

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



AGENDA

AUGUST 10, 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

August 3, 2023

Board of Supervisors

Miromar Lakes Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, August 10, 2023, at 2:00 P.M.** in the Library at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

The following WebEx link and telephone number are provided to join/watch the meeting remotely:
<https://districts.webex.com/districts/j.php?MTID=m6e01d061901e4ceaa6adbc3b69997f55>

Access Code: **2346 873 0778**, Event Password: **Jpward**

Phone: **408-418-9388** and enter the access code **2346 873 0778**, password: **Jpward (579274** from phones) to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes of July 13, 2023 – Regular Meeting and Public Hearing.
3. Discussion of request from Florida Gulf Coast University (FGCU) for the extension of their existing dock.
4. Consideration of **Resolution 2023-5**, a resolution of the Board of Supervisors of the Miromar Lakes Community Development District approving the form of Agreement granting non-exclusive perpetual easement; authorizing the Chairman and District Staff to approve revisions and authorize the Chairman to execute the easement; providing for severability and an effective date.
5. Staff Reports.
 - I. District Attorney.
 - II. District Engineer
 - III. District Asset Manager.
 - a. Operations Report August 1, 2023.
 - b. Waterway Inspection Report July 2023.

- IV. District Manager
 - a) Financial Statement for period ending July 31, 2023 (unaudited).
 - 6. Supervisor's Requests and Audience Comments.
 - 7. Announcement of Next Meeting – **September 14, 2023.**
 - 8. Adjournment.
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The first order of business is the call to order & roll call.

The second order of business is the consideration of the Minutes from the Miromar Lakes Community Development District Board of Supervisors Regular Meeting and Public Hearing, held on July 13, 2023.

The third order of business is the discussion of a request from Florida Gulf Coast University (FGCU) for the extension of their existing dock.

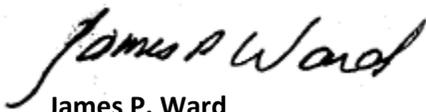
The fourth order of business is the consideration of **Resolution 2023-5**, a resolution of the Board of Supervisors of the Miromar Lakes Community Development District approving the form of Agreement granting non-exclusive perpetual easement; authorizing the Chairman and District Staff to approve revisions and authorize the Chairman to execute the easement; providing for severability and an effective date.

The fifth order of business are the staff reports by the District Attorney, District Engineer, and District Asset Manager.

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 yours,

Miromar Lakes Community Development District



James P. Ward
District Manager

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**MINUTES OF MEETING
MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District
11 was held on Thursday, July 13, 2023, at 2:00 P.M. in the Library at the Beach Clubhouse, 18061 Miromar
12 Lakes Parkway, Miromar Lakes, Florida 33913.
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Present and constituting a quorum:

Alan Refkin	Chair
Michael Weber	Vice Chair
Patrick Reidy	Assistant Secretary
Mary LeFevre	Assistant Secretary
Doug Ballinger	Assistant Secretary

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Also present were:

James P. Ward	District Manager
Charlie Krebs	District Engineer
Greg Urbancic	District Attorney
Richard Freeman	Asset Manager

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Audience:

Erin Dougherty
Rich Pomoroy
Heather Chapman

33 All residents' names were not included with the minutes. If a resident did not identify
34 themselves or the audio file did not pick up the name, the name was not recorded in these
35 minutes.
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

44 District Manager James P. Ward called the meeting to order at approximately 2:00 p.m. He conducted
45 roll call; all Members of the Board were present, constituting a quorum.
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SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearing

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THIRD ORDER OF BUSINESS

Consideration of Minutes

June 5, 2023 – Regular Meeting Minutes

Mr. Ward asked if there were any additions, deletions, or corrections for the Minutes; there were none.

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III. Consideration of Resolution 2023-2, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2024

Mr. Ward noted the assessment rate was \$739.42, an increase of \$119 dollars designed to increase the reserve account. He called for a motion to approve the budget beginning October 1, 2023 and ending on September 30, 2024.

On MOTION made Patrick Reidy, seconded by Mary LeFevre, and with all in favor, Resolution 2023-2 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2024 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

Mr. Ward indicated this public hearing was related to the imposition of assessments, the adoption of an assessment role and approval of the methodology.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Alan Refkin, seconded by Doug Ballinger, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the audience present in person, or via audio or video with questions or comments.

Ms. LeFevre asked if the increase of \$119 was basically for the reserves.

Mr. Ward responded in the affirmative.

Ms. LeFevre asked how much the District would have in reserves next year.

Mr. Ward responded it was anticipated there would be \$1,180,000 dollars for capital reserves and almost \$300,000 dollars for operation reserves. He asked if there were any additional questions or comments; hearing none, he called for a motion to close the Public Hearing.

On MOTION made by Alan Refkin, seconded by Mike Weber, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward asked if there were any questions or comments from the Board; there were none.

141 **III. Consideration of Resolution 2023-3, a resolution of the Board of Supervisors imposing special**
142 **assessments, adopting an assessment roll, and approving the General Fund Special Assessment**
143 **Methodology**

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145 Mr. Ward called for a motion.

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147 **On MOTION made by Patrick Reidy, seconded by Doug Ballinger, and**
148 **with all in favor, Resolution 2023-3 was adopted, and the Chair was**
149 **authorized to sign.**

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152 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-4**

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154 **Consideration of Resolution 2023-4, a Resolution of the Board of Supervisors designating dates, time,**
155 **and location for regular meetings of the Board of Supervisors for Fiscal Year 2024**

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157 Mr. Ward indicated Resolution 2023-4 set the meeting dates for fiscal year 2024 on the second Thursday
158 of each month at 2:00 p.m. in the Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway,
159 Miromar Lakes, Florida 33913. He indicated the dates and times could be changed if necessary. He asked
160 if there were any questions; hearing none, he called for a motion.

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162 **On MOTION made by Mary LeFevre, seconded by Mike Weber, and**
163 **with all in favor, Resolution 2023-4 was adopted, and the Chair was**
164 **authorized to sign.**

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167 **SIXTH ORDER OF BUSINESS** **Staff Reports**

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169 **I. District Attorney**

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171 No report.

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173 Mr. Weber indicated he received an email from a resident in Ravenna, who used to be his neighbor,
174 who was being assessed for rip rap. He noted this resident had believed the CDD was responsible
175 for rip rap. He indicated he prepared a response to the email but wished to share the response prior
176 to sending it out as the email potentially could be sent to everyone in Ravenna. He stated his
177 response was essentially the CDD had not accepted responsibility of the rip rap or the drainage
178 system in Ravenna, and until the transfer occurred, responsibility for the rip rap and drainage
179 system stayed with the Ravenna residents; the only way the CDD would accept responsibility was if
180 Ravenna brought the rip rap and drainage system up to acceptable standards.

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182 **THE RECORDING ENDS HERE.**

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184 **II. District Engineer**

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186 **III. Asset Manager**

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188 a) Operations Report – July 1, 2023

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190 IV. District Manager

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192 a) Financial Statement for period ending May 31, 2023 (unaudited)

193 b) Financial Statement for period ending June 31, 2023 (unaudited)

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196 SEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

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199 EIGHTH ORDER OF BUSINESS

Adjournment

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201 Mr. Ward adjourned the meeting at approximately 2:26 p.m.

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**On MOTION made by Alan Refkin, seconded by Doug Ballinger, and
with all in favor, the meeting was adjourned.**

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Miromar Lakes Community Development District

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James P. Ward, Secretary

Alan Refkin, Chairman

PREPARED BY:
HARRY O. HENDRY, ESQ.
THE HENDRY LAW FIRM, P.A.
P.O. BOX 1509
FORT MYERS, FL 33902
941-332-7123

INSTR # 5265933
OR BK 03506 PG 4776

AGREEMENT

RECORDED 10/22/01 04:34 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 91.50
DEPUTY CLERK J Miller

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THIS AGREEMENT made and entered into this 24th day of September, 2001,
by and among ALICO, INC., a Florida corporation (hereinafter referred to as "Alico"), whose address is
P.O. Box 338, LaBelle, Florida 33935; FLORIDA GULF COAST UNIVERSITY (hereinafter referred
to as "FGCU"), whose address is 10501 FGCU Boulevard South, Fort Myers, Florida 33965-6565; and
MIROMAR LAKES, L.L.C., a Florida limited liability company (hereinafter referred to as "Miromar"),
whose address is 24810 Burnt Pine Drive, Suite 4, Bonita Beach, Florida 34134.

WITNESSETH:

WHEREAS, FGCU has extensive frontage on a lake area which is currently commonly known as
the southern mining lake; and

WHEREAS, Alico and the Board of Regents (BOR) of the State of Florida agreed, by that
agreement dated October 22, 1992, that Alico would enter into an agreement for the benefit of FGCU
providing certain rights to use the lake and providing certain restrictions on the use of the lake; and

WHEREAS, the terms "lake" or "lake area" as used herein refers to two mining lakes (also
commonly referred to herein as the North Lake and the South Lake) located in Township 46 South,
Range 25 East, Sections 11, 12, 13 and 14, in Lee County, Florida, as depicted on Exhibit "A," which is
attached hereto and made a part hereof; and

WHEREAS, the BOR and Alico entered into that certain Easement Agreement Including Non-
exclusive Navigational and Recreational Rights dated September 21, 1993, by which Alico granted to
the BOR an area of the South Lake extending 450 feet offshore of the property line of FGCU which is
under the exclusive right and control of the BOR (which area is hereinafter referred to as "BOR
Exclusive Control Area") and, also, conveyed by that same agreement a non-exclusive navigational and
recreational easement to the remainder of the lake; and

WHEREAS, Miromar has purchased certain land from Alico adjacent to the lake area and desires
to enter into this Agreement as a successor in interest to a portion of the land owned by Alico; and

WHEREAS, the rights of all parties need to be assured and protected;

NOW, THEREFORE, in consideration of the foregoing and the mutual benefits and promises
contained herein, it is hereby agreed as follows:

1. This Agreement, and all parts hereof, are applicable only to the North Lake and that
portion of the South Lake which is outside of the BOR Exclusive Control Area except as specifically
made applicable to said Area where so described in Paragraph 2 below. No provision of this
Agreement shall be construed or interpreted as being applicable to the BOR Exclusive Control Area,
except as to navigational rights in the BOR Exclusive Control Area as set forth in Paragraph 7 below
and Alico's right to place docks within said Area as set forth in Paragraph 2 below. If agreed to by all
parties in writing, this Agreement may be superceded or replaced by deed restrictions that run with the
land and which contain, at a minimum, the provisions of this Agreement that address the usage of the

lake. The parties agree that one, or more, property owner's associations may be established based on the ownership interest in or frontage on the lake (exclusive of the BOR Exclusive Control Area). Alico, the property owner's association, or successor in interest will have the right to levy assessments for any maintenance costs associated with the maintenance of the lake. The assessments will be commensurate with the parties' use of the lake. If FGCU determines at any point in time that it does not want to pay any such assessment, then FGCU's right, and the right of its employees, faculty, administration, students, invitees, licensees, or anyone else on FGCU's campus, to use the lake outside of the BOR Exclusive Control Area shall cease. The right to use the lake shall be reinstated in accordance with this Agreement upon the payment of any and all outstanding assessments.

2. No docks, piers, gazebos or permanent or floating structures of any sort, except for buoys, other navigational markers, and any necessary drainage or water management structures, can be constructed by the parties in the North or South Lake beyond an area 150 feet parallel to the surveyed shoreline described and illustrated on Exhibit "A" hereto; provided, however, that nothing set forth herein is intended to assert jurisdiction or control by BOR or FGCU over any development of land not owned by BOR or construction of improvements on non-BOR property landward of the surveyed shoreline shown on Exhibit "A," including that land lying within the so-called "BOR Exclusive Control Area" described in that certain Easement Agreement recorded in O.R. Book 2497, Pages 1569-1573, Public Records of Lee County, Florida. Within the BOR Exclusive Control Area, the foregoing limitation on docks, piers, gazebos and floating structures shall apply to the area extending 35 feet parallel to the aforesaid surveyed shoreline. Moreover, should the North and South lakes be connected by a canal constructed within the area illustrated on Exhibit "A" hereto, the foregoing limitation on docks, piers, gazebos and floating structures shall apply to areas extending beyond 35 feet parallel to the West bank of said canal provided that the minimum width of said canal, at its narrowest point, is at least 75 feet and, should said canal not be built to at least this minimum width, then the foregoing limitations shall extend to the canal banks.

3. No piers, docks, ramps, gazebos, bulkheads or other water-dependent uses shall be constructed in a manner which causes erosion or shoaling on any property under separate ownership, nor shall such structures impair the navigability of any portion of the lake or waterway. Any docks, piers, ramps, gazebos, or any structure of any kind built into, over, or on the lake must be constructed with appropriate permits from all applicable governmental agencies, and said structure shall be maintained in accordance with all appropriate permits. All of said structures shall be maintained in a good state of repair, or said structures must be removed from the lake. Should either party fail to remove an unsafe structure from the lake, the other party shall have the right and ability to remove the unsafe structure and forward the invoice for said work to the party who owns the unsafe structure, who shall then reimburse the party who removed the unsafe structure; provided, however, that the party seeking to remove the structure shall first provide written notice to the party who is maintaining the unsafe structure and provide said party with reasonable time to repair or replace the unsafe structure.

4. Alico agrees that it (or its successors in interest) will connect the North Lake and the South Lake within a reasonable time after permits for the connection are obtained from the South Florida Water Management District (SFWMD), and any other governmental agency with jurisdiction over the connection. The connection shall occur within one year after the mining operation ceases. However, should the permitting of the connection take longer than 12 months, Alico will be provided with two months to bid the work and six months thereafter to complete the work. The connection, if permissible by the SFWMD, will be sufficient to permit two boats of 21 feet in length, with a draft of three feet, to traverse the connection at the same time. The connection shall not be bridged or impeded in any manner that would prevent sailboats with a mast of 12 feet or less, if measured from the deck of

the boat, and a mast of 14 feet or less, if measured from the keel of the boat, and other watercraft from traveling through the connection.

5. Alico, its assignee, or its successor in interest, shall have the right to construct docks, gazebos, marinas, fishing piers, boat ramps, bulkheads and other water-dependent structures along the shoreline under the possession and ownership of Alico. Miromar has a limitation of 35 feet from the surveyed shoreline illustrated on Exhibit "A" hereto for all construction in the lake.

6. Alico reserves the right to convey all, or a portion, of the lake and lake bottom to the BOR, FGCU, some other governmental entity, a successor in interest, one or more property owner's association, or any entity deemed appropriate by Alico; provided, however, that no conveyance to the BOR or FGCU shall be effective unless there is an acceptance of the conveyance by the BOR, FGCU, and the Board of Trustees of the Internal Improvement Trust Fund. Any conveyance of the lake bottom subsequent to the execution of this Agreement will be subject to this Agreement.

7. The parties recognize that FGCU has the right to adopt rules, restrictions and regulations for the usage of the lake within the BOR Exclusive Control Area. Nothing within these rules will preclude boats launched from Alico's land from traversing the BOR Exclusive Control Area to gain access to the remainder of the lake(s). FGCU shall adopt and, to the best of its ability, will enforce rules of student conduct which prohibit anyone under the influence of alcoholic beverages, controlled substances or narcotic substances from entering into or on the lake, and shall provide appropriate sanctions for violations thereof pursuant to applicable adopted rules of student conduct. FGCU shall also adopt a rule, restriction or regulation which prohibits the dumping of fuel, bilge water, or holding tanks into the lake.

8. No boat dock, pier, gazebo, boat ramp, fishing dock, or any other structure of any kind built on, or over, the water shall be constructed and maintained in a way that creates an impediment to navigation in the lake. Any structure less than 50 feet in length, as measured from the control elevation to the furthest point in the water from the control elevation, shall be presumed not to create an impediment to navigation. This Agreement between the parties does not address or affect any authority of the Army Corps of Engineers over navigable water bodies.

9. All docks, piers, gazebos, ramps, or any other structure of any kind built on, or over, the water shall be constructed and maintained by the upland owner or a property owner's association, or other similar legal entity, established by the upland owner with the responsibility for maintenance of common areas. All docks, piers, gazebos, ramps, and any other structure of any kind built on, or over, the water shall be maintained in a good state of repair.

10. All liability for any injury of any kind whatsoever occasioned on, around or associated with the docks, piers, gazebos, ramps, or any other structure of any kind built on, or over, the water shall be that of the owner of the piers, gazebos, ramps, or other structure, unless said liability has been transferred to, and accepted by, a property owner's association, an operator of the facility, lessee of the facility, a user of the facility, or some other legal entity.

11. The lakes shall be treated as an outdoor recreation facility as that term is defined in Section 375.251, Florida Statutes, a copy of which is attached hereto as Exhibit "B" and made a part hereof. Alico has no responsibility to alter the lakes in any way to make the lakes more accessible to the public.

12. Alico, Miromar, and FGCU agree that the lake(s) can be used for boating at the boater's own risk. No personal watercraft as defined in Section 327.02, Fla. Stat. (1997) are permitted in the lake(s). The use of the lake(s) for boating is limited to the following types of vessels:

- A. Motorboats of 40 horsepower or less;
- B. Sailboats which do not exceed 21 feet in length, mast of 12 feet when measured from the deck and a mast of 14 feet when measured from the keel, and a draft of 3 feet;
- C. Canoes;
- D. Paddle boats;
- E. Windsurfers; and
- F. Other non-motorized boats not exceeding 21 feet in length.

FGCU and Alico's successor in interest must adopt lake use regulations for their respective lake users. The lake use restrictions must provide that all persons utilizing any of the aforementioned watercraft may not operate said watercraft in a reckless manner, or in a manner which endangers the person or property of another. Waterskiing may be permitted, but in no instance shall waterskiing occur within 200 feet of a designated swimming area. No motorized boat or watercraft shall be utilized within 500 feet of a residence between the hours of 7 p.m. and 9 a.m. No motorized boat or watercraft shall be utilized within 200 feet of a residence except as is necessary to gain access to the lake. Alico, or its successors in interest, reserves the right to restrict waterskiing to a designated area of the lake should the use of motorized boats become an annoyance or a nuisance to residents, or if waterskiing creates safety concerns for other lake users.

13. Florida Rock, Inc., is a lessee of Alico through the Year 2017. Florida Rock currently has a plant in operation on the eastern side of the North Lake. Florida Rock is entitled to continue its operation in and along the North Lake until 2017. Florida Rock's legally permitted activity may create sedimentation and turbidity in the lake. FGCU shall have no valid legal claim regarding Florida Rock's activity, and shall not file any complaints, lawsuits, etc., against Florida Rock or Alico for any action taken by Florida Rock pursuant to and in compliance with its validly issued mining permits.

14. A designated no trespass area, do not enter area, no recreation zone, or other words of similar meaning may be established by, or on behalf of, Florida Rock for the safety of the faculty, invitees, students and employees of FGCU, or anyone utilizing the lake with or without FGCU's or Alico's knowledge and consent. FGCU shall advise all persons departing from FGCU's shoreline that they are not permitted beyond any designated no trespass buoy line, and that failure to heed such warning could result in injury or criminal arrest and prosecution. The North Lake is not available to FGCU for boating, swimming, and other recreational purposes until the connection is made between the North Lake and the South Lake, which cannot occur until one year after the cessation of Florida Rock's mining and related activity.

15. FGCU, Alico, a property owner's association, or any other entity that has legally recognizable ownership in the lake, may, within its area of ownership and control, establish boating, swimming, or other recreational rules and regulations. Areas within the lake may be designated as idle zones, no wake zones, and no watercraft zones. No watercraft zones may be created where necessary due to subsurface conditions, or where necessary to protect swimmers, or for other public health, safety and welfare reasons.

16. FGCU will provide or post safe boating and swimming rules, regulations or restrictions

for all swimmers, boaters, or recreational users of the lake(s) entering the lake from FGCU. The rules, regulations or restrictions shall preclude anyone under the influence of alcoholic beverages or narcotics from swimming, boating, or otherwise utilizing the lake. The rules shall inform the students and users that there are areas of the lake with depths in excess of 12 feet.

17. FGCU and Alico's successor in interest must include the following statements in their lake use regulations: FGCU and Alico are not liable for anyone fishing, boating or swimming in the lake. No one should enter the lake without the express permission of either FGCU, Alico, or their successors in interest. All swimming shall be in areas designated for swimming. No fishing shall occur within 200 feet of any designated swimming area. All persons utilizing the lake for fishing shall comply with all local, state, regional or federal fishing regulations. Fishing with nets, spears, snatch hooks and gigs is prohibited.

18. All litter, debris, and other contaminants deposited in the water or along the shoreline caused by activity on the upland property shall be the responsibility of the upland owner, and said entity shall take whatever steps are necessary to remove the contaminants from the water and to restore the water quality in the lake. This provision cannot be utilized to prevent Florida Rock from conducting lawfully permitted activity on, in and adjacent to the lake.

19. No signage shall be permitted in the lake, except navigational or safety signage.

20. Alico, or its successors in interest, may utilize the lake(s) for drainage purposes. Nothing in this Agreement shall be construed to limit or otherwise restrict or impair Alico's ability to use the lake(s) for drainage, water storage, water quality attenuation, or any other use related to storm water management, water quality, or wetland mitigation. Alico or its successors in interest may utilize the lake for irrigation purposes, which includes the right to pump water from the lake. Any use of the lake for drainage or consumptive use shall be in accordance with the requirements of the SFWMD.

21. Alico has granted FGCU certain recreational and navigational rights in a private man-made lake(s) pursuant to that certain easement agreement dated September 21, 1993, and this Agreement. The rights granted herein shall not be exercised in any manner which interferes with Alico's ownership and Alico's right of peaceable enjoyment of the lake for any purpose consistent with its rights as owner. No rights granted to FGCU in this Agreement shall give FGCU any claim to property of Alico by prescription or otherwise.

22. The terms of this Agreement shall be enforceable through injunctive or other appropriate relief in the circuit court of Lee County, Florida, except as may be provided otherwise by applicable law.

23. The terms and conditions of this Agreement are binding on, and the rights inure to the benefit of, FGCU, Alico, Miromar and their successors in interest and assigns.

24. Alico reserves the non-exclusive right to use the lake for recreational, navigational, irrigation and drainage purposes.

25. It is understood by the parties hereto that the Florida Rock mining activity could expand or reduce the size of the North Lake, but that excavation within the South Lake by Florida Rock has

been completed.

26. Nothing in this Agreement prevents Alico or FGCU from further restricting the use of their respective docks, piers, swimming area, launches or shoreline.

27. The right to use the lake does not give anyone entering the lake from docks, launches, ramps, beaches, and the like, the right to dock, anchor, or exit the lake at any place along the shoreline of the lake unless it is at a dock, launch, pier, boat ramp, shoreline, etc., which is open to the general public.

28. No parties shall launch fireworks or other pyrotechnic devices from a watercraft on the lake without the mutual consent of the other party. No fireworks or pyrotechnic devices can be utilized on the lake without first obtaining all proper permits. Any party launching such devices from a watercraft on the lake shall take whatever steps are necessary to create a safe zone around the launching area.

29. Any reference to Alico in this document means its successors in interest, assigns, or designees, including but not necessarily limited to Miromar, who is joining in this Agreement in order to be subject to the rights, obligations and restrictions contained herein as a successor in interest to and to the same extent as Alico.

30. The terms of this Agreement shall be interpreted pursuant to the laws of the State of Florida. There shall be no presumption that the terms of this Agreement should be construed against the drafter of the document.

31. In the event that any part, term or provision of this Agreement is found by a court of competent jurisdiction to be illegal, the validity of the remaining portions and provisions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term or provision held to be invalid.

32. Venue for any litigation arising under this Agreement shall be in Lee County, Florida, except as otherwise provided by applicable law.

WITNESSED and executed on the day and year first above written.

ALICO, INC., a Florida corporation

W. Bernard Lester
Witness Signature

By: B. Hill Griffin III
BEN HILL GRIFFIN, III
Chairman and CEO

W. Bernard Lester
Printed Name of Witness

Brian J. Klaas
Witness

BRIAN J. KLAAS
Printed Name of Witness

FLORIDA GULF COAST UNIVERSITY

Curtis D Bullock
Witness

By: William C. Merwin
WILLIAM C. MERWIN, President

CURTIS D. BULLOCK
Printed Name of Witness

Susan C. Evans
Witness

Susan C. Evans
Printed Name of Witness

MIROMAR LAKES, L.L.C., a Florida limited liability company

By: [Signature]
MARGARET J. MILLER, President

[Signature]
Witness

Judith SEALE
Printed Name of Witness

[Signature]
Witness

ROSEMARY MERLIN
Printed Name of Witness

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 28th day of March 2000, by BEN HILL GRIFFIN, III, as Chairman and CEO of ALICO, INC., a corporation under the laws of the State of Florida, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

My commission expires:

[Signature]
Notary Public Signature



Betty L. Dunham
MY COMMISSION # CC588040 EXPIRES
October 15, 2000
BONDED THRU TROY FAH INSURANCE, INC.

Betty L. Dunham
Printed Name of Notary Commission No:

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7th day of April 2000, by WILLIAM C. MERWIN as President of FLORIDA GULF COAST UNIVERSITY on behalf of the University. He is personally known to me or has produced _____ as identification.

My commission expires: July 1 2001

[Signature]
Notary Public Signature



JULIE A. HEUER
COMMISSION # CC 660928
EXPIRES JUL 1, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.

Julie A. Heuer
Printed Name of Notary
Commission No: CC660928

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me this 18th day of October, 2006, by MARGARET J. MILLER, as President of MIROMAR LAKES, L.L.C., a Florida limited liability company, of behalf of said company. She is personally known to me or has produced _____ as identification.

My commission expires:



Judith M Seale
My Commission CC970854
Expires September 27 2004

Judith M Seale
Notary Public Signature

Judith M Seale
Printed name of Notary
Commission No.: CC970854

*South Lake
Description*

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND LYING IN SECTIONS , 13 AND 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA (AREA "J")

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 13, AND 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE S 89° 42' 24" E ALONG THE NORTH LINE OF SAID SECTION FOR 1994.63 FEET; THENCE S 01° 01' 21" W FOR 110.01 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF BEN HILL GRIFFIN PARKWAY (150' WIDE) AND THE SOUTH RIGHT-OF-WAY OF ALICO ROAD; THENCE S 89° 42' 24" E ALONG SAID SOUTH RIGHT-OF-WAY OF ALICO ROAD FOR 1049.81 FEET; THENCE THE FOLLOWING TWENTY TWO (22) COURSES:

- 1) S 01° 00' 21" E 847.76'
- 2) S 04° 19' 45" W 1091.78'
- 3) S 00° 39' 26" E 1432.24'
- 4) S 00° 16' 17" E 606.52'
- 5) N 88° 47' 46" E 376.79'
- 6) S 40° 48' 12" E 322.81'
- 7) S 19° 01' 17" E 249.77'
- 8) S 88° 53' 28" E 216.94'
- 9) S 24° 26' 51" E 150.17'
- 10) S 77° 09' 26" E 573.01'
- 11) S 88° 10' 13" E 1363.08'
- 12) S 19° 42' 28" E 157.73'
- 13) S 87° 09' 14" E 469.81'
- 14) N 88° 02' 24" E 612.22'
- 15) S 21° 30' 12" E 81.17'

SHEET 1 OF 4

Lee County: 10501-104 Six Mile Cypress Parkway, Fort Myers, Florida 33912 · (941)939-5490 · Fax (941)939-2523
Collier County: 2150-701 Goodlette Road, Naples, Florida 34102 · (941)403-8866 · Fax (941)403-8868

DR BK 003506 PG 4785

16)	N 88° 10' 32" E	846.89'
17)	S 01° 46' 59" W	282.53'
18)	S 89° 48' 06" E	1264.46'
19)	S 20° 09' 57" E	832.50'
20)	S 15° 43' 44" E	1222.03'
21)	S 25° 52' 55" E	187.61'
22)	N 89° 21' 30" W	283.67'

TO THE POINT OF BEGINNING; THENCE CONTINUE N 89° 21' 30" W FOR 1846.96 FEET;
THENCE THE FOLLOWING TWENTY ONE (21) COURSES;

1)	N 06° 34' 37" W	526.71'
2)	N 01° 50' 22" W	1210.85'
3)	N 79° 32' 52" W	867.77'
4)	N 41° 43' 09" W	264.16'
5)	S 80° 32' 44" W	908.56'
6)	S 85° 56' 39" W	711.03'
7)	N 88° 44' 59" W	176.88'
8)	S 09° 48' 24" W	488.79'
9)	S 81° 56' 19" E	145.26'
10)	S 00° 34' 39" E	820.49'
11)	S 59° 07' 28" W	349.34'
12)	S 86° 00' 53" W	1140.64'
13)	N 06° 38' 29" W	427.54'
14)	N 01° 46' 33" E	839.75'
15)	S 85° 52' 30" W	934.90'
16)	S 04° 59' 30" W	714.95'
17)	S 05° 05' 22" W	483.90'
18)	S 63° 55' 14" W	291.35'
19)	S 84° 13' 33" W	187.42'
20)	S 28° 12' 39" E	143.38'
21)	N 89° 07' 51" E	3150.88'

THENCE S 19° 52' 03" W TO THE NORTH LINE OF FLORIDA GULF COAST UNIVERSITY
FOR 56.89 FEET; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3)
COURSES:

1)	N 89° 01' 42" E	450.42'
2)	S 00° 58' 18" E	320.16'
3)	N 88° 44' 00" E	3706.01'

THENCE S 89° 46' 48" E FOR 277.99 FEET; THENCE N 00° 43' 41" W FOR 176.03 FEET TO
THE POINT OF BEGINNING

SHEET 2 OF 4

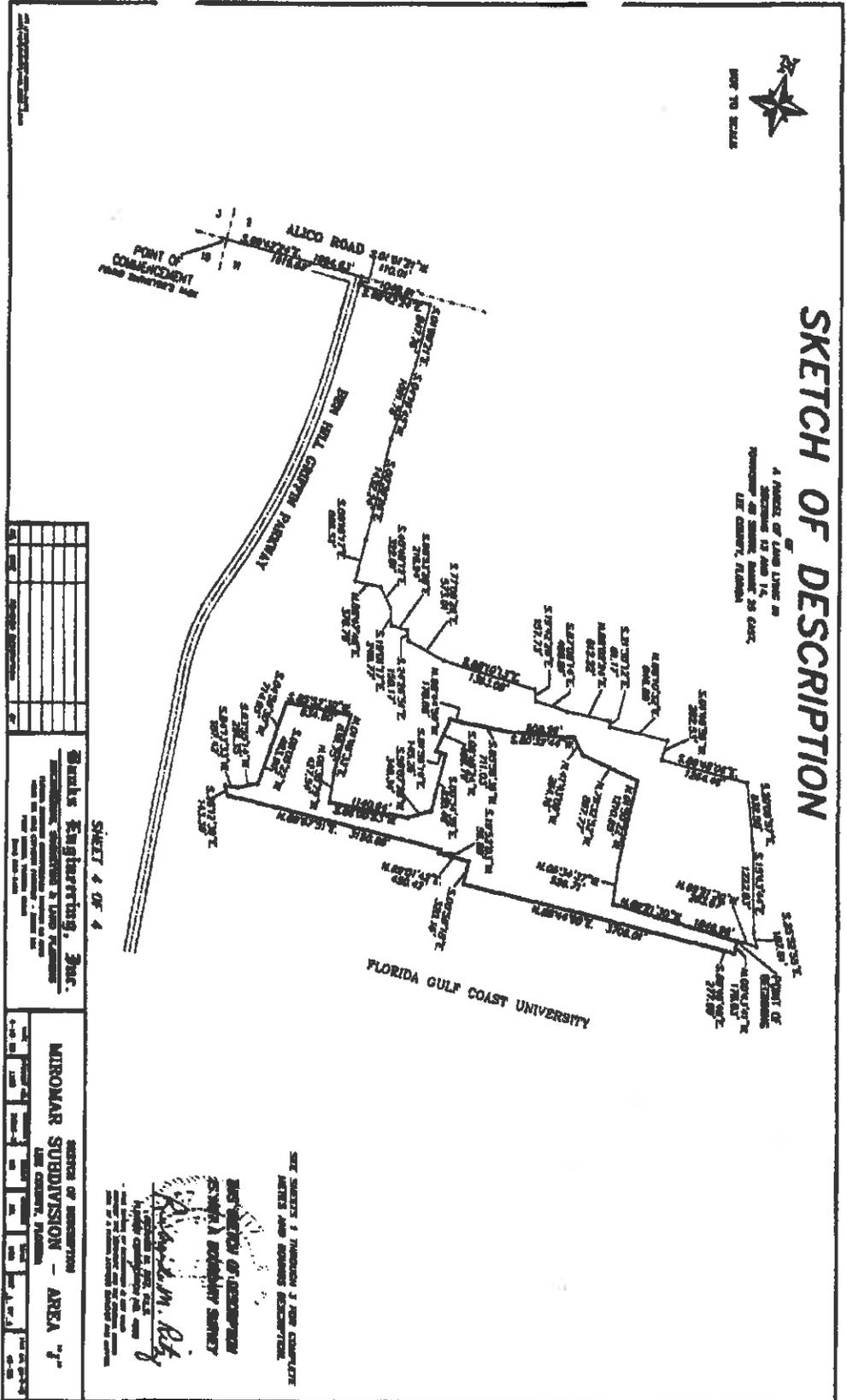
BEARINGS ARE BASED ON THE SAID NORTH LINE OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS BEARING S 89° 42' 24" E.

SAID PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

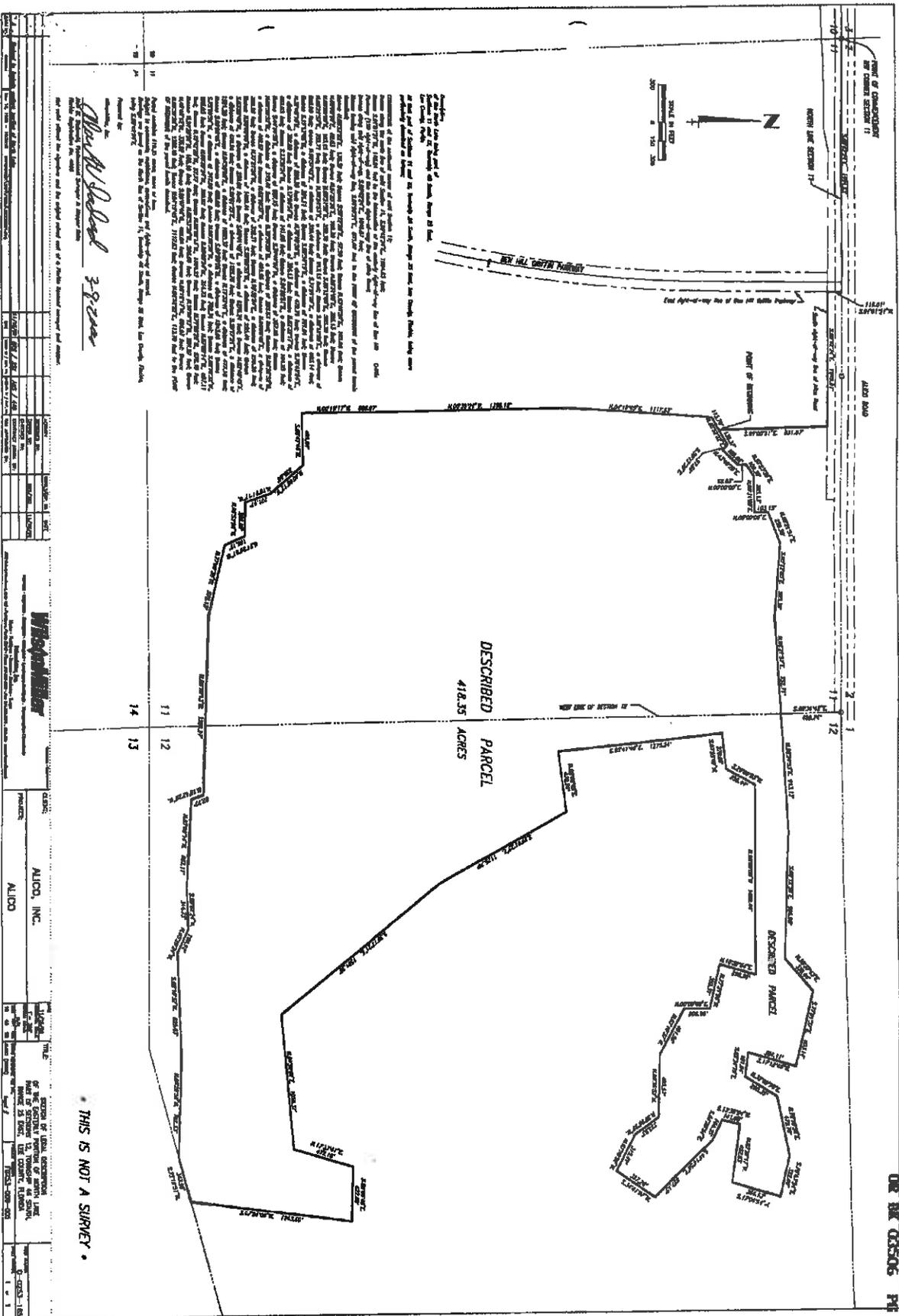
PARCELS CONTAINS 189.08 ACRES, MORE OR LESS.

DESCRIPTION PREPARED APRIL 16th, 1999.

FILE: ACAD\1155\SURVEY\DESC-3.DWG
FILE: WPD\1155\1155-017-DESC-AREA-1.WPD



DR BK 03506 PG 4786



THIS IS NOT A SURVEY

Professional Surveyor
 State of Wisconsin
 License No. 12345
 Date of Survey: 12/15/2023
 Surveyed for: ALCO, INC.
 Surveyed by: [Signature]
 3 P. 2000

SECTION	TOWNSHIP	RANGE	ACRES	OWNER
11	N. 100	W. 100	400.00	ALCO, INC.
12	N. 100	W. 100	400.00	ALCO, INC.
13	N. 100	W. 100	400.00	ALCO, INC.
14	N. 100	W. 100	400.00	ALCO, INC.

FIRST AMENDMENT TO AGREEMENT

This First Amendment to Agreement is made this 24th day of September, 2001, and amends that certain Agreement by and between ALICO, INC., FLORIDA GULF COAST UNIVERSITY, and MIROMAR LAKES, L.L.C., concerning two mining lakes commonly known as the North Lake and the South Lake located in Township 46 South, Range 25 East, Sections 11, 12, 13, and 14, in Lee County, Florida, as depicted in the Exhibits to the Agreement. This Amendment is made concurrently with the execution and delivery of the Agreement by Miromar Lakes, L.L.C. and forms an integral part of the Agreement, it being understood and acknowledged that the terms hereof are being agreed by the parties in the form of an amendment for the convenience of the parties recognizing that Miromar Lakes, L.L.C. is unwilling to enter into the Agreement except with the inclusion of the terms hereof.

Wherefore, the parties have agreed to modify the terms of the Agreement as follows:

1. The parties acknowledge that Miromar Lakes, L.L.C. is the owner of the South Lake property, all of the property surrounding the South Lake other than the University property, and a significant portion of the property adjacent to the North Lake, as Alico's successor in interest. While Miromar Lakes, L.L.C.'s ownership pre-dates the Agreement, it post dates the negotiation of the terms of the Agreement. Accordingly, references in the Agreement to Alico, Inc. or its successors shall be understood to refer to Alico, Inc., and Miromar Lakes, L.L.C., together as the current owners of the property in accordance with their interests as of the date hereof, and their successors in interest hereafter. The Agreement shall be interpreted and understood to be by and between Alico, Inc. and Miromar Lakes, acting jointly in respect to their interests, and Florida Gulf Coast University. No provision hereof shall be interpreted to grant or reserve to Alico, Inc. any right or privilege from Miromar Lakes, L.L.C. or with respect to property owned by Miromar Lakes, L.L.C.
2. Miromar Lakes, L.L.C. and its successors and assigns, have succeeded to the right to build boat docks within the BOR Exclusive Control Area arising from Paragraphs 1 and 2 of the Agreement. Paragraph 2 is hereby modified to assure that Miromar Lakes, L.L.C. or its successors in interest are not restricted by the Agreement or the easement previously granted the BOR from constructing docks, piers, gazebos and floating structures within 35 feet parallel to any portion of the shoreline which is not part of the University. Miromar has succeeded to the right of Alico to levy assessments for maintenance of the South Lake pursuant to Paragraph 1 of the Agreement. No provision of the Agreement, including without limitation, the first sentence of Paragraph 3 and the first sentence of Paragraph 8, shall be interpreted to prevent the construction of docks, piers, gazebos and floating structures within 150 feet parallel to any portion of the shoreline and outside of the BOR's Exclusive Control Area, so long as reasonable alternate routes of navigation remain after the construction, provided that construction into

the lake, if any, shall be limited to be not more than 35 feet form the surveyed shoreline when constructed from such portions of the shoreline as are now or hereafter developed as single family lots

3. The covenants contained in Paragraph 3, Paragraph 12, Paragraph 17 and Paragraph 28 of the Agreement (for purposes of this provision, the "Use Restrictions") shall not run to the benefit of any successor or assign who is the owner of only a subdivided portion, such as a lot or parcel, of the property of any one of the parties. It is the intention of this provision that the Use Restrictions will not be enforceable directly by any such subsequent subdivided lot or parcel owner directly, but shall be solely enforceable by the original parties hereto, the successors thereto by merger, consolidation, successor developers of the entire interests of a party and the like, any subsequent owner of the lake bottom with respect to such lake, or a property owners association formed for the benefit of individual lot and parcel owners by all the parties if a specific assignment of these rights is made thereto.
4. The last sentence of Paragraph 5 of the Agreement is hereby deleted and the agreement is amended to add the following sentence in its place: "Construction into the lake, if any, shall be limited to be not more than 35 feet form the surveyed shoreline when constructed from such portions of the shoreline as are now or hereafter developed as single family lots."
5. Paragraph 10 is hereby amended to acknowledge that the allocation of liability among the parties is effective only among the parties and their successors as identified in that Paragraph, and shall apply only to liability related to the design, location, construction, and maintenance of such structures. Paragraph 10 is not intended to shield individuals utilizing the lakes or authorizing use of the lakes, in any manner, from their own legal liabilities and responsibility for their acts or negligence or otherwise related thereto. The parties agree that no provision of the Agreement or this amendment is intended to limit or waive the application of any constitutional, sovereign, or statutory immunity or limitation of liability which may be available now or hereafter to any person, including without limitation, Section 768.28, Florida Statutes as it may be amended from time to time.
6. Nothing in Paragraph 11 or Paragraph 27 shall be construed to create any right for the general public to make any use of the lakes.
7. There are no intended third party beneficiaries of the Agreement.
8. Paragraph 12 is hereby amended as follows:
 - (i) To exempt all boats used or useable for towing skiers on the lakes from the horsepower limitations therein, it being understood and agreed that the lakes can and will be used for such purpose:

- (ii) To delete the sentences thereof which relate to waterskiing within 200 feet of a designated swimming area and boat or watercraft use within 200 feet of a residence;
- (iii) To provide that the reference to "the hours of 7 p.m. and 9 a.m." is hereby replaced with "the hours of 9 p.m. to 7 a.m."; and
- (iv) To provide that any use permitted by FGCU within the BOR's Exclusive Control Area shall at any time thereafter be permissible by any entity entitled to regulate use of any other portion of the lake pursuant to Paragraphs 15 and 26, not withstanding any provision of Paragraph 12.
- (v) The parties agree that uniform rules regarding use of the lakes are desirable and that such rules must be alterable hereafter in order to adapt to changing circumstances and technology. Accordingly while each party shall be entitled to regulate activity in the portions of the lakes it controls as described in the Agreement, the parties agree that they will meet not less than semi-annually hereafter in order to discuss use of the lakes, and to cooperate in the establishment of uniform practices regarding regulation of lake use.

- 9. The provisions of Paragraph 23 of the Agreement are subject to the terms of Paragraph 3 of this Amendment above.
- 10. Subject to the forgoing the Agreement terms are as stated therein. The deletion of provisions of the Agreement herein shall not in any manner affect the ability of an authorized entity pursuant to Paragraph 7, Paragraph 15, or Paragraph 26 to impose unilaterally the same or similar restrictions pursuant to the authority of such provisions.

IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

WITNESSED:

in the presence of:

Florida

MIROMAR LAKES, L.L.C., a

limited liability company

Judith M Seale
1st Witness
Print Name Judith M Seale

Rosemary Merlin
2nd Witness
Print Name Rosemary Merlin

By: M. Miller
Margaret J. Miller, President

ALICO, INC. a Florida corporation

Gene Mooney
1st Witness
Print Name Gene Mooney

Donna H. Reapress
2nd Witness
Print Name Donna H. Reapress

By: B. H. Griffin III
BEN HILL GRIFFIN, III
Chairman and CEO

UNIVERSITY

Curtis D. Bullock
1st Witness
Print Name CURTIS BULLOCK

Willie Baca
2nd Witness
Print Name Willie Baca

FLORIDA GULF COAST

By: William C. Merwin
WILLIAM C. MERWIN,
President

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 18th day of October 2001, by MARGARET J. MILLER, as President of Miromar Development Corporation, the managing member of MIROMAR LAKES, L.L.C., a Florida limited liability company, of behalf of said company. She is personally known to me or has produced _____ (type of identification) as identification.

NOTARY RUBBER STAMP SEAL



Judith M Seale
Notary Signature
Judith M Seale

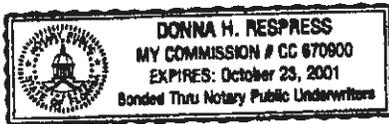
Printed Notary Signature
Commission No. or Serial No. CC 970854

My Commission Expires: 9/27/04

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 24th day of September, 2001, by BEN HILL GRIFFIN, III as Chairman and CEO of ALICO, INC., a corporation under the laws of the State of Florida, on behalf of the corporation. He is personally known to me or has produced _____ (type of identification) as identification.

NOTARY RUBBER STAMP SEAL



Donna H. Respress
Notary Signature
Donna H. Respress

Printed Notary Signature
Commission No. or Serial No. CC 670900

My Commission Expires: Oct. 23, 2001

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 10th day of September 2001, by WILLIAM C. MERWIN as President of **FLORIDA GULF COAST UNIVERSITY** on behalf of the University. He is personally known to me or has produced _____ (type of identification) as identification.

NOTARY RUBBER STAMP SEAL



FM#61115

Julie A Heuer
Notary Signature

Printed Notary Signature
Commission No. or Serial No. DD 037794

My Commission Expires: July 1, 2005

RESOLUTION 2023-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FORM OF AGREEMENT GRANTING NON-EXCLUSIVE PERPETUAL EASEMENT; AUTHORIZING THE CHAIRMAN AND DISTRICT STAFF TO APPROVE REVISIONS AND AUTHORIZE THE CHAIRMAN TO EXECUTE THE EASEMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary to conduct the District business; and

WHEREAS, the District has requested a permanent drainage, utility, and access easement to construct, operate, maintain, repair and replace stormwater management and drainage facilities, structures and improvements within the easement area known as San Marino; and

WHEREAS, the District desires to approve, in substantial form, the Agreement Granting Permanent Drainage, Utility and Access Easement, attached hereto as **Exhibit A** (“Easement”), and the Affidavit of Ownership, attached hereto as **Exhibit B** (“Affidavit of Ownership”) and authorize the Chairman and District Staff to approve revisions to the form of the Easement and Affidavit of Ownership and authorize the Chairman to execute the Easement; and

WHEREAS, the Board finds that it is in the best interest of the District to approve the form of the Easement and authorize subsequent revisions to such form.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District hereby approves the Easement in substantial form, attached hereto as **Exhibit A**. The District further authorizes the Chairman, in conjunction with District Staff, to effectuate any revisions to the Easement and authorizes the Chairman to execute the Easement.

SECTION 2. If any provision of this Resolution or the Easement is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

RESOLUTION 2023-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FORM OF AGREEMENT GRANTING NON-EXCLUSIVE PERPETUAL EASEMENT; AUTHORIZING THE CHAIRMAN AND DISTRICT STAFF TO APPROVE REVISIONS AND AUTHORIZE THE CHAIRMAN TO EXECUTE THE EASEMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

PASSED AND ADOPTED by the Board of Supervisors of the Miromar Lakes Community Development District, Lee County, this 10th day of August 2023.

ATTEST:

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Mike Weber, Vice-Chairperson

Exhibit A: Form of Drainage, Utility and Access Easement

Exhibit B: Form of Access Easement

Exhibit C: Additional Acquisition Documents

RESOLUTION 2023-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FORM OF AGREEMENT GRANTING NON-EXCLUSIVE PERPETUAL EASEMENT; AUTHORIZING THE CHAIRMAN AND DISTRICT STAFF TO APPROVE REVISIONS AND AUTHORIZE THE CHAIRMAN TO EXECUTE THE EASEMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

**Exhibit A
Form of Drainage, Utility and Access Easement**

This instrument was prepared without an opinion of title and after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

(space above this line for recording data)

DRAINAGE, UTILITY AND ACCESS EASEMENT

THIS DRAINAGE, ACCESS AND UTILITY EASEMENT (this "**Easement**") is made and executed as of this ___ day of _____, 2023, by **SAN MARINO AT MIROMAR LAKES CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation ("**Grantor**") in favor of **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose address is c/o District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, its successors and assigns ("**Grantee**").

WITNESSETH:

Grantor hereby conveys, grants, bargains and sells unto Grantee a perpetual, non-exclusive easement, license and privilege over and across certain lands being located in Lee County, Florida and legally described on **Exhibit "A"** attached hereto and made a part hereof (the "**Easement Area**") for the following purposes: (i) to construct, operate, maintain, repair and replace stormwater management and drainage facilities, structures and improvements (collectively, the "**Drainage Facilities**") as may be, from time to time, located upon or within the Easement Area; (ii) construct, operate, maintain, repair and replace public utility improvements and facilities permitted to be constructed and/or operated by a community development district pursuant to Chapter 190, Florida Statutes including, without limitation, irrigation facilities, structures and improvements (collectively, "**Utility Facilities**") (the Drainage Facilities and Utility Facilities are sometimes collectively referred to herein as the "**District Facilities**"); and (iii) pedestrian and vehicular ingress and egress over, in, upon, across and through the Easement Area as may be reasonably necessary to effectively utilize the easement rights granted herein relating to the District Facilities and for ingress and egress to and from the District Facilities and/or other utility, stormwater management and drainage facilities owned and/or operated by Grantee (collectively, the "**Easement Activity**").

Grantor grants to Grantee, its successors and assigns, the right to enter upon the Easement Area, place, excavate, and take materials for the purpose of conducting the Easement Activity pursuant to the terms of this Easement. Grantee will be responsible for maintaining and repairing any District Facilities owned by Grantee within the Easement Area. Except for Drainage Facilities owned by Grantee within the Easement Area, Grantor shall be responsible for the maintenance, repair and replacement of the Easement Area, at its sole cost and expense, except to the extent of any damage to the Easement Area caused by Grantee's negligence or intentional misconduct, in which instance Grantee shall restore any damage caused by Grantee to the Easement Area. Grantor shall in no way interfere with Grantee's right to enter upon the Easement Area pursuant to the terms of this Easement.

This Easement shall be a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto.

Grantor warrants that it is lawfully seized in fee simple of the land upon which this Easement is situated and it has good and lawful authority to convey this Easement.

{Remainder of page intentionally left blank. Signatures begin on next page.}

IN WITNESSES WHEREOF, Grantor hereby executes this Easement as of the date first written above.

GRANTOR:

**SAN MARINO AT MIROMAR LAKES
CONDOMINIUM ASSOCIATION, INC.,**
a Florida not-for-profit corporation

Witnesses:

Signature
Printed Name: _____

Signature
Printed Name: _____

By: _____

Name: _____

Title: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ of _____, 2023, by _____, as _____ of San Marino at Miromar Lakes Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

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

ACCEPTED BY GRANTEE:

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district

Witnesses:

Signature
Printed Name: _____

By: _____
Alan Refkin, Chairman

Signature
Printed Name: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _ of _____, 2023, by Alan Refkin, as Chairman of Miromar Lakes 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.

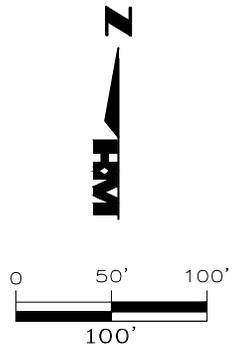
(SEAL)

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

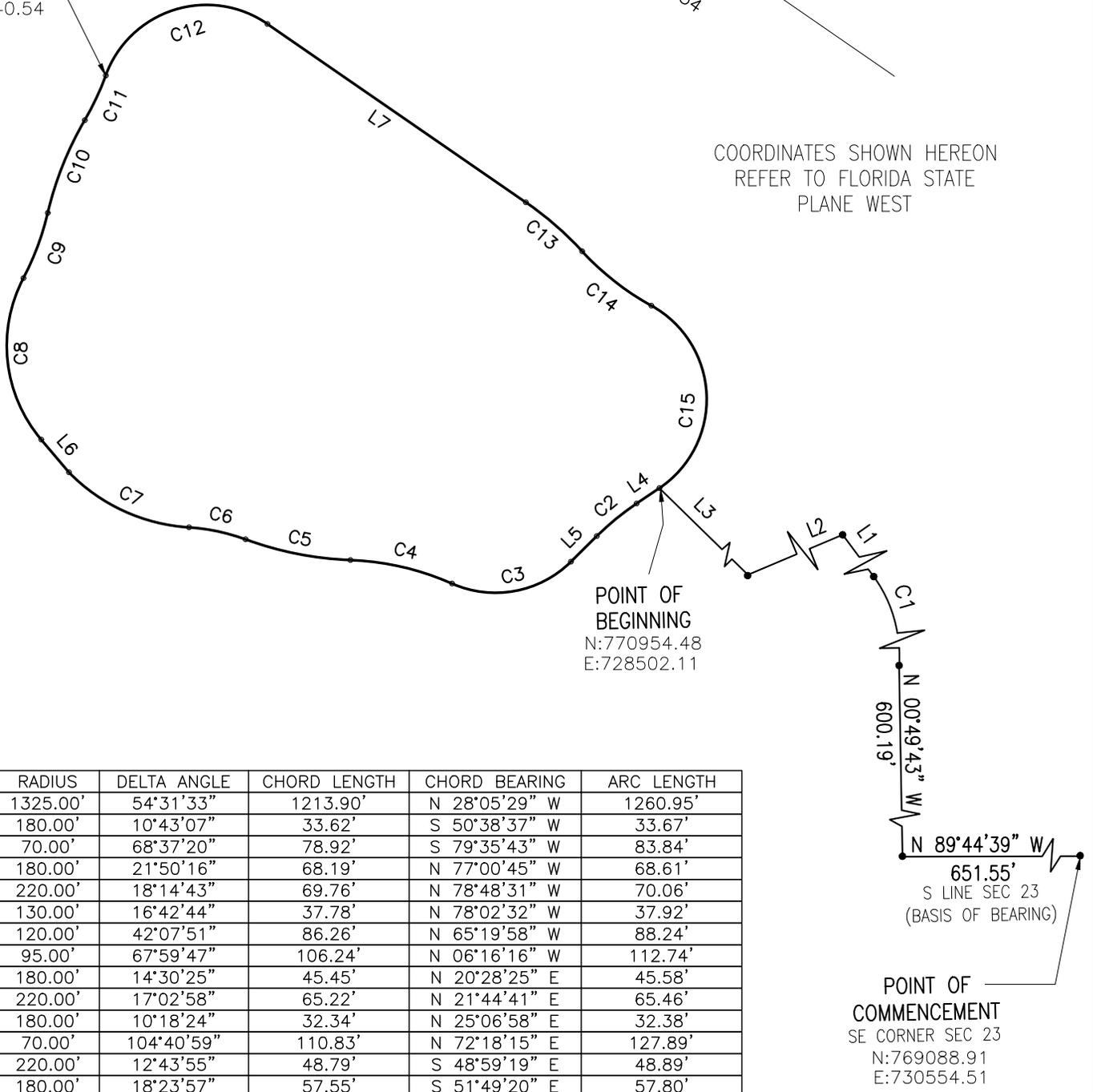
Exhibit "A"
Easement Area

LINE	BEARING	DISTANCE
L1	N 55°21'16" W	432.07'
L2	S 44°23'50" W	364.00'
L3	N 45°36'10" W	294.57'
L4	S 56°00'10" W	17.98'
L5	S 45°17'03" W	23.78'
L6	N 40°16'10" W	28.00'
L7	S 55°21'16" E	205.07'

BEN HILL GRIFFIN PARKWAY
 (150' PUBLIC RIGHT-OF-WAY)
 WESTERLY RIGHT-OF-WAY LINE
 O.R. BOOK 2745, PAGES 1550-1554



N:771224.24
 E:728140.54



POINT OF BEGINNING
 N:770954.48
 E:728502.11

POINT OF COMMENCEMENT
 SE CORNER SEC 23
 N:769088.91
 E:730554.51

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1325.00'	54°31'33"	1213.90'	N 28°05'29" W	1260.95'
C2	180.00'	10°43'07"	33.62'	S 50°38'37" W	33.67'
C3	70.00'	68°37'20"	78.92'	S 79°35'43" W	83.84'
C4	180.00'	21°50'16"	68.19'	N 77°00'45" W	68.61'
C5	220.00'	18°14'43"	69.76'	N 78°48'31" W	70.06'
C6	130.00'	16°42'44"	37.78'	N 78°02'32" W	37.92'
C7	120.00'	42°07'51"	86.26'	N 65°19'58" W	88.24'
C8	95.00'	67°59'47"	106.24'	N 06°16'16" W	112.74'
C9	180.00'	14°30'25"	45.45'	N 20°28'25" E	45.58'
C10	220.00'	17°02'58"	65.22'	N 21°44'41" E	65.46'
C11	180.00'	10°18'24"	32.34'	N 25°06'58" E	32.38'
C12	70.00'	104°40'59"	110.83'	N 72°18'15" E	127.89'
C13	220.00'	12°43'55"	48.79'	S 48°59'19" E	48.89'
C14	180.00'	18°23'57"	57.55'	S 51°49'20" E	57.80'
C15	70.00'	117°01'28"	119.39'	S 02°30'34" E	142.97'

NOT A SURVEY

DRAWN BY: KED	DATE: 11/2022
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 23-46-25	



6200 Whiskey Creek Dr.
 Ft. Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
 SAN MARINO NORTH LAKE

DRAWING NO. H-2147
PROJECT NO. 22.133
FILE NAME 22133 DE LAKE N.dwg

LEGAL DESCRIPTION

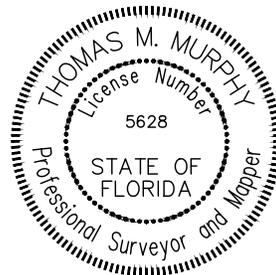
A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N89°44'39"W ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (TREE LINE DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N00°49'43"W FOR A DISTANCE OF 600.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 1325.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33" AND BEING SUBTENDED BY A CHORD OF 1213.90 FEET AT A BEARING OF N28°05'29"W, FOR AN ARC LENGTH OF 1260.95 FEET; THENCE RUN N55°21'16"W FOR A DISTANCE OF 432.07 FEET; THENCE RUN S44°23'50"W FOR A DISTANCE OF 364.00 FEET; THENCE RUN N45°36'10"W FOR A DISTANCE OF 294.57 FEET; TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. THENCE RUN S56°00'10"W FOR A DISTANCE OF 17.98 FEET; TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 10°43'07" AND BEING SUBTENDED BY A CHORD OF 33.62 FEET AT A BEARING OF S50°38'37"W, FOR AN ARC LENGTH OF 33.67 FEET; THENCE RUN S45°17'03"W FOR A DISTANCE OF 23.78 FEET; , TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 68°37'20" AND BEING SUBTENDED BY A CHORD OF 78.92 FEET AT A BEARING OF S79°35'43"W, FOR AN ARC LENGTH OF 83.84 FEET; TO A POINT OF REVERSE CURVATURE TO THE LEFT; HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 21°50'16" AND BEING SUBTENDED BY A CHORD OF 68.19 FEET AT A BEARING OF N77°00'45"W, FOR AN ARC LENGTH OF 68.61 FEET; , TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 18°14'43" AND BEING SUBTENDED BY A CHORD OF 69.76 FEET AT A BEARING OF N78°48'31"W, FOR AN ARC LENGTH OF 70.06 FEET; , TO A POINT OF REVERSE CURVATURE TO THE LEFT; HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 16°42'44" AND BEING SUBTENDED BY A CHORD OF 37.78 FEET AT A BEARING OF N78°02'32"W, FOR AN ARC LENGTH OF 37.92 FEET; , TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 42°07'51" AND BEING SUBTENDED BY A CHORD OF 86.26 FEET AT A BEARING OF N65°19'58"W, FOR AN ARC LENGTH OF 88.24 FEET; THENCE RUN N40°16'10"W FOR A DISTANCE OF 28.00 FEET; , TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 95.00 FEET, THROUGH A CENTRAL ANGLE OF 67°59'47" AND BEING SUBTENDED BY A CHORD OF 106.24 FEET AT A BEARING OF N06°16'16"W, FOR AN ARC LENGTH OF 112.74 FEET; , TO A POINT OF REVERSE CURVATURE TO THE LEFT; HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 14°30'25" AND BEING SUBTENDED BY A CHORD OF 45.45 FEET AT A BEARING OF N20°28'25"E, FOR AN ARC LENGTH OF 45.58 FEET; , TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 17°02'58" AND BEING SUBTENDED BY A CHORD OF 65.22 FEET AT A BEARING OF N21°44'41"E, FOR AN ARC LENGTH OF 65.46 FEET; , TO A POINT OF REVERSE CURVATURE TO THE LEFT; HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 10°18'24" AND BEING SUBTENDED BY A CHORD OF 32.34 FEET AT A BEARING OF N25°06'58"E, FOR AN ARC LENGTH OF 32.38 FEET; , TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 104°40'59" AND BEING SUBTENDED BY A CHORD OF 110.83 FEET AT A BEARING OF N72°18'15"E, FOR AN ARC LENGTH OF 127.89 FEET; THENCE RUN S55°21'16"E FOR A DISTANCE OF 205.07 FEET; , TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 12°43'55" AND BEING SUBTENDED BY A CHORD OF 48.79 FEET AT A BEARING OF S48°59'19"E, FOR AN ARC LENGTH OF 48.89 FEET; , TO A POINT OF REVERSE CURVATURE TO THE LEFT; HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 18°23'57" AND BEING SUBTENDED BY A CHORD OF 57.55 FEET AT A BEARING OF S51°49'20"E, FOR AN ARC LENGTH OF 57.80 FEET; , TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 117°01'28" AND BEING SUBTENDED BY A CHORD OF 119.39 FEET AT A BEARING OF S02°30'34"E, FOR AN ARC LENGTH OF 142.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 114965.99 SQUARE FEET OR 2.64 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREIN REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N89°44'39"W.

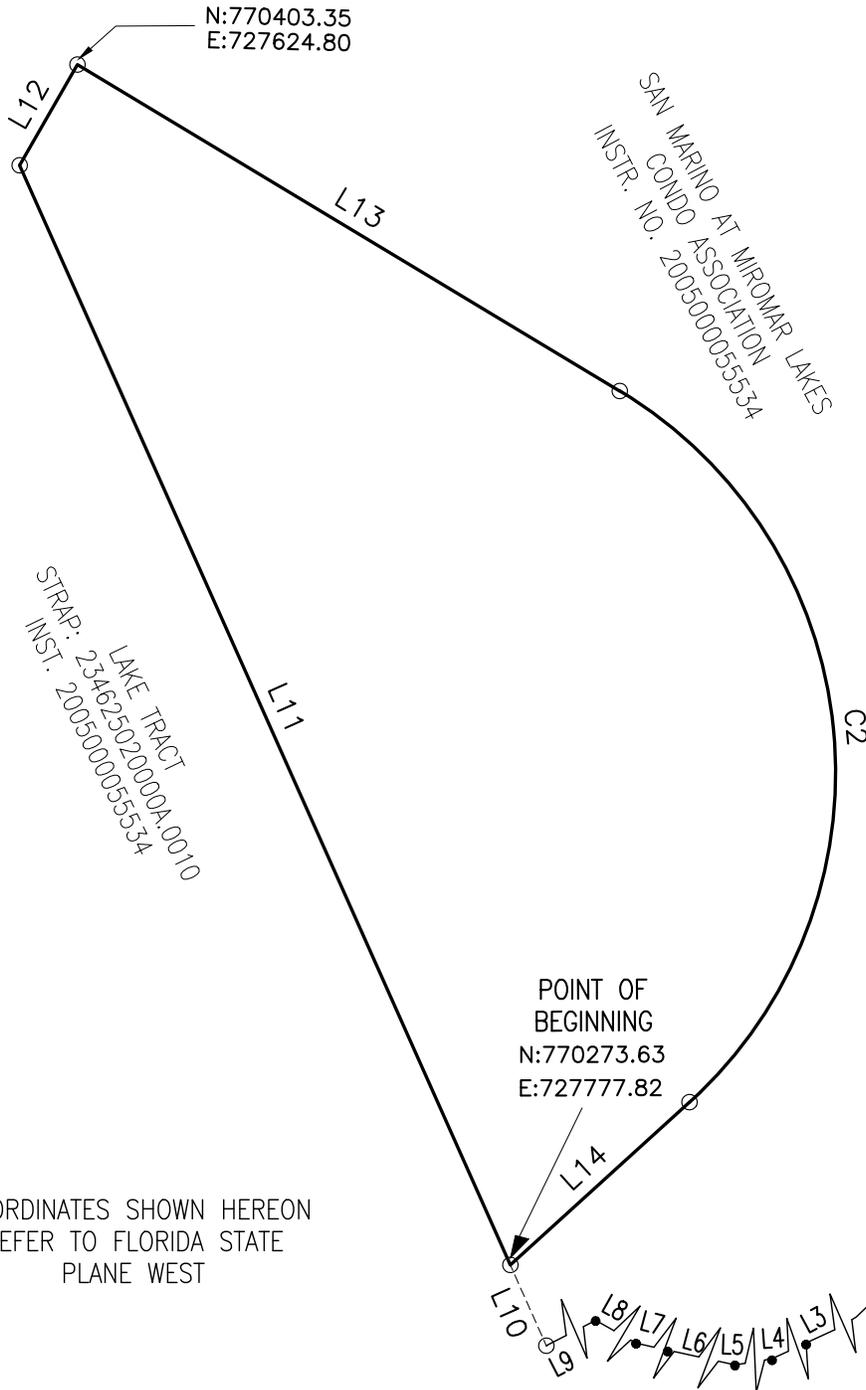
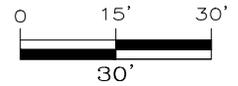
HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

NOT A SURVEY

<table border="1"> <tr> <td>DRAWN BY: KED</td> <td>DATE: 11/2022</td> </tr> <tr> <td>SHEET # 2</td> <td>OF SHEET 2</td> </tr> <tr> <td colspan="2">SEC-TWN-RGE: 23-46-25</td> </tr> </table>	DRAWN BY: KED	DATE: 11/2022	SHEET # 2	OF SHEET 2	SEC-TWN-RGE: 23-46-25		 <p>6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772</p>	<p>SKETCH AND LEGAL DESCRIPTION</p> <p>SAN MARINO NORTH LAKE</p>	<table border="1"> <tr> <td>DRAWING NO. H-2147</td> </tr> <tr> <td>PROJECT NO. 22.133</td> </tr> <tr> <td>FILE NAME 22133 DE LAKE N.dwg</td> </tr> </table>	DRAWING NO. H-2147	PROJECT NO. 22.133	FILE NAME 22133 DE LAKE N.dwg
DRAWN BY: KED	DATE: 11/2022											
SHEET # 2	OF SHEET 2											
SEC-TWN-RGE: 23-46-25												
DRAWING NO. H-2147												
PROJECT NO. 22.133												
FILE NAME 22133 DE LAKE N.dwg												



LINE	BEARING	DISTANCE
L1	N 55°21'16" W	432.07'
L2	S 44°23'50" W	422.94'
L3	S 59°14'58" W	228.91'
L4	S 81°08'07" W	83.05'
L5	N 77°32'48" W	161.08'
L6	N 60°27'20" W	72.83'
L7	S 62°57'12" W	87.08'
L8	S 47°23'54" W	290.46'
L9	S 32°08'01" W	172.08'
L10	N 53°52'31" W	13.90'
L11	N 53°52'31" W	189.20'
L12	N 00°00'00" W	18.24'
L13	S 88°46'46" E	99.39'
L14	S 17°53'18" W	38.02'

COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1325.00'	54°31'33"	1213.90'	N 28°05'29" W	1260.95'
C2	70.00'	106°40'04"	112.30'	S 35°26'44" E	130.32'

NOT A SURVEY

DRAWN BY: KED	DATE: 1/2023
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 23-46-25	


 6200 Whiskey Creek Dr.
 Ft. Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
 SAN MARINO SOUTH LAKE

DRAWING NO. H-2148
PROJECT NO. 22.133
FILE NAME 22133 DE LAKE S.dwg

LEGAL DESCRIPTION

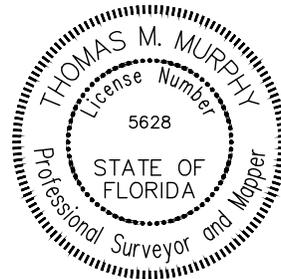
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CONTAINING 11606.45 SQUARE FEET OR 0.27 ACRE, MORE OR LESS.

BEARINGS SHOWN HEREIN REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N89°44'39"W.

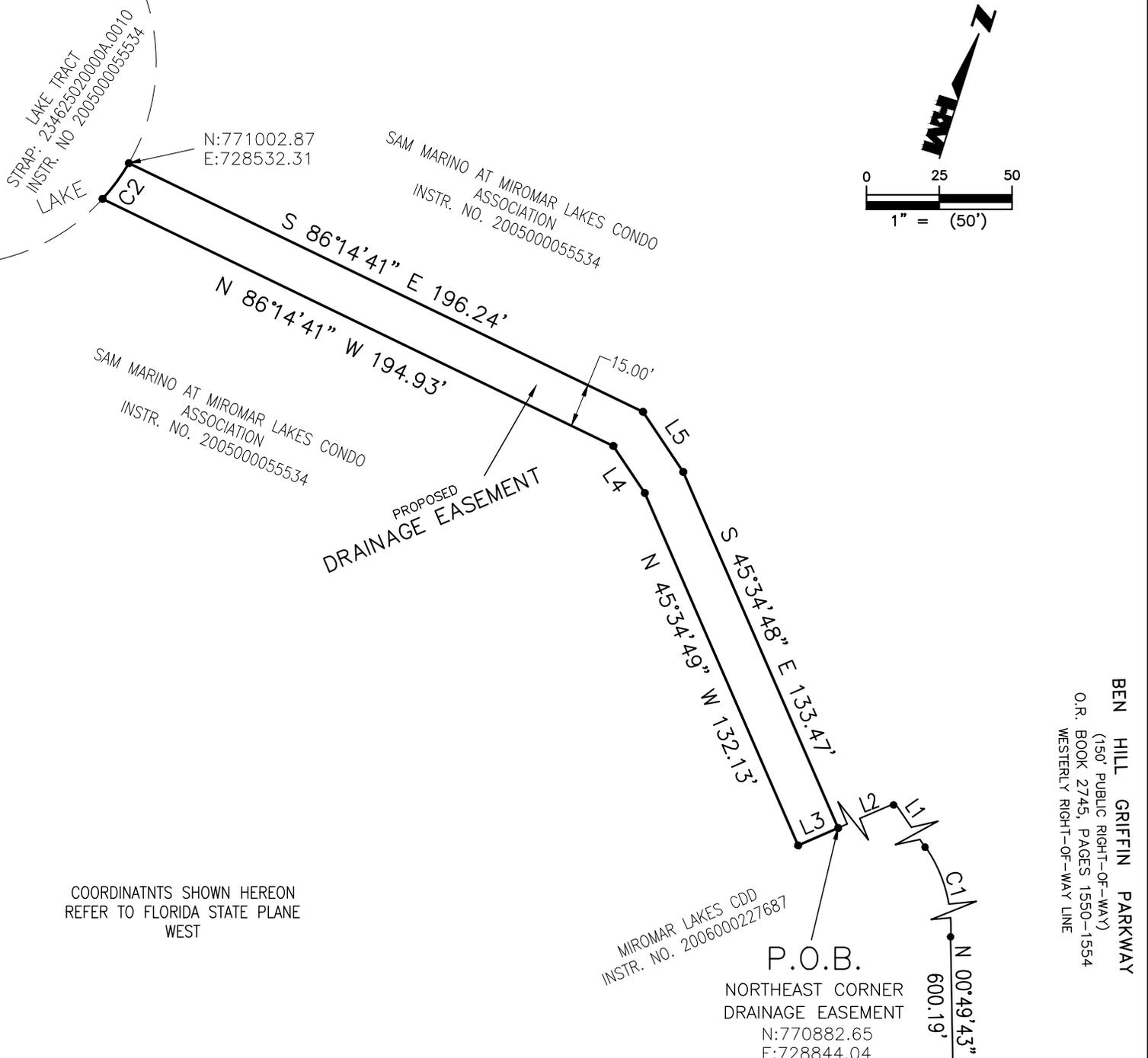
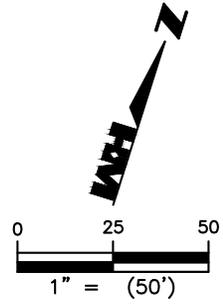
HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA

NOT A SURVEY

DRAWN BY: KED	DATE: 1/2023	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION SAN MARINO SOUTH LAKE	DRAWING NO. H-2148
SHEET # 2	OF SHEET 2			PROJECT NO. 22.133
SEC-TWN-RGE: 23-46-25				FILE NAME 22133 DE LAKE S.dwg



BEN HILL GRIFFIN PARKWAY
 (150' PUBLIC RIGHT-OF-WAY)
 O.R. BOOK 2745, PAGES 1550-1554
 WESTERLY RIGHT-OF-WAY LINE

651.55'
 S LINE SEC 23
 (BASIS OF BEARING)
 POINT OF COMMENCEMENT
 SE CORNER SEC 23
 N:769088.91
 E:730554.51

COORDINANTS SHOWN HEREON
 REFER TO FLORIDA STATE PLANE
 WEST

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1325.00'	54°31'33"	1213.90'	N 28°05'29" W	1260.94'
C2	70.00'	12°30'31"	15.25'	N 14°10'53" E	15.28'

LINE	BEARING	DISTANCE
L1	N 55°21'16" W	432.07'
L2	N 44°23'50" E	176.11'
L3	S 44°23'50" W	15.00'
L4	N 55°52'56" W	19.44'
L5	S 55°52'56" E	24.86'

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 23-46S-25E	



6200 Whiskey Creek Dr.
 Ft. Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

SKETCH AND LEGAL
 SAN MARINO EASEMENTS

DRAWING NO. H-2142
PROJECT NO. 2022.133
FILE NAME 2022133 EASEMENT.dwg

LEGAL DESCRIPTION:

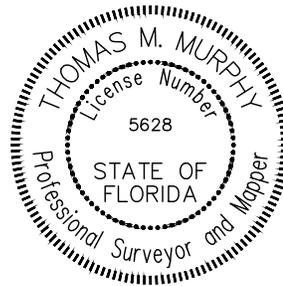
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CONTAINING 5253.80 SQUARE FEET OR 0.12 ACRE, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N.89°44'39"W.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



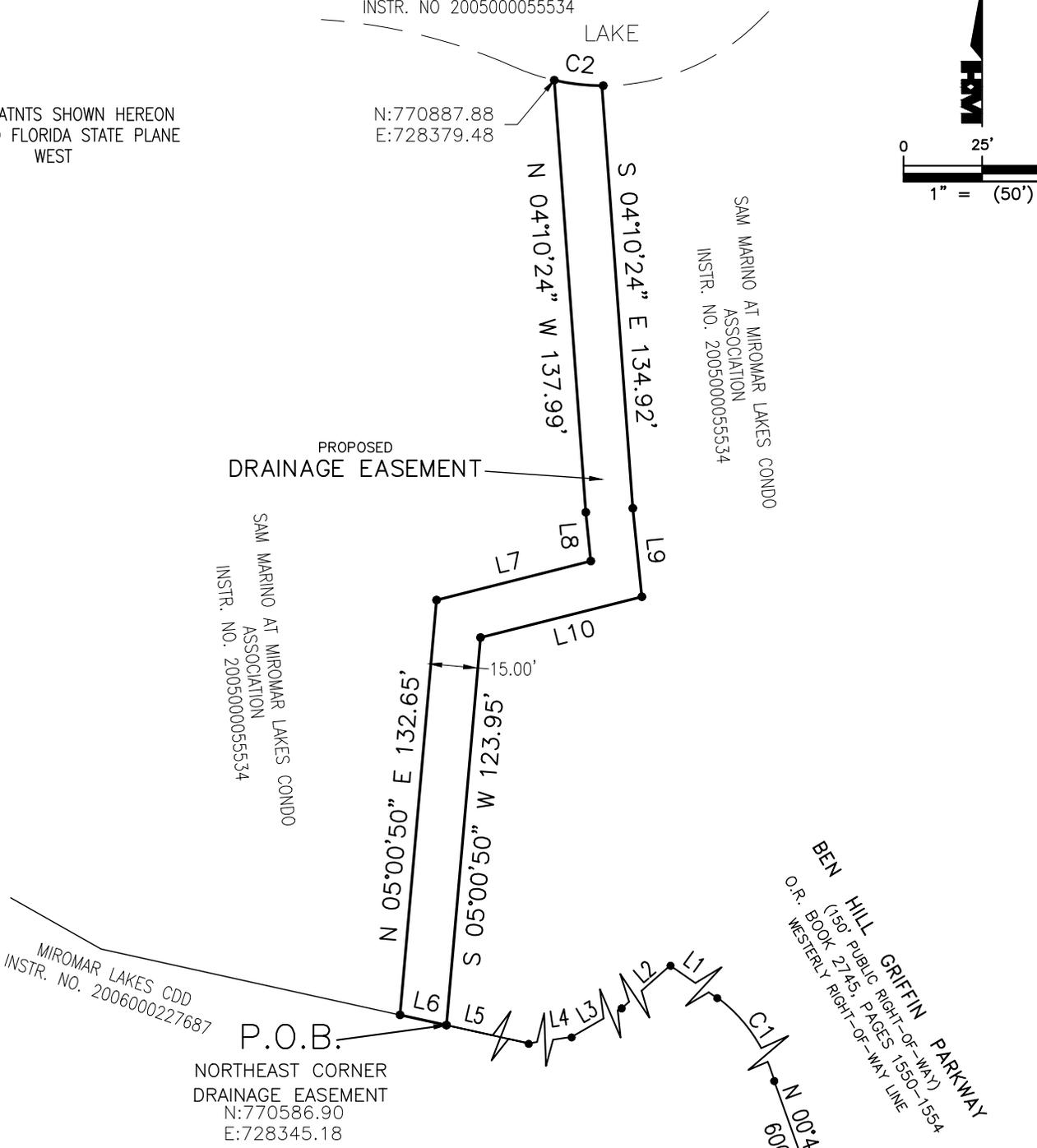
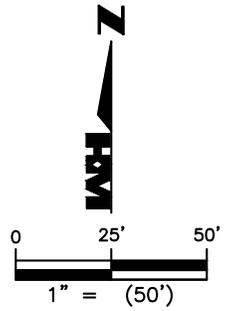
BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL SAN MARINO EASEMENTS	DRAWING NO. H-2142
SHEET # 2	OF SHEET 2			PROJECT NO. 2022.133
SEC-TWN-RGE: 23-46S-25E				FILE NAME 2022133 EASEMENT.dwg

LAKE TRACT
STRAP: 234625020000A.0010
INSTR. NO 2005000055534

COORDINATNTS SHOWN HEREON
REFER TO FLORIDA STATE PLANE
WEST



CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1325.00'	54°31'33"	1213.90'	N 28°05'29" W	1260.94'
C2	70.00'	12°31'23"	15.27'	S 83°23'54" E	15.30'

LINE	BEARING	DISTANCE
L1	N 55°21'16" W	432.07'
L2	S 44°23'50" W	422.94'
L3	S 59°14'58" W	228.91'
L4	S 81°08'07" W	83.05'
L5	N 77°32'48" W	48.52'

LINE	BEARING	DISTANCE
L6	N 77°32'48" W	15.13'
L7	N 75°48'35" E	50.64'
L8	N 05°49'00" W	15.61'
L9	S 05°49'00" E	28.35'
L10	S 75°48'35" W	52.94'

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022
SHEET # 1	OF SHEET 2



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL
SAN MARINO EASEMENTS

DRAWING NO. H-2143
PROJECT NO. 2022.133
FILE NAME 2022133 EASEMENT.dwg

SEC-TWN-RGE:
23-46S-25E

POINT OF
COMMENCEMENT
SE CORNER SEC 23
N:769088.91
E:730554.51

LEGAL DESCRIPTION:

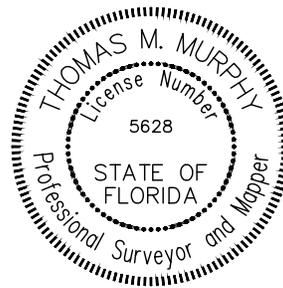
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CONTAINING 5073.59 SQUARE FEET OR 0.12 ACRE, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N.89°44'39"W.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA

* NOT A SURVEY *

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SHEET # 2	OF SHEET 2			PROJECT NO. 2022.133
SEC-TWN-RGE: 23-46S-25E				FILE NAME 2022133 EASEMENT.dwg

SAM MARINO AT MIROMAR LAKES CONDO ASSOCIATION
INSTR. NO. 2005000055534

LAKE TRACT
STRAP: 234625020000A.0010
INSTR. NO 2005000055534

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E:727693.29

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SAM MARINO AT MIROMAR LAKES CONDO ASSOCIATION
INSTR. NO. 2005000055534

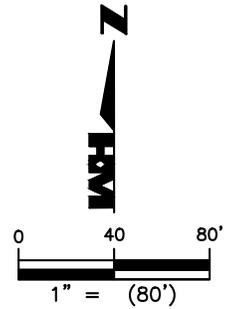
SAM MARINO AT MIROMAR LAKES CONDO ASSOCIATION
INSTR. NO. 2005000055534

SAM MARINO AT MIROMAR LAKES CONDO ASSOCIATION
INSTR. NO. 2005000055534

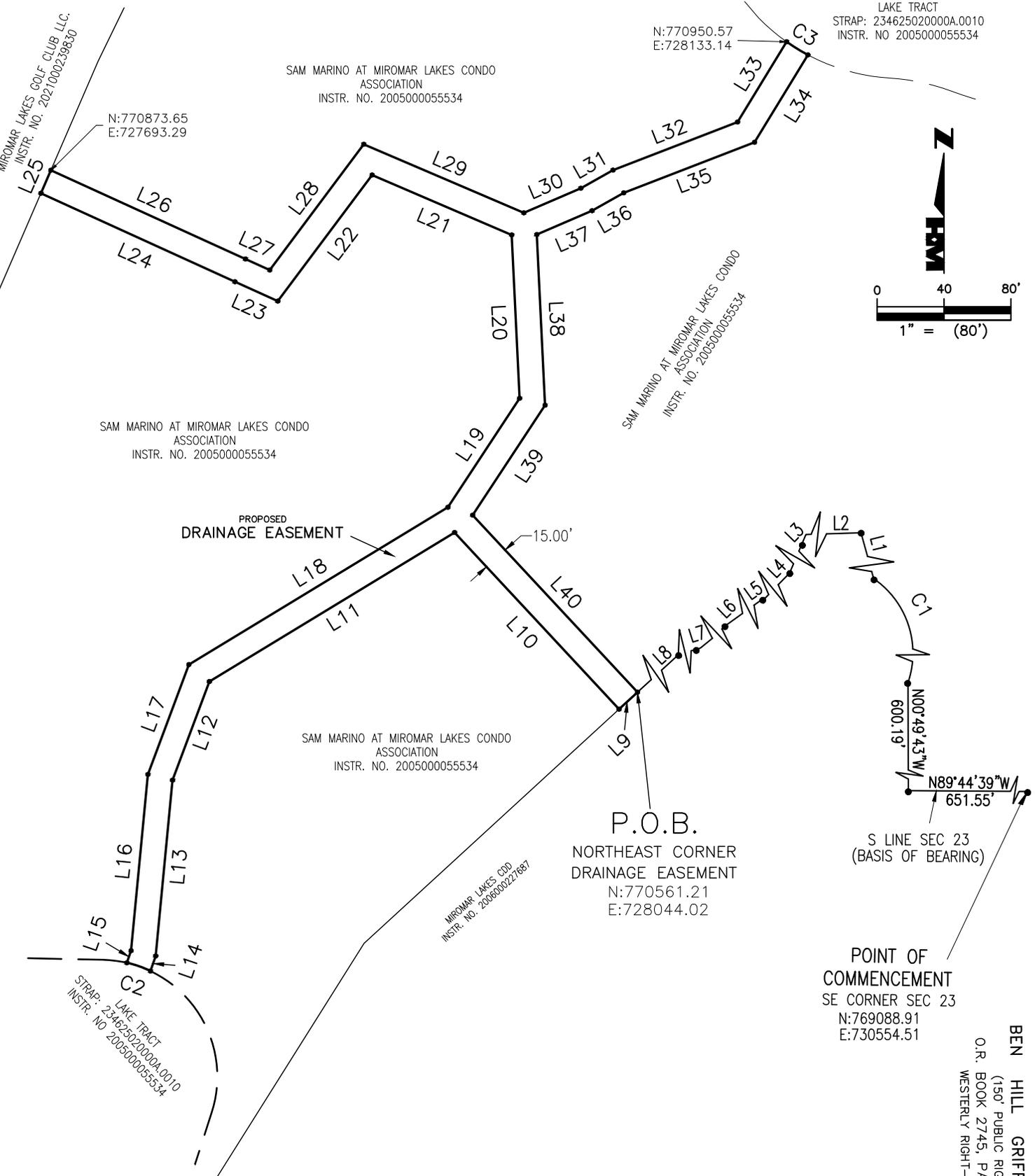
MIROMAR LAKES CDD
INSTR. NO. 200600027687

P.O.B.
NORTHEAST CORNER DRAINAGE EASEMENT
N:770561.21
E:728044.02

POINT OF COMMENCEMENT
SE CORNER SEC 23
N:769088.91
E:730554.51



PROPOSED DRAINAGE EASEMENT



COORDINATNTS SHOWN HEREON
REFER TO FLORIDA STATE PLANE
WEST

BEN HILL GRIFFIN PARKWAY
(150' PUBLIC RIGHT-OF-WAY)
O.R. BOOK 2745, PAGES 1550-1554
WESTERLY RIGHT-OF-WAY LINE

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 23-46S-25E	



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL
SAN MARINO EASEMENTS

DRAWING NO. H-2144
PROJECT NO. 2022.133
FILE NAME 2022133 EASEMENT.dwg

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1325.00'	54°31'33"	1213.90'	N 28°05'29" W	1260.94'
C2	70.00'	12°18'05"	15.00'	N 70°44'47" W	15.03'
C3	120.00'	7°10'00"	15.00'	S 58°20'38" E	15.01'

LINE	BEARING	DISTANCE
L1	N 55°21'16" W	432.07'
L2	S 44°23'50" W	422.94'
L3	S 59°14'58" W	228.91'
L4	S 81°08'07" W	83.05'
L5	N 77°32'48" W	161.08'
L6	N 60°27'20" W	72.83'
L7	S 62°57'12" W	87.08'
L8	S 47°23'54" W	68.38'
L9	S 47°23'54" W	15.00'
L10	N 42°54'57" W	144.42'
L11	S 58°41'17" W	171.59'
L12	S 20°28'21" W	63.05'
L13	S 05°26'33" W	105.74'

LINE	BEARING	DISTANCE
L14	S 19°10'28" W	9.54'
L15	N 19°10'28" E	7.71'
L16	N 05°26'33" E	105.92'
L17	N 20°28'21" E	70.22'
L18	N 58°41'17" E	181.21'
L19	N 33°19'00" E	78.04'
L20	N 02°45'27" W	97.91'
L21	N 66°46'41" W	90.85'
L22	S 36°44'55" W	94.19'
L23	N 65°36'37" W	28.09'
L24	N 65°27'25" W	127.56'
L25	N 23°24'25" E	15.00'
L26	S 65°27'25" E	127.84'

LINE	BEARING	DISTANCE
L27	S 65°36'37" E	16.00'
L28	N 36°44'55" E	93.94'
L29	S 66°46'41" E	104.13'
L30	N 66°39'09" E	37.15'
L31	N 60°30'52" E	22.06'
L32	N 68°51'53" E	79.85'
L33	N 31°23'29" E	56.28'
L34	S 31°23'29" W	61.30'
L35	S 68°51'53" W	83.84'
L36	S 60°30'52" W	21.77'
L37	S 66°39'09" W	35.99'
L38	S 02°45'27" E	102.29'
L39	S 33°19'00" W	78.73'
L40	S 42°54'57" E	144.73'

LEGAL DESCRIPTION:

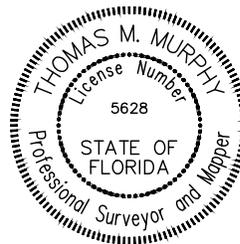
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N89°44'39"W ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (A.K.A. TREELINE DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N00°49'43"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 600.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,325.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33", SUBTENDED BY A CHORD OF 1,213.90 FEET AT A BEARING OF N28°05'29"W, FOR A DISTANCE OF 1,260.94 FEET TO THE END OF SAID CURVE; THENCE RUN N55°21'16"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 432.07 FEET; THENCE RUN S44°23'50"W, FOR A DISTANCE OF 422.94 FEET; THENCE RUN S59°14'58"W, FOR A DISTANCE OF 228.91 FEET; THENCE RUN S81°08'07"W, FOR A DISTANCE OF 83.05 FEET; THENCE RUN N77°32'48"W, FOR A DISTANCE OF 161.08 FEET; THENCE RUN N60°27'20"W, FOR A DISTANCE OF 72.83 FEET; THENCE RUN S62°57'12"W, FOR A DISTANCE OF 87.08 FEET; THENCE RUN S47°23'54"W, FOR A DISTANCE OF 68.38 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S47°23'54"W FOR A DISTANCE OF 15.00 FEET; THENCE RUN N42°54'57"W FOR A DISTANCE OF 144.42 FEET; THENCE RUN S58°41'17"W FOR A DISTANCE OF 171.59 FEET; THENCE RUN S20°28'21"W FOR A DISTANCE OF 63.05 FEET; THENCE RUN S05°26'33"W FOR A DISTANCE OF 105.74 FEET; THENCE RUN S19°10'28"W FOR A DISTANCE OF 9.54 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 12°18'05" AND BEING SUBTENDED BY A CHORD OF 15.00 FEET AT A BEARING OF N70°44'47"W, FOR AN ARC LENGTH OF 15.03 FEET; THENCE RUN N19°10'28"E FOR A DISTANCE OF 7.71 FEET; THENCE RUN N05°26'33"E FOR A DISTANCE OF 105.92 FEET; THENCE RUN N20°28'21"E FOR A DISTANCE OF 70.22 FEET; THENCE RUN N58°41'17"E FOR A DISTANCE OF 181.21 FEET; THENCE RUN N33°19'00"E FOR A DISTANCE OF 78.04 FEET; THENCE RUN N02°45'27"W FOR A DISTANCE OF 97.91 FEET; THENCE RUN N66°46'41"W FOR A DISTANCE OF 90.85 FEET; THENCE RUN S36°44'55"W FOR A DISTANCE OF 94.19 FEET; THENCE RUN N65°36'37"W FOR A DISTANCE OF 28.09 FEET; THENCE RUN N65°27'25"W FOR A DISTANCE OF 127.56 FEET; THENCE RUN N23°24'25"E FOR A DISTANCE OF 15.00 FEET; THENCE RUN S65°27'25"E FOR A DISTANCE OF 127.84 FEET; THENCE RUN S65°36'37"E FOR A DISTANCE OF 16.00 FEET; THENCE RUN N36°44'55"E FOR A DISTANCE OF 93.94 FEET; THENCE RUN S66°46'41"E FOR A DISTANCE OF 104.13 FEET; THENCE RUN N66°39'09"E FOR A DISTANCE OF 37.15 FEET; THENCE RUN N60°30'52"E FOR A DISTANCE OF 22.06 FEET; THENCE RUN N68°51'53"E FOR A DISTANCE OF 79.85 FEET; THENCE RUN N31°23'29"E FOR A DISTANCE OF 56.28 FEET; , TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 07°10'00" AND BEING SUBTENDED BY A CHORD OF 15.00 FEET AT A BEARING OF S58°20'38"E, FOR AN ARC LENGTH OF 15.01 FEET; THENCE RUN S31°23'29"W FOR A DISTANCE OF 61.30 FEET; THENCE RUN S68°51'53"W FOR A DISTANCE OF 83.84 FEET; THENCE RUN S60°30'52"W FOR A DISTANCE OF 21.77 FEET; THENCE RUN S66°39'09"W FOR A DISTANCE OF 35.99 FEET; THENCE RUN S02°45'27"E FOR A DISTANCE OF 102.29 FEET; THENCE RUN S33°19'00"W FOR A DISTANCE OF 78.73 FEET; THENCE RUN S42°54'57"E FOR A DISTANCE OF 144.73 FEET, TO THE POINT OF BEGINNING.

CONTAINING 18509.06 SQUARE FEET OR 0.42 ACRE, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N.89°44'39"W.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL SAN MARINO EASEMENTS	DRAWING NO. H-2144
SHEET # 2	OF SHEET 2			PROJECT NO. 2022.133
SEC-TWN-RGE: 23-46S-25E				FILE NAME 2022133 EASEMENT.dwg

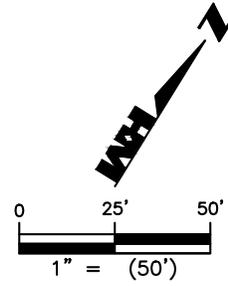
MIROMAR LAKES GOLF CLUB LLC.
INSTR. NO. 2021000239830

N:771239.11
E:727821.32

SAM MARINO AT MIROMAR LAKES CONDO
ASSOCIATION
INSTR. NO. 2005000055534

SAM MARINO AT MIROMAR LAKES CONDO
ASSOCIATION
INSTR. NO. 2005000055534

LAKE TRACT
STRAP: 234625020000A.0010
INSTR. NO. 2005000055534



PROPOSED
DRAINAGE EASEMENT

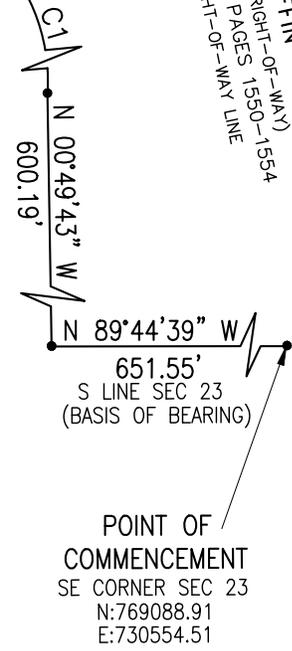
COORDINATNTS SHOWN HEREON
REFER TO FLORIDA STATE PLANE
WEST

P.O.B.
NORTHEAST CORNER
DRAINAGE EASEMENT
N:771142.13
E:728104.62

BEN HILL GRIFFIN PARKWAY
O.R.
WESTERLY RIGHT-OF-WAY LINE
(150' PUBLIC RIGHT-OF-WAY)
BOOK 2745, PAGES 1550-1554

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1325.00'	54°31'33"	1213.90'	N 28°05'29" W	1260.94'
C2	220.00'	2°05'03"	8.00'	S 14°15'43" W	8.00'
C3	180.00'	2°15'10"	7.08'	S 14°20'47" W	7.08'

LINE	BEARING	DISTANCE
L1	N 55°21'16" W	432.07'
L2	S 44°23'50" W	422.94'
L3	N 52°26'14" W	714.92'
L4	N 64°55'24" W	21.59'
L5	N 20°01'45" E	8.49'
L6	N 25°03'01" E	6.53'
L7	S 64°55'24" E	21.27'



* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 23-46S-25E	



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL
SAN MARINO EASEMENTS

DRAWING NO. H-2145
PROJECT NO. 2022.133
FILE NAME 2022133 EASEMENT.dwg

LEGAL DESCRIPTION:

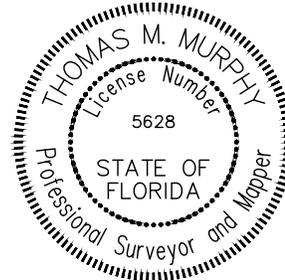
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CONTAINING 4503.70 SQUARE FEET OR 0.10 ACRE, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N.89°44'39"W.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

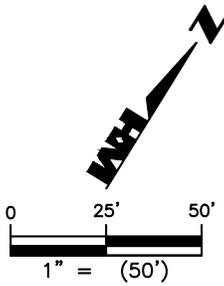


BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL SAN MARINO EASEMENTS	DRAWING NO. H-2145
SHEET # 2	OF SHEET 2			PROJECT NO. 2022.133
SEC-TWN-RGE: 23-46S-25E				FILE NAME 2022133 EASEMENT.dwg

LINE	BEARING	DISTANCE
L1	N 55°21'16" W	1215.08'
L2	N 34°38'44" E	52.84'
L3	S 36°15'19" W	29.53'
L4	S 34°59'27" W	49.70'
L5	S 12°43'38" W	81.11'
L6	N 12°43'38" E	84.01'
L7	N 34°59'27" E	52.82'
L8	N 36°15'19" E	14.29'
L9	N 77°16'18" W	55.69'
L10	S 36°15'23" W	57.97'
L11	N 53°44'37" W	15.00'
L12	N 36°15'23" E	67.80'
L13	S 77°16'18" E	68.44'



SAM MARINO AT MIROMAR LAKES CONDO
ASSOCIATION
INSTR. NO. 2005000055534

SAM MARINO AT MIROMAR LAKES CONDO
ASSOCIATION
INSTR. NO. 2005000055534

BEN HILL GRIFFIN PARKWAY
(150' PUBLIC RIGHT-OF-WAY)
O.R. BOOK 2745, PAGES 1550-1554
WESTERLY RIGHT-OF-WAY LINE

BEN HILL GRIFFIN PARKWAY
(150' PUBLIC RIGHT-OF-WAY)
O.R. BOOK 2745, PAGES 1550-1554
WESTERLY RIGHT-OF-WAY LINE

P.O.B.
NORTHEAST CORNER
DRAINAGE EASEMENT
N:771410.14
E:728293.03

COORDINANTS SHOWN HEREON
REFER TO FLORIDA STATE PLANE
WEST

LAKE LAKE TRACT
STRAP: 234625020000A.0010
INSTR. NO 2005000055534

N 89°44'39" W
651.55'
S LINE SEC 23
(BASIS OF BEARING)

POINT OF
COMMENCEMENT
SE CORNER SEC 23

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1325.00'	54°31'33"	1213.90'	N 28°05'29" W	1260.94'
C2	70.00'	12°18'05"	15.00'	N 77°04'59" W	15.03'

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022		6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL SAN MARINO EASEMENTS	DRAWING NO. H-2146
SHEET # 1	OF SHEET 2				PROJECT NO. 2022.133
SEC-TWN-RGE: 23-46S-25E					FILE NAME 2022133 EASEMENT.dwg

LEGAL DESCRIPTION:

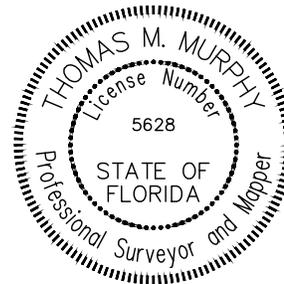
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N89°44'39"W ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (A.K.A. TREELINE DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N00°49'43"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 600.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,325.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33", SUBTENDED BY A CHORD OF 1,213.90 FEET AT A BEARING OF N28°05'29"W, FOR A DISTANCE OF 1,260.94 FEET TO THE END OF SAID CURVE; THENCE RUN N55°21'16"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1215.08 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N34°38'44"E FOR A DISTANCE OF 52.84 FEET; THENCE RUN S36°15'19"W FOR A DISTANCE OF 29.53 FEET; THENCE RUN S34°59'27"W FOR A DISTANCE OF 49.70 FEET; THENCE RUN S12°43'38"W FOR A DISTANCE OF 81.11 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 12°18'05" AND BEING SUBTENDED BY A CHORD OF 15.00 FEET AT A BEARING OF N77°04'59"W, FOR AN ARC LENGTH OF 15.03 FEET; THENCE RUN N12°43'38"E FOR A DISTANCE OF 84.01 FEET; THENCE RUN N34°59'27"E FOR A DISTANCE OF 52.82 FEET; THENCE RUN N36°15'19"E FOR A DISTANCE OF 14.29 FEET; THENCE RUN N55°15'56"W FOR A DISTANCE OF 232.26 FEET; THENCE RUN N77°16'18"W FOR A DISTANCE OF 55.69 FEET; THENCE RUN S36°15'23"W FOR A DISTANCE OF 57.97 FEET; THENCE RUN N53°44'37"W FOR A DISTANCE OF 15.00 FEET; THENCE RUN N36°15'23"E FOR A DISTANCE OF 67.80 FEET; THENCE RUN S77°16'18"E FOR A DISTANCE OF 68.44 FEET; THENCE RUN S55°15'56"E FOR A DISTANCE OF 250.58 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7827.46 SQUARE FEET OR 0.18 ACRE, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N.89°44'39"W.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL SAN MARINO EASEMENTS	DRAWING NO. H-2146
SHEET # 2	OF SHEET 2			PROJECT NO. 2022.133
SEC-TWN-RGE: 23-46S-25E				FILE NAME 2022133 EASEMENT.dwg

This instrument was prepared without an opinion of title and after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

(space above this line for recording data)

ACCESS EASEMENT

THIS ACCESS EASEMENT (this “**Easement**”) is made and executed as of this ___ day of _____, 2023 by **SAN MARINO AT MIROMAR LAKES CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation (“**Grantor**”) in favor of **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose address is c/o District Manager, JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, its successors and assigns (“**Grantee**”).

WITNESSETH:

Grantor hereby conveys, grants, bargains and sells unto Grantee a perpetual, non-exclusive easement, license and privilege for pedestrian and vehicular ingress and egress on, over, across and within all roadways and driveways that are now or hereinafter located or included as part of common elements of the San Marino at Miromar Lakes Condominium within that certain real property in Lee County, Florida legally described on **Exhibit “A”** attached hereto and made a part hereof (the “**Easement Area**”).

Grantor grants to Grantee the right to enter upon the Easement Area, place, excavate, and take materials for the purpose of access pursuant to the terms of this Easement. The record fee simple owner of the underlying land where this Easement is located shall be responsible for the maintenance, repair and replacement of the Easement Area, at its sole cost and expense, except to the extent said cost or expense is the result of misuse or damage caused by Grantee, in which instance Grantee shall restore any damage caused by Grantee to the Easement Area. Grantor shall in no way interfere with Grantee’s right to enter upon the Easement Area pursuant to the terms of this Easement.

This Easement shall be a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto.

Grantor warrants that it is lawfully seized in fee simple of the land upon which this Easement is situated and it has good and lawful authority to convey this Easement.

{Remainder of page intentionally left blank. Signatures begin on next page.}

IN WITNESSES WHEREOF, Grantor hereby executes this Easement as of the date first written above.

GRANTOR:

**SAN MARINO AT MIROMAR LAKES
CONDOMINIUM ASSOCIATION, INC.,**
a Florida not-for-profit corporation

Witnesses:

Signature
Printed Name: _____

By: _____

Name: _____

Signature
Printed Name: _____

Title: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ of _____, 2023, by _____, as _____ of San Marino at Miromar Lakes Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

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

ACCEPTED BY GRANTEE:

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district

Witnesses:

Signature
Printed Name: _____

By: _____
Alan Refkin, Chairman

Signature
Printed Name: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me, this ____ of _____, 2023, by Alan Refkin, as Chairman of Miromar Lakes 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:

Exhibit "A"
Easement Area

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S. M. THOMAS E. RHODES, P.S. M.
1440 RAIL HEAD BLVD. #1 NAPLES, FLORIDA 34110
PHONE (239) 593-0570 FAX (239) 593-0581

LEGAL DESCRIPTION
 SAN MARINO AT MIROMAR LAKES OVERALL

A PORTION OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 89°44'39" WEST, ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 651.55 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY, AS RECORDED AS TREELINE DRIVE IN OFFICIAL RECORDS BOOK 2745, AT PAGES 1050 THROUGH 1554 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN DRIVE; COURSE NO. 1: NORTH 00°49'43" WEST, 600.19 FEET TO A POINT OF CURVATURE; COURSE NO. 2: NORTHWESTERLY, 1,260.94 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,325.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 28°05'29" WEST, 1,213.90 FEET TO A POINT OF TANGENCY; COURSE NO. 3: NORTH 55°21'16" WEST, A DISTANCE OF 432.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 44°23'50" WEST, A DISTANCE OF 422.95 FEET; THENCE SOUTH 59°14'58" WEST, A DISTANCE OF 228.91 FEET; THENCE SOUTH 81°08'07" WEST, A DISTANCE OF 83.05 FEET; THENCE NORTH 77°32'48" WEST, A DISTANCE OF 161.08 FEET; THENCE NORTH 60°27'20" WEST, A DISTANCE OF 72.83 FEET; THENCE SOUTH 62°57'12" WEST, A DISTANCE OF 87.08 FEET; THENCE SOUTH 47°23'54" WEST, A DISTANCE OF 290.46 FEET; THENCE SOUTH 32°08'01" WEST, A DISTANCE OF 334.14 FEET; THENCE SOUTH 30°59'37" EAST, A DISTANCE OF 40.37 FEET; THENCE SOUTH 12°24'13" EAST, A DISTANCE OF 71.61 FEET; THENCE SOUTH 67°12'48" WEST, A DISTANCE OF 39.26 FEET; THENCE SOUTH 10°57'19" EAST, A DISTANCE OF 77.48 FEET; THENCE SOUTH 65°49'14" WEST, A DISTANCE OF 170.28 FEET; THENCE SOUTH 75°28'27" WEST, A DISTANCE OF 130.81 FEET; THENCE SOUTH 86°30'02" WEST, A DISTANCE OF 43.01 FEET; THENCE SOUTH 63°57'45" WEST, A DISTANCE OF 95.93 FEET; THENCE SOUTH 83°47'20" WEST, A DISTANCE OF 63.23 FEET; THENCE NORTH 77°49'23" WEST, A DISTANCE OF 17.68 FEET; THENCE SOUTH 32°33'23" WEST, A DISTANCE OF 75.19 FEET; THENCE SOUTH 70°53'15" WEST, A DISTANCE OF 268.48 FEET; THENCE SOUTH 66°31'13" WEST, A DISTANCE OF 43.27 FEET; THENCE NORTH 18°17'51" WEST, A DISTANCE OF 446.15 FEET; THENCE NORTH 17°48'30" WEST, A DISTANCE OF 286.30 FEET; THENCE NORTH 65°54'29" EAST, A DISTANCE OF 25.15 FEET; THENCE SOUTH 75°13'59" EAST, A DISTANCE OF 124.88 FEET; THENCE NORTH 89°38'55" EAST, A DISTANCE OF 125.59 FEET; THENCE NORTH 62°30'31" EAST, A DISTANCE OF 665.36 FEET; THENCE NORTH 48°53'08" EAST, A DISTANCE OF 61.13 FEET; THENCE NORTH 30°49'06" EAST, A DISTANCE OF 142.04 FEET; THENCE NORTH 23°24'25" EAST, A DISTANCE OF 197.31 FEET; THENCE NORTH 25°53'37" EAST, A DISTANCE OF 97.58 FEET; THENCE NORTH 12°03'01" EAST, A DISTANCE OF 137.16 FEET; THENCE NORTH 20°01'45" EAST, A DISTANCE OF 91.76 FEET; THENCE NORTH 25°03'01" EAST, A DISTANCE OF 101.57 FEET; THENCE NORTH 16°20'06" EAST, A

RHODES & RHODES LAND SURVEYING, INC.

*JOHN SCOTT RHODES, P.S. M. THOMAS E. RHODES, P.S. M.
1440 RAIL HEAD BLVD. #1 NAPLES, FLORIDA 34110
PHONE (239) 593-0570 FAX (239) 593-0581*

DISTANCE OF 44.55 FEET; THENCE NORTH 26°35'11" EAST, A DISTANCE OF 51.36 FEET; THENCE NORTH 01°52'59" EAST, A DISTANCE OF 33.10 FEET; THENCE NORTH 25°46'08" WEST, A DISTANCE OF 44.61 FEET; THENCE NORTH 34°38'44" EAST, A DISTANCE OF 210.35 FEET; THENCE SOUTH 55°21'16" EAST, A DISTANCE OF 1,170.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,586,044 SQUARE FEET OR 36.411 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD.

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING NORTH 89°44'39" WEST.

BILL OF SALE, ABSOLUTE
Stormwater

THIS BILL OF SALE is made and executed as of this ____ day of _____, 2023 by **SAN MARINO AT MIROMAR LAKES CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation (“**Grantor**”), in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00), lawful money of the United States, paid by **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes (“**Grantee**”), the receipt of which is acknowledged, grants, bargains, sells, transfers, and delivers to Grantee, its successors and assigns, the following items:

Drainage pipes, structures, outfalls and other drainage and stormwater structures or facilities (“Stormwater Improvements”) lying within or on the land more particularly described on Exhibit “A” attached hereto and made a part hereof (the “Property**”). (For sake of clarity, the Stormwater Improvements do not include any drainage improvements not located within the Property including, without limitation, roof drains and yard drains or improvements installed by Grantor subsequent to this Bill of Sale, which improvements shall remain the sole and exclusive responsibility of Grantor.)**

Grantor, for itself and its successors and assigns, covenants to Grantee, its successors and assigns, that (1) it is the lawful owner of the Stormwater Improvements, which are free and clear from all encumbrances; (2) it has good right, title and authority to sell and convey the same, and (3) Grantor will warrant and defend the sale and conveyance of the Stormwater Improvements to Grantee, its successors and assigns, against the lawful claims and demands of all persons and entities.

{Remainder of page intentionally left blank. Signatures appear on next page.}

Grantor has executed this Bill of Sale on the day and year written above.

GRANTOR:

**SAN MARINO AT MIROMAR LAKES
CONDOMINIUM ASSOCIATION, INC.,**
a Florida not-for-profit corporation

Witnesses:

Signature

Printed Name: _____

Signature

Printed Name: _____

By: _____

Name: _____

Title: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ of _____, 2023, by _____, as _____ of San Marino at Miromar Lakes Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

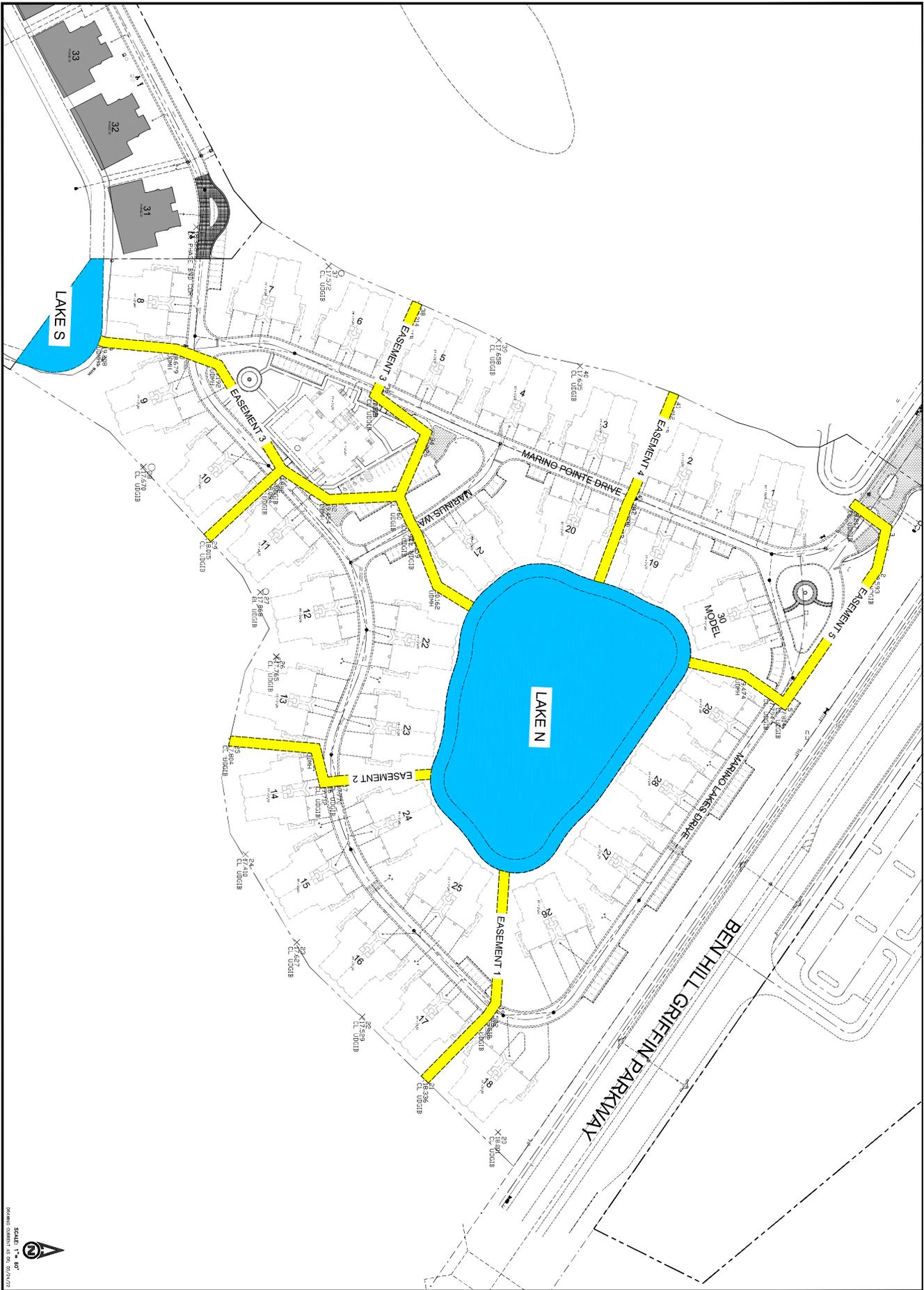
NOTARY PUBLIC

Name: _____

(Type or Print)

My Commission Expires:

EXHIBIT "A"



SCALE: 1" = 40'
 NORTH ARROW

PROJECT NO.	2022.075
DATE	05/24/22
DESIGNED BY	XXXX-XX
CHECKED BY	XXXX-XX
DATE	05/24/22
PROJECT NO.	2022.075
DATE	05/24/22
DESIGNED BY	XXXX-XX
CHECKED BY	XXXX-XX
DATE	05/24/22

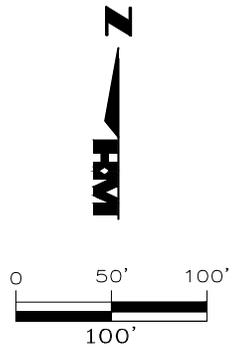
MIROMAR LAKES
 SAN MARINO PHASE 2
 LEE COUNTY, FLORIDA

HMI
 HOLE MONTES
 6200 Whiskey Creek Drive
 Fort Myers, FL 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

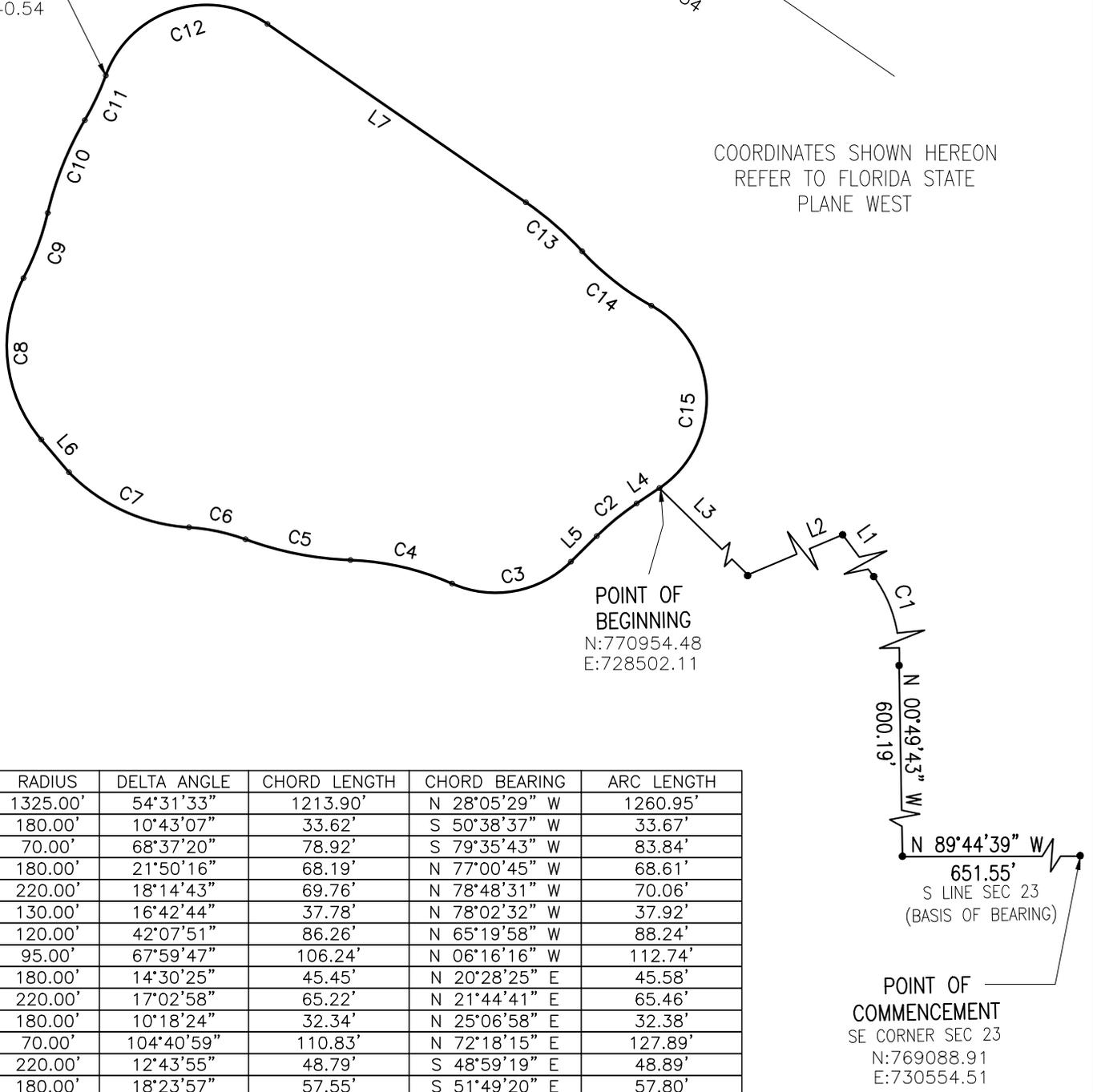
NUMBER	REVISIONS	DATE

LINE	BEARING	DISTANCE
L1	N 55°21'16" W	432.07'
L2	S 44°23'50" W	364.00'
L3	N 45°36'10" W	294.57'
L4	S 56°00'10" W	17.98'
L5	S 45°17'03" W	23.78'
L6	N 40°16'10" W	28.00'
L7	S 55°21'16" E	205.07'

BEN HILL GRIFFIN PARKWAY
 (150' PUBLIC RIGHT-OF-WAY)
 WESTERLY RIGHT-OF-WAY LINE
 O.R. BOOK 2745, PAGES 1550-1554



N:771224.24
 E:728140.54



COORDINATES SHOWN HEREON
 REFER TO FLORIDA STATE
 PLANE WEST

POINT OF
 BEGINNING
 N:770954.48
 E:728502.11

POINT OF
 COMMENCEMENT
 SE CORNER SEC 23
 N:769088.91
 E:730554.51

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1325.00'	54°31'33"	1213.90'	N 28°05'29" W	1260.95'
C2	180.00'	10°43'07"	33.62'	S 50°38'37" W	33.67'
C3	70.00'	68°37'20"	78.92'	S 79°35'43" W	83.84'
C4	180.00'	21°50'16"	68.19'	N 77°00'45" W	68.61'
C5	220.00'	18°14'43"	69.76'	N 78°48'31" W	70.06'
C6	130.00'	16°42'44"	37.78'	N 78°02'32" W	37.92'
C7	120.00'	42°07'51"	86.26'	N 65°19'58" W	88.24'
C8	95.00'	67°59'47"	106.24'	N 06°16'16" W	112.74'
C9	180.00'	14°30'25"	45.45'	N 20°28'25" E	45.58'
C10	220.00'	17°02'58"	65.22'	N 21°44'41" E	65.46'
C11	180.00'	10°18'24"	32.34'	N 25°06'58" E	32.38'
C12	70.00'	104°40'59"	110.83'	N 72°18'15" E	127.89'
C13	220.00'	12°43'55"	48.79'	S 48°59'19" E	48.89'
C14	180.00'	18°23'57"	57.55'	S 51°49'20" E	57.80'
C15	70.00'	117°01'28"	119.39'	S 02°30'34" E	142.97'

NOT A SURVEY

DRAWN BY: KED	DATE: 11/2022
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 23-46-25	



6200 Whiskey Creek Dr.
 Ft. Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
 SAN MARINO NORTH LAKE

DRAWING NO. H-2147
PROJECT NO. 22.133
FILE NAME 22133 DE LAKE N.dwg

LEGAL DESCRIPTION

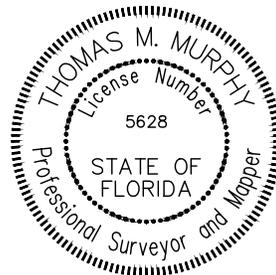
A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N89°44'39"W ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (TREE LINE DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N00°49'43"W FOR A DISTANCE OF 600.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 1325.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33" AND BEING SUBTENDED BY A CHORD OF 1213.90 FEET AT A BEARING OF N28°05'29"W, FOR AN ARC LENGTH OF 1260.95 FEET; THENCE RUN N55°21'16"W FOR A DISTANCE OF 432.07 FEET; THENCE RUN S44°23'50"W FOR A DISTANCE OF 364.00 FEET; THENCE RUN N45°36'10"W FOR A DISTANCE OF 294.57 FEET; TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. THENCE RUN S56°00'10"W FOR A DISTANCE OF 17.98 FEET; TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 10°43'07" AND BEING SUBTENDED BY A CHORD OF 33.62 FEET AT A BEARING OF S50°38'37"W, FOR AN ARC LENGTH OF 33.67 FEET; THENCE RUN S45°17'03"W FOR A DISTANCE OF 23.78 FEET; , TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 68°37'20" AND BEING SUBTENDED BY A CHORD OF 78.92 FEET AT A BEARING OF S79°35'43"W, FOR AN ARC LENGTH OF 83.84 FEET; TO A POINT OF REVERSE CURVATURE TO THE LEFT; HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 21°50'16" AND BEING SUBTENDED BY A CHORD OF 68.19 FEET AT A BEARING OF N77°00'45"W, FOR AN ARC LENGTH OF 68.61 FEET; , TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 18°14'43" AND BEING SUBTENDED BY A CHORD OF 69.76 FEET AT A BEARING OF N78°48'31"W, FOR AN ARC LENGTH OF 70.06 FEET; , TO A POINT OF REVERSE CURVATURE TO THE LEFT; HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 16°42'44" AND BEING SUBTENDED BY A CHORD OF 37.78 FEET AT A BEARING OF N78°02'32"W, FOR AN ARC LENGTH OF 37.92 FEET; , TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 42°07'51" AND BEING SUBTENDED BY A CHORD OF 86.26 FEET AT A BEARING OF N65°19'58"W, FOR AN ARC LENGTH OF 88.24 FEET; THENCE RUN N40°16'10"W FOR A DISTANCE OF 28.00 FEET; , TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 95.00 FEET, THROUGH A CENTRAL ANGLE OF 67°59'47" AND BEING SUBTENDED BY A CHORD OF 106.24 FEET AT A BEARING OF N06°16'16"W, FOR AN ARC LENGTH OF 112.74 FEET; , TO A POINT OF REVERSE CURVATURE TO THE LEFT; HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 14°30'25" AND BEING SUBTENDED BY A CHORD OF 45.45 FEET AT A BEARING OF N20°28'25"E, FOR AN ARC LENGTH OF 45.58 FEET; , TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 17°02'58" AND BEING SUBTENDED BY A CHORD OF 65.22 FEET AT A BEARING OF N21°44'41"E, FOR AN ARC LENGTH OF 65.46 FEET; , TO A POINT OF REVERSE CURVATURE TO THE LEFT; HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 10°18'24" AND BEING SUBTENDED BY A CHORD OF 32.34 FEET AT A BEARING OF N25°06'58"E, FOR AN ARC LENGTH OF 32.38 FEET; , TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 104°40'59" AND BEING SUBTENDED BY A CHORD OF 110.83 FEET AT A BEARING OF N72°18'15"E, FOR AN ARC LENGTH OF 127.89 FEET; THENCE RUN S55°21'16"E FOR A DISTANCE OF 205.07 FEET; , TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 12°43'55" AND BEING SUBTENDED BY A CHORD OF 48.79 FEET AT A BEARING OF S48°59'19"E, FOR AN ARC LENGTH OF 48.89 FEET; , TO A POINT OF REVERSE CURVATURE TO THE LEFT; HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 18°23'57" AND BEING SUBTENDED BY A CHORD OF 57.55 FEET AT A BEARING OF S51°49'20"E, FOR AN ARC LENGTH OF 57.80 FEET; , TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 117°01'28" AND BEING SUBTENDED BY A CHORD OF 119.39 FEET AT A BEARING OF S02°30'34"E, FOR AN ARC LENGTH OF 142.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 114965.99 SQUARE FEET OR 2.64 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREIN REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N89°44'39"W.

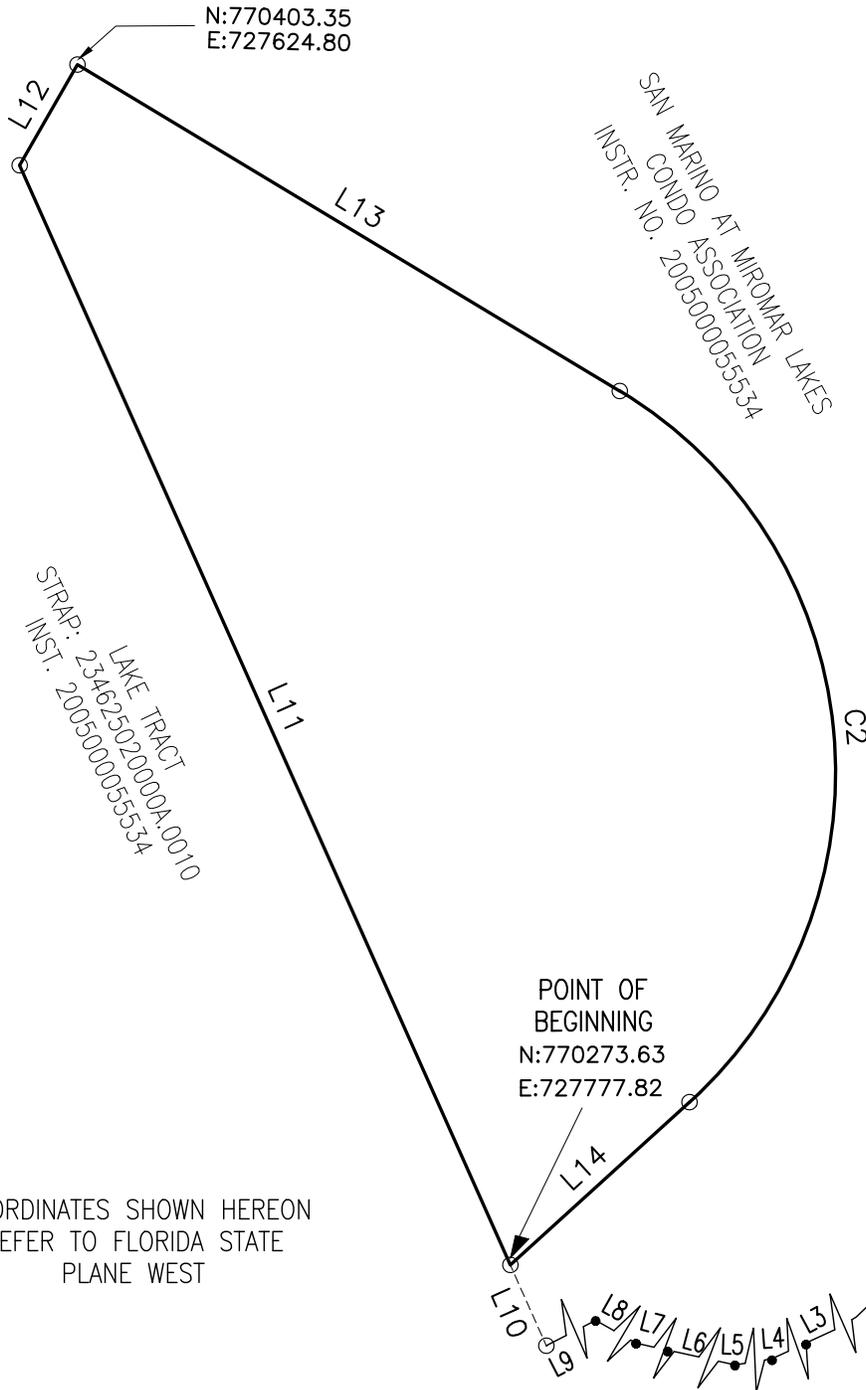
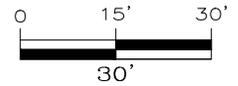
HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

NOT A SURVEY

DRAWN BY: KED	DATE: 11/2022	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION SAN MARINO NORTH LAKE	DRAWING NO. H-2147
SHEET # 2	OF SHEET 2			PROJECT NO. 22.133
SEC-TWN-RGE: 23-46-25				FILE NAME 22133 DE LAKE N.dwg



LINE	BEARING	DISTANCE
L1	N 55°21'16" W	432.07'
L2	S 44°23'50" W	422.94'
L3	S 59°14'58" W	228.91'
L4	S 81°08'07" W	83.05'
L5	N 77°32'48" W	161.08'
L6	N 60°27'20" W	72.83'
L7	S 62°57'12" W	87.08'
L8	S 47°23'54" W	290.46'
L9	S 32°08'01" W	172.08'
L10	N 53°52'31" W	13.90'
L11	N 53°52'31" W	189.20'
L12	N 00°00'00" W	18.24'
L13	S 88°46'46" E	99.39'
L14	S 17°53'18" W	38.02'

COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1325.00'	54°31'33"	1213.90'	N 28°05'29" W	1260.95'
C2	70.00'	106°40'04"	112.30'	S 35°26'44" E	130.32'

NOT A SURVEY

DRAWN BY: KED	DATE: 1/2023
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 23-46-25	


 6200 Whiskey Creek Dr.
 Ft. Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
 SAN MARINO SOUTH LAKE

DRAWING NO. H-2148
PROJECT NO. 22.133
FILE NAME 22133 DE LAKE S.dwg

LEGAL DESCRIPTION

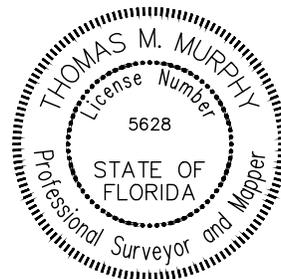
A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N89°44'39"W ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (TREELINE DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550-1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N00°49'43"W FOR A DISTANCE OF 600.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 1325.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33" AND BEING SUBTENDED BY A CHORD OF 1213.90 FEET AT A BEARING OF N28°05'29"W, FOR AN ARC LENGTH OF 1260.95 FEET; THENCE RUN N55°21'16"W FOR A DISTANCE OF 432.07 FEET; THENCE RUN S44°23'50"W FOR A DISTANCE OF 422.94 FEET; THENCE RUN S59°14'58"W FOR A DISTANCE OF 228.91 FEET; THENCE RUN S81°08'07"W FOR A DISTANCE OF 83.05 FEET; THENCE RUN N77°32'48"W FOR A DISTANCE OF 161.08 FEET; THENCE RUN N60°27'20"W FOR A DISTANCE OF 72.83 FEET; THENCE RUN S62°57'12"W FOR A DISTANCE OF 87.08 FEET; THENCE RUN S47°23'54"W FOR A DISTANCE OF 290.46 FEET; THENCE RUN S32°08'01"W FOR A DISTANCE OF 172.08 FEET; THENCE RUN N53°52'31"W FOR A DISTANCE OF 13.90 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. THENCE CONTINUE N53°52'31"W FOR A DISTANCE OF 189.20 FEET; THENCE RUN N00°00'00"W FOR A DISTANCE OF 18.24 FEET; THENCE RUN S88°46'46"E FOR A DISTANCE OF 99.39 FEET; TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 106°40'04" AND BEING SUBTENDED BY A CHORD OF 112.30 FEET AT A BEARING OF S35°26'44"E, FOR AN ARC LENGTH OF 130.32 FEET; THENCE RUN S17°53'18"W FOR A DISTANCE OF 38.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 11606.45 SQUARE FEET OR 0.27 ACRE, MORE OR LESS.

BEARINGS SHOWN HEREIN REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N89°44'39"W.

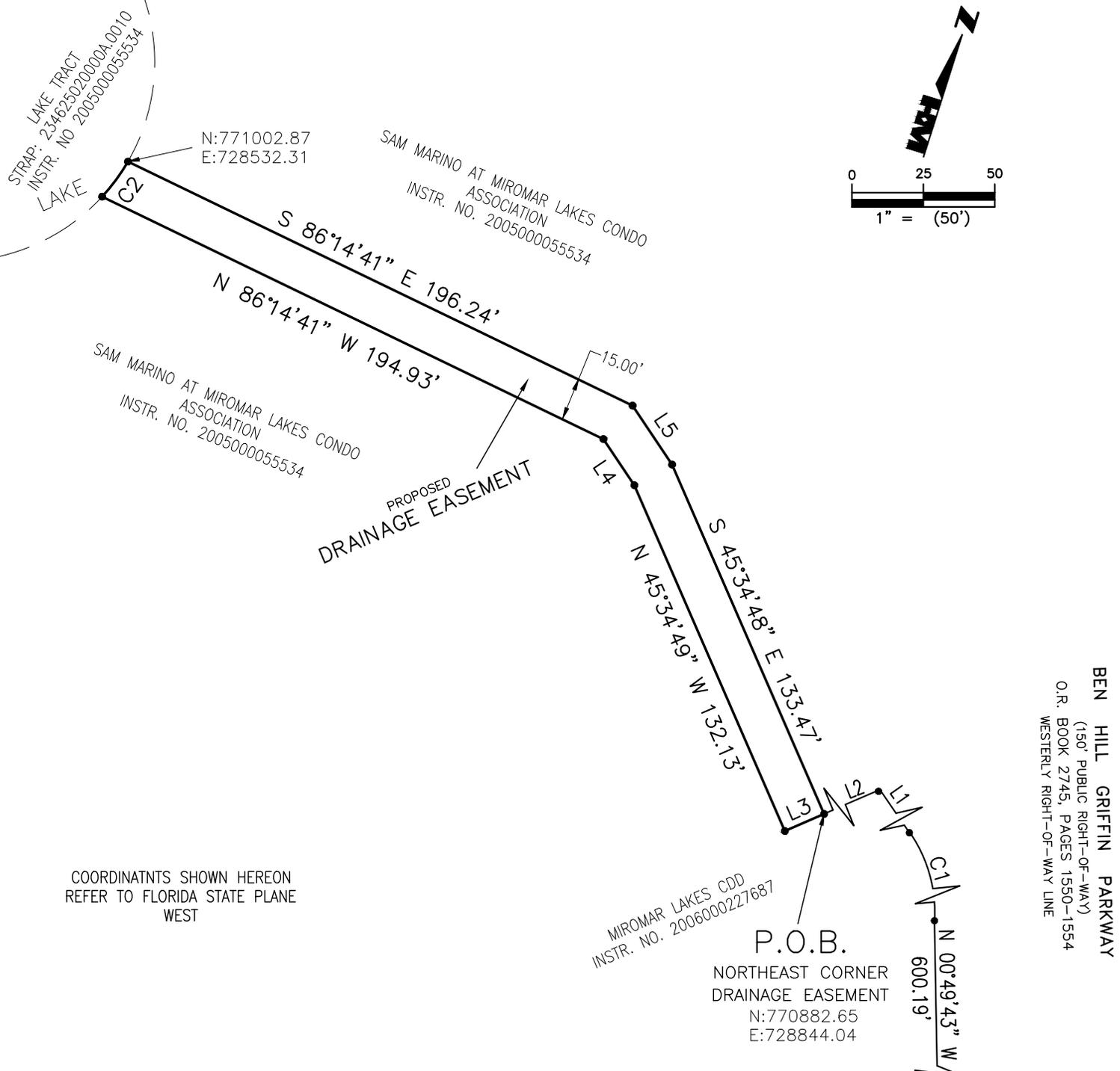
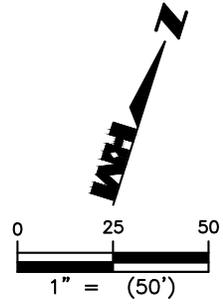
HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA

NOT A SURVEY

DRAWN BY: KED	DATE: 1/2023	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION SAN MARINO SOUTH LAKE	DRAWING NO. H-2148
SHEET # 2	OF SHEET 2			PROJECT NO. 22.133
SEC-TWN-RGE: 23-46-25				FILE NAME 22133 DE LAKE S.dwg



CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1325.00'	54°31'33"	1213.90'	N 28°05'29" W	1260.94'
C2	70.00'	12°30'31"	15.25'	N 14°10'53" E	15.28'

LINE	BEARING	DISTANCE
L1	N 55°21'16" W	432.07'
L2	N 44°23'50" E	176.11'
L3	S 44°23'50" W	15.00'
L4	N 55°52'56" W	19.44'
L5	S 55°52'56" E	24.86'

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 23-46S-25E	



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL
SAN MARINO EASEMENTS

DRAWING NO. H-2142
PROJECT NO. 2022.133
FILE NAME 2022133 EASEMENT.dwg

LEGAL DESCRIPTION:

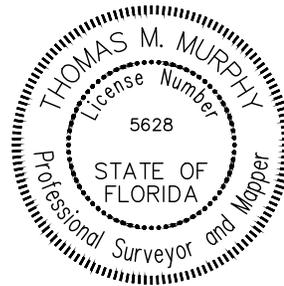
A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N89°44'39"W ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (A.K.A. TREELINE DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N00°49'43"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 600.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,325.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33", SUBTENDED BY A CHORD OF 1,213.90 FEET AT A BEARING OF N28°05'29"W, FOR A DISTANCE OF 1,260.94 FEET TO THE END OF SAID CURVE; THENCE RUN N55°21'16"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 432.07 FEET; THENCE RUN S44°23'50"W, FOR A DISTANCE OF 176.11 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S44°23'50"W FOR A DISTANCE OF 15.00 FEET; THENCE RUN N45°34'49"W FOR A DISTANCE OF 132.13 FEET; THENCE RUN N55°52'56"W FOR A DISTANCE OF 19.44 FEET; THENCE RUN N86°14'41"W FOR A DISTANCE OF 194.93 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 12°30'31" AND BEING SUBTENDED BY A CHORD OF 15.25 FEET AT A BEARING OF N14°10'53"E, FOR AN ARC LENGTH OF 15.28 FEET; THENCE RUN S86°14'41"E FOR A DISTANCE OF 196.24 FEET; THENCE RUN S55°52'56"E FOR A DISTANCE OF 24.86 FEET; THENCE RUN S45°34'48"E FOR A DISTANCE OF 133.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 5253.80 SQUARE FEET OR 0.12 ACRE, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N.89°44'39"W.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

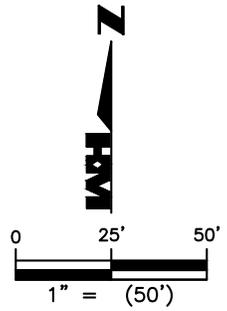


BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL SAN MARINO EASEMENTS	DRAWING NO. H-2142
SHEET # 2	OF SHEET 2			PROJECT NO. 2022.133
SEC-TWN-RGE: 23-46S-25E				FILE NAME 2022133 EASEMENT.dwg

LAKE TRACT
 STRAP: 234625020000A.0010
 INSTR. NO. 2005000055534



COORDINATNTS SHOWN HEREON
 REFER TO FLORIDA STATE PLANE
 WEST

MIROMAR LAKES CDD
 INSTR. NO. 2006000227687

PROPOSED
 DRAINAGE EASEMENT

SAM MARINO AT MIROMAR LAKES CONDO
 ASSOCIATION
 INSTR. NO. 2005000055534

SAM MARINO AT MIROMAR LAKES CONDO
 ASSOCIATION
 INSTR. NO. 2005000055534

P.O.B.
 NORTHEAST CORNER
 DRAINAGE EASEMENT
 N:770586.90
 E:728345.18

BEN HILL GRIFFIN PARKWAY
 (150' PUBLIC RIGHT-OF-WAY)
 O.R. BOOK 2745, PAGES 1550-1554
 WESTERLY RIGHT-OF-WAY LINE

C1 N 00°49'43" W 600.19'
 N 89°44'39" W 651.55'
 S LINE SEC 23
 (BASIS OF BEARING)

POINT OF
 COMMENCEMENT
 SE CORNER SEC 23
 N:769088.91
 E:730554.51

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1325.00'	54°31'33"	1213.90'	N 28°05'29" W	1260.94'
C2	70.00'	12°31'23"	15.27'	S 83°23'54" E	15.30'

LINE	BEARING	DISTANCE
L1	N 55°21'16" W	432.07'
L2	S 44°23'50" W	422.94'
L3	S 59°14'58" W	228.91'
L4	S 81°08'07" W	83.05'
L5	N 77°32'48" W	48.52'

LINE	BEARING	DISTANCE
L6	N 77°32'48" W	15.13'
L7	N 75°48'35" E	50.64'
L8	N 05°49'00" W	15.61'
L9	S 05°49'00" E	28.35'
L10	S 75°48'35" W	52.94'

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022
SHEET # 1	OF SHEET 2



6200 Whiskey Creek Dr.
 Ft. Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No.1772

SKETCH AND LEGAL
 SAN MARINO EASEMENTS

DRAWING NO. H-2143
PROJECT NO. 2022.133
FILE NAME 2022133 EASEMENT.dwg

SEC-TWN-RGE:
 23-46S-25E

LEGAL DESCRIPTION:

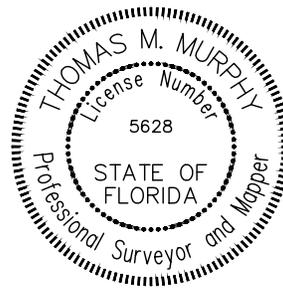
A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N89°44'39"W ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (A.K.A. TREELINE DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N00°49'43"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 600.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,325.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33", SUBTENDED BY A CHORD OF 1,213.90 FEET AT A BEARING OF N28°05'29"W, FOR A DISTANCE OF 1,260.94 FEET TO THE END OF SAID CURVE; THENCE RUN N55°21'16"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 432.07 FEET; THENCE RUN S44°23'50"W, FOR A DISTANCE OF 422.94 FEET; THENCE RUN S59°14'58"W, FOR A DISTANCE OF 228.91 FEET; THENCE RUN S81°08'07"W, FOR A DISTANCE OF 83.05 FEET; THENCE RUN N77°32'48"W, FOR A DISTANCE OF 48.52 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N77°32'48"W FOR A DISTANCE OF 15.13 FEET; THENCE RUN N05°00'50"E FOR A DISTANCE OF 132.65 FEET; THENCE RUN N75°48'35"E FOR A DISTANCE OF 50.64 FEET; THENCE RUN N05°49'00"W FOR A DISTANCE OF 15.61 FEET; THENCE RUN N04°10'24"W FOR A DISTANCE OF 137.99 FEET; , TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 12°31'23" AND BEING SUBTENDED BY A CHORD OF 15.27 FEET AT A BEARING OF S83°23'54"E, FOR AN ARC LENGTH OF 15.30 FEET; THENCE RUN S04°10'24"E FOR A DISTANCE OF 134.92 FEET; THENCE RUN S05°49'00"E FOR A DISTANCE OF 28.35 FEET; THENCE RUN S75°48'35"W FOR A DISTANCE OF 52.94 FEET; THENCE RUN S05°00'50"W FOR A DISTANCE OF 123.95 FEET, TO THE POINT OF BEGINNING.

CONTAINING 5073.59 SQUARE FEET OR 0.12 ACRE, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N.89°44'39"W.

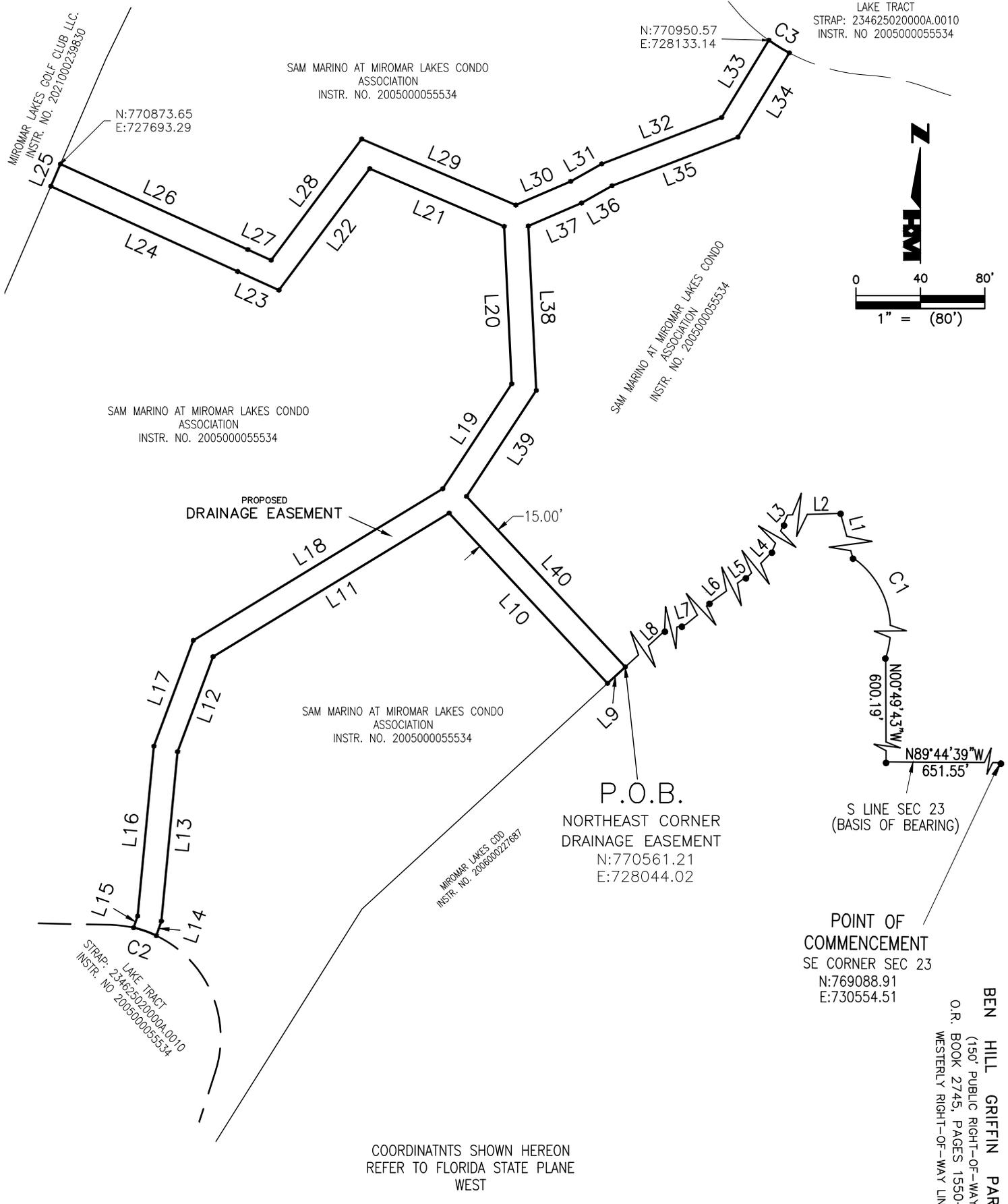
HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL SAN MARINO EASEMENTS	DRAWING NO. H-2143
SHEET # 2	OF SHEET 2			PROJECT NO. 2022.133
SEC-TWN-RGE: 23-46S-25E				FILE NAME 2022133 EASEMENT.dwg



SAM MARINO AT MIROMAR LAKES CONDO ASSOCIATION
INSTR. NO. 2005000055534

SAM MARINO AT MIROMAR LAKES CONDO ASSOCIATION
INSTR. NO. 2005000055534

SAM MARINO AT MIROMAR LAKES CONDO ASSOCIATION
INSTR. NO. 2005000055534

SAM MARINO AT MIROMAR LAKES CONDO ASSOCIATION
INSTR. NO. 2005000055534

MIROMAR LAKES CDD
INSTR. NO. 200600027687

LAKE TRACT
STRAP: 234625020000A.0010
INSTR. NO. 2005000055534

N:770950.57
E:728133.14

N:770873.65
E:727693.29

MIROMAR LAKES GOLF CLUB LLC.
INSTR. NO. 2021000239830

LAKE TRACT
STRAP: 234625020000A.0010
INSTR. NO. 2005000055534

COORDINANTS SHOWN HEREON
REFER TO FLORIDA STATE PLANE
WEST

POINT OF COMMENCEMENT
SE CORNER SEC 23
N:769088.91
E:730554.51

S LINE SEC 23
(BASIS OF BEARING)

P.O.B.
NORTHEAST CORNER
DRAINAGE EASEMENT
N:770561.21
E:728044.02

BEN HILL GRIFFIN PARKWAY
(150' PUBLIC RIGHT-OF-WAY)
O.R. BOOK 2745, PAGES 1550-1554
WESTERLY RIGHT-OF-WAY LINE

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 23-46S-25E	



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL
SAN MARINO EASEMENTS

DRAWING NO. H-2144
PROJECT NO. 2022.133
FILE NAME 2022133 EASEMENT.dwg

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1325.00'	54°31'33"	1213.90'	N 28°05'29" W	1260.94'
C2	70.00'	12°18'05"	15.00'	N 70°44'47" W	15.03'
C3	120.00'	7°10'00"	15.00'	S 58°20'38" E	15.01'

LINE	BEARING	DISTANCE
L1	N 55°21'16" W	432.07'
L2	S 44°23'50" W	422.94'
L3	S 59°14'58" W	228.91'
L4	S 81°08'07" W	83.05'
L5	N 77°32'48" W	161.08'
L6	N 60°27'20" W	72.83'
L7	S 62°57'12" W	87.08'
L8	S 47°23'54" W	68.38'
L9	S 47°23'54" W	15.00'
L10	N 42°54'57" W	144.42'
L11	S 58°41'17" W	171.59'
L12	S 20°28'21" W	63.05'
L13	S 05°26'33" W	105.74'

LINE	BEARING	DISTANCE
L14	S 19°10'28" W	9.54'
L15	N 19°10'28" E	7.71'
L16	N 05°26'33" E	105.92'
L17	N 20°28'21" E	70.22'
L18	N 58°41'17" E	181.21'
L19	N 33°19'00" E	78.04'
L20	N 02°45'27" W	97.91'
L21	N 66°46'41" W	90.85'
L22	S 36°44'55" W	94.19'
L23	N 65°36'37" W	28.09'
L24	N 65°27'25" W	127.56'
L25	N 23°24'25" E	15.00'
L26	S 65°27'25" E	127.84'

LINE	BEARING	DISTANCE
L27	S 65°36'37" E	16.00'
L28	N 36°44'55" E	93.94'
L29	S 66°46'41" E	104.13'
L30	N 66°39'09" E	37.15'
L31	N 60°30'52" E	22.06'
L32	N 68°51'53" E	79.85'
L33	N 31°23'29" E	56.28'
L34	S 31°23'29" W	61.30'
L35	S 68°51'53" W	83.84'
L36	S 60°30'52" W	21.77'
L37	S 66°39'09" W	35.99'
L38	S 02°45'27" E	102.29'
L39	S 33°19'00" W	78.73'
L40	S 42°54'57" E	144.73'

LEGAL DESCRIPTION:

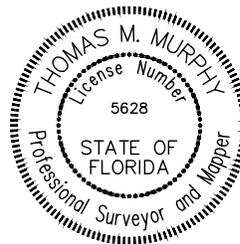
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N89°44'39"W ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (A.K.A. TREELINE DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N00°49'43"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 600.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,325.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33", SUBTENDED BY A CHORD OF 1,213.90 FEET AT A BEARING OF N28°05'29"W, FOR A DISTANCE OF 1,260.94 FEET TO THE END OF SAID CURVE; THENCE RUN N55°21'16"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 432.07 FEET; THENCE RUN S44°23'50"W, FOR A DISTANCE OF 422.94 FEET; THENCE RUN S59°14'58"W, FOR A DISTANCE OF 228.91 FEET; THENCE RUN S81°08'07"W, FOR A DISTANCE OF 83.05 FEET; THENCE RUN N77°32'48"W, FOR A DISTANCE OF 161.08 FEET; THENCE RUN N60°27'20"W, FOR A DISTANCE OF 72.83 FEET; THENCE RUN S62°57'12"W, FOR A DISTANCE OF 87.08 FEET; THENCE RUN S47°23'54"W, FOR A DISTANCE OF 68.38 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S47°23'54"W FOR A DISTANCE OF 15.00 FEET; THENCE RUN N42°54'57"W FOR A DISTANCE OF 144.42 FEET; THENCE RUN S58°41'17"W FOR A DISTANCE OF 171.59 FEET; THENCE RUN S20°28'21"W FOR A DISTANCE OF 63.05 FEET; THENCE RUN S05°26'33"W FOR A DISTANCE OF 105.74 FEET; THENCE RUN S19°10'28"W FOR A DISTANCE OF 9.54 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 12°18'05" AND BEING SUBTENDED BY A CHORD OF 15.00 FEET AT A BEARING OF N70°44'47"W, FOR AN ARC LENGTH OF 15.03 FEET; THENCE RUN N19°10'28"E FOR A DISTANCE OF 7.71 FEET; THENCE RUN N05°26'33"E FOR A DISTANCE OF 105.92 FEET; THENCE RUN N20°28'21"E FOR A DISTANCE OF 70.22 FEET; THENCE RUN N58°41'17"E FOR A DISTANCE OF 181.21 FEET; THENCE RUN N33°19'00"E FOR A DISTANCE OF 78.04 FEET; THENCE RUN N02°45'27"W FOR A DISTANCE OF 97.91 FEET; THENCE RUN N66°46'41"W FOR A DISTANCE OF 90.85 FEET; THENCE RUN S36°44'55"W FOR A DISTANCE OF 94.19 FEET; THENCE RUN N65°36'37"W FOR A DISTANCE OF 28.09 FEET; THENCE RUN N65°27'25"W FOR A DISTANCE OF 127.56 FEET; THENCE RUN N23°24'25"E FOR A DISTANCE OF 15.00 FEET; THENCE RUN S65°27'25"E FOR A DISTANCE OF 127.84 FEET; THENCE RUN S65°36'37"E FOR A DISTANCE OF 16.00 FEET; THENCE RUN N36°44'55"E FOR A DISTANCE OF 93.94 FEET; THENCE RUN S66°46'41"E FOR A DISTANCE OF 104.13 FEET; THENCE RUN N66°39'09"E FOR A DISTANCE OF 37.15 FEET; THENCE RUN N60°30'52"E FOR A DISTANCE OF 22.06 FEET; THENCE RUN N68°51'53"E FOR A DISTANCE OF 79.85 FEET; THENCE RUN N31°23'29"E FOR A DISTANCE OF 56.28 FEET; , TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 07°10'00" AND BEING SUBTENDED BY A CHORD OF 15.00 FEET AT A BEARING OF S58°20'38"E, FOR AN ARC LENGTH OF 15.01 FEET; THENCE RUN S31°23'29"W FOR A DISTANCE OF 61.30 FEET; THENCE RUN S68°51'53"W FOR A DISTANCE OF 83.84 FEET; THENCE RUN S60°30'52"W FOR A DISTANCE OF 21.77 FEET; THENCE RUN S66°39'09"W FOR A DISTANCE OF 35.99 FEET; THENCE RUN S02°45'27"E FOR A DISTANCE OF 102.29 FEET; THENCE RUN S33°19'00"W FOR A DISTANCE OF 78.73 FEET; THENCE RUN S42°54'57"E FOR A DISTANCE OF 144.73 FEET, TO THE POINT OF BEGINNING.

CONTAINING 18509.06 SQUARE FEET OR 0.42 ACRE, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N.89°44'39"W.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

* NOT A SURVEY *

DRAWN BY: JNH SHEET # 2	DATE: 11/10/2022 OF SHEET 2	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL SAN MARINO EASEMENTS	DRAWING NO. H-2144 PROJECT NO. 2022.133 FILE NAME 2022133 EASEMENT.dwg
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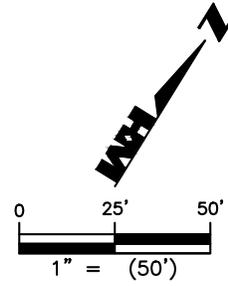
MIROMAR LAKES GOLF CLUB LLC.
INSTR. NO. 2021000239830

N:771239.11
E:727821.32

SAM MARINO AT MIROMAR LAKES CONDO
ASSOCIATION
INSTR. NO. 2005000055534

SAM MARINO AT MIROMAR LAKES CONDO
ASSOCIATION
INSTR. NO. 2005000055534

LAKE TRACT
STRAP: 234625020000A.0010
INSTR. NO. 2005000055534



PROPOSED
DRAINAGE EASEMENT

COORDINATNTS SHOWN HEREON
REFER TO FLORIDA STATE PLANE
WEST

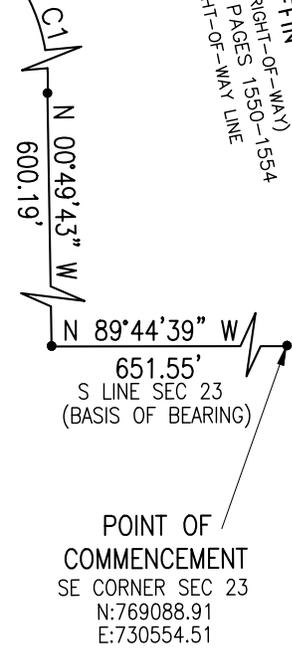
P.O.B.

NORTHEAST CORNER
DRAINAGE EASEMENT
N:771142.13
E:728104.62

BEN HILL GRIFFIN PARKWAY
O.R.
WESTERLY RIGHT-OF-WAY LINE
(150' PUBLIC RIGHT-OF-WAY)
BOOK 2745, PAGES 1550-1554

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1325.00'	54°31'33"	1213.90'	N 28°05'29" W	1260.94'
C2	220.00'	2°05'03"	8.00'	S 14°15'43" W	8.00'
C3	180.00'	2°15'10"	7.08'	S 14°20'47" W	7.08'

LINE	BEARING	DISTANCE
L1	N 55°21'16" W	432.07'
L2	S 44°23'50" W	422.94'
L3	N 52°26'14" W	714.92'
L4	N 64°55'24" W	21.59'
L5	N 20°01'45" E	8.49'
L6	N 25°03'01" E	6.53'
L7	S 64°55'24" E	21.27'



* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 23-46S-25E	



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL
SAN MARINO EASEMENTS

DRAWING NO. H-2145
PROJECT NO. 2022.133
FILE NAME 2022133 EASEMENT.dwg

LEGAL DESCRIPTION:

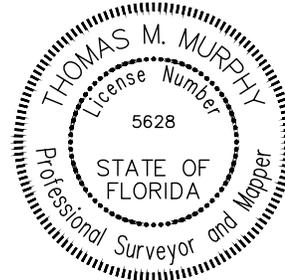
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N89°44'39"W ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (A.K.A. TREELINE DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N00°49'43"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 600.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,325.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33", SUBTENDED BY A CHORD OF 1,213.90 FEET AT A BEARING OF N28°05'29"W, FOR A DISTANCE OF 1,260.94 FEET TO THE END OF SAID CURVE; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE N55°21'16"W FOR A DISTANCE OF 432.07 FEET; THENCE RUN S44°23'50"W, FOR A DISTANCE OF 422.94 FEET; THENCE RUN N52°26'14"W, FOR A DISTANCE OF 714.92 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THE SAME BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 02°05'03" AND BEING SUBTENDED BY A CHORD OF 8.00 FEET AT A BEARING OF S14°15'43"W, FOR AN ARC LENGTH OF 8.00 FEET; , TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 02°15'10" AND BEING SUBTENDED BY A CHORD OF 7.08 FEET AT A BEARING OF S14°20'47"W, FOR AN ARC LENGTH OF 7.08 FEET; THENCE RUN N69°51'00"W FOR A DISTANCE OF 125.10 FEET; THENCE RUN N64°55'24"W FOR A DISTANCE OF 21.59 FEET; THENCE RUN N67°24'04"W FOR A DISTANCE OF 154.43 FEET; THENCE RUN N20°01'45"E FOR A DISTANCE OF 8.49 FEET; THENCE RUN N25°03'01"E FOR A DISTANCE OF 6.53 FEET; THENCE RUN S67°24'04"E FOR A DISTANCE OF 154.86 FEET; THENCE RUN S64°55'24"E FOR A DISTANCE OF 21.27 FEET; THENCE RUN S69°51'00"E FOR A DISTANCE OF 122.92 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4503.70 SQUARE FEET OR 0.10 ACRE, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N.89°44'39"W.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

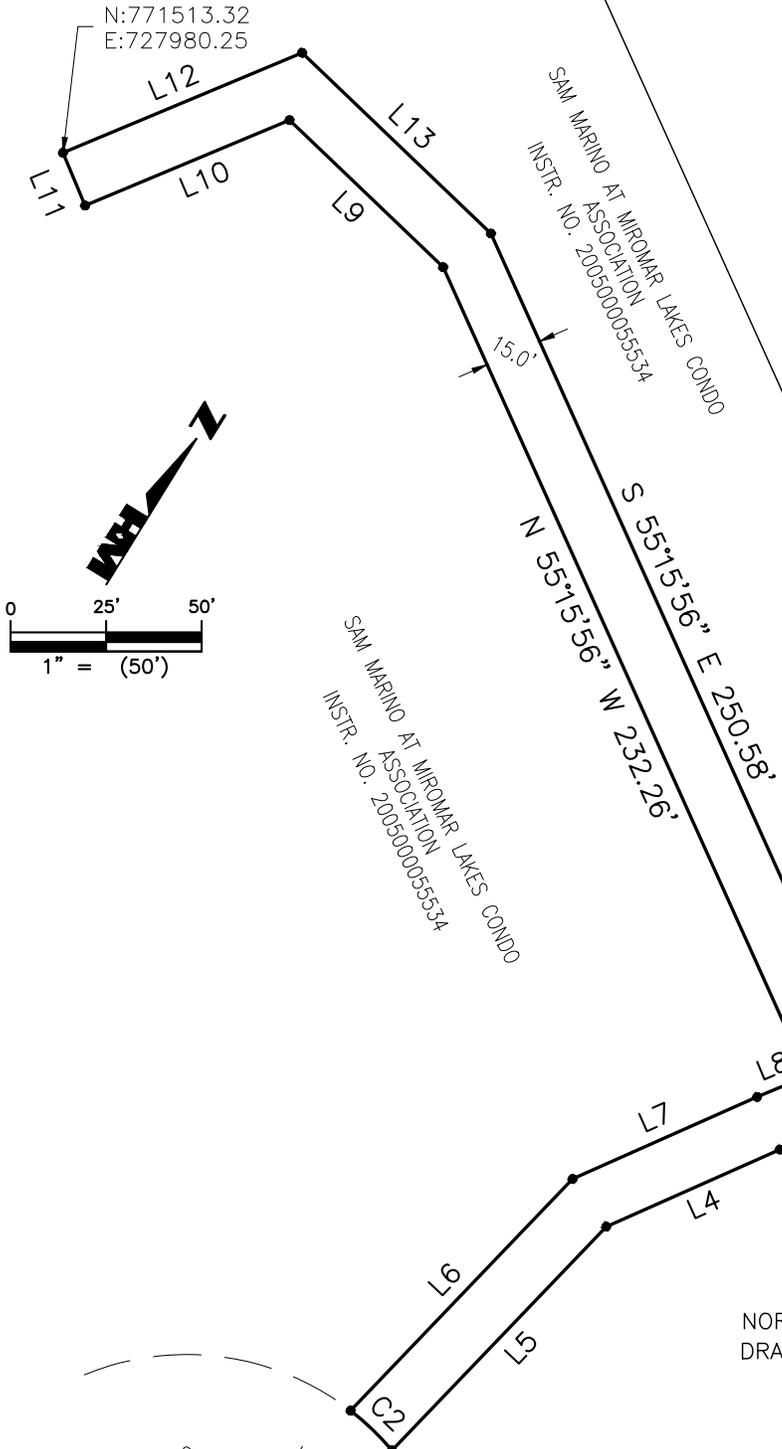


BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL SAN MARINO EASEMENTS	DRAWING NO. H-2145
SHEET # 2	OF SHEET 2			PROJECT NO. 2022.133
SEC-TWN-RGE: 23-46S-25E				FILE NAME 2022133 EASEMENT.dwg

LINE	BEARING	DISTANCE
L1	N 55°21'16" W	1215.08'
L2	N 34°38'44" E	52.84'
L3	S 36°15'19" W	29.53'
L4	S 34°59'27" W	49.70'
L5	S 12°43'38" W	81.11'
L6	N 12°43'38" E	84.01'
L7	N 34°59'27" E	52.82'
L8	N 36°15'19" E	14.29'
L9	N 77°16'18" W	55.69'
L10	S 36°15'23" W	57.97'
L11	N 53°44'37" W	15.00'
L12	N 36°15'23" E	67.80'
L13	S 77°16'18" E	68.44'



P.O.B.
NORTHEAST CORNER
DRAINAGE EASEMENT
N:771410.14
E:728293.03

COORDINANTS SHOWN HEREON
REFER TO FLORIDA STATE PLANE
WEST

LAKE LAKE TRACT
STRAP: 234625020000A.0010
INSTR. NO 2005000055534

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1325.00'	54°31'33"	1213.90'	N 28°05'29" W	1260.94'
C2	70.00'	12°18'05"	15.00'	N 77°04'59" W	15.03'

BEN HILL GRIFFIN PARKWAY
(150' PUBLIC RIGHT-OF-WAY)
O.R. BOOK 2745, PAGES 1550-1554
WESTERLY RIGHT-OF-WAY LINE

651.55'
S LINE SEC 23
(BASIS OF BEARING)
N 89°44'39" W

POINT OF COMMENCEMENT
SE CORNER SEC 23

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL SAN MARINO EASEMENTS	DRAWING NO. H-2146
SHEET # 1	OF SHEET 2			PROJECT NO. 2022.133
SEC-TWN-RGE: 23-46S-25E				FILE NAME 2022133 EASEMENT.dwg

LEGAL DESCRIPTION:

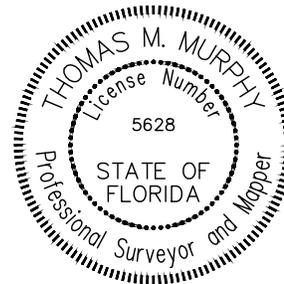
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N89°44'39"W ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (A.K.A. TREELINE DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N00°49'43"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 600.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,325.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33", SUBTENDED BY A CHORD OF 1,213.90 FEET AT A BEARING OF N28°05'29"W, FOR A DISTANCE OF 1,260.94 FEET TO THE END OF SAID CURVE; THENCE RUN N55°21'16"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1215.08 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N34°38'44"E FOR A DISTANCE OF 52.84 FEET; THENCE RUN S36°15'19"W FOR A DISTANCE OF 29.53 FEET; THENCE RUN S34°59'27"W FOR A DISTANCE OF 49.70 FEET; THENCE RUN S12°43'38"W FOR A DISTANCE OF 81.11 FEET; TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 12°18'05" AND BEING SUBTENDED BY A CHORD OF 15.00 FEET AT A BEARING OF N77°04'59"W, FOR AN ARC LENGTH OF 15.03 FEET; THENCE RUN N12°43'38"E FOR A DISTANCE OF 84.01 FEET; THENCE RUN N34°59'27"E FOR A DISTANCE OF 52.82 FEET; THENCE RUN N36°15'19"E FOR A DISTANCE OF 14.29 FEET; THENCE RUN N55°15'56"W FOR A DISTANCE OF 232.26 FEET; THENCE RUN N77°16'18"W FOR A DISTANCE OF 55.69 FEET; THENCE RUN S36°15'23"W FOR A DISTANCE OF 57.97 FEET; THENCE RUN N53°44'37"W FOR A DISTANCE OF 15.00 FEET; THENCE RUN N36°15'23"E FOR A DISTANCE OF 67.80 FEET; THENCE RUN S77°16'18"E FOR A DISTANCE OF 68.44 FEET; THENCE RUN S55°15'56"E FOR A DISTANCE OF 250.58 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7827.46 SQUARE FEET OR 0.18 ACRE, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N.89°44'39"W.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA

* NOT A SURVEY *

DRAWN BY: JNH	DATE: 11/10/2022	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL SAN MARINO EASEMENTS	DRAWING NO. H-2146
SHEET # 2	OF SHEET 2			PROJECT NO. 2022.133
SEC-TWN-RGE: 23-46S-25E				FILE NAME 2022133 EASEMENT.dwg



6200 Whiskey Creek Drive • Fort Myers, Florida 33919 • Phone 239.985.1200 • Fax: 239.985.1259

July 5, 2023

James P. Ward
Chief Operating Officer
JPWard & Associates, LLC.
2301 Northeast 37th Street
Fort Lauderdale, FL 33308

RE: Miromar Lakes Community Development District
San Marino Phase 1 Water Management System
Job Number: 2003.022

Dear Mr. Ward,

Please accept this letter as a recommendation to accept the water management system for San Marino Phase 1. The water management system was inspected in October of 2022 as part of a review by the San Marino POA to document the existing system for transfer to the Miromar Lakes Community Development District. The locations of all the exiting water management improvements were located in the field and compared to the approved plans. The system was found to have been constructed in accordance with the existing South Florida Water Management District Permit, application number 040405-18 of permit number 36-03568-P. During the inspection a minor shoreline washout was found, which was documented in a memo prepared by John Baker, dated February 01, 2023.

A copy of the SFWMD permit and the approved construction plans have been included in our files for Miromar Lakes and can be provided in the future.

Please let me know if you have any questions.

Sincerely,

Hole Montes, Inc.

Charles L. Krebs, P.E.
Vice President

SAN MARINO AT MIROMAR LAKES
CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTOR
MEETING MINUTES

June 28, 2023

Meeting held via Zoom Video Conference.

The meeting was called to order by Mike Langer at 10:15 AM

A quorum of the Board was established with Mike Langer, Rick Johnson and Pat Davis present.

Per state guidelines the meeting notice was posted on property 48 hours in advance.

NEW BUSINESS:

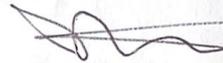
The Board reviewed with attorney Robert Cooper the access easement agreements from the Miromar Lakes CDD.

Mike Langer made a motion to approve the following resolution:

Pursuant to Section 5(g) of the Declaration of Condominium for San Marino at Miromar Lakes, the Association shall assign and transfer to Miromar Lakes Community Development District (the "CDD") the obligations to maintain, repair and replace the Association's lake and water management infrastructure and the Association's SFWMD Permit #36-03568-P, application 040405-18, concerning the Association's lake and water management infrastructure, together with the right to use the water in the lake, and an easement in favor of the CDD for access to the lake and water management infrastructure for purposes of maintenance, repair and replacement thereof. The ownership of the Association's lake shall remain in the name of the Association. The pipes and infrastructure shall be transferred to the CDD to allow for the CDD's maintenance, repair and replacement of the same. The assignment and transfer documents to be executed and delivered by the Association to the CDD are attached hereto as Exhibit "A".

Pat Davis seconded the motion. The vote was unanimous and the motion carried.

Having no additional business and no objections, the meeting was adjourned at 11:34 AM.

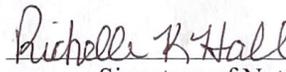


Michael Langer
San Marino Board President

STATE OF: Wisconsin

COUNTY OF: Polk

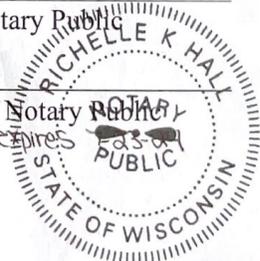
Sworn to (or affirmed) and subscribed before me by means of (X) physical presence or () online notarization, this 1st day of August by Michael Langer, the San Marino Board President.



Signature of Notary Public

Richelle K Hall

Printed Name of Notary Public
my Commission Expires



Personally Known _____ OR Produced Identification X

Type of Identification Produced: drivers license

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

**Monthly Asset Manager's Report
July 2023**

Prepared For:
**James Ward
District Manager**

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 13-5692
August 1, 2023

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

The following items are currently outstanding:

1. Lake Maintenance

- The following lakes were treated along the entire shoreline: 6E, 6D, 6B, 6C, #6H, 6I, 6M, 6N, 6O, 6P, 6R, 6F, 6L, 6A, 6G, 1A, 1B, 1C, 2A, 3A, 3B, 3C for unwanted invasive weeds such as torpedo grass, alligator weed, sedge, thalias, pennywort, bulrush, and primrose. Some weeds are actively growing within the littoral zone and are being selectively targeted to avoid damage to beneficial littoral plants and treated grasses, brush, and invasive weeds along the Northern shoreline of Lake #6 (Portofino Marinas, Sorrento shoreline) and aquatic vendor also treated grasses, brush, and invasive weeds along the Southern shoreline/Rip rap of Lake #5. Water levels are continuing to rise and are at presently 18.5' due to recent rains.
- Aquatic vendor treated surface algae in Lake #6G. Treated planktonic algae in Lake #6R. Added Lake dye to Lake 6R for algae control and to improve aesthetics. Also, treated submerged algae along the southern shoreline of Lake #6 and submerged aquatic vegetation (Marine Naiad) in the middle of the eastern waterway adjacent to the Via Salerno Way roundabout.
- There's still a significant amount of cane toad related activity. It slowed slightly when we had the heat wave with no rain but the cane toad vendor is back to full swing again. The total count this month was 710.

2. Drainage

- Concrete riser and riprap were added to the drainage drains located near the tennis courts to prevent sediment and debris run off from blocking the drains.

3. Capital

- Soultude has suggested the big lake is ready for a low amount of Grass Carp. The typical stocking densities for 100% eradication range from 10-20 Grass Carp per vegetative acre. This variance in stocking densities/success is impacted by a great deal of variables such as vegetation species, water quality, size of carp, predation, escapement, mortality, etc.
- Soultude has stated the past records from pervious fish stocking vendor, 3,500 10-12 Grass Carp were stocked in October 2012. Based on mortality projections that leaves around 230 Grass Carp in the lake currently, which coincides with the gradual resurgence of vegetation over the past 12 months.
- The current vegetation coverage is approximately 75 acres. Soultude is suggesting we start with adding five (5) additional Grass Carp per vegetative acre, totaling 375 fish. Stocking 12–14-inch Grass Carp will provide the best odds of limiting mortality, predation, escapement, etc. which will improve the odds of success. A permit is in place to stock the fish that was granted by FWC (up to 1,100 fish are available on the permit).

4. Future Items

- Fountain for lake 3C has mechanical issues and will be remove this month to determine the repairs needed to put back in service.

IV. DISTRICT ASSET MANAGERS PHOTOS



I. ASSET MANAGER'S REPORT COMPLETE

By: _____

By: Richard Freeman
District Field Manager

New construction in the parking lot, near the tennis
court.

SOLITUDE

LAKE MANAGEMENT



Miromar Lakes CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 2023-07-17

Prepared for:

**Miromar Lakes CDD
10160 Miromar Lakes Blvd.
Fort Myers, Florida 33913**

Prepared by:

Bailey Hill, Aquatic Specialist

FORT MYERS FIELD OFFICE
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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Site: 1A

Comments:

Site looks good

Shoreline is well maintained.
Algae and submersed vegetation are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 1B

Comments:

Treatment in progress

Treatment for shoreline weeds was evident. Algae and submersed vegetation are at controlled levels.



Action Required:

Re-inspect next visit

Target:

Shoreline weeds

Site: 1C

Comments:

Site looks good

Shoreline is well maintained.
Algae and submersed vegetation are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 2A

Comments:

Normal growth observed
Shoreline is well maintained.
Algae and submersed vegetation are at controlled levels. Minimal surface algae noted.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 3A

Comments:

Treatment in progress
Treatment for shoreline weeds is in progress. Algae and submersed vegetation are at controlled levels.



Action Required:

Re-inspect next visit

Target:

Shoreline weeds

Site: 3B

Comments:

Site looks good
Shoreline is well maintained.
Algae and submersed vegetation are at controlled levels. Minimal surface algae observed.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 3C

Comments:

Normal growth observed

Treatment for shoreline weeds is in progress. Algae and submersed vegetation are at controlled levels. Some surface algae observed in the littorals, spot treat in any open areas.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 6A

Comments:

Requires attention

Some treatment was evident for vines and grasses. Needs additional treatment to target remaining growth. Algae and submersed are controlled.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 6B

Comments:

Normal growth observed

Treatment for shoreline weeds was evident. Algae growth is likely a result of grass clippings and previous shoreline treatment.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 6C

Comments:

Site looks good

Shoreline is well maintained. Algae and submersed vegetation are at controlled levels



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 6D

Comments:

Site looks good

Shoreline is well maintained. Algae and submersed vegetation are at controlled levels. Minimal surface algae observed.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 6E

Comments:

Site looks good

Shoreline is well maintained. Algae and submersed vegetation are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 6F

Comments:

Normal growth observed

Spot treat for pennywort, dog fennel and torpedograss in littorals. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 6G

Comments:

Normal growth observed

Shoreline is well maintained. Algae and submersed vegetation are at controlled levels. Minimal surface algae observed, treat in open areas.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 6H

Comments:

Requires attention

Spot treat vines and torpedograss. Algae and submersed vegetation are at controlled levels.

Action Required:

Re-inspect next visit

Target:

Shoreline weeds



Site: 6I

Comments:

Requires attention

Spot treat willow, torpedograss and dog fennel. Algae and submersed vegetation are at controlled levels.

Action Required:

Re-inspect next visit

Target:

Shoreline weeds



Site: 6J

Comments:

Requires attention

Spot treat sedge and torpedograss. Algae and submersed vegetation are at controlled levels.

Action Required:

Re-inspect next visit

Target:

Shoreline weeds



Site: 6K

Comments:

Requires attention

Spot treat willow, vines and torpedograss. Algae and submersed vegetation are at controlled levels.

Action Required:

Re-inspect next visit

Target:

Shoreline weeds



Site: 6L

Comments:

Treatment in progress

Treatment for torpedograss was evident. Algae and submersed vegetation are at controlled levels.

Action Required:

Re-inspect next visit

Target:

Torpedograss



Site: 6M

Comments:

Site looks good

Shoreline is well maintained. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6N

Comments:

Normal growth observed

Shoreline is well maintained. Spot treat minimal torpedograss. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 6O

Comments:

Requires attention

Treatment for shoreline weeds was evident, requires additional treatment to target remaining growth. Algae and submersed vegetation are at controlled levels.

Action Required:

Re-inspect next visit

Target:

Shoreline weeds



Site: 6P

Comments:

Requires attention

Spot treat alligatorweed and willow. Algae and submersed vegetation are at controlled levels.

Action Required:

Re-inspect next visit

Target:

Shoreline weeds



Site: 6R

Comments:

Treatment in progress

Treatment for shoreline weeds was evident, will reinspect to determine if additional treatment is needed. Algae and submersed vegetation are at controlled levels.

Action Required:

Re-inspect next visit

Target:

Shoreline weeds



Site: 5/6-1

Comments:

Site looks good

Shoreline is well maintained. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 5/6-2

Comments:

Normal growth observed

Shoreline is well maintained. Spot treat minimal torpedograss growth. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 5/6-3

Comments:

Normal growth observed

Shoreline is well maintained. Spot treat minimal sedge and torpedograss growth. Algae and submersed vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 5/6-4

Comments:

Site looks good

Shoreline is well maintained. Treatment for shoreline weeds was evident. Algae and submersed vegetation are at controlled levels.

**Action Required:**

Routine maintenance next vis

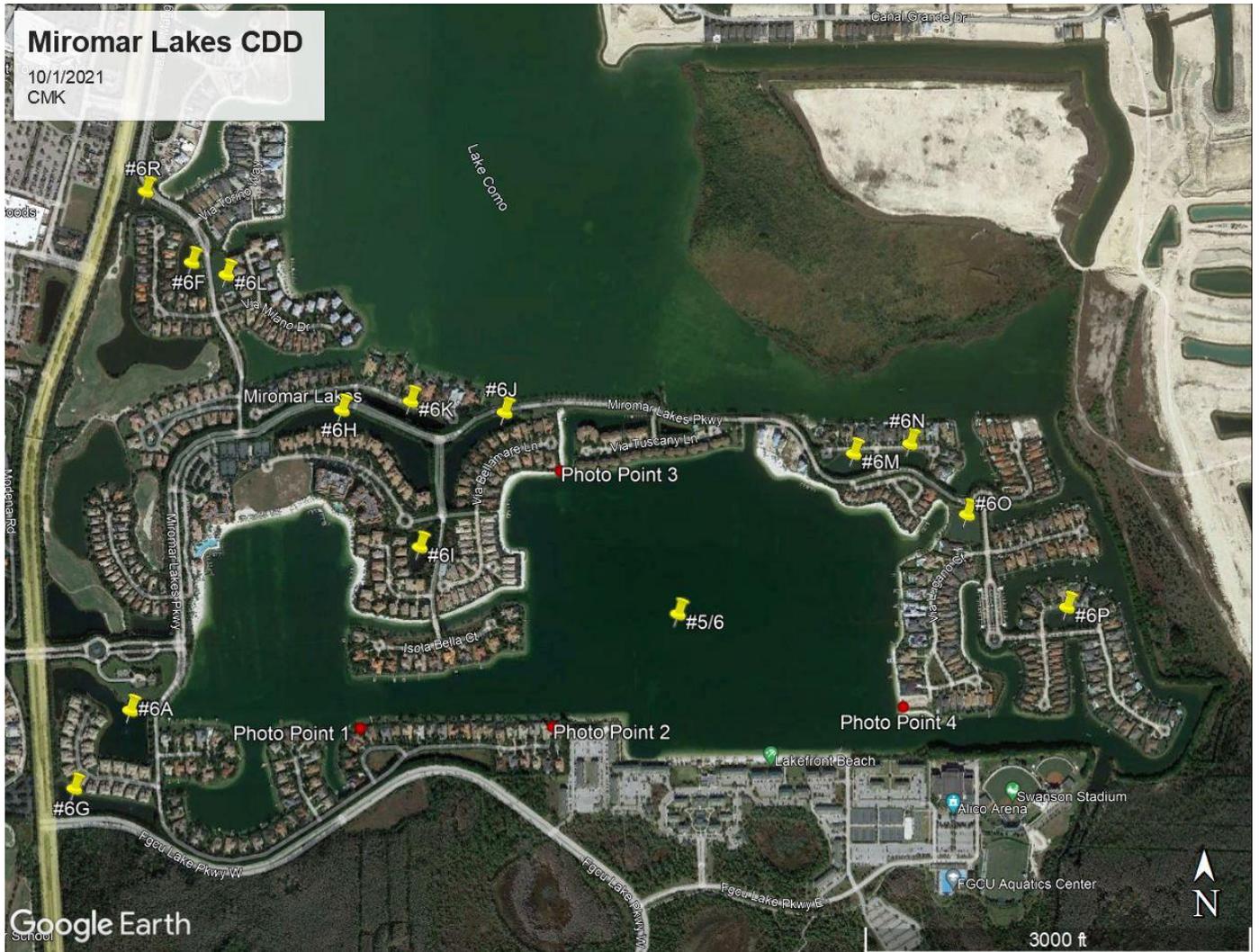
Target:

Species non-specific

Management Summary**Observations and Action Items:**

- The main issues found during the inspection were the growth of shoreline weeds within the community lakes. Targets include: torpedograss, vines, dog fennel and pennywort. Sites with shoreline weeds will be prioritized during the next few visits. During the previous inspection, the majority of the weed issues were noted on the lakes on the golf course. All sites that required attention were addressed and showed improvement during this inspection.
- No major algae blooms were observed during this inspection.
- Midge flies were treated along Portofino, Peninsula, and Bellini shoreline on 7/26/23.
- The next quality control report will be due October 2023.

Site	Comments	Target	Action Required
1A	Site looks good	Species non-specific	Routine maintenance next visit
1B	Treatment in progress	Shoreline weeds	Re-inspect next visit
1C	Site looks good	Species non-specific	Routine maintenance next visit
2A	Normal growth observed	Surface algae	Routine maintenance next visit
3A	Treatment in progress	Shoreline weeds	Re-inspect next visit
3B	Site looks good	Species non-specific	Routine maintenance next visit
3C	Normal growth observed	Surface algae	Routine maintenance next visit
6A	Requires attention	Shoreline weeds	Routine maintenance next visit
6B	Normal growth observed	Surface algae	Routine maintenance next visit
6C	Site looks good	Species non-specific	Routine maintenance next visit
6D	Site looks good	Species non-specific	Routine maintenance next visit
6E	Site looks good	Species non-specific	Routine maintenance next visit
6F	Normal growth observed	Shoreline weeds	Routine maintenance next visit
6G	Normal growth observed	Surface algae	Routine maintenance next visit
6H	Requires attention	Shoreline weeds	Re-inspect next visit
6I	Requires attention	Shoreline weeds	Re-inspect next visit
6J	Requires attention	Shoreline weeds	Re-inspect next visit
6K	Requires attention	Shoreline weeds	Re-inspect next visit
6L	Treatment in progress	Torpedograss	Re-inspect next visit
6M	Site looks good	Species non-specific	Routine maintenance next visit
6N	Normal growth observed	Torpedograss	Routine maintenance next visit
6O	Requires attention	Shoreline weeds	Re-inspect next visit
6P	Requires attention	Shoreline weeds	Re-inspect next visit
6R	Treatment in progress	Shoreline weeds	Re-inspect next visit
5/6-1	Site looks good	Species non-specific	Routine maintenance next visit
5/6-2	Normal growth observed	Torpedograss	Routine maintenance next visit
5/6-3	Normal growth observed	Shoreline weeds	Routine maintenance next visit
5/6-4	Site looks good	Species non-specific	Routine maintenance next visit





MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2023

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Miromar Lakes Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending July 31, 2023**

	Governmental Funds					Capital Projects Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Series 2022		General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Series 2022			Term Debt	Assets	
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 1,160,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,160,575
Debt Service Fund									
Interest Account	-	-	-	28	-	-	-	-	28
Sinking Account	-	-	-	0	-	-	-	-	0
Reserve Account	-	-	452,250	-	-	-	-	-	452,250
Revenue	-	-	497,345	149,090	-	-	-	-	646,435
Prepayment Account	-	-	-	-	-	-	-	-	-
Escrow Fund Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	-	7,927	13,817	-	-	-	-	21,744
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,120,457	-	-	1,120,457
Amount to be Provided by Debt Service Funds	-	-	-	-	-	14,484,543	-	-	14,484,543
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 1,160,575	\$ -	\$ 957,522	\$ 162,935	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 54,400,949

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending July 31, 2023**

	Governmental Funds					Capital Projects Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Series 2022		General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Series 2022			Term Debt	Assets	
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds									-
General Fund		-	-	-	-	-	-	-	-
Debt Service Fund(s)	21,744	-	-	-	-	-	-	-	21,744
Other Developer	-	-	-	-	-	-	-	-	-
Bonds Payable									-
Current Portion - Series 2012	-	-	-	-	-	0	-	-	-
Current Portion - Series 2015	-	-	-	-	-	0	-	-	-
Current Portion - Series 2022	-	-	-	-	-	0	-	-	-
Long Term - Series 2012	-	-	-	-	-	0	-	-	-
Long Term - Series 2015	-	-	-	-	-	8,645,000	-	-	8,645,000
Long Term - Series 2022	-	-	-	-	-	6,960,000	-	-	6,960,000
Total Liabilities	\$ 21,744	\$ -	\$ -	\$ -	\$ -	\$ 15,605,000	\$ -	\$ -	\$ 15,626,744
Fund Equity and Other Credits									
Investment in General Fixed Assets	-						36,514,917		36,514,917
Fund Balance									
Restricted									
Beginning: October 1, 2022 (Unaudited)	-	690,801	970,579	181,497	-	-	-	-	1,842,877
Results from Current Operations	-	(690,801)	(13,057)	(18,562)	-	-	-	-	(722,420)
Unassigned									
Beginning: October 1, 2022 (Unaudited)	633,111					-	-	-	-
Allocation of Fund Balance									
System-Wide Reserves	200,000								
Reserve For First Three Months Operations	433,111					-	-	-	433,111
Results of Current Operations	505,720								505,720
Total Fund Equity and Other Credits	\$ 1,138,831	\$ -	\$ 957,522	\$ 162,935	\$ -	\$ -	\$ 36,514,917	\$ -	\$ 38,774,205
Total Liabilities, Fund Equity and Other Credits	\$ 1,160,575	\$ -	\$ 957,522	\$ 162,935	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 54,400,949

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest													
Interest - General Checking	0	0	0	0	-	-	-	-	-	-	0	75	0%
Special Assessment Revenue													
Special Assessments - On-Roll	235	24,824	263,651	348,205	65,272	40,055	20,795	6,616	4,252	9,235	783,139	780,487	100%
Special Assessments - Off-Roll	45,077	-	-	45,077	-	-	45,077	-	-	45,077	180,306	180,306	100%
Miscellaneous Revenue													
Easement Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 45,312	\$ 24,824	\$ 263,651	\$ 393,282	\$ 65,272	\$ 40,055	\$ 65,871	\$ 6,616	\$ 4,682	\$ 54,311	963,876	\$ 960,868	100%
Expenditures and Other Uses													
Legislative													
Board of Supervisor's - Fees	1,000	-	2,000	-	1,000	2,000	1,000	1,000	1,000	1,000	10,000	12,000	83%
Board of Supervisor's - Taxes	77	-	153	-	77	153	77	77	77	77	765	918	83%
Executive													
Professional Management	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	35,000	42,000	83%
Financial and Administrative													
Audit Services	-	-	-	4,200	-	-	-	-	-	-	4,200	4,100	102%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	18,000	-	-	-	-	-	18,000	18,000	100%
Arbitrage	-	-	500	-	-	-	-	-	-	500	1,000	1,500	67%
Bond Re-amortization	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services													
Legal Advertising	-	-	-	-	-	260	-	-	201	2,712	3,174	1,200	264%
Trustee Services	-	-	-	-	-	9,998	-	-	-	-	9,998	9,300	108%
Dissemination	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bond Amortization Schedules	-	-	-	-	-	-	-	100	-	-	100	-	N/A
Property Appraiser/Tax Collector Fees	-	-	-	1,233	-	-	-	-	-	-	1,233	1,300	95%
Bank Services	21	21	21	21	21	-	-	99	-	-	204	500	41%
Travel and Per Diem													
Communications & Freight Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	63	75	-	-	67	-	-	611	536	-	1,352	800	169%
Insurance													
Printing & Binding	-	7,726	-	-	-	-	-	-	-	-	7,726	7,300	106%
Website Maintenance	-	-	-	233	-	418	-	422	-	292	1,364	2,700	51%
Website Maintenance													
	-	-	-	-	-	-	-	-	-	-	-	1,200	0%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	-	1,741	-	700	-	2,450	613	1,260	6,764	18,000	38%
Legal - Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services													
Engineering Services - General Services	-	-	-	3,910	-	-	-	1,270	-	-	5,180	5,000	104%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	-	-	-	-	2,500	0%
Asset Administrative Services	-	833	833	833	-	2,417	-	1,667	833	833	8,250	10,000	82%
Reserve Analysis	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Encroachment Agreements	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	4,660	12,331	7,008	15,671	22,665	19,445	4,577	11,193	6,760	10,174	114,484	138,493	83%
Stormwater Management Services													
Professional Services													
Asset Management	-	2,983	2,983	2,983	-	5,967	-	5,967	2,983	2,983	26,850	35,800	75%
NPDES	-	1,379	-	-	-	560	-	-	-	-	1,939	3,500	55%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services													
Water MGT - Debris Removal								1,500			1,500		
Utility Services													
Electric - Aeration Systems	565	183	-	499	611	1,177	-	1,250	663	-	4,947	4,800	103%
Repairs & Maintenance													
Lake System													
Aquatic Weed Control	-	4,895	4,895	5,590	686	1,381	-	19,293	-	695	37,433	74,000	51%
Lake Bank Maintenance	-	-	-	-	-	5,590	4,895	-	-	4,895	15,379	2,000	769%
Water Quality Testing	-	-	-	-	-	-	-	9,320	4,660	-	13,980	14,500	96%
Water Control Structures	-	500	1,500	4,000	-	20,000	-	9,500	-	-	35,500	25,000	142%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	-	2,500	3,200	2,900	-	6,200	3,200	3,200	3,200	3,200	27,600	36,000	77%
Midge Fly Control	-	1,000	8,823	4,703	-	2,188	-	-	-	-	16,714	24,000	70%
Aeration System	-	-	773	-	-	773	-	773	-	-	2,318	8,000	29%
Fish Re-Stocking	-	-	-	-	-	-	-	-	50,184	695	50,879	100,000	51%
Wetland System													
Routine Maintenance	-	-	7,956	3,228	-	6,456	-	7,956	-	3,228	28,824	46,200	62%
Water Quality Testing	-	-	-	-	-	-	-	3,495	-	-	3,495	-	N/A

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Capital Outlay													
Aeration Systems	-	-	-	-	-	-	-	-	-	-	-	12,000	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	400	-	4,325	-	-	4,725	6,000	79%
Lake Bank Restoration	-	600	14,899	600	-	29,729	-	600	-	950	47,378	59,000	80%
Turbidity Screens	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Video Stormwater Pipes/Repairs	-	150	7,550	12,350	-	800	-	1,350	1,950	-	24,150	55,000	44%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	108,000	0%
Sub-Total:	565	14,189	52,578	36,853	1,297	81,220	8,095	68,528	63,640	16,646	343,610	613,800	56%
Other Current Charges													
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	-	-	500	0%
Payroll Expenses	-	-	-	-	61	-	-	-	-	-	61	-	N/A
Reserves for General Fund													
Water Management System	-	-	-	-	-	-	-	-	-	-	-	105,000	0%
Disaster Relief Reserve	-	-	-	-	-	-	-	-	-	-	-	95,000	0%
Sub-Total:	-	-	-	-	61	-	-	-	-	-	61	200,500	0%
Total Expenditures and Other Uses:	\$ 5,225	\$ 26,520	\$ 59,586	\$ 52,524	\$ 24,023	\$ 100,665	\$ 12,671	\$ 79,721	\$ 70,400	\$ 26,820	\$ 458,156	\$ 952,793	48%
Net Increase/ (Decrease) in Fund Balance	40,087	(1,696)	204,065	340,757	41,249	(60,610)	53,200	(73,105)	(65,718)	27,491	505,720	8,075	
Fund Balance - Beginning	633,111	673,198	671,502	875,567	1,216,324	1,257,573	1,196,963	1,250,163	1,177,058	1,111,340	633,111	633,111	
Fund Balance - Ending	\$ 673,198	\$ 671,502	\$ 875,567	\$ 1,216,324	\$ 1,257,573	\$ 1,196,963	\$ 1,250,163	\$ 1,177,058	\$ 1,111,340	\$ 1,138,831	1,138,831	\$ 641,186	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Reserve Account	744	988	1,219	1,391	1,481	1,422	1,611	1,636	1,786	1,742	14,021	12,000	117%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	15	26	0	-	-	-	15	31	14	2	103	-	N/A
Revenue Account	798	1,065	728	831	885	849	971	2,354	1,796	1,890	12,167	20	60833%
Special Assessment Revenue													
Special Assessments - On-Roll	164	17,352	184,290	243,393	45,625	(54,552)	12,223	3,889	2,499	5,428	460,309	545,565	84%
Special Assessments - Off-Roll	-	-	-	-	-	-	437,218	-	-	-	437,218	349,809	125%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments													
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bond Proceeds													
Total Revenue and Other Sources:	\$ 1,722	\$ 19,430	\$ 186,237	\$ 245,615	\$ 47,990	\$ (52,281)	\$ 452,037	\$ 7,909	\$ 6,095	\$ 9,062	\$ 923,818	\$ 907,394	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2015 Bonds	-	-	-	-	-	-	-	485,000	-	-	485,000	\$ 485,000	100%
Principal Debt Service - Early Redemptions													
Series 2015 Bonds	-	15,000	-	-	-	-	-	5,000	-	-	20,000	-	N/A
Interest Expense													
Series 2015 Bonds	-	216,125	-	-	-	-	-	215,750	-	-	431,875	432,250	100%
Original Issue Discount													
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 231,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 705,750	\$ -	\$ -	936,875	\$ 917,250	N/A
Net Increase/ (Decrease) in Fund Balance	1,722	(211,695)	186,237	245,615	47,990	(52,281)	452,037	(697,841)	6,095	9,062	(13,057)	(9,856)	
Fund Balance - Beginning	970,579	972,302	760,607	946,844	1,192,459	1,240,449	1,188,168	1,640,205	942,365	948,460	970,579	-	
Fund Balance - Ending	\$ 972,302	\$ 760,607	\$ 946,844	\$ 1,192,459	\$ 1,240,449	\$ 1,188,168	\$ 1,640,205	\$ 942,365	\$ 948,460	\$ 957,522	957,522	\$ (9,856)	

Prepared by:
JPWard and Associates, LLC

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income													
Reserve Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Account	0	0	-	-	-	0	0	28	0	0	29	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	-	-	0	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	0	0	0	0	6	76	107	1,569	328	461	2,548	-	N/A
Escrow Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	241	25,446	270,258	356,932	66,908	40,684	21,306	6,778	4,356	9,461	802,369	799,855	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments													
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 242	\$ 25,447	\$ 270,258	\$ 356,932	\$ 66,913	\$ 40,760	\$ 21,413	\$ 8,375	\$ 4,684	\$ 9,922	\$ 804,947	\$ 799,855	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2022 Bonds	-	-	-	-	-	-	-	620,000	-	-	620,000	\$ 620,000	N/A
Principal Debt Service - Early Redemptions													
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2022 Bonds	-	112,836	-	-	-	-	-	90,672	-	-	203,508	203,508	N/A
Original Issue Discount													
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 112,836	\$ -	\$ 710,672	\$ -	\$ -	\$ 823,508	\$ 823,508	N/A				
Net Increase/ (Decrease) in Fund Balance	242	(87,389)	270,258	356,932	66,913	40,760	21,413	(702,297)	4,684	9,922	(18,562)	(23,653)	
Fund Balance - Beginning	181,497	181,738	94,349	364,607	721,539	788,452	829,212	850,625	148,328	153,013	181,497	-	
Fund Balance - Ending	\$ 181,738	\$ 94,349	\$ 364,607	\$ 721,539	\$ 788,452	\$ 829,212	\$ 850,625	\$ 148,328	\$ 153,013	\$ 162,935	\$ 162,935	\$ (23,653)	

Prepared by:
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