
JPWard and Associates LLC

TOTAL Commitment to Excellence

Flow Way

Community Development District

Board of Supervisors

July 12, 2016



Visit our web site at: www.flowwaycdd.org

*JPWard and Associates LLC
2041 Northeast 6th Terrace
Wilton Manors, Florida 33305
E-MAIL: JimWard@JPWardAssociates.com
PHONE: (954) 658-4900*

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

July 6, 2016

Board of Supervisors
Flow Way Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District will be held on **Tuesday, July 12, 2016 at 3:00 p.m.** at the **offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103.**

1. Call to Order & Roll Call.
2. Administration of the Oath of Office for Seat 4 – (Mr. Brian Keller) who was appointed to fill that unexpired term of office at the May, 2016 meeting. The term is set to expire in November, 2016.
3. Consideration of the acceptance of the resignation of Mr. John Asher, who submitted his resignation effective June 10, 2016.
4. Consideration of replacement member of the Board of Supervisor's to fill the unexpired term of office of Seat 3, which term expires November, 2016, and administration of the oath of office for the newly appointed member.
5. Consideration of Resolution 2016-6 re-designation the officer's of the District.
6. Consideration of Resolution 2016-7 removing all existing checking account signatorie's on the SunTrust General Fund bank account, and replacing with the current Chairman, Vice-Chairman and Treasurer.
7. Consideration of Minutes.
 - a) May 10, 2016 – Regular Meeting
8. Consideration of the Acquisition of Utility Facilities for Parcel D1 (Warranty Deed, Bill of Sale, easement and owner's affidavit from Taylor Morrison Esplanade Naples, LLC), the issuance of a promissory note to Taylor Morrison Esplanade Naples, Inc. in the amount of \$280,341.25, and finally, the conveyance by the District to Collier County of the D1 utility facilities, (Warranty Deed, Bill of Sale, and owner's affidavit from District to Collier County, attorney's affidavit of District Attorney to Collier County) the Consideration of Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2015.

9. Staff Reports

- a) District Attorney
- b) District Engineer
- c) District Manager

10. Supervisor's Requests and Audience Comments

11. Adjournment

The second order of business is the administration of the Oath of Office to Mr. Brian Keller who was appointed to fill the unexpired term for Seat 4.

The third order of business is acceptance of the resignation of Mr. John Asher from the Board of Supervisors. Mr. Asher's resignation is effective as a matter of law on the date submitted which is June 10, 2016 and the purpose of this item is to request the Board to accept the resignation for purposes of inclusion in the record only.

The fourth order of business is to consider the replacement for Seat 3 – (Mr. Asher's seat). The statute provides that the Board of Supervisor's in their sole and absolute discretion may appoint an individual to fill the unexpired term of office. The term for Seat 3 expires in November, 2016, at which time the district will conduct a landowner's election to fill this seat.

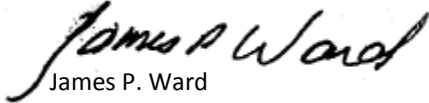
The fifth and six order's of business are to re-designate the officer's of the Board of Supervisor's and to replace the existing checking account signatures on the District's General Fund Checking Account.

The sixth order of business is consideration of the minutes of the for May 10, 2016, which are enclosed in the Agenda.

The seventh order of business is consideration of the Acquisition of Utility Facilities for Parcel D1 (Warranty Deed, Bill of Sale, easement and owner's affidavit from Taylor Morrison Esplanade Naples, LLC), the issuance of a promissory note to Taylor Morrison Esplanade Naples, Inc. in the amount of \$280,341.25, and finally, the conveyance by the District to Collier County of the D1 utility facilities, (Warranty Deed, Bill of Sale, and owner's affidavit from District to Collier County, attorney's affidavit of District Attorney to Collier County)

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

Flow Way Community Development District



James P. Ward
District Manager

The Fiscal Year 2016 schedule is as follows:

October 6, 2015	November 10, 2015
December 8, 2015	January 12, 2016
February 9, 2016	March 8, 2016
April 12, 2016	May 10, 2016
June 14, 2016	July 12, 2016
August 9, 2016 – Public Hearing – FY 2017 Budget	September 3, 2016

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 **Flow Way 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 the **Flow Way Community Development District**, Collier County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA
COUNTY OF COLLIER

Sworn to (or affirmed) before me this ____ day of _____, 2016, 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: _____

John P. Asher
8123 Las Palmas Way
Naples, Florida 34109

June 10, 2016

Flow Way Community Development District
2041 Northeast 6th Terrace
Wilton Manors, Florida 33305

Subject: Board of Supervisor's

Attention: Board of Supervisor's

Dear Board Members,

I hereby submit my resignation to the Board of Supervisor's, effective immediately.

Thank you.

Yours sincerely,



John P. Asher

c.c. District Manager
District Attorney

RESOLUTION 2016-6

A RESOLUTION RE-DESIGNATING CERTAIN OFFICERS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Flow Way 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 FLOW WAY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are, appointed to the offices shown.

Chairman	_____
Vice-Chairman	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	<u>James P. Ward</u>
Secretary	<u>James P. Ward</u>

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 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 July, 2016

RESOLUTION 2016-6

A RESOLUTION RE-DESIGNATING CERTAIN OFFICERS OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

**Flow Way Community Development
District**

James P. Ward, Secretary

_____, Chairman

RESOLUTION 2016-7

A RESOLUTION REMOVING ALL EXISTING CHECKING ACCOUNT SIGNERS AND RE-DESIGNATING CHECKING ACCOUNT SIGNER AUTHORITY TO THE CHAIRMAN, VICE CHAIRMAN, AND TREASURER OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT; AUTHORIZING SUN TRUST BANK DEPOSIT ACCOUNT RESOLUTION AND SIGNATURE CARDS; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the Flor Way Community Development District desire to remove all existing checking account signers and re-designate checking account signer authority to the Chairman, Vice-Chairman, Treasurer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLOW WAY DEVELOPMENT DISTRICT:

SECTION 1. REMOVAL OF SIGNATORY AUTHORITY. Remove the signing authority of all existing checking account signers;

SECTION 2. AUTHORIZATION OF SIGNATORIES. The Chairman, Vice-Chairman and Treasurer shall be the signer's on all District's commercial bank accounts.

SECTION 3. AUTHORIZATION OF NUMBER OF SIGNATORS ON BANK DOCUMENTS. The District requires one signatory on all checks.

SECTION 4. AUTHORIZATION OF SUN TRUST BANK DEPOSIT ACCOUNT RESOLUTION. The District hereby authorizes the execution by the appropriate District Officer's to execute any Sun Trust Bank required deposit account Resolutions, signature cards and other documents necessary to implement this Resolution.

SECTION 5. 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 6. 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 7. PROVIDING FOR AN EFFECTIVE DATE This Resolution shall take effect immediately upon adoption.

RESOLUTION 2016-7

A RESOLUTION REMOVING ALL EXISTING CHECKING ACCOUNT SIGNERS AND RE-DESIGNATING CHECKING ACCOUNT SIGNER AUTHORITY TO THE CHAIRMAN, VICE CHAIRMAN, AND TREASURER OF THE FLOW WAY COMMUNITY DEVELOPMENT DISTRICT; AUTHORIZING SUN TRUST BANK DEPOSIT ACCOUNT RESOLUTION AND SIGNATURE CARDS; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE

PASSED AND ADOPTED this 12th day of April, 2016

**FLOW WAY COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

_____, Chairman

**THE MINUTES OF MEETING OF THE
FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

The Regular Board Meeting of the Tern Bay Community Development District's Board of Supervisors was held on **Tuesday, May 10, 2016, at 3:00 P.M.**, at the **Offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103.**

Present and constituting a quorum were:

John Asher	Chairman
Anthony Burdett	Assistant Secretary
Chris Batchelor	Assistant Secretary

Absent was:

Steve Reiter	Assistant Secretary
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Also Present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
David Williams	District Engineer

1. Call to Order & Roll Call

Mr. Ward called the meeting to order at 3:00 p.m., and roll call determined that all members of the Board were present with the exception of Supervisor Reiter.

2. Consideration of a replacement member of the Board of Supervisors to fill the unexpired term of office of Seat 4, which term expires November, 2016, and administration of the oath of office for the newly appointed member.

- i. Mr. Ward requested the Board to consider acceptance of the resignation of Mr. Berg. A copy of the letter of resignation was provided and was effective on April 15, 2016, as a matter of law.

On Motion was made by Mr. Burdett and seconded by Mr. Asher to accept the Resignation of Mr. Berg, and with all in favor, the motion was approved.

- ii. Mr. Ward explained that the Board is not required to fill the vacancy created by the resignation of Mr. Berg at this time but is welcome to do so.

A Board discussion ensued. The decision was made to appoint Brian Keller to fill this vacancy.

On Motion was made by Mr. Asher and seconded by Mr. Burdett to appoint Mr. Brian Keller to fill the vacancy described above, and with all in favor, the motion was approved.

3. Consideration of Minutes:

November 10, 2015 and December 1, 2015 Meetings

Mr. Urbancic was asked if he reviewed and thought that the Minutes were accurate and he answered in the affirmative.

On Motion was made by Mr. Asher and seconded by Mr. Batchelor to approve the Minutes of November 10, 2015, and December 1, 2015, and with all in favor, the motion was approved.

4. Consideration of the acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2015

Mr. Ward stated that the auditor was not available by phone for the meeting. The Board had the choice of deferring acceptance of the audit to the next meeting or accepting it for inclusion in the record. Mr. Ward also indicated that the audit has been filed as a matter of law with the appropriate state agencies.

On Motion was made by Mr. Burdett and seconded by Mr. Asher to accept the audit as presented, and with all in favor, the motion was approved.

5 Consideration of Resolution 2016-5 Approving the Proposed Budget for Fiscal Year 2017 and setting a Public Hearing for Tuesday, August 9, 2016, at 3:00 a.m. at the offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail North, Suite 300, Naples, Florida 334103.

Mr. Ward explained that the budget attached to the resolution is consistent with prior years. The unit counts and the general fund have been adjusted to account for the lesser number of units in the various phases of the project.

Mr. Ward also explained that the approval of the budget now allows the Board to move through the process to the public hearing at which time the budget will be adopted

and the assessment rate will be set in place, specifically for the general fund which essentially remains the same as it was last year.

On Motion was made by Mr. Burdett and seconded by Mr. Batchelor to adopt Resolution 2016-5, setting a public hearing as stated above, and with all in favor, the motion was approved.

6. **Consideration of setting Tuesday, November 8, 2016, at 3:00 p.m. at the offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103, as the date, time and location for the upcoming landowner's election for three seats on the Board of Supervisors.**

Mr. Ward reported that the statute requires the Board to set the landowner's election at least 90 days prior to the date of the election itself. The Board is also required to provide at that time the instructions, form of ballot and form of proxy for the landowner's meeting which were included in the agenda package.

The seats that are open are Mr. Asher, Mr. Keller and Mr. Batchelor.

On Motion was made by Mr. Asher and seconded by Mr. Batchelor to approve the setting of the date for the landowner's election as described above, and with all in favor, the motion was approved.

7. **Consideration of Agreement with Lerner Reporting Services to provide for the Continuing Disclosure Obligations for the Series 2015, Phase IV Bonds.**

Mr. Ward explained that he does the reporting for bonds other than the Phase IV Bonds. He reported that Lerner Reporting Services charges fees consistent with all other services.

On Motion was made by Mr. Burdett and seconded by Mr. Batchelor to approve the Agreement with Lerner Reporting Services as described above, and with all in favor, the motion was approved.

8. **Consideration of Acquisition Agreement, Promissory Notes for Parcel H2 and H1 with Taylor Morrison of Esplanade, Inc. to provide for the District to fund these facilities from future Bond Issues of the District.**

- i. Mr. Ward requested Mr. Urbancic to answer questions on this issue. Mr. Urbancic indicated that the acquisitions have been accelerated because the developers have advised that they have homes that need to be closed

and utilities that need to convey to the county. That is a two-step process from the Board to the County. The Acquisition agreement was discussed. The Board was informed that the Bond Council has reviewed the agreement and has approved it.

On Motion was made by Mr. Burdett and seconded by Mr. Asher to approve the Acquisition Agreement and Promissory Notes for Parcel H1 and H2 with Taylor Morrison of Esplanade, Inc. as described above, and with all in favor, the motion was approved.

- ii. Mr. Urbancic explained that H1 and H2 are virtually identical except for the legal descriptions. Each utility conveyance has a two-step process: 1) a utility easement from Taylor Morrison to the CDD, utility facilities Bill of Sale from Taylor Morrison to the CDD and an owner's affidavit to the CDD. 2) Documents from the CDD to the County include utility facilities Warranty Deed and Bill of Sale from the CDD to the County, owner's affidavit from the CDD to the County, and the Attorney's opinion from the CDD to the County.

On Motion was made by Mr. Burdett and seconded by Mr. Asher to approve the Bill of Sale from Taylor Morrison to the CDD and from the CDD to the County for Parcels H1 and H2 as described above, and with all in favor, the motion was approved.

- iii. The cost of the utilities will be memorialized by a requisition and promissory note. The utilities include water and wastewater. For H1 the water and wastewater component is \$821,633.81. For H2 the cost is \$251,364.50.

On Motion was made by Mr. Burdett and seconded by Mr. Batchelor to authorize the Chairman to sign the Promissory Note for H1 in the amount of \$821,633.81, and with all in favor, the motion was approved.

On Motion was made by Mr. Burdett and seconded by Mr. Batchelor, to authorize the Chairman to sign the Promissory Note for H2 in the amount of \$251,364.50, and with all in favor, the motion was approved.

9. Staff Reports

- a) District Attorney - Mr. Urbancic updated the Board on the legislation of three new Acts that have passed. 1) An amendment to Chapter 190 raised the acreage for forming CDDs through local government to 2500 acres. 2) Modifications of Chapter 189 which has to do with special districts; specifically, more administrative requirements

for keeping up a website and posting the meeting agenda on the website one week prior. 3) Change in the public records law that creates a new procedure for obtaining documents.

b) District Engineer – No report

c) District Manager - Mr. Ward advised the Board, as required by law, that there were 137 registered voters within the district as of April 15, 2016. This number becomes significant it reaches 250 qualified electors, which has not been met, and six years from the date of establishment, which has been met. No action is required by the Board.

8. Supervisor's Requests and Audience Comments

There were no supervisor's requests.

There were no members of the audience present.

9. Adjournment

On Motion was made by Mr. Asher and seconded by Mr. Batchelor to adjourn the meeting, and with all in favor was approved.

The meeting was adjourned at 3:30 p.m.

Flow Way Community
Development District

James P. Ward, Secretary

_____, Chairman

Drafted by and return to:

Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103

UTILITY FACILITIES WARRANTY DEED AND BILL OF SALE
(Taylor Morrison Esplanade Naples, LLC to Flow Way CDD)
(Parcel D1)

THIS INDENTURE made as of this ___ day of _____, 2016, between **TAYLOR MORRISON ESPLANADE NAPLES, LLC**, a Florida limited liability company (hereinafter referred to as "Grantor"), and **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "Grantee").

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, all potable water and wastewater utility facilities and/or system(s) or portion(s) thereof lying in, on, over and under the following described land, for operation, relocation, installation, repair and/or maintenance of said facilities, system(s) or portion(s) thereof, all situate and lying and being in Collier County, Florida, to wit:

(See Exhibit "A" attached hereto and incorporated by reference herein.)

(Exhibit "B" attached hereto is a sketch or other graphic representation which depicts the physical location of the utility systems being conveyed.)

and said Grantor does hereby fully warrant the title to said utility facilities and/or system(s) or portion(s) thereof, be they realty, personalty, or mixed, and Grantor will defend such title against all claims of all persons whomsoever. For the purposes of this conveyance, the utility facilities, system(s) and/or portion(s) thereof conveyed herein shall not be deemed to convey any of the lands described in either exhibit. Grantor and Grantee are used for singular or plural, as context allows. A sketch or other graphic representation showing the location of the utility facilities, etc., being conveyed is attached as Exhibit B.

TO HAVE AND TO HOLD the same unto Grantee and its assigns, together with the right to enter upon said land, excavate, relocate and/or take or introduce materials for the purpose of constructing, relocating, operating, repairing and/or otherwise maintaining utility systems thereon. Grantor and Grantee are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the date and year first above written.

TAYLOR MORRISON ESPLANADE NAPLES, LLC,
a Florida limited liability company

Witnesses:

By: TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation, its Manager

Signature
Printed Name: _____

By: _____

Name: _____

Title: _____

Signature
Printed Name: _____

STATE OF FLORIDA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ of _____, 2016, by _____, as _____ of Taylor Morrison of Florida, Inc., a Florida corporation, managing member of Taylor Morrison Esplanade Naples, LLC, a Florida limited liability company, on behalf of the companies, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S.M.
PHONE (339) 406-8166

THOMAS E. RHODES, P.S.M.
FAX (339) 406-8163

DESCRIPTION DI PARCEL

A TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF COLLIER LYING IN SECTION 15, TOWNSHIP 48 SOUTH, RANGE 26 EAST, BEING A PORTION OF TRACT 'R' (SORRENO COURT), ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, BLOCKS "D", "F" AND "H", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 31 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY AND FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "R" (SORRENO COURT, 50' RIGHT OF WAY), ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, BLOCKS "D", "F" AND "H", AS RECORDED IN PLAT BOOK 59, PAGES 31 THROUGH 45, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT "R", SORRENO COURT, SOUTH 19°44'10" WEST, A DISTANCE OF 50.03 FEET TO A POINT ON A NON-TANGENTIAL CURVE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT "R", SORRENO COURT; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF SAID TRACT "R", SORRENO COURT, NORTHWESTERLY, 923.58 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,025.00 FEET, THROUGH A CENTRAL ANGLE OF 26°07'55" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 59°00'04" WEST, 915.59 FEET TO THE NORTHWEST CORNER OF LOT 1036 OF SAID PLAT ; THENCE NORTH 00°57'56" EAST, A DISTANCE OF 69.25 FEET TO A POINT ON A NON-TANGENTIAL CURVE, SAID POINT ALSO BEING THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF SAID TRACT "R", SORRENO COURT, AND THE SOUTHWEST CORNER OF LOT 1061 OF SAID PLAT; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID TRACT "R", SORRENO COURT, SOUTHEASTERLY, 949.67 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,975.00 FEET, THROUGH A CENTRAL ANGLE OF 27°33'01" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 58°20'16" EAST, 940.55 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.07 ACRES, OR 46,826 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF TRACT "R", SORRENO COURT, ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, BLOCKS "D", "F" AND "H", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 31 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY WITH THE STATE PLANE BEARING OF SOUTH 19°44'10" WEST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.



JOHN SCOTT RHODES, P.S.M., NO. LS5739
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA

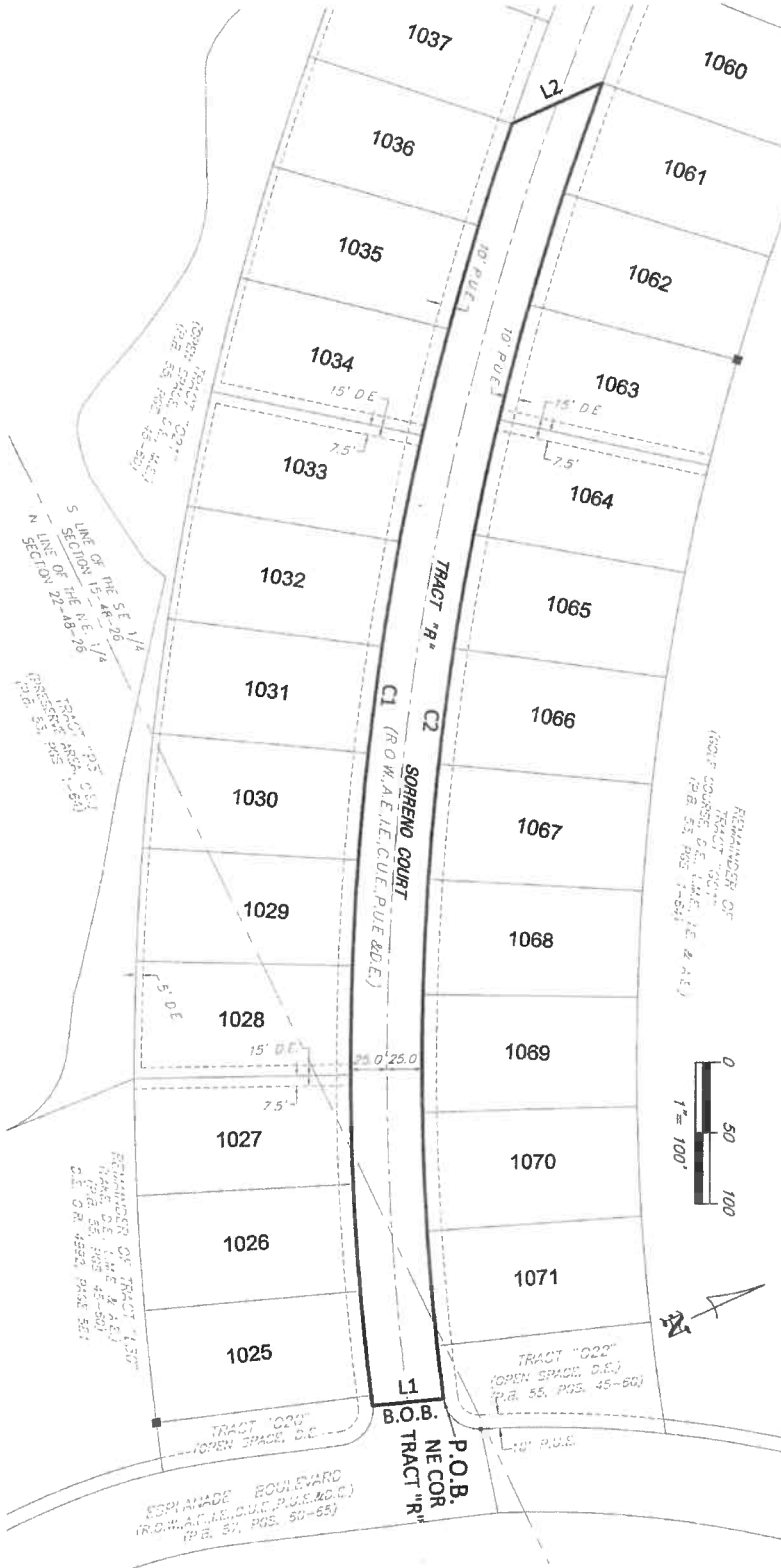
Exhibit "B"

LINE	BEARING	DISTANCE
L1(B.O.B.)	S 19°44'10" W	50.03'
L2	N 00°57'56" E	69.25'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2025.00'	26°07'55"	923.57'	915.59'	N 59°00'04" W
C2	1975.00'	27°33'01"	949.67'	940.55'	S 58°20'16" E

ABBREVIATIONS

P.O.B. = POINT OF BEGINNING
 B.O.B. = BASIS OF BEARING
 P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 L.B.# = LICENSED BUSINESS NUMBER
 L1 = LINE NUMBER



NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT "R", SORRENO COURT, ESPRANADE GOLF AND COUNTRY CLUB OF MAPLES BLOCKS "O", "T" AND "H", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 31 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY WITH THE STATE PLANE BEARING OF SOUTH 19°44'10" WEST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.

2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

NOT A SURVEY

BY: *[Signature]* JOHN SCOTT RHODES, P.S.M. #5738

SKETCH OF DESCRIPTION

D1 SKETCH

date: APRIL 28, 2018

scale: 1"=100'

code file: 2018-015 SKETCH

sheet #: 2 of 2

file #: 2018-83

checked: []

drawn: []

project #: 2012-83

view: []

year: 2012-83

sheet #: 2 of 2

file #: 2012-83

RHODES & RHODES
 LAND SURVEYING, INC.
 LICENSE #18 6897

28100 BONITA GRANDE DRIVE SUITE 107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 (239) 405-8163 FAX

DEED OF UTILITY EASEMENT
(Taylor Morrison Esplanade Naples, LLC to Flow Way CDD)
(Parcel D1)

THIS UTILITY EASEMENT (UE), is granted and conveyed as of this ____ day of _____, 2016, by **TAYLOR MORRISON ESPLANADE NAPLES, LLC**, a Florida limited liability company, as Grantor, to **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, as Grantee.

WITNESSETH: That Grantor for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration paid by Grantee, receipt of which by is hereby acknowledged by Grantor, hereby conveys, grants, bargains and sells unto Grantee, its successors and assigns, a perpetual, non-exclusive easement, license, right and privilege to enter upon and to install, relocate, repair and/or otherwise maintain utility system(s) and utility facilities, and/or portion(s) thereof, in, on, over and under the following described lands located in Collier County, Florida, to wit:

See attached Exhibit "A," which is incorporated herein by reference.

TO HAVE AND TO HOLD the same unto Grantee, its successors and/or assigns, together with the right and privilege to enter upon said land to excavate, relocate and/or take and/or introduce materials for the purpose of constructing, operating, relocating, repairing and/or otherwise maintaining the subject utility facilities and/or system(s) or portion(s) thereof, in, on, over and/or under the easement area. Grantor and Grantee are used for singular or plural, as the context allows.

Signatures appear on the following page.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the date and year first above written.

TAYLOR MORRISON ESPLANADE NAPLES, LLC,
a Florida limited liability company

Witnesses:

By: TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation, its Manager

Signature
Printed Name: _____

By: _____

Name: _____

Title: _____

Signature
Printed Name: _____

STATE OF FLORIDA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ of _____, 2016, by _____, as _____ of Taylor Morrison of Florida, Inc., a Florida corporation, managing member of Taylor Morrison Esplanade Naples, LLC, a Florida limited liability company, on behalf of the companies, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S.M.
PHONE (239) 405-8166

THOMAS E. RHODES, P.S.M.
FAX (239) 405-8163

DESCRIPTION DI PARCEL

A TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF COLLIER LYING IN SECTION 15, TOWNSHIP 48 SOUTH, RANGE 26 EAST, BEING A PORTION OF TRACT 'R' (SORRENO COURT), ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, BLOCKS "D", "F" AND "H", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 31 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY AND FURTHER DESCRIBED AS FOLLOWS:

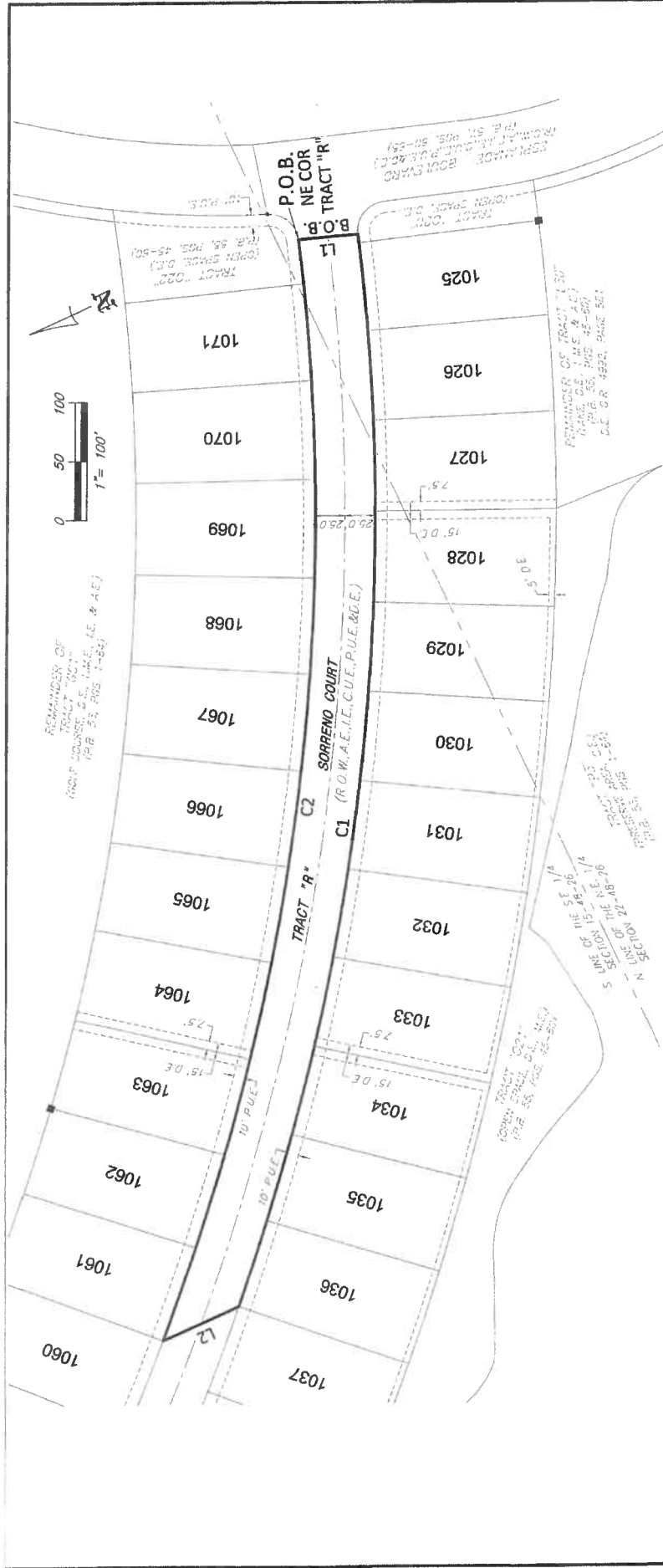
BEGIN AT THE NORTHEAST CORNER OF TRACT "R" (SORRENO COURT, 50' RIGHT OF WAY), ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, BLOCKS "D", "F" AND "H", AS RECORDED IN PLAT BOOK 59, PAGES 31 THROUGH 45, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT "R", SORRENO COURT, SOUTH 19°44'10" WEST, A DISTANCE OF 50.03 FEET TO A POINT ON A NON-TANGENTIAL CURVE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT "R", SORRENO COURT; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF SAID TRACT "R", SORRENO COURT, NORTHWESTERLY, 923.58 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,025.00 FEET, THROUGH A CENTRAL ANGLE OF 26°07'55" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 59°00'04" WEST, 915.59 FEET TO THE NORTHWEST CORNER OF LOT 1036 OF SAID PLAT ; THENCE NORTH 00°57'56" EAST, A DISTANCE OF 69.25 FEET TO A POINT ON A NON-TANGENTIAL CURVE, SAID POINT ALSO BEING THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF SAID TRACT "R", SORRENO COURT, AND THE SOUTHWEST CORNER OF LOT 1061 OF SAID PLAT; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID TRACT "R", SORRENO COURT, SOUTHEASTERLY, 949.67 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,975.00 FEET, THROUGH A CENTRAL ANGLE OF 27°33'01" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 58°20'16" EAST, 940.55 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.07 ACRES, OR 46,826 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF TRACT "R", SORRENO COURT, ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, BLOCKS "D", "F" AND "H", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 31 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY WITH THE STATE PLANE BEARING OF SOUTH 19°44'10" WEST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.



JOHN SCOTT RHODES, P.S.M., NO. LS5739
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA



LINE	BEARING	DISTANCE
L1 (B.O.B.)	S 19°44'10" W	50.03'
L2	N 00°57'59" E	69.25'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2025.00'	26°07'55"	923.57'	915.59'	N 59°00'04" W
C2	1975.00'	27°33'11"	949.67'	940.55'	S 58°20'16" E

ABBREVIATIONS

- P.O.B. = POINT OF BEGINNING
- B.O.B. = BASIS OF BEARING
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- L.B.# = LICENSED BUSINESS NUMBER
- C1 = CURVE NUMBER
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NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT "R", SORRENO COURT, ESPLANADE GOLF AND COUNTRY CLUB OF MAPLES, BLOCKS "D", "E" AND "H", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 31 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY WITH THE STATE PLANE BEARING OF SOUTH 19°44'10" WEST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BY: *[Signature]* JOHN SCOTT RHODES PSM #5739

SKETCH OF DESCRIPTION

D1 SKETCH

date: APRIL 29, 2016
 scale: 1"=100'
 cadd file: 2016-845-SKETCH
 sheet #: 2 of 2

RHODES & RHODES
 LAND SURVEYING, INC.
 LICENSE #LB 6897

28100 BONITA GRANDE DRIVE SUITE 107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 (239) 405-8163 FAX

PSM: JSR
 drawn: JSR
 checked: JSR
 cadd: MNR
 view: 2012-93
 sketch: SKETCH
 project: 2012-93
 sheet #: 2 of 2
 title #: 2018-98

*** NOT A SURVEY ***

OWNER'S AFFIDAVIT
(Taylor Morrison Esplanade Naples, LLC to Flow Way CDD)
(Parcel D1)

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared _____, who to me is well known, and having been duly sworn and under oath, deposes and states:

1. My name is _____. I am over the age of twenty-one (21) years, am Sui Juris, and have personal knowledge of the facts asserted herein.
2. I am the _____ of **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, the manager of **TAYLOR MORRISON ESPLANADE NAPLES, LLC**, a Florida limited liability company, the owner of that certain real property located within Collier County, Florida, and described on Exhibit "A".
3. All persons, firms, and corporations, including the general contractor, all laborers, subcontractors and sub-subcontractors, material men and suppliers who have furnished services, labor or materials according to plans and specifications, or extra items, used in the construction, installation and/or repair of potable water and wastewater utility system(s) or portion(s) thereof on the real estate hereinafter described, have been paid in full and that such work has been fully completed and unconditionally accepted by the current owner of such facilities.
4. No claims have been made to the owner, nor is any suit now pending on behalf of any contractor, subcontractor, sub-subcontractor, supplier, laborer or material-men, and no chattel mortgages or conditional bills of sale have been given or are now outstanding as to the subject utility system(s) or portion(s) thereof placed upon or installed in or on the aforesaid premises.
5. As and on behalf of the owner of the subject utility system(s) or portion(s) thereof, does for valuable consideration hereby agree and guarantee, to hold Flow Way Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, harmless against any lien, claim or suit by any general contractor, subcontractor, sub-subcontractor, supplier, mechanic, material-man, or laborer, and against chattel mortgages, security interests or repair of the subject potable water and wastewater utility system(s) or portion(s) thereof by or on behalf of Owner. Affiant is used as singular or plural, as the context requires.
6. The potable water and wastewater utility system(s) or portion(s) thereof referred to herein are located within the real property described in the attached Exhibit "A".

Signatures appear on the following page.

FURTHER AFFIANT SAYETH NAUGHT.

DATED this ____ day of _____, 2016.

Print Name: _____

SUBSCRIBED AND SWORN to before me this ____ day of _____, 2016, by _____, who is () personally known to me or () has produced _____ as evidence of identification

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S.M.
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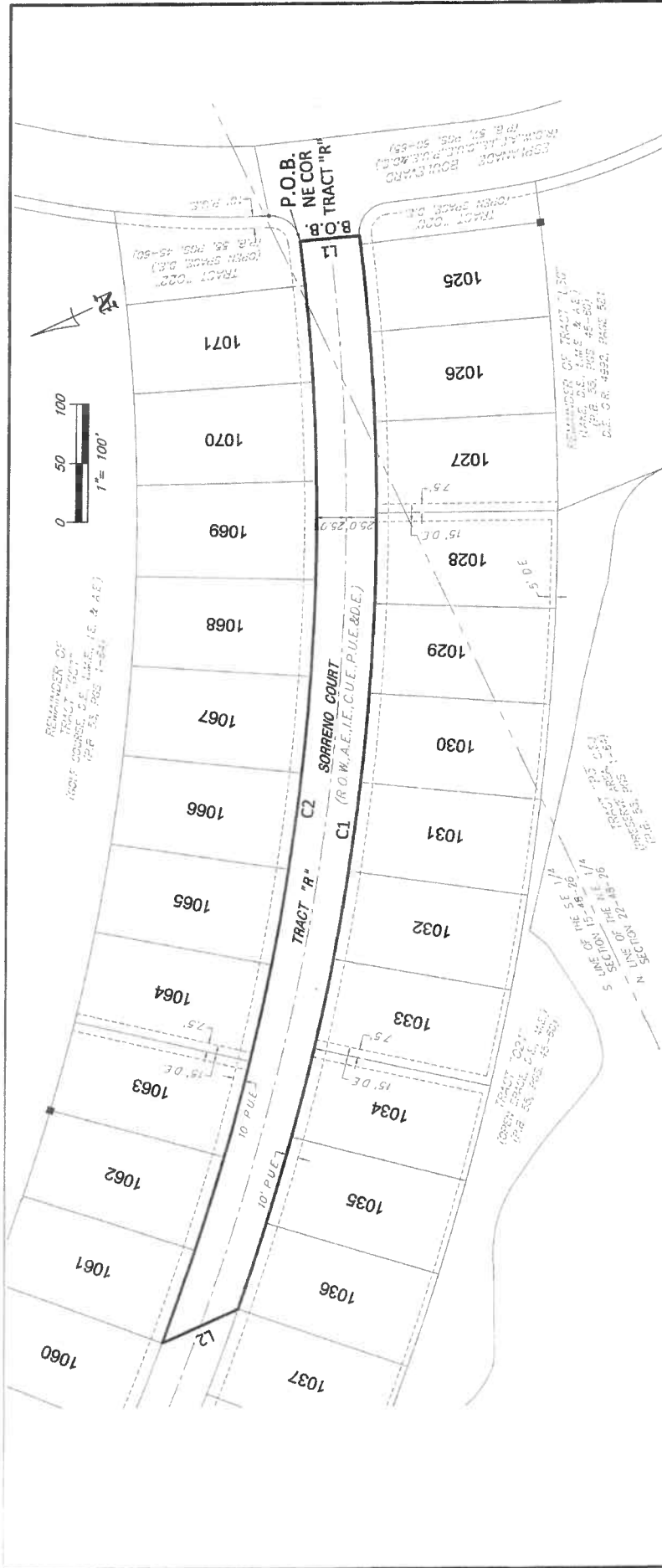
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JOHN SCOTT RHODES, P.S.M., NO. LS5739
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA



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L2	N 00°57'56" E	69.25'

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192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BY: *[Signature]* JOHN SCOTT RHODES PSM #5739

SKETCH OF DESCRIPTION

D1 SKETCH

date: APRIL 29, 2016
 scale: 1"=100'
 cadd file: 2016-845.SKETCH

RHODES & RHODES
 LAND SURVEYING, INC.
 LICENSE #LR 6897

28100 BONITA GRANDE DRIVE SUITE 107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 (239) 405-8163 FAX

PSM: JSR
 drawn: JSR
 checked: MMR
 occd #: 2012-83
 view: SHEETCH
 project: 2012-83
 sheet #: 2 of 2
 title #: 2012-83

*** NOT A SURVEY ***

PROMISSORY NOTE
(Parcel D1-Potable Water and Wastewater Facilities)

\$280,341.25

Collier County, Florida

Date: June ____, 2016

FOR VALUE RECEIVED, **FLOW WAY NAPLES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established pursuant to Chapter 190, Florida Statutes ("**MAKER**"), promises to pay to the order of **TAYLOR MORRISON ESPLANADE NAPLES, LLC**, a Florida limited liability company ("**HOLDER**") at 551 N. Cattlemen Rd., Suite 200, Sarasota, FL 34232 or at such place as **HOLDER** may from time to time designate in writing, the principal sum of: Two Hundred Eighty Thousand Three Hundred Forty-One and 25/100 DOLLARS (\$280,341.25) (the "**Principal Sum**") in accordance with the terms and condition of this Promissory Note (this "**Note**").

The Principal Sum of this Note shall not bear interest.

Payments under this Note shall be due and payable as follows:

This Note is made and shall be subject the terms and conditions of that certain Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property by and between **MAKER** and **HOLDER** dated as of May 10, 2016 (the "**Acquisition Agreement**"). Further, this Note is issued pursuant to Section 6 of the Acquisition Agreement and in conjunction with the transfer and conveyance of the Parcel D1-Potable Water and Wastewater Facilities (the "**Improvements**") to the District contemporaneously with this Note. Provided that (i) **MAKER** issues Special Assessment Bonds for Flow Way Community Development District (the "**District**") payable solely from special assessments properly levied on real property in the District benefitted by the Improvements ("**Bonds**") and there are sufficient funds from said Bonds to pay for the Improvements; (ii) the requirements of Section 6 of the Acquisition Agreement have been met; and (iii) **HOLDER** submits to **MAKER** a Requisition for payment of the Principal Sum representing the cost of Improvements, then **MAKER** shall within forty-five (45) days thereafter, pay the entire balance of the Principal Sum due under this Note. Notwithstanding the forgoing provision, in the event **MAKER** does not issue any applicable Bonds on or before five (5) years after the date of the Acquisition Agreement, then this Note shall be forgiven by **HOLDER** and cancelled and of no further force or effect.

This Note is a limited obligation of the District. The District is under no obligation to issue such Bonds at any time, and the Owner shall have no right to compel the District to issue such Bonds or to pay such principal from any other source of funds.

This Note can be prepaid at any time in whole or in part to **HOLDER** without penalty. All payments and prepayments shall be applied to the Principal Sum.

Prepayment shall not affect or vary the duty of **MAKER** to pay any obligation when due and the same shall not affect or impair the right of **HOLDER** to pursue all remedies available to it hereunder.

Notwithstanding anything contained herein to the contrary, **HOLDER** may not exercise any right or remedy provided for in this Note because of any default of **MAKER**, unless **HOLDER** shall have

given written notice of the default to MAKER and MAKER shall have failed to pay the sum or sums due within a period of thirty (30) days after the date of such written notice. Failure of MAKER to cure a default within such cure period shall hereinafter be described as an “**Event of Default**”. Upon an Event of Default, the Principal Sum remaining unpaid, shall become immediately due and payable.

All communication required under or in connection with this Note shall be in writing, and shall be hand delivered, sent by commercial overnight courier, or sent by certified mail, postage prepaid, addressed to MAKER or HOLDER at the address either party may designate from time to time by written notice to the other party in the manner set forth herein.

Time is of the essence and in the event it is necessary to initiate collection of this Note or it is collected by law or through an attorney, or under advice therefrom, MAKER agrees to pay all costs of the collection and reasonable attorneys’ fees (including those attorneys’ fees that may be caused by appellate proceedings) that may be incurred in all matters of collections, enforcement, construction and interpretation hereunder.

The remedies of HOLDER, as provided herein, shall be cumulative and concurrent, and may be pursued singularly, successively or together, at the sole discretion of HOLDER, and may be exercised as often as occasion therefore arise. No act of omission or commission of HOLDER, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of same, such waiver or release to be effected only through a written document, executed by HOLDER and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as continuing, as a bar to, or as a waiver or release of any subsequent event.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes and other applicable provisions of law. This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE DISTRICT, OR A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL, LEGISLATIVE OR CHARTER PROVISION OR LIMITATION, AND IT IS EXPRESSLY AGREED BY HOLDER THAT SUCH HOLDER SHALL NEVER HAVE THE RIGHT, DIRECTLY OR INDIRECTLY, TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR TAXATION IN ANY FORM ON ANY REAL OR PERSONAL PROPERTY FOR THE PAYMENT OF THE PRINCIPAL ON THIS NOTE.

(Remainder of Page Intentionally Left Blank. Signature Appears on the Next Page.)

IN WITNESS WHEREOF, MAKER has caused this Promissory Note to be duly executed as of the day and year first above written.

MAKER:

**FLOW WAY COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

James P. Ward, Secretary

By: _____
John Asher, Chairman

Acquisition C

PROJECT NAME: Flow Way CDD Phase 5 (Parcel D ONLY)
(Esplanade Golf and Country Club of Naples)

LOCATION: Section 15, Township 48, Range 26
COLLIER COUNTY FLORIDA

NAME & ADDRESS OF OWNER: Taylor Morrison Esplanade LLC
5900 N Scottsdale Road, #2000
Scottsdale, AZ 85251

DESCRIPTION: Surface Water Management

ITEM	QUANTITY COMPLETE	UNIT	UNIT COST	TOTAL
POTABLE WATER SYSTEM				
PARCEL D				
Connect to Existing Main - D2	1	EA	\$ 1,844.50	\$ 1,844.50
8" Class 150 - D2	980	LF	\$ 21.58	\$ 21,148.40
1.5" Single Water Service, Complete- D2	1	EA	\$ 784.44	\$ 784.44
1.5" Double Water Service, Complete - D2	11	EA	\$ 980.30	\$ 10,783.30
Fire Hydrant Assembly - D2	3	EA	\$ 3,748.76	\$ 11,246.28
Temp Blow Off w/Bacterial Sample Pt - D2	1	EA	\$ 2,148.50	\$ 2,148.50
Automatic Flushing Device - D2	2	EA	\$ 4,362.18	\$ 8,724.36
Temp Sample Point - D2	3	EA	\$ 253.00	\$ 759.00
8" Gate Valve - D2	3	EA	\$ 1,459.30	\$ 4,377.90
Connect to Existing Main	1	EA	\$ 1,844.50	\$ 1,844.50
8" Class 150	990	LF	\$ 19.73	\$ 19,532.70
1.5" Single Water Service, Complete	2	EA	\$ 784.44	\$ 1,568.88
1.5" Double Water Service, Complete	11	EA	\$ 980.30	\$ 10,783.30
Fire Hydrant Assembly	2	EA	\$ 3,748.76	\$ 7,497.52
Temp Blow Off w/Bacterial Sample Pt	1	EA	\$ 2,148.50	\$ 2,148.50
Automatic Flushing Device	1	EA	\$ 4,362.18	\$ 4,362.18
Temp Sample Point	3	EA	\$ 253.00	\$ 759.00
Permanent Sample Point	1	EA	\$ 1,619.20	\$ 1,619.20
Parcel D Allowance (Bid under Budget)	1	LS	\$ 3,581.69	\$ 3,581.69

SANITARY SEWER SYSTEM

PARCEL D

Gravity Sewer Blasting	1,627	LF	\$ 19.25	\$ 31,319.75
Gravity San structure Blasting	4	EA	\$ 275.00	\$ 1,100.00
Connect to Existing Manhole - D1	1	EA	\$ 4,212.00	\$ 4,212.00
8" SDR - 26 8-10' - D1	400	LF	\$ 42.45	\$ 16,980.00
8" SDR - 26 10-12' - D1	400	LF	\$ 51.45	\$ 20,580.00
Manhole (8-10') - D1	1	EA	\$ 6,109.12	\$ 6,109.12
Manhole (10-12') - D1	1	EA	\$ 6,834.70	\$ 6,834.70
6" Single Lateral - D1	4	EA	\$ 600.00	\$ 2,400.00
6" Double Lateral - D1	9	EA	\$ 647.70	\$ 5,829.30
Television Inspection - D1	800	LF	\$ 2.00	\$ 1,600.00
Preliminary Acceptance and Turnover - D1	1	LS	\$ 800.00	\$ 800.00
Connect to Existing Manhole - D2	1	EA	\$ 4,212.00	\$ 4,212.00
8" SDR - 26 0-6' - D2	484	LF	\$ 33.45	\$ 16,189.80
8" SDR - 26 6-8' - D2	400	LF	\$ 38.45	\$ 15,380.00
Manhole (0-6') - D2	1	EA	\$ 4,506.36	\$ 4,506.36
Manhole (6-8') - D2	2	EA	\$ 5,057.04	\$ 10,114.08
6" Single Lateral - D2	7	EA	\$ 600.00	\$ 4,200.00
6" Double Lateral - D2	9	EA	\$ 647.70	\$ 5,829.30
Cleanout - D2	1	EA	\$ 397.00	\$ 397.00
Television Inspection - D2	884	LF	\$ 2.00	\$ 1,768.00
Preliminary Acceptance and Turnover - D2	1	LS	\$ 884.00	\$ 884.00
Allowance	1	LS	\$ 3,581.69	\$ 3,581.69
			TOTAL	\$ 280,341.25

I do hereby certify that the quantities of material described above are true and an accurate representation of the as-installed system.

CERTIFYING:

Jeremy Arnold, P.E.

FL License # 66421

**OF: Waldrop Engineering
28100 Bonita Grande Dr.
Naples, FL 34109**

Drafted by and return to:

Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103

UTILITY FACILITIES WARRANTY DEED AND BILL OF SALE

(Flow Way CDD to Collier County)

(Parcel D1)

THIS INDENTURE made this ____ day of _____, 2016, between **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes (hereinafter referred to as "Grantor"), and **BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AS THE GOVERNING BODY OF COLLIER COUNTY, AND AS THE EX-OFFICIO GOVERNING BOARD OF THE COLLIER COUNTY WATER-SEWER DISTRICT**, its successors and/or assigns (hereinafter referred to as "Grantee").

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, all potable water and wastewater utility facilities and/or system(s) or portion(s) thereof lying in, on, over and under the following described land, for operation, relocation, installation, repair and/or maintenance of said facilities, system(s) or portion(s) thereof, all situate and lying and being in Collier County, Florida, to wit:

(See Exhibit "A" attached hereto and incorporated by reference herein.)

(Exhibit "B" attached hereto is a sketch or other graphic representation which depicts the physical location of the utility systems being conveyed.)

and said Grantor does hereby fully warrant the title to said utility facilities and/or system(s) or portion(s) thereof, be they realty, personalty, or mixed, and Grantor will defend such title against all claims of all persons whomsoever. For the purposes of this conveyance, the utility facilities, system(s) and/or portion(s) thereof conveyed herein shall not be deemed to convey any of the lands described in either exhibit. Grantor and Grantee are used for singular or plural, as context allows. A sketch or other graphic representation showing the location of the utility facilities, etc., being conveyed is attached as Exhibit B.

TO HAVE AND TO HOLD the same unto Grantee and its assigns, together with the right to enter upon said land, excavate, relocate and/or take or introduce materials for the purpose of constructing, relocating, operating, repairing and/or otherwise maintaining utility systems thereon. Grantor and Grantee are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the date and year first above written.

Witnesses:

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT, a community development district established and existing pursuant to Chapter 190, Florida Statutes

Signature
Printed Name: _____

By: _____
John Asher, Chairman

Signature
Printed Name: _____

STATE OF FLORIDA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ of _____ 2016, by John Asher, as Chairman of Flow Way Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the district, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S.M.
PHONE (239) 405-8166

THOMAS E. RHODES, P.S.M.
FAX (239) 405-8163

DESCRIPTION DI PARCEL

A TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF COLLIER LYING IN SECTION 15, TOWNSHIP 48 SOUTH, RANGE 26 EAST, BEING A PORTION OF TRACT 'R' (SORRENO COURT), ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, BLOCKS "D", "F" AND "H", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 31 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY AND FURTHER DESCRIBED AS FOLLOWS:

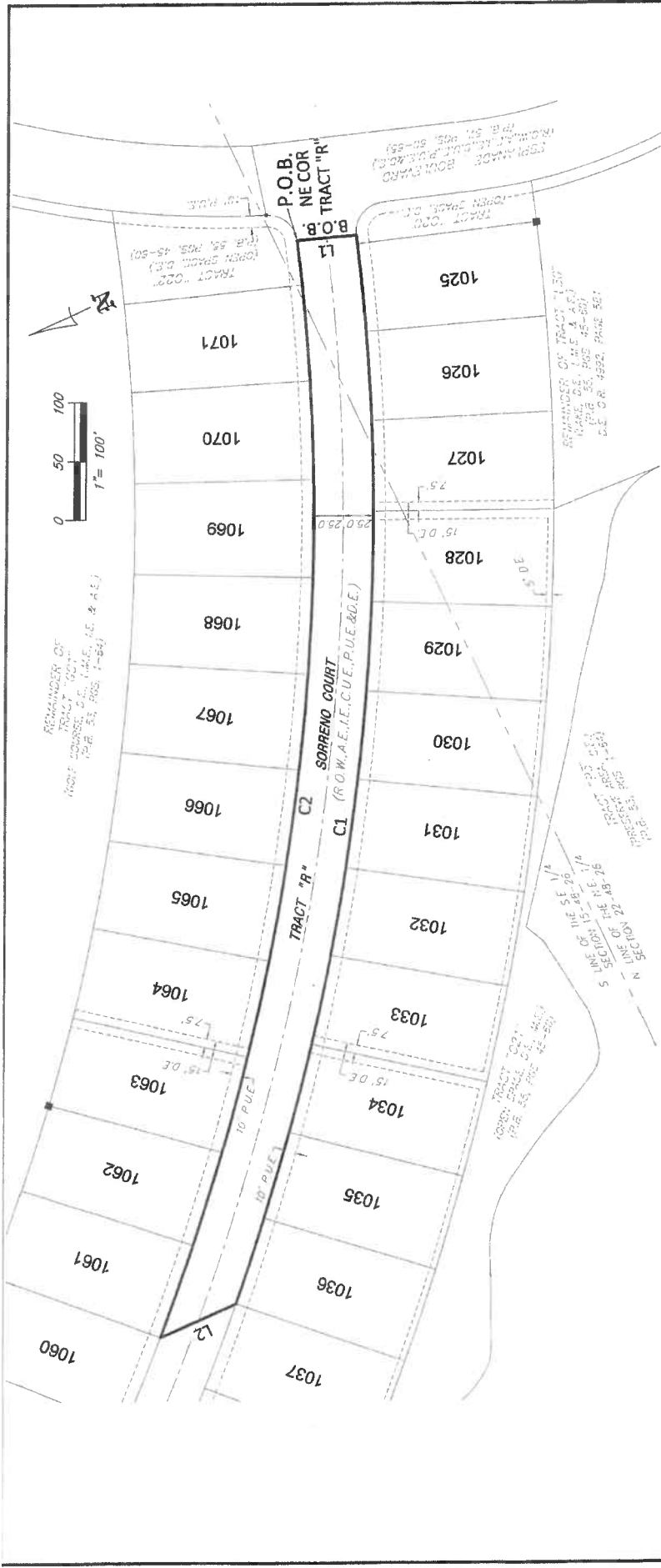
BEGIN AT THE NORTHEAST CORNER OF TRACT "R" (SORRENO COURT, 50' RIGHT OF WAY), ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, BLOCKS "D", "F" AND "H", AS RECORDED IN PLAT BOOK 59, PAGES 31 THROUGH 45, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT "R", SORRENO COURT, SOUTH 19°44'10" WEST, A DISTANCE OF 50.03 FEET TO A POINT ON A NON-TANGENTIAL CURVE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT "R", SORRENO COURT; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF SAID TRACT "R", SORRENO COURT, NORTHWESTERLY, 923.58 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,025.00 FEET, THROUGH A CENTRAL ANGLE OF 26°07'55" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 59°00'04" WEST, 915.59 FEET TO THE NORTHWEST CORNER OF LOT 1036 OF SAID PLAT ; THENCE NORTH 00°57'56" EAST, A DISTANCE OF 69.25 FEET TO A POINT ON A NON-TANGENTIAL CURVE, SAID POINT ALSO BEING THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF SAID TRACT "R", SORRENO COURT, AND THE SOUTHWEST CORNER OF LOT 1061 OF SAID PLAT; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID TRACT "R", SORRENO COURT, SOUTHEASTERLY, 949.67 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,975.00 FEET, THROUGH A CENTRAL ANGLE OF 27°33'01" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 58°20'16" EAST, 940.55 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.07 ACRES, OR 46,826 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF TRACT "R", SORRENO COURT, ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, BLOCKS "D", "F" AND "H", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 31 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY WITH THE STATE PLANE BEARING OF SOUTH 19°44'10" WEST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.



JOHN SCOTT RHODES, P.S.M., NO. LS5739
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA



LINE	BEARING	DISTANCE
L1 (B.O.B.)	S 19°44'10" W	50.03'
L2	N 00°57'56" E	69.25'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2025.00'	26°07'55"	923.57'	915.59'	N 59°00'04" W
C2	1975.00'	27°33'10"	949.67'	940.55'	S 58°20'16" E

ABBREVIATIONS

- P.O.B. = POINT OF BEGINNING
- B.O.B. = BASIS OF BEARING
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- L.B.# = LICENSED BUSINESS NUMBER
- C1 = CURVE NUMBER
- L1 = LINE NUMBER

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT "R", SORRENO COURT, ESPRANDE GOLF AND COUNTRY CLUB OF NAPLES, BLOCKS "D", "E" AND "H", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 31 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY WITH THE STATE PLANE BEARING OF SOUTH 19°44'10" WEST AND RELATE TO THE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BY: *[Signature]* JOHN SCOTT RHODES PSM #5739

PSM: _____
 ASR: _____
 DRAWN: _____
 CHECKED: _____
 DATE: 2012-03-03
 VIEW: SKETCH
 PROJECT: 2012-03
 SHEET #: 2 of 2
 TITLE: D1 SKETCH

SKETCH OF DESCRIPTION

D1 SKETCH

DATE: APRIL 28, 2016
 SCALE: 1"=100'
 CADD FILE: 2012-03-03.DWG
 LICENSE # 6897

RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE SUITE 107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 (239) 405-8163 FAX

*** NOT A SURVEY ***

OWNER'S AFFIDAVIT
(Flow Way CDD to Collier County)
Parcel D1

STATE OF FLORIDA

COUNTY OF COLLIER

BEFORE ME, the undersigned authority, personally appeared John Asher, who to me is well known, and having been duly sworn and under oath, deposes and states:

1. My name is John Asher. I am over the age of twenty-one (21) years, am Sui Juris, and have personal knowledge of the facts asserted herein.

2. I am the Chairman of **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, the owner of the subject utility system(s) that are located within that certain real property in Collier County, Florida, and described on Exhibit "A". Such real property is owned by Taylor Morrison Esplanade Naples, LLC, a Florida limited liability company, and said Exhibit "A" shows the location of the subject utility facilities being conveyed.

3. All persons, firms, and corporations, including the general contractor, all laborers, subcontractors and sub-subcontractors, material men and suppliers who have furnished services, labor or materials according to plans and specifications, or extra items, used in the construction, installation and/or repair of potable water and wastewater utility system(s) or portion(s) thereof on the real estate hereinafter described, have been paid in full and that such work has been fully completed and unconditionally accepted by the current owner of such facilities.

4. Title to the subject utility system(s) or portions(s) thereof and/or easement(s), if any, being conveyed to the County is not encumbered by any recorded mortgage, recorded assignment of rents or profits, by any recorded UCC Financing Statement, or any other recorded document that imposes a security interest that could negatively affect conveyance of marketable title to the County.

5. No claims have been made to the owner, nor is any suit now pending on behalf of any contractor, subcontractor, sub-subcontractor, supplier, laborer or material-men, and no chattel mortgages or conditional bills of sale have been given or are now outstanding as to the subject utility system(s) or portion(s) thereof placed upon or installed in or on the aforesaid premises.

6. As and on behalf of the owner of the subject utility system(s) or portion(s) thereof, does for valuable consideration hereby agree and guarantee, to the extent permitted by Florida law and without waiving any protections of sovereign immunity afforded by Florida law, to hold the Board of County Commissioners of Collier County, Florida, as the governing body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District harmless against any lien, claim or suit by any general contractor, subcontractor, sub-subcontractor, supplier, mechanic, materialman, or laborer, and against chattel mortgages, security interests or repair of the subject potable water and wastewater utility system(s) or portion(s) thereof by or on behalf of owner. Affiant is used as singular or plural, as the context requires.

7. The potable water and wastewater utility system(s) or portion(s) thereof referred to herein are located within the real property described in the attached Exhibit "A".

FURTHER AFFIANT SAYETH NAUGHT.

DATED this ____ day of _____, 2016.

John Asher, as Chairman of Flow Way
Community Development District

SUBSCRIBED AND SWORN to before me this ____ day of _____, 2016, by
John Asher, as Chairman of Flow Way Community Development District, who is personally known to me
as _____ OR who produced identification. Type of identification produced:
_____.

Notary Public
My Commission Expires: _____

Printed, Typed or Stamped Name of Notary

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S.M.
PHONE (239) 405-8166

THOMAS E. RHODES, P.S.M.
FAX (239) 405-8163

DESCRIPTION DI PARCEL

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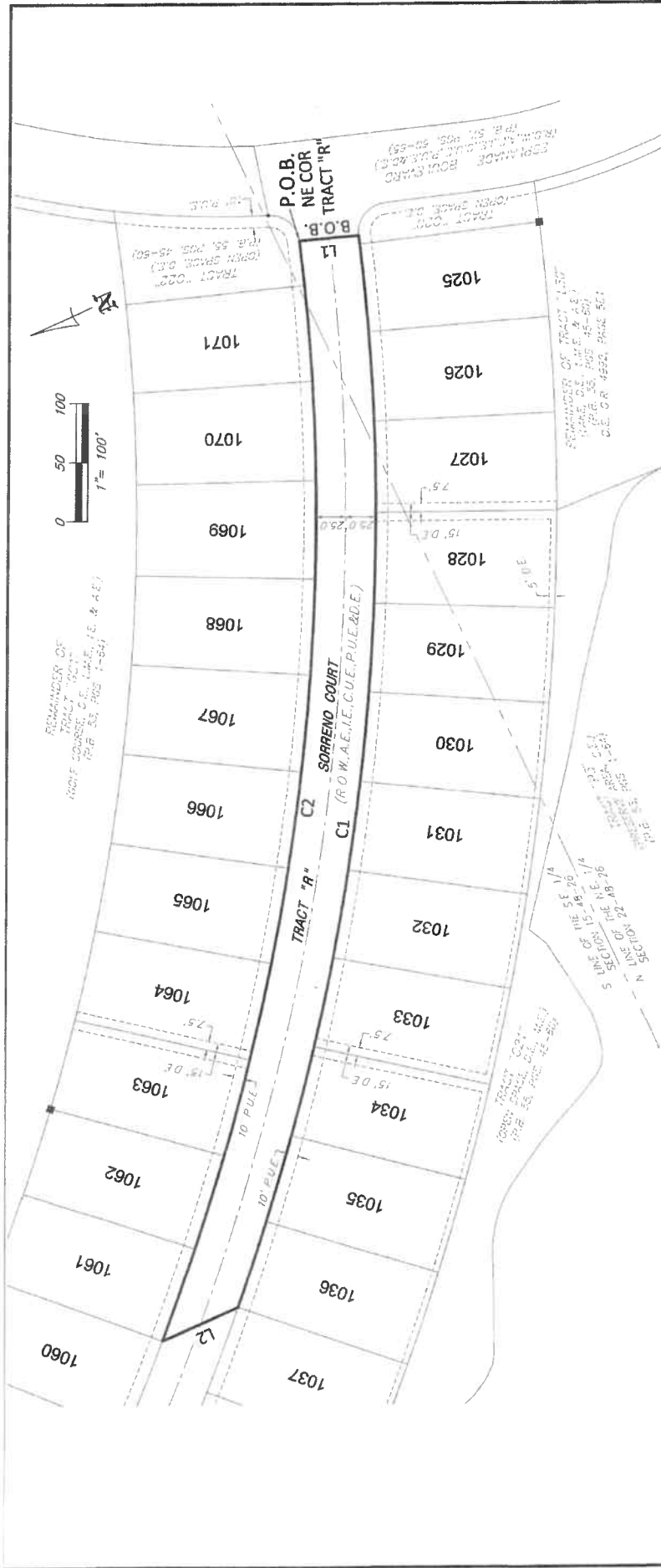
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JOHN SCOTT RHODES, P.S.M., NO. LS5739
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA



LINE	BEARING	DISTANCE
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L2	N 00°57'56" E	69.25'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2025.00'	26°07'55"	923.57'	915.59'	N 59°00'04" W
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2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BY: *[Signature]*

JOHN SCOTT RHODES PSM #5739

SKETCH OF DESCRIPTION

D1 SKETCH

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6887

date: APRIL 29, 2016
scale: 1"=100'
card file: 2016-645 SKETCH

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

*** NOT A SURVEY ***

Drafted by and return to:

Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103

ATTORNEY'S AFFIDAVIT
(Flow Way CDD to Collier County)
(Parcel D1)

STATE OF FLORIDA

COUNTY OF COLLIER

BEFORE ME, the undersigned authority, on this _____ day of _____ 2016, personally appeared Gregory L. Urbancic, Esq., who is to me well known, and having been sworn upon oath, deposes and states:

1. My name is Gregory L. Urbancic, Esq., I am over the age of twenty-one (21) years, am otherwise *sui juris*, and have personal knowledge of the facts asserted herein.

2. I am a licensed attorney, Florida Bar #151068, authorized to practice law in Florida and am currently practicing law in the State of Florida. My business address is Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103. My business telephone number is 239-435-3535.

3. This Affidavit is given as an inducement to the Board of County Commissioners of Collier County, Florida, as the governing body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District to accept the dedication or conveyance of all potable water and wastewater utility system(s) or portion(s) thereof located within or upon the real property described in the attached Exhibit "A", which is incorporated herein by reference, said land being located in Collier County, Florida.

4. The Affiant has examined record title information to the underlying real property and the utility facilities being conveyed to the County referenced in this affidavit, including but not limited to, information requested from the Florida Secretary of State relative to any Uniform Commercial Code financing statements.

5. The record owner of the underlying real property described herein as Exhibit "A", is Taylor Morrison Esplanade Naples, LLC, a Florida limited liability company (hereinafter "Owner"). Further, according to (i) an Owner's Affidavit signed and delivered by owner in connection with the subject conveyance, and (ii) that certain Utility Facilities Warranty Deed and Bill of Sale issued in its favor from Owner, Flow Way Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes (the "District"), owns the utility facilities lying within the underlying real property owned by Owner. Owner acquired record title to the subject real property by Warranty Deed recorded February 7, 2013 at Official Records Book 4883, Page 3965, of the Public Records, Collier County, Florida. Affiant has examined corporate information obtained from the Florida Department of State, Divisions of Corporations and based on said corporate information Owner is current, active and authorized to do business within the State of Florida. Based upon my review of the records of the District, the District is a community development district established pursuant to Chapter 190, Florida Statutes, and John Asher, Chairman of the District, is authorized to execute these instruments on behalf of the District in conjunction with the conveyance of the subject utility systems.

6. Title to the utility system(s) or portion(s) thereof and/or easement(s) being conveyed to the County is subject to the following security interests by the following instruments of record:

NONE

7. Affiant further states that the information contained in this Affidavit is true, correct and current as of the date this Affidavit is given.

[SIGNATURES COMMENCE OF FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED this ___ day of _____, 2016.

Gregory L. Urbancic

STATE OF FLORIDA
COUNTY OF COLLIER

SUBSCRIBED AND SWORN to before me this ___ day of _____, 2016, by Gregory L. Urbancic, who is personally known to me or has produced _____ as identification.

Notary Public
My commission expires:
Printed Name:

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S.M.
PHONE (239) 405-8166

THOMAS E. RHODES, P.S.M.
FAX (239) 405-8163

DESCRIPTION DI PARCEL

A TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF COLLIER LYING IN SECTION 15, TOWNSHIP 48 SOUTH, RANGE 26 EAST, BEING A PORTION OF TRACT 'R' (SORRENO COURT), ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, BLOCKS "D", "F" AND "H", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 31 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY AND FURTHER DESCRIBED AS FOLLOWS:

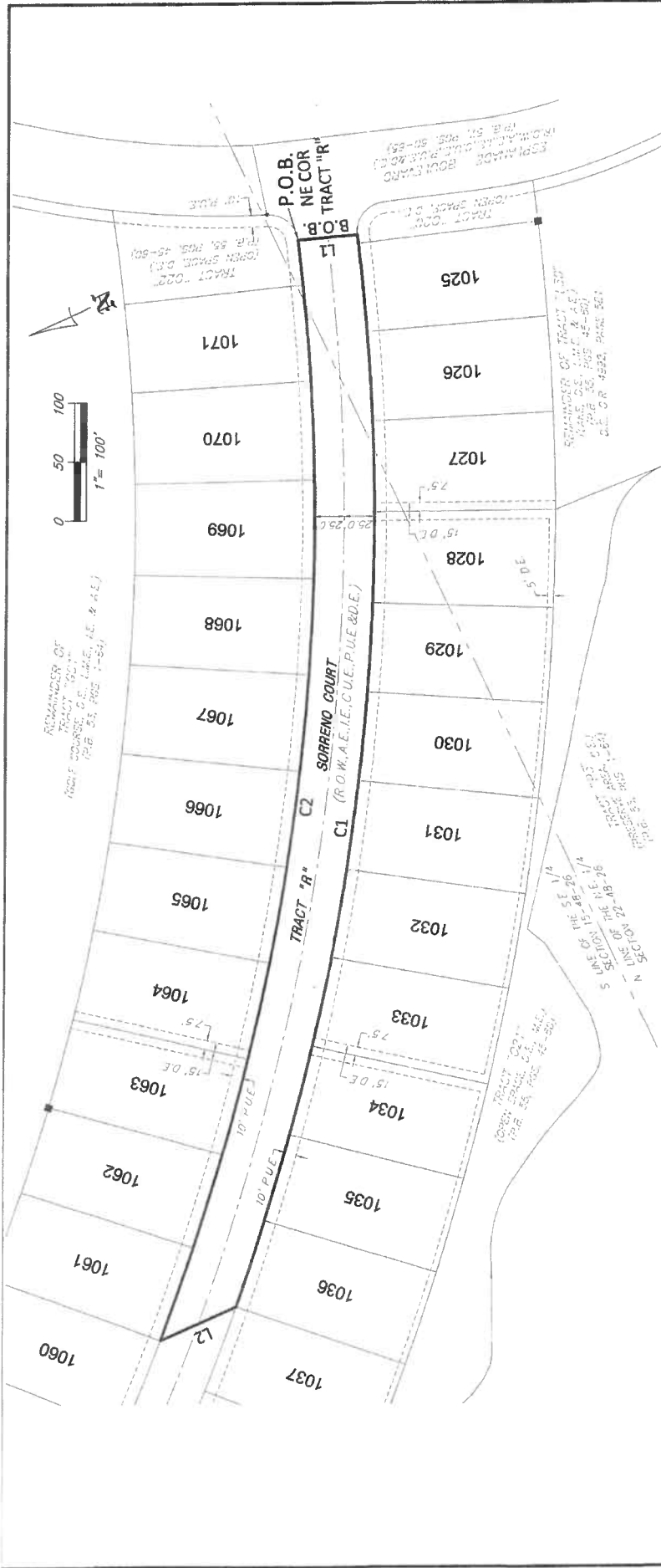
BEGIN AT THE NORTHEAST CORNER OF TRACT "R" (SORRENO COURT, 50' RIGHT OF WAY), ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, BLOCKS "D", "F" AND "H", AS RECORDED IN PLAT BOOK 59, PAGES 31 THROUGH 45, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT "R", SORRENO COURT, SOUTH 19°44'10" WEST, A DISTANCE OF 50.03 FEET TO A POINT ON A NON-TANGENTIAL CURVE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT "R", SORRENO COURT; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF SAID TRACT "R", SORRENO COURT, NORTHWESTERLY, 923.58 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,025.00 FEET, THROUGH A CENTRAL ANGLE OF 26°07'55" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 59°00'04" WEST, 915.59 FEET TO THE NORTHWEST CORNER OF LOT 1036 OF SAID PLAT ; THENCE NORTH 00°57'56" EAST, A DISTANCE OF 69.25 FEET TO A POINT ON A NON-TANGENTIAL CURVE, SAID POINT ALSO BEING THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF SAID TRACT "R", SORRENO COURT, AND THE SOUTHWEST CORNER OF LOT 1061 OF SAID PLAT; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID TRACT "R", SORRENO COURT, SOUTHEASTERLY, 949.67 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,975.00 FEET, THROUGH A CENTRAL ANGLE OF 27°33'01" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 58°20'16" EAST, 940.55 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.07 ACRES, OR 46,826 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF TRACT "R", SORRENO COURT, ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES, BLOCKS "D", "F" AND "H", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 31 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY WITH THE STATE PLANE BEARING OF SOUTH 19°44'10" WEST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.



JOHN SCOTT RHODES, P.S.M., NO. LS5739
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA



LINE	BEARING	DISTANCE
L1 (B.O.B.)	S 19°44'10" W	50.03'
L2	N 00°57'56" E	69.25'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2025.00'	26°07'55"	923.57'	915.59'	N 59°00'04" W
C2	1975.00'	27°33'01"	946.67'	940.55'	S 58°20'16" E

ABBREVIATIONS

- P.O.B. = POINT OF BEGINNING
- B.O.B. = BASIS OF BEARING
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- L.B.# = LICENSED BUSINESS NUMBER
- C1 = CURVE NUMBER
- L1 = LINE NUMBER

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT "R", SORRENO COURT, ESPLANADE GOLF AND COUNTRY CLUB OF MAPLES, BLOCKS "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 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762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOTED.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BY: *[Signature]* JOHN SCOTT RHODES, PSM #5739
 PSM: JOHN SCOTT RHODES, PSM #5739
 checked: MMR
 drc: MMR
 CL1
 occad #: 2012-83
 view: SKETCH
 project #: 2012-88
 sheet #: 2 of 2
 title #: 2012-83

SKETCH OF DESCRIPTION

D1 SKETCH

date: APRIL 28, 2016
 scale: 1"=100'
 cadd file: 2016-845.SKETCH

RHODES & RHODES
 LAND SURVEYING, INC.
 LICENSE #LB 6697

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NOT A SURVEY