

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



AGENDA

SEPTEMBER 14, 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

September 7, 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, September 14, 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=mde6b0e94f8973c0a37ae391939e97b1a>

Access Code: **2341 134 3604**, Event Password: **Jpward**

Phone: **408-418-9388** and enter the access code **2341 134 3604**, password: **Jpward (579274** from phones) to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes of August 10, 2023 – Regular Meeting.
3. Consideration of **Resolution 2023-5**, a Resolution of the Board of Supervisors of the Miromar Lakes Community Development District accepting conveyances relating to the Stormwater Management within the San Marino at Miromar Lakes Condominium; authorizing the Chairman or the Vice Chairman (in the Chairman's absence) to execute such conveyance documents to the extent necessary to evidence the District's acceptance; providing for severability; providing for conflicts; and providing for an effective date.
4. Staff Reports.
 - I. District Attorney.
 - II. District Engineer
 - III. District Asset Manager.
 - a. Operations Report September 1, 2023.
 - b. Waterway Inspection Report July 2023.
 - IV. District Manager
 - a) Financial Statement for period ending August 31, 2023 (unaudited).

5. Supervisor's Requests and Audience Comments.
 6. Announcement of Next Meeting – **October 12, 2023**.
 7. 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 held on August 10, 2023.

The third order of business is the consideration of **Resolution 2023-5**, a Resolution of the Board of Supervisors of the Miromar Lakes Community Development District accepting conveyances relating to the Stormwater Management within the San Marino at Miromar Lakes Condominium; authorizing the Chairman or the Vice Chairman (in the Chairman's absence) to execute such conveyance documents to the extent necessary to evidence the District's acceptance; providing for severability; providing for conflicts; and providing for an effective date.

Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, finance and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, reclaimed water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting and other public improvements

The District owns, operates and maintains the master stormwater management system within the District for the benefit of property owners and residents within the District.

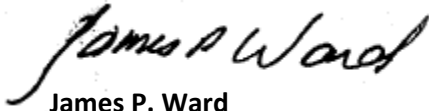
As such, the District desires to accept the conveyance of certain stormwater management facilities and improvements from San Marino at Miromar Lakes Condominium Association, Inc., including certain property rights necessary to operate and maintain the same.

The fourth 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

The Fiscal Year 2024 meeting schedule is as follows:

October 12, 2023	November 9, 2023
December 14, 2023	January 11, 2024
February 8, 2024	March 14, 2024
April 11, 2024	May 9, 2024
June 13, 2024	July 11, 2024
August 8, 2024	September 12, 2024

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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, August 10, 2023, at 2:00 P.M. in the Library at the Beach Clubhouse, 18061
12 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.
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Present and constituting a quorum:

20 Michael Weber	Vice Chair
21 Patrick Reidy	Assistant Secretary
22 Mary LeFevre	Assistant Secretary
23 Doug Ballinger	Assistant Secretary

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Absent:

28 Alan Refkin	Chair
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Also present were:

33 James P. Ward	District Manager
34 Charlie Krebs	District Engineer
35 Greg Urbancic	District Attorney
36 Bruce Bernard	Asset Manager
37 Richard Freeman	Asset Manager

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Audience:

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

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 2:00 p.m. He conducted
roll call; all Members of the Board were present, with the exception of Supervisor Refkin, constituting a
quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

July 13, 2023 – Regular Meeting Minutes

Mr. Ward asked if there were any additions, deletions, or corrections for the Minutes.

Ms. Mary LeFevre asked for the word previously to be added to the Minutes on line 55.

Mr. Ward indicated this would be done.

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On MOTION made by Mary LeFevre, seconded by Mike Weber, and with all in favor, the July 13, 2023, Regular Meeting Minutes were approved as amended.

THIRD ORDER OF BUSINESS

Public Hearing

Discussion of request from Florida Gulf Coast University (FGCU) for the extension of their existing dock

Mr. Ward: This is a request from FGCU for an extension of their existing dock. I put in your Agenda package the agreement that currently exists between FGCU and the various parties for what they want to do. I did get an email from them that kind of explained it, but I forgot to include it in your Agenda package, so I will ask Charlie to explain what they want to do. You don't have to approve anything today. It's just kind of getting thoughts and I can provide that information back to FGCU and then we can go from there.

Mr. Charlie Krebs: What FGCU is requesting is to upgrade their existing boat ramp. It's located along their shoreline adjacent to the residential along their beach. They have a dock that's already there and the boat ramp they were using was basically the asphalt ended and they drove across their beach to put their boat in the water. It sounds like from the email since Ian came in, it messed up the shoreline and they would like to have a dedicated boat ramp and facility there to put their boats in and out of the water. The request is located in an area in that agreement that, as I read it, it sounds like there is not a lot of control that the CDD has over that. This is basically an area that's under the control and supervision of the University when it comes to the water activities. Since it doesn't encroach on any of the CDD lands, I'm not sure how much the CDD can object or opine on it. Where they are putting it in the email that Jim sent me, is where they have been putting their boats in and out of the water, they've just never had a formal boat ramp and it looks like that's what they are wanting to do now.

Mr. Mike Weber: They are just looking for a boat ramp? Not a boat dock?

Mr. Krebs: This one comes out designed for a boat ramp and pavement from the existing drive to the boat ramp. They are going to permit it through South Florida. It talks about a dock reconfiguration. They have a dock there now, so I am assuming they are going to reconfigure that, so it works with the boat ramp, but what I saw did not tell me that they were trying to lengthen the boat ramp into the lake any. It sounds like this is all tied to trying to upgrade their launching facility, so it is more usable.

Mr. Weber: The area outlined in red, that's what they are talking about?

Mr. Krebs: Right. That's where they have been driving across the beach to put their boats in and out in the past. It's just never been a formal ramp. Like Miromar just constructed at the North Entrance.

Mr. Weber: I personally don't see any problem with that. I can picture what they are talking about.

Mr. Doug Ballinger: Would this in any way conflict with what we know about the use of the lake with the Lake Use Committee rules that are in place? It wouldn't violate any of those right?

96 *Mr. Krebs: Not that I am aware of. Like I said, as I read through the use agreement, in this area there is*
97 *a distance off the shoreline that is basically under the control of the University. This falls within that*
98 *distance.*

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100 *Mr. Weber: What you are saying is that this may not even require our approval because it's not CDD*
101 *property anyway, correct?*

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103 *Mr. Krebs: The CDD owns the lake, but I think by this agreement the University has rights that we cannot*
104 *infringe on, and I would leave that to Greg to expand on.*

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106 *Mr. Greg Urbancic: Jim and I were talking a few weeks ago that this Agreement is impossible to*
107 *understand and interpret. I'll just be frank, this thing has been hanging around since the early 2000s and*
108 *every time I read it, I still don't understand it. Essentially it outlines what you can and can't do and I*
109 *think Charlie's outline is as good as it can be in terms of as long as they are in compliance with the terms*
110 *of the Agreement, then we really have nothing to enforce because they have those rights to do what it*
111 *says under this Agreement in terms of what they can do in terms of docks and ramps and things. So, as*
112 *long as they are in compliance, and it looks like they are in compliance, I think we just have to stand*
113 *down on that.*

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115 *Mr. Weber: The other thing too is, when you look at this agreement, it's dated 2001. It's completely*
116 *obsolete. I don't know how much of this holds water. It's never been updated apparently.*

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118 Discussion ensued regarding the Agreement being outdated and obsolete; and the current request of
119 FGCU being within the limits of the Agreement.

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121 *Ms. LeFevre: Alan had indicated something about concern with who would be permitted on the dock, the*
122 *hours of operation, whether music or alcohol were permitted, etc. We don't have anything to do with*
123 *that. Those issues are nonissues for us, right? Those are nonissues, so maybe in the minutes we could*
124 *point that out, because he did bring it up.*

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126 *Mr. Weber: If that's the case, then why didn't they do it the last time? Why would they back off the last*
127 *time if they really had control of it. I don't understand.*

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129 *Mr. Ward: The last time they were building a longer dock that went beyond the 450 feet. It was bigger,*
130 *wider. This, as I understand it, is just what Charlie said. It's just fixing an area that has been damaged*
131 *from hurricanes and regular rain events and things of that nature.*

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133 *Mr. Weber: There was no way they were putting in a 450 plus foot dock.*

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135 *Ms. LeFevre: I think Alan said that they came in with something and the CDD had a lot of questions, and*
136 *then we gave them the questions and then they never came back.*

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138 *Mr. Ward: That is true. It was a much bigger thing that they were doing, and it was not a happening*
139 *thing for us. This seems to be very quick, simple, and easy.*

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141 *Ms. LeFevre: Okay.*

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143 The Board had no further objections or comments.

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Mr. Ward: Okay, I will so advise them.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-5

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

Mr. Ward: I thought we were coming to an end on San Marino today, but we are not. They are still not ready to sign off on this, so I am going to pull this item from your Agenda, and we will revisit this next month if they decide they want to move forward with this.

FIFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. Asset Manager

a) Operations Report August 1, 2023

b) Waterway Inspections Report July 2023

Mr. Richard Freeman: The lake fountain pump motor is being replaced. I'm working with the vendor on the timeframe of when it will be reinstalled. Once I get that, I will update it in my monthly report. If you go to capital, Solitude is recommending it is time that we stock the lake with 375 carp. This will help with the weeds. The proposal to do this is about \$8,000 dollars. If you all agree, the restocking will take place in late September when the water temperatures cool down.

Mr. Weber: What they are saying is that they estimate 230 carp in there already, so we will be adding –

Mr. Freeman: Those carp are pretty much at the end of their lifespan.

Mr. Bruce Bernard: This was also part of our agreement, and we still have the money within this year's budget for this expense. We already have a permit issued for 1,100 carp, so we don't have to get a permit or anything. If you take in the 75 acres around the marina and they are going to go throughout the whole area, so if you take everything, it's hardly anything being stocked compared to what we had; it's 5 percent of what we put in before.

Mr. Ward: If you are all good with it, we are going to proceed forward.

The Board had no objections.

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Ms. LeFevre asked a question which was (indecipherable).

Mr. Freeman: (Indecipherable). I went ahead and priced out a new fountain and they are like \$25,000 dollars, so I just went ahead and had this one replaced.

Ms. LeFevre: Since Tim is gone can we just get rid of the fountain? Isn't this Tim's fountain?

Discussion ensued; the discussion and other comments were largely (indecipherable).

Mr. Bernard: When we would have storms, the debris would come off the parking lot and around there and clog the drains since they were so low, and then there would be 3 feet to 3.5 feet of water in the channel, and then we put something to alleviate and let the water get through and not get clogged up.

IV. District Manager

Financial Statement for period ending July 31, 2023 (unaudited)

No report.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's requests; there were none. He asked if there were any audience comments or questions; there were none.

SEVENTH ORDER OF BUSINESS

Announcement of Next Meeting

Announcement of Next Meeting – September 14, 2023

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 2:20 p.m.

On MOTION made by Mary LeFevre, seconded by Doug Ballinger, and with all in favor, the meeting was adjourned.

Miromar Lakes Community Development District

James P. Ward, Secretary

Alan Refkin, Chairman

RESOLUTION 2023-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT ACCEPTING CONVEYANCES RELATING TO THE STORMWATER MANAGEMENT WITHIN THE SAN MARINO AT MIROMAR LAKES CONDOMINIUM; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN’S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT’S ACCEPTANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miromar Lakes Community Development District (the “**District**”) is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes by the Board of County Commissioners of Lee County, Florida through the adoption of Ordinance No. 00-17 on September 12, 2000, as amended by that certain Ordinance No. 10-22 adopted on April 27, 2010 by the Board of County Commissioners of Lee County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, finance and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, reclaimed water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting and other public improvements; and

WHEREAS, the District owns, operates and maintains the master stormwater management system within the District for the benefit of property owners and residents within the District; and

WHEREAS, the District desires to accept the conveyance of certain stormwater management facilities and improvements from San Marino at Miromar Lakes Condominium Association, Inc. (“**San Marino**”), including certain property rights necessary to operate and maintain the same.

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

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. ACCEPTANCE OF CONVEYANCES. The District hereby desires to accept the conveyance of certain stormwater management facilities and improvements from San Marino, including certain property rights, pursuant to certain conveyance documents from San Marino (the “**Conveyance Documents**”). The Conveyance Documents shall be in substantially

the forms attached hereto and marked as composite **Exhibit “A”**, which are hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the conveyances as shall be approved by the Chairman or the Vice Chairman (in the Chairman’s absence) executing the same in consultation with the District Manager and District Counsel, with such execution to constitute conclusive evidence of such officer’s approval and the District’s approval of any changes therein from the form of Conveyance Documents attached hereto.

SECTION 3. DELEGATION OF AUTHORITY. The Chairman or the Vice Chairman (in the Chairman’s absence) of the District’s Board of Supervisors is hereby authorized to execute the Conveyance Documents (as approved pursuant to Section 2) as necessary to evidence the District’s acceptance of the subject conveyances. The Vice Chairman, Secretary, and any Assistant Secretary of the District’s Board of Supervisors are hereby authorized to countersign any Conveyance Documents (as approved pursuant to Section 2) signed by the Chairman or Vice Chairman (in the Chairman’s absence), if necessary or required.

SECTION 4. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Miromar Lakes Community Development District this 14th day of September 2023.

Attest:

**MIROMAR LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Alan Refkin, Chairman

**Exhibit A Conveyance Documents:
 Bill of Sale
 Drainage, Access and Utility Easement to CDD
 Access Easement to CDD**

Exhibit "A"
Conveyance Documents

BILL OF SALE
STORMWATER MANAGEMENT TO CDD

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:

Gracelyn Pace
Signature
Printed Name: Gracelyn Pace

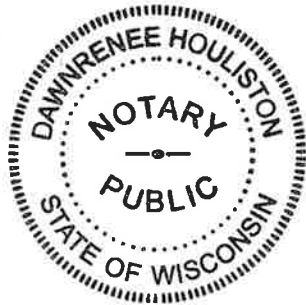
Richelle K Hall
Signature
Printed Name: Richelle K Hall

By: [Signature]
Name: MICHAEL LANGER
Title: PRESIDENT

STATE OF ~~FLORIDA~~ Wisconsin)
COUNTY OF ~~LEE~~ Polk) ss.

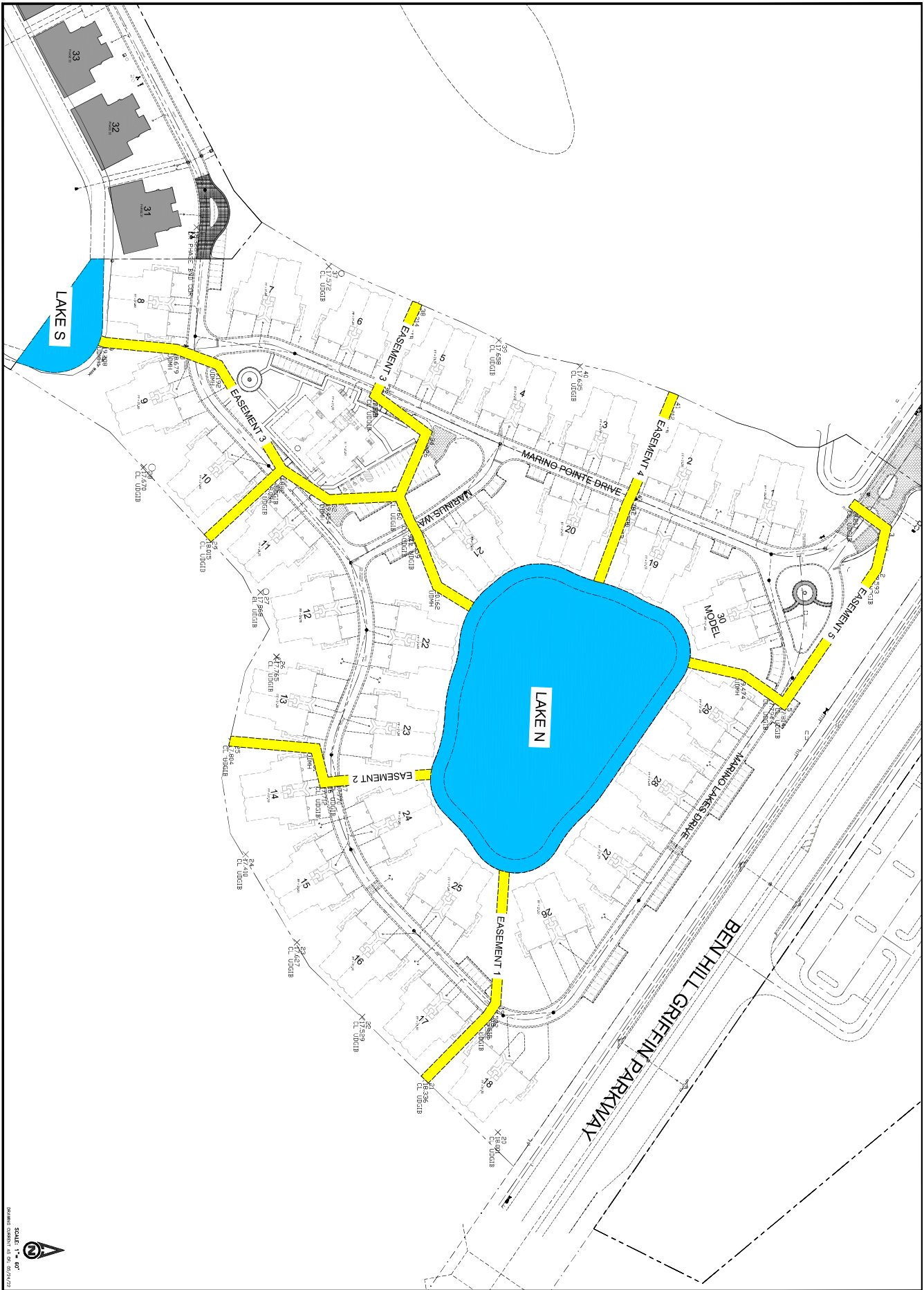
The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 29 of August, 2023, by Michael Langer, as President of San Marino at Miromar Lakes Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is () personally known to me or (X) has produced Drivers License as evidence of identification.

(SEAL)



Dawn Renee Houliston
NOTARY PUBLIC
Name: Dawn Renee Houliston
(Type or Print)
My Commission Expires: 7-23-25

EXHIBIT "A"



SCALE: 1" = 40'
 NORTH

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

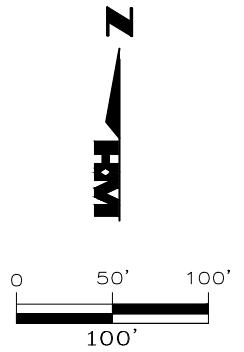
MIROMAR LAKES
 SAN MARINO PHASE 2
 LEE COUNTY, FLORIDA

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

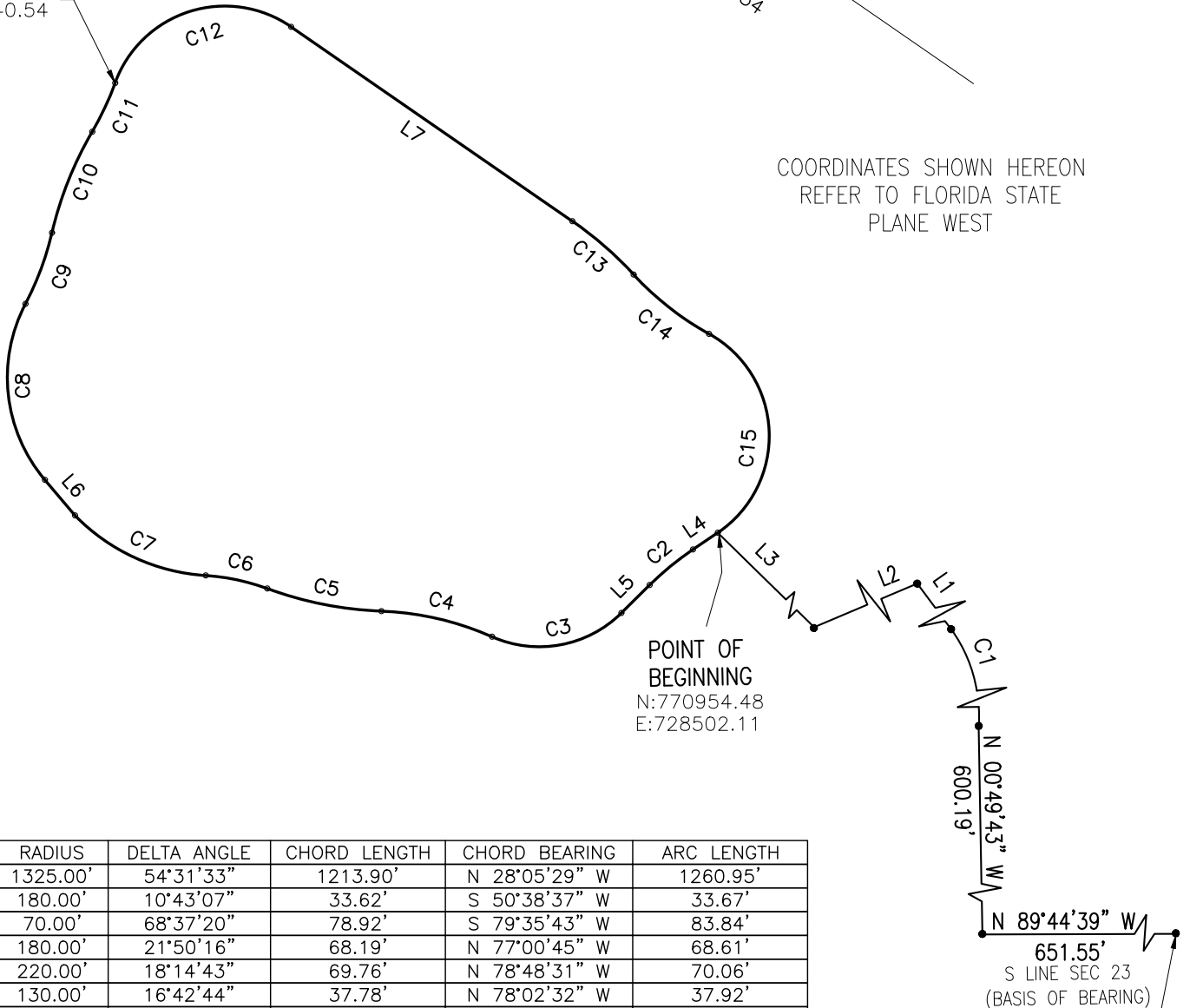
NUMBER	REVISIONS	DATE

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



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

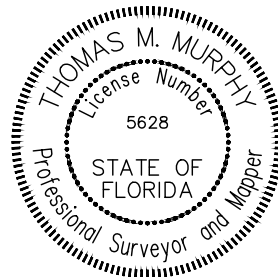
A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

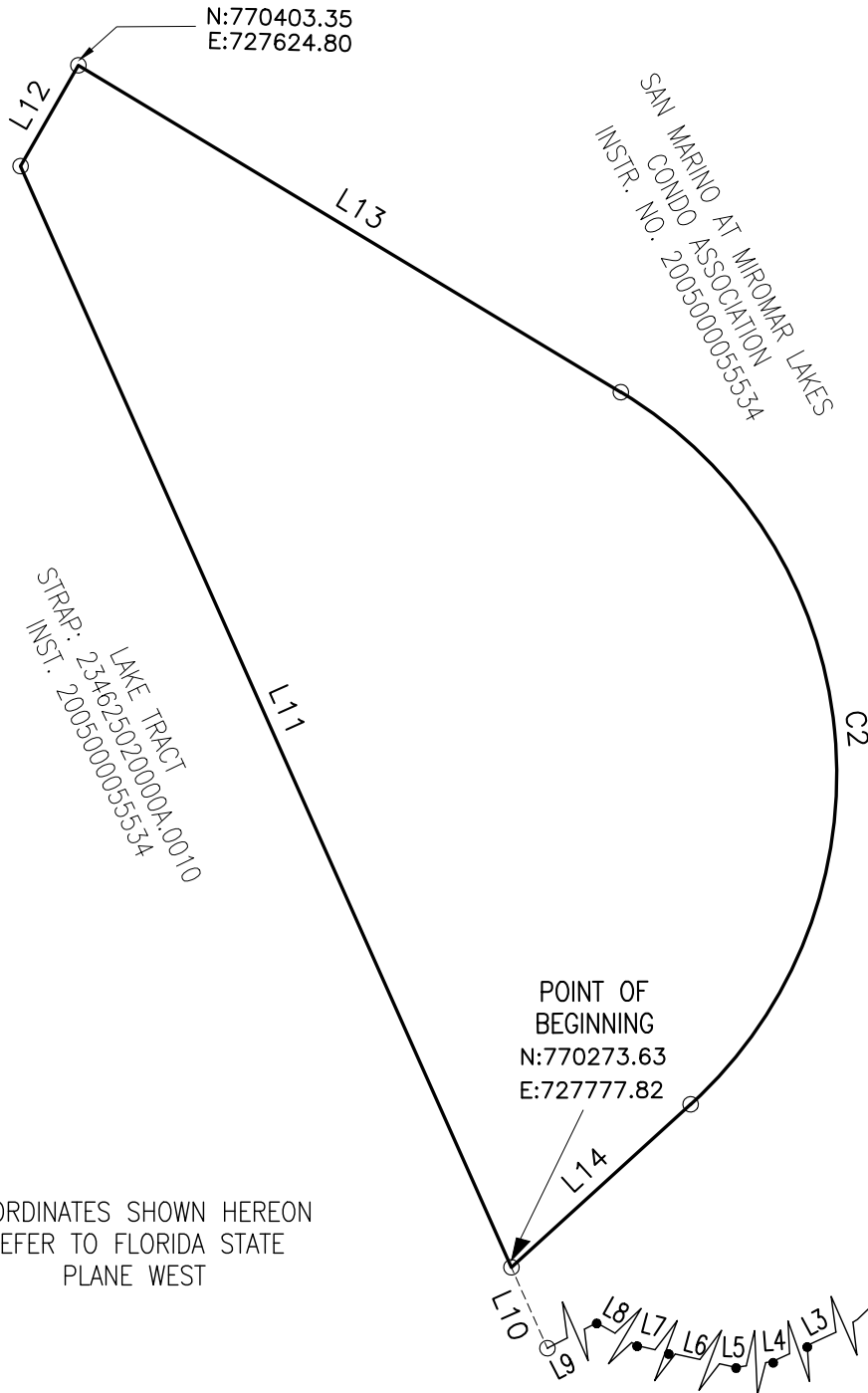
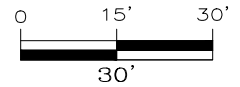
HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

NOT A SURVEY

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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

POINT OF BEGINNING
N:770273.63
E:727777.82

POINT OF COMMENCEMENT
SE CORNER SEC 23
(BASIS OF BEARING)
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	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

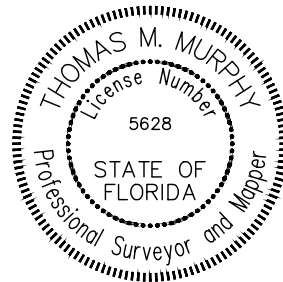
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COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N89°44'39"W ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN 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.

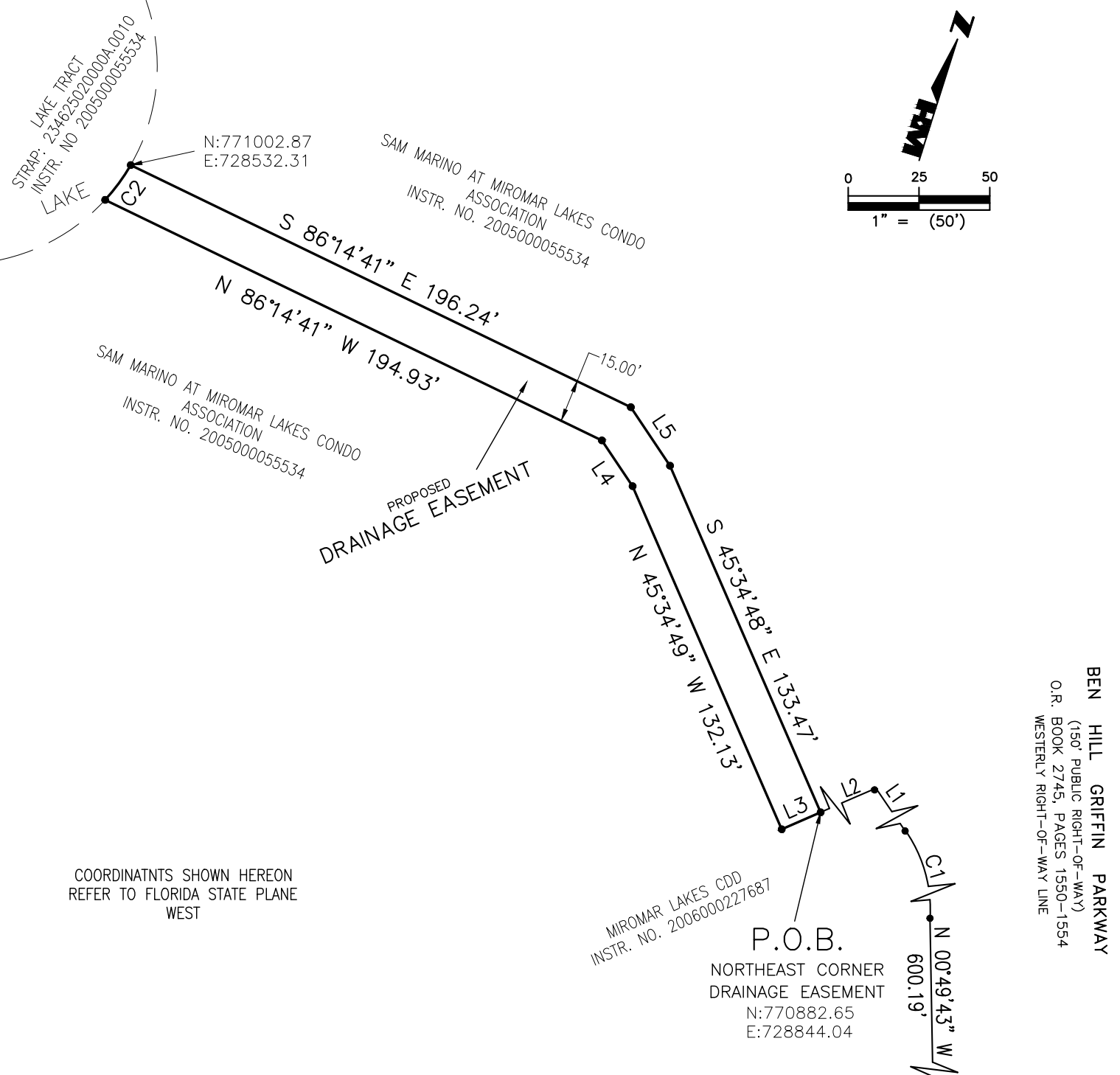
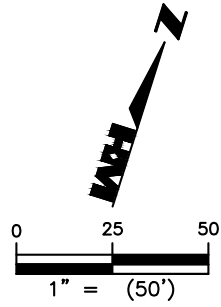
HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



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



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:

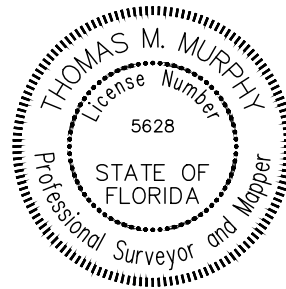
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CONTAINING 5253.80 SQUARE FEET OR 0.12 ACRE, MORE OR LESS.


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

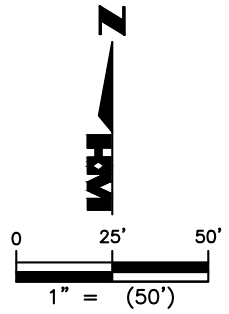


BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA

* 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
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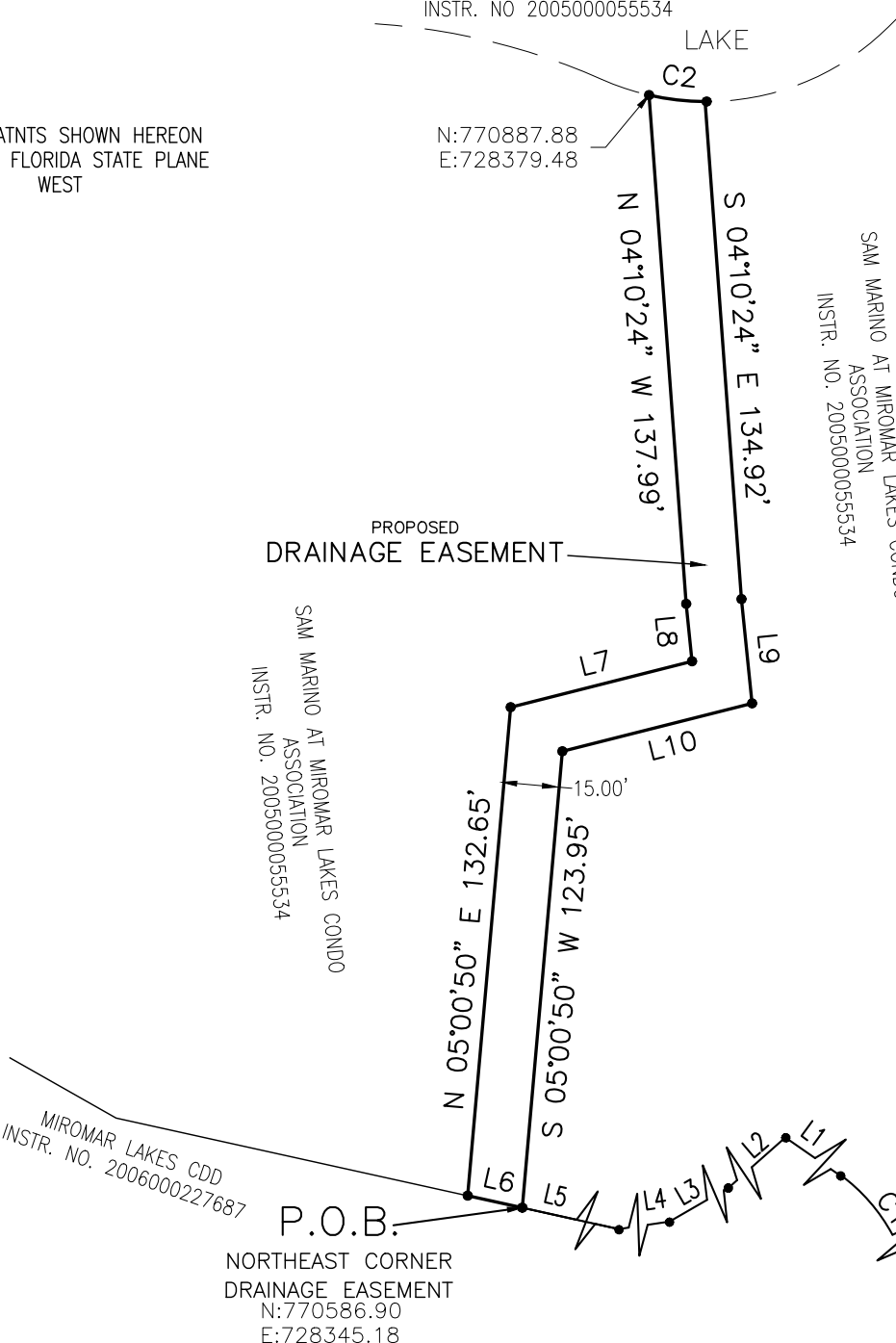
COORDINATNTS SHOWN HEREON
 REFER TO FLORIDA STATE PLANE
 WEST

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

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:

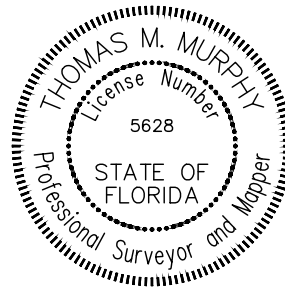
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CONTAINING 5073.59 SQUARE FEET OR 0.12 ACRE, MORE OR LESS.


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 *

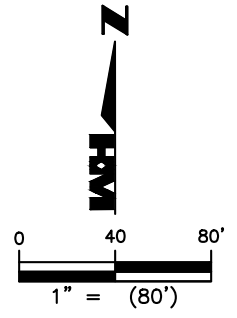
DRAWN BY: JNH	DATE: 11/10/2022	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL SAN MARINO EASEMENTS	DRAWING NO. H-2143
SHEET # 2	OF SHEET 2			PROJECT NO. 2022.133
SEC-TWN-RGE: 23-46S-25E				FILE NAME 2022133 EASEMENT.dwg

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

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

N:770873.65
E:727693.29

N:770950.57
E:728133.14



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

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

PROPOSED DRAINAGE EASEMENT

15.00'

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

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

S LINE SEC 23
(BASIS OF BEARING)

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

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

COORDINATNTS SHOWN HEREON
REFER TO FLORIDA STATE PLANE
WEST

* 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:

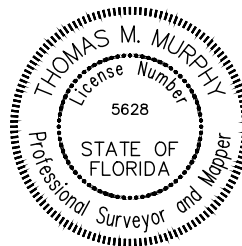
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

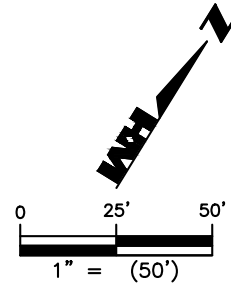
MIROMAR LAKES GOLF CLUB LLC.
INSTR. NO. 2021000239830

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

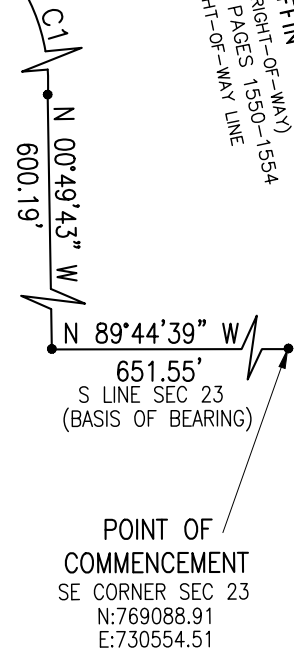
COORDINANTS SHOWN HEREON
REFER TO FLORIDA STATE PLANE
WEST

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:

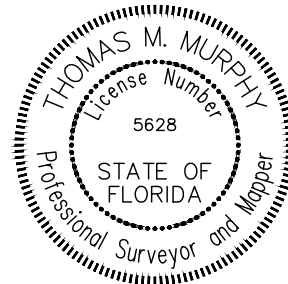
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CONTAINING 4503.70 SQUARE FEET OR 0.10 ACRE, MORE OR LESS.


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

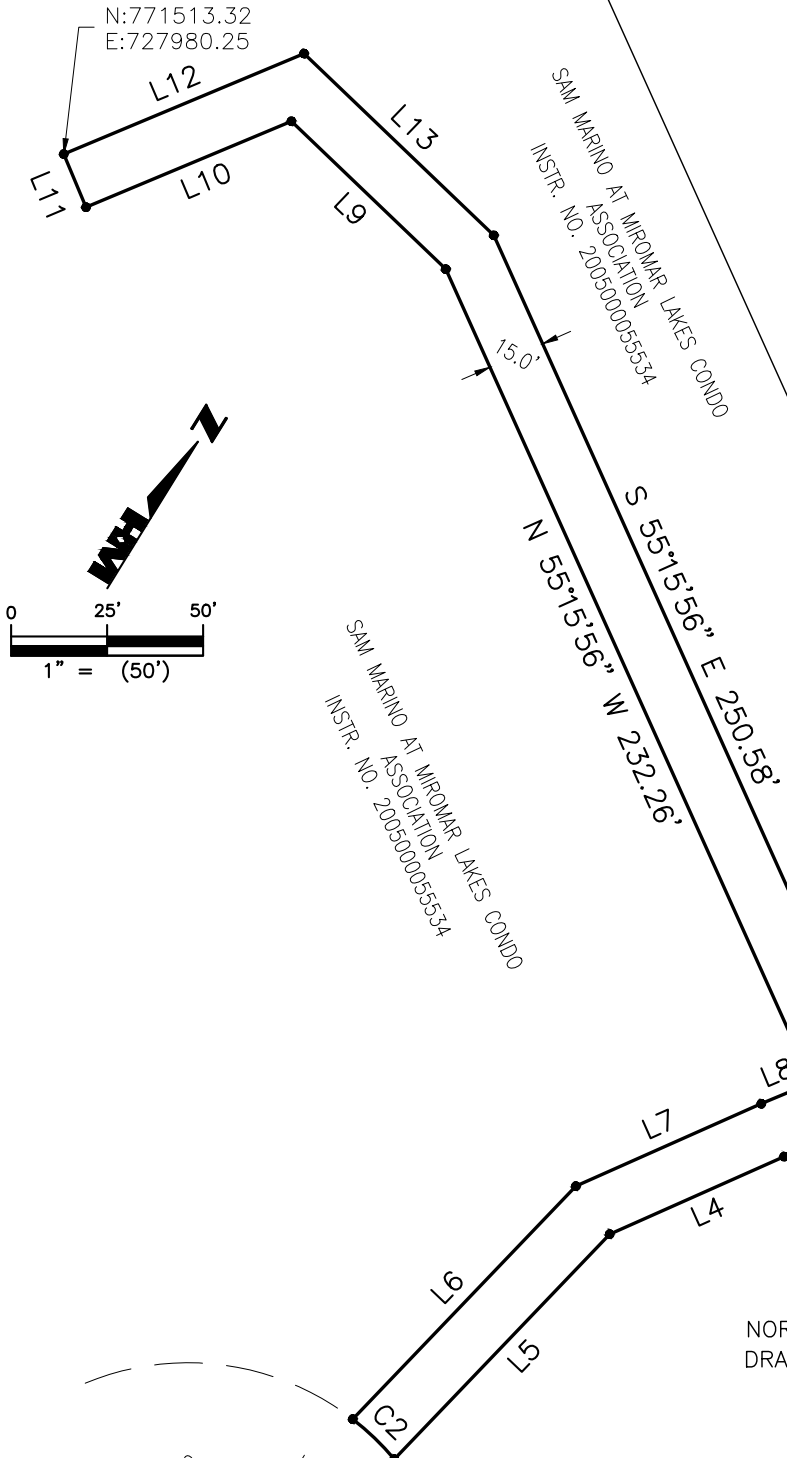


BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA

* 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'



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

COORDINANTS 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

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

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
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

HOLE MONTES
ENGINEERS LANDSCAPE ARCHITECTS PLANNERS SURVEYORS

SKETCH AND LEGAL
SAN MARINO EASEMENTS

DRAWING NO. H-2146
PROJECT NO. 2022.133
FILE NAME 2022133 EASEMENT.dwg

LEGAL DESCRIPTION:

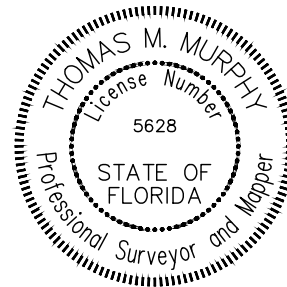
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 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

**DRAINAGE, UTILITY AND ACCESS EASEMENT
TO CDD**

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:

Graelyn Ponce
Signature
Printed Name: Graelyn Ponce
Richelle K Hall
Signature
Printed Name: Richelle K Hall

By: *[Signature]*
Name: MICHAEL LANGER
Title: PRESIDENT

Wisconsin
STATE OF ~~FLORIDA~~)
COUNTY OF ~~LEE~~ Polk) ss.

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 29 of August, 2023, by Michael Langer, as President 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 (X) has produced Drivers License as evidence of identification.

(SEAL)



Dawn Renee Houlston
NOTARY PUBLIC
Name: Dawn Renee Houlston
(Type or Print)
My Commission Expires: 7-23-25

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.

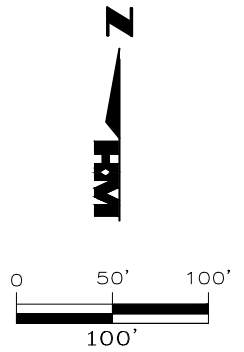
(SEAL)

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

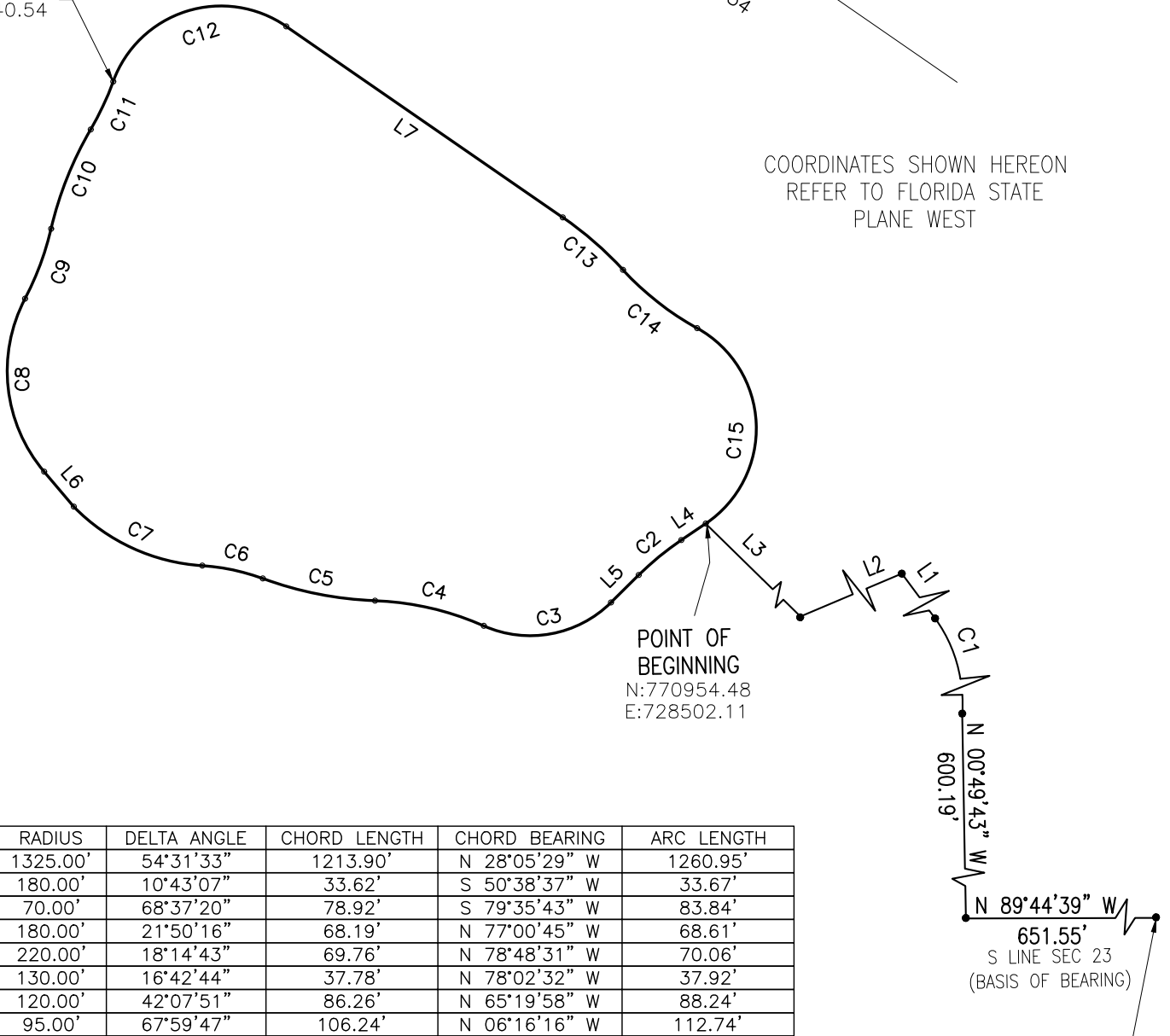
Exhibit "A"
Easement Area

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



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

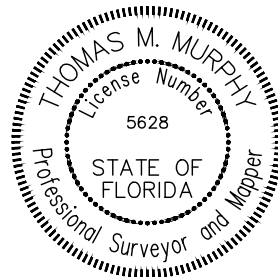
A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

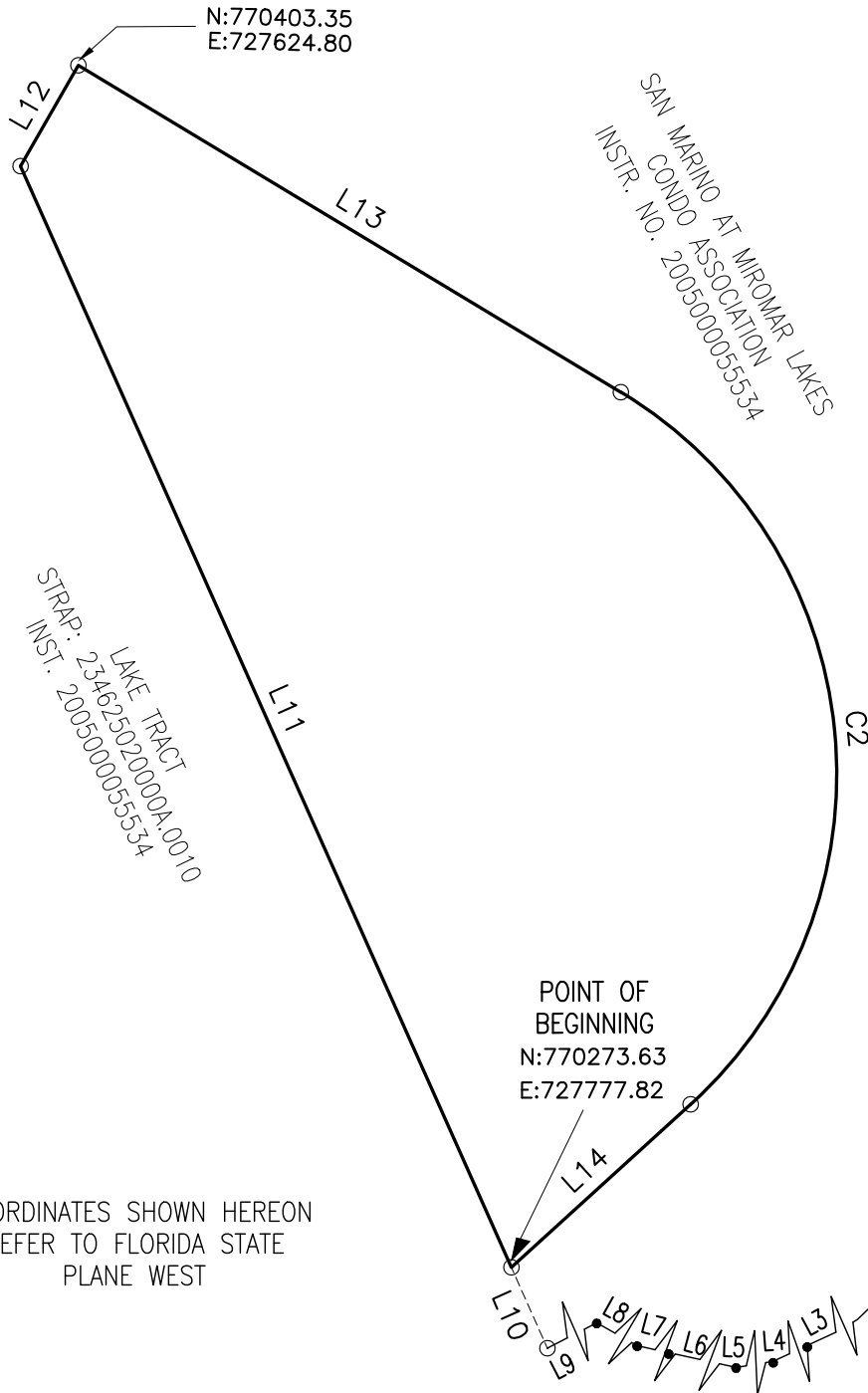
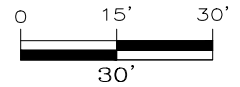
HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

NOT A SURVEY

<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 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											
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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'
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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

POINT OF BEGINNING
N:770273.63
E:727777.82

POINT OF COMMENCEMENT
SE CORNER SEC 23
(BASIS OF BEARING)
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	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

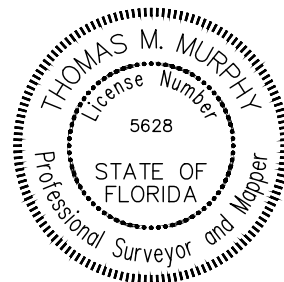
A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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


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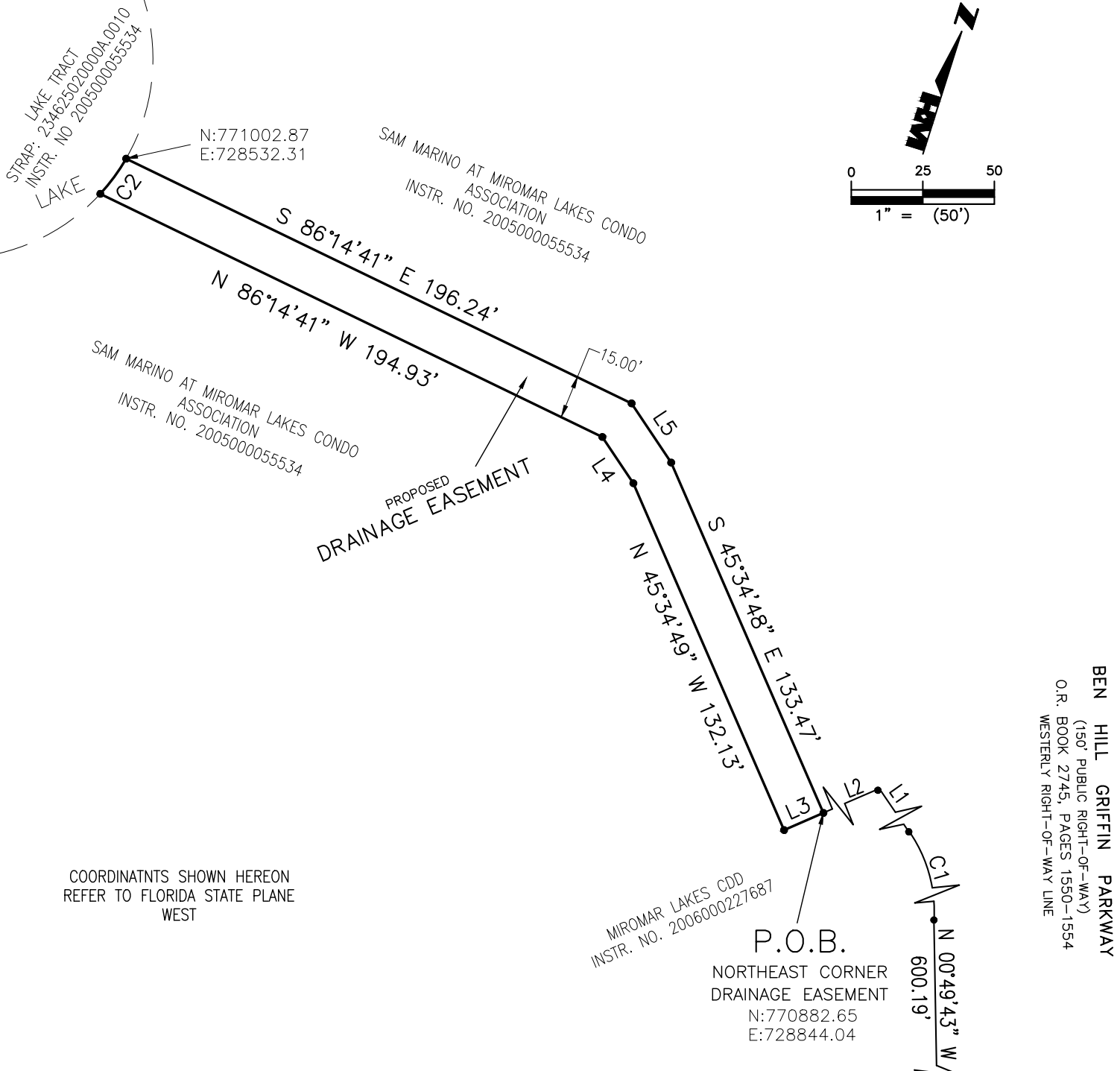
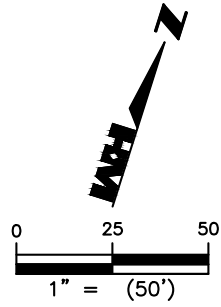
HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



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

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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:

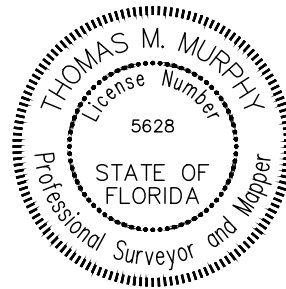
A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

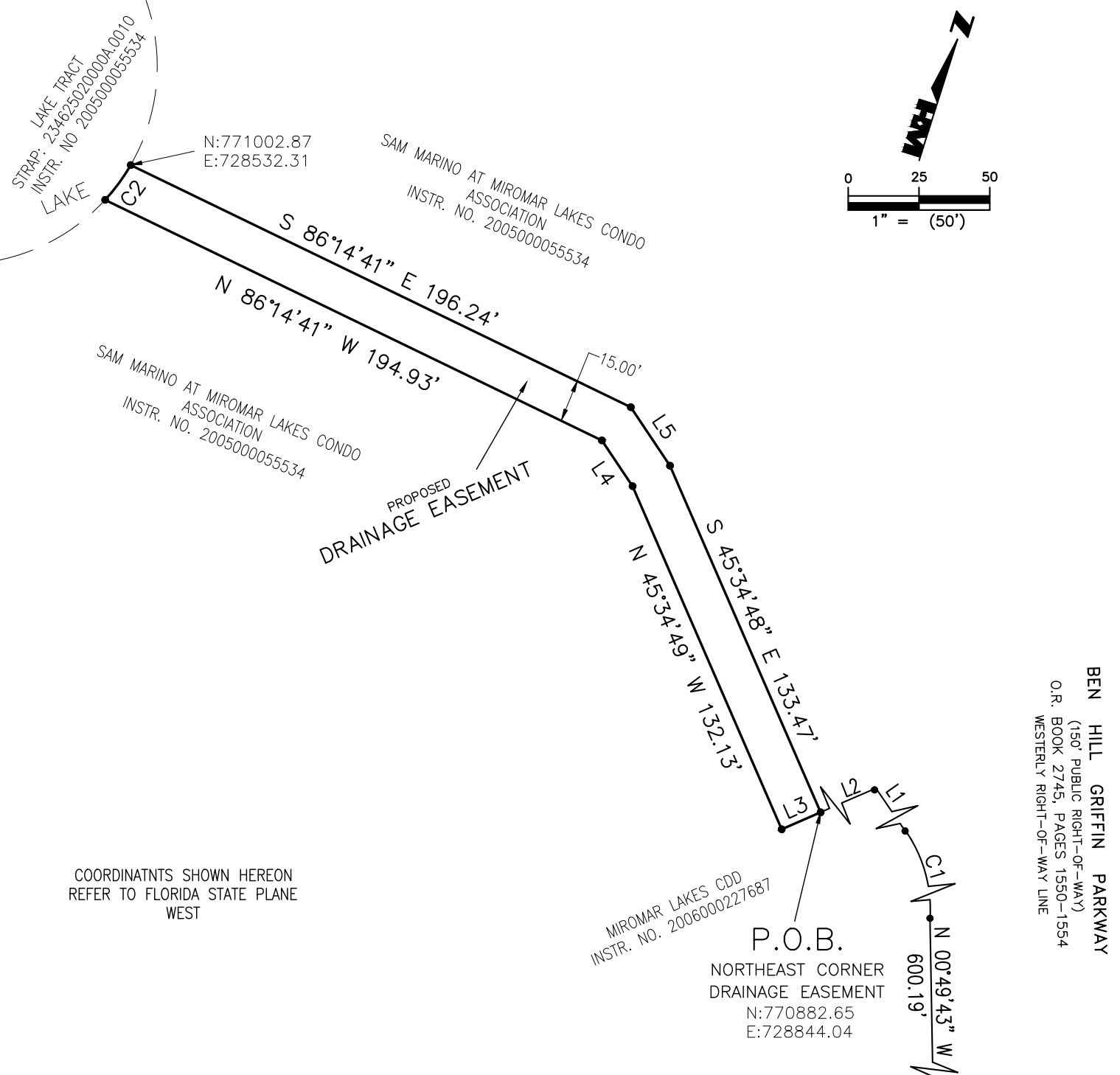
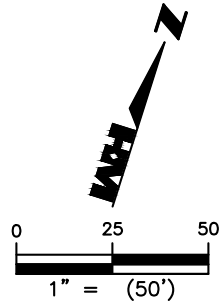
HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



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



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

MIROMAR LAKES CDD
INSTR. NO. 2006000227687
P.O.B.
NORTHEAST CORNER
DRAINAGE EASEMENT
N:770882.65
E:728844.04

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'

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

* 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:

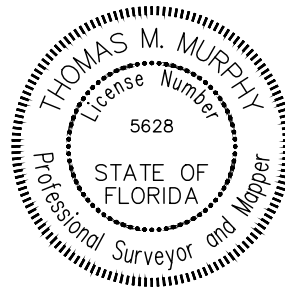
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CONTAINING 5253.80 SQUARE FEET OR 0.12 ACRE, MORE OR LESS.


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

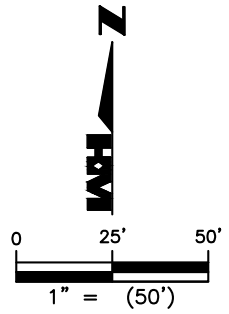


BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA

* 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



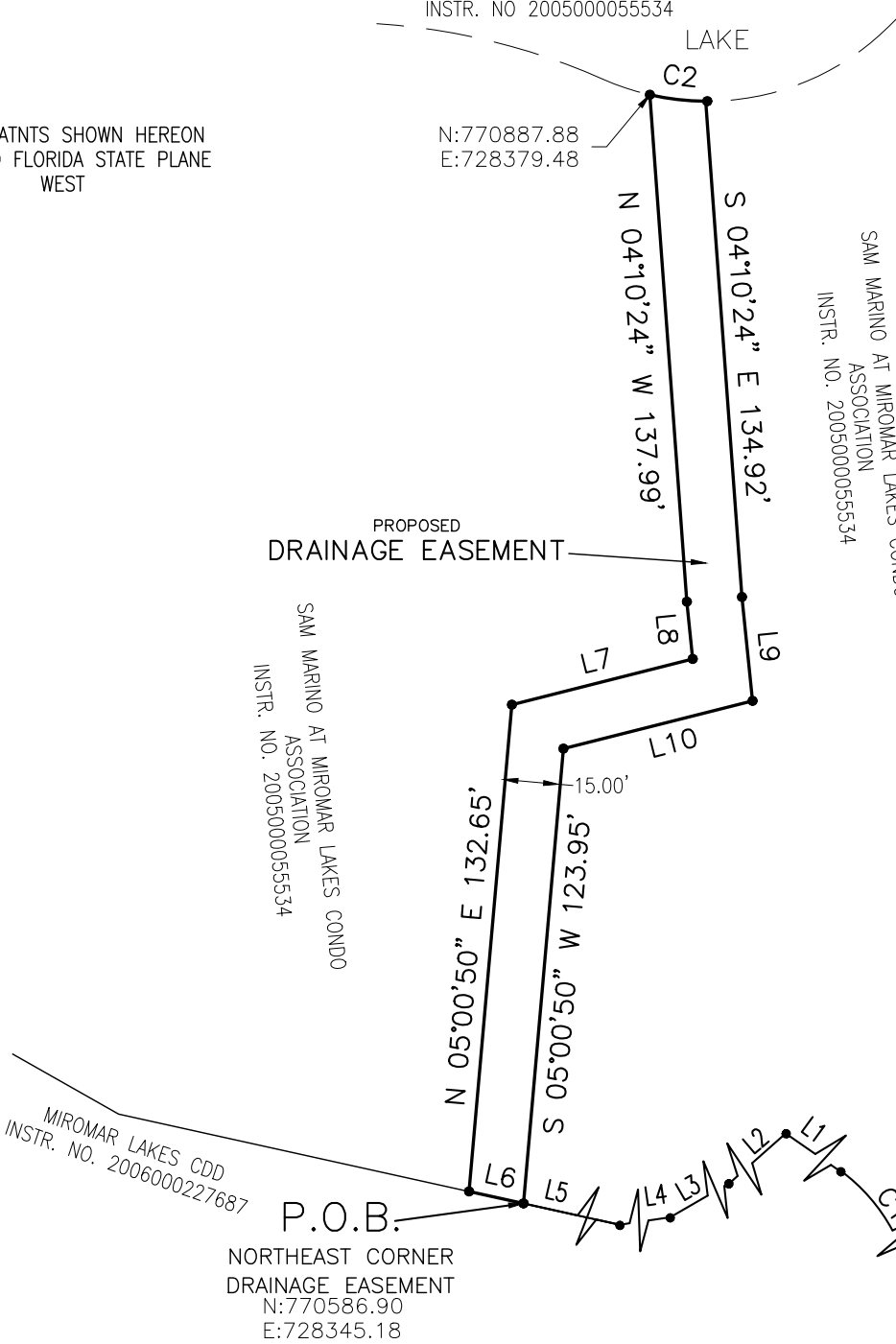
COORDINATNTS SHOWN HEREON
 REFER TO FLORIDA STATE PLANE
 WEST

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



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

600.19'
 N 00°49'43" W
 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:

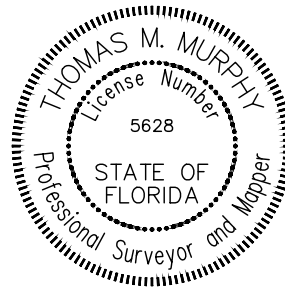
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CONTAINING 5073.59 SQUARE FEET OR 0.12 ACRE, MORE OR LESS.


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 *

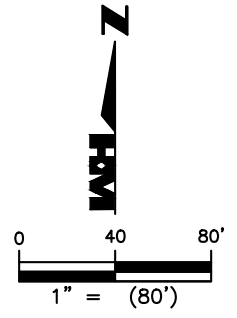
DRAWN BY: JNH	DATE: 11/10/2022	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL SAN MARINO EASEMENTS	DRAWING NO. H-2143
SHEET # 2	OF SHEET 2			PROJECT NO. 2022.133
SEC-TWN-RGE: 23-46S-25E				FILE NAME 2022133 EASEMENT.dwg

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

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

N:770873.65
E:727693.29

N:770950.57
E:728133.14



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

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

PROPOSED DRAINAGE EASEMENT

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

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

S LINE SEC 23
(BASIS OF BEARING)

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

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

COORDINANTS SHOWN HEREON
REFER TO FLORIDA STATE PLANE
WEST

* 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:

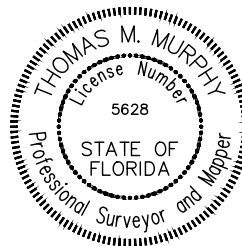
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

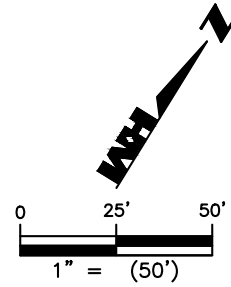
* NOT A SURVEY *

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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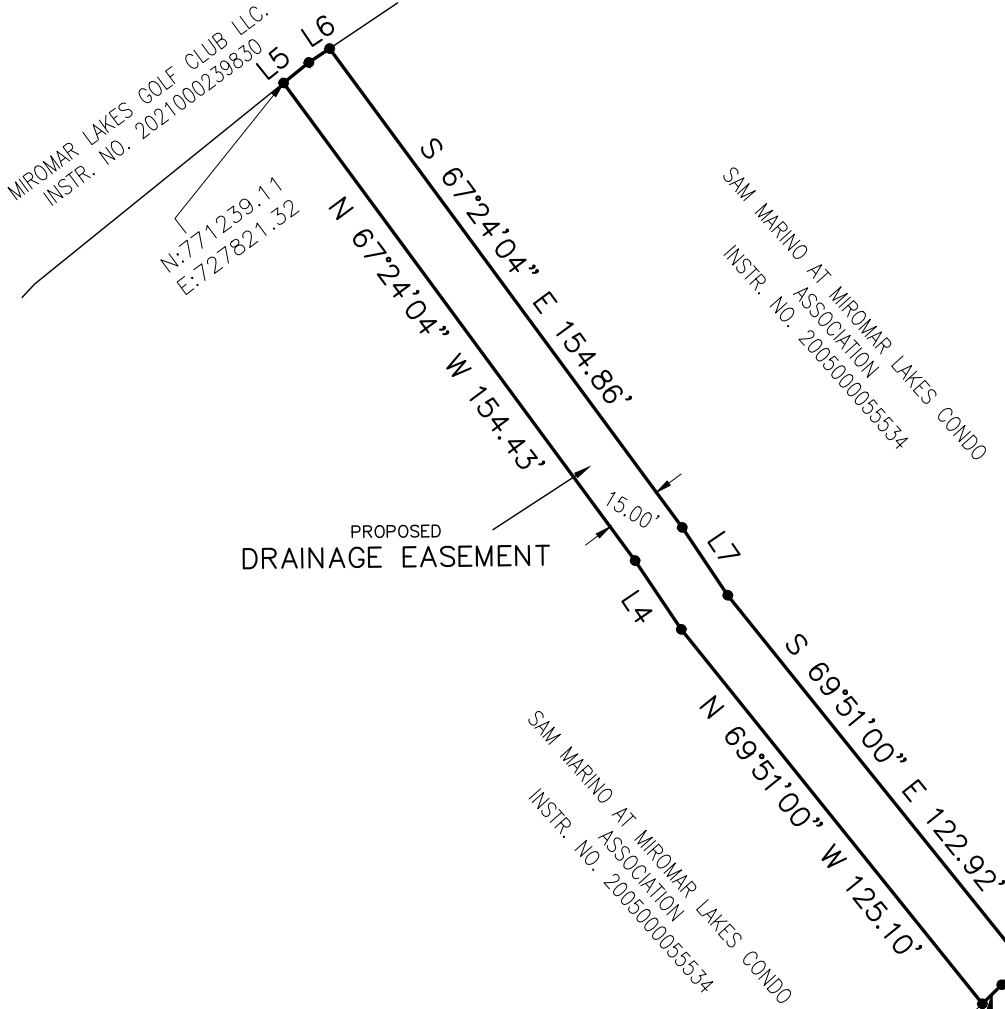
MIROMAR LAKES GOLF CLUB LLC.
INSTR. NO. 2021000239830

N:771239.11
E:727821.32

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



PROPOSED
DRAINAGE EASEMENT



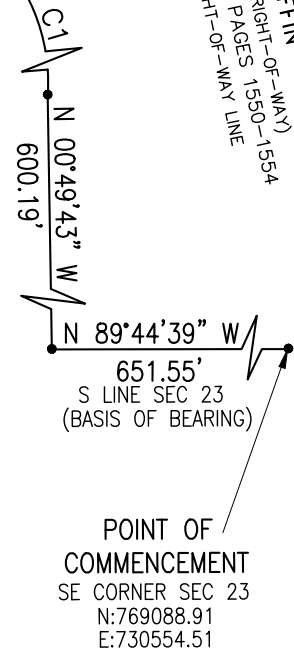
COORDINATNTS SHOWN HEREON
REFER TO FLORIDA STATE PLANE
WEST

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:

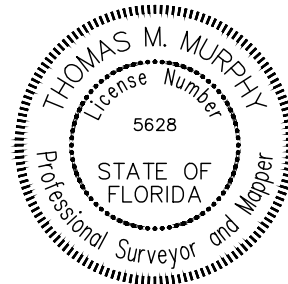
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CONTAINING 4503.70 SQUARE FEET OR 0.10 ACRE, MORE OR LESS.


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

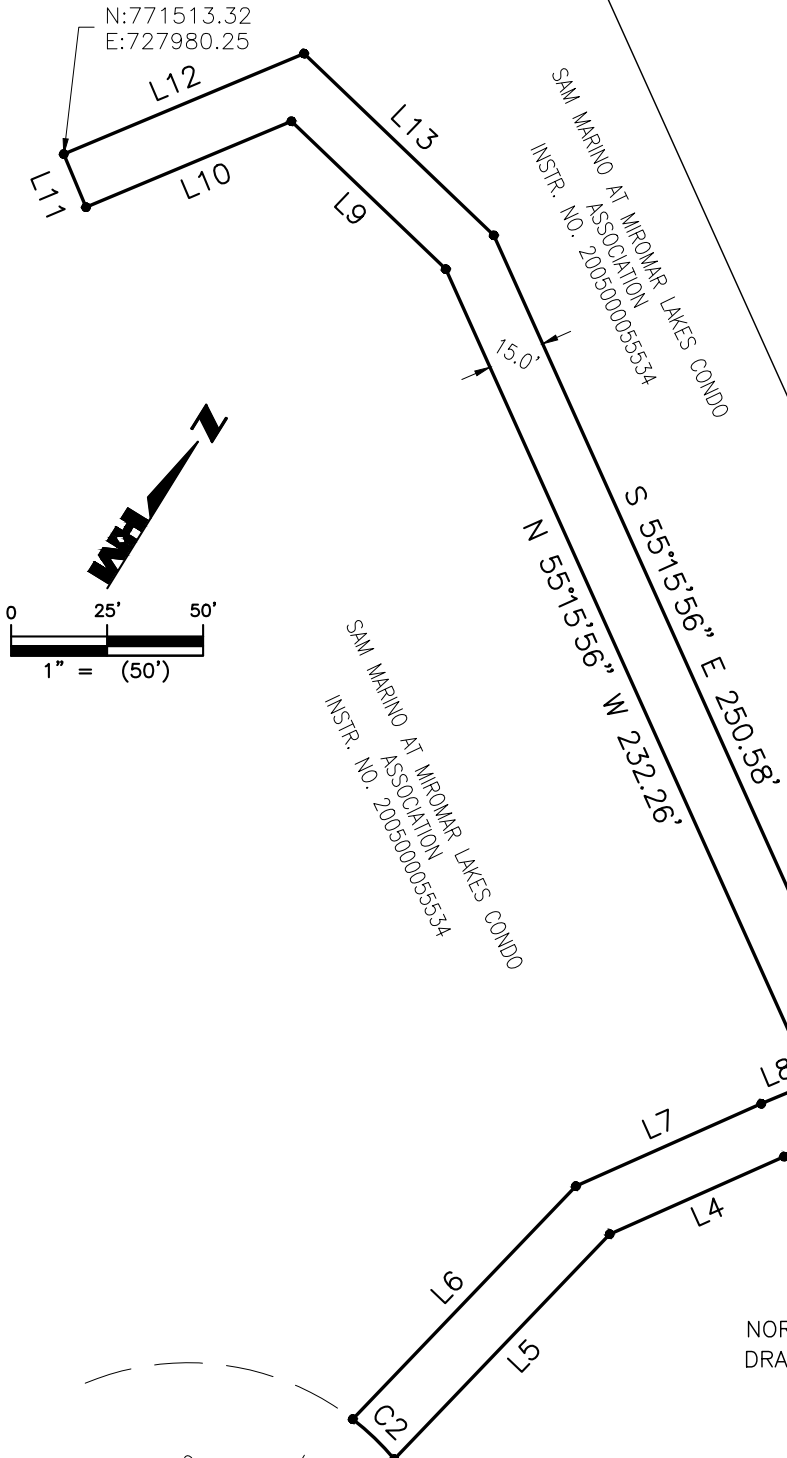


BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA

* 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'



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

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

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

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
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

HOLE MONTES
ENGINEERS LANDSCAPE ARCHITECTS PLANNERS SURVEYORS

SKETCH AND LEGAL
SAN MARINO EASEMENTS

DRAWING NO. H-2146
PROJECT NO. 2022.133
FILE NAME 2022133 EASEMENT.dwg

LEGAL DESCRIPTION:

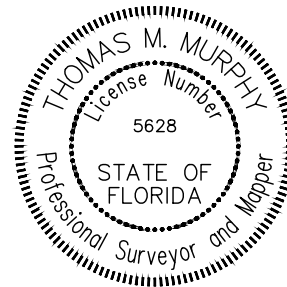
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COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N89°44'39"W ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN 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

**ACCESS EASEMENT
TO CDD**

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

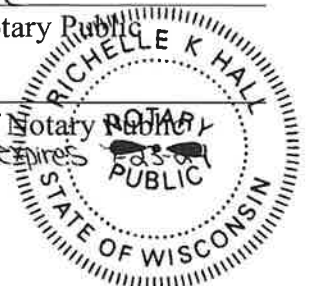
STATE OF: Wisconsin

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.

Richelle K Hall
Signature of Notary Public

Richelle K Hall
Printed Name of Notary Public
my Commission Expires 03-01



Personally Known _____ OR Produced Identification X

Type of Identification Produced: drivers license

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**") to be used by Grantee and Grantee's employees, contractors, subcontractors, agents, and licensees for the purpose of constructing, operating, maintaining, repairing and replacing those stormwater management and drainage facilities, structures and improvements and/or public utility facilities, structures and improvements owned or operated by Grantee from time to time..

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:

Gracelyn Ponce
Signature
Printed Name: Gracelyn Ponce
Richelle K Hall
Signature
Printed Name: Richelle K Hall

By: *[Signature]*
Name: MICHAEL LANGER
Title: PRESIDENT

STATE OF Wisconsin)
~~FLORIDA~~)
COUNTY OF ~~LEE~~ Polk) ss.

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 29 of August, 2023, by Michael Langer, as President of San Marino at Mironar Lakes Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is () personally known to me or (X) has produced Drivers License as evidence of identification.

(SEAL)



Dawn Renee Howlison
NOTARY PUBLIC
Name: Dawn Renee Howlison
(Type or Print)
My Commission Expires: 7-23-25

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.

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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

Prepared For:
**James Ward
District Manager**

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 13-5692
September 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

- Aquatic vendor treated submerged/emergent aquatic vegetation around the peninsula marina and treated planktonic algae in lake #6R, treated surface algae in lakes #3C, 6H, and 6L. The aquatic vendor also treated surface algae and submerged aquatic vegetation in Lake #6C. Grasses and weeds along the Beach Club shoreline and the Bellini Marina were also treated. Vendor Inspected the golf course lakes during the visit.
- Lakes 2A, 3B, 3A, 3C, 1A, 1C, 1B, 6D, 6C, and 6E were treated along the entire shoreline for unwanted invasive weeds such as torpedo grass, alligator weed, sedge, pennywort, weeds, grasses, primrose, vines, Thalia, dogfennel, bulrush, the lakes will continue to be treated to clean the entire shoreline,
- The aquatic vendor also spot-treated submerged aquatic vegetation (Hydrilla) by beach club marina. Also treated grasses, brushes, and invasive weeds along the shoreline of lakes #6, 6I, 6M, 6N, 6O, and 6P. Water levels were normal but rising from recent rains. Previous treatment for Hydrilla in Lake #6C was effective. Earlier treatments for algae in lakes #6B and 6G were also effective. We will continue to monitor lakes for algae and invasive submerged vegetation.
- Tadpoles are still in full swing until the temps drop below 70. The vendor is skimming all lakes in a schedule in an attempt to keep as many tadpoles as possible from crawling on the shore.

2. Capital

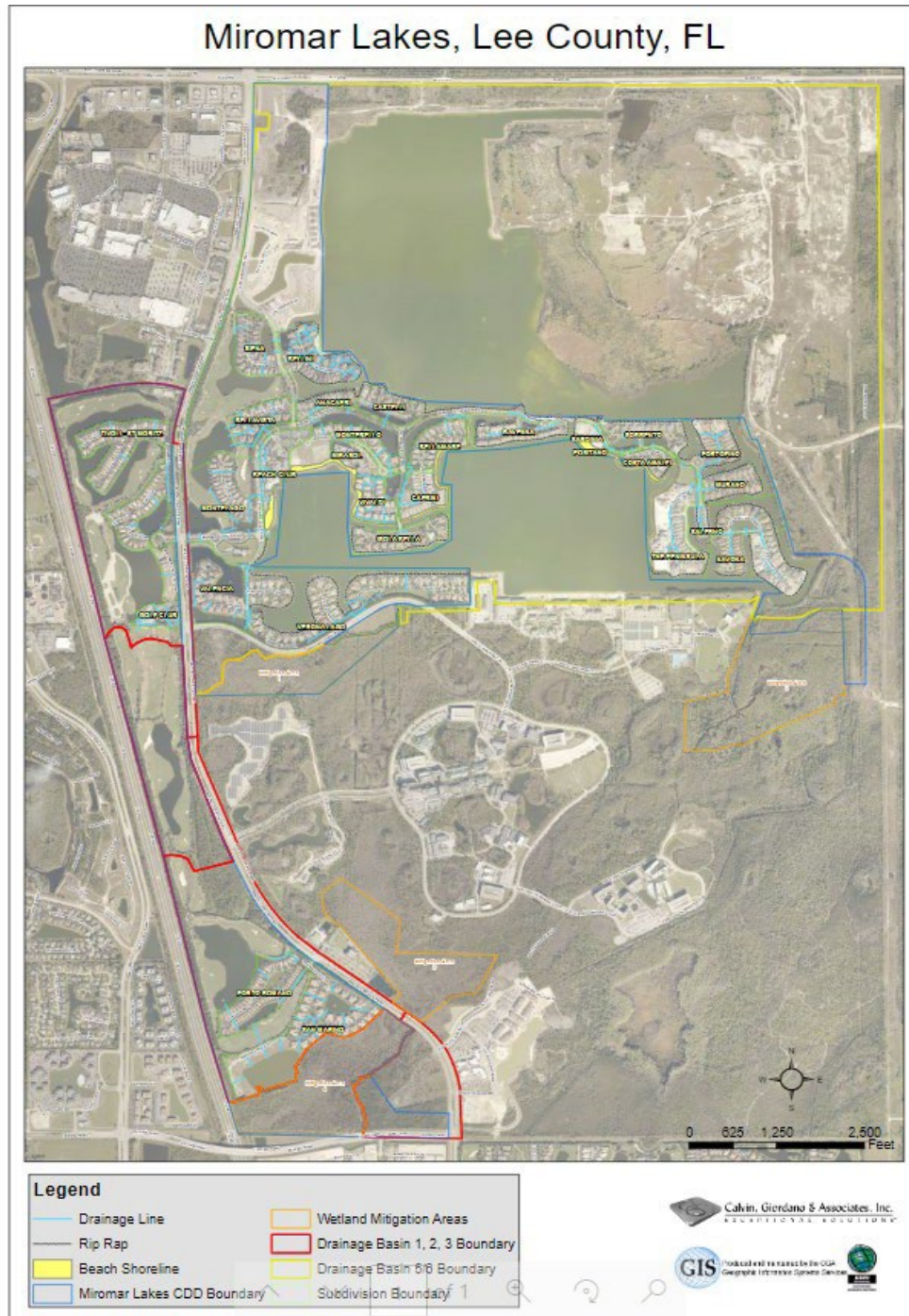
- The fishery vendor is working to control submersed aquatic vegetation coverage at 75-80 acres, in the main canal and coves on lake 5-6 south. With a low tolerance for plants growing in beaches/common areas. Over the next couple of weeks, they will be treating/reducing some of the vegetation.
- The eel grass floating up and getting windblown in areas is a challenge that will require ongoing focus/monitoring and removal.

- The fishery vendor is measuring the current surface area of emergent vegetation so they can better plan the next phase of installing desirable emergent vegetation. The long-term goal is to provide the lake/ecosystem with 15-20% coverage of aquatic vegetation in a manner that overlaps well with the community/homeowner goals. The majority of this 15-20% coverage should be composed of emergent species that Grass Carp do not eat. Once the estimates are received on the emergent vegetation the vendor will start looking at 2024 line-items and begin the discussions regarding the next budget items.
- The Grass Carp are on schedule to be stocked, which could be as late as October. The next 6-12 months are somewhat fragile since the submersed aquatic vegetation can thrive in the lake and is hitting an inflection point. The Fishery vendor will stay vigilant and ensure they are on top of vegetation growth and keep it suppressed enough. Herbicides will be used to suppress plant growth rather than overstock Grass Carp.

3. Future Items

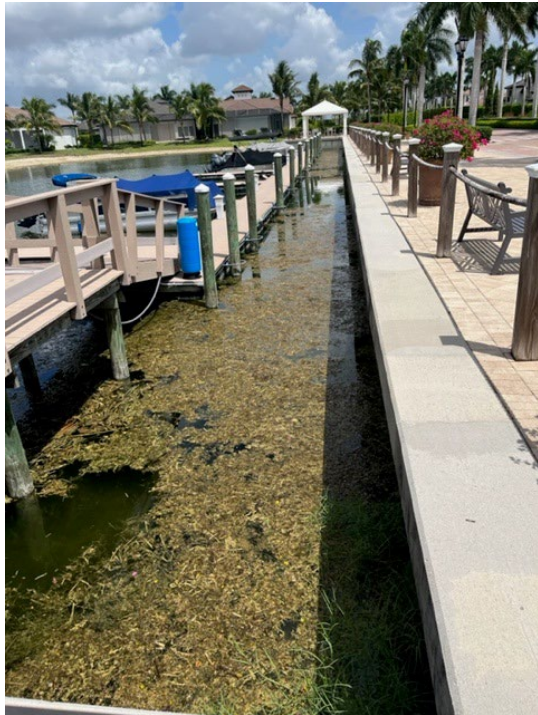
- Follow up on repair to fountain in 6C and get a time frame on installation date.
- Start working on next year's lake fishery budgeted line items bank.

III. LOCATION MAP



Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONS™
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 (phone) 954.921.7781 · (fax) 954.266.6487
 Certificate of Authorization #514

IV. DISTRICT ASSET MANAGERS PHOTOS



Marina Eel Grass (before)



Marina Eel Grass (After)



Floating Algae (Before)



New Fencing Installed at Concrete Weir
by FGCU



New Fencing Installed at Concrete Weir
by FGCU

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 - AUGUST 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 August 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	\$ 1,135,745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,135,745
Debt Service Fund									
Interest Account	-	-	-	28	-	-	-	-	28
Sinking Account	-	-	-	0	-	-	-	-	0
Reserve Account	-	-	452,250	-	-	-	-	-	452,250
Revenue	-	-	501,168	149,605	-	-	-	-	650,773
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	-	-	-	-	-	1,124,795	-	-	1,124,795
Amount to be Provided by Debt Service Funds	-	-	-	-	-	14,480,205	-	-	14,480,205
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 1,135,745	\$ -	\$ 961,345	\$ 163,450	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 54,380,456

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending August 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)	(9,235)	(18,047)	-	-	-	-	(718,082)
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	480,889	-	-	-	-	-	-	-	480,889
Total Fund Equity and Other Credits	\$ 1,114,000	\$ -	\$ 961,345	\$ 163,450	\$ -	\$ -	\$ -	\$ 36,514,917	\$ 38,753,712
Total Liabilities, Fund Equity and Other Credits	\$ 1,135,745	\$ -	\$ 961,345	\$ 163,450	\$ -	\$ 15,605,000	\$ 36,514,917	\$ 36,514,917	\$ 54,380,456

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest														
Interest - General Checking	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	-	-	-	-	-	-	-	-	431	-	25	456	-	N/A
Intragovernmental Transfer In														
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	\$ 25	963,901	\$ 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	1,000	11,000	12,000	92%
Board of Supervisor's - Taxes	77	-	153	-	77	153	77	77	77	77	77	842	918	92%
Executive														
Professional Management	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	38,500	42,000	92%
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														
Postage, Freight & Messenger	63	75	-	-	67	-	-	611	536	-	286	1,638	800	205%
Insurance														
Printing & Binding	-	7,726	-	-	-	-	-	-	-	-	-	7,726	7,300	106%
Website Maintenance														
Office Supplies	-	-	-	233	-	418	-	422	-	292	-	1,364	2,700	51%
Subscription & Memberships														
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	175	175	100%

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Legal Services														
Legal - General Counsel	-	-	-	1,741	-	700	-	2,450	613	1,260	2,569	9,333	18,000	52%
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	7,431	121,915	138,493	88%
Stormwater Management Services														
Professional Services														
Asset Management	-	2,983	2,983	2,983	-	5,967	-	5,967	2,983	2,983	3,817	30,667	35,800	86%
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	-	532	5,479	4,800	114%
Repairs & Maintenance														
Lake System														
Aquatic Weed Control	-	4,895	4,895	5,590	686	1,381	-	19,293	-	695	5,581	43,014	74,000	58%
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	-	-	773	3,090	8,000	39%
Fish Re-Stocking	-	-	-	-	-	-	-	-	50,184	695	695	51,574	100,000	52%
Wetland System														
Routine Maintenance	-	-	7,956	3,228	-	6,456	-	7,956	-	3,228	3,228	32,052	46,200	69%
Water Quality Testing	-	-	-	-	-	-	-	3,495	-	-	2,800	6,295	-	N/A
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%

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
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	17,425	361,035	613,800	59%
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	\$ 24,856	\$ 483,011	\$ 952,793	51%
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	(24,831)	480,889	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	1,138,831	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	\$ 1,114,000	1,114,000	\$ 641,186	

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income														
Reserve Account	744	988	1,219	1,391	1,481	1,422	1,611	1,636	1,786	1,742	1,821	15,843	12,000	132%
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	2,001	14,168	20	70839%
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	\$ 3,823	\$ 927,640	\$ 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	3,823	(9,235)	(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	957,522	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	\$ 961,345	961,345	\$ (9,856)	

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income														
Reserve Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Account	0	0	-	-	-	0	0	28	0	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	515	3,063	-	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	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
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	\$ 515	\$ 805,462	\$ 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														
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
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	515	(18,047)	(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	162,935	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	\$ 163,450	\$ 163,450	\$ (23,653)	