity of this additional step may not be immediately apparent, we recommend that district managers begin coordinating with their engineers as soon as possible.

Stormwater Needs Analysis Resources from OEDR

- OEDR website <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>
- Excel Workbook (stormwater needs analysis reporting template)
http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.xlsx (last updated October 8, 2021)
- PDF Version for (essentially the same as the Excel workbook)
http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.pdf (last updated October 8, 2021)

Wastewater Needs Analysis Resources from OEDR

- Forthcoming.

The full text of Florida House of Representatives House Bill 53 (2021) detailing the stormwater and wastewater analysis can be found [here](#).

Exhibit A

MEMORANDUM

To: District Engineer

From: District Manager

Date: September 7, 2021

Subject: Wastewater Services and Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

We are writing to inform you of a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to wastewater services are found in Section 4 of Chapter 2021-194, Laws of Florida, creating Section 403.9301, Florida Statutes, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

What is required?

The Office of Economic and Demographic Research (“OEDR”) is expected to promulgate additional details about the requirements of the needs analyses. However, certain general requirements are set forth in the new law.

For wastewater services, the needs analysis must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.

- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.
- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

When is the deadline?

For both wastewater and stormwater, the first analysis must be created by **June 30, 2022**, and the analysis must be updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should districts take?

District engineers and district managers should begin by evaluating what information is already available to the district, and what new information may need to be gathered. Each district should approve a work authorization for their district engineer to create the needs analysis report and should consider proposals for any outside consulting or evaluation that may be necessary, though in most cases we expect this will not be required. In order to provide ample time for completion of the necessary needs analysis reports, we recommend presenting these items for board consideration no later than the first quarter of 2022, or as soon thereafter as is practical. OEDR is anticipated to provide further guidelines for the reporting requirements, none of which we expect to be particularly burdensome, and which will likely include information readily available to districts' engineering and/or environmental professionals. Once we receive further guidance, we will supplement this informational memorandum.

The full text of Florida House of Representatives House Bill 53 (2021) detailing the stormwater and wastewater analysis can be found [here](#).

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:

Name of stormwater utility, if applicable:

Contact Person

Name:

Position/Title:

Email Address:

Phone Number:

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	
An illicit discharge inspection and elimination program?	
A public education program?	
A program to involve the public regarding stormwater issues?	
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	
Water quality or stream gage monitoring?	
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	
A system for managing stormwater complaints?	
Other specific activities?	

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	
Invasive plant management associated with stormwater infrastructure?	
Ditch cleaning?	
Sediment removal from the stormwater system (vacator trucks, other)?	
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	
Street sweeping?	
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	
Non-structural programs like public outreach and education?	
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:		
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:		
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):		
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :		
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):		
Number of stormwater pump stations:		
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):		
Number of stormwater treatment wetland systems:		
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes		
Rain gardens		
Green roofs		
Pervious pavement/pavers		
Littoral zone plantings		
Living shorelines		
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs					
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	0	0	0	0

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.
 Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.
[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR’s website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction’s response unless the project’s expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction’s budget. While necessary to comply with the statute, the concept of “future expenditures” should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type the from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

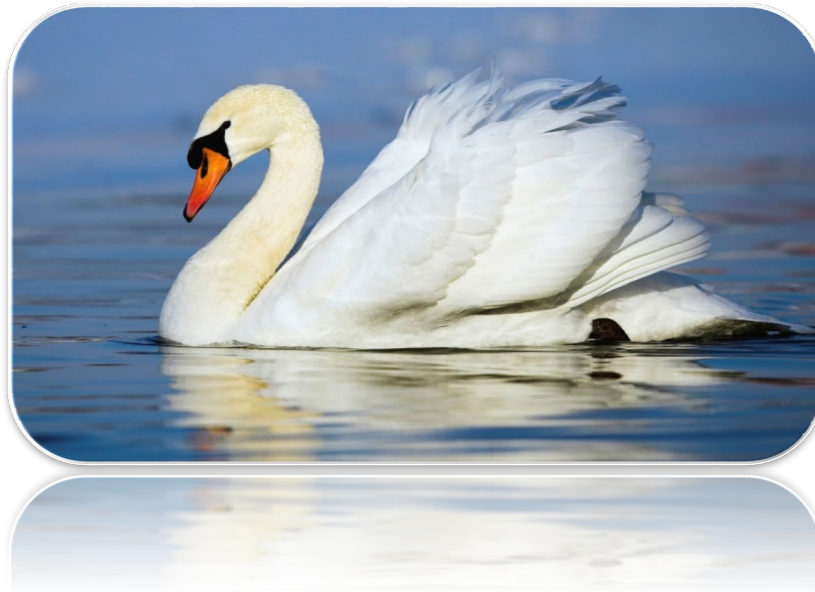
[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Esplanade Lake Club Community Development District

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 <i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
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<i>Debt Service Fund—Series 2019A-2</i>	<i>6</i>
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Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending August 31, 2021

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 302,924	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 302,924	
Debt Service Fund									
Interest Account		0	-	-	-	-	-	0	
Sinking Account	-	-	-	-	-	-	-	-	
Reserve Account	-	432,147	197,884	-	-	-	-	630,031	
Revenue	-	547,157	268,543	-	-	-	-	815,700	
Prepayment Account	-	-	200,870	-	-	-	-	200,870	
General Redemption Account	-	-	-	-	-	-	-	-	
Capitalized Interest	-	-	-	-	-	-	-	-	
Retainage Account	-	-	-	-	-	-	-	-	
Construction	-	-	-	160,725	6,757,379	-	-	6,918,104	
Cost of Issuance	-	-	-	-	-	-	-	-	
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	
Market Valuation Adjustments	-	-	-	-	-	-	-	-	
Accrued Interest Receivable	-	-	-	-	-	-	-	-	
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	-	1,646,601	-	1,646,601	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	19,908,399	-	19,908,399	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	
Total Assets	\$ 302,924	\$ 979,304	\$ 667,297	\$ 160,725	\$ 6,757,379	\$ 21,555,000	\$ -	\$ 30,422,628	

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending August 31, 2021

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ 13,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,133	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	
Bonds Payable									
Current Portion	-	-	-	-	-	\$0	-	-	
Long Term	-	-	-	-	-	\$21,555,000	-	21,555,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	
Total Liabilities	\$ 13,133	\$ -	\$ -	\$ -	\$ -	\$ 21,555,000	\$ -	\$ 21,568,133	
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	
Unamortized Premium/Discount on Bonds									
Series 2019A-1	-	-	-	(30,463)	-	-	-	(30,463)	
Series 2019A-2	-	-	-	-	(15,308)	-	-	(15,308)	
Fund Balance									
Restricted									
Beginning: October 1, 2020 (Audited)	-	724,811	547,858	1,403,193	6,767,514	-	-	9,443,376	
Results from Current Operations	-	254,493	119,439	(1,212,005)	5,173	-	-	(832,900)	
Unassigned									
Beginning: October 1, 2020 (Audited)	10,194	-	-	-	-	-	-	10,194	
Results from Current Operations	279,597	-	-	-	-	-	-	279,597	
Total Fund Equity and Other Credits	\$ 289,791	\$ 979,304	\$ 667,297	\$ 160,725	\$ 6,757,379	\$ -	\$ -	\$ 8,854,496	
Total Liabilities, Fund Equity and Other Credits	\$ 302,924	\$ 979,304	\$ 667,297	\$ 160,725	\$ 6,757,379	\$ 21,555,000	\$ -	\$ 30,422,628	

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue														
Special Assessments - On-Roll	-	654	51,862	2,890	4,983	182,642	252,706	-	(25,242)	-	-	470,496	\$ 444,770	106%
Special Assessments - Off-Roll	-	-	30,000	-	-	-	-	-	-	-	-	30,000	44,985	67%
Developer Contribution														
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In														
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 654	\$ 81,862	\$ 2,890	\$ 4,983	\$ 182,642	\$ 252,706	\$ -	\$ (25,242)	\$ -	\$ -	500,496	\$ 489,755	N/A
Expenditures and Other Uses														
Executive														
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	36,667	40,000	92%
Financial and Administrative														
Audit Services	-	-	-	-	-	500	1,500	-	2,000	-	-	4,000	4,500	89%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	14,667	16,000	92%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	14,667	8,000	183%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services														
Legal Advertising	401	-	4,067	-	5,048	-	-	-	-	1,407	1,407	12,329	5,000	247%
Trustee Services	-	-	-	-	4,031	2,956	-	-	-	-	-	6,988	8,250	85%
Dissemination Agent Services	917	417	417	417	917	917	417	417	417	917	417	6,583	500	1317%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	25	25	26	16	1	5	-	-	-	-	-	97	350	28%
Communications & Freight Services														
Postage, Freight & Messenger	56	-	103	21	-	305	21	11	11	21	18	567	750	76%
Computer Services - Website Development														
Computer Services - Website Development	50	-	50	-	-	-	-	-	-	-	-	100	1,500	7%
Insurance														
Insurance	5,381	-	-	-	-	-	-	-	-	-	-	5,381	5,200	103%
Printing & Binding														
Printing & Binding	150	-	262	-	-	-	-	-	-	-	-	412	330	125%
Subscription & Memberships														
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services														
Legal - General Counsel	-	-	7,493	-	506	-	636	-	300	285	508	9,727	15,000	65%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	2,543	-	-	-	-	-	-	-	83	2,625	-	N/A
Other General Government Services														
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	7,500	0%

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services														
Professional - Management	-	-	-	-	-	7,292	2,917	2,917	2,917	2,917	2,917	21,875	35,000	63%
Field Operations														
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Utility Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance														
Lake System														
Aquatic Weed Control	-	-	-	-	-	-	-	2,500	4,164	125	2,082	8,871	59,200	15%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	25,200	-	10,830	36,030.00	150,000	24%
Slope Survey Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Water Quality Reporting/Testing	-	-	-	-	-	-	-	-	4,660	-	4,660	9,320.00	15,000	62%
Capital Outlay														
Aeration Systems	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	-	-	-	-	-	-	-	-	-	12,000	0%
Landscaping														
Repairs & Maintenance	-	-	-	-	-	5,550	6,853	-	9,684	3,750	3,980	29,817	100,000	30%
Reserves														
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges														
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	13,154	6,441	20,959	6,454	16,504	23,524	18,343	11,844	55,352	15,422	32,901	220,898	489,755	45%
Total Expenditures and Other Uses:	\$ 13,154	\$ 6,441	\$ 20,959	\$ 6,454	\$ 16,504	\$ 23,524	\$ 18,343	\$ 11,844	\$ 55,352	\$ 15,422	\$ 32,901	\$ 220,898	\$ 489,755	45%
Net Increase/ (Decrease) in Fund Balance	(13,154)	(5,787)	60,903	(3,564)	(11,521)	159,117	234,363	(11,844)	(80,594)	(15,422)	(32,901)	279,597	-	
Fund Balance - Beginning	10,194	(2,960)	(8,747)	52,156	48,592	37,071	196,188	430,551	418,707	338,113	322,692	10,194	-	
Fund Balance - Ending	\$ (2,960)	\$ (8,747)	\$ 52,156	\$ 48,592	\$ 37,071	\$ 196,188	\$ 430,551	\$ 418,707	\$ 338,113	\$ 322,692	\$ 289,791	289,791	\$ -	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income														
Interest Account	-	0	0	-	-	-	-	0	0	-	-	0	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	2	2	2	2	2	2	2	20	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	0	2	2	2	2	9	-	N/A
Capitalized Interest	1	1	-	-	-	-	-	-	-	-	-	2	-	N/A
Special Assessment Revenue														
Special Assessments - On-Roll	-	1,085	86,012	4,793	8,264	302,906	419,106	-	17,000	-	-	839,165	737,770	114%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	72,494	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfers In														
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds														
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 1,088	\$ 86,014	\$ 4,794	\$ 8,266	\$ 302,907	\$ 419,108	\$ 4	\$ 17,004	\$ 4	\$ 4	839,196	\$ 810,264	N/A
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory	-	-	-	-	-	-	-	-	-	-	-	-	\$ 275,000	0%
Principal Debt Service - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Expense	-	292,344	-	-	-	-	-	292,344	-	-	-	584,688	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	2	2	2	2	2	2	2	2	2	16	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 292,344	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 292,346	\$ 2	\$ 2	\$ 2	584,704	\$ 275,000	N/A
Net Increase/ (Decrease) in Fund Balance	3	(291,256)	86,012	4,793	8,264	302,906	419,106	(292,342)	17,002	2	2	254,493	535,264	
Fund Balance - Beginning	724,811	724,814	433,559	519,571	524,364	532,628	835,533	1,254,639	962,297	979,299	979,302	724,811	-	
Fund Balance - Ending	\$ 724,814	\$ 433,559	\$ 519,571	\$ 524,364	\$ 532,628	\$ 835,533	\$ 1,254,639	\$ 962,297	\$ 979,299	\$ 979,302	\$ 979,304	979,304	\$ 535,264	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income														
Interest Account	-	0	0	-	-	-	-	0	0	-	-	0	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	1	1	1	10	-	N/A
Prepayment Account	1	1	1	1	2	0	1	1	1	1	1	10	-	N/A
Revenue Account	-	-	-	-	-	-	0	1	1	1	1	4	-	N/A
Capitalized Interest	1	1	-	-	-	-	-	-	-	-	-	1	-	N/A
Special Assessment Revenue														
Special Assessments - On-Roll	-	527	41,767	2,327	4,013	147,088	203,513	-	8,242	-	-	407,477	358,214	N/A
Special Assessments - Off-Roll	-	-	-	3,624	-	-	-	-	-	-	-	3,624	50,164	N/A
Special Assessments - Prepayment 2019A-2	155,006	-	234,314	-	32,127	133,787	104,175	70,916	91,349	84,339	116,466	1,022,479	-	N/A
Intragovernmental Transfers In														
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds														
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 155,008	\$ 530	\$ 276,082	\$ 5,953	\$ 36,142	\$ 280,875	\$ 307,690	\$ 70,919	\$ 99,594	\$ 84,342	\$ 116,469	1,433,605	\$ 408,378	N/A
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Principal Debt Service - Early Redemptions	\$ -	\$ 185,000	\$ -	\$ -	\$ 385,000	\$ -	\$ -	\$ 180,000	\$ -	\$ -	\$ 270,000	1,020,000	\$ -	N/A
Interest Expense	\$ -	\$ 147,022	\$ -	\$ -	\$ 3,794	\$ -	\$ -	\$ 135,809	\$ -	\$ -	\$ 2,677	289,302	\$ 294,044	N/A
Operating Transfers Out (To Other Funds)	-	-	4,857	1	1	1	1	1	1	1	1	4,864	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 332,022	\$ 4,857	\$ 1	\$ 388,795	\$ 1	\$ 1	\$ 315,810	\$ 1	\$ 1	\$ 272,677	1,314,166	\$ 294,044	N/A
Net Increase/ (Decrease) in Fund Balance	155,008	(331,492)	271,225	5,952	(352,652)	280,874	307,689	(244,891)	99,593	84,341	(156,208)	119,439	114,334	
Fund Balance - Beginning	547,858	702,865	371,373	642,598	648,550	295,898	576,772	884,461	639,570	739,164	823,505	547,858	-	
Fund Balance - Ending	\$ 702,865	\$ 371,373	\$ 642,598	\$ 648,550	\$ 295,898	\$ 576,772	\$ 884,461	\$ 639,570	\$ 739,164	\$ 823,505	\$ 667,297	667,297	\$ 114,334	

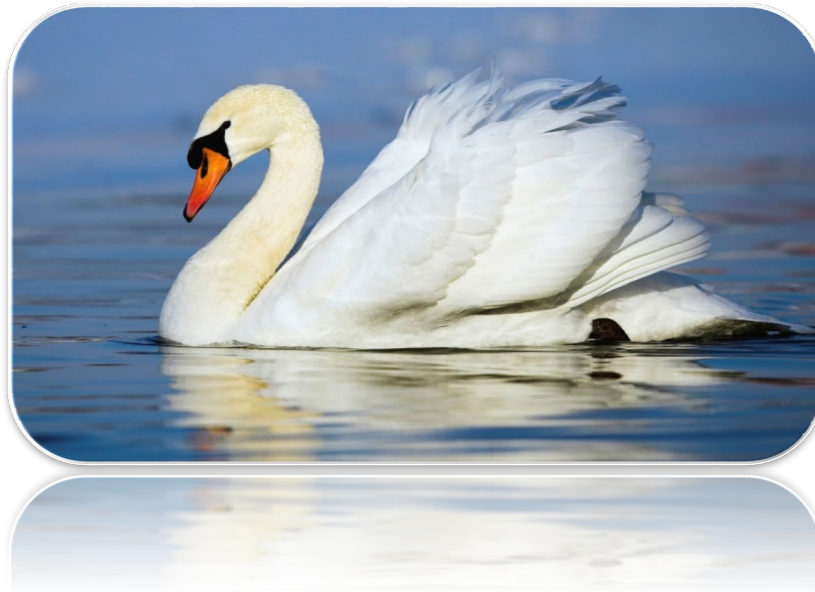
Esplanade Lake Club Community Development District
 Capital Project Fund - Series 2019A-1
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through August 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income													
Construction Account	1	1	3	6	2	1	1	1	1	1	1	16	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	5	8	-	-	-	-	-	-	-	-	-	12	-
Debt Proceeds													
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	2	2	2	2	2	2	2	2	2	16	-
Total Revenue and Other Sources:	\$ 6	\$ 9	\$ 5	\$ 8	\$ 4	\$ 2	\$ 3	\$ 2	\$ 3	\$ 2	\$ 3	\$ 45	\$ -
Expenditures and Other Uses													
Executive													
Professional Management	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Printing & Binding													
Legal Services	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Capital Outlay													
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	1,212,049	-	-	-	-	-	-	-	\$ 1,212,049	\$ -
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Road Improvements	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Underwriters Discount													
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance													
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ 1,212,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,212,049	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 6	\$ 9	\$ 5	\$ (1,212,042)	\$ 4	\$ 2	\$ 3	\$ 2	\$ 3	\$ 2	\$ 3	\$ (1,212,005)	-
Fund Balance - Beginning	\$ 1,403,193	\$ 1,403,198	\$ 1,403,207	\$ 1,403,211	\$ 191,170	\$ 191,173	\$ 191,175	\$ 191,178	\$ 191,180	\$ 191,183	\$ 191,185	\$ 1,403,193	-
Fund Balance - Ending	\$ 1,403,198	\$ 1,403,207	\$ 1,403,211	\$ 191,170	\$ 191,173	\$ 191,175	\$ 191,178	\$ 191,180	\$ 191,183	\$ 191,185	\$ 191,188	\$ 191,188	\$ -

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income													
Construction Account	24	25	26	29	29	26	29	28	29	28	29	300	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	3	5	-	-	-	-	-	-	-	-	-	8	-
Debt Proceeds													
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	4,857	1	1	1	1	1	1	1	1	4,864	-
Total Revenue and Other Sources:	\$ 28	\$ 31	\$ 4,883	\$ 30	\$ 30	\$ 27	\$ 30	\$ 29	\$ 30	\$ 29	\$ 30	\$ 5,173	\$ -
Expenditures and Other Uses													
Executive													
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Other Contractual Services													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Printing & Binding													
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Legal Services													
Legal - Series 2019	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Capital Outlay													
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Other Physical Environment	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Road Improvements	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Underwriters Discount													
Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Cost of Issuance													
Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 28	\$ 31	\$ 4,883	\$ 30	\$ 30	\$ 27	\$ 30	\$ 29	\$ 30	\$ 29	\$ 30	\$ 5,173	-
Fund Balance - Beginning	\$ 6,767,514	\$ 6,767,542	\$ 6,767,572	\$ 6,772,455	\$ 6,772,485	\$ 6,772,514	\$ 6,772,541	\$ 6,772,571	\$ 6,772,599	\$ 6,772,629	\$ 6,772,658	6,767,514	-
Fund Balance - Ending	\$ 6,767,542	\$ 6,767,572	\$ 6,772,455	\$ 6,772,485	\$ 6,772,514	\$ 6,772,541	\$ 6,772,571	\$ 6,772,599	\$ 6,772,629	\$ 6,772,658	\$ 6,772,687	\$ 6,772,687	\$ -

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Esplanade Lake Club Community Development District

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JPWard & Associates LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending September 30, 2021**

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 258,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,251	
Debt Service Fund									
Interest Account		0	-	-	-	-	-	0	
Sinking Account	-	-	-	-	-	-	-	-	
Reserve Account	-	432,147	189,919	-	-	-	-	622,066	
Revenue	-	547,159	268,544	-	-	-	-	815,703	
Prepayment Account	-	-	325,302	-	-	-	-	325,302	
General Redemption Account	-	-	-	-	-	-	-	-	
Capitalized Interest	-	-	-	-	-	-	-	-	
Retainage Account	-	-	-	-	-	-	-	-	
Construction	-	-	-	160,727	6,757,409	-	-	6,918,136	
Cost of Issuance	-	-	-	-	-	-	-	-	
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	
Market Valuation Adjustments									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	
Assessments Receivable/Deposits	14,985	72,494	-	-	-	-	-	87,479	
Amount Available in Debt Service Funds	-	-	-	-	-	1,835,565	-	1,835,565	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	19,719,436	-	19,719,436	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	
Total Assets	\$ 273,236	\$ 1,051,800	\$ 783,764	\$ 160,727	\$ 6,757,409	\$ 21,555,000	\$ -	\$ 30,581,936	

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending September 30, 2021**

Governmental Funds								
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets	
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	(10,194)							(10,194)
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Capital Projects Fund(s)								-
Bonds Payable								-
Current Portion	-	-	-	-	-	\$0	-	-
Long Term						\$21,555,000		21,555,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-		-	-
Total Liabilities	\$ (10,194)	\$ -	\$ -	\$ -	\$ -	\$ 21,555,000	\$ -	\$ 21,544,806
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	-	-
Unamortized Premium/Discount on Bonds								
Series 2019A-1	-	-	-	(30,463)	-	-	-	(30,463)
Series 2019A-2	-	-	-	-	(15,308)	-	-	(15,308)
Fund Balance								
Restricted								
Beginning: October 1, 2020 (Audited)	-	724,811	547,858	1,403,193	6,767,514	-	-	9,443,376
Results from Current Operations	-	326,989	235,907	(1,212,002)	5,202	-	-	(643,904)
Unassigned								
Beginning: October 1, 2020 (Audited)	10,194	-	-	-	-	-	-	10,194
Results from Current Operations	273,236	-	-	-	-	-	-	273,236
Total Fund Equity and Other Credits	\$ 283,430	\$ 1,051,800	\$ 783,764	\$ 160,727	\$ 6,757,409	\$ -	\$ -	\$ 9,037,131
Total Liabilities, Fund Equity and Other Credits	\$ 273,236	\$ 1,051,800	\$ 783,764	\$ 160,727	\$ 6,757,409	\$ 21,555,000	\$ -	\$ 30,581,936

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue															
Special Assessments - On-Roll	-	654	51,862	2,890	4,983	182,642	252,706	-	(25,242)	-	-	-	470,496	\$ 444,770	106%
Special Assessments - Off-Roll	-	-	30,000	-	-	-	-	-	-	-	-	14,985	44,985	44,985	100%
Developer Contribution															
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In															
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 654	\$ 81,862	\$ 2,890	\$ 4,983	\$ 182,642	\$ 252,706	\$ -	\$ (25,242)	\$ -	\$ -	\$ 14,985	515,481	\$ 489,755	N/A
Expenditures and Other Uses															
Executive															
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000	40,000	100%
Financial and Administrative															
Audit Services	-	-	-	-	-	500	1,500	-	2,000	-	-	-	4,000	4,500	89%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	16,000	16,000	100%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	16,000	8,000	200%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	500	500	500	100%
Other Contractual Services															
Legal Advertising	401	-	4,067	-	5,048	-	-	-	-	1,407	1,407	-	12,329	5,000	247%
Trustee Services	-	-	-	-	4,031	2,956	-	-	-	-	-	-	6,988	8,250	85%
Dissemination Agent Services	917	417	417	417	917	917	417	417	417	917	417	417	7,000	500	1400%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	25	25	26	16	1	5	-	-	-	-	-	25	123	350	35%
Communications & Freight Services															
Postage, Freight & Messenger	56	-	103	21	-	305	21	11	11	21	18	-	567	750	76%
Computer Services - Website Development															
	50	-	50	-	-	-	-	-	-	-	-	-	100	1,500	7%
Insurance															
	5,381	-	-	-	-	-	-	-	-	-	-	-	5,381	5,200	103%
Printing & Binding															
	150	-	262	-	-	-	-	-	-	-	-	-	412	330	125%
Subscription & Memberships															
	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	-	7,493	-	506	-	636	-	300	285	508	577	10,304	15,000	69%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	2,543	-	-	-	-	-	-	-	83	-	2,625	-	N/A
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services															
Professional - Management	-	-	-	-	-	7,292	2,917	2,917	2,917	2,917	2,917	2,917	24,792	35,000	71%
Field Operations															
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Utility Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance															
Lake System															
Aquatic Weed Control	-	-	-	-	-	-	-	2,500	4,164	125	2,082	-	8,871	59,200	15%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	25,200	-	10,830	5,415	41,445.00	150,000	28%
Slope Survey Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Water Quality Reporting/Testing	-	-	-	-	-	-	-	-	4,660	-	4,660	-	9,320.00	15,000	62%
Capital Outlay															
Aeration Systems	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	-	-	-	-	-	-	-	-	1,745	1,745.00	12,000	15%
Landscaping															
Repairs & Maintenance	-	-	-	-	-	5,550	6,853	-	9,684	3,750	3,980	3,750	33,567	100,000	34%
Reserves															
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges															
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	13,154	6,441	20,959	6,454	16,504	23,524	18,343	11,844	55,352	15,422	32,901	21,346	242,245	489,755	49%
Total Expenditures and Other Uses:	\$ 13,154	\$ 6,441	\$ 20,959	\$ 6,454	\$ 16,504	\$ 23,524	\$ 18,343	\$ 11,844	\$ 55,352	\$ 15,422	\$ 32,901	\$ 21,346	\$ 242,245	\$ 489,755	49%
Net Increase/ (Decrease) in Fund Balance	(13,154)	(5,787)	60,903	(3,564)	(11,521)	159,117	234,363	(11,844)	(80,594)	(15,422)	(32,901)	(6,361)	273,236	-	
Fund Balance - Beginning	10,194	(2,960)	(8,747)	52,156	48,592	37,071	196,188	430,551	418,707	338,113	322,692	289,791	10,194	-	
Fund Balance - Ending	\$ (2,960)	\$ (8,747)	\$ 52,156	\$ 48,592	\$ 37,071	\$ 196,188	\$ 430,551	\$ 418,707	\$ 338,113	\$ 322,692	\$ 289,791	\$ 283,430	283,430	\$ -	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget	
Revenue and Other Sources																
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A	
Interest Income																
Interest Account	-	0	0	-	-	-	-	0	0	-	-	-	0	-	N/A	
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Reserve Account	2	2	2	2	2	2	2	2	2	2	2	2	22	-	N/A	
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Revenue Account	-	-	-	-	-	-	0	2	2	2	2	2	11	-	N/A	
Capitalized Interest	1	1	-	-	-	-	-	-	-	-	-	-	2	-	N/A	
Special Assessment Revenue																
Special Assessments - On-Roll	-	1,085	86,012	4,793	8,264	302,906	419,106	-	17,000	-	-	-	839,165	737,770	114%	
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	72,494	72,494	72,494	N/A	
Special Assessments - Prepayment 2019A-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Intragovernmental Transfers In																
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Total Revenue and Other Sources:	\$ 3	\$ 1,088	\$ 86,014	\$ 4,794	\$ 8,266	\$ 302,907	\$ 419,108	\$ 4	\$ 17,004	\$ 4	\$ 4	\$ 72,498	911,694	\$ 810,264	N/A	
Expenditures and Other Uses																
Debt Service																
Principal Debt Service - Mandatory	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ 275,000	0%	
Principal Debt Service - Early Redemptions	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A	
Interest Expense	-	292,344	-	-	-	-	-	292,344	-	-	-	-	584,688	\$ -	N/A	
Operating Transfers Out (To Other Funds)	-	-	2	2	2	2	2	2	2	2	2	2	18	-	N/A	
Total Expenditures and Other Uses:	\$ -	\$ 292,344	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 292,346	\$ 2	\$ 2	\$ 2	\$ 2	584,706	\$ 275,000	N/A	
Net Increase/ (Decrease) in Fund Balance	3	(291,256)	86,012	4,793	8,264	302,906	419,106	(292,342)	17,002	2	2	72,496	326,989	535,264		
Fund Balance - Beginning	724,811	724,814	433,559	519,571	524,364	532,628	835,533	1,254,639	962,297	979,299	979,302	979,304	724,811	-		
Fund Balance - Ending	\$ 724,814	\$ 433,559	\$ 519,571	\$ 524,364	\$ 532,628	\$ 835,533	\$ 1,254,639	\$ 962,297	\$ 979,299	\$ 979,302	\$ 979,304	\$ 1,051,800	1,051,800	\$ 535,264		

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income															
Interest Account	-	0	0	-	-	-	-	0	0	-	-	-	0	-	N/A
Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	1	1	1	1	10	N/A	
Prepayment Account	1	1	1	1	2	0	1	1	1	1	1	1	11	N/A	
Revenue Account	-	-	-	-	-	-	0	1	1	1	1	1	6	N/A	
Capitalized Interest	1	1	-	-	-	-	-	-	-	-	-	-	1	N/A	
Special Assessment Revenue															
Special Assessments - On-Roll	-	527	41,767	2,327	4,013	147,088	203,513	-	8,242	-	-	-	407,477	358,214	N/A
Special Assessments - Off-Roll	-	-	-	3,624	-	-	-	-	-	-	-	-	3,624	50,164	N/A
Special Assessments - Prepayment 2019A-2	155,006	-	234,314	-	32,127	133,787	104,175	70,916	91,349	84,339	116,466	116,466	1,138,945	-	N/A
Intragovernmental Transfers In															
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 155,008	\$ 530	\$ 276,082	\$ 5,953	\$ 36,142	\$ 280,875	\$ 307,690	\$ 70,919	\$ 99,594	\$ 84,342	\$ 116,469	\$ 116,468	1,550,073	\$ 408,378	N/A
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Principal Debt Service - Early Redemptions	\$ -	\$ 185,000	\$ -	\$ -	\$ 385,000	\$ -	\$ -	\$ 180,000	\$ -	\$ -	\$ 270,000	\$ -	1,020,000	\$ -	N/A
Interest Expense	\$ -	\$ 147,022	\$ -	\$ -	\$ 3,794	\$ -	\$ -	\$ 135,809	\$ -	\$ -	\$ 2,677	\$ -	289,302	\$ 294,044	N/A
Operating Transfers Out (To Other Funds)	-	-	4,857	1	1	1	1	1	1	1	1	1	4,865	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 332,022	\$ 4,857	\$ 1	\$ 388,795	\$ 1	\$ 1	\$ 315,810	\$ 1	\$ 1	\$ 272,677	\$ 1	1,314,166	\$ 294,044	N/A
Net Increase/ (Decrease) in Fund Balance	155,008	(331,492)	271,225	5,952	(352,652)	280,874	307,689	(244,891)	99,593	84,341	(156,208)	116,468	235,907	114,334	
Fund Balance - Beginning	547,858	702,865	371,373	642,598	648,550	295,898	576,772	884,461	639,570	739,164	823,505	667,297	547,858	-	
Fund Balance - Ending	\$ 702,865	\$ 371,373	\$ 642,598	\$ 648,550	\$ 295,898	\$ 576,772	\$ 884,461	\$ 639,570	\$ 739,164	\$ 823,505	\$ 667,297	\$ 783,764	783,764	\$ 114,334	

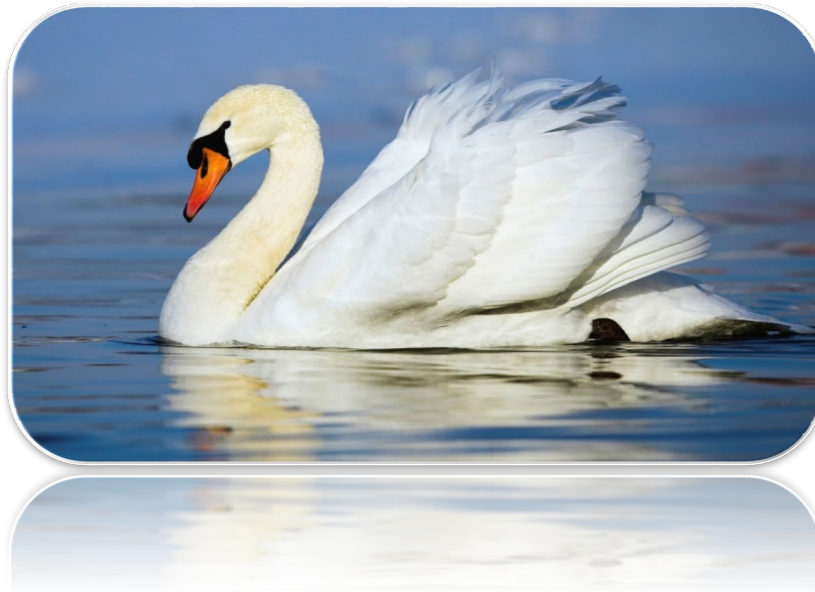
Esplanade Lake Club Community Development District
 Capital Project Fund - Series 2019A-1
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through September 30, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income														
Construction Account	1	1	3	6	2	1	1	1	1	1	1	1	17	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	5	8	-	-	-	-	-	-	-	-	-	-	12	-
Debt Proceeds														
Debt Proceeds Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	2	2	2	2	2	2	2	2	2	2	18	-
Total Revenue and Other Sources:	\$ 6	\$ 9	\$ 5	\$ 8	\$ 4	\$ 2	\$ 3	\$ 2	\$ 3	\$ 2	\$ 3	\$ 3	\$ 47	\$ -
Expenditures and Other Uses														
Executive														
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Printing & Binding														
Legal Services	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Legal - Series 2019	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Capital Outlay														
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	1,212,049	-	-	-	-	-	-	-	-	\$ 1,212,049	\$ -
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Road Improvements	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Underwriters Discount														
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Cost of Issuance														
Series 2019A-1	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ 1,212,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,212,049	\$ -
Net Increase/(Decrease) in Fund Balance	\$ 6	\$ 9	\$ 5	(1,212,042)	\$ 4	\$ 2	\$ 3	\$ 2	\$ 3	\$ 2	\$ 3	\$ 3	\$ (1,212,002)	-
Fund Balance - Beginning	\$ 1,403,193	\$ 1,403,198	\$ 1,403,207	\$ 1,403,211	\$ 191,170	\$ 191,173	\$ 191,175	\$ 191,178	\$ 191,180	\$ 191,183	\$ 191,185	\$ 191,188	\$ 191,188	\$ 1,403,193
Fund Balance - Ending	\$ 1,403,198	\$ 1,403,207	\$ 1,403,211	\$ 191,170	\$ 191,173	\$ 191,175	\$ 191,178	\$ 191,180	\$ 191,183	\$ 191,185	\$ 191,188	\$ 191,190	\$ 191,190	\$ -

Esplanade Lake Club Community Development District
 Capital Project Fund - Series 2019A-2
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through September 30, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income														
Construction Account	24	25	26	29	29	26	29	28	29	28	29	29	329	-
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	3	5	-	-	-	-	-	-	-	-	-	-	8	-
Debt Proceeds														
Debt Proceeds Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	4,857	1	1	1	1	1	1	1	1	1	4,865	-
Total Revenue and Other Sources:	\$ 28	\$ 31	\$ 4,883	\$ 30	\$ 30	\$ 27	\$ 30	\$ 29	\$ 30	\$ 29	\$ 30	\$ 30	\$ 5,202	\$ -
Expenditures and Other Uses														
Executive														
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Printing & Binding														
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Legal Services														
Legal - Series 2019	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Capital Outlay														
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Other Physical Environment	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Road Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Underwriters Discount														
Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Cost of Issuance														
Series 2019A-2	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 28	\$ 31	\$ 4,883	\$ 30	\$ 30	\$ 27	\$ 30	\$ 29	\$ 30	\$ 29	\$ 30	\$ 30	\$ 5,202	-
Fund Balance - Beginning	\$ 6,767,514	\$ 6,767,542	\$ 6,767,572	\$ 6,772,455	\$ 6,772,485	\$ 6,772,514	\$ 6,772,541	\$ 6,772,571	\$ 6,772,599	\$ 6,772,629	\$ 6,772,658	\$ 6,772,687	6,767,514	-
Fund Balance - Ending	\$ 6,767,542	\$ 6,767,572	\$ 6,772,455	\$ 6,772,485	\$ 6,772,514	\$ 6,772,541	\$ 6,772,571	\$ 6,772,599	\$ 6,772,629	\$ 6,772,658	\$ 6,772,687	\$ 6,772,717	\$ 6,772,717	\$ -

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2021

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Esplanade Lake Club Community Development District

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JPWard & Associates LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending October 31, 2021**

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 243,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243,677	
Debt Service Fund									
Interest Account		0	-	-	-	-	-	0	
Sinking Account	-	-	-	-	-	-	-	-	
Reserve Account	-	432,147	189,919	-	-	-	-	622,066	
Revenue	-	619,655	268,545	-	-	-	-	888,200	
Prepayment Account	-	-	325,303	-	-	-	-	325,303	
General Redemption Account	-	-	-	-	-	-	-	-	
Capitalized Interest	-	-	-	-	-	-	-	-	
Retainage Account	-	-	-	-	-	-	-	-	
Construction	-	-	-	160,730	6,757,437	-	-	6,918,167	
Cost of Issuance	-	-	-	-	-	-	-	-	
Due from Other Funds									
General Fund	-	180	-	-	-	-	-	180	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	
Market Valuation Adjustments	-	-	-	-	-	-	-	-	
Accrued Interest Receivable	-	-	-	-	-	-	-	-	
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	-	1,835,749	-	1,835,749	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	19,449,251	-	19,449,251	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	
Total Assets	\$ 243,677	\$ 1,051,982	\$ 783,767	\$ 160,730	\$ 6,757,437	\$ 21,285,000	\$ -	\$ 30,282,593	

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending October 31, 2021

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	
Due to Developer	-							-	
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	180	-	-	-	-	-	-	180	
Capital Projects Fund(s)								-	
Bonds Payable								-	
Current Portion	-	-	-	-	-	\$415,000	-	415,000	
Long Term						\$20,870,000		20,870,000	
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-		-	-	
Total Liabilities	\$ 380	\$ -	\$ -	\$ -	\$ -	\$ 21,285,000	\$ -	\$ 21,285,380	
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	
Unamortized Premium/Discount on Bonds									
Series 2019A-1	-	-	-	(30,463)	-	-	-	(30,463)	
Series 2019A-2	-	-	-	-	(15,308)	-	-	(15,308)	
Fund Balance									
Restricted									
Beginning: October 1, 2021 (Unaudited)	-	1,051,800	783,764	191,190	6,772,717	-	-	8,799,471	
Results from Current Operations	-	182	2	2	29	-	-	215	
Unassigned									
Beginning: October 1, 2021 (Unaudited)	265,884	-	-	-	-	-	-	265,884	
Results from Current Operations	(22,587)	-	-	-	-	-	-	(22,587)	
Total Fund Equity and Other Credits	\$ 243,297	\$ 1,051,982	\$ 783,767	\$ 160,730	\$ 6,757,437	\$ -	\$ -	\$ 8,997,213	
Total Liabilities, Fund Equity and Other Credits	\$ 243,677	\$ 1,051,982	\$ 783,767	\$ 160,730	\$ 6,757,437	\$ 21,285,000	\$ -	\$ 30,282,593	

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ 150,000	0%
Interest				
Interest - General Checking	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	84	84	\$ 345,025	0%
Special Assessments - Off-Roll	-	-	-	N/A
Developer Contribution	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 84	84	\$ 495,025	N/A
Expenditures and Other Uses				
Executive				
Professional Management	3,333	3,333	40,000	8%
Financial and Administrative				
Audit Services	-	-	5,000	0%
Accounting Services	1,333	1,333	16,000	8%
Assessment Roll Services	1,333	1,333	16,000	8%
Arbitrage Rebate Services	-	-	500	0%
Other Contractual Services				
Legal Advertising	290	290	5,000	6%
Trustee Services	-	-	8,250	0%
Dissemination Agent Services	917	917	5,000	18%
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	-	-	350	0%
Communications & Freight Services				
Postage, Freight & Messenger	9	9	750	1%

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021

Description	October	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	1,500	0%
Insurance	5,570	5,570	5,200	107%
Printing & Binding	-	-	100	0%
Subscription & Memberships	175	175	175	100%
Legal Services				
Legal - General Counsel	-	-	15,000	0%
Legal - Series 2019 Bonds	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	N/A
Other General Government Services				
Engineering Services	-	-	7,500	0%
Contingencies	-	-	-	N/A
Other Current Charges	-	-	-	N/A
Stormwater Management Services				
Professional - Management	-	-	35,000	0%
Field Operations				
Mitigation Monitoring	-	-	-	N/A
Utility Services	-	-	-	N/A
Electric	-	-	-	N/A
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	-	-	59,200	0%
Lake Bank Maintenance	-	-	150,000	0%
Slope Survey Monitoring	-	-	5,000	0%
Water Quality Reporting/Testing	-	-	15,000	0%
Capital Outlay				
Aeration Systems	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	N/A
Erosion Restoration	-	-	-	N/A

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021**

Description	October	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	N/A
Contingencies - OVERALL	-	-	12,000	0%
Landscaping				
Repairs & Maintenance	9,710	9,710	92,500	10%
Reserves				
Operational Reserve (Future Years)	-	-	-	N/A
Other Fees and Charges	-	-	-	N/A
Discounts/Collection Fees		-	-	
Sub-Total:	22,671	22,671	495,025	5%
Total Expenditures and Other Uses:	\$ 22,671	\$ 22,671	\$ 495,025	5%
Net Increase/ (Decrease) in Fund Balance	(22,587)	(22,587)	(150,000)	
Fund Balance - Beginning	265,884	265,884	-	
Fund Balance - Ending	\$ 243,297	243,297	\$ (150,000)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-		N/A
Sinking Fund	-	-		N/A
Reserve Account	2	2		N/A
Prepayment Account	-	-		N/A
Revenue Account	2	2		N/A
Capitalized Interest	-	-		N/A
Special Assessment Revenue				
Special Assessments - On-Roll	180	180	737,771	0%
Special Assessments - Off-Roll	-	-	72,494	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	N/A
Intragovernmental Transfers In				
	-	-		N/A
Debt Proceeds				
Debt Proceeds Series 2019A-1	-	-		N/A
Total Revenue and Other Sources:	\$ 184	184	\$ 810,265	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	-	-	\$ 275,000	0%
Principal Debt Service - Early Redemptions	-	-	\$ -	N/A
Interest Expense	-	-	\$ 580,219	N/A
Operating Transfers Out (To Other Funds)	2	2	-	N/A
Total Expenditures and Other Uses:	\$ 2	2	\$ 855,219	N/A
Net Increase/ (Decrease) in Fund Balance	182	182	(44,954)	
Fund Balance - Beginning	1,051,800	1,051,800	-	
Fund Balance - Ending	\$ 1,051,982	1,051,982	\$ (44,954)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-		N/A
Sinking Fund	-	-		N/A
Reserve Account	1	1		N/A
Prepayment Account	1	1		N/A
Revenue Account	1	1		N/A
Capitalized Interest	-	-		N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	N/A
Special Assessments - Off-Roll	-	-	431,769	N/A
Special Assessments - Prepayment 2019A-2	-	-	-	N/A
Intragovernmental Transfers In				
Intragovernmental Transfers In	-	-		N/A
Debt Proceeds				
Debt Proceeds Series 2019A-2	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	3	\$ 431,769	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	-	\$ 140,000	N/A
Principal Debt Service - Early Redemptions	\$ -	-	\$ -	N/A
Interest Expense	\$ -	-	\$ 291,769	N/A
Operating Transfers Out (To Other Funds)	\$ 1	1	-	N/A
Total Expenditures and Other Uses:	\$ 1	1	\$ 431,769	N/A
Net Increase/ (Decrease) in Fund Balance	2	2	-	
Fund Balance - Beginning	783,764	783,764	-	
Fund Balance - Ending	\$ 783,767	783,767	\$ -	

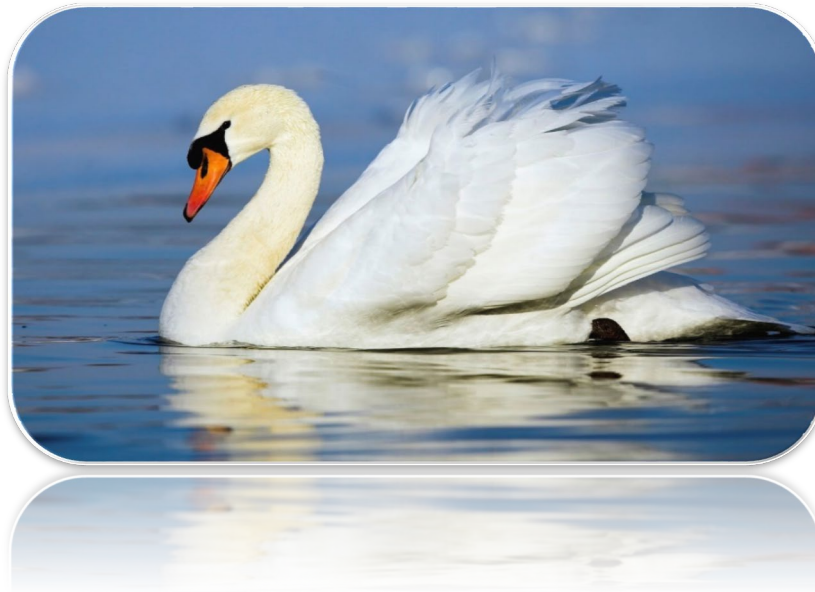
Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	-	\$ -
Interest Income			
Construction Account	1	1	-
Cost of Issuance	-	-	-
Retainage Account	-	-	-
Debt Proceeds			
Debt Proceeds Series 2019A-1	-	-	-
Operating Transfers In (From Other Funds)	2	2	-
Total Revenue and Other Sources:	\$ 2	\$ 2	\$ -
Expenditures and Other Uses			
Executive			
Professional Management	-	\$ -	\$ -
Other Contractual Services			
Trustee Services	-	\$ -	\$ -
Printing & Binding			
	-	\$ -	\$ -
Legal Services			
Legal - Series 2019	-	\$ -	-
Capital Outlay			
Water-Sewer Combination-Construction	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	\$ -	\$ -
Engineering Services	-	\$ -	\$ -
Other Physical Environment	-	\$ -	\$ -
Road Improvements	-	\$ -	-
Underwriters Discount			
Series 2019A-1	-	\$ -	\$ -
Cost of Issuance			
Series 2019A-1	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 2	-
Fund Balance - Beginning	\$ 191,190	191,190	-
Fund Balance - Ending	\$ 191,193	\$ 191,193	\$ -

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	-	\$ -
Interest Income			
Construction Account	28	28	-
Cost of Issuance	-	-	-
Retainage Account	-	-	-
Debt Proceeds			
Debt Proceeds Series 2019A-2	-	-	-
Operating Transfers In (From Other Funds)	1	1	-
Total Revenue and Other Sources:	\$ 29	\$ 29	\$ -
Expenditures and Other Uses			
Executive			
Professional Management	-	\$ -	\$ -
Other Contractual Services			
Trustee Services	-	\$ -	\$ -
Printing & Binding			
	-	\$ -	\$ -
Legal Services			
Legal - Series 2019	-	\$ -	-
Capital Outlay			
Water-Sewer Combination-Construction	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	\$ -	\$ -
Engineering Services	-	\$ -	\$ -
Other Physical Environment	-	\$ -	\$ -
Road Improvements	-	\$ -	-
Underwriters Discount			
Series 2019A-2	-	\$ -	\$ -
Cost of Issuance			
Series 2019A-2	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 29	\$ 29	-
Fund Balance - Beginning	\$ 6,772,717	6,772,717	-
Fund Balance - Ending	\$ 6,772,745	\$ 6,772,745	\$ -

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2021

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Esplanade Lake Club Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending November 30, 2021**

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 268,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 268,979	
Debt Service Fund									
Interest Account		-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	
Reserve Account	-	432,147	189,919	-	-	-	-	622,066	
Revenue	-	52,314	1,421	-	-	-	-	53,735	
Prepayment Account	-	-	387,992	-	-	-	-	387,992	
General Redemption Account	-	-	-	-	-	-	-	-	
Capitalized Interest	-	-	-	-	-	-	-	-	
Retainage Account	-	-	-	-	-	-	-	-	
Construction	-	-	-	160,732	6,757,467	-	-	6,918,199	
Cost of Issuance	-	-	-	-	-	-	-	-	
Due from Other Funds									
General Fund	-	29,375	-	-	-	-	-	29,375	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	
Market Valuation Adjustments	-	-	-	-	-	-	-	-	
Accrued Interest Receivable	-	-	-	-	-	-	-	-	
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	-	1,093,168	-	1,093,168	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	19,451,832	-	19,451,832	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	
Total Assets	\$ 268,979	\$ 513,836	\$ 579,332	\$ 160,732	\$ 6,757,467	\$ 20,545,000	\$ -	\$ 28,825,346	

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending November 30, 2021

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-								-
Due to Other Funds									
General Fund	-								-
Debt Service Fund(s)	29,375								29,375
Capital Projects Fund(s)									-
Bonds Payable									
Current Portion	-					\$0			-
Long Term						\$20,545,000			20,545,000
Unamortized Prem/Disc on Bds Pybl	-								-
Total Liabilities	\$ 29,375	\$ -	\$ -	\$ -	\$ -	\$ 20,545,000	\$ -		\$ 20,574,375
Fund Equity and Other Credits									
Investment in General Fixed Assets	-								-
Unamortized Premium/Discount on Bonds									
Series 2019A-1	-			(30,463)					(30,463)
Series 2019A-2	-				(15,308)				(15,308)
Fund Balance									
Restricted									
Beginning: October 1, 2021 (Unaudited)	-	1,051,800	783,764	191,190	6,772,717				8,799,471
Results from Current Operations	-	(537,964)	(204,433)	5	58				(742,334)
Unassigned									
Beginning: October 1, 2021 (Unaudited)	265,884								265,884
Results from Current Operations	(26,280)								(26,280)
Total Fund Equity and Other Credits	\$ 239,604	\$ 513,836	\$ 579,332	\$ 160,732	\$ 6,757,467	\$ -	\$ -		\$ 8,250,971
Total Liabilities, Fund Equity and Other Credits	\$ 268,979	\$ 513,836	\$ 579,332	\$ 160,732	\$ 6,757,467	\$ 20,545,000	\$ -		\$ 28,825,346

Unaudited

Prepared by:
JPWARD and Associates, LLC

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ 150,000	0%
Interest					
Interest - General Checking	-	-	-	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll	84	13,651	13,735	\$ 345,025	4%
Special Assessments - Off-Roll	-	-	-	-	N/A
Developer Contribution	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 84	\$ 13,651	13,735	\$ 495,025	N/A
Expenditures and Other Uses					
Executive					
Professional Management	3,333	3,333	6,667	40,000	17%
Financial and Administrative					
Audit Services	-	-	-	5,000	0%
Accounting Services	1,333	1,333	2,667	16,000	17%
Assessment Roll Services	1,333	1,333	2,667	16,000	17%
Arbitrage Rebate Services	-	-	-	500	0%
Other Contractual Services					
Legal Advertising	290	-	290	5,000	6%
Trustee Services	-	-	-	8,250	0%
Dissemination Agent Services	917	417	1,333	5,000	27%
Property Appraiser Fees	-	274	274	-	N/A
Bank Service Fees	-	-	-	350	0%
Communications & Freight Services					
Postage, Freight & Messenger	9	32	41	750	5%

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	1,500	0%
Insurance	5,570	-	5,570	5,200	107%
Printing & Binding	-	-	-	100	0%
Subscription & Memberships	175	-	175	175	100%
Legal Services					
Legal - General Counsel	-	83	83	15,000	1%
Legal - Series 2019 Bonds	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	N/A
Other General Government Services					
Engineering Services	-	-	-	7,500	0%
Contingencies	-	-	-	-	N/A
Other Current Charges	-	-	-	-	N/A
Stormwater Management Services					
Professional - Management	-	2,917	2,917	35,000	8%
Field Operations					
Mitigation Monitoring	-	-	-	-	N/A
Utility Services	-	-	-	-	N/A
Electric	-	-	-	-	N/A
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	-	2,207	2,207	59,200	4%
Lake Bank Maintenance	-	5,415	5,415.00	150,000	4%
Slope Survey Monitoring	-	-	-	5,000	0%
Water Quality Reporting/Testing	-	-	-	15,000	0%
Capital Outlay					
Aeration Systems	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	N/A

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	12,000	0%
Landscaping					
Repairs & Maintenance	9,710	-	9,710	92,500	10%
Reserves					
Operational Reserve (Future Years)	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	N/A
Discounts/Collection Fees			-	-	
Sub-Total:	22,671	17,344	40,014	495,025	8%
 Total Expenditures and Other Uses:	\$ 22,671	\$ 17,344	\$ 40,014	\$ 495,025	8%
 Net Increase/ (Decrease) in Fund Balance	(22,587)	(3,693)	(26,280)	(150,000)	
Fund Balance - Beginning	265,884	243,297	265,884	-	
Fund Balance - Ending	\$ 243,297	\$ 239,604	239,604	\$ (150,000)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ -	N/A
Interest Income					
Interest Account	-	-	-		N/A
Sinking Fund	-	-	-		N/A
Reserve Account	2	2	4		N/A
Prepayment Account	-	-	-		N/A
Revenue Account	2	2	5		N/A
Capitalized Interest	-	-	-		N/A
Special Assessment Revenue					
Special Assessments - On-Roll	180	29,195	29,375	737,771	4%
Special Assessments - Off-Roll	-	-	-	72,494	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	-	N/A
Intragovernmental Transfers In					
	-	-	-		N/A
Debt Proceeds					
Debt Proceeds Series 2019A-1	-	-	-		N/A
Total Revenue and Other Sources:	\$ 184	\$ 29,200	29,383	\$ 810,265	N/A
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory	-	275,000	275,000	\$ 275,000	100%
Principal Debt Service - Early Redemptions	-	-	-	\$ -	N/A
Interest Expense	-	292,344	292,344	\$ 580,219	N/A
Operating Transfers Out (To Other Funds)					
	2	2	4	-	N/A
Total Expenditures and Other Uses:	\$ 2	\$ 567,346	567,347	\$ 855,219	N/A
Net Increase/ (Decrease) in Fund Balance	182	(538,146)	(537,964)	(44,954)	
Fund Balance - Beginning	1,051,800	1,051,982	1,051,800	-	
Fund Balance - Ending	\$ 1,051,982	\$ 513,836	513,836	\$ (44,954)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ -	N/A
Interest Income					
Interest Account	-	-	-		N/A
Sinking Fund	-	-	-		N/A
Reserve Account	1	1	2		N/A
Prepayment Account	1	1	3		N/A
Revenue Account	1	1	2		N/A
Capitalized Interest	-	-	-		N/A
Special Assessment Revenue					
Special Assessments - On-Roll	-	-	-	-	N/A
Special Assessments - Off-Roll	-	18,704	18,704	431,769	N/A
Special Assessments - Prepayment 2019A-2	-	368,984	368,984	-	N/A
Intragovernmental Transfers In	-	-	-		N/A
Debt Proceeds					
Debt Proceeds Series 2019A-2	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 387,691	387,694	\$ 431,769	N/A
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory	\$ -	\$ 140,000	140,000	\$ 140,000	N/A
Principal Debt Service - Early Redemptions	\$ -	\$ 325,000	325,000	\$ -	N/A
Interest Expense	\$ -	\$ 127,125	127,125	\$ 291,769	N/A
Operating Transfers Out (To Other Funds)	\$ 1	1	2	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$ 592,126	592,127	\$ 431,769	N/A
Net Increase/ (Decrease) in Fund Balance	2	(204,435)	(204,433)	-	
Fund Balance - Beginning	783,764	783,767	783,764	-	
Fund Balance - Ending	\$ 783,767	\$ 579,332	579,332	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021

Description	October	November	Year to Date	Total Annual Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	-	\$ -
Interest Income				
Construction Account	1	1	1	-
Cost of Issuance	-	-	-	-
Retainage Account	-	-	-	-
Debt Proceeds				
Debt Proceeds Series 2019A-1	-	-	-	-
Operating Transfers In (From Other Funds)	2	2	4	-
Total Revenue and Other Sources:	\$ 2	\$ 3	\$ 5	\$ -
Expenditures and Other Uses				
Executive				
Professional Management	-	-	\$ -	\$ -
Other Contractual Services				
Trustee Services	-	-	\$ -	\$ -
Printing & Binding	-	-	\$ -	\$ -
Legal Services				
Legal - Series 2019	-	-	\$ -	-
Capital Outlay				
Water-Sewer Combination-Construction	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	\$ -	\$ -
Engineering Services	-	-	\$ -	\$ -
Other Physical Environment	-	-	\$ -	\$ -
Road Improvements	-	-	\$ -	-
Underwriters Discount				
Series 2019A-1	-	-	\$ -	\$ -
Cost of Issuance				
Series 2019A-1	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 3	\$ 5	-
Fund Balance - Beginning	\$ 191,190	\$ 191,193	191,190	-
Fund Balance - Ending	\$ 191,193	\$ 191,195	\$ 191,195	\$ -

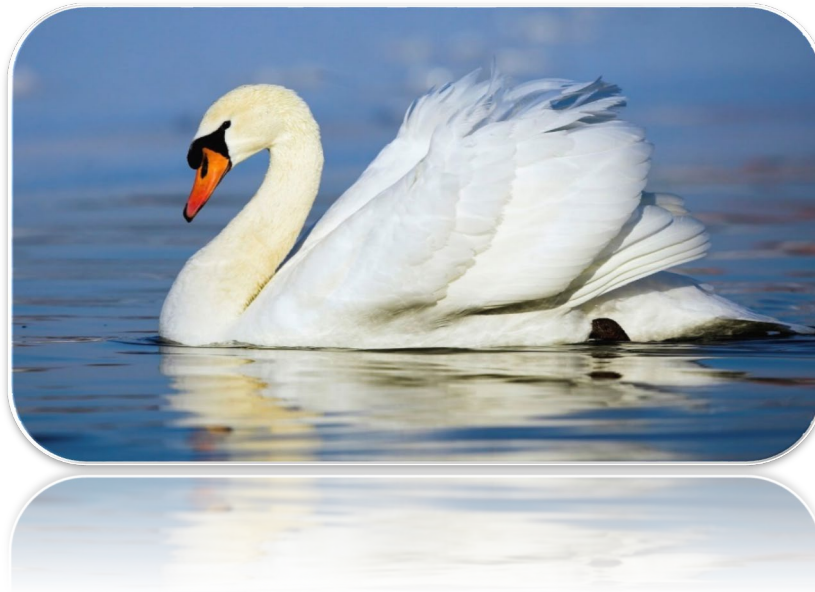
Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021

Description	October	November	Year to Date	Total Annual Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	-	\$ -
Interest Income				
Construction Account	28	29	56	-
Cost of Issuance	-	-	-	-
Retainage Account	-	-	-	-
Debt Proceeds				
Debt Proceeds Series 2019A-2	-	-	-	-
Operating Transfers In (From Other Funds)	1	1	2	-
Total Revenue and Other Sources:	\$ 29	\$ 30	\$ 58	\$ -
Expenditures and Other Uses				
Executive				
Professional Management	-	-	\$ -	\$ -
Other Contractual Services				
Trustee Services	-	-	\$ -	\$ -
Printing & Binding				
	-	-	\$ -	\$ -
Legal Services				
Legal - Series 2019	-	-	\$ -	-
Capital Outlay				
Water-Sewer Combination-Construction	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	\$ -	\$ -
Engineering Services	-	-	\$ -	\$ -
Other Physical Environment	-	-	\$ -	\$ -
Road Improvements	-	-	\$ -	-
Underwriters Discount				
Series 2019A-2	-	-	\$ -	\$ -
Cost of Issuance				
Series 2019A-2	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 29	\$ 30	\$ 58	-
Fund Balance - Beginning	\$ 6,772,717	\$ 6,772,745	6,772,717	-
Fund Balance - Ending	\$ 6,772,745	\$ 6,772,775	\$ 6,772,775	\$ -

Prepared by:

JPWARD and Associates, LLC

ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2021

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Esplanade Lake Club Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending December 31, 2021**

Governmental Funds									
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 606,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 606,938	
Debt Service Fund									
Interest Account		-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	
Reserve Account	-	432,147	179,194	-	-	-	-	611,341	
Revenue	-	244,581	1,421	-	-	-	-	246,002	
Prepayment Account	-	-	536,203	-	-	-	-	536,203	
General Redemption Account	-	-	-	-	-	-	-	-	
Capitalized Interest	-	-	-	-	-	-	-	-	
Retainage Account	-	-	-	-	-	-	-	-	
Construction	-	-	-	160,735	6,757,495	-	-	6,918,230	
Cost of Issuance	-	-	-	-	-	-	-	-	
Due from Other Funds									
General Fund	-	229,020	-	-	-	-	-	229,020	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	
Market Valuation Adjustments	-	-	-	-	-	-	-	-	
Accrued Interest Receivable	-	-	-	-	-	-	-	-	
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	-	1,622,567	-	1,622,567	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	18,922,433	-	18,922,433	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	
Total Assets	\$ 606,938	\$ 905,748	\$ 716,818	\$ 160,735	\$ 6,757,495	\$ 20,545,000	\$ -	\$ 29,692,734	

Esplanade Lake Club Community Development District
Balance Sheet
for the Period Ending December 31, 2021

Governmental Funds								
	Debt Service Funds			Capital Projects Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2019A-1	Series 2019A-2	Series 2019A-1	Series 2019A-2	General Long Term Debt	General Fixed Assets	
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-							-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	229,020	-	-	-	-	-	-	229,020
Capital Projects Fund(s)								-
Bonds Payable								-
Current Portion	-	-	-	-	-	\$0	-	-
Long Term						\$20,545,000		20,545,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-		-	-
Total Liabilities	\$ 229,020	\$ -	\$ -	\$ -	\$ -	\$ 20,545,000	\$ -	\$ 20,774,020
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	-	-
Unamortized Premium/Discount on Bonds								
Series 2019A-1	-	-	-	(30,463)	-	-	-	(30,463)
Series 2019A-2	-	-	-	-	(15,308)	-	-	(15,308)
Fund Balance								
Restricted								
Beginning: October 1, 2021 (Unaudited)	-	1,051,800	783,764	191,190	6,772,717	-	-	8,799,471
Results from Current Operations	-	(146,052)	(66,946)	7	87	-	-	(212,904)
Unassigned								
Beginning: October 1, 2021 (Unaudited)	265,884	-	-	-	-	-	-	265,884
Results from Current Operations	112,033	-	-	-	-	-	-	112,033
Total Fund Equity and Other Credits	\$ 377,917	\$ 905,748	\$ 716,818	\$ 160,735	\$ 6,757,495	\$ -	\$ -	\$ 8,918,714
Total Liabilities, Fund Equity and Other Credits	\$ 606,938	\$ 905,748	\$ 716,818	\$ 160,735	\$ 6,757,495	\$ 20,545,000	\$ -	\$ 29,692,734

Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ 150,000	0%
Interest						
Interest - General Checking	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	84	13,651	183,245	196,980	\$ 345,025	57%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 84	\$ 13,651	\$ 183,245	196,980	\$ 495,025	N/A
Expenditures and Other Uses						
Executive						
Professional Management	3,333	3,333	3,333	10,000	40,000	25%
Financial and Administrative						
Audit Services	-	-	-	-	5,000	0%
Accounting Services	1,333	1,333	1,333	4,000	16,000	25%
Assessment Roll Services	1,333	1,333	1,333	4,000	16,000	25%
Arbitrage Rebate Services	-	-	-	-	500	0%
Other Contractual Services						
Legal Advertising	290	-	290	580	5,000	12%
Trustee Services	-	-	-	-	8,250	0%
Dissemination Agent Services	917	417	917	2,250	5,000	45%
Property Appraiser Fees	-	274	-	274	-	N/A
Bank Service Fees	-	-	-	-	350	0%
Communications & Freight Services						
Postage, Freight & Messenger	9	32	22	63	750	8%

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	-	-	-	-	1,500	0%
Insurance	5,570	-	-	5,570	5,200	107%
Printing & Binding	-	-	194	194	100	194%
Subscription & Memberships	175	-	-	175	175	100%
Legal Services						
Legal - General Counsel	-	83	1,088	1,170	15,000	8%
Legal - Series 2019 Bonds	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	N/A
Other General Government Services						
Engineering Services	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	N/A
Stormwater Management Services						
Professional - Management	-	2,917	2,917	5,833	35,000	17%
Field Operations						
Mitigation Monitoring	-	-	-	-	-	N/A
Utility Services	-	-	-	-	-	N/A
Electric	-	-	-	-	-	N/A
Repairs & Maintenance						
Lake System						
Aquatic Weed Control	-	2,207	-	2,207	59,200	4%
Lake Bank Maintenance	-	5,415	6,769	12,183.75	150,000	8%
Slope Survey Monitoring	-	-	-	-	5,000	0%
Water Quality Reporting/Testing	-	-	4,660	4,660.00	15,000	31%
Capital Outlay						
Aeration Systems	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	N/A

Prepared by:

JPWARD and Associates, LLC

**Esplanade Lake Club Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Contingencies	-	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	-	12,000	0%
Landscaping						
Repairs & Maintenance	9,710	-	22,077	31,787	92,500	34%
Reserves						
Operational Reserve (Future Years)	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	
Sub-Total:	22,671	17,344	44,932	84,946	495,025	17%
 Total Expenditures and Other Uses:	\$ 22,671	\$ 17,344	\$ 44,932	\$ 84,946	\$ 495,025	17%
 Net Increase/ (Decrease) in Fund Balance	(22,587)	(3,693)	138,313	112,033	(150,000)	
Fund Balance - Beginning	265,884	243,297	239,604	265,884	-	
Fund Balance - Ending	\$ 243,297	\$ 239,604	\$ 377,917	377,917	\$ (150,000)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-		N/A
Sinking Fund	-	-	-	-		N/A
Reserve Account	2	2	2	5		N/A
Prepayment Account	-	-	-	-		N/A
Revenue Account	2	2	0	5		N/A
Capitalized Interest	-	-	-	-		N/A
Special Assessment Revenue						
Special Assessments - On-Roll	180	29,195	391,912	421,287	737,771	57%
Special Assessments - Off-Roll	-	-	-	-	72,494	N/A
Special Assessments - Prepayment 2019A-1	-	-	-	-	-	N/A
Intragovernmental Transfers In						
	-	-	-	-		N/A
Debt Proceeds						
Debt Proceeds Series 2019A-1	-	-	-	-		N/A
Total Revenue and Other Sources:	\$ 184	\$ 29,200	\$ 391,914	421,297	\$ 810,265	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory	-	275,000	-	275,000	\$ 275,000	100%
Principal Debt Service - Early Redemptions	-	-	-	-	\$ -	N/A
Interest Expense	-	292,344	-	292,344	\$ 580,219	N/A
Operating Transfers Out (To Other Funds)						
	2	2	2	5	-	N/A
Total Expenditures and Other Uses:	\$ 2	\$ 567,346	\$ 2	567,349	\$ 855,219	N/A
Net Increase/ (Decrease) in Fund Balance	182	(538,146)	391,912	(146,052)	(44,954)	
Fund Balance - Beginning	1,051,800	1,051,982	513,836	1,051,800	-	
Fund Balance - Ending	\$ 1,051,982	\$ 513,836	\$ 905,748	905,748	\$ (44,954)	

Esplanade Lake Club Community Development District
Debt Service Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-		N/A
Sinking Fund	-	-	-	-		N/A
Reserve Account	1	1	1	2		N/A
Prepayment Account	1	1	1	4		N/A
Revenue Account	1	1	0	2		N/A
Capitalized Interest	-	-	-	-		N/A
Special Assessment Revenue						
Special Assessments - On-Roll	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	18,704	-	18,704	431,769	N/A
Special Assessments - Prepayment 2019A-2	-	368,984	137,486	506,470	-	N/A
Intragovernmental Transfers In						
	-	-	-	-		N/A
Debt Proceeds						
Debt Proceeds Series 2019A-2	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 387,691	\$ 137,488	525,181	\$ 431,769	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory	\$ -	\$ 140,000	\$ -	140,000	\$ 140,000	N/A
Principal Debt Service - Early Redemptions	\$ -	\$ 325,000	\$ -	325,000	\$ -	N/A
Interest Expense	\$ -	\$ 127,125	\$ -	127,125	\$ 291,769	N/A
Operating Transfers Out (To Other Funds)	\$ 1	1	1	2	-	N/A
Total Expenditures and Other Uses:	\$ 1	\$ 592,126	\$ 1	592,127	\$ 431,769	N/A
Net Increase/ (Decrease) in Fund Balance	2	(204,435)	137,487	(66,946)	-	
Fund Balance - Beginning	783,764	783,767	579,332	783,764	-	
Fund Balance - Ending	\$ 783,767	\$ 579,332	\$ 716,818	716,818	\$ -	

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021

Description	October	November	December	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	-	\$ -
Interest Income					
Construction Account	1	1	1	2	-
Cost of Issuance	-	-	-	-	-
Retainage Account	-	-	-	-	-
Debt Proceeds					
Debt Proceeds Series 2019A-1	-	-	-	-	-
Operating Transfers In (From Other Funds)	2	2	2	5	-
Total Revenue and Other Sources:	\$ 2	\$ 3	\$ 2	\$ 7	\$ -
Expenditures and Other Uses					
Executive					
Professional Management	-	-	-	\$ -	\$ -
Other Contractual Services					
Trustee Services	-	-	-	\$ -	\$ -
Printing & Binding	-	-	-	\$ -	\$ -
Legal Services					
Legal - Series 2019	-	-	-	\$ -	\$ -
Capital Outlay					
Water-Sewer Combination-Construction	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	\$ -	\$ -
Engineering Services	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	\$ -	\$ -
Road Improvements	-	-	-	\$ -	\$ -
Underwriters Discount					
Series 2019A-1	-	-	-	\$ -	\$ -
Cost of Issuance					
Series 2019A-1	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 3	\$ 2	\$ 7	-
Fund Balance - Beginning	\$ 191,190	\$ 191,193	\$ 191,195	191,190	-
Fund Balance - Ending	\$ 191,193	\$ 191,195	\$ 191,198	\$ 191,198	\$ -

Prepared by:

JPWARD and Associates, LLC

Esplanade Lake Club Community Development District
Capital Project Fund - Series 2019A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2021

Description	October	November	December	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	-	\$ -
Interest Income					
Construction Account	28	29	28	84	-
Cost of Issuance	-	-	-	-	-
Retainage Account	-	-	-	-	-
Debt Proceeds					
Debt Proceeds Series 2019A-2	-	-	-	-	-
Operating Transfers In (From Other Funds)	1	1	1	2	-
Total Revenue and Other Sources:	\$ 29	\$ 30	\$ 29	\$ 87	\$ -
Expenditures and Other Uses					
Executive					
Professional Management	-	-	-	\$ -	\$ -
Other Contractual Services					
Trustee Services	-	-	-	\$ -	\$ -
Printing & Binding	-	-	-	\$ -	\$ -
Legal Services					
Legal - Series 2019	-	-	-	\$ -	-
Capital Outlay					
Water-Sewer Combination-Construction	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	\$ -	\$ -
Engineering Services	-	-	-	\$ -	\$ -
Other Physical Environment	-	-	-	\$ -	\$ -
Road Improvements	-	-	-	\$ -	-
Underwriters Discount					
Series 2019A-2	-	-	-	\$ -	\$ -
Cost of Issuance					
Series 2019A-2	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 29	\$ 30	\$ 29	\$ 87	-
Fund Balance - Beginning	\$ 6,772,717	\$ 6,772,745	\$ 6,772,775	6,772,717	-
Fund Balance - Ending	\$ 6,772,745	\$ 6,772,775	\$ 6,772,803	\$ 6,772,803	\$ -

Prepared by:

JPWARD and Associates, LLC