

TIMBERCREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



SPECIAL MEETING AGENDA

APRIL 23, 2021

PREPARED BY:

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

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

April 16, 2021

Board of Supervisors

Timbercreek Southwest Community Development District

Dear Board Members:

This Regular Meeting of the Board of Supervisors of the Timbercreek Southwest Community Development District will be held on **Friday, April 23, 2021 at 8:15 A.M.** at the offices of **Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

The venue for this meeting is the offices of Lennar Homes LLC and was specifically chosen such that the District will be able to meet the social distance guidelines for this meeting for Board Members/ and Staff only for the meeting. With the limitation for people in the meeting room the District encourages members of the public to join by video or audio using the link below.

Please ensure that all Board Members and Staff in attendance bring and wear masks during the meeting.

The following WebEx link and telephone number are provided to join/watch the meeting.

Weblink:

<https://districts.webex.com/districts/onstage/g.php?MTID=e8f188c5856bd54153a0dd181f6e4bf00>

Access Code: **129 252 1985**

Event password: **Jpward**

Call in information if you choose not to use the web link:

Phone: **408-418-9388** and enter the access code **129 252 1985** to join the meeting.

The link to the meeting will also be posted on the District's web site:

www.timbercreeksouthwestcdd.org.

The Agenda is as Follows:

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. March 19, 2021 Regular meeting
3. Consideration of **Resolution 2021-3**, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District relating to the acceptance of responsibility for Ownership, Operation and Maintenance of District infrastructure within the boundaries of the Plat of Timber Creek – Phase 2.
4. Consideration of **Resolution 2021-4**, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District relating to the acceptance of responsibility for Ownership, Operation and Maintenance of District infrastructure within the boundaries of the Plat of Timber Creek – Phase 3.
5. Staff Reports
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) Report Number of Registered Voters as of April 15, 2021
 - b) Financial Statements for period ending March 31, 2021 (unaudited)
6. Supervisor's Requests and Audience Comments
7. Adjournment

The Second Order of Business is the Consideration of the March 19, 2021 Regular meeting minutes.

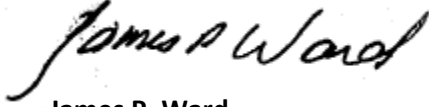
The Third Order of Business is the Consideration of Resolution 2021-3, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District relating to the acceptance of responsibility for Ownership, Operation and Maintenance of District infrastructure within the boundaries of the Plat of Timber Creek – Phase 2.

The Fourth Order of Business is the Consideration of Resolution 2021-4, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District relating to the acceptance of responsibility for Ownership, Operation and Maintenance of District infrastructure within the boundaries of the Plat of Timber Creek – Phase 3.

The balance of the agenda is standard in nature and I look forward to seeing you at the meeting. In the meantime, 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,

Timbercreek Southwest Community Development District

A handwritten signature in black ink that reads "James P. Ward". The signature is written in a cursive, flowing style.

James P. Ward
District Manager

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**MINUTES OF MEETING
TIMBER CREEK SOUTHWEST
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Timber Creek Southwest Community Development District was held on Friday, March 19, 2021 at 8:15 a.m. at Lennar Homes 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

Present and constituting a quorum:

Barry Ernst	Chairperson
Thomas Dean	Vice Chairperson
Scott Edwards	Assistant Secretary
Andrew "Chase" Kollman	Assistant Secretary
Ashley Kingston	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
Ryan Shute	District Engineer

Audience:

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order at approximately 8:15 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

September 18, 2020 – Regular Meeting

Mr. Ward asked if there were any additions, corrections, or deletions to the Regular Meeting Minutes; hearing none, he called for a motion.

On MOTION made by Mr. Barry Ernst, seconded by Mr. Thomas Dean, and with all in favor, the September 18, 2020 Regular Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2021-1**

Consideration of Resolution 2021-1, a Resolution of the Board of Supervisors of the Timbercreek Southwest Community Development District extending the terms of office of all current Supervisors to coincide with the General Election pursuant to section 190.006 of the Florida Statutes

Mr. Ward: In years past we had districts that were created in odd years when your elections were every two years, that means your elections are held on odd years. To put them in the same general election cycle that every other office in Florida is held, the Statute now allows the District to change, extend, or reduce your terms by one year to make them coincide with general election law. This does that. It simply extends the terms of your existing seats by one year, so seats 2, 3, and 4, your election will be in November of 2022 and then seats 1 and 5, their election will be in November of 2024. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Barry Ernst, seconded by Mr. Scott Edwards, and with all in favor, Resolution 2021-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2021-2**

Consideration of Resolution 2021-2, a Resolution of the Board of Supervisors of Timber Creek Southwest Approving the Proposed Fiscal Year 2022 Budget and setting the Public Hearing to be held on May 21, 2021 at 8:15 A.M. at the offices of Lennar Homes LLC, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966

Mr. Ward: The Statute requires me to submit a proposed budget to you before June 15 of each year which you are required to consider. Your approval of the budget merely allows you to move forward through the process of adopting it for the date which is May 21, 2021. It doesn't bind you to any of the costs contained in the budget or any assessment rates that are contemplated as a matter of the preparation of it. Simply it allows you to move forward through the process. For Timber Creek, your general fund operation, which is pages 1 and 2, is from an overall district perspective is the same as what you saw in the prior year. The one decision that will need to be made is whether or not you all want to put those assessments on the tax rolls for next year or if you just want to do a funding agreement with the primary developer. I will of course need that with the developer prior to your public hearing, but for purposes of this budget it does include this going on tax bills come November of this year. The resident rate would be \$313.09 based upon the number of units in Timber Creek Southwest. I will coordinate that with the developer prior to the public hearing. The second part of your budget is what we call the debt service fund. That is the accounting of the budget related to the issuance of your series 2020 bonds. This does include the principal and interest that is due on the bonds for fiscal year 2022 and it does include the assessments that will go on the tax roll for November of this year. If you look on page 5 at the bottom of that sheet, it gives you the assessment rates for fiscal year 2022 that are the result of the issuance of the bonds for the various product aligns. This also contemplates all of the assessments going on roll for next year to the extent that – I don't know the status of the platting for Timber Creek at this point. We will get the rolls in another month or two. To the extent that there are lands within the

District that are not platted, we can move that part of the assessment to an off-roll status and bill the developer directly for that. We can make the determination later in the next month or two as we move forward through this process. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Barry Ernst, seconded by Ms. Ashley Kingston, and with all in favor, Resolution 2021-2 was adopted as revised, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Rank

Consideration of ranking of engineering proposal to serve as District Engineer and agreement with the Number 1 ranked firm

I. Ranking of engineering proposals

a) Morris Depew Associates, Inc.

Mr. Ward: The Statute requires us to go through the process of selecting a permanent District Engineer. We did advertise this and received one proposal from Morris Depew who is currently acting as your interim engineer for the District. When you receive more than one proposal you are required to review them and rank them on a non-priced basis. At this point I will ask for a motion to rank Morris Depew as the #1 ranked firm.

On MOTION made by Mr. Barry Ernst, seconded by Mr. Thomas Dean, and with all in favor, Morris Depew was ranked the number one engineering firm.

II. Master Engineering Services Agreement

Mr. Ward: The next step in this process is to consider the Form of Agreement with the Engineer. I have enclosed in your Agenda Package the form of agreement that we use for these things that has been agreed to by Morris Depew. I know Mr. Urbancic wants to make two changes to this agreement to be consistent with changes to Florida law.

Mr. Urbancic: One is basically updating the public records section and the obligations under Chapter 119 for that, and also the obligation of Morris Depew to use eVerify, just like all other contractors in the District are required to do as of January 1 of this year. Those would be the two principal conclusions that you will see in the revision.

Mr. Ward: With those two changes, I will ask that you approve the Agreement subject to those changes.

On MOTION made by Mr. Barry Ernst, seconded by Ms. Ashley Kingston, and with all in favor, the Master Engineering Services Agreement was approved subject to the changes noted.

SIXTH ORDER OF BUSINESS**Consideration of Proposals****Consideration of proposals for providing Audit Services to the District for the Fiscal Years 2021-2025.**

Mr. Ward: With the issuance of your series 2020 bonds, the District is now required to engage an auditor to do an audit of the books and records of the District on a yearly basis. We also used the same process that we do for the selection of engineers. To the extent that you receive more than one proposal, you are required to rank them one and two, and then we go back and enter into an agreement with the number one ranked firm. If you look behind the item, there were two proposals; one from Grau and Associates, and one from Berger, Toombs, Elam, Gaines, and Frank; two firms that do many Community Development Districts along with other governmental agencies here in the State of Florida. My Staff used the ranking form and filled it out for you. The Grau Firm rates, based on technical merit and price 35 points, to be ranked in number one, and Berger, Toombs had 31 points which would make them number two. The price of the two proposals is \$20,000 dollars over a five-year period for Grau, and \$22,280 dollars for Berger, Toombs. He asked if there were any questions. He indicated the Board was not required to accept either proposal.

Mr. Edwards: Do you have a recommendation?

Mr. Ward: As my Staff does, I would recommend Grau as #1 and Berger as #2, and to enter into an agreement with Grau and Associates.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst, and with all in favor, Grau and Associates was ranked number one, Berger, Toombs, Elam, Gaines, and Frank were ranked number two, and it was decided to enter into an agreement with Grau and Associates.

SEVENTH ORDER OF BUSINESS**Staff Reports****Staff Reports****I. District Attorney**

Mr. Greg Urbancic: There are quite a few legislative changes proposed that could affect what we do. It is a little premature to go in depth in some of them, so as the session gets more heated and draws to a close, I will give a more full report on that. There are actually more than usual this year, so we will how it goes. It's still early, so a lot of these will probably fall out.

II. District Engineer

Mr. Ryan Shute: Just informally, the infrastructure for the first phase of construction has been completed since our last meeting of the District. The phase II construction has commenced including the last section of the water management system.

III. District Manager

- a) Financial Statements for period ending September 30, 2020 (unaudited)
- b) Financial Statements for period ending October 31, 2020 (unaudited)
- c) Financial Statements for period ending November 30, 2020 (unaudited)
- d) Financial Statements for period ending December 31, 2020 (unaudited)
- e) Financial Statements for period ending January 31, 2021 (unaudited)
- f) Financial Statements for period ending February 28, 2021 (unaudited)

No report.

EIGHTH 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; there were none.

NINTH ORDER OF BUSINESS**Adjournment**

Mr. Ward adjourned the meeting at approximately 8:30 a.m.

On MOTION made by Ms. Ashley Kingston, seconded by Mr. Scott Edwards, and with all in favor, the Meeting was adjourned.

Timber Creek Southwest Community Development
District

James P. Ward, Secretary

Barry Ernst, Chairperson

RESOLUTION NO 2021-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ACCEPTANCE OF RESPONSIBILITY FOR OWNERSHIP, OPERATION AND MAINTENANCE OF DISTRICT INFRASTRUCTURE WITHIN THE BOUNDARIES OF THE PLAT OF TIMBER CREEK – PHASE 2; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Timber Creek Southwest Community Development District, hereinafter (the “District”), was established by Ordinance No. 19-20 adopted by the Board of County Commissioners of Lee County, Florida on October 1, 2019 pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, Chapter 190, Florida Statutes grants to the District the authority to own, operate and maintain surface water management systems, roads and other infrastructure; and

WHEREAS, the District has the authority to construct, acquire and/or maintain improvements within the District, including surface water management systems, roads and other District infrastructure; and

WHEREAS, Lee County requires affirmation of the District's intention to maintain the tracts or easements dedicated to the District, and the District's acknowledgment of its duty and responsibility to operate and maintain the “backbone” (i.e. master) surface water management system and other District infrastructure and improvements within the boundaries of the plat of Timber Creek – Phase 2 (the “Plat”), a true and correct copy which is recorded as Instrument No. _____, of the Public Records of Lee County, Florida; and

WHEREAS, this Resolution will be relied upon by Lee County in reviewing the Plat.

NOW, THEREFORE, be it resolved by the Board of Supervisors of the District that:

1. This Resolution is adopted pursuant to the provisions of Chapter 190, Florida Statutes.
2. The District hereby acknowledges and affirms that it will accept maintenance responsibility for all tracts and easements dedicated to the District, with maintenance responsibility, appearing within the Plat.
3. Provided, however, that the District’s responsibility for maintenance and operation of the surface water management systems and other facilities and improvements will not commence unless and until the following events: (a) tracts or easements for the surface water management system and applicable facilities and improvements have been dedicated or conveyed to the District and (b) Lee County has issued Certificate(s) of Compliance (or their equivalent) for the applicable surface water management system and/or other facilities and improvements.
4. This Resolution shall take effect immediately upon its adoption.

Timber Creek Southwest Community Development District
Resolution 2021-3

PASSED AND ADOPTED this 23rd day of April 2021.

**TIMBER CREEK SOUTHWEST COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

James P. Ward, Secretary

Barry Ernst, Chairman

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this _____ day of _____, 2021 by Barry Ernst, as Chairman of Timber Creek Southwest Community Development District. He is personally known to me.

Notary Public

Printed Name: _____

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this _____ day of _____, 2021 by James P. Ward, as Secretary of Timber Creek Southwest Community Development District. He is personally known to me.

Notary Public

Printed Name: _____

NOTES:

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS.

ORIENTATION BASED ON THE WESTERLY LINE OF THE
NORTHEAST-QUARTER OF SECTION 17, T.45 S., R. 26 E., AS BEARING
N.01°00'05"E.

ALL LINES INTERSECTING A CURVE ARE RADIAL UNLESS NOTED OTHERWISE.

STANDARD SYMBOLS LEGEND

- ▲ = SET NAIL & DISC (SN&D)
- = SET CAPPED IRON ROD 5/8" (S.C.I.R.)
- ⊠ = FOUND CONCRETE MONUMENT (F.C.M.)
- = FOUND IRON ROD (F.I.R.)
- = FOUND CAPPED IRON ROD (F.C.I.R.)
- = R/W LINE
- - - = CENTERLINE OR SECTION LINE

STANDARD ABBREVIATIONS

- (NR) = NON-RADIAL
- ELEV. = ELEVATION
- (TYP.) = TYPICAL
- R.O.W. = RIGHT OF WAY
- C/L = CENTERLINE
- E.O.P. = EDGE OF PAVEMENT
- O.R. = OFFICIAL RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
- P.G. = PAGE
- (D) = DEED
- (M) = MEASURED
- (C) = CALCULATED
- (P) = PLAT
- (R) = RECORD
- LB = LICENSED BUSINESS
- PRM = PERMANENT REFERENCE MONUMENT
- L.S. = LICENSED SURVEYOR
- P.C.P. = PERMANENT CONTROL POINT
- FP&L = FLORIDA POWER AND LIGHT COMPANY
- D.E. = DRAINAGE EASEMENT
- CHD = CHORD
- CHD BRG = CHORD BEARING
- C.A. = CENTRAL ANGLE
- L1 = LINE TABLE DESIGNATION
- C1 = CURVE TABLE DESIGNATION

APPROVAL:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE
COUNTY, FLORIDA THIS ____ DAY OF _____, 20____.

KEVIN RUANE
CHAIR OF THE BOARD

DAVID HALVERSON
ASSISTANT COUNTY ATTORNEY

DAVID M. LOVELAND
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

LINDA DOGGETT
CLERK OF THE COURT

JESSICA SULZER, P.E.
MANAGER, DEVELOPMENT SERVICES

COUNTY SURVEYOR CERTIFICATION:

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

GARY W. RASHFORD, PSM
FLORIDA CERTIFICATE NO. LS6305
DESIGNATED PSM FOR LEE COUNTY, FLORIDA

CLERK'S CERTIFICATION:

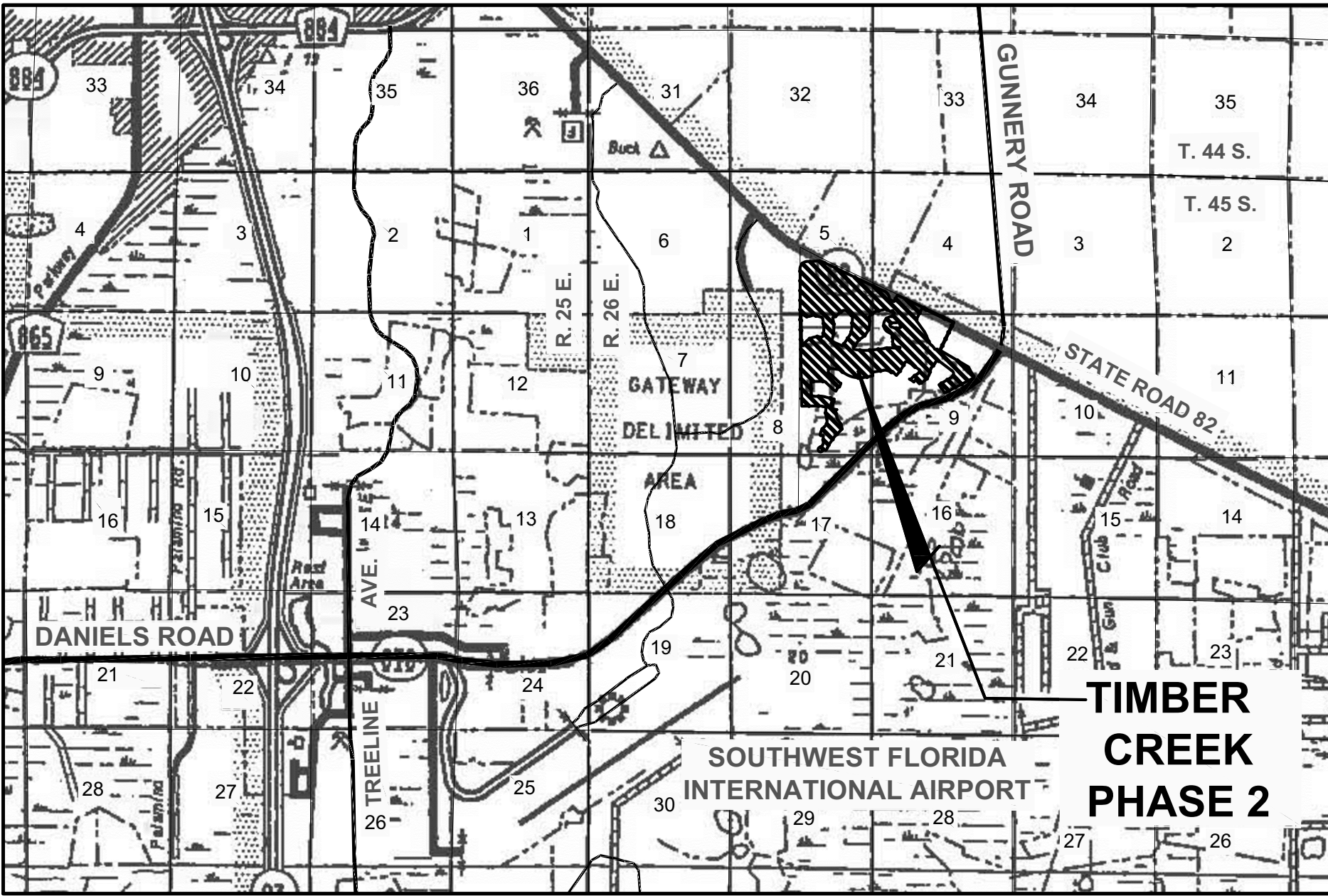
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "TIMBER CREEK-PHASE 2", A RE-PLAT OF TRACT
"H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT NUMBER 2020000059084, PUBLIC
RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9,
TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT
_____, THIS ____ DAY OF _____, 20____, AND DULY
RECORDED AS INSTRUMENT NO. _____ IN THE PUBLIC RECORDS OF LEE
COUNTY, FLORIDA.

LINDA DOGGETT
CLERK OF THE CIRCUIT COURT IN AND
FOR LEE COUNTY, FLORIDA

CLERK'S SEAL

TIMBER CREEK - PHASE 2

A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
NUMBER 2020000059084, PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA



LOCATION MAP
1" = 1 MILE

DESCRIPTION: (TRACT "H")

TRACT "H", AS SHOWN ON PLAT OF "TIMBER CREEK", A SUBDIVISION AS RECORDED UNDER CLERK'S INSTRUMENT NUMBER
2020000059084, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CONTAINING 305.00 ACRES, MORE OR LESS

AC13-19(D.3) DOES NOT MATCH TITLE CERTIFICATION
TITLE CERTIFICATION CALLS FOR TRACT F AS WELL
AS TRACT H. PLEASE CLARIFY WHICH IS CORRECT
LEGAL DESCRIPTION

NOTICE:

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

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED
LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY
OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT
ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT IS IN PROXIMITY TO "TIMBER CREEK-PHASE 2", A
RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT NUMBER
2020000059084, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN PORTIONS OF
SECTIONS 4, 5, 8, and 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA,. THERE IS
POTENTIAL FOR NOISES CREATED BY AND INCIDENTAL TO THE OPERATION OF THE AIRPORT AS
OUTLINED IN LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-1104.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF "TIMBER CREEK-PHASE 2", A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
NUMBER 2020000059084, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY
REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRMS),
HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

THOMAS M. ROOKS JR., P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6347

MORRIS-DEPEW ASSOCIATES, INC.
2914 CLEVELAND AVENUE
FORT MYERS, FLORIDA 33901
FL. CERT NO. "LB6891"

SURVEYOR'S SEAL

INSTRUMENT NO. _____

MORRIS
DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL. CA. NO. 6532 / FL. CERT NO. LB6891 / LC26000330

Fort Myers
Tallahassee
Destin

2914 CLEVELAND AVENUE
FORT MYERS, FLORIDA 33901
(239) 337-3993
FAX: (239) 337-3994
TOLL FREE: 866-337-7341

SHEET 1 OF 26

DEDICATION: (TIMBER CREEK PHASE 2)

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE
OWNER OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF "TIMBER CREEK-PHASE 2", A RE-PLAT OF TRACT
"H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT NUMBER 2020000059084, PUBLIC RECORDS OF LEE COUNTY,
FLORIDA, A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE
COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO TIMBER CREEK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS:

- A. TRACTS "H", "J", FOR STORM WATER DETENTION LAKES AND LANDSCAPING AND RELATED FACILITIES,
WITHOUT RESPONSIBILITY FOR MAINTENANCE.
- B. TRACTS "I", "M", "N", AND "O" FOR THE INSTALLATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF
STORM WATER MANAGEMENT FACILITIES, SIGNS AND FOR LANDSCAPING NOT IN CONFLICT WITH THE
STORM WATER MANAGEMENT USES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
- C. ALL OF THE PRIVATE ROAD RIGHTS-OF-WAY HEREIN REFERRED TO AS TRACTS "K" AND "L", TOGETHER
WITH SIDEWALKS, LANDSCAPING AND SIGNAGE IMPROVEMENTS NOW OR HEREINAFTER CONTAINED
THEREIN, FOR THE PURPOSE OF INGRESS AND EGRESS, WITH RESPONSIBILITY FOR MAINTENANCE.
- D. ALL DRAINAGE EASEMENTS (D.E.) AS SHOWN ON THE PLAT, FOR THE OPERATION, INSTALLATION,
CONSTRUCTION, AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RESPONSIBILITY FOR
MAINTENANCE AND FOR LANDSCAPING NOT IN CONFLICT WITH THE DRAINAGE EASEMENTS USES.

2. TO TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT:

- A. TRACTS "H", "J", FOR STORM WATER DETENTION LAKES AND LANDSCAPING AND RELATED FACILITIES,
WITH RESPONSIBILITY FOR MAINTENANCE.
- B. TRACTS "I", "M", "N" AND "O", FOR THE INSTALLATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF
STORM WATER MANAGEMENT FACILITIES, SIGNS AND FOR LANDSCAPING NOT IN CONFLICT WITH THE
STORM WATER MANAGEMENT USES, WITH RESPONSIBILITY FOR MAINTENANCE.
- C. ALL DRAINAGE EASEMENTS (D.E.) AS SHOWN ON THE PLAT, FOR THE OPERATION, INSTALLATION,
CONSTRUCTION, AND MAINTENANCE OF DRAINAGE FACILITIES, WITH RESPONSIBILITY FOR
MAINTENANCE AND FOR LANDSCAPING NOT IN CONFLICT WITH THE DRAINAGE EASEMENTS USES.
- D. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) FOR THE MAINTENANCE OF THE LAKES AND FOR
LANDSCAPING NOT IN CONFLICT WITH THE L.M.E. USES, WITH RESPONSIBILITY FOR MAINTENANCE.
- E. A NON-EXCLUSIVE ACCESS EASEMENT OVER THE PRIVATE ROAD RIGHTS-OF-WAY HEREIN REFERRED
TO AS TRACTS "K" AND "L", FOR THE SOLE PURPOSE OF PROVIDING INGRESS AND EGRESS TO
FACILITIES MAINTAINED BY THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT.
- F. A TEMPORARY BLANKET ACCESS EASEMENT OVER AND ACROSS ALL OF TRACT "A", "B", "C", "D", "E",
AND "F", TO PROVIDE MAINTENANCE TO THE CONSERVATION TRACTS. THE TEMPORARY ACCESS
EASEMENT WILL AUTOMATICALLY TERMINATE WHEN ALTERNATIVE ACCESS TO THE CONSERVATION
EASEMENT TRACTS HAS BEEN PROVIDED, INCLUDING BY PLATTING OF RIGHT OF WAY TRACTS
CONNECTING CONSERVATION TRACTS TO TRACT R.

3. TO DULY LICENSED PUBLIC UTILITY COMPANIES FOR USE IN PERFORMING THEIR RESPECTIVE OFFICIAL
DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICE TO TIMBER CREEK, A NON-EXCLUSIVE PUBLIC
UTILITY EASEMENT OVER, UNDER, AND ACROSS TRACTS "K" AND "L", AND THE PUBLIC UTILITY EASEMENTS
(P.U.E.) AS MAY BE SHOWN HEREON. ALL PUBLIC AND PRIVATE UTILITY EASEMENTS SHALL BE FOR THE
PURPOSE OF CONSTRUCTION, INSTALLATION, AND OPERATION OF WATER, SEWER, ELECTRIC, GAS,
TELEPHONE, CABLE TELEVISION AND/OR ANY OTHER PUBLIC UTILITIES. NO SUCH CONSTRUCTION,
INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH
THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE
EVENT ANY CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH COMPANY
SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

4. DEDICATES TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY) THOSE
NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) AS SHOWN AND/OR NOTED HEREIN FOR THE
PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE
WATER DISTRIBUTION SERVICES AND SANITARY SEWER COLLECTION SERVICES.

5. RESERVING TO LENNAR HOMES, LLC, TRACTS "A", "B", "C", "D", "E", "F" AND "G", FOR FUTURE DEVELOPMENT.

6. RESERVING UNTO LENNAR HOMES, LLC, A PERPETUAL RIGHT FOR INGRESS AND EGRESS ON AND OVER
SAID TRACTS "K" AND "L", WITHOUT MAINTENANCE RESPONSIBILITY.

IN WITNESS WHEREOF, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY CAUSES THIS
DEDICATION TO BE MADE AND SIGNED IN ITS CORPORATE NAME ON THIS ____ DAY OF _____, 20____.

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
DARIN MCMURRAY, VICE-PRESIDENT

WITNESS

WITNESS

PRINT NAME

PRINT NAME


ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF LEE

TH FEOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE
OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20____, BY
_____, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR
WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____
PRINTED NAME: _____
COMMISSION # _____ MY COMMISSION EXPIRES: _____ SEAL

INSTRUMENT NO. _____



MORRIS
DEPEW

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LANDSCAPE ARCHITECTS

CA NO. 6532 / FL CERT NO. LB6891 / LC2600

2914 CLEVELAND AVENUE
FORT MYERS, FLORIDA 33901
(239) 337-3993
FAX: (239) 337-3994
TOLL FREE: 866-337-7341

AREA TABLE		
BLOCK 18		
LOT	ACRES	SQ. FT.
1	0.22	9591.1
2	0.17	7437.9
3	0.17	7549.4
4	0.17	7476.3
5	0.17	7476.3
6	0.17	7476.3
7	0.17	7476.3
8	0.17	7476.3
9	0.17	7313.7
10	0.22	9740.6
TOTAL	1.81	79014.1

AREA TABLE		
BLOCK 19		
LOT	ACRES	SQ. FT.
1	0.23	10024.6
2	0.19	8350.9
3	0.18	7907.5
4	0.18	7961.8
TOTAL	0.78	34244.8

AREA TABLE		
BLOCK 20		
LOT	ACRES	SQ. FT.
1	0.16	7176.4
2	0.16	7176.4
3	0.23	9943.2
4	0.17	7354.1
5	0.19	8327.9
6	0.18	7801.3
7	0.18	7801.3
8	0.16	7143.2
9	0.16	6760.0
10	0.17	7420.8
11	0.20	8764.0
12	0.21	9360.1
13	0.24	10534.4
14	0.21	9360.1
15	0.20	8764.0
16	0.20	8764.0
17	0.20	8763.8
18	0.18	7725.2
19	0.20	8696.7
20	0.17	7462.3
21	0.21	8968.6
22	0.15	6693.1
23	0.15	6558.8
TOTAL	4.31	187320.0

AREA TABLE		
BLOCK 21		
LOT	ACRES	SQ. FT.
1	0.24	10616.5
2	0.19	8271.7
3	0.20	8712.9
4	0.18	7963.8
5	0.16	6937.4
6	0.16	7016.0
7	0.16	7062.4
8	0.16	7085.2
9	0.18	8056.8
10	0.18	8056.8
11	0.16	7041.0
12	0.16	7041.0
13	0.16	7041.0
14	0.16	7041.0
15	0.17	7514.7
16	0.17	7514.7
17	0.16	7036.4
18	0.16	6975.2
19	0.17	7444.7
20	0.17	7444.7
21	0.16	6975.2
22	0.16	6975.2
23	0.16	6975.2
24	0.17	7324.3
25	0.17	7280.0
26	0.16	6770.4
TOTAL	4.46	194174.4

AREA TABLE		
BLOCK 22		
LOT	ACRES	SQ. FT.
1	0.20	8766.8
2	0.16	6912.7
3	0.16	6958.6
4	0.16	6959.4
5	0.16	6959.4
6	0.16	6959.4
7	0.16	6959.4
8	0.16	6959.4
9	0.17	7471.0
10	0.17	7471.0
11	0.17	7224.1
12	0.20	8712.3
TOTAL	2.03	88313.5

AREA TABLE		
TRACTS		
TRACT	ACRES	SQ. FT.
"A"	20.03	872,506.8
"B"	19.35	842,886.2
"C"	29.71	1,294,343.2
"D"	107.40	4,678,344.2
"E"	32.81	1,429,203.6
"F"	18.97	826,333.2
"G"	3.68	160,300.1
"H"	6.60	287,496.1
"I"	0.35	15,134.5
"J"	18.17	791,485.2
"K"	4.32	187,768.4
"L"	5.58	243,178.6
"M"	0.53	23,004.3
"N"	0.41	18,080.4
"O"	2.71	118,059.1
TOTAL	270.63	11,788,462.4

AREA TABLE		
AREA SUMMARY		
ITEM	ACRES	SQ. FT.
TOTAL AREA OF BLOCKS	34.37	1,497,209.7
TOTAL AREA OF TRACTS	270.63	11,788,462.4
TOTAL AREA OF SUBDIVISION	305.00	13,285,672.1

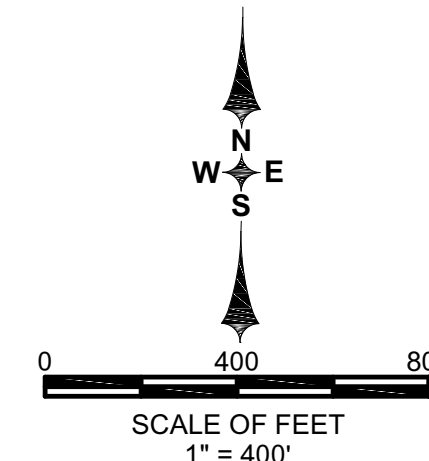
AREA TABLE		
BLOCK 13		
LOT	ACRES	SQ. FT.
1	0.21	9023.5
2	0.22	9523.0
3	0.21	9331.1
4	0.19	8060.0
5	0.19	8060.0
6	0.19	8060.0
7	0.20	8580.0
8	0.20	8580.0
9	0.19	8060.0
10	0.19	8060.0
11	0.19	8060.0
12	0.19	8060.0
13	0.20	8580.0
14	0.20	8580.0
15	0.19	8060.0
16	0.19	8060.0
17	0.19	8060.0
18	0.20	8580.0
19	0.20	8580.0
20	0.19	8060.0
21	0.19	8060.0
22	0.19	8060.0
23	0.19	8060.0
24	0.20	8580.0
25	0.23	9899.2
26	0.21	9306.7
27	0.21	9306.7
28	0.21	9306.7
29	0.23	9834.2
30	0.23	9834.2
31	0.21	9306.7
32	0.19	8349.6
33	0.19	8060.0
34	0.19	8279.9
35	0.21	9283.3
36	0.21	9283.5
37	0.19	8060.0
38	0.19	8060.0
39	0.19	8060.0
40	0.23	9849.1
TOTAL	7.92	344815.8

AREA TABLE		
BLOCK 14		
LOT	ACRES	SQ. FT.
1	0.23	9914.1
2	0.20	8589.2
3	0.20	8580.0
4	0.19	8060.0
5	0.19	8060.0
6	0.19	8060.0
7	0.19	8060.0
8	0.20	8580.0
9	0.26	11412.6
10	0.28	12044.7
11	0.27	11637.8
12	0.19	8060.0
13	0.19	8060.0
14	0.19	8229.9
15	0.21	9181.1
16	0.21	9181.1
17	0.19	8114.1
18	0.19	8060.0
19	0.19	8060.0
20	0.19	8060.0
21	0.26	11505.0
TOTAL	4.35	189509.7

AREA TABLE		
BLOCK 15		
LOT	ACRES	SQ. FT.
1	0.20	8532.99
2	0.16	6760.00
3	0.16	6760.00
4	0.16	6760.00
5	0.17	7214.99
6	0.17	7280.00
7	0.16	6760.00
8	0.21	9050.10
9	0.21	9348.99
10	0.20	8724.33
11	0.17	7410.00
12	0.16	7109.88
13	0.17	7239.88
14	0.17	7239.88
15	0.17	7244.88
16	0.18	7649.88
17	0.17	7539.99
TOTAL	2.95	128625.10

AREA TABLE		
BLOCK 16		
LOT	ACRES	SQ. FT.
1	0.27	11656.8
2	0.18	7796.4
3	0.17	7413.7
4	0.17	7353.6
5	0.17	7353.6
6	0.17	7353.6
7	0.18	7873.5
8	0.24	10298.3
9	0.22	9778.3
TOTAL	1.76	76877.7

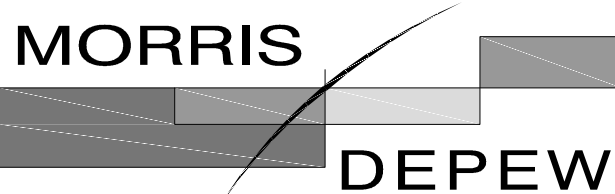
AREA TABLE BLOCK 17		
LOT	ACRES	SQ. FT.
1	0.23	9890.3
2	0.24	10380.2
3	0.21	9274.3
4	0.19	8060.0
5	0.19	8060.0
6	0.20	8515.0
7	0.20	8515.0
8	0.19	8060.0
9	0.19	8060.0
10	0.19	8060.0
11	0.19	8060.0
12	0.20	8515.0
13	0.20	8515.2
14	0.23	9849.0
15	0.19	8060.0
16	0.19	8060.0
17	0.16	6860.0
18	0.16	6860.0
19	0.16	6761.1
20	0.16	6761.1
21	0.23	9938.5
TOTAL	4.02	174916.1



TIMBER CREEK - PHASE 2

A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
NUMBER 2020000059084, PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____



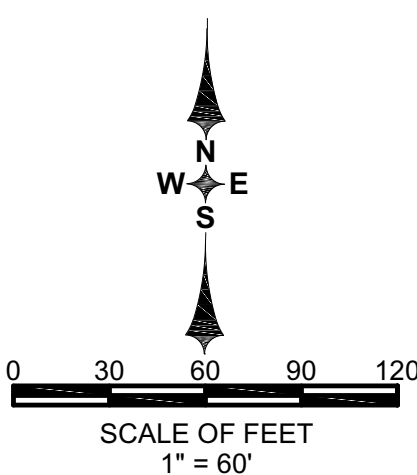
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SHEET 3 OF 26



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C713	590.00	44° 53' 32"	462.28	450.54	N86° 47' 36"W
C723	35.00	42° 44' 39"	26.11	25.51	N87° 52' 03"W
C724	264.90	113° 39' 22"	525.47	443.45	S56° 41' 19"W

UNPLATTED

TIMBER CREEK
(INSTRUMENT NO. 2020000059084)
TRACT "A"
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

C/L IMMOKALEE ROAD (SR 82)
(200' RW) UNPLATTED

LEHIGH ACRES—UNIT 4
P.B. 15, PG. 84

100.00'
100.00'

MAGNOLIA LAKES
P.B. 83, PG. 16-22

S00°06'30"E 1473.37'

TRACT "D"
(FUTURE DEVELOPMENT)
(TEMPORARY ACCESS EASEMENT)

C724

C723

C713

N64°20'25"W 2122.44'

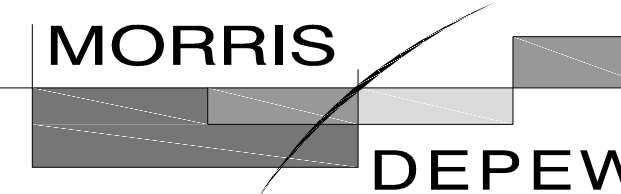
SEE SHEET 4

SEE SHEET 6

TIMBER CREEK - PHASE 2

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SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____

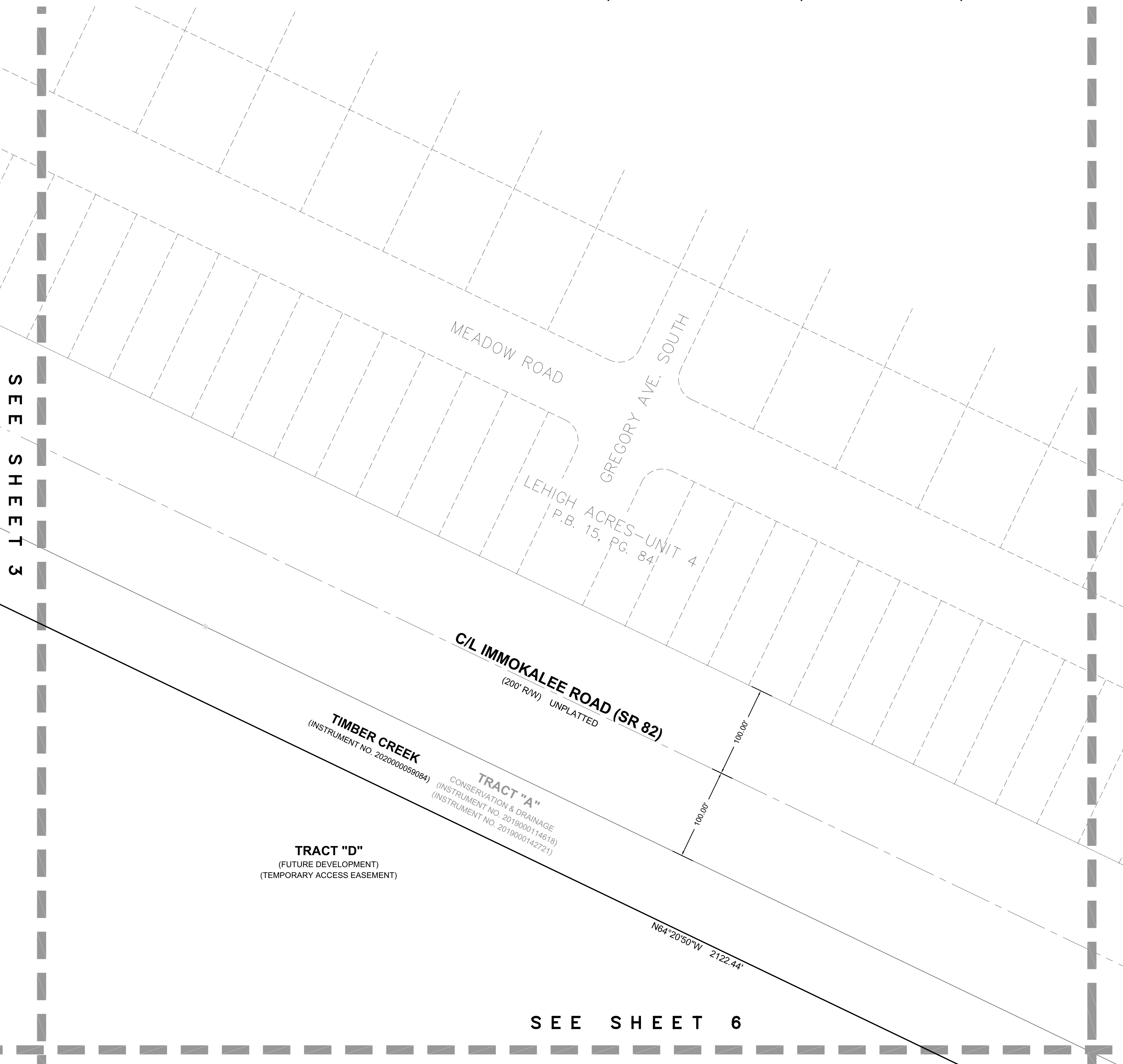
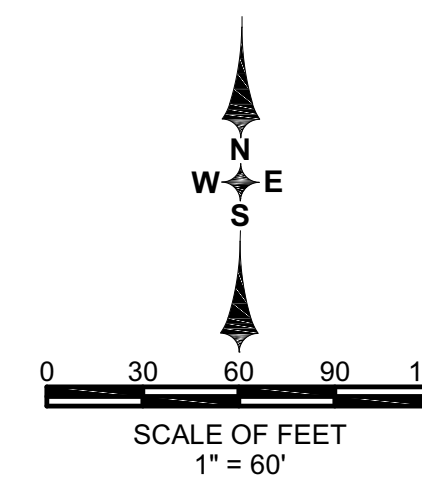


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SHEET 4 OF 26



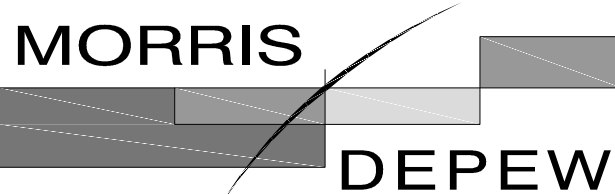
SEE SHEET 3

SEE SHEET 6

TIMBER CREEK - PHASE 2

A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
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A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____

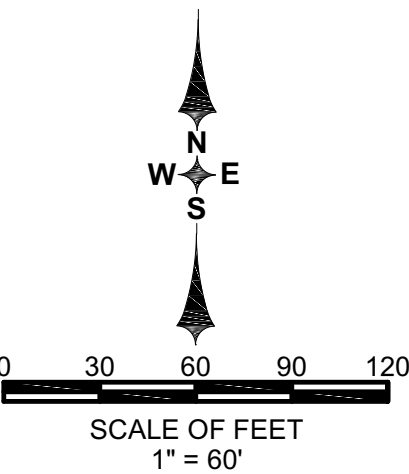


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SHEET 5 OF 26

SEE SHEET 3



LINE TABLE		
LINE #	BEARING	DISTANCE
L2	N0°06'30"W	90.41
L150	N89°53'30"E	28.45

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C725	10.00	144° 59' 07"	25.30	19.07	N71° 27' 38"E
C726	245.00	20° 57' 00"	89.58	89.09	S46° 31' 19"E

TRACT "D"
(FUTURE DEVELOPMENT)
(TEMPORARY ACCESS EASEMENT)

SEE SHEET 6

MAGNOLIA LAKES
P.B. 83, PG. 16-22

THE WEST LINE OF THE E. 1/2 OF SECTION 8

BRISTOL PARC
P.B. 53, PG. 39

TRACT "O"

LANDSCAPE/MAINTENANCE/DRAINAGE

TIMBER CREEK
(INSTRUMENT NO. 2020000059084)

TRACT "C"

CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

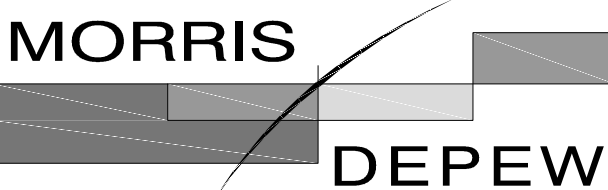
NOT PART OF PLAT

SEE SHEET 9

TIMBER CREEK - PHASE 2

A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
NUMBER 2020000059084, PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____



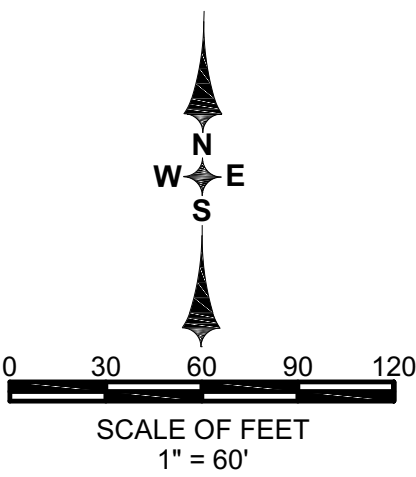
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SHEET 6 OF 26

SEE SHEET 4

N64°20'50"W 2122.44'
TIMBER CREEK
TRACT "A"
(INSTRUMENT NO. 2020000059084)
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

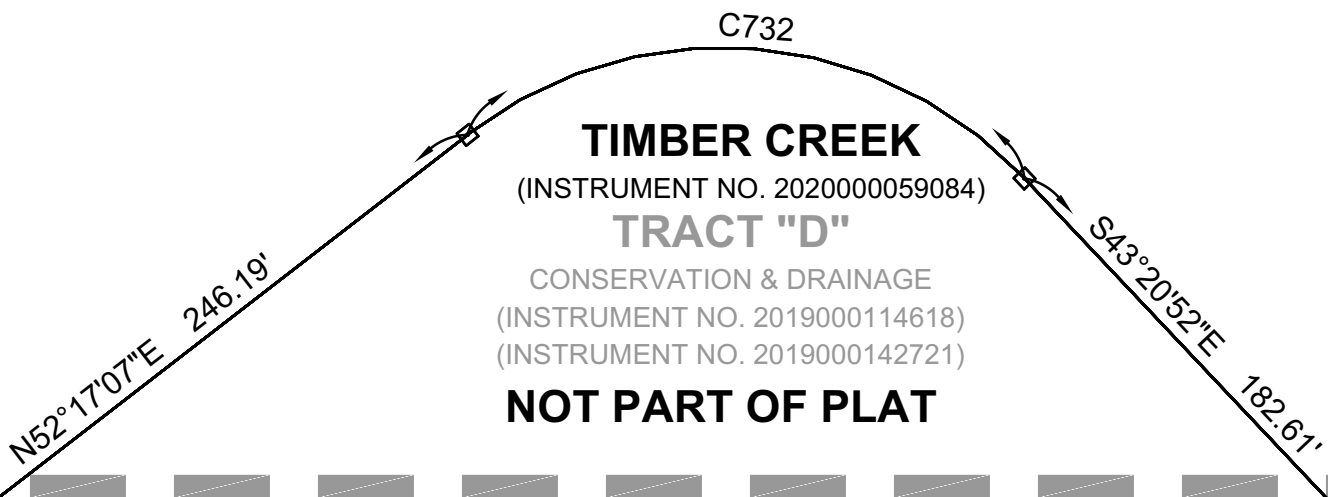


CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C732	130.00	84° 22' 01"	191.42	174.59	S85° 31' 53"E

TRACT "D"
(FUTURE DEVELOPMENT)
(TEMPORARY ACCESS EASEMENT)

SEE SHEET 6

SEE SHEET 7



SEE SHEET 10

TIMBER CREEK - PHASE 2

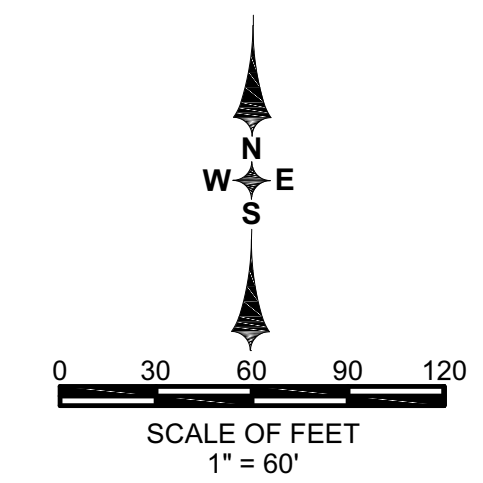
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A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____

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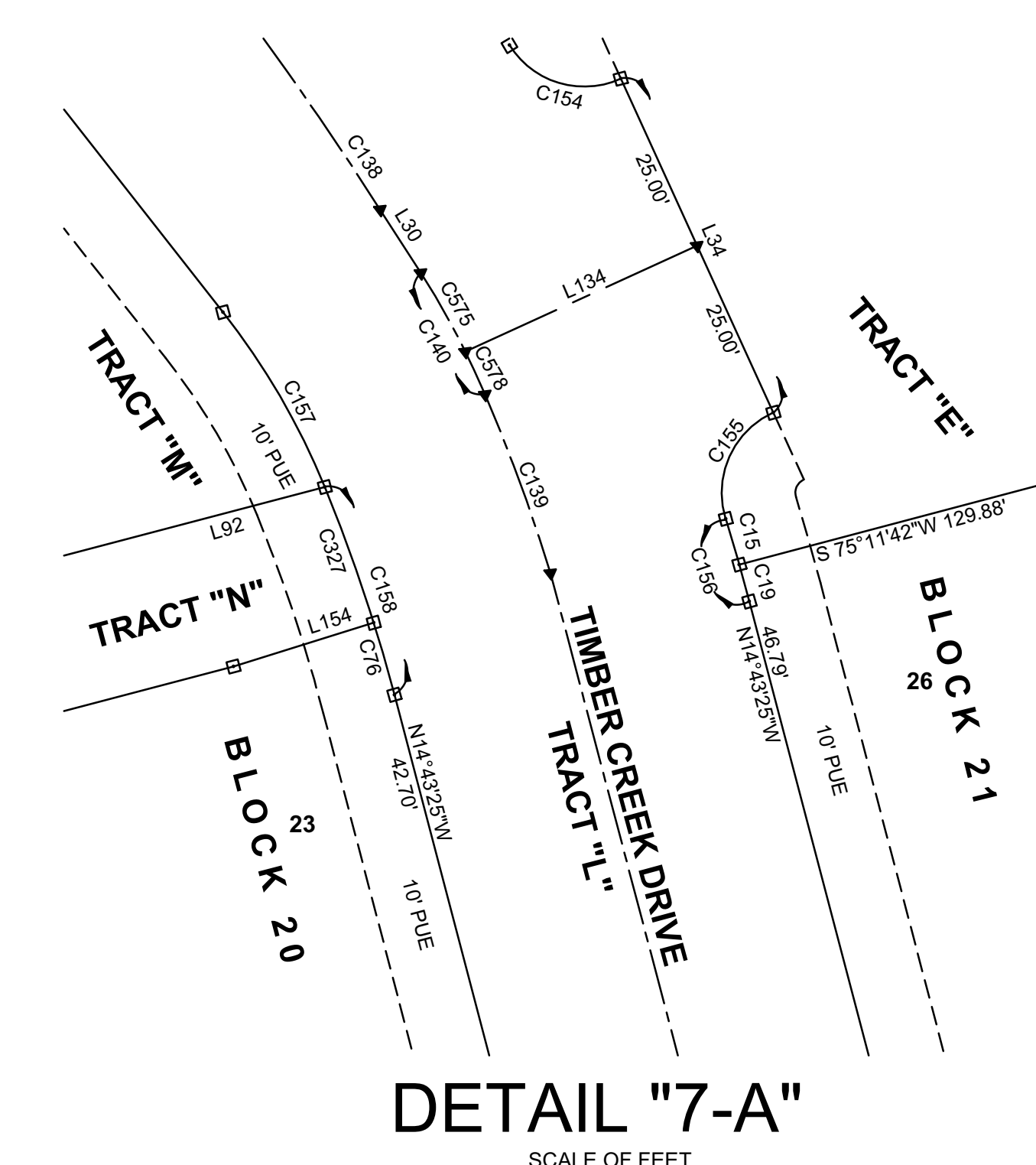
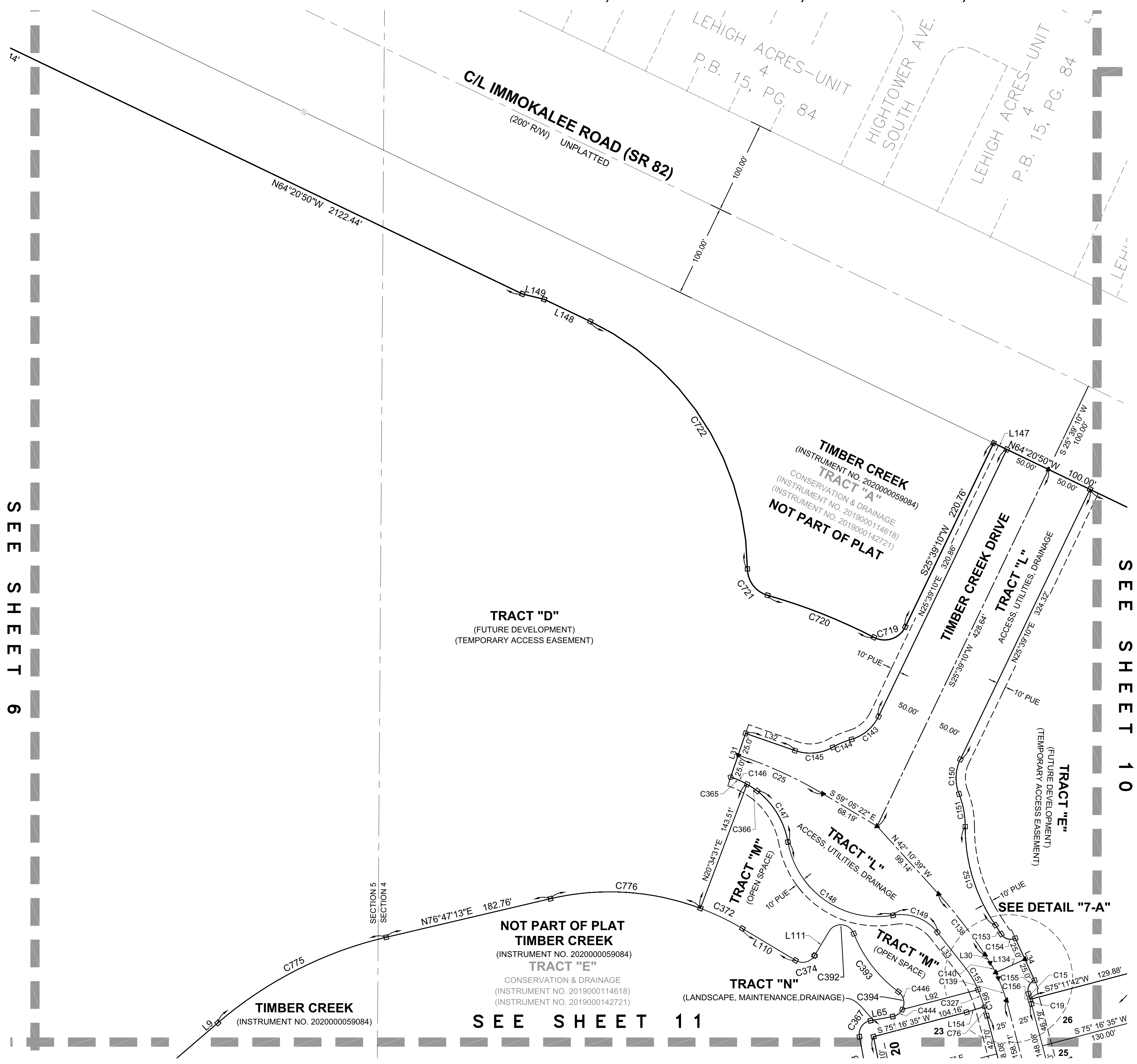
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SHEET 7 OF 26



LINE TABLE		
LINE #	BEARING	DISTANCE
L9	N49°16'23"E	116.06
L30	N32°40'50"W	10.26
L31	S18°51'27"W	50.01
L32	S70°46'44"E	56.63
L33	N38°09'43"W	48.80
L34	S24°34'02"E	50.00
L65	N79°22'17"E	24.36
L92	N75°16'35"E	84.84
L110	N59°05'35"E	67.11
L111	S30°54'25"W	30.37
L134	S65°25'58"W	34.71
L147	N64°20'50"W	15.88
L148	N64°20'50"W	55.45
L149	N76°11'43"W	24.35
L154	N72°40'38"E	20.00

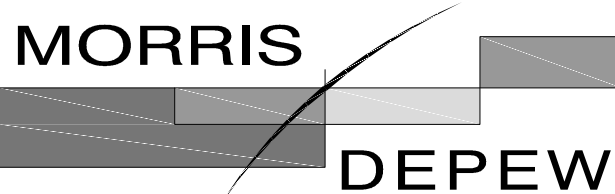
CURVE TABLE				
CURVE #	RADIUS	C.A.	ARC	CHD
C15	275.00	1° 21' 07"	6.49	6.49
C19	275.00	1° 05' 04"	5.21	5.21
C25	450.00	12° 53' 06"	101.20	100.99
C26	225.00	2° 35' 58"	10.21	10.21
C138	500.00	9° 29' 49"	82.88	82.78
C139	250.00	5° 56' 03"	25.89	25.88
C140	112.00	9° 35' 11"	18.74	18.72
C143	47.00	48° 00' 45"	39.38	38.24
C144	98.00	12° 57' 28"	22.16	22.12
C145	50.00	48° 30' 26"	42.33	41.08
C146	97.00	19° 19' 21"	32.71	32.56
C147	90.00	41° 54' 56"	65.84	64.38
C148	98.00	90° 04' 01"	154.05	138.67
C149	50.00	61° 57' 13"	54.06	51.47
C150	47.00	47° 04' 54"	38.62	37.54
C151	95.45	21° 43' 49"	36.20	35.98
C152	187.00	34° 41' 38"	113.23	111.51
C153	275.00	2° 25' 04"	11.60	11.60
C154	12.00	82° 35' 32"	17.30	15.84
C155	12.00	82° 35' 34"	17.30	15.84
C156	275.00	2° 26' 12"	11.69	11.69
C157	100.00	15° 50' 12"	27.64	27.55
C158	225.00	7° 36' 06"	29.85	29.83
C327	225.00	5° 00' 09"	19.64	19.64
C365	97.00	11° 26' 06"	19.36	19.33
C366	97.00	7° 53' 16"	13.35	13.34
C367	15.00	89° 37' 31"	23.46	21.14
C372	280.00	10° 19' 54"	50.49	50.42
C374	15.00	90° 00' 00"	23.56	21.21
C392	15.00	127° 46' 02"	33.45	26.94
C393	142.65	32° 16' 44"	80.37	79.31
C394	15.00	132° 58' 34"	34.81	27.51
C444	15.00	50° 44' 06"	13.28	12.85
C446	15.00	82° 14' 27"	21.53	19.73
C575	112.00	6° 17' 54"	12.31	12.31
C578	112.00	3° 17' 17"	6.43	6.43
C719	25.00	91° 36' 26"	39.97	35.85
C720	625.00	11° 22' 17"	124.04	123.84
C721	30.00	73° 38' 19"	38.56	35.96
C722	300.00	63° 52' 28"	334.45	317.39
C775	430.00	27° 30' 50"	206.49	204.51
C776	280.00	33° 47' 17"	165.12	162.74



TIMBER CREEK - PHASE 2

A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
NUMBER 2020000059084, PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

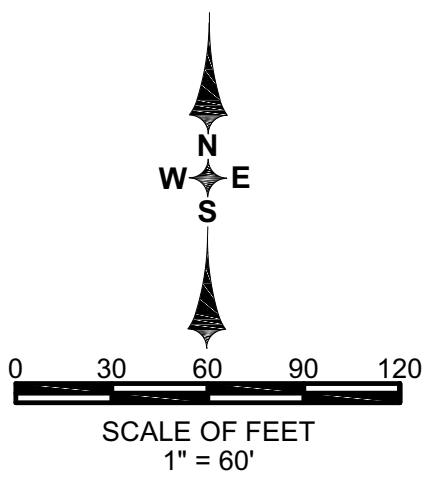
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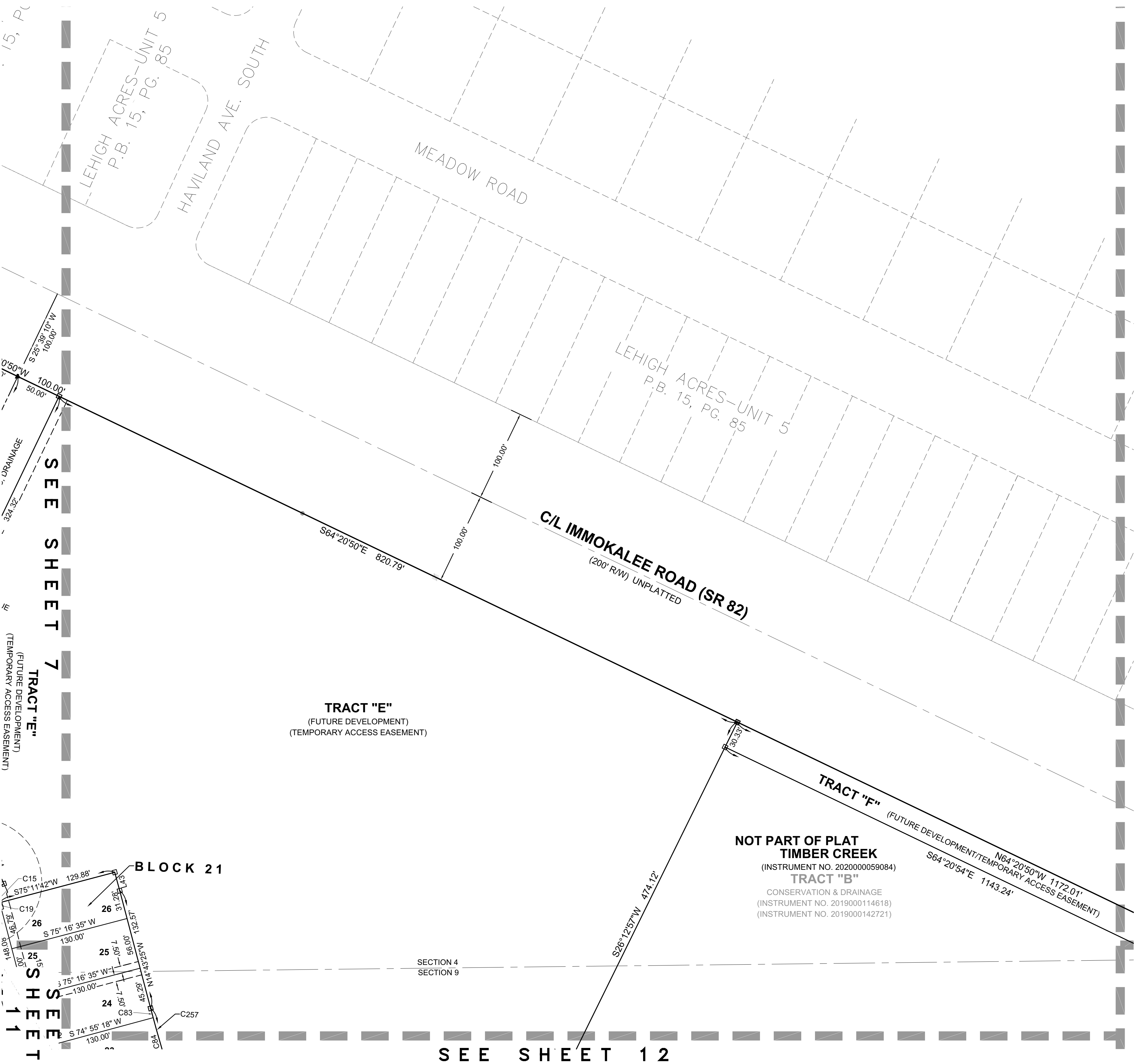
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SHEET 8 OF 26



LINE TABLE		
LINE #	BEARING	DISTANCE
L43	N15°10'33"W	20.90

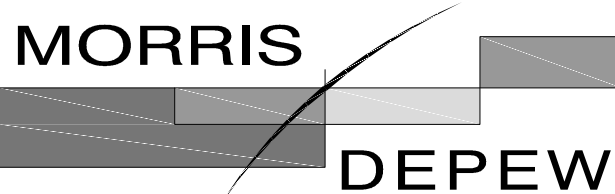
CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C15	275.00	1° 21' 07"	6.49	6.49	N16° 29' 03"W
C19	275.00	1° 05' 04"	5.21	5.21	N15° 15' 57"W
C83	1720.00	0° 21' 17"	10.65	10.65	S14° 54' 03"E
C84	1720.00	1° 43' 20"	51.70	51.70	S15° 56' 22"E
C257	1720.00	10° 56' 13"	328.32	327.82	S20° 11' 31"E



TIMBER CREEK - PHASE 2

A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
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A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

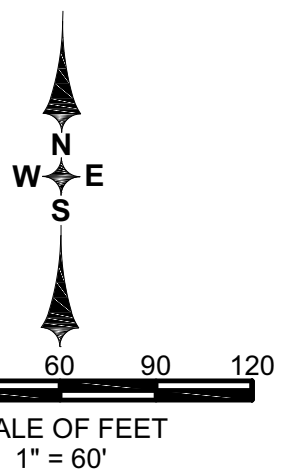
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SHEET 9 OF 26



LINE TABLE		
LINE #	BEARING	DISTANCE
L2	N0°06'30"W	90.41
L7	N53°56'06"W	50.01
L84	S61°13'36"E	15.00
L151	S56°59'49"E	36.01

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C3	400.00	38° 09' 37"	266.41	261.51	S18° 02' 53"W
C50	375.00	34° 52' 05"	228.21	224.71	S16° 24' 07"W
C51	375.00	3° 21' 46"	22.01	22.01	S35° 31' 03"W
C63	375.00	14° 03' 41"	92.03	91.80	S26° 48' 19"W
C240	555.00	8° 06' 59"	78.62	78.55	S19° 32' 24"W
C243	244.97	114° 15' 20"	488.50	411.49	S56° 04' 28"W
C328	555.00	5° 25' 53"	52.61	52.59	S26° 18' 50"W
C437	425.00	13° 28' 02"	99.90	99.67	S30° 19' 55"W
C577	35.00	84° 14' 48"	51.46	46.95	S24° 40' 42"E
C604	1030.00	24° 21' 33"	437.90	434.61	N3° 12' 26"E
C605	35.00	87° 18' 39"	53.34	48.32	N59° 02' 32"E
C806	570.00	73° 40' 29"	732.95	683.48	S65° 51' 37"W
C807	1370.00	26° 25' 02"	631.66	626.08	N4° 14' 11"E
C610	25.00	149° 56' 42"	65.43	48.29	S76° 00' 17"E
C611	555.00	30° 03' 29"	291.16	287.83	S13° 59' 49"W
C726	245.00	20° 57' 00"	89.58	89.09	S46° 31' 19"E
C727	250.00	63° 18' 40"	276.25	262.41	S88° 39' 09"E
C728	85.00	44° 50' 28"	66.52	64.84	N82° 06' 44"E
C729	35.00	66° 29' 42"	40.62	38.38	S42° 13' 11"E
C730	25.00	75° 48' 25"	33.08	30.72	N28° 48' 06"E
C731	470.00	14° 25' 11"	118.29	117.97	N59° 29' 43"E

NOT PART OF PLAT
TIMBER CREEK
(INSTRUMENT NO. 2020000059084)
TRACT "C"
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

AC13-19(B.3)

TRACT "C"
(FUTURE DEVELOPMENT)
(TEMPORARY ACCESS EASEMENT)

TRACT "K"
ACCESS, UTILITIES, DRAINAGE

TRACT "J"
STORMWATER MANAGEMENT

SEE SHEET 14

TIMBER CREEK - PHASE 2

A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
NUMBER 2020000059084, PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
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INSTRUMENT NO. _____

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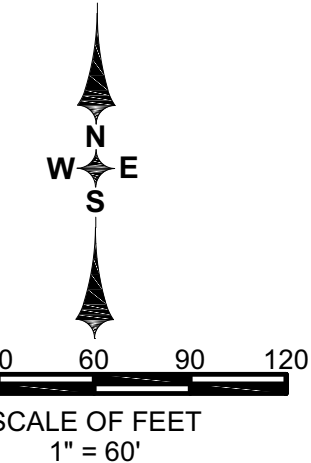
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SHEET 10 OF 26



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C577	35.00	84° 14' 48"	51.46	46.95	S24° 40' 42"E
C607	1370.00	26° 25' 02"	631.66	626.08	N4° 14' 11"E
C730	25.00	75° 48' 25"	33.08	30.72	N28° 48' 06"E
C731	470.00	14° 25' 11"	118.29	117.97	N59° 29' 43"E
C733	445.00	3° 33' 41"	27.66	27.66	S45° 07' 43"E
C734	85.00	51° 13' 43"	76.00	73.49	S21° 17' 42"E
C735	280.00	29° 38' 21"	144.68	143.08	S19° 07' 21"W
C736	420.00	4° 21' 11"	31.91	31.90	S31° 44' 55"W
C737	35.00	83° 37' 34"	51.08	46.67	S71° 23' 07"W
C738	2005.00	12° 27' 16"	435.83	434.97	S73° 02' 55"E
C739	35.00	113° 12' 23"	69.15	58.44	N22° 40' 41"W
C770	35.00	40° 40' 14"	24.84	24.33	N54° 15' 38"E
C771	270.00	33° 31' 06"	157.95	155.71	N57° 50' 12"E
C772	570.00	42° 34' 45"	423.59	413.91	N19° 47' 16"E

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(INSTRUMENT NO. 2020000059084)
TRACT "D"
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

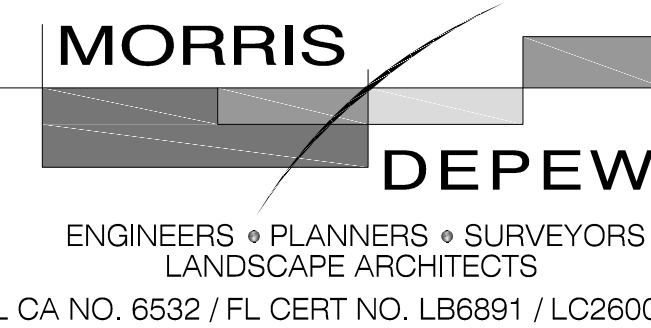
TRACT "D"
(FUTURE DEVELOPMENT)
(TEMPORARY ACCESS EASEMENT)

NOT PART OF PLAT
TIMBER CREEK
(INSTRUMENT NO. 2020000059084)
TRACT "E"
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

DOS2020-00106 / PLT2020-00047

TIMBER CREEK - PHASE 2

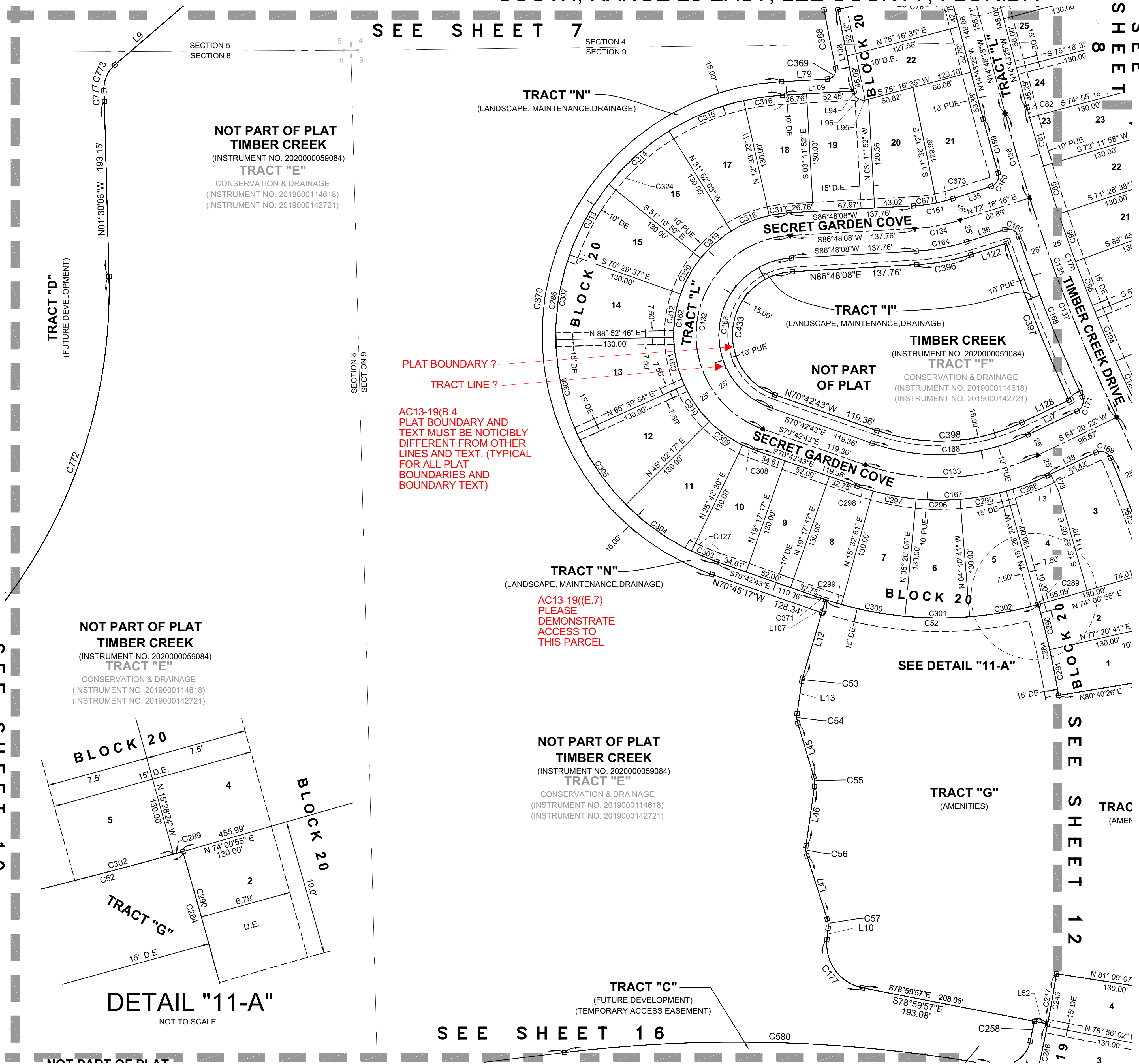
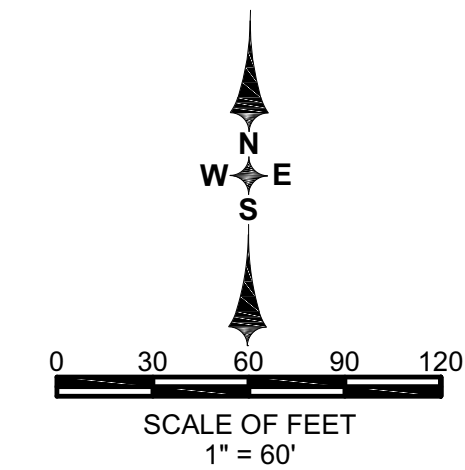
A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
NUMBER 2020000059084, PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA



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SHEET 11 OF 26

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CURVE TABLE				
CURVE #	RADIUS	C.A.	ARC	CHD BRO.
C52	405.00	33° 41' 58"	238.21	C34.79 N88° 43' 34"
C53	25.00	8° 00' 49"	3.50	3.49 S12° 25' 29"
C54	25.00	25° 04' 21"	10.94	10.85 S4° 07' 06"
C55	25.00	24° 40' 39"	10.77	10.68 S4° 18' 56"
C56	25.00	25° 47' 33"	11.25	11.16 S4° 52' 23"
C57	25.00	23° 50' 43"	10.40	10.33 S5° 50' 49"
C58	1850.00	0° 13' 20"	55.61	55.61 S15° 56' 22"
C62	1850.00	0° 21' 17"	11.46	11.46 S14° 54' 03"
C65	1850.00	1° 43' 20"	55.61	55.61 S17° 39' 42"
C65	1850.00	1° 43' 20"	55.61	55.61 S19° 23' 02"
C96	1850.00	1° 50' 17"	59.35	59.35 S21° 09' 51"
C104	1850.00	1° 50' 17"	59.35	59.35 S23° 00' 06"
C127	255.00	8° 07' 20"	36.15	36.12 S66° 39' 03"
C132	110.00	157° 30' 51"	302.41	215.78 S8° 02' 42"
C133	250.00	44° 56' 54"	196.12	191.19 N86° 48' 50"
C134	200.00	14° 29' 52"	50.61	50.47 S79° 33' 12"
C135	1875.00	10° 56' 13"	357.91	357.37 S20° 11' 31"
C136	1875.00	2° 58' 50"	97.26	97.25 S16° 12' 34"
C137	1875.00	7° 57' 53"	260.65	260.44 S21° 40' 41"
C159	1900.00	1° 51' 48"	61.79	61.79 S15° 39' 19"
C160	12.00	88° 53' 28"	18.62	18.61 N27° 51' 52"
C161	175.00	14° 29' 52"	44.16	44.16 N79° 33' 12"
C162	135.00	157° 30' 51"	371.13	264.82 S8° 02' 42"
C163	85.00	157° 30' 51"	233.68	166.74 S8° 02' 42"
C164	225.00	14° 29' 52"	56.93	56.78 N79° 33' 12"
C165	12.00	88° 53' 28"	18.62	16.81 N63° 15' 59"
C166	1900.00	5° 44' 50"	190.58	190.50 S21° 40' 41"
C167	275.00	44° 56' 54"	215.74	210.25 N86° 48' 50"
C168	225.00	44° 56' 54"	176.51	172.02 N86° 48' 50"
C169	12.00	92° 06' 51"	19.29	17.28 N69° 36' 12"
C170	1850.00	10° 56' 13"	353.14	352.60 S20° 11' 31"
C171	12.00	88° 53' 28"	18.62	16.81 N59° 53' 36"
C177	49.00	85° 04' 29"	72.66	66.25 S36° 27' 42"
C217	1517.00	2° 07' 12"	56.13	56.13 N9° 54' 29"
C245	1517.00	2° 13' 05"	58.73	58.72 S9° 57' 26"
C246	1517.00	2° 12' 11"	58.33	58.32 S12° 00' 04"
C258	1502.00	0° 50' 27"	22.04	22.04 N11° 23' 13"
C284	885.00	6° 39' 32"	128.52	102.79 N12° 39' 12"
C286	265.00	15° 30' 51"	72.85	519.83 S8° 02' 42"
C288	275.00	10° 11' 14"	48.89	48.83 N69° 25' 55"
C289	405.00	0° 06' 09"	0.72	0.72 N74° 28' 32"
C290	885.00	3° 19' 46"	51.43	51.42 N14° 19' 12"
C291	885.00	3° 19' 46"	51.43	51.42 N10° 59' 27"
C294	1015.00	7° 33' 42"	133.95	133.86 N19° 45' 56"
C295	275.00	14° 07' 43"	51.81	51.74 N79° 55' 27"
C296	275.00	10° 06' 46"	48.54	48.47 S89° 37' 18"
C297	275.00	10° 06' 46"	48.54	48.47 S79° 30' 32"
C298	275.00	3° 44' 26"	17.95	17.95 S72° 34' 56"
C299	405.00	3° 04' 26"	26.44	26.44 S72° 34' 56"
C300	405.00	10° 06' 46"	71.48	71.39 S79° 30' 32"
C301	405.00	10° 06' 46"	71.48	71.39 S89° 37' 18"
C302	405.00	10° 07' 43"	76.31	76.19 N79° 55' 27"
C303	265.00	6° 26' 13"	29.77	29.76 S67° 29' 37"
C304	265.00	19° 18' 47"	89.33	88.90 S54° 37' 06"
C305	265.00	20° 37' 36"	95.40	94.89 S34° 36' 55"
C306	265.00	23° 12' 53"	107.37	106.64 S12° 43' 40"
C307	265.00	20° 37' 36"	95.40	94.89 S9° 11' 34"
C308	135.00	6° 26' 13"	15.17	15.16 S67° 29' 37"
C309	135.00	19° 18' 47"	45.51	45.29

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C388	210.00	44° 56' 54"	164.74	160.55	S86° 48' 50"W
C439	70.00	157° 30' 51"	192.44	137.31	N8° 02' 42"E
C580	1570.00	17° 21' 03"	475.44	473.63	N88° 15' 57"W
C671	175.00	8° 24' 20"	25.67	25.65	S82° 35' 58"W
C673	175.00	6° 05' 32"	18.61	18.60	S75° 21' 02"E
C772	570.00	42° 34' 55"	423.59	413.91	N19° 47' 16"E
C773	35.00	52° 50' 21"	32.28	31.15	N22° 51' 13"E
C777	320.00	2° 03' 51"	11.53	11.53	N2° 32' 02"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L8	S64°20'22"W	3.57
L9	N49°16'23"E	116.06
L10	S6°04'33"W	12.63
L12	S16°25'54"W	90.30
L13	S8°25'05"W	35.82
L35	N72°18'16"E	44.25
L36	N72°18'16"E	44.25
L37	S64°20'22"W	60.03
L38	S64°20'22"W	58.99
L45	S16°39'16"E	61.52
L46	S48°01'23"W	66.17
L47	S17°46'10"E	73.19
L52	N78°59'57"W	15.00
L73	N25°39'38"W	20.00
L79	N86°48'08"E	50.45
L94	N11°12'51"W	6.56
L95	N57°16'35"W	6.40
L96	N65°15'30"W	9.44
L107	S16°25'54"W	15.01
L108	N11°12'51"E	91.63
L109	S86°48'08"W	79.21
L122	N72°18'16"E	41.31
L128	S64°20'22"W	57.09

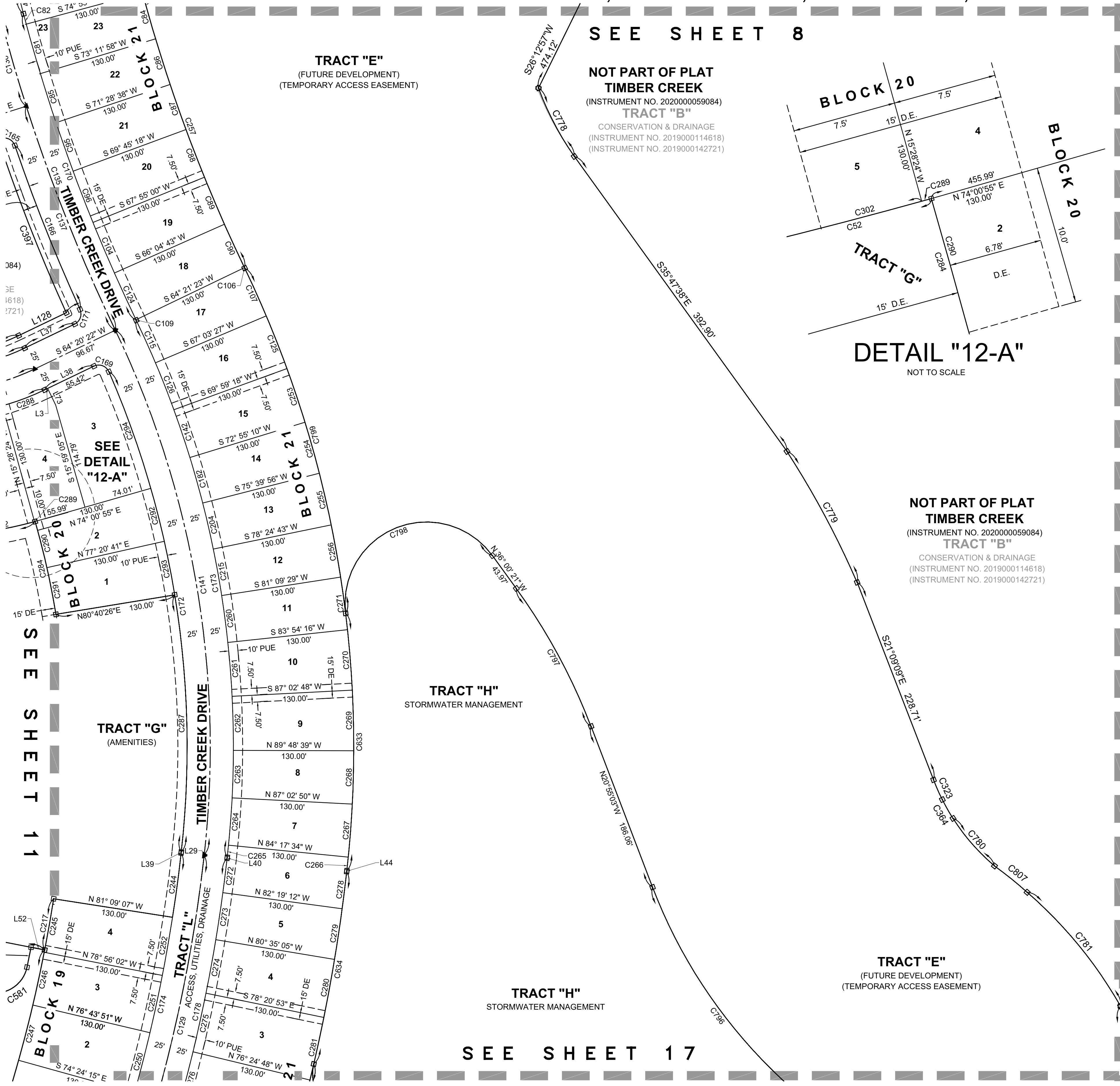
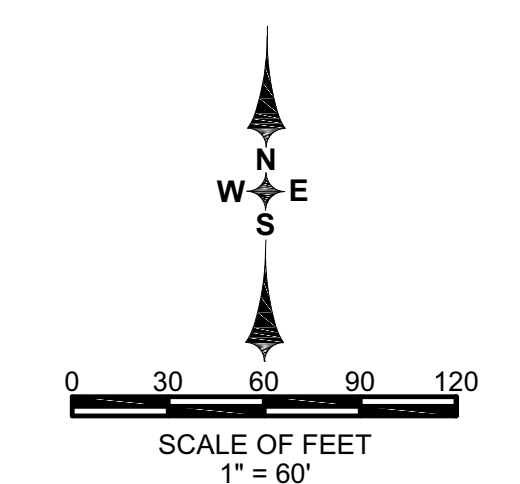
TIMBER CREEK - PHASE 2

A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
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A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

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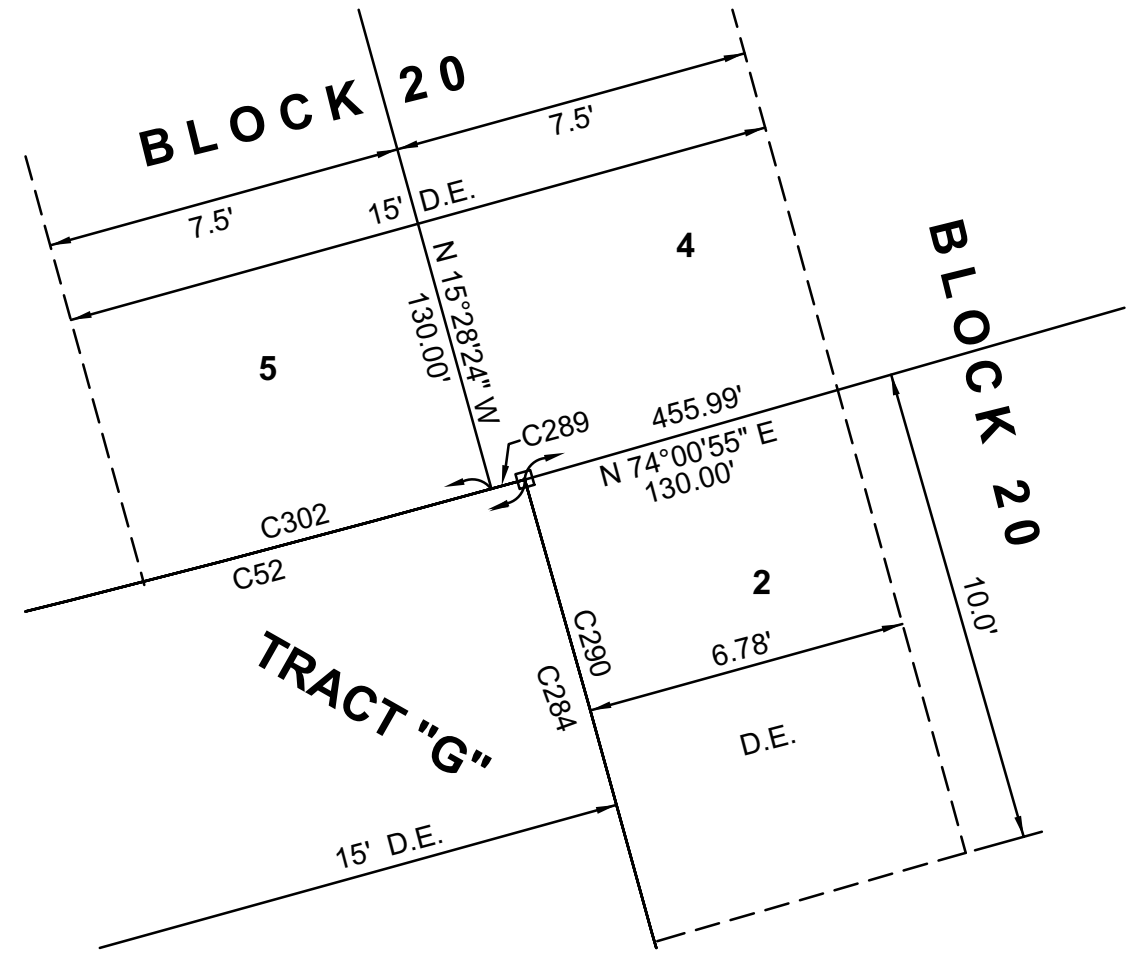
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SEE SHEET 8

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TIMBER CREEK
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TRACT "B"
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)



DETAIL "12-A"
NOT TO SCALE

NOT PART OF PLAT
TIMBER CREEK
(INSTRUMENT NO. 2020000059084)
TRACT "B"
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

TRACT "H"
STORMWATER MANAGEMENT

TRACT "H"
STORMWATER MANAGEMENT

TRACT "E"
(FUTURE DEVELOPMENT)
(TEMPORARY ACCESS EASEMENT)

SEE SHEET 17

SEE SHEET 13

SEE SHEET 18

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C52	405.00	33° 41' 58"	238.21	234.79	N88° 43' 34"W
C81	1850.00	1° 43' 20"	55.61	55.61	S15° 56' 22"E
C82	1850.00	0° 21' 17"	11.46	11.46	S14° 54' 03"E
C84	1720.00	1° 43' 20"	51.70	51.70	S15° 56' 22"E
C85	1850.00	1° 43' 20"	55.61	55.61	S17° 39' 42"E
C86	1720.00	1° 43' 20"	51.70	51.70	S17° 39' 42"E
C87	1720.00	1° 43' 20"	51.70	51.70	S19° 23' 02"E
C88	1720.00	1° 50' 17"	55.18	55.18	S21° 09' 51"E
C89	1720.00	1° 50' 17"	55.18	55.18	S23° 00' 08"E
C90	1720.00	1° 43' 20"	51.70	51.70	S24° 46' 57"E
C95	1850.00	1° 43' 20"	55.61	55.61	S19° 23' 02"E
C96	1850.00	1° 50' 17"	59.35	59.35	S21° 09' 51"E
C104	1850.00	1° 50' 17"	59.35	59.35	S23° 00' 08"E
C106	1720.00	0° 01' 00"	0.50	0.50	S25° 39' 07"E
C107	1195.00	2° 43' 05"	56.69	56.68	N24° 18' 05"W
C109	1850.00	0° 01' 00"	0.54	0.54	S25° 39' 07"E
C115	1065.00	2° 43' 05"	50.52	50.52	N24° 18' 05"W
C124	1850.00	1° 43' 20"	55.61	55.61	S24° 46' 57"E
C125	1195.00	2° 55' 52"	61.13	61.12	N21° 28' 37"W
C126	1065.00	2° 55' 52"	54.48	54.47	N21° 28' 37"W
C129	1672.00	12° 40' 43"	369.98	369.23	N12° 45' 17"E
C135	1875.00	10° 56' 13"	357.91	357.37	S20° 11' 31"E
C136	1875.00	2° 58' 20"	97.26	97.25	S16° 12' 34"E
C137	1875.00	7° 57' 53"	260.65	260.44	S21° 40' 41"E
C141	1040.00	32° 04' 33"	582.22	574.65	N9° 37' 21"W
C142	1065.00	2° 55' 52"	54.48	54.47	N18° 32' 46"W
C165	12.00	88° 53' 28"	18.62	16.81	N63° 15' 00"W
C166	1900.00	5° 44' 50"	190.58	190.50	S21° 40' 41"E
C169	12.00	92° 06' 51"	19.29	17.28	N69° 36' 12"W
C170	1850.00	10° 56' 13"	353.14	352.60	S20° 11' 31"E
C171	12.00	88° 53' 28"	18.62	16.81	N19° 53' 38"E
C172	1015.00	29° 57' 42"	530.77	524.75	N8° 33' 56"W
C173	1065.00	32° 04' 33"	596.22	588.46	N9° 37' 21"W
C174	1647.00	11° 26' 53"	329.08	328.54	N12° 08' 22"E
C178	1697.00	11° 26' 21"	338.61	338.24	N12° 08' 06"E
C182	1065.00	2° 44' 46"	51.05	51.04	N15° 42' 27"W
C204	1065.00	2° 44' 46"	51.05	51.04	N12° 57' 40"W
C215	1065.00	2° 44' 46"	51.05	51.04	N10° 12' 54"W
C217	1517.00	2° 07' 12"	56.13	56.13	N9° 54' 29"E
C244	1647.00	2° 25' 58"	69.93	69.93	N7° 37' 54"E
C245	1517.00	2° 13' 05"	58.73	58.72	S9° 57' 26"W
C246	1517.00	2° 12' 11"	58.33	58.32	S12° 10' 04"W
C247	1517.00	2° 19' 35"	61.60	61.59	S14° 25' 57"W
C250	1647.00	2° 19' 35"	66.88	66.87	N14° 25' 57"E
C251	1647.00	2° 12' 11"	63.33	63.32	N12° 10' 04"E
C252	1647.00	2° 13' 05"	63.76	63.76	N9° 57' 26"E
C253	1195.00	2° 55' 52"	61.13	61.12	N18° 32' 46"W
C254	1195.00	2° 44' 46"	57.28	57.27	N15° 42' 27"W
C255	1195.00	2° 44' 46"	57.28	57.27	N12° 57' 40"W
C256	1195.00	2° 44' 46"	57.28	57.27	N10° 12' 54"W
C257	1720.00	10° 56' 13"	328.32	327.82	S20° 11' 31"E
C258	1502.00	0° 50' 27"	22.04	22.04	N11° 23' 17"E
C260	1065.00	2° 44' 46"	51.05	51.04	N7° 28' 07"W
C261	1065.00	3° 08' 33"	58.41	58.40	N4° 31' 28"W
C262	1065.00	3° 08' 33"	58.41	58.40	N1° 22' 55"W
C263	1065.00	2° 45' 49"	51.37	51.36	N1° 34' 15"E
C264	1065.00	2° 45' 16"	51.20	51.20	N4° 19' 48"E
C265	1065.00	0° 42' 29"	13.16	13.16	N6° 03' 41"E
C266	1195.00	0° 42' 29"	14.77	14.77	N6° 03' 41"E
C267	1195.00	2° 45' 16"	57.45	57.45	N4° 19' 48"E
C268	1195.00	2° 45' 49"	57.64	57.63	N1° 34' 15"E
C269	1195.00	3° 08' 33"	65.54	65.53	N1° 22' 55"W
C270	1195.00	3° 08' 33"	65.54	65.53	N4° 31' 28"W
C271	1195.00	2° 44' 46"	57.28	57.27	N7° 28' 07"W
C272	1697.00	1° 15' 53"	37.46	37.45	N7° 02' 52"E
C273	1697.00	1° 44' 07"	51.40	51.39	N8° 32' 51"E
C274	1697.00	1° 58' 57"	58.72	58.72	N10° 24' 24"E
C275	1697.00	2° 11' 20"	64.83	64.82	N12° 29' 32"E
C278	1827.00	1° 15' 53"	40.32	40.32	N7° 02' 52"E
C279	1827.00	1° 44' 07"	55.33	55.33	N8° 32' 51"E
C280	1827.00	2° 00' 03"	63.80	63.79	N10° 24' 56"E
C281	1827.00	2° 10' 14"	69.22	69.21	N12° 30' 05"E
C284	885.00	6° 39' 32"	102.85	102.79	N12° 39' 19"W
C287	1015.00	15° 44' 29"	278.86	277.98	N1° 27' 19"W
C288	275.00	10° 11' 14"	48.89	48.83	N69° 25' 59"E

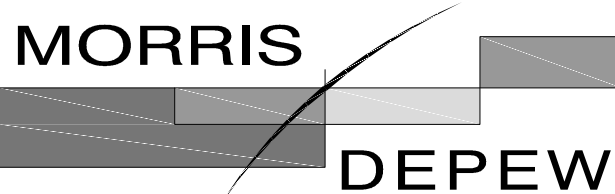
CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C289	405.00	0° 06' 09"	0.72	0.72	N74° 28' 32"E
C290	885.00	3° 19' 46"	51.43	51.42	N14° 19' 12"W
C291	885.00	3° 19' 46"	51.43	51.42	N10° 59' 27"W
C292	1015.00	3° 19' 46"	58.98	58.97	N14° 19' 12"W
C293	1015.00	3° 19' 46"	58.98	58.97	N10° 59' 27"W
C294	1015.00	7° 33' 42"	133.95	133.86	N19° 45' 56"W
C302	405.00	10° 47' 43"	76.31	76.19	N79° 55' 27"E
C323	186.26	7° 12' 15"	23.42	23.40	S23° 50' 01"E
C364	202.36	6° 37' 49"	23.42	23.40	S29° 39' 59"E
C397	1915.00	5° 34' 16"	186.20	186.13	S21° 40' 41"E
C581	35.00	88° 36' 04"	54.12	48.89	S56° 06' 33"W
C633	1195.00	13° 21' 45"	278.70	278.07	N0° 15' 57"W
C634	1827.00	6° 36' 52"	210.91	210.79	N9° 43' 21"E
C778	330.47	14° 29' 24"	83.57	83.35	S27° 39' 54"E
C779	970.68	9° 28' 59"	160.68	160.47	S28° 10' 50"E
C780	228.85	17° 06' 37"	68.34	68.09	S41° 06' 53"E
C781	470.07	19° 28' 24"	159.77	159.00	S39° 21' 35"E
C796	555.00	32° 03' 38"	310.56	306.52	N36° 56' 52"W
C797	645.00	15° 05' 18"	109.86	109.37	N28° 27' 42"W
C798	88.00	150° 56' 28"	231.83	170.37	S68° 31' 25"W
C799	1195.00	18° 42' 48"	390.30	388.57	N16° 18' 14"W
C807	415.76	6° 15' 12"	45.38	45.36	S51° 05' 02"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L3	S64°20'22"W	3.57
L29	S6°24'55"W	1.11
L37	S64°20'22"W	60.03
L38	S64°20'22"W	58.99
L39	S6°24'55"W	1.11
L40	N6°24'55"E	1.11
L44	N6°24'55"E	1.11
L52	N78°59'57"W	15.00
L73	N25°39'36"W	20.00
L128	S64°20'22"W	57.09

TIMBER CREEK - PHASE 2

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A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

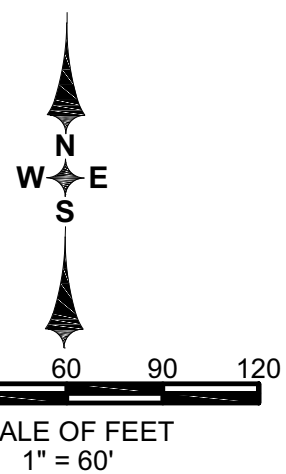
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SHEET 13 OF 26



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C259	5.00	90° 00' 19"	7.85	7.07	S19° 20' 44"E

SEE SHEET 8

SEE SHEET 12

SEE SHEET 18

**NOT PART OF PLAT
TIMBER CREEK**
(INSTRUMENT NO. 2020000059084)
TRACT "B"
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

NOT INCLUDED
UNPLATTED

1/4 LINE SECTION 9

SUBDIVISION BOUNDARY

C/L IMMOKALEE ROAD (SR 82)
(200' R/W) UNPLATTED

LEHIGH ACRES—UNIT 5
P.B. 15, PG. 85

N64°20'50"W 1172.01'
TRACT "F"
(FUTURE DEVELOPMENT/TEMPORARY ACCESS EASEMENT)
S64°20'54"E 1143.24'

TRACT "F"
(FUTURE DEVELOPMENT)
S23°30'23"W 1018.97'
N25°39'10"E 1047.56'

TIMBER CREEK - PHASE 2

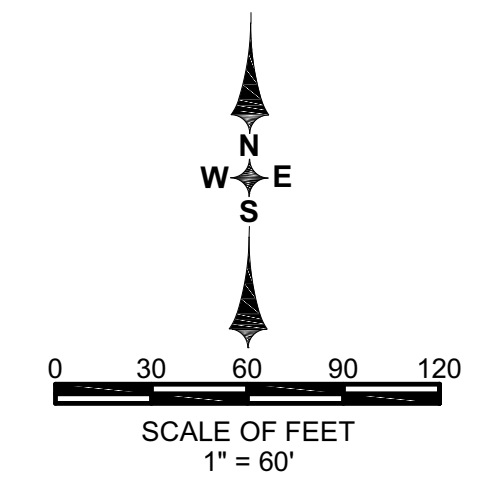
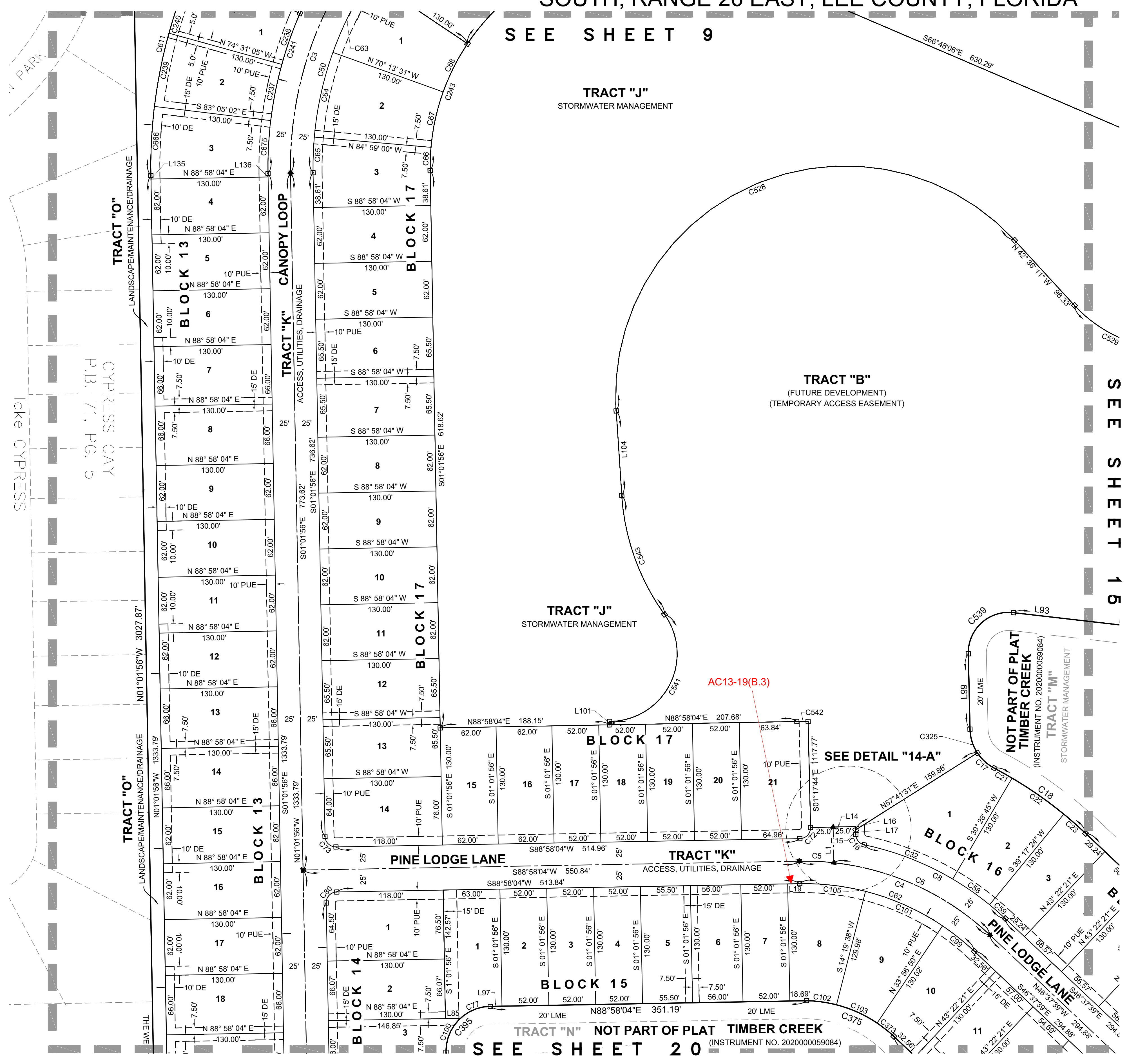
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SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

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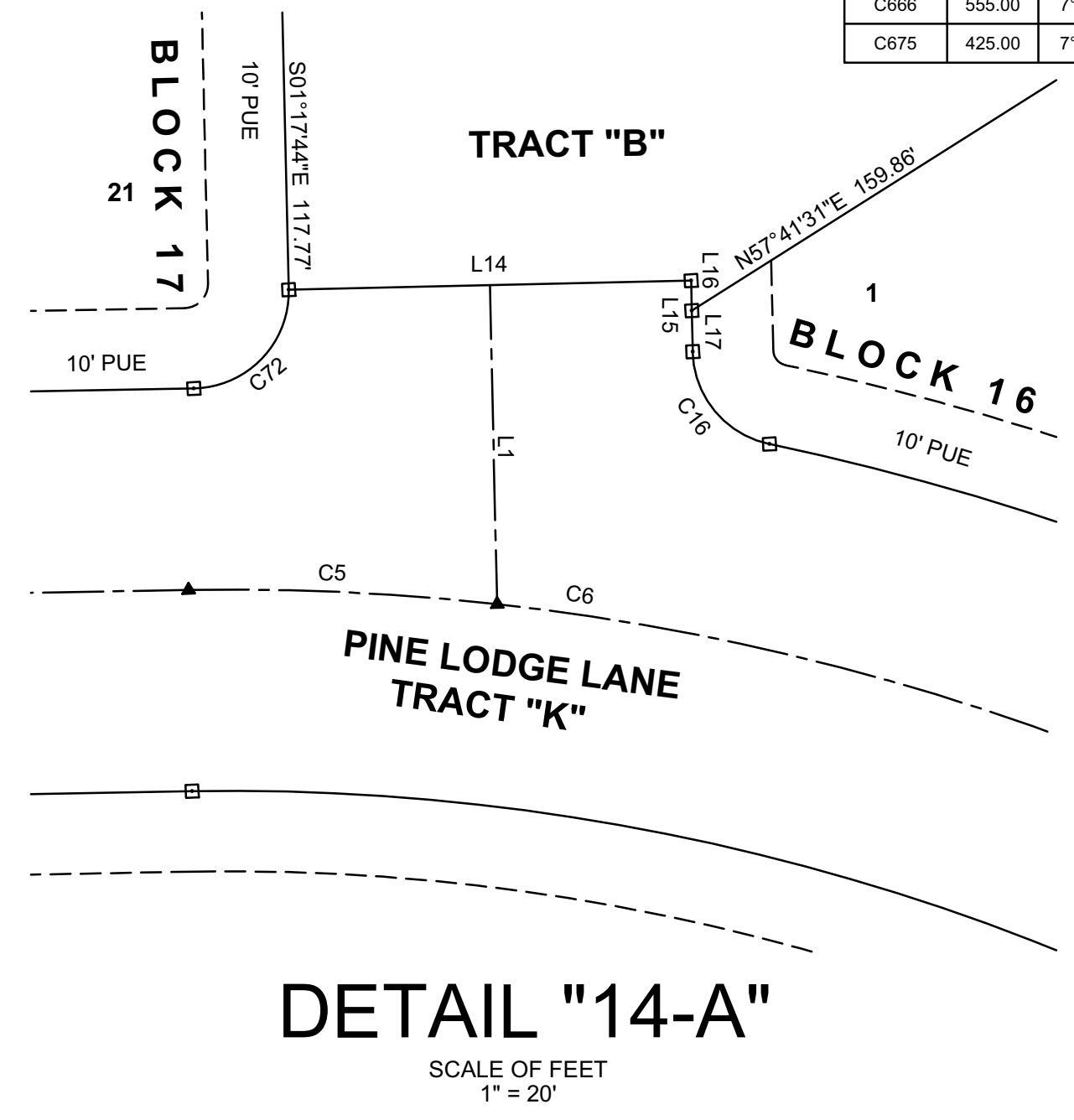
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SHEET 14 OF 26



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S1°17'44"E	39.63
L14	N88°42'16"E	50.00
L15	S1°17'44"E	8.83
L16	S1°17'44"E	3.74
L17	S1°17'44"E	5.09
L19	S88°58'04"W	13.34
L85	N88°58'04"E	16.85
L93	S83°24'49"E	250.96
L97	N88°58'04"E	13.00
L99	N1°17'48"W	83.69
L101	S1°01'56"E	3.86
L104	S3°46'17"E	93.96
L135	S1°01'56"E	3.80
L136	N1°01'56"W	3.80

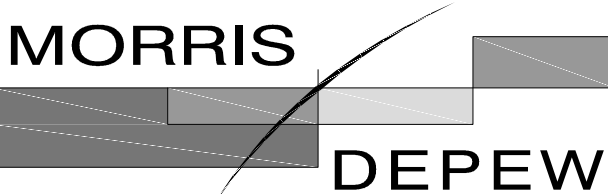
CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C3	400.00	38° 09' 37"	266.41	261.51	S18° 02' 53"W
C4	300.00	44° 24' 17"	232.50	226.73	N68° 49' 47"W
C5	300.00	7° 20' 07"	38.41	38.38	N87° 21' 52"W
C6	300.00	37° 04' 10"	194.10	190.73	N65° 09' 44"W
C8	325.00	31° 31' 04"	178.78	176.53	S62° 23' 11"E
C16	12.00	76° 50' 59"	16.10	14.92	S39° 43' 13"E
C17	50.00	29° 08' 20"	25.43	25.16	N47° 49' 11"W
C18	455.00	15° 45' 43"	125.17	124.77	N54° 30' 30"W
C21	455.00	2° 52' 07"	22.78	22.78	N60° 57' 18"W
C22	455.00	8° 48' 38"	69.97	69.90	N55° 06' 55"W
C23	455.00	4° 04' 57"	32.42	32.41	N48° 40' 08"W
C32	325.00	18° 37' 28"	105.64	105.18	N68° 49' 59"W
C50	375.00	34° 52' 05"	228.21	224.71	S16° 24' 07"W
C58	325.00	8° 48' 38"	49.98	49.93	N55° 06' 55"W
C59	325.00	4° 04' 57"	23.16	23.15	N48° 40' 08"W
C62	275.00	44° 24' 17"	213.13	207.83	N68° 49' 47"W
C63	375.00	14° 03' 41"	92.03	91.80	S26° 48' 19"W
C64	375.00	14° 45' 28"	96.59	96.32	S12° 23' 45"W
C65	375.00	6° 02' 56"	39.59	39.57	S1° 59' 32"E
C66	245.00	6° 02' 56"	25.87	25.85	N1° 59' 32"E
C67	245.00	14° 45' 28"	63.11	62.93	N12° 23' 45"E
C68	245.00	14° 03' 41"	60.13	59.98	N26° 48' 19"E
C72	12.00	90° 15' 49"	18.90	17.01	N43° 50' 10"E
C73	12.00	90° 00' 00"	18.85	16.97	S46° 01' 56"E
C77	50.00	41° 31' 35"	36.24	35.45	N68° 11' 59"E
C80	12.00	90° 00' 00"	18.85	16.97	S43° 58' 04"W
C99	275.00	9° 25' 31"	45.24	45.19	S51° 20' 25"E
C100	50.00	48° 26' 25"	42.30	41.05	S23° 11' 59"W
C101	275.00	19° 37' 12"	94.17	93.71	N65° 51' 46"W
C102	145.90	13° 10' 09"	33.53	33.46	N82° 09' 14"W
C103	145.90	19° 29' 51"	49.65	49.41	N65° 49' 14"W
C105	275.00	15° 21' 34"	73.72	73.50	N83° 21' 09"W
C237	425.00	8° 33' 56"	63.54	63.48	S11° 11' 57"W
C238	425.00	8° 06' 59"	60.20	60.15	S19° 32' 24"W
C239	555.00	8° 33' 56"	82.97	82.89	S11° 11' 57"W
C240	555.00	8° 06' 59"	78.62	78.55	S19° 32' 24"W
C241	425.00	38° 05' 51"	282.59	277.42	S18° 01' 00"W
C243	244.97	114° 15' 20"	488.50	411.49	S56° 04' 28"W
C325	50.00	31° 57' 13"	27.88	27.52	S17° 16' 24"E
C373	145.90	9° 21' 59"	23.85	23.82	N51° 23' 19"W
C375	145.90	42° 01' 58"	107.03	104.65	S67° 43' 19"E
C395	50.00	90° 00' 00"	78.55	70.72	S43° 57' 46"W
C528	255.00	141° 10' 06"	628.28	481.00	S66° 48' 46"W
C529	149.97	40° 49' 04"	106.84	104.60	N63° 00' 30"W
C539	44.94	98° 04' 18"	76.92	67.86	N47° 38' 42"E
C541	75.00	125° 43' 01"	164.56	133.48	S27° 08' 18"W
C542	455.00	1° 35' 03"	12.58	12.58	N89° 45' 36"E
C543	255.00	31° 56' 55"	142.19	140.36	S19° 44' 45"E
C611	555.00	30° 03' 29"	291.16	287.83	S13° 59' 49"W
C666	555.00	7° 56' 54"	76.99	76.93	N2° 56' 31"E
C675	425.00	7° 56' 54"	58.96	58.91	S2° 56' 31"W



TIMBER CREEK - PHASE 2

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SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

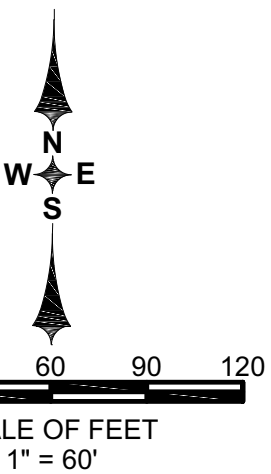
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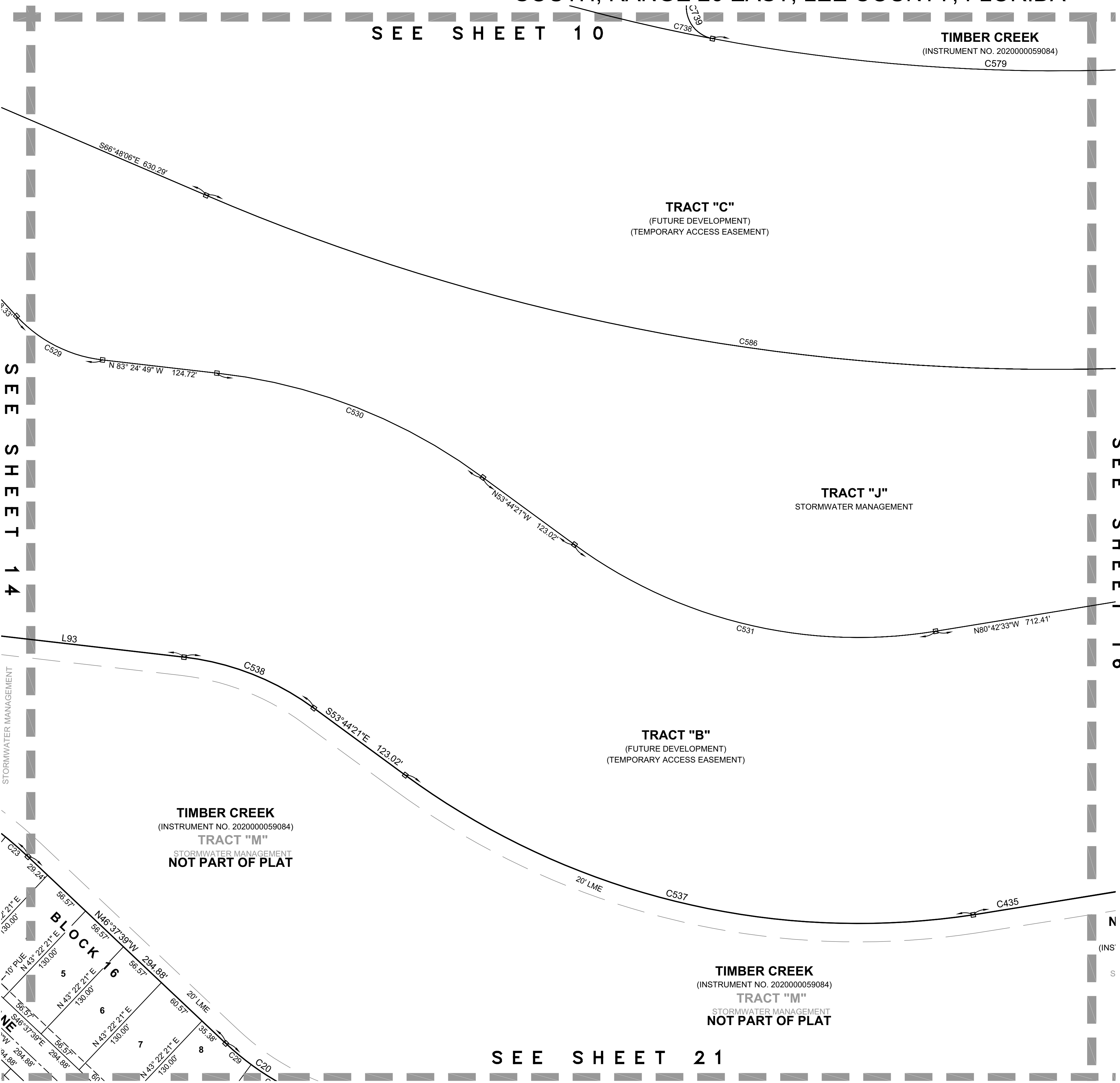
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SHEET 15 OF 26



LINE TABLE		
LINE #	BEARING	DISTANCE
L93	S83°24'49"E	250.96

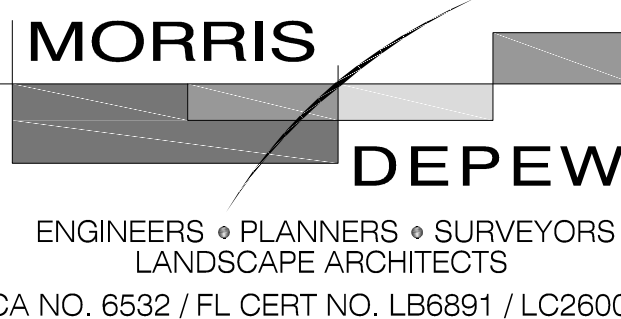
CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C20	295.00	18° 28' 14"	95.10	94.69	N55° 51' 46"W
C23	455.00	4° 04' 57"	32.42	32.41	N48° 40' 08"W
C29	295.00	6° 58' 36"	35.92	35.90	S50° 06' 57"E
C435	32158.88	0° 37' 01"	346.27	346.27	N80° 42' 33"E
C529	149.97	40° 49' 04"	106.84	104.60	N63° 00' 30"W
C530	590.26	30° 25' 58"	313.52	309.85	N68° 34' 35"W
C531	520.00	45° 33' 06"	413.41	402.61	N76° 30' 54"W
C537	830.37	44° 52' 29"	650.35	633.86	S76° 10' 54"E
C538	295.00	29° 40' 28"	152.79	151.08	S68° 34' 35"E
C579	2005.00	17° 39' 37"	618.00	615.55	S88° 06' 40"E
C586	2330.00	30° 04' 14"	1222.85	1208.86	S81° 48' 58"E
C738	2005.00	12° 27' 16"	435.83	434.97	S73° 02' 55"E
C739	35.00	113° 12' 23"	69.15	58.44	N22° 40' 41"W



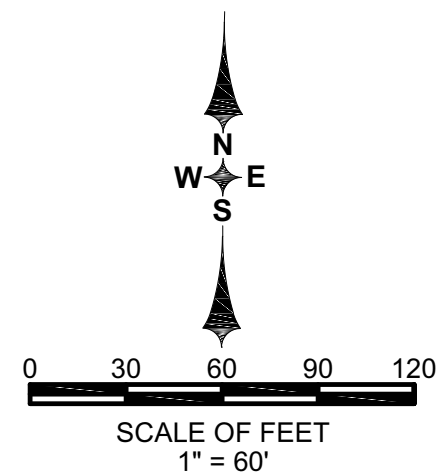
TIMBER CREEK - PHASE 2

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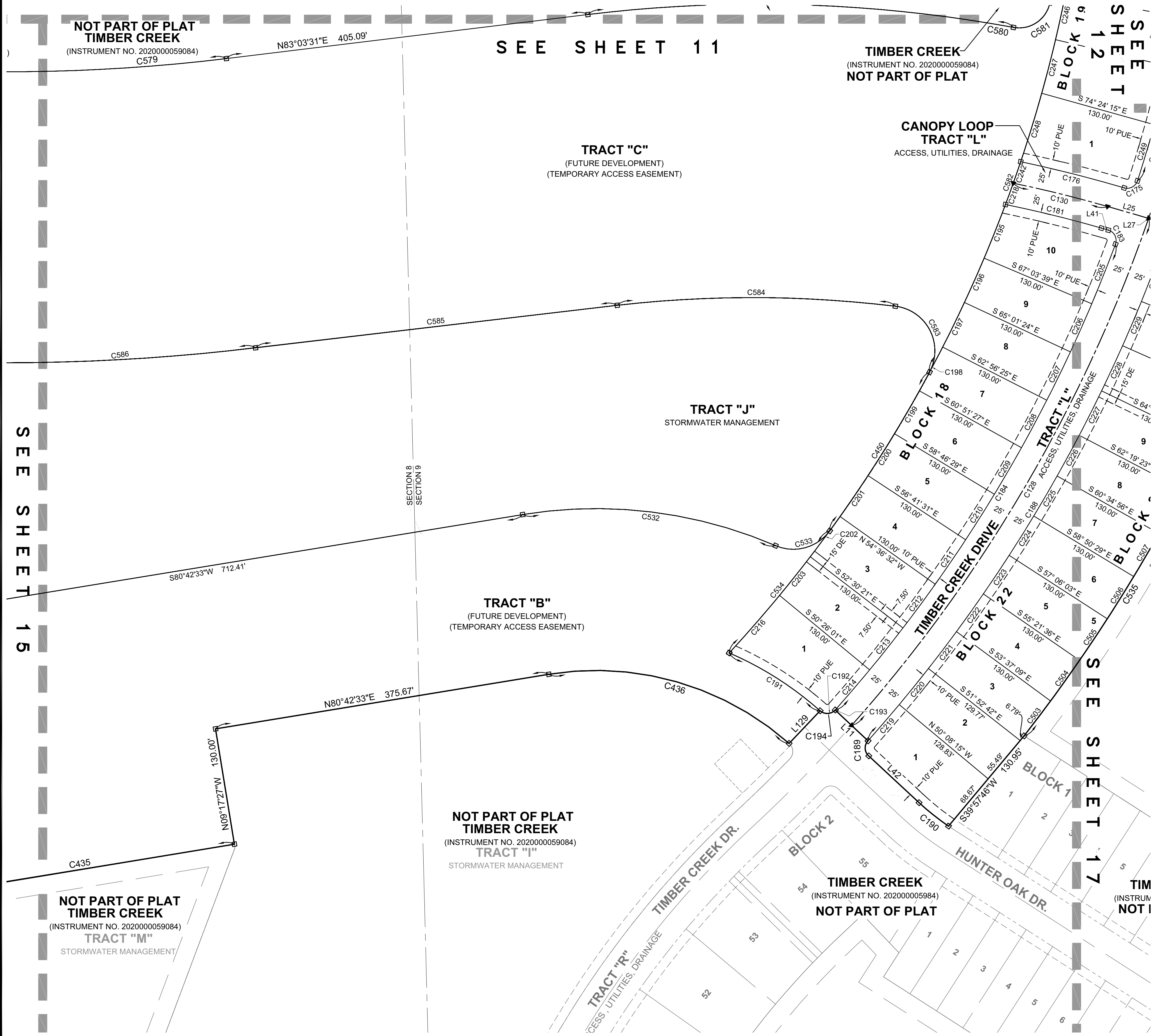


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CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C128	1672.00	22° 32' 40"	657.89	653.65	N30° 21' 58"E
C130	1400.00	4° 25' 27"	108.10	108.08	N76° 06' 13"W
C175	12.00	88° 14' 42"	18.48	16.71	N61° 59' 10"E
C176	1456.57	4° 40' 19"	118.77	118.74	N75° 49' 18"W
C181	1375.00	4° 34' 38"	109.84	109.81	N76° 10' 48"W
C183	12.00	94° 21' 07"	19.76	17.60	N26° 42' 55"W
C184	1647.00	21° 08' 47"	607.86	604.42	N31° 02' 02"E
C188	1697.00	21° 19' 28"	631.59	627.95	N30° 59' 52"E
C189	12.00	88° 45' 34"	18.59	16.79	S2° 43' 11"E
C190	275.00	8° 44' 04"	41.92	41.88	S51° 28' 00"E
C191	375.00	18° 23' 13"	120.34	119.83	N57° 31' 47"W
C192	12.00	90° 03' 24"	18.86	16.98	N86° 38' 07"E
C193	12.00	1° 15' 38"	0.26	0.26	N42° 14' 14"E
C194	12.00	88° 47' 46"	18.60	16.79	N87° 15' 56"E
C195	1517.00	2° 25' 40"	64.28	64.28	S21° 43' 31"W
C196	1517.00	2° 02' 15"	53.95	53.94	S23° 57' 29"W
C197	1517.00	2° 04' 58"	55.15	55.14	S26° 01' 05"W
C198	1517.00	2° 04' 58"	55.15	55.14	S28° 06' 04"W
C199	1517.00	2° 04' 58"	55.15	55.14	S30° 11' 02"W
C200	1517.00	2° 04' 58"	55.15	55.14	S32° 16' 00"W
C201	1517.00	2° 04' 58"	55.15	55.14	S34° 20' 58"W
C202	1517.00	2° 06' 12"	55.69	55.68	S36° 26' 33"W
C203	1517.00	2° 04' 20"	54.86	54.86	S38° 31' 49"W
C205	1647.00	2° 28' 43"	71.25	71.24	N21° 42' 00"E
C206	1647.00	2° 02' 15"	58.57	58.57	N23° 57' 29"E
C207	1647.00	2° 04' 58"	59.87	59.87	N26° 01' 05"E
C208	1647.00	2° 04' 58"	59.87	59.87	N28° 06' 04"E
C209	1647.00	2° 04' 58"	59.87	59.87	N30° 11' 02"E
C210	1647.00	2° 04' 58"	59.87	59.87	N32° 16' 00"E
C211	1647.00	2° 04' 58"	59.87	59.87	N34° 20' 58"E
C212	1647.00	2° 06' 12"	60.46	60.46	N36° 26' 33"E
C213	1647.00	2° 04' 20"	59.57	59.56	N38° 31' 49"E
C214	1647.00	2° 02' 26"	58.66	58.65	N40° 35' 12"E
C216	1517.00	3° 12' 45"	85.06	85.05	N41° 10' 22"E
C218	1517.00	0° 57' 16"	25.27	25.27	S20° 02' 03"W
C219	1697.00	1° 47' 51"	53.24	53.24	N40° 45' 40"E
C220	1697.00	1° 44' 27"	51.56	51.56	N38° 59' 31"E
C221	1697.00	1° 44' 27"	51.56	51.56	N37° 15' 05"E
C222	1697.00	1° 44' 27"	51.56	51.56	N35° 30' 38"E
C223	1697.00	1° 44' 27"	51.56	51.56	N33° 46' 11"E
C224	1697.00	1° 44' 27"	51.56	51.56	N32° 01' 44"E
C225	1697.00	1° 44' 27"	51.56	51.56	N30° 17' 17"E
C226	1697.00	1° 44' 27"	51.56	51.56	N28° 32' 50"E
C227	1697.00	1° 52' 08"	55.35	55.35	N26° 44' 33"E
C228	1697.00	1° 52' 08"	55.35	55.35	N24° 52' 26"E
C229	1697.00	1° 48' 25"	53.52	53.52	N23° 02' 09"E
C242	1517.00	0° 57' 07"	25.21	25.21	S19° 04' 51"W
C246	1517.00	2° 12' 11"	58.33	58.32	S12° 10' 04"W
C247	1517.00	2° 19' 35"	61.60	61.59	S14° 25' 57"W
C248	1517.00	3° 00' 33"	79.68	79.67	N17° 06' 01"E
C249	1647.00	2° 16' 04"	65.19	65.18	S16° 43' 47"W
C435	32158.88	0° 37' 01"	346.27	346.27	N80° 42' 33"E
C436	325.00	50° 39' 40"	287.37	278.10	N73° 57' 37"W
C450	1517.00	7° 53' 02"	208.74	208.57	N32° 11' 31"E
C503	1829.29	1° 31' 34"	48.72	48.72	N37° 08' 29"E
C504	1829.29	1° 44' 19"	55.51	55.51	N35° 30' 33"E
C505	1829.29	1° 44' 19"	55.51	55.51	N33° 46' 14"E
C506	1829.29	1° 44' 19"	55.51	55.51	N32° 01' 55"E
C507	1829.29	1° 44' 19"	55.51	55.51	N30° 17' 36"E
C532	505.00	32° 35' 37"	287.28	283.42	N82° 59' 39"W
C533	50.00	77° 10' 08"	67.34	62.37	S74° 43' 06"W
C534	1517.00	6° 38' 42"	175.94	175.84	N39° 27' 23"E
C535	1829.29	12° 18' 34"	393.01	392.25	N31° 44' 59"E
C579	2005.00	17° 39' 37"	618.00	615.55	S88° 06' 40"E
C580	1570.00	17° 21' 03"	475.44	473.63	N88° 15' 57"W
C581	35.00	88° 36' 04"	54.12	48.89	S56° 06' 33"W
C582	1517.00	17° 16' 55"	457.57	455.84	N19° 36' 33"E
C583	50.00	111° 19' 57"	97.16	82.58	S27° 24' 58"E
C584	1320.00	13° 27' 34"	310.08	309.37	S89° 48' 44"E
C585	75020.00	0° 16' 34"	405.11	405.11	N83° 18' 12"E
C586	2330.00	30° 04' 14"	1222.85	1208.86	S81° 48' 58"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L11	S46°53'50"E	50.02
L25	S73°53'29"E	47.31
L27	S70°53'29"E	0.17
L41	N73°53'29"W	8.04
L42	S47°05'58"E	76.42
L129	N43°31'34"E	50.05



TIMBER CREEK - PHASE 2

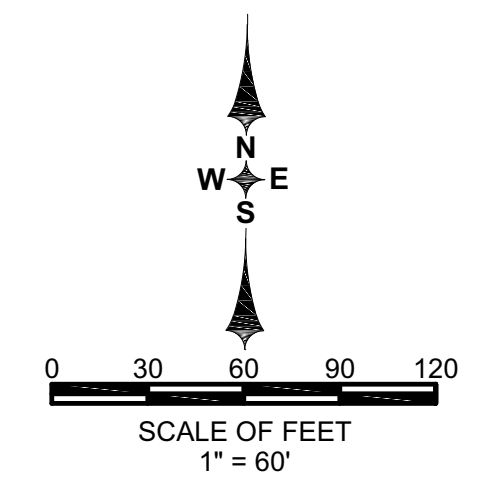
A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
NUMBER 2020000059084, PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____

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SHEET 17 OF 26

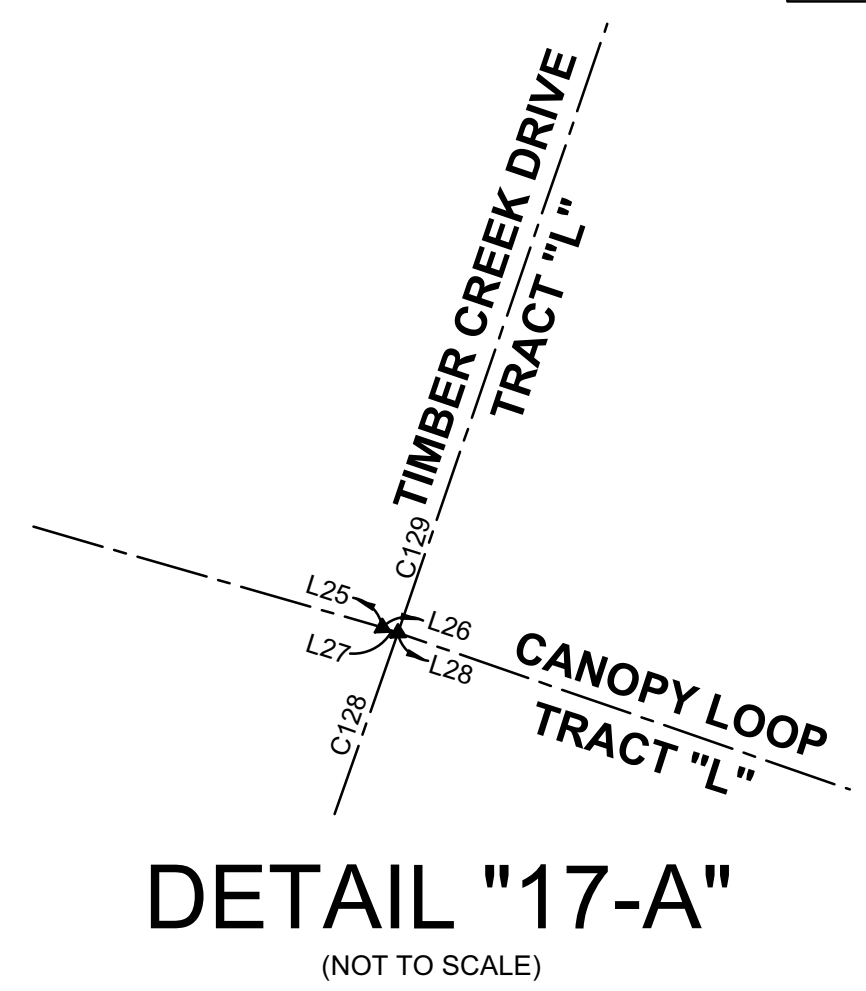


LINE TABLE

LINE #	BEARING	DISTANCE
L8	S71°03'34"E	8.50
L25	S73°53'29"E	47.31
L26	S70°53'29"E	45.21
L27	S70°53'29"E	0.17
L28	S70°53'29"E	45.04
L41	N73°53'29"W	8.04
L59	N17°27'37"E	55.76
L131	N24°07'35"E	17.85
L133	N41°49'03"E	114.10
L152	N56°49'04"E	75.91

CURVE TABLE

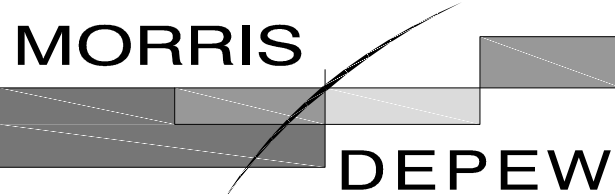
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C128	1672.00	22° 32' 40"	657.89	653.65	N30° 21' 58"E
C129	1672.00	12° 40' 43"	369.98	369.23	N12° 45' 17"E
C131	1475.00	4° 16' 30"	110.06	110.03	N68° 45' 14"W
C174	1647.00	11° 26' 53"	329.08	328.54	N12° 08' 22"E
C175	12.00	88° 14' 42"	18.48	16.71	N61° 59' 10"E
C176	1456.57	4° 40' 19"	118.77	118.74	N75° 49' 18"W
C178	1697.00	11° 26' 21"	338.81	338.24	N12° 08' 06"E
C179	12.00	89° 03' 58"	18.65	16.83	S26° 40' 43"E
C180	1500.00	4° 31' 10"	118.32	118.28	N68° 57' 07"W
C183	12.00	94° 21' 07"	19.76	17.60	N26° 42' 55"W
C184	1647.00	21° 08' 47"	607.86	604.42	N31° 02' 02"E
C185	1827.00	1° 34' 20"	50.13	50.13	S19° 13' 25"W
C186	1450.00	4° 20' 24"	109.84	109.81	S68° 43' 17"E
C187	12.00	88° 26' 13"	18.52	16.74	S64° 33' 15"W
C188	1697.00	21° 19' 28"	631.59	627.95	N30° 59' 52"E
C205	1647.00	2° 28' 43"	71.25	71.24	N21° 42' 00"E
C206	1647.00	2° 02' 15"	58.57	58.57	N23° 57' 29"E
C226	1697.00	1° 44' 27"	51.56	51.56	N28° 32' 50"E
C227	1697.00	1° 52' 08"	55.35	55.35	N26° 44' 33"E
C228	1697.00	1° 52' 08"	55.35	55.35	N24° 52' 26"E
C229	1697.00	1° 48' 25"	53.52	53.52	N23° 02' 09"E
C230	1697.00	1° 47' 48"	53.22	53.22	N21° 14' 03"E
C231	1827.00	2° 07' 22"	67.69	67.69	N21° 04' 16"E
C232	1827.00	1° 48' 25"	57.62	57.62	N23° 02' 09"E
C249	1647.00	2° 16' 04"	65.19	65.18	S16° 43' 47"W
C277	1697.00	2° 11' 56"	65.12	65.12	N16° 45' 18"E
C282	1827.00	2° 04' 09"	65.98	65.97	N14° 37' 16"E
C283	1827.00	2° 46' 54"	88.70	88.69	N17° 02' 48"E
C285	45.00	33° 16' 31"	26.13	25.77	N34° 05' 52"E
C434	50.00	82° 31' 48"	72.02	65.95	N81° 27' 27"E
C505	1829.29	1° 44' 19"	55.51	55.51	N33° 46' 14"E
C506	1829.29	1° 44' 19"	55.51	55.51	N32° 01' 55"E
C507	1829.29	1° 44' 19"	55.51	55.51	N30° 17' 36"E
C508	1829.29	1° 44' 19"	55.51	55.51	N28° 33' 17"E
C509	1829.29	1° 51' 59"	59.59	59.59	N26° 45' 08"E
C510	1829.29	0° 13' 26"	7.15	7.15	N25° 42' 25"E
C519	1827.00	1° 38' 40"	52.44	52.44	N24° 45' 42"E
C535	1829.29	12° 18' 34"	393.01	392.25	N31° 44' 59"E
C536	50.00	88° 27' 03"	77.19	69.75	S71° 34' 00"W
C570	269.36	17° 32' 13"	82.45	82.12	N32° 53' 42"E
C571	40.00	24° 52' 38"	17.37	17.23	S29° 22' 44"W
C572	360.00	39° 52' 46"	250.57	245.54	N36° 52' 48"E
C635	1827.00	12° 33' 15"	400.32	399.52	N19° 18' 24"E
C784	525.00	10° 36' 43"	97.24	97.10	S42° 47' 36"W
C785	630.33	16° 37' 14"	182.85	182.21	N48° 30' 10"E
C786	295.00	20° 07' 30"	103.62	103.09	N46° 45' 18"E
C787	50.00	91° 07' 46"	79.53	71.40	N8° 52' 20"W
C788	1320.00	9° 46' 16"	225.11	224.84	N59° 19' 21"W
C791	50.00	78° 49' 08"	68.78	63.49	S26° 22' 47"E
C792	1630.00	11° 21' 09"	322.96	322.44	S60° 06' 47"E
C793	50.00	82° 21' 12"	71.87	65.84	N84° 23' 11"E
C794	405.00	7° 31' 33"	53.20	53.16	N46° 58' 22"E
C795	145.00	70° 26' 18"	178.26	167.24	N17° 45' 32"W



TIMBER CREEK - PHASE 2

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SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

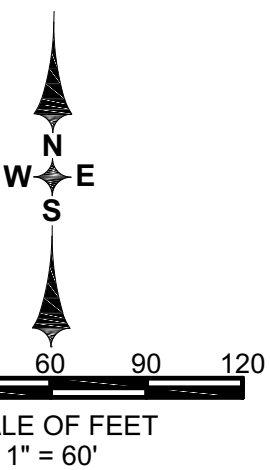
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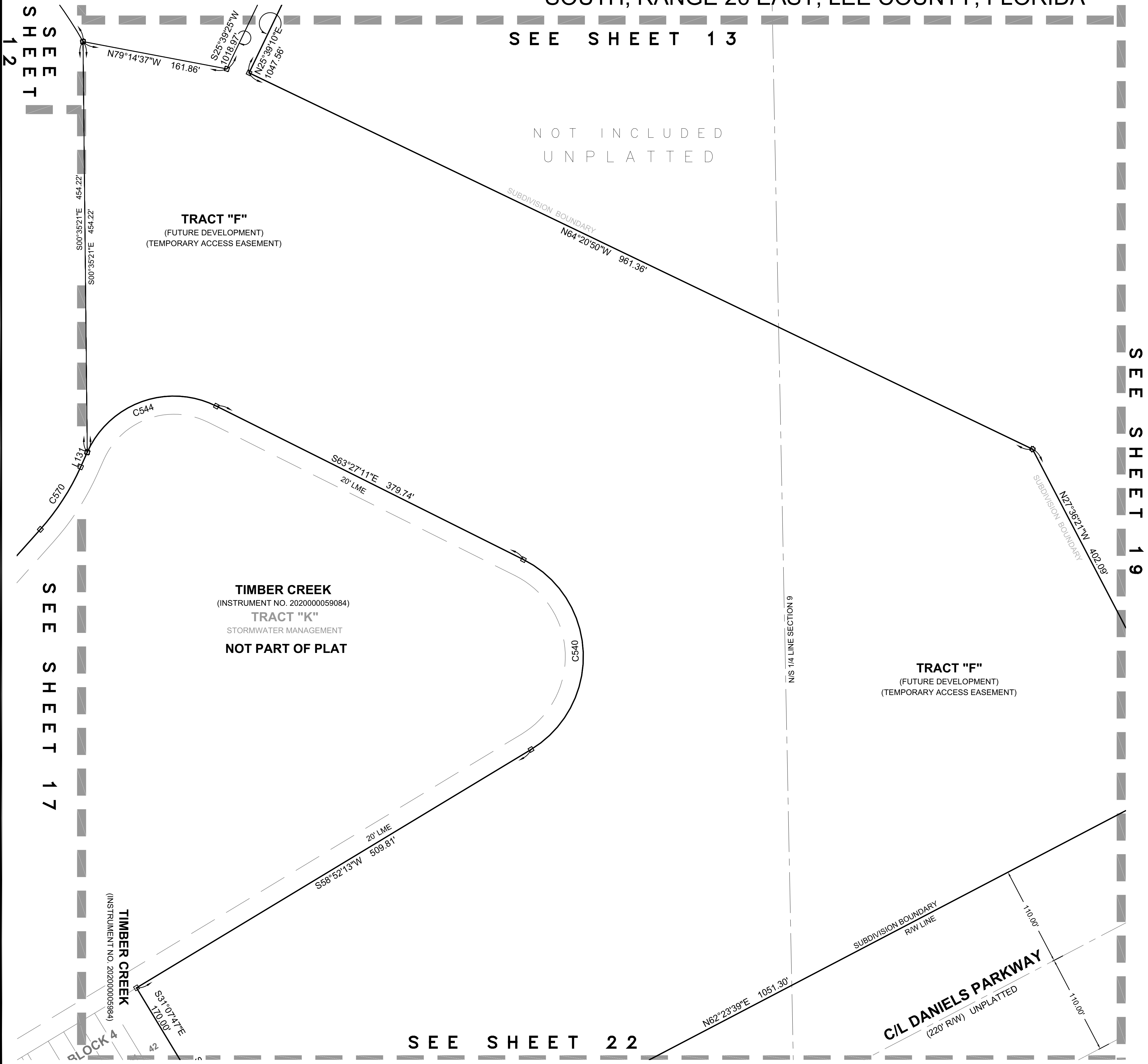
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SHEET 18 OF 26



LINE TABLE		
LINE #	BEARING	DISTANCE
L131	N24°07'35"E	17.85

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C540	120.00	122° 19' 21"	256.19	210.24	N2° 17' 28"W
C544	105.00	92° 25' 13"	169.37	151.60	S70° 20' 12"W
C570	269.36	17° 32' 13"	82.45	82.12	N32° 53' 42"E

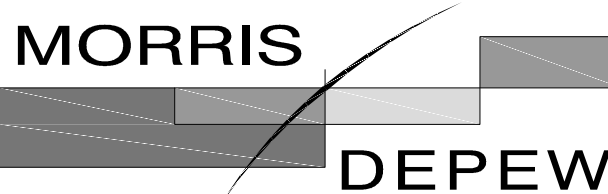


DOS2020-00106 / PLT2020-00047

TIMBER CREEK - PHASE 2

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SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

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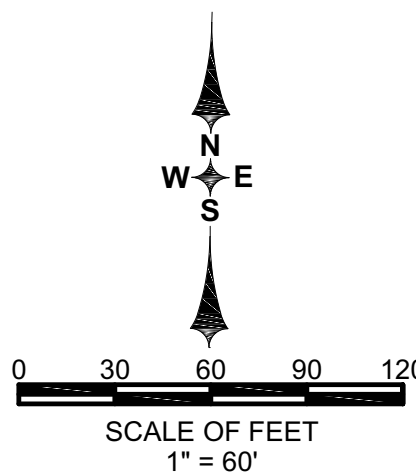


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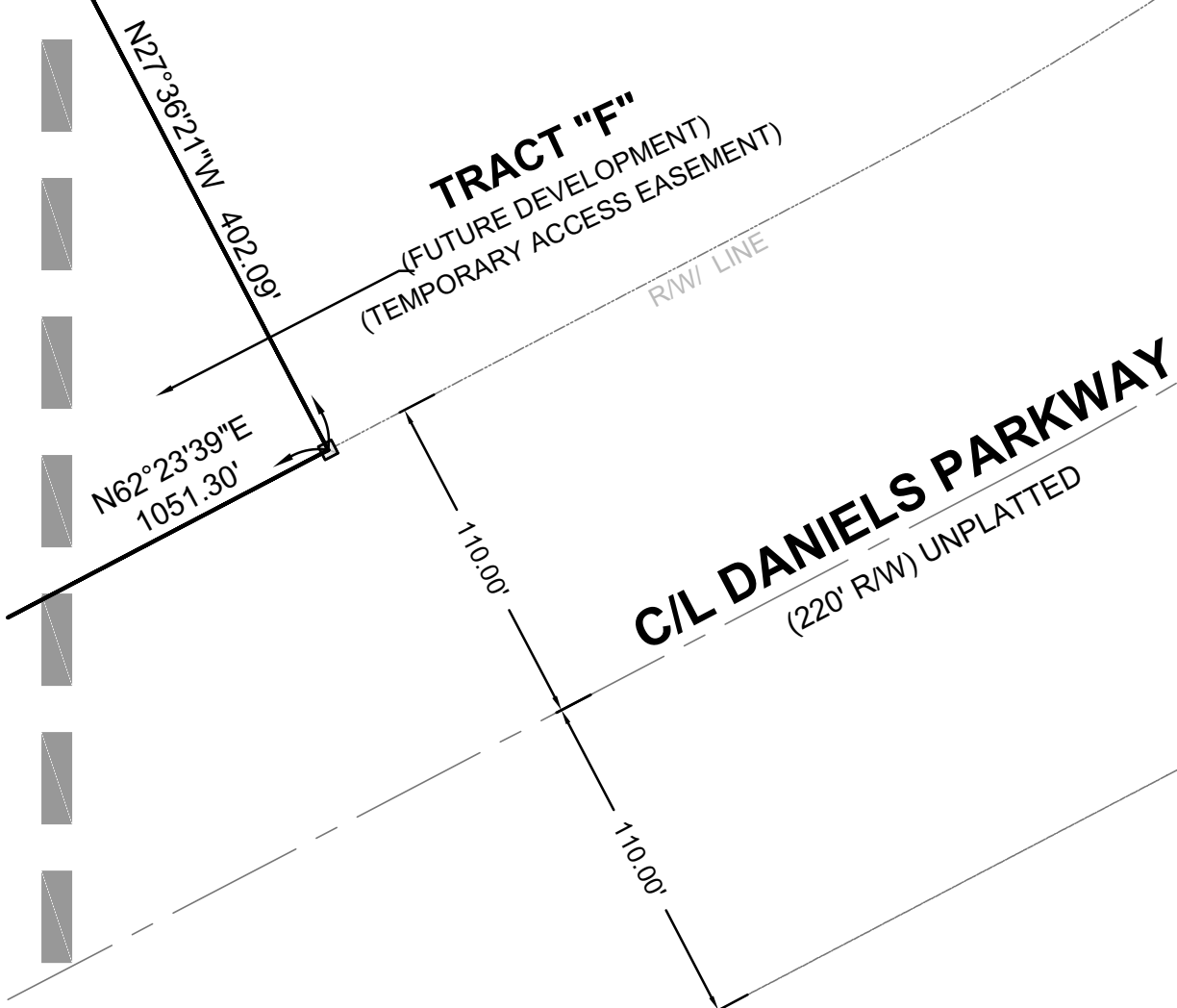
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SHEET 19 OF 26



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A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

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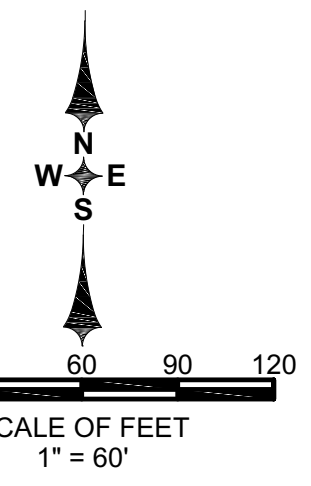
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SEE SHEET 14

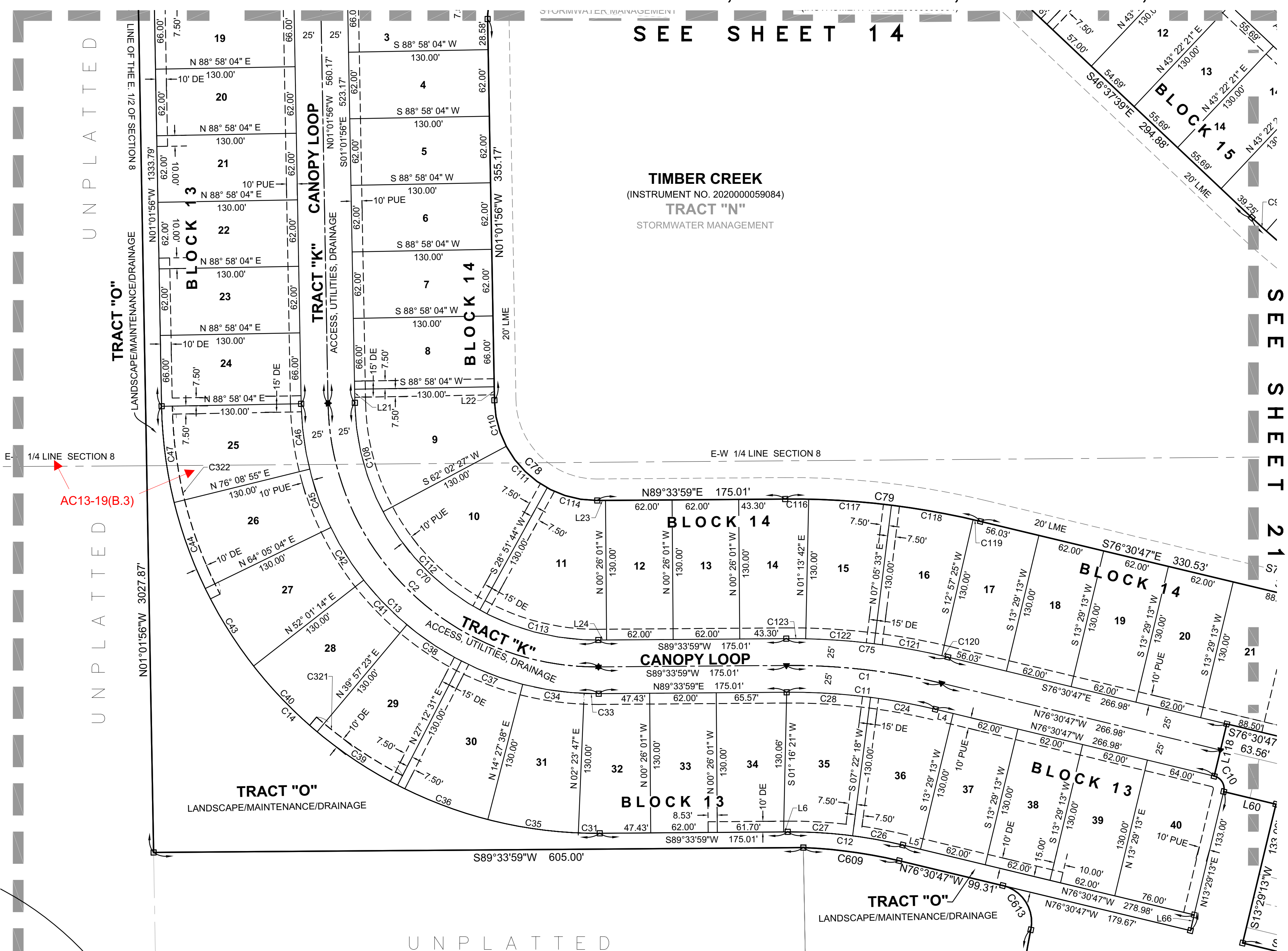
SEE SHEET 21

SEE SHEET 23



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C1	600.00	13° 55' 14"	145.78	145.42	N83° 28' 24"W
C2	250.00	89° 24' 05"	390.09	351.70	S45° 43' 58"E
C10	12.00	90° 00' 00"	18.85	16.97	N31° 30' 47"W
C11	575.00	13° 55' 14"	139.70	139.36	N83° 28' 24"W
C12	445.00	13° 55' 14"	108.12	107.85	N83° 28' 24"W
C13	275.00	89° 24' 05"	429.10	386.87	S45° 43' 58"E
C14	405.00	89° 24' 05"	631.94	569.76	S45° 43' 58"E
C24	575.00	6° 06' 56"	61.37	61.34	N79° 34' 15"W
C26	445.00	6° 06' 56"	47.50	47.47	S79° 34' 15"E
C27	445.00	7° 48' 18"	60.62	60.57	S86° 31' 51"E
C28	575.00	7° 48' 18"	78.33	78.27	N86° 31' 51"W
C31	405.00	2° 49' 48"	20.00	20.00	N89° 01' 07"W
C33	275.00	2° 49' 48"	13.58	13.58	S89° 01' 07"E
C34	275.00	12° 03' 51"	57.90	57.80	S81° 34' 17"E
C35	405.00	12° 03' 51"	85.28	85.12	N81° 34' 17"W
C36	405.00	12° 44' 52"	90.11	89.92	N69° 09' 56"W
C37	275.00	12° 44' 52"	61.19	61.06	S69° 09' 56"E
C38	275.00	12° 44' 52"	61.19	61.06	S56° 25' 03"E
C39	405.00	12° 44' 52"	90.11	89.92	N56° 25' 03"W
C40	405.00	12° 03' 51"	85.28	85.12	N44° 00' 42"W
C41	275.00	12° 03' 51"	57.90	57.80	S44° 00' 42"E
C42	275.00	12° 03' 51"	57.90	57.80	S31° 56' 51"E
C43	405.00	12° 03' 51"	85.28	85.12	N31° 56' 51"W
C44	405.00	12° 03' 51"	85.28	85.12	N19° 53' 00"W
C45	275.00	12° 03' 51"	57.90	57.80	S19° 53' 00"E
C46	275.00	12° 49' 09"	61.53	61.40	S7° 26' 30"E
C47	405.00	12° 49' 09"	90.42	90.42	N7° 26' 30"W
C70	225.00	89° 24' 05"	351.08	316.53	S45° 43' 58"E
C75	625.00	13° 55' 14"	151.85	151.48	N83° 28' 24"W
C78	95.00	89° 24' 05"	148.23	133.65	S45° 43' 58"E
C79	755.00	13° 55' 14"	183.43	182.98	N83° 28' 24"W
C108	225.00	26° 55' 37"	105.74	104.77	S14° 29' 44"E
C110	95.00	26° 55' 37"	44.65	44.24	N14° 29' 44"W
C111	95.00	33° 10' 43"	55.01	54.25	N44° 32' 54"W
C112	225.00	33° 10' 43"	130.29	128.48	S44° 32' 54"E
C113	225.00	29° 17' 45"	115.04	113.80	S75° 47' 08"E
C114	95.00	29° 17' 45"	48.57	48.05	N75° 47' 08"W
C116	755.00	1° 39' 42"	21.90	21.90	S89° 36' 09"E
C117	755.00	5° 51' 52"	77.28	77.24	S85° 50' 22"E
C118	755.00	5° 51' 52"	77.28	77.24	S79° 58' 31"E
C119	755.00	0° 31' 48"	6.98	6.98	N76° 46' 41"W
C120	625.00	0° 31' 48"	5.78	5.78	S76° 46' 41"E
C121	625.00	5° 51' 52"	63.97	63.94	N79° 58' 31"W
C122	625.00	5° 51' 52"	63.97	63.94	N85° 50' 22"W
C123	625.00	1° 39' 42"	18.13	18.13	N89° 36' 09"W
C321	324.99	14° 05' 18"	97.12	96.88	N55° 44' 52"W
C322	394.99	26° 26' 42"	182.31	180.70	S14° 15' 13"E
C345	670.00	31° 32' 30"	368.84	364.20	N4° 02' 33"W
C609	478.65	10° 46' 47"	90.05	89.92	N82° 10' 27"W
C613	35.00	88° 14' 29"	53.90	48.73	N32° 23' 32"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L4	N76°30'47"W	16.98
L5	S76°30'47"E	16.98
L6	N89°33'59"E	3.87
L21	S1°01'56"E	12.59
L22	N1°01'56"W	12.59
L23	S89°33'59"W	7.71
L24	N89°33'59"E	7.71
L60	S76°30'47"E	50.00
L66	S13°29'13"W	15.00
L118	S13°29'13"W	50.00



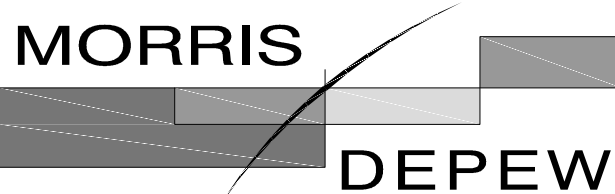
NOT PART OF PLAT
TIMBER CREEK
(INSTRUMENT NO. 2020000059084)
TRACT "G"
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

TRACT "A"
(FUTURE DEVELOPMENT)
(TEMPORARY ACCESS EASEMENT)

TIMBER CREEK - PHASE 2

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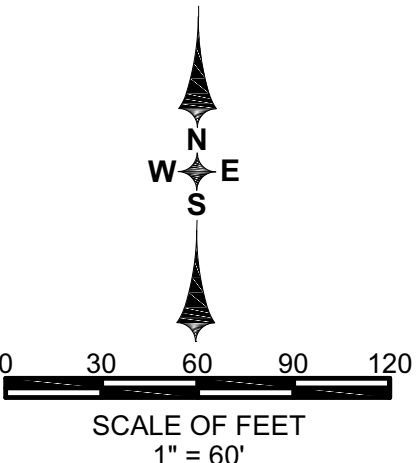
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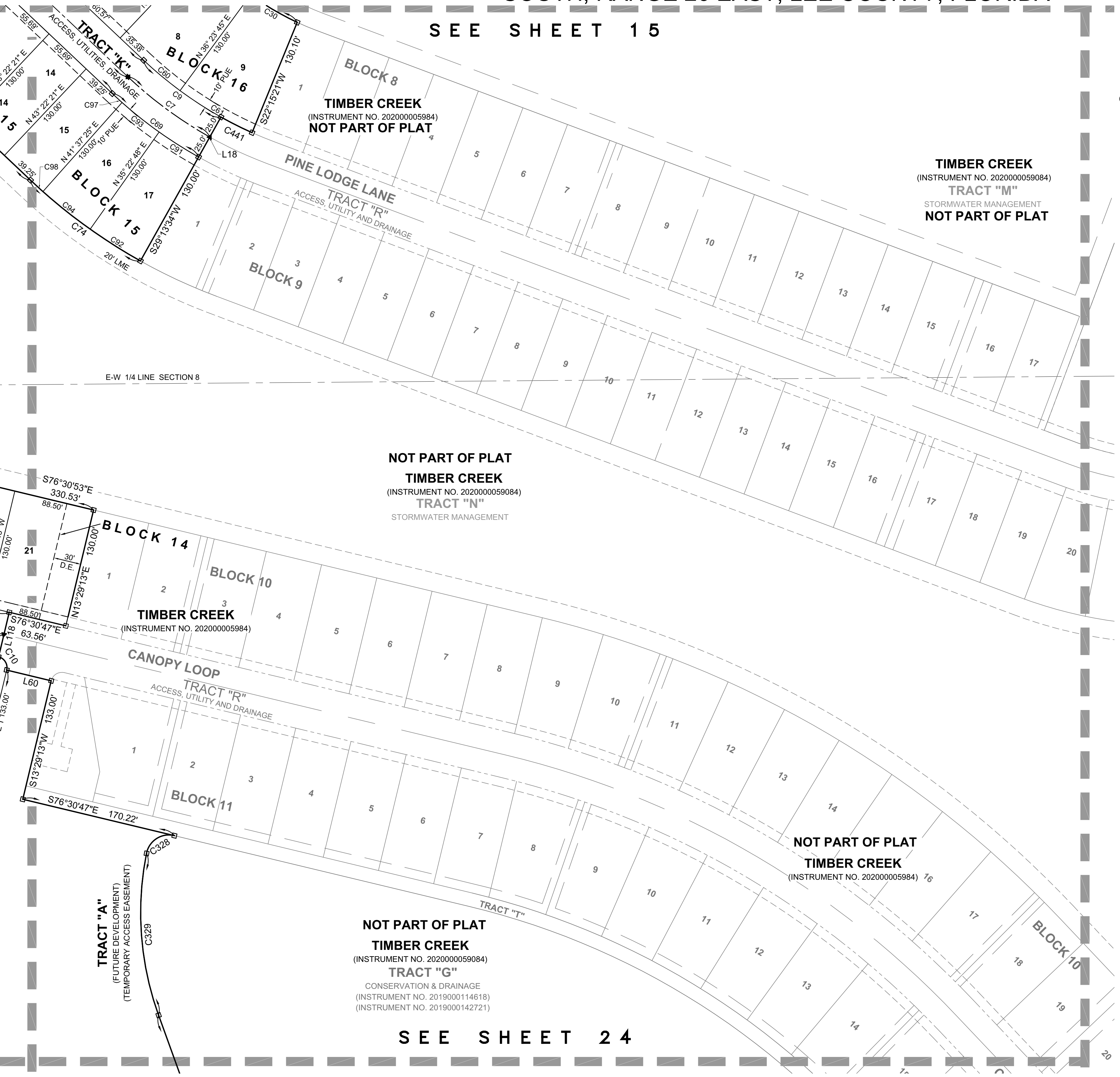
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SHEET 21 OF 26



SEE SHEET 15

SEE SHEET 20



LINE TABLE		
LINE #	BEARING	DISTANCE
L18	S29°13'34\"W	50.00
L60	S76°30'47\"E	50.00
L118	S13°29'13\"W	50.00

CURVE TABLE				
CURVE #	RADIUS	C.A.	ARC	CHD
C7	450.00	14° 08' 47\"	111.11	110.82
C9	425.00	14° 08' 47\"	104.93	104.67
C10	12.00	90° 00' 00\"	18.85	16.97
C30	295.00	11° 29' 38\"	59.18	59.08
C60	425.00	6° 58' 36\"	51.75	51.72
C61	425.00	12° 18' 09\"	91.26	91.08
C69	475.00	14° 08' 47\"	117.28	116.98
C74	605.00	14° 08' 47\"	149.38	149.00
C91	475.00	6° 09' 14\"	51.02	50.99
C92	605.00	6° 09' 14\"	64.98	64.95
C93	475.00	6° 14' 37\"	51.76	51.74
C94	605.00	6° 14' 37\"	65.93	65.90
C97	475.00	1° 44' 56\"	14.50	14.50
C98	605.00	1° 44' 56\"	18.47	18.47
C328	25.00	92° 11' 11\"	40.22	36.02
C329	330.00	31° 06' 50\"	179.20	177.01
C441	425.00	5° 07' 58\"	38.07	38.06

NOT PART OF PLAT
TIMBER CREEK
(INSTRUMENT NO. 2020000059084)
TRACT "N"
STORMWATER MANAGEMENT

TIMBER CREEK
(INSTRUMENT NO. 2020000059084)
TRACT "M"
STORMWATER MANAGEMENT
NOT PART OF PLAT

NOT PART OF PLAT
TIMBER CREEK
(INSTRUMENT NO. 2020000059084)

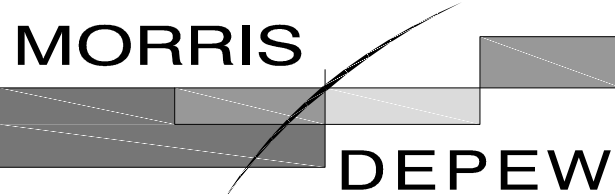
NOT PART OF PLAT
TIMBER CREEK
(INSTRUMENT NO. 2020000059084)
TRACT "G"
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

SEE SHEET 24

TIMBER CREEK - PHASE 2

A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
NUMBER 2020000059084, PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

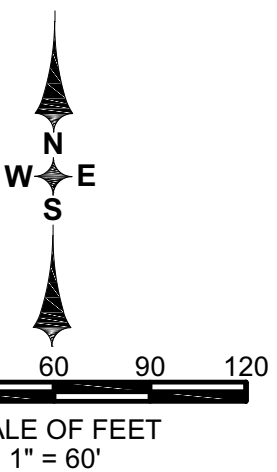
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LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

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Tallahassee
Destin
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SHEET 22 OF 26



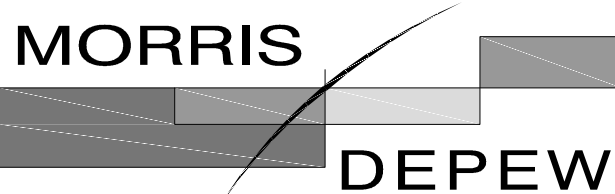
LINE TABLE		
LINE #	BEARING	DISTANCE
L80	N58°52'13"E	24.21

CURVE TABLE				
CURVE #	RADIUS	C.A.	ARC	CHD
C475	2974.79	1° 07' 18"	58.24	58.24

TIMBER CREEK - PHASE 2

A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
NUMBER 2020000059084, PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____

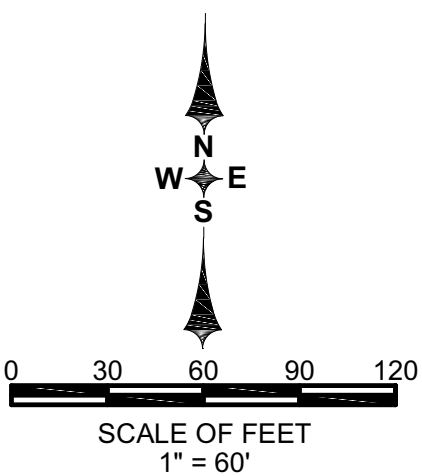


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SHEET 23 OF 26



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C341	355.00	2° 50' 08"	17.57	17.56	N1° 11' 49"W
C342	14.55	87° 03' 25"	22.11	20.05	N39° 41' 59"W
C343	469.99	48° 04' 51"	394.40	382.93	N27° 11' 11"E
C344	290.00	71° 02' 24"	359.57	336.97	N15° 42' 24"E
C345	670.00	31° 32' 30"	368.84	364.20	N4° 02' 33"W

**NOT PART OF PLAT
TIMBER CREEK**
(INSTRUMENT NO. 2020000059084)

TRACT "G"
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

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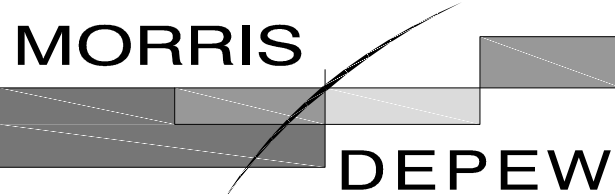
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TIMBER CREEK - PHASE 2

A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
NUMBER 2020000059084, PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____

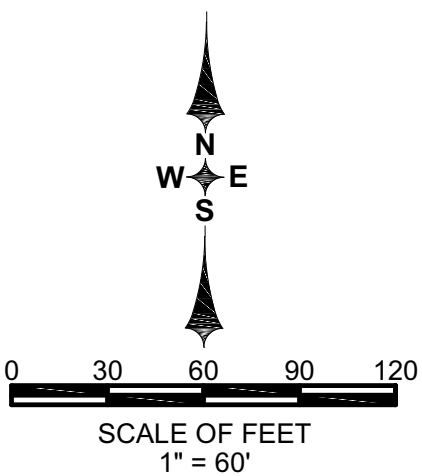


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SHEET 24 OF 26



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C330	630.00	4° 18' 31"	47.38	47.36	S17° 39' 33"E
C331	35.00	48° 04' 53"	29.37	28.52	S39° 32' 44"E
C332	295.00	25° 45' 28"	132.62	131.51	S50° 42' 27"E
C333	223.58	77° 14' 32"	301.42	279.11	S5° 48' 40"W
C334	485.00	10° 00' 17"	84.69	84.58	S40° 03' 20"W

SEE SHEET 21

NOT PART OF PLAT
TIMBER CREEK
(INSTRUMENT NO. 2020000059084)

TRACT "G"
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

TRACT "A"
(FUTURE DEVELOPMENT)
(TEMPORARY ACCESS EASEMENT)

NOT PART OF PLAT
TIMBER CREEK
(INSTRUMENT NO. 2020000059084)

TRACT "G"
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

TIMBER CREEK
(INSTRUMENT NO. 2020000059084)

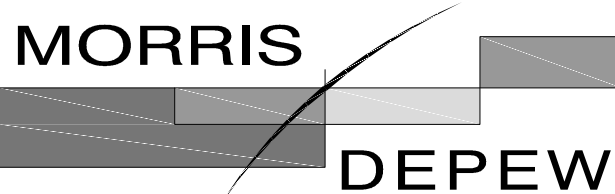
SEE SHEET 26

SEE SHEET 23

TIMBER CREEK - PHASE 2

A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
NUMBER 2020000059084, PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

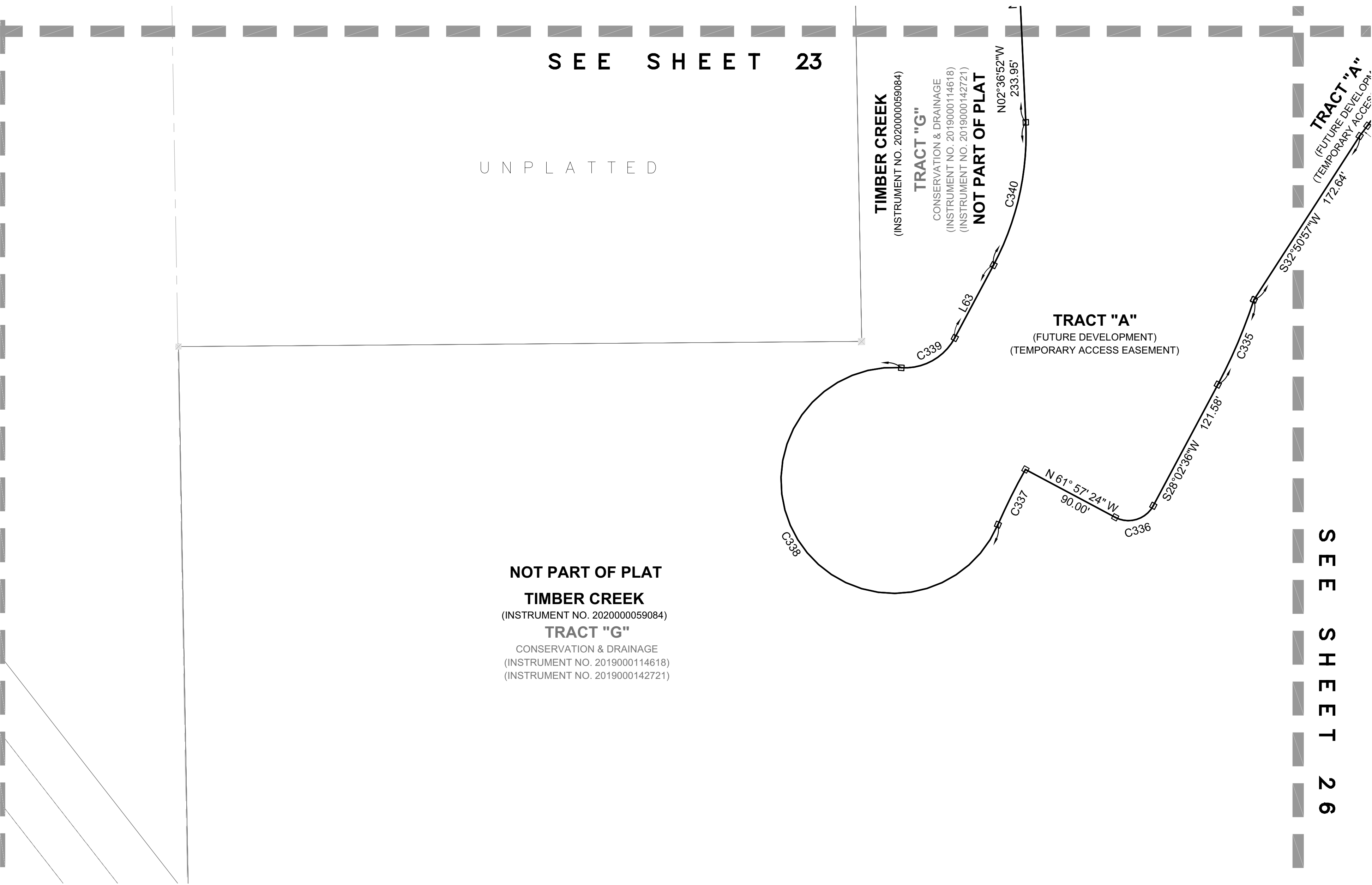
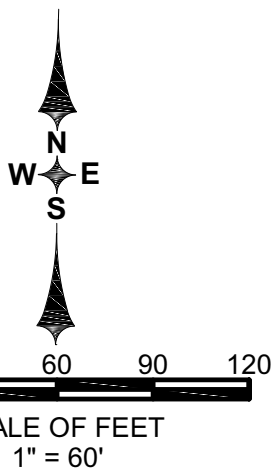
INSTRUMENT NO. _____



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SHEET 25 OF 26



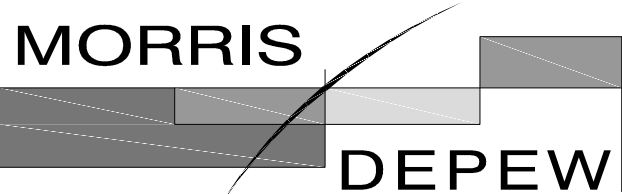
LINE TABLE		
LINE #	BEARING	DISTANCE
L63	N28°02'36"E	73.08

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C335	470.00	9° 57' 16"	81.66	81.55	S23° 03' 58"W
C336	25.00	89° 41' 46"	39.14	35.26	S73° 11' 43"W
C337	536.27	5° 50' 16"	54.64	54.62	S26° 30' 18"W
C338	100.00	250° 38' 17"	437.45	163.19	N31° 37' 32"W
C339	50.00	65° 39' 01"	57.29	54.21	N60° 52' 06"E
C340	245.00	30° 39' 28"	131.09	129.54	N12° 42' 52"E

TIMBER CREEK - PHASE 2

A RE-PLAT OF TRACT "H", "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT
NUMBER 2020000059084, PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, and 9, TOWNSHIP 45
SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____



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LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

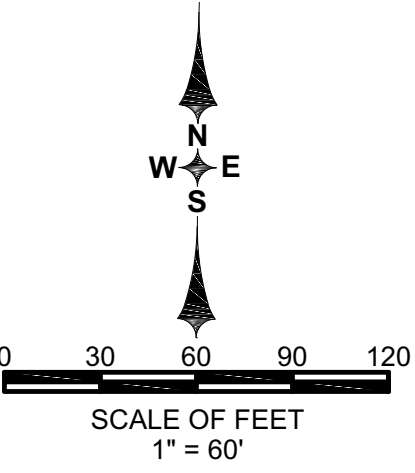
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SHEET 26 OF 26

SEE SHEET 24

**NOT PART OF PLAT
TIMBER CREEK**
(INSTRUMENT NO. 2020000059084)
TRACT "G"
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

**NOT PART OF PLAT
TIMBER CREEK**
(INSTRUMENT NO. 2020000059084)



LINE TABLE		
LINE #	BEARING	DISTANCE
L61	S36°22'48"W	114.15
L62	S36°51'17"W	11.34

SEE SHEET 25

**NOT PART OF PLAT
TIMBER CREEK**
(INSTRUMENT NO. 2020000059084)
TRACT "G"
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

SECTION 8
SECTION 17

**NOT PART OF PLAT
TIMBER CREEK**
(INSTRUMENT NO. 2020000059084)
TRACT "G"
CONSERVATION & DRAINAGE
(INSTRUMENT NO. 2019000114618)
(INSTRUMENT NO. 2019000142721)

C/L DANIELS PARKWAY
(220' RW) UNPLATTED

110.00'

110.00'

RESOLUTION NO 2021-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ACCEPTANCE OF RESPONSIBILITY FOR OWNERSHIP, OPERATION AND MAINTENANCE OF DISTRICT INFRASTRUCTURE WITHIN THE BOUNDARIES OF THE PLAT OF TIMBER CREEK – PHASE 3; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Timber Creek Southwest Community Development District, hereinafter (the “District”), was established by Ordinance No. 19-20 adopted by the Board of County Commissioners of Lee County, Florida on October 1, 2019 pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, Chapter 190, Florida Statutes grants to the District the authority to own, operate and maintain surface water management systems, roads and other infrastructure; and

WHEREAS, the District has the authority to construct, acquire and/or maintain improvements within the District, including surface water management systems, roads and other District infrastructure; and

WHEREAS, Lee County requires affirmation of the District's intention to maintain the tracts or easements dedicated to the District, and the District's acknowledgment of its duty and responsibility to operate and maintain the “backbone” (i.e. master) surface water management system and other District infrastructure and improvements within the boundaries of the plat of Timber Creek – Phase 3 (the “Plat”), a true and correct copy which is recorded as Instrument No. _____, of the Public Records of Lee County, Florida; and

WHEREAS, this Resolution will be relied upon by Lee County in reviewing the Plat.

NOW, THEREFORE, be it resolved by the Board of Supervisors of the District that:

1. This Resolution is adopted pursuant to the provisions of Chapter 190, Florida Statutes.
2. The District hereby acknowledges and affirms that it will accept maintenance responsibility for all tracts and easements dedicated to the District, with maintenance responsibility, appearing within the Plat.
3. Provided, however, that the District’s responsibility for maintenance and operation of the surface water management systems and other facilities and improvements will not commence unless and until the following events: (a) tracts or easements for the surface water management system and applicable facilities and improvements have been dedicated or conveyed to the District and (b) Lee County has issued Certificate(s) of Compliance (or their equivalent) for the applicable surface water management system and/or other facilities and improvements.
4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2021.

**TIMBER CREEK SOUTHWEST COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

James P. Ward, Secretary

Barry Ernst, Chairman

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this _____ day of _____, 2021 by Barry Ernst, as Chairman of Timber Creek Southwest Community Development District. He is personally known to me.

Notary Public

Printed Name: _____

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this _____ day of _____, 2021 by James P. Ward, as Secretary of the Timber Creek Southwest Community Development District. He is personally known to me.

Notary Public

Printed Name: _____

DOS2021-xxxxx / PLT2021-xxxxx

NOTES:

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS.

ORIENTATION BASED ON THE WESTERLY LINE OF THE NORTHEAST-QUARTER OF SECTION 17, T.45 S., R. 26 E., AS BEARING N.01°00'05"E.

ALL LINES INTERSECTING A CURVE ARE RADIAL UNLESS NOTED OTHERWISE.

STANDARD SYMBOLS LEGEND

- ▲ = SET NAIL & DISC (SN&D)
- = SET CAPPED IRON ROD 5/8" (S.C.I.R.)
- = FOUND CONCRETE MONUMENT (F.C.M.)
- = FOUND IRON ROD (F.I.R.)
- = FOUND CAPPED IRON ROD (F.C.I.R.)
- = R/W LINE
- - - - - = CENTERLINE OR SECTION LINE

STANDARD ABBREVIATIONS

- (NR) = NON-RADIAL
- ELEV. = ELEVATION
- (TYP.) = TYPICAL
- R.O.W. = RIGHT OF WAY
- C/L = CENTERLINE
- E.O.P. = EDGE OF PAVEMENT
- O.R. = OFFICIAL RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- (D) = DEED
- (M) = MEASURED
- (C) = CALCULATED
- (P) = PLAT
- (R) = RECORD
- (LB) = LICENSED BUSINESS
- PRM = PERMANENT REFERENCE MONUMENT
- L.S. = LICENSED SURVEYOR
- P.C.P. = PERMANENT CONTROL POINT
- FP&L = FLORIDA POWER AND LIGHT COMPANY
- D.E. = DRAINAGE EASEMENT
- CHD = CHORD
- CHD BRG = CHORD BEARING
- C.A. = CENTRAL ANGLE
- L1 = LINE TABLE DESIGNATION
- C1 = CURVE TABLE DESIGNATION

APPROVAL:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS ____ DAY OF _____, 20__.

BRIAN HAMMAN
VICE-CHAIR OF THE BOARD

JOSEPH ADAMS
ASSISTANT COUNTY ATTORNEY

DAVID M. LOVELAND
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

LINDA DOGGETT
CLERK OF THE COURT

JESSICA SULZER, P.E.
MANAGER, DEVELOPMENT SERVICES

COUNTY SURVEYOR CERTIFICATION:

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

GARY W. RASHFORD, PSM
FLORIDA CERTIFICATE NO. LS6305
DESIGNATED PSM FOR LEE COUNTY, FLORIDA

CLERK'S CERTIFICATION:

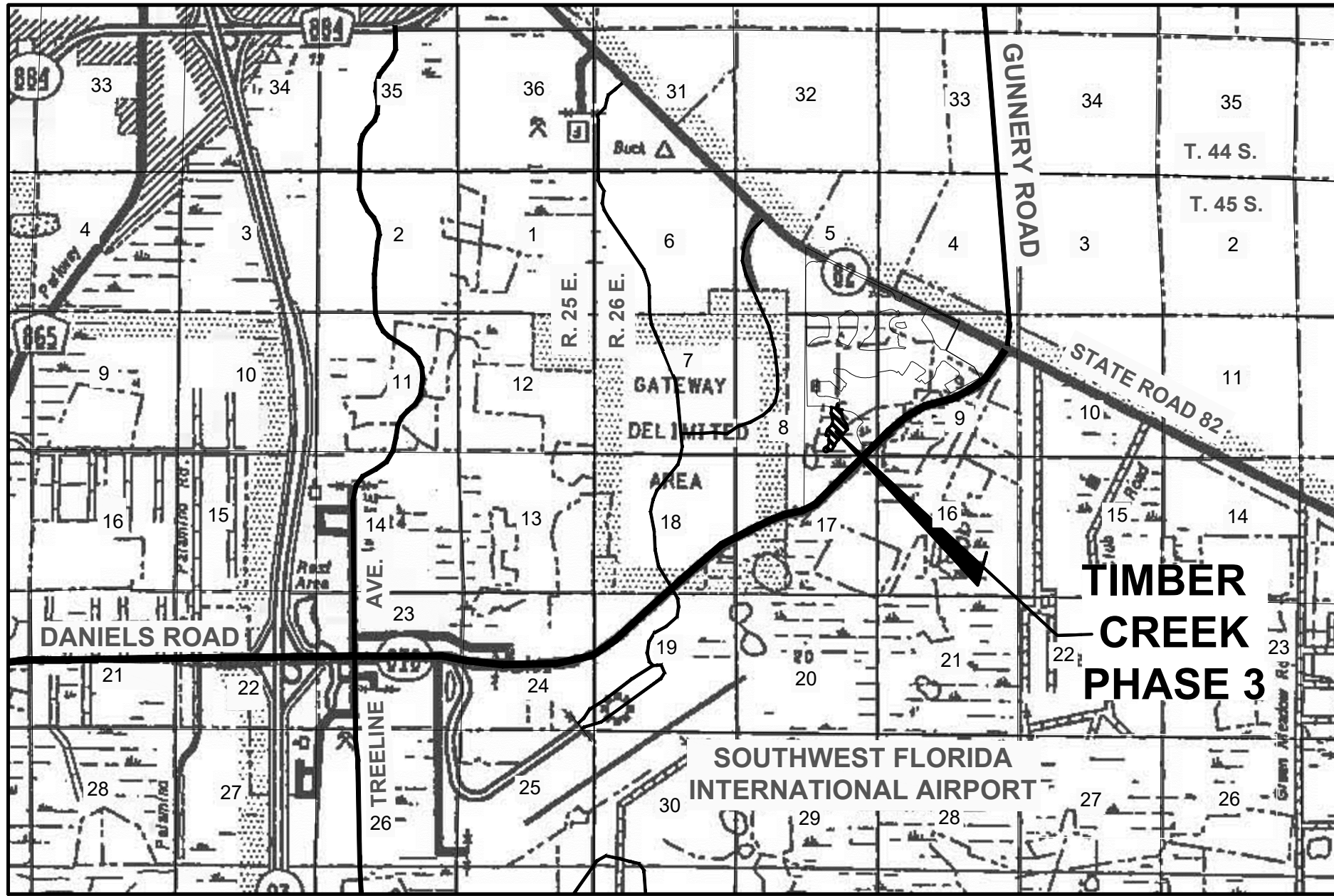
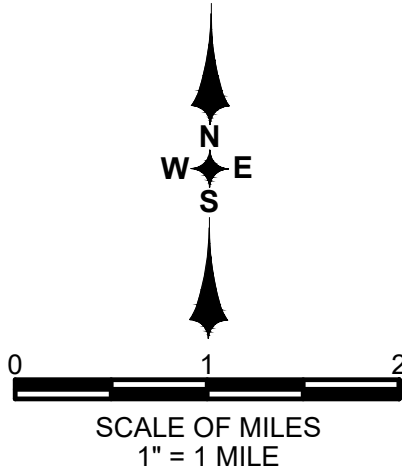
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "TIMBER CREEK-PHASE 3", A RE-PLAT OF TRACT "A", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021xxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN PORTION OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT _____, THIS ____ DAY OF _____, 20____, AND DULY RECORDED AS INSTRUMENT NO. _____ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LINDA DOGGETT
CLERK OF THE CIRCUIT COURT IN AND
FOR LEE COUNTY, FLORIDA

CLERK'S SEAL

TIMBER CREEK - PHASE 3

A RE-PLAT OF TRACT "A", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021xxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA



DESCRIPTION:

TRACT "A", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021xxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. CONTAINING 20.03 ACRES, MORE OR LESS.

NOTICE:

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

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT IS IN PROXIMITY TO "TIMBER CREEK - PHASE 3". THERE IS POTENTIAL FOR NOISES CREATED BY AND INCIDENTAL TO THE OPERATION OF THE AIRPORT AS OUTLINED IN LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-1004.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF "TIMBER CREEK-PHASE 3", A RE-PLAT OF TRACT "A", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021xxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN PORTION OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRMS), HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

THOMAS M. ROOKS JR., P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6347

MORRIS-DEPEW ASSOCIATES, INC.
2914 CLEVELAND AVENUE
FORT MYERS, FLORIDA 33901

SURVEYOR'S SEAL

INSTRUMENT NO. _____

MORRIS
DEPEW
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LANDSCAPE ARCHITECTS
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TOLL FREE: 866-337-7341

SHEET 1 OF 4

DEDICATION: (TIMBER CREEK PHASE 3)

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF "TIMBER CREEK-PHASE 3", A SUBDIVISION LYING IN PORTION OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO TIMBER CREEK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS:

- A. TRACT "C" FOR STORM WATER DETENTION LAKES AND LANDSCAPING AND RELATED FACILITIES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
- B. TRACTS "B", AND "D" FOR THE INSTALLATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES, SIGNS AND FOR LANDSCAPING NOT IN CONFLICT WITH THE STORM WATER MANAGEMENT USES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
- C. ALL OF THE PRIVATE ROAD RIGHTS-OF-WAY HEREIN REFERRED TO AS TRACT "A", TOGETHER WITH SIDEWALKS, LANDSCAPING AND SIGNAGE IMPROVEMENTS NOW OR HEREINAFTER CONTAINED THEREIN, FOR THE PURPOSE OF INGRESS AND EGRESS, WITH RESPONSIBILITY FOR MAINTENANCE.
- D. ALL DRAINAGE EASEMENTS (D.E.) AS SHOWN ON THE PLAT, FOR THE OPERATION, INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.

2. TO TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT:

- A. TRACTS "C", FOR STORM WATER DETENTION LAKES AND LANDSCAPING AND RELATED FACILITIES, WITH RESPONSIBILITY FOR MAINTENANCE.
- B. TRACTS "B", AND "D", FOR THE INSTALLATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES, SIGNS AND FOR LANDSCAPING NOT IN CONFLICT WITH THE STORM WATER MANAGEMENT USES, WITH RESPONSIBILITY FOR MAINTENANCE.
- C. ALL DRAINAGE EASEMENTS (D.E.) AS SHOWN ON THE PLAT, FOR THE OPERATION, INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF DRAINAGE FACILITIES, WITH RESPONSIBILITY FOR MAINTENANCE.
- D. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) FOR THE MAINTENANCE OF THE LAKES AND FOR LANDSCAPING NOT IN CONFLICT WITH THE L.M.E. USES, WITH RESPONSIBILITY FOR MAINTENANCE.
- E. A NON-EXCLUSIVE ACCESS EASEMENT OVER THE PRIVATE ROAD RIGHTS-OF-WAY HEREIN REFERRED TO AS TRACT "A", FOR THE SOLE PURPOSE OF PROVIDING INGRESS AND EGRESS TO FACILITIES MAINTAINED BY THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT.
- F. A TEMPORARY BLANKET ACCESS EASEMENT OVER AND ACROSS ALL OF TRACT "B", TO PROVIDE MAINTENANCE TO THE CONSERVATION TRACTS. THE TEMPORARY ACCESS EASEMENT WILL AUTOMATICALLY TERMINATE WHEN ALTERNATIVE ACCESS TO THE CONSERVATION EASEMENT TRACTS HAS BEEN PROVIDED, INCLUDING BY PLATTING OF RIGHT OF WAY TRACTS CONNECTING CONSERVATION TRACT TO TRACT "G", "TIMBER CREEK" INSTRUMENT NO. 202000059084.

3. TO DULY LICENSED PUBLIC UTILITY COMPANIES FOR USE IN PERFORMING THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICE TO TIMBER CREEK, A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT OVER, UNDER, AND ACROSS TRACTS "A", AND THE PUBLIC UTILITY EASEMENTS (P.U.E.) AS MAY BE SHOWN HEREON. ALL PUBLIC AND PRIVATE UTILITY EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, AND OPERATION OF WATER, SEWER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND/OR ANY OTHER PUBLIC UTILITIES. NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT ANY CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

4. DEDICATES TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY) THOSE NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) AS SHOWN AND/OR NOTED HEREIN FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION SERVICES AND SANITARY SEWER COLLECTION SERVICES.

5. RESERVING UNTO LENNAR HOMES, LLC, A PERPETUAL RIGHT FOR INGRESS AND EGRESS ON AND OVER SAID TRACT "A", WITHOUT MAINTENANCE RESPONSIBILITY.

IN WITNESS WHEREOF, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY CAUSES THIS DEDICATION TO BE MADE AND SIGNED IN ITS CORPORATE NAME ON THIS ____ DAY OF _____, 20____.

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY:
DARIN MCMURRAY, VICE-PRESIDENT

WITNESS

WITNESS

PRINT NAME

PRINT NAME

ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF LEE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, By _____ OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

PRINTED NAME: _____

COMMISSION # _____ MY COMMISSION EXPIRES: _____ SEAL

TIMBER CREEK - PHASE 3

A RE-PLAT OF TRACT "A", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021xxxxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____

MORRIS

DEPEW

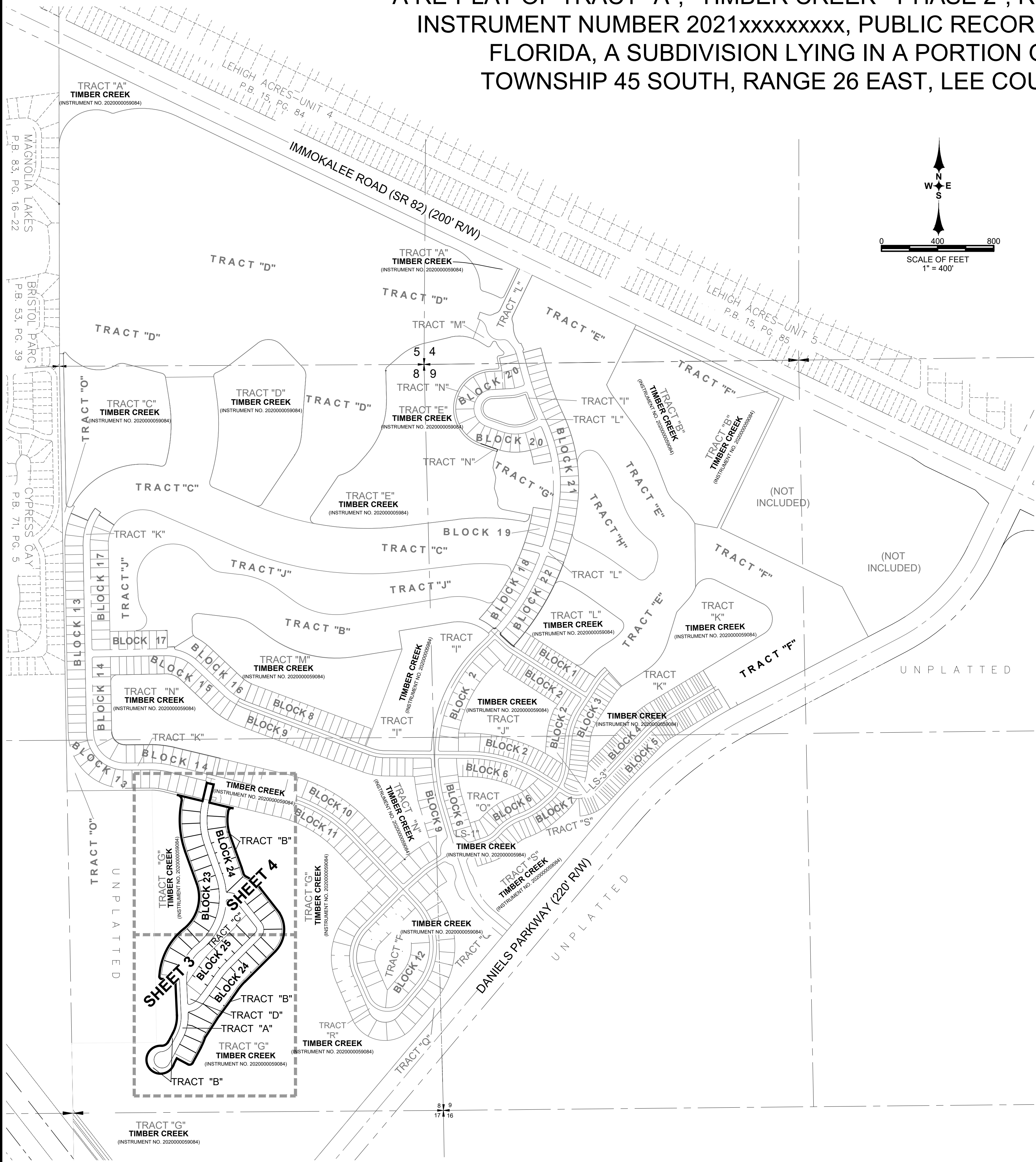
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
Tallahassee
Destin

2914 CLEVELAND AVENUE
FORT MYERS, FLORIDA 33901
(239) 337-3993
FAX: (239) 337-3994
TOLL FREE: 866-337-7341

SHEET 2 OF 4



AREA TABLE		
BLOCK 23		
LOT	ACRES	SQ. FT.
1	0.26	11,421.0
2	0.27	11,604.0
3	0.27	11,604.0
4	0.27	11,610.3
5	0.22	9,750.0
6	0.23	10,075.0
7	0.23	10,075.0
8	0.26	11,253.3
9	0.26	11,479.6
10	0.27	11,864.2
11	0.27	11,864.2
12	0.26	11,479.6
13	0.23	10,228.9
14	0.25	11,043.6
15	0.25	11,043.6
16	0.26	11,520.2
TOTAL	4.08	177,916.4

AREA TABLE		
BLOCK 24		
LOT	ACRES	SQ. FT.
1	0.25	10,920.6
2	0.25	10,971.4
3	0.27	11,546.5
4	0.22	9,750.0
5	0.23	10,075.0
6	0.23	10,075.0
7	0.32	13,769.9
8	0.27	11,563.1
9	0.27	11,565.7
10	0.23	10,075.0
11	0.22	9,750.0
12	0.32	13,795.1
13	0.34	14,691.3
14	0.22	9,750.0
15	0.22	9,750.0
16	0.23	10,075.0
17	0.23	10,101.1
18	0.25	10,977.1
19	0.23	10,075.1
20	0.23	10,075.0
21	0.23	10,040.5
22	0.31	13,401.9
23	0.29	12,550.4
24	0.25	10,709.9
25	0.24	10,301.1
26	0.23	9,825.0
TOTAL	6.57	286,184.6


AREA TABLE		
BLOCK 25		
LOT	ACRES	SQ. FT.
1	0.29	12,589.6
2	0.22	9,750.0
3	0.23	10,075.0
4	0.23	10,075.0
5	0.24	10,929.2
6	0.24	10,236.8
7	0.23	10,075.0
8	0.23	10,053.3
TOTAL	1.91	83,136.9

AREA TABLE		
TRACTS		
TRACT	ACRES	SQ. FT.
"A"	3.95	172,272.9
"B"	2.17	94,402.8
"C"	1.16	50,426.4
"D"	0.19	8,298.7
TOTAL	7.47	325,400.8

AREA TABLE		
AREA SUMMARY		
ITEM	ACRES	SQ. FT.
TOTAL AREA OF BLOCKS	12.56	547,237.9
TOTAL AREA OF TRACTS	7.47	325,400.8
TOTAL AREA OF SUBDIVISION	20.03	872,649.8

DOS2021-xxxxx / PLT2021-xxxxx

A RE-PLAT OF TRACT "A", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S
INSTRUMENT NUMBER 2021xxxxxxxxx, PUBLIC RECORDS OF LEE COUNTY,
FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTION 8,
TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA



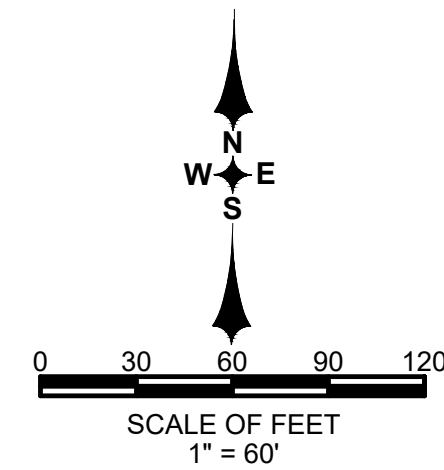
MORRIS

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LANDSCAPE ARCHITECTS

CA NO. 6532 / FL CERT NO. LB6891 / LC2600

SHEET 3 OF 4



CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C89	78.58'	1° 41' 13"	2.31'	2.31'	N44° 12' 52"E
C90	208.58'	3° 08' 08"	2.31'	2.31'	N44° 54' 24"E
C91	630.00'	0° 14' 24"	2.64'	2.64'	S44° 56' 17"W
C92	500.00'	0° 14' 24"	2.64'	2.64'	S44° 56' 16"W
C93	630.00'	6° 41' 12"	95.51'	95.42'	S80° 28' 29"W
C94	500.00'	8° 24' 25"	73.36'	73.30'	S40° 36' 51"W
C95	630.00'	1° 04' 28"	11.81'	11.81'	S33° 33' 39"W
C96	500.00'	1° 21' 14"	11.81'	11.81'	S35° 44' 02"W
C98	150.00'	43° 06' 04"	113.71'	111.01'	N59° 32' 16"E
C99	12.00'	41° 28' 14"	8.61'	8.43'	S60° 32' 10"W
C100	12.00'	42° 35' 54"	8.92'	8.72'	S18° 41' 05"W
C101	325.00'	12° 48' 19"	72.64'	72.49'	N3° 41' 17"E
C102	456.00'	5° 32' 53"	44.16'	44.14'	N20° 43' 08"E
C103	455.00'	13° 01' 08"	103.39'	103.16'	S11° 34' 42"W
C104	325.00'	13° 18' 08"	75.45'	75.28'	N16° 50' 31"E
C105	325.00'	4° 33' 01"	28.51'	28.26'	N25° 46' 05"E
C106	456.00'	46° 09' 21"	36.22'	36.21'	N25° 46' 05"E
C107	455.00'	46° 39' 17"	36.58'	36.58'	S26° 32' 52"W
C109	455.00'	12° 28' 49"	99.11'	98.91'	S24° 19' 41"W
C110	455.00'	12° 28' 49"	99.11'	98.91'	S30° 48' 30"W
C111	455.00'	8° 19' 44"	64.95'	64.89'	S47° 08' 15"W
C112	305.00'	3° 35' 51"	18.97'	18.97'	N49° 26' 40"E
C114	325.00'	13° 01' 08"	73.75'	73.69'	S11° 34' 42"W
C115	325.00'	12° 28' 49"	70.79'	70.65'	S24° 19' 41"W
C116	325.00'	12° 28' 49"	70.79'	70.65'	S36° 48' 30"W
C117	325.00'	8° 10' 42"	46.39'	46.35'	S47° 08' 15"W
C118	435.00'	3° 35' 51"	27.06'	27.06'	N49° 26' 40"E
C119	436.00'	13° 40' 27"	103.82'	103.57'	N40° 49' 31"E
C139	810.00'	0° 00' 03"	141.38'	141.20'	S40° 03' 27"W
C143	45.00'	2° 38' 49"	2.04'	2.04'	N36° 21' 19"E
C144	810.00'	5° 16' 09"	74.49'	74.47'	S42° 25' 23"W
C145	810.00'	4° 43' 53"	66.89'	66.87'	S37° 25' 22"W
C146	680.00'	5° 16' 10"	62.54'	62.52'	S42° 25' 23"W
C147	680.00'	4° 43' 53"	56.15'	56.14'	S37° 25' 22"W
C148	325.00'	7° 41' 00"	43.58'	43.55'	S1° 13' 38"W

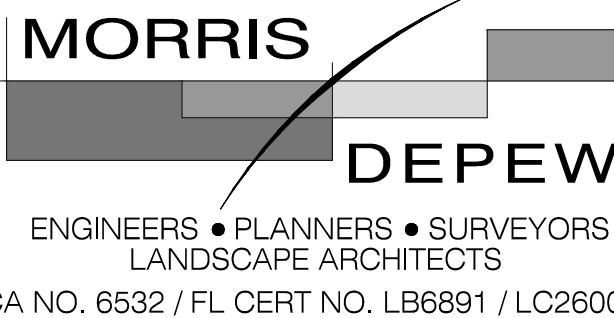
LINE TABLE		
LINE #	BEARING	DISTANCE
L2	S36°51'17"W	11.34'
L3	N28°02'36"E	73.08'
L4	N64°55'43"W	101.89'
L5	N53°17'00"E	32.61'
L8	S37°39'14"W	19.62'
L11	S87°23'08"W	19.23'
L12	S37°39'14"W	63.96'
L14	N28°02'36"E	81.75'
L15	S2°36'52"E	9.65'
L16	N79°48'33"W	33.91'
L18	S37°39'14"W	63.96'
L20	S37°39'14"W	63.96'
L22	N37°40'01"E	22.64'

DETAIL "3-A"
SCALE: 1" = 20'

TIMBER CREEK - PHASE 3

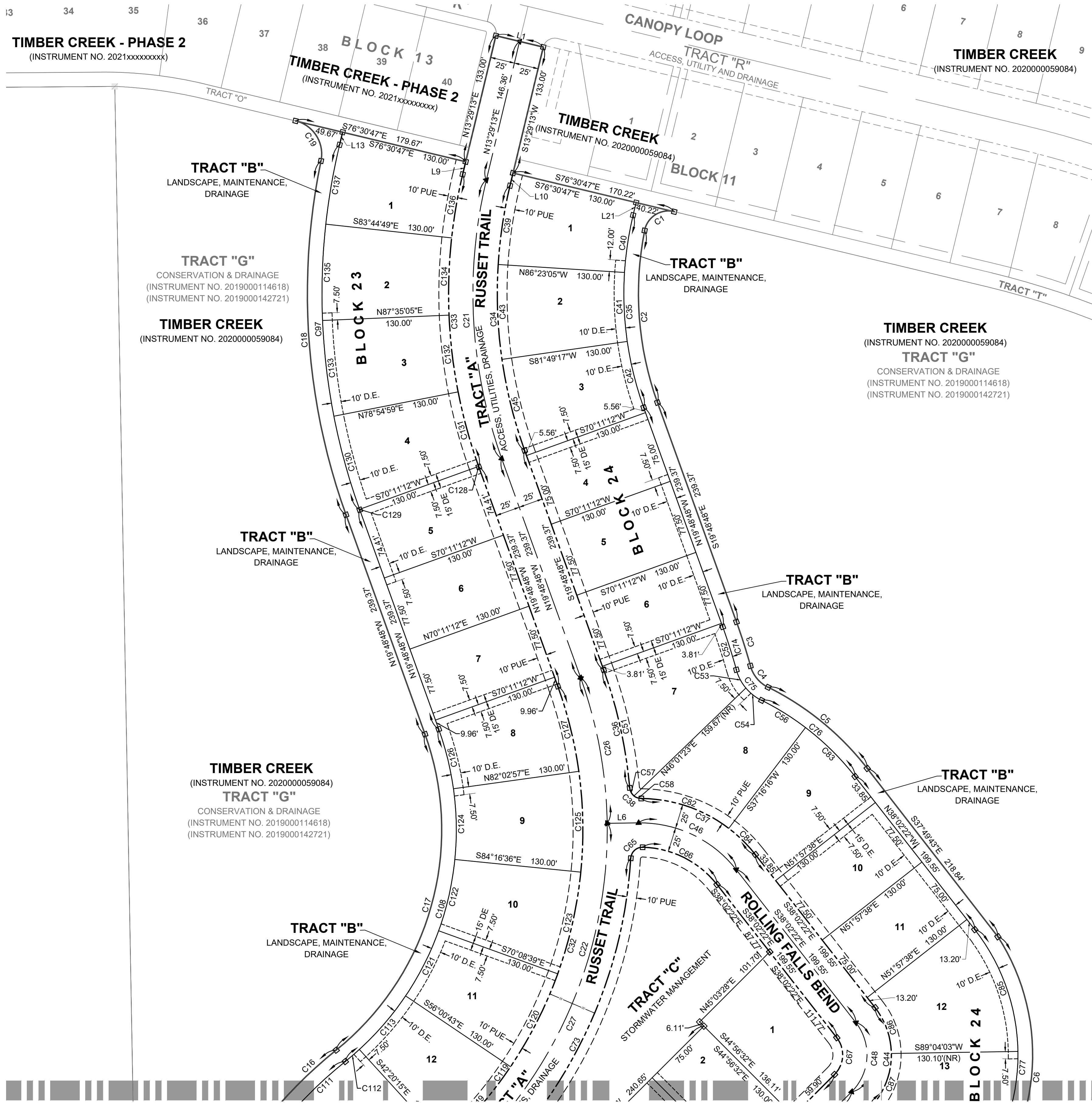
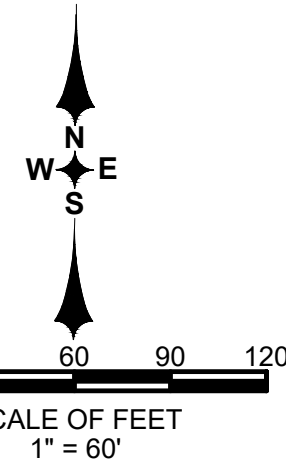
A RE-PLAT OF TRACT "A", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021xxxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____



Fort Myers
Tallahassee
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2914 CLEVELAND AVENUE
FORT MYERS, FLORIDA 33901
(239) 337-3993
FAX: (239) 337-3994
TOLL FREE: 866-337-7341

SHEET 4 OF 4



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C1	25.00'	92° 11' 11"	40.22'	36.02'	S57° 23' 38"W
C2	330.00'	31° 08' 50"	179.20'	177.01'	S4° 15' 23"E
C3	630.00'	4° 18' 31"	47.38'	47.36'	S17° 39' 33"E
C4	35.00'	48° 04' 53"	29.37'	28.52'	S39° 32' 44"E
C5	295.00'	25° 45' 28"	132.62'	131.51'	S50° 42' 27"E
C6	223.58'	77° 14' 32"	301.42'	279.11'	S5° 48' 40"W
C7	290.00'	71° 02' 24"	359.57'	336.97'	N15° 42' 24"E
C8	670.00'	31° 32' 30"	368.84'	364.20'	N4° 02' 33"W
C9	35.00'	88° 14' 29"	53.90'	48.73'	N32° 23' 32"W
C10	500.00'	33° 18' 01"	290.60'	286.53'	N3° 09' 48"W
C11	460.00'	71° 02' 24"	570.35'	534.51'	N15° 42' 24"E
C12	460.00'	18° 58' 29"	152.34'	151.64'	N10° 19' 34"W
C13	460.00'	52° 03' 55"	418.01'	403.77'	N25° 11' 38"E
C14	435.00'	71° 02' 24"	539.35'	505.46'	N15° 42' 24"E
C15	525.00'	33° 18' 01"	305.13'	300.85'	N3° 09' 48"W
C16	475.00'	33° 18' 01"	276.07'	272.20'	S3° 09' 48"E
C17	345.00'	33° 18' 01"	200.51'	197.70'	N3° 09' 48"W
C18	485.00'	14° 42' 34"	124.51'	124.17'	S12° 27' 31"E
C19	150.00'	51° 35' 44"	135.08'	130.56'	S63° 50' 14"E
C20	12.00'	84° 31' 52"	17.70'	16.14'	S47° 22' 10"E
C21	475.00'	9° 52' 18"	81.64'	81.74'	S8° 33' 04"W
C22	345.00'	9° 52' 18"	59.44'	59.37'	S8° 33' 04"W
C23	345.00'	11° 47' 38"	71.02'	70.89'	S2° 16' 54"E
C24	345.00'	11° 38' 05"	70.06'	69.94'	S13° 59' 46"E
C25	475.00'	11° 47' 38"	97.78'	97.60'	S2° 16' 54"E
C26	78.58'	83° 05' 50"	113.97'	104.24'	S3° 30' 33"W
C27	475.00'	11° 38' 05"	96.46'	96.29'	S13° 59' 46"E
C28	125.00'	52° 47' 57"	115.19'	111.16'	S64° 26' 21"E
C29	53.58'	83° 05' 50"	77.71'	71.07'	S3° 30' 33"W
C30	485.00'	14° 42' 34"	124.51'	124.17'	N12° 27' 31"W
C31	615.00'	4° 18' 31"	46.25'	46.24'	N17° 39' 33"W
C32	50.00'	23° 46' 29"	20.75'	20.60'	S51° 41' 55"E
C33	280.00'	10° 51' 26"	53.06'	52.98'	N58° 09' 27"W
C34	12.00'	45° 57' 17"	9.62'	9.37'	S28° 04' 53"E
C35	12.00'	38° 34' 35"	8.08'	7.93'	S70° 20' 49"E
C36	12.00'	87° 58' 03"	18.42'	16.66'	N47° 24' 19"E
C37	100.00'	50° 35' 17"	88.29'	85.45'	S63° 20' 01"E
C38	28.58'	83° 05' 50"	41.45'	37.91'	S3° 30' 33"W
C39	485.00'	47° 47' 18"	404.52'	392.90'	N27° 19' 57"E
C40	615.00'	4° 18' 31"	46.25'	46.24'	N17° 39' 33"W

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C41	50.00'	48° 04' 52"	41.96'	40.74'	N39° 32' 43"W
C42	280.00'	25° 32' 48"	124.84'	123.81'	N50° 48' 46"W
C43	208.58'	83° 05' 50"	302.51'	276.68'	N3° 30' 33"E
C44	150.00'	36° 54' 23"	96.62'	94.96'	N71° 10' 55"W
C45	280.00'	14° 41' 21"	71.79'	71.59'	N45° 23' 03"W
C46	150.00'	14° 41' 21"	38.46'	38.35'	N45° 23' 03"W
C47	208.58'	37° 05' 12"	135.01'	132.67'	N19° 29' 46"W
C48	78.58'	37° 03' 10"	50.82'	49.94'	N19° 30' 47"W
C49	78.58'	44° 21' 28"	60.84'	59.33'	N21° 11' 31"E
C50	208.58'	45° 22' 31"	165.18'	160.90'	N21° 44' 05"E
C51	655.00'	33° 18' 01"	380.69'	375.35'	S3° 09' 48"E
C52	305.00'	71° 02' 24"	378.16'	354.40'	N15° 42' 24"E
C53	455.00'	8° 10' 42"	64.95'	64.89'	S47° 08' 15"W
C54	305.00'	3° 33' 51"	18.97'	18.97'	N49° 26' 40"E
C55	305.00'	13° 40' 27"	72.79'	72.62'	N40° 49' 31"E
C56	435.00'	13° 40' 27"	103.82'	103.57'	N40° 49' 31"E
C57	435.00'	14° 07' 57"	107.30'	107.02'	N26° 55' 19"E
C58	305.00'	14° 07' 57"	75.23'	75.04'	N26° 55' 19"E
C59	305.00'	14° 07' 57"	75.23'	75.04'	N12° 47' 22"E
C60	435.00'	14° 07' 57"	107.30'	107.02'	N12° 47' 22"E
C61	305.00'	13° 40' 27"	72.79'	72.62'	N1° 06' 50"W
C62	435.00'	13° 40' 27"	103.82'	103.57'	N1° 06' 50"W
C63	305.00'	11° 51' 45"	63.15'	63.03'	N13° 52' 56"W
C64	435.00'	11° 51' 45"	90.06'	89.90'	N13° 52' 56"W
C65	525.00'	0° 03' 50"	0.59'	0.59'	S19° 46' 53"E
C66	655.00'	0° 03' 50"	0.59'	0.59'	S19° 47' 16"E
C67	655.00'	8° 40' 06"	99.10'	99.12'	S15° 25' 22"E
C68	525.00'	8° 39' 58"	79.41'	79.33'	S16° 24' 59"E
C69	525.00'	8° 40' 06"	79.43'	79.35'	S6° 44' 58"E
C70	655.00'	8° 40' 06"	99.10'	99.00'	S6° 44' 58"E
C71	525.00'	8° 40' 06"	79.43'	79.35'	S1° 55' 08"W
C72	655.00'	8° 40' 06"	99.10'	99.00'	S1° 55' 08"W
C73	525.00'	7° 14' 02"	66.28'	66.24'	S9° 52' 12"W
C74	655.00'	7° 14' 02"	82.70'	82.64'	S9° 52' 12"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S76°30'47"E	50.00'
L6	N89°09'41"E	32.22'
L9	N13°29'13"E	13.36'
L10	S13°29'13"W	13.36'
L13	N13°29'13"E	13.36'
L21	N13°29'13"E	13.36'

J.P. WARD AND ASSOCIATES, LLC.

2301 N.E. 37th ST
FORT LAUDERDALE FL 33308

Lee County – Community Development Districts
FLORIDA

04/15/2021

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2021
Miromar Lakes	1,213
Palermo	0
Esplanade Lake Club	64
Timber Creek Southwest	51

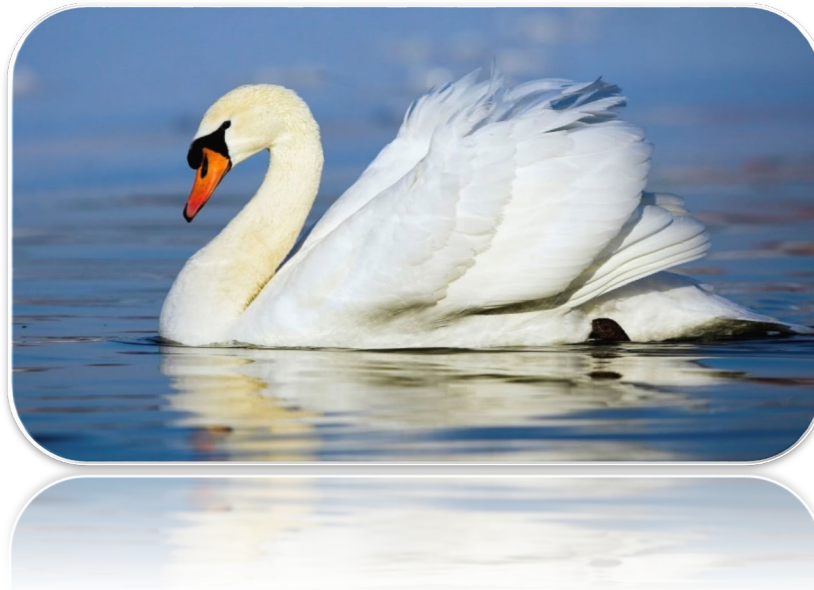
Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

Send to: James P. Ward jimward@jpwardassociates.com Phone: 954-658-4900

Cc: Cori Dissinger coridissinger@jpwardassociates.com Phone: 407-913-3545

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2021

FISCAL YEAR 2021

PREPARED BY:

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

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

Timber Creek Southwest Community Development District

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<i>Debt Service Fund</i>	<i>5</i>
<i>Capital Projects Fund</i>	<i>6</i>

JPWard & Associates LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending March 31, 2021

		Governmental Funds			Totals (Memorandum Only)			
		Debt Service Funds	Capital Project Fund	Account Groups				
				General Long Term Debt				
		General Fund	Series 2020	Series 2020				
Assets								
Cash and Investments								
General Fund - Invested Cash	\$	12,826	\$	-	\$	-	\$	12,826
Debt Service Fund								
Interest Account				12,611			\$	12,611
Sinking Account							\$	-
Reserve Account				207,305			\$	207,305
Revenue Account							\$	-
Capitalized Interest							\$	-
Prepayment Account							\$	-
Construction Account							\$	-
Cost of Issuance Account						-	\$	-
Due from Other Funds								
General Fund		-		-		-	-	-
Debt Service Fund(s)		-		-		-	-	-
Accounts Receivable		-		-		-	-	-
Assessments Receivable		-		-		-	-	-
Amount Available in Debt Service Funds		-		-		-	219,915	219,915
Amount to be Provided by Debt Service Funds		-		-		-	7,055,085	7,055,085
Total Assets	\$	12,826	\$	219,915	\$	-	\$ 7,275,000	\$ 7,507,741

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending March 31, 2021

	Governmental Funds				Account Groups	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2020	Capital Project Fund Series 2020	General Long Term Debt		
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent						
Due to Other Funds	-					-
General Fund	-	-	-	-		-
Debt Service Fund(s)	-	-	-	-		-
Due to Developer			\$ 3,759,090			3,759,090
Bonds Payable						
Current Portion				-		
Long Term						
Series 2020				\$7,275,000		7,275,000
Unamortized Prem/Discount on Bds Pyb			123,559	\$0		123,559
Total Liabilities	\$ -	\$ -	\$ 3,882,649	\$ 7,275,000		\$ 11,157,649
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-		-
Fund Balance						
Restricted						
Beginning: October 1, 2020 (Unaudited)	-	269,855	(3,863,599)	-		(3,593,743)
Results from Current Operations	-	(49,940)	(19,050)	-		(68,990)
Unassigned						
Beginning: October 1, 2020 (Unaudited)	21,598			-		21,598
Results from Current Operations	(8,772)			-		(8,772)
Total Fund Equity and Other Credits	\$ 12,826	\$ 219,915	\$ (3,882,649)	\$ -		\$ (3,649,908)
Total Liabilities, Fund Equity and Other Credits	\$ 12,826	\$ 219,915	\$ -	\$ 7,275,000		\$ 7,507,741

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest									
Interest - General Checking	0	0	0	0	0	0	1	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-		39,500	-	-	39,500	-	N/A
Developer Contribution			-	-			-	120,875	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 0	\$ 0	\$ 0	\$ 39,500	\$ 0	\$ 0	39,501	\$ 120,875	N/A
Expenditures and Other Uses									
Executive									
Professional Management	3,333	3,333	-	6,667	3,333	3,333	20,000	40,000	50%
Financial and Administrative									
Audit Services	-	-	-	-	-	-	-	4,500	0%
Accounting Services	1,333	1,333	-	2,667	1,333	1,333	8,000	18,000	44%
Assessment Roll Services	833	1,833	-	2,667	1,333	1,333	8,000	8,000	100%
Arbitrage Rebate Services	-	-	-	-	-	-	-	500	0%
Other Contractual Services									
Legal Advertising	-	-	-	-	469	-	469	5,000	9%
Trustee Services	-	-	-	-	-	-	-	8,250	0%
Dissemination Agent Services	417	417	-	833	417	417	2,500	5,000	50%
Property Appraiser Fees	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	26	26	25	25	27	26	155	400	39%
Communications & Freight Services									
Postage, Freight & Messenger	-	-	-	-	-	-	-	750	0%

Prepared by:

Unaudited

JPWARD and Associates, LLC

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Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	-	-	50	-	-	100	2,000	5%
Insurance	5,251	-	-	-	-	-	5,251	5,400	97%
Printing & Binding		-	-	-		315	315	400	79%
Subscription & Memberships	175	-	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	-	2,926	-	210	3,136	15,000	21%
Legal - Series 2020 Bonds	-	-	-	-	-	171	171	-	N/A
Legal - Validation	-	-	-	-	-	-	-	-	N/A
Other General Government Services									
Engineering Services	-	-	-	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees							-	-	
Sub-Total:	11,419	6,942	25	15,835	6,912	7,139	48,273	120,875	40%
Total Expenditures and Other Uses:	\$ 11,419	\$ 6,942	\$ 25	\$ 15,835	\$ 6,912	\$ 7,139	\$ 48,273	\$ 120,875	40%
Net Increase/ (Decrease) in Fund Balance	(11,419)	(6,942)	(25)	23,665	(6,912)	(7,139)	(8,772)	-	
Fund Balance - Beginning	21,598	10,179	3,237	3,211	26,877	19,965	21,598	-	
Fund Balance - Ending	\$ 10,179	\$ 3,237	\$ 3,211	\$ 26,877	\$ 19,965	\$ 12,826	12,826	\$ -	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income									
Interest Account	0	0	0	0	-		1	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	N/A
Reserve Account	0	1	1	1	1	1	5	-	N/A
Prepayment Account	-	-	-				-	-	N/A
Revenue Account	-	-	-				-	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments									
Special Assessments - On Roll	-	-	-				-	-	N/A
Special Assessments - Off Roll	-	-	-				-	-	N/A
Special Assessments - Prepayments	-	-	-				-	-	N/A
Debt Proceeds	-	-	-		-		-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	12,610	12,610	-	N/A
Total Revenue and Other Sources:	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 12,611	\$ 12,615	\$ -	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2020	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions									
Series 2020	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2020	-	-	62,556	-	-	-	62,556	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 62,556	\$ -	\$ -	\$ -	\$ 62,556	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	0	1	(62,554)	1	1	12,611	(49,940)	-	
Fund Balance - Beginning	269,855	269,856	269,857	207,303	207,304	207,304	269,855	-	
Fund Balance - Ending	\$ 269,856	\$ 269,857	\$ 207,303	\$ 207,304	\$ 207,304	\$ 219,915	219,915	\$ -	

Prepared by:

JPWARD and Associates, LLC

Timber Creek Southwest Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	-	-	-	-	-	-	-	\$ -	N/A
Interest Income									
Construction Account	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	0	0	0	0	0	0	0	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	N/A
Expenditures and Other Uses									
Executive									
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other Contractual Services									
Trustee Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Legal Services	\$ -	\$ -	\$ -	\$ 4,941	\$ -	\$ -	\$ 4,941	\$ -	N/A
Printing & Binding	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	N/A
Other General Government Services									
Engineering Services							\$ -		
Capital Outlay									
Electrical							\$ -		
Water-Sewer Combination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Stormwater Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Roadway Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Cost of Issuance									
Legal - Series 2020 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Discount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,610	\$ 12,610	\$ -	N/A
Total Expenditures and Other Uses:	\$ 1,500	\$ -	\$ -	\$ 4,941	\$ -	\$ 12,610	\$ 19,050	\$ -	N/A
 Net Increase/ (Decrease) in Fund Balance	 \$ (1,500)	 \$ 0	 \$ 0	 \$ (4,940)	 \$ 0	 \$ (12,610)	 \$ (19,050)	 -	
Fund Balance - Beginning	\$ (3,863,599)	\$ (3,865,099)	\$ (3,865,099)	\$ (3,865,099)	\$ (3,870,039)	\$ (3,870,039)	\$ (3,863,599)	\$ -	
Fund Balance - Ending	\$ (3,865,099)	\$ (3,865,099)	\$ (3,865,099)	\$ (3,870,039)	\$ (3,870,039)	\$ (3,882,649)	\$ (3,882,649)	\$ -	