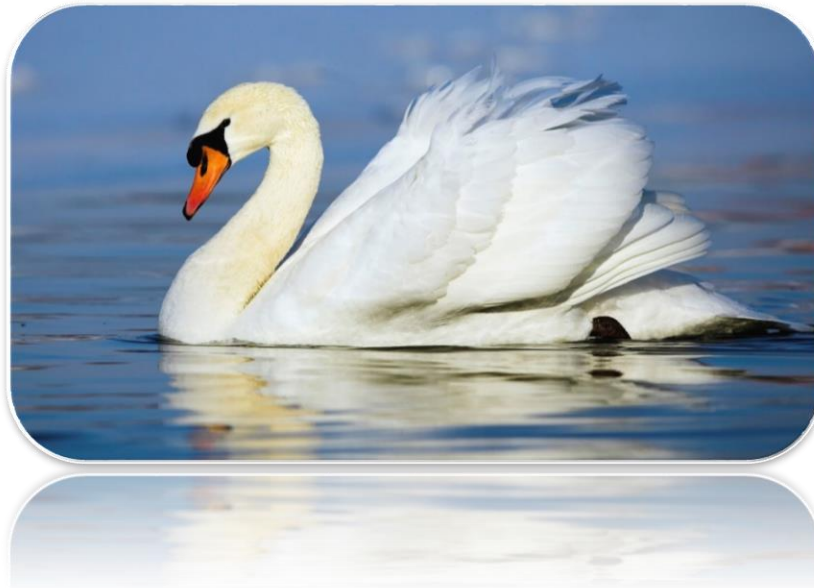


TIMBERCREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

AUGUST 20, 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

August 13, 2021

Board of Supervisors

Timber Creek Southwest Community Development District

Dear Board Members:

This Regular Meeting of the Board of Supervisors of the Timber Creek Southwest Community Development District will be held on **Friday, August 20, 2021, at 8:15 A.M.** at the offices of **Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

WebEx link and telephone number:

<https://districts.webex.com/districts/onstage/g.php?MTID=e83fcb9a60de0a2e1492c1cc1b4d5b67>

Access Code: **179 176 8514**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **179 176 8514** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. July 16, 2021, Regular meeting.
3. Consideration of Resolution 2021-12, 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 4.
4. Consideration of Resolution 2021-13, 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 5.

5. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) Financial Statements for period ending July 31, 2021 (unaudited).
6. Supervisor's Requests and Audience Comments.
7. Adjournment.

The second order of business is the consideration of the July 16, 2021, Regular meeting minutes.

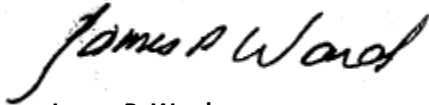
The third order of business is the consideration of Resolution of 2021-12, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District relating to the Acceptance of responsibility for Ownership, Operation and Maintenance of District Infrastructure within the boundaries of the Plat of Timber Creek – Phase 4.

The fourth order of business is the consideration of Resolution 2021-13, 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 5.

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,

Timber Creek Southwest Community Development District



James P. Ward
District Manager

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

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The Regular Meeting of the Board of Supervisors of the Timber Creek Southwest Community Development District was held on Friday, July 16, 2021, at 8:15 a.m. at Lennar Homes 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

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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

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Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
Paul Toscano	District Engineer
Steve Sanford	District Bond Counsel
Ryan Shute	District Engineer

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Audience:

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

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

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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

June 18, 2021 – 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.

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On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst, and with all in favor, the June 18, 2021, Regular Minutes were approved.

THIRD ORDER OF BUSINESS PUBLIC HEARING

Mr. Ward explained the public hearing process including public comment, Board discussion and vote.

a. PUBLIC HEARING – FISCAL YEAR 2022 BUDGET

I. Public Comment and Testimony

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

On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present by audio or video with any comments or questions respecting the Fiscal Year 2022 Budget; there were none. He noted there were no members of the public present in person. He called for a motion to close the public hearing.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst, and with all in favor, the Public Hearing was closed.

II. Board Comment

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

III. Consideration of Resolution 2021-7 adopting the annual appropriation and Budget for Fiscal Year 2022

Mr. Ward called for a motion for Resolution 2021-7.

On MOTION made by Mr. Barry Ernst, seconded by Mr. Scott Edwards, and with all in favor, Resolution 2021-7 was adopted, and the Chair was authorized to sign.

b. FISCAL YEAR 2022 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

Mr. Ward indicated this public hearing was related to the imposition of the special assessments for the general fund, certification of an assessment roll, and approval of the special assessment methodology for the District. He noted there was an additional resolution which would set the operations and maintenance cap for notice purposes only.

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I. Public Comment and Testimony

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

On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present by audio or video with any comments or questions; there were none. He noted there were no members of the public present in person. He called for a motion to close the public hearing.

On MOTION made by Mr. Barry Ernst, seconded by Mr. Andrew Kollman, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any questions; there were none.

III. Consideration of Resolution 2021-8 Imposing Special Assessments, adopting an Assessment Roll, and approving the General Fund Special Assessment Methodology

Mr. Ward called for a motion.

On MOTION made by Mr. Barry Ernst, seconded by Mr. Scott Edwards, and with all in favor, Resolution 2021-8 was adopted, and the Chair was authorized to sign.

IV. Consideration or Resolution 2021-9, Establishing an Operation and Maintenance Assessment Cap for notice purposes

Mr. Ward: This Resolution sets the Operation and Maintenance Assessment Cap for the District for Fiscal Year 2022. This essentially allows the District to adopt a general fund assessment on a yearly basis without having to do mailed notice to all residents in the District unless you go over the cap rate. The cap rate is \$111.14 per unit. Our current rate for 2022 is roughly \$93 dollars a unit. If we go over the cap rate, we will do mailed notices like we did this year. As long as we are under that number, we will be fine and not have to do the mailed notice again. It is an optional resolution, but it is recommended.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst, and with all in favor, Resolution 2021-9 was adopted, and the Chair was authorized to sign.

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Consideration of Resolution 2021-10 designating dates, time, and location for regular meeting of the Board of Supervisor’s for Fiscal Year 2022

Mr. Ward explained Meetings would be advertised once for the entire year. He stated the meetings were scheduled for the third Friday of each month at 8:15 a.m. at Lennar Homes 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966. He noted the Board would not be bound to these dates; meetings could be added or subtracted from as the Board saw fit.

Mr. Greg Urbancic indicated he believed a few meeting dates needed amending.

Mr. Ward indicated he would review and amend the dates as appropriate.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst, and with all in favor, Resolution 2021-10 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-11

Consideration of Resolution 2021-11, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District (the “District”): (i) authorizing the issuance of, not exceeding \$25,000,000, Timber Creek Southwest Community Development District, Special Assessment Bonds, Series 2021 (2021 Project) (the “Bonds”) to finance certain public infrastructure within the District; (ii) determining the need for a negotiated limited offering of the Bonds and providing for a delegated award of such Bonds; (iii) appointing the underwriter for the limited offering of the Bonds; (iv) approving the form of and authorizing the execution and delivery of a Bond Purchase Contract with respect to the Bonds; (v) approving the form of and authorizing the execution and delivery of a Second Supplemental Trust Indenture; (vi) authorizing the use of that certain Master Trust Indenture for the Bonds; (vii) approving the form of and authorizing the distribution of a Preliminary Limited Offering Memorandum; (viii) approving the execution and delivery of a final Limited Offering Memorandum; (ix) approving the form of and authorizing the execution of a Continuing Disclosure Agreement and appointing a dissemination agent; (x) approving the application of Bond Proceeds; (xi) authorizing certain modifications to the Assessment Methodology Report and Engineer’s Report; (xii) providing for the registration of the Bonds pursuant to the DTC book-entry only system; (xiii) authorizing the proper officials to do all things deemed necessary in connection with the issuance, sale, and delivery of the Bonds.

Mr. Ward: This Resolution is commonly referred to as the delegation award resolution, authorizing the issuance of your Series 2021 bonds. He asked Mr. Steve Sanford to speak.

Mr. Steve Sanford (District Bond Counsel): This is called the delegation resolution because we set forth in the resolution certain parameters in connection with the sale of the bonds and when the bonds are priced, if they are within the parameters set by the Board, then the Chair or the Vice Chair is authorized to sign a bond purchase contract without the need for a special meeting. At that point it's just considered an administrative act of signing the bond purchase contract as the Chair or Vice Chair would be operating under the parameters set by the Board. This resolution is authorizing up to \$25 million for the

186 *second phase of development. That does not commit the Board to issue \$25 million, that's just a cap.*
 187 *We will know exactly how much we are issuing once the bonds are priced. This resolution sets forth*
 188 *certain documents as exhibits that we are asking the Board to approve. The first is the bond purchase*
 189 *contract that sets forth the conditions for closing, and once the bonds are marketed, that document gets*
 190 *executed and it will set forth all of the primary terms of the bonds, interest rates, and the like. The next*
 191 *exhibit is the preliminary limited offering memorandum. That's the document that the underwriter uses*
 192 *to solicit purchases of the bonds. It has all the information about the development, the developer, and*
 193 *the District. It has a lot of blanks in it because until the bonds are actually priced, we don't know what*
 194 *the terms are, and once the bonds are priced and the bond purchase contract is signed, then that*
 195 *preliminary document turns into a final document, final prospectus, and that gets delivered to the*
 196 *purchasers. The third exhibit is the continuing disclosure agreement, an agreement required under SEC*
 197 *rules which requires certain annual information about the District, the bonds, and the development be*
 198 *disclosed and also there is a number of events that have to be disclosed within ten days. The point of this*
 199 *document is that when we sell the bonds, we have information in that offering document that can*
 200 *theoretically be stale after a while, so this is the document that attempts to create a level playing field so*
 201 *if somebody wants to buy these bonds in the secondary market, they're not relying on a stale prospectus.*
 202 *Lastly is the second supplemental trust indenture. Every time we issue a series of bonds, we have a*
 203 *separate supplemental indenture. Since we issued the bonds last year, we had the first, and this is the*
 204 *second, and this is going to be completed once the bonds are priced and there is an agreement between*
 205 *the Trustee and the District, and it will have all of the interest rates and redemption provisions and the*
 206 *sources and uses of funds. Lastly, in section 3 of your resolution, it sets forth what the parameters are.*
 207 *The principal matter bonds cannot exceed \$25 million. The maximum off trust yield on the bonds cannot*
 208 *exceed 4.5%. If the bonds are subject to optional redemption, that's going to be decided at the time of*
 209 *pricing. Lastly, the underwriter's compensation is 98% which means that the underwriter buys the bonds*
 210 *at 98 cents on the dollar and then sells the bonds for a dollar and the difference between the purchase*
 211 *price and the selling price is the compensation to the underwriter. As I said, if we are within all those*
 212 *parameters set by the Board, then the Chair and the Vice Chair will be able to sign the bond purchase*
 213 *contract. He asked if there were any questions; there were none. He recommended adoption of*
 214 *Resolution 2021-11.*

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 216 **On MOTION made by Mr. Barry Ernst, seconded by Mr. Scott Edwards,**
 217 **and with all in favor, Resolution 2021-11 was adopted, and the Chair**
 218 **was authorized to sign.**

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 221 **SIXTH ORDER OF BUSINESS**

Consideration of Acceptance

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 223 **Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended**
 224 **September 30, 2020**

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 226 Mr. Ward noted the Auditor was not on the phone. He indicated this was the first Audit for this District,
 227 prepared by Grau and Associates. He reported the Audit gave the District a clean opinion which meant
 228 there was nothing that came to the attention of the Auditor which would require a qualified opinion. He
 229 stated he would be happy to answer any questions the Board Members had regarding the Audit. He
 230 explained there were a number of compliance-required reports at the end, consistent with what he had
 231 seen in all of his Districts. He reported the Audit had been filed as a matter of law with the Department

232 of Banking and Finance, the Auditor General’s Office, and he asked for the Audit to be accepted for
233 purposes of inclusion in the record.

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235 **On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst,**
236 **and with all in favor, the Audited Financial Statements for the Fiscal**
237 **Year ended September 30, 2020, were accepted for purposes of**
238 **inclusion in the record.**

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241 **SEVENTH ORDER OF BUSINESS**

Staff Reports

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243 **I. District Attorney**

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245 No report.

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247 **II. District Engineer**

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249 *Mr. Ryan Shute: For the past few weeks we have been preparing the Second Supplemental*
250 *Engineer’s Report and with support of the District Attorney, District Bond Counsel, and the District*
251 *Manager it is wrapping up and we should be able to issue that shortly.*

252
253 *Mr. Steve Sanford: Are we approving the Engineer’s Report today in substantial final form? Or has*
254 *that been done?*

255
256 *Mr. Ward: That has been done.*

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258 **III. District Manager**

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260 **a) Financial Statements for period ending June 30, 2021 (unaudited)**

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262 *Mr. Ward: Mr. Kessler provided to me a disclosure form that I will give you a copy of. It's a*
263 *required disclosure pursuant to the municipal securities, roll making board, the G-17 disclosure.*
264 *It essentially says, at the end of the day, they serve as your underwriter and not as a financial*
265 *adviser to the District. Their sole duty pursuant to the financing is to purchase the bonds as an*
266 *arms-length transaction with the District. That’s all it really says in three pages. I will ask that*
267 *you accept it, and that will sign it and provide it to Mr. Kessler as a part of the financing for the*
268 *Series 2022 bonds.*

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270 **On MOTION made by Mr. Barry Ernst, seconded by Mr. Andrew**
271 **Kollman, and with all in favor, the FMS Disclosure was accepted.**

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274 **EIGHTH ORDER OF BUSINESS**

Supervisor’s Requests and Audience Comments

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276 Mr. Ward asked if there were any Supervisor’s requests; there were none. He asked if there were any
277 audience members present in person or by audio or video with questions or comments; there were
278 none.

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NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 8:35 a.m.

**On MOTION made by Mr. Barry Ernst, seconded by Mr. Scott Edwards,
and with all in favor, the Meeting was adjourned.**

ATTEST:

**Timber Creek Southwest Community
Development District**

James P. Ward, Secretary

Barry Ernst, Chairperson

DRAFT

RESOLUTION NO 2021-12

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 4; 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 4 (the “Plat”), as recorded in 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 20th day of August, 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.

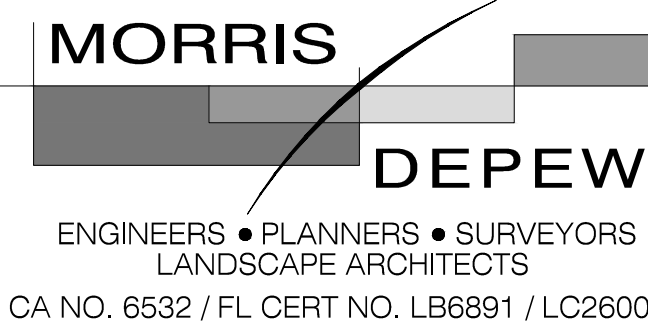
Notary Public

Printed Name: _____

TIMBER CREEK - PHASE 4

A RE-PLAT OF TRACT "F", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____



Fort Myers Tallahassee Destin **SHEET 1 OF 6**
2914 CLEVELAND AVENUE
FORT MYERS, FLORIDA 33901
(239) 337-3993
FAX: (239) 337-3994
TOLL FREE: 866-337-7341

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-TANGENT
- (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__.

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.

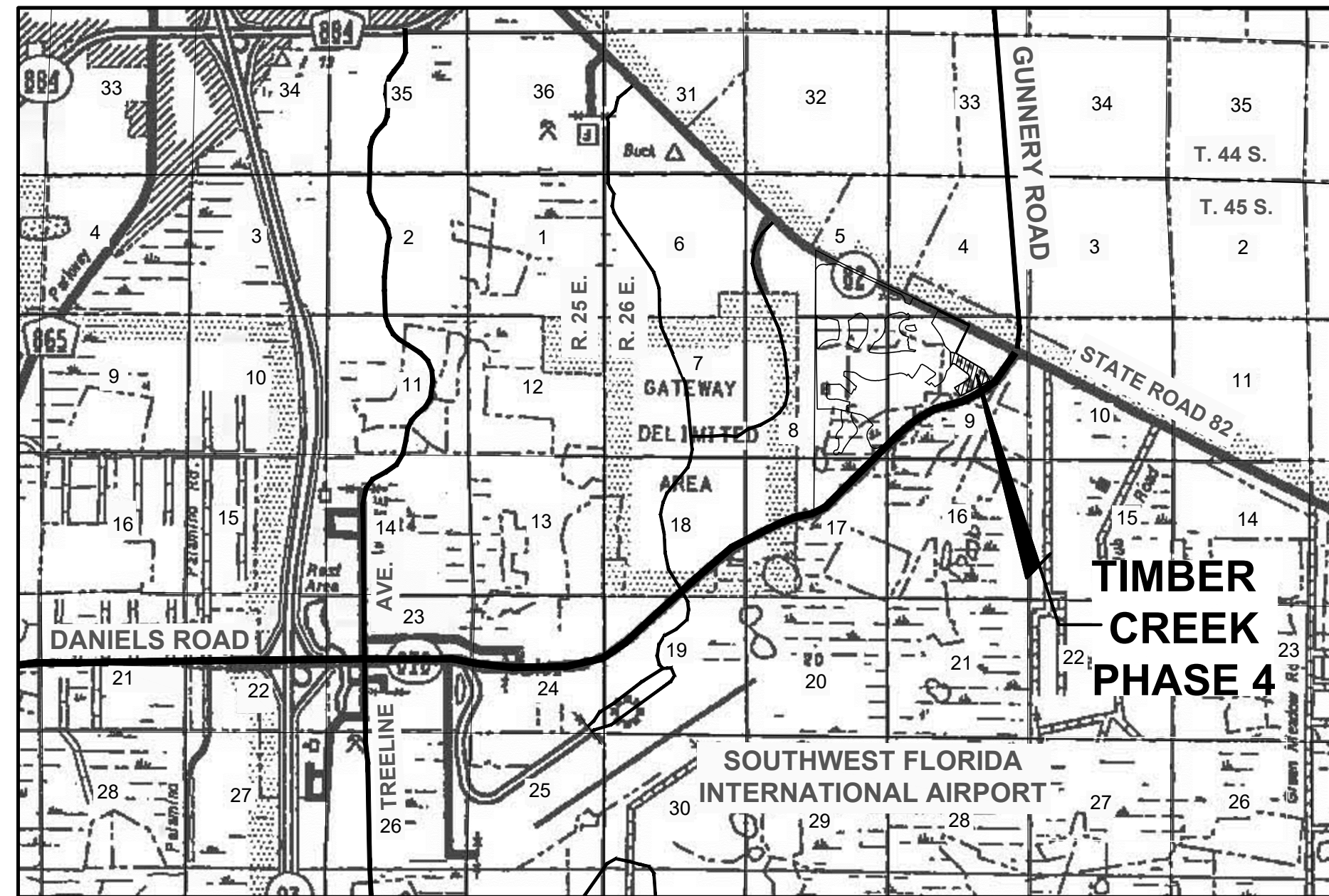
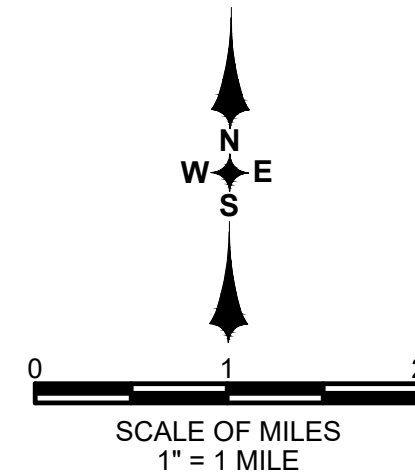
GARY W. RASHFORD, PSM
FLORIDA CERTIFICATE NO. LS6305
DESIGNATED PSM FOR LEE COUNTY, FLORIDA

CLERK'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "TIMBER CREEK-PHASE 4", A RE-PLAT OF TRACT "F", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, 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



DESCRIPTION:

TRACT "F", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. CONTAINING 18.97 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 4", A RE-PLAT OF TRACT "F", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF 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 4", A RE-PLAT OF TRACT "F", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, 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
FL CERT NO. "LB8891"

SURVEYOR'S SEAL

DEDICATION: (TIMBER CREEK PHASE 4)

KNOW ALL MEN BY THESE PRESENTS THAT AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF "TIMBER CREEK-PHASE 4", A RE-PLAT OF TRACT "F", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF 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 "C" 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.
 - B. ALL OF THE PRIVATE ROAD RIGHTS-OF-WAY HEREIN REFERRED TO AS TRACTS "A" AND "B", TOGETHER WITH SIDEWALKS, LANDSCAPING AND SIGNAGE IMPROVEMENTS NOW OR HEREINAFTER CONTAINED THEREIN, FOR THE PURPOSE OF INGRESS AND EGRESS, 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, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
2. TO TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT:
 - A. TRACTS "C" 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.
 - B. ALL DRAINAGE EASEMENTS (D.E.) AS SHOWN ON THE PLAT, FOR THE OPERATION, INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF DRAINAGE FACILITIES, WITH RESPONSIBILITY FOR MAINTENANCE.
 - C. 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.
 - D. A TEMPORARY BLANKET ACCESS EASEMENT OVER AND ACROSS ALL OF TRACT "E", 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 "B", "TIMBER CREEK" INSTRUMENT NO. 2020000059084.
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 TRACT "A", AND THE PUBLIC UTILITY EASEMENTS (P.U.E.) AS MAY BE SHOWN HEREON. EASEMENTS COLLOCATED WITHIN PLATTED EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT. 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.
 - A. A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) OVER AND ACROSS TRACT "A" FOR THE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO ACCESS PROPERTIES DEPICTED ON THIS PLAT, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
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, AG ESSENTIAL HOUSING MULTI STATE 2, LLC., A DELAWARE LIMITED LIABILITY COMPANY, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY CAUSES THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS VICE PRESIDENT ON THIS ____ DAY OF _____, 20__.

AG ESSENTIAL HOUSING MULTI STATE 2, LLC.,
A DELAWARE LIMITED LIABILITY COMPANY.

BY: AGWIP ASSET MANAGEMENT, LLC.,
AN ARIZONA LIMITED LIABILITY COMPANY.
ITS AUTHORIZED AGENT

PRINT NAME AND TITLE

WITNESS

WITNESS

PRINT NAME

PRINT NAME

ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING 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

TIMBER CREEK - PHASE 4

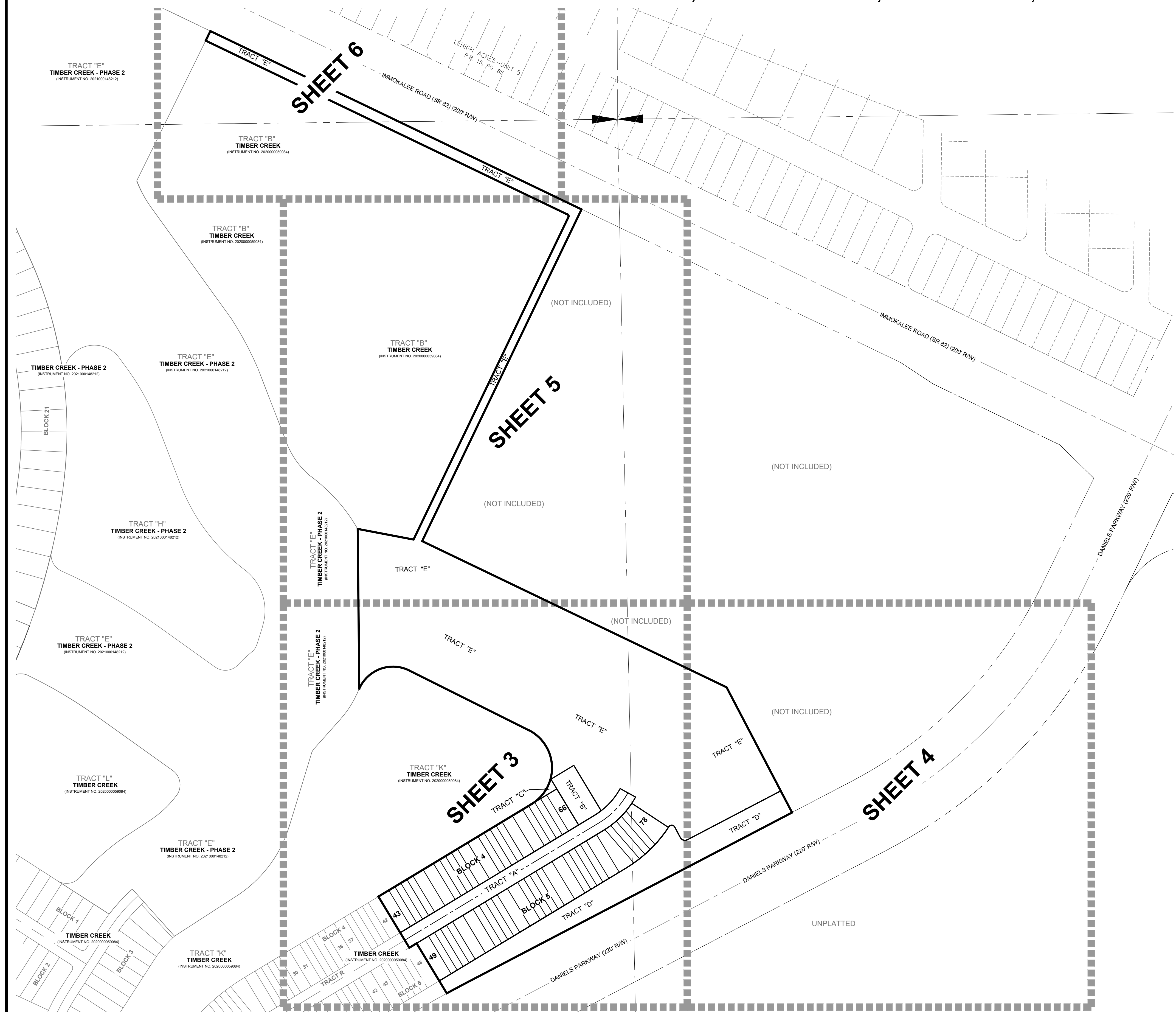
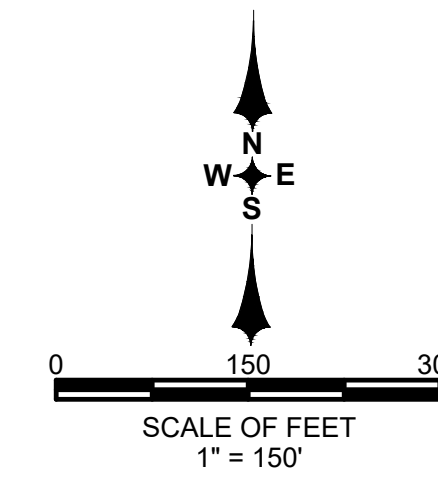
A RE-PLAT OF TRACT "F", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

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 6



AREA TABLE		
BLOCK 4		
LOT	ACRES	SQ. FT.
43	0.09	4,096.8
44	0.06	2,400.0
45	0.06	2,400.0
46	0.06	2,400.0
47	0.06	2,400.0
48	0.09	4,096.8
49	0.09	4,096.8
50	0.06	2,400.0
51	0.06	2,400.0
52	0.06	2,400.0
53	0.06	2,400.0
54	0.09	4,096.8
55	0.09	4,096.8
56	0.06	2,400.0
57	0.06	2,400.0
58	0.06	2,400.0
59	0.06	2,400.0
60	0.09	4,096.8
61	0.09	4,096.8
62	0.06	2,400.0
63	0.06	2,400.0
64	0.06	2,400.0
65	0.06	2,400.0
66	0.09	4,096.8
TOTAL	1.63	71,175.4

AREA TABLE		
BLOCK 5		
LOT	ACRES	SQ. FT.
49	0.11	4,892.8
50	0.06	2,500.0
51	0.06	2,500.0
52	0.06	2,500.0
53	0.06	2,500.0
54	0.10	4,267.5
55	0.10	4,267.5
56	0.06	2,500.0
57	0.06	2,500.0
58	0.06	2,500.0
59	0.06	2,500.0
60	0.10	4,267.5
61	0.10	4,267.5
62	0.06	2,500.0
63	0.06	2,500.0
64	0.06	2,500.0
65	0.06	2,500.0
66	0.10	4,267.5
67	0.10	4,267.5
68	0.06	2,500.0
69	0.06	2,500.0
70	0.06	2,500.0
71	0.06	2,500.0
72	0.10	4,267.5
73	0.11	4,820.6
74	0.06	2,512.6
75	0.06	2,501.8
76	0.06	2,501.8
77	0.06	2,512.6
78	0.13	5,618.4
TOTAL	2.19	95,233.7

AREA TABLE		
TRACTS		
TRACT	ACRES	SQ. FT.
"A"	0.88	38,284.3
"B"	0.26	11,437.9
"C"	0.02	864.2
"D"	1.72	74,986.1
"E"	12.27	534,351.6
TOTAL	15.15	659,924.1

AREA TABLE		
AREA SUMMARY		
ITEM	ACRES	SQ. FT.
TOTAL AREA OF BLOCKS	3.82	166,409.1
TOTAL AREA OF TRACTS	15.15	659,924.1
TOTAL AREA OF SUBDIVISION	18.97	826,333.2

DOS2021-xx\PLT2021-xx

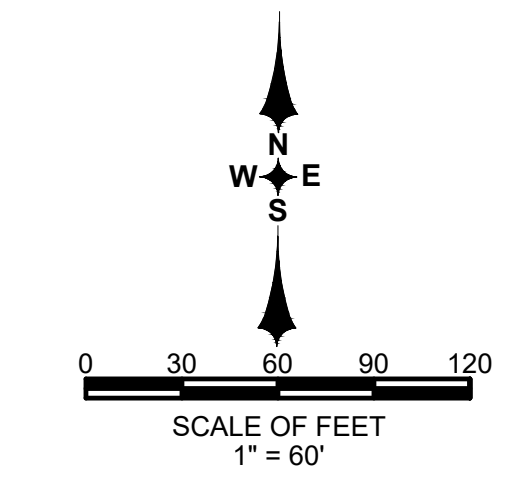
TIMBER CREEK - PHASE 4

A RE-PLAT OF TRACT "F", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____

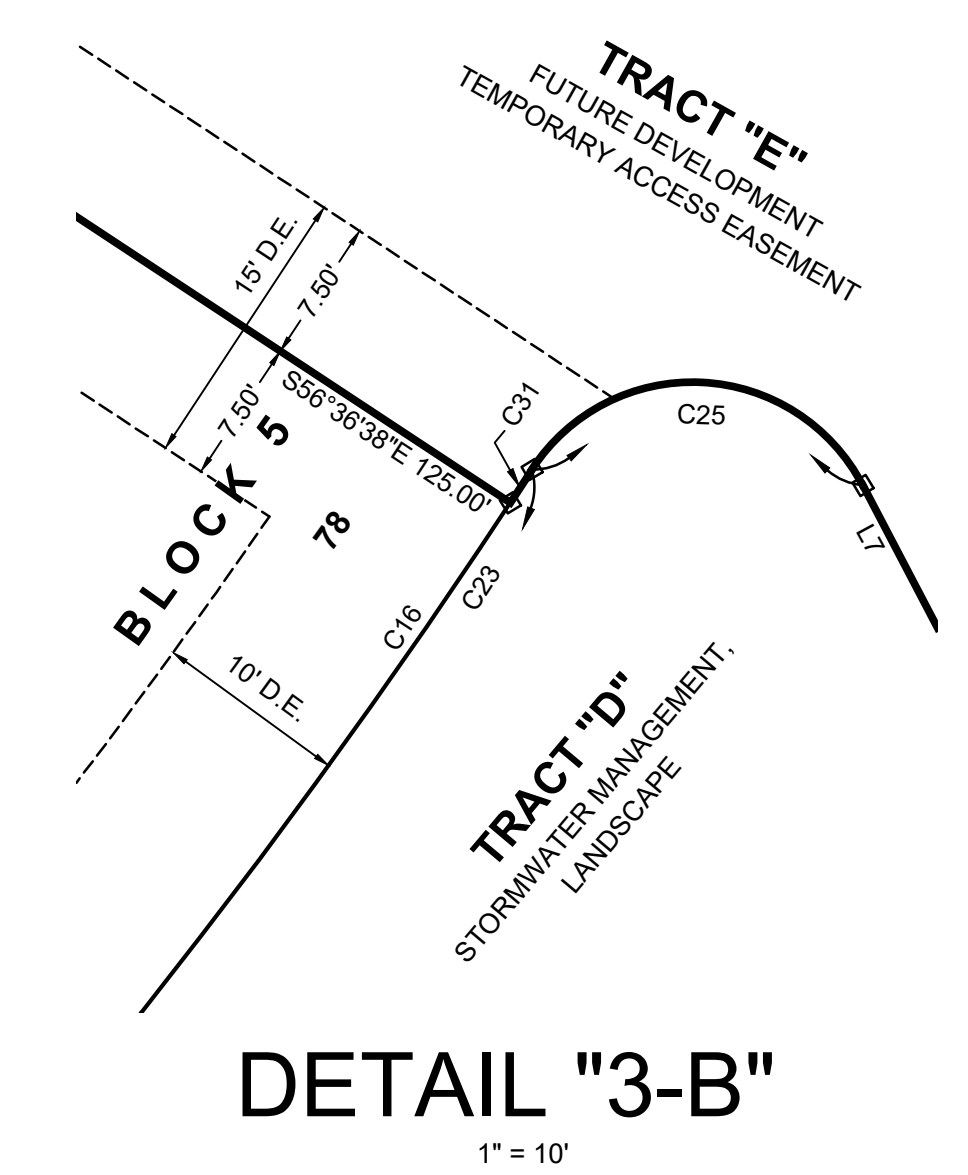
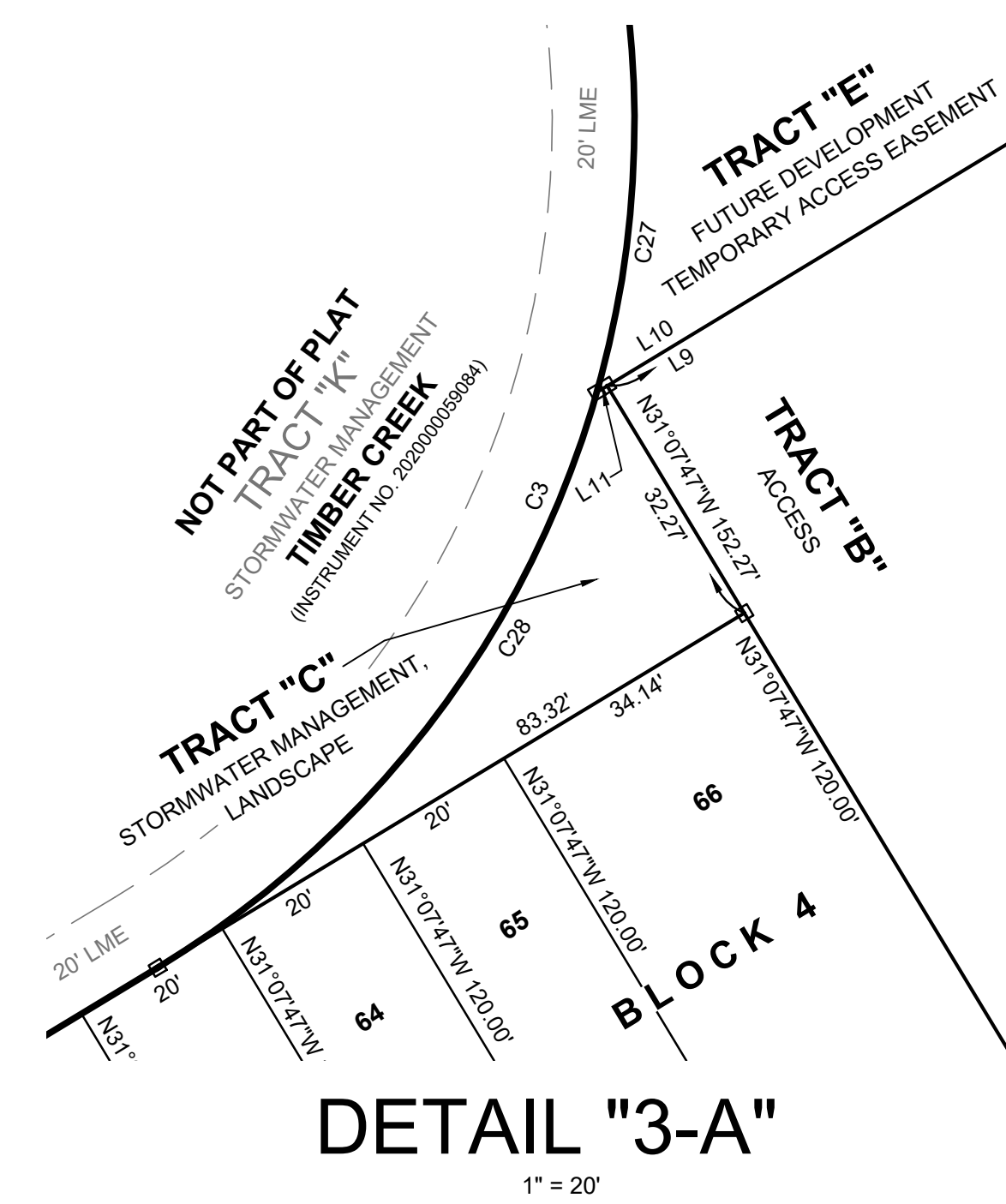
MORRIS DEPEW
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LANDSCAPE ARCHITECTS
FL. CA NO. 6532 / FL. CERT NO. LB6891 / LC26000330

Fort Myers Tallahassee Destin SHEET 3 OF 6
2914 CLEVELAND AVENUE
FORT MYERS, FLORIDA 33901
(239) 337-3993
FAX: (239) 337-3994
TOLL FREE: 866-337-7341



LINE #	BEARING	DISTANCE
L1	N58°52'13"E	24.21'
L4	S58°52'13"W	24.77'
L5	N58°52'13"E	24.77'
L6	S61°19'33"E	50.00'
L7	N27°36'21"W	33.13'
L9	N58°52'13"E	76.00'
L10	N58°52'13"E	77.44'
L11	N58°52'13"E	1.44'

CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C1	2974.79'	1° 07' 18"	58.24'	58.24'	N61° 50' 00"E
C2	105.00'	92° 25' 13"	169.37'	151.60'	N70° 20' 12"E
C3	120.00'	122° 19' 21"	256.19'	210.24'	N2° 17' 27"W
C5	250.00'	0° 40' 41"	2.96'	2.96'	S58° 31' 53"W
C6	375.00'	3° 45' 43"	24.62'	24.62'	N56° 59' 22"E
C7	250.00'	4° 37' 06"	20.15'	20.15'	S55° 52' 59"W
C8	375.00'	3° 03' 58"	20.07'	20.06'	N53° 34' 32"E
C9	250.00'	4° 35' 19"	20.02'	20.02'	S51° 16' 47"W
C10	375.00'	3° 03' 26"	20.01'	20.01'	N50° 30' 50"E
C11	250.00'	4° 35' 19"	20.02'	20.02'	S46° 41' 28"W
C12	375.00'	3° 03' 26"	20.01'	20.01'	N47° 27' 24"E
C13	250.00'	4° 37' 06"	20.15'	20.15'	S42° 05' 15"W
C14	375.00'	3° 03' 58"	20.07'	20.06'	N44° 23' 43"E
C15	250.00'	6° 23' 20"	27.88'	27.86'	S36° 35' 02"W
C16	375.00'	9° 28' 21"	62.00'	61.93'	N38° 07' 33"E
C19	200.00'	30° 11' 47"	105.41'	104.19'	N43° 46' 20"E
C20	225.00'	30° 11' 47"	118.58'	117.21'	N43° 46' 20"E
C21	250.00'	30° 11' 47"	131.76'	130.24'	S43° 46' 20"W
C23	375.00'	25° 47' 47"	168.84'	167.41'	S45° 58' 20"W
C24	200.00'	6° 19' 20"	22.07'	22.06'	S55° 42' 34"W
C25	10.00'	119° 19' 12"	20.83'	17.28'	N87° 15' 57"W
C26	15.00'	90° 00' 00"	23.56'	21.21'	N72° 36' 21"W
C27	120.00'	79° 17' 58"	166.08'	153.14'	N23° 48' 11"W
C28	120.00'	43° 01' 26"	90.11'	88.01'	N37° 21' 31"E
C29	200.00'	23° 52' 27"	83.34'	82.74'	N40° 36' 40"E
C30	250.00'	4° 42' 56"	20.58'	20.57'	S31° 01' 55"W
C31	375.00'	0° 18' 56"	2.06'	2.06'	N33° 13' 55"E



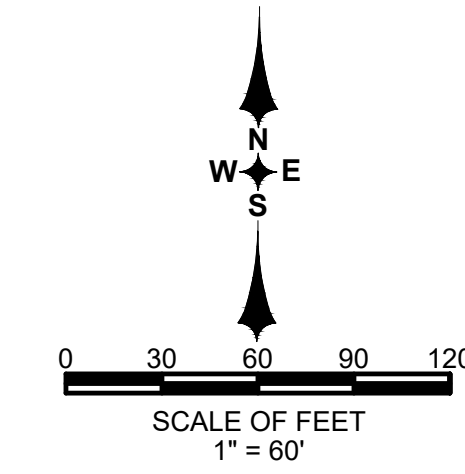
TIMBER CREEK - PHASE 4

A RE-PLAT OF TRACT "F", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

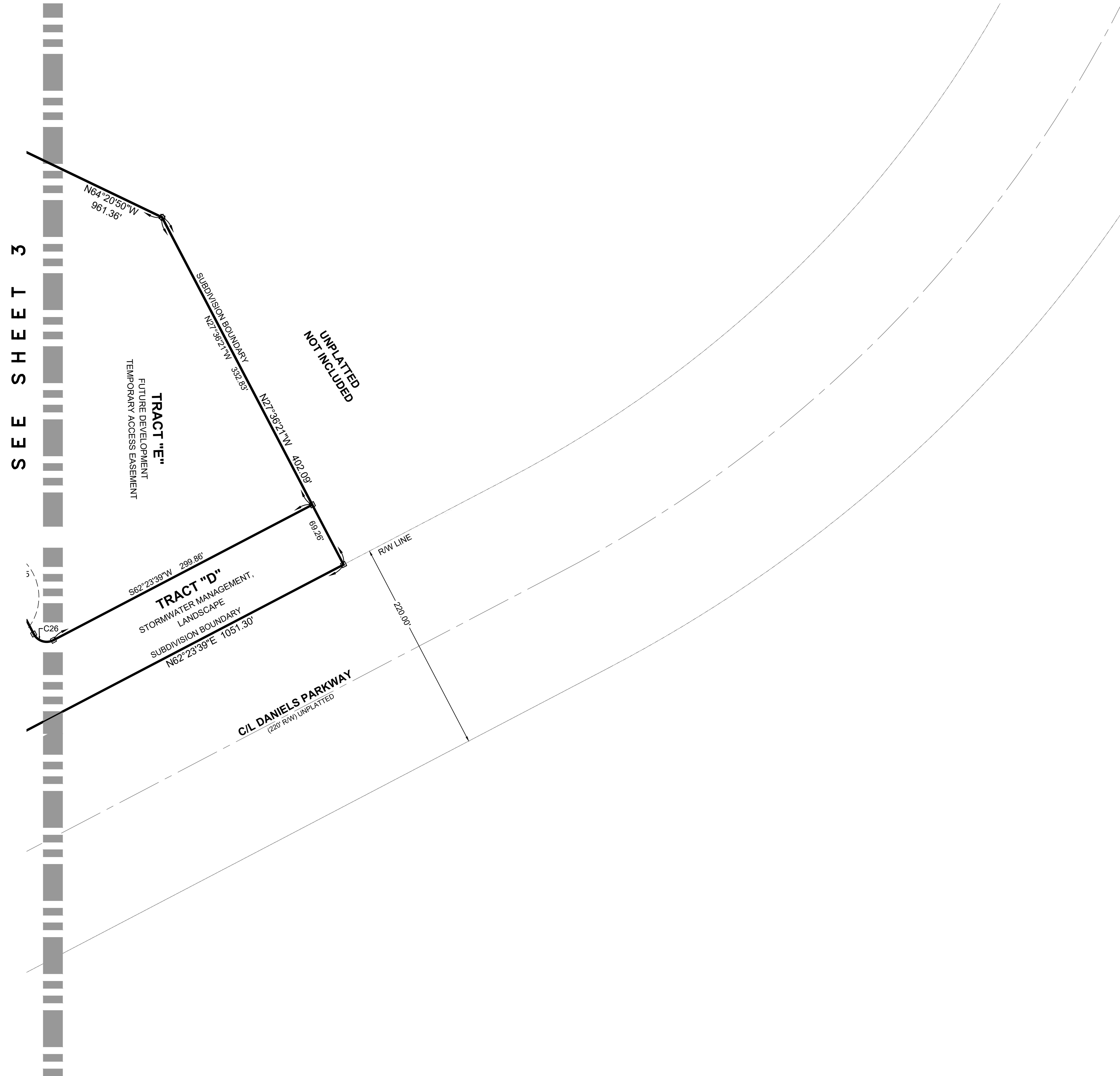
INSTRUMENT NO. _____

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

SHEET 4 OF 6
 Fort Myers
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 2914 CLEVELAND AVENUE
 FORT MYERS, FLORIDA 33901
 (239) 337-3993
 FAX: (239) 337-3994
 TOLL FREE: 866-337-7341



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C26	15.00'	90° 00' 00"	23.56'	21.21'	N72° 36' 21"W



SEE SHEET 3

TIMBER CREEK - PHASE 4

A RE-PLAT OF TRACT "F", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

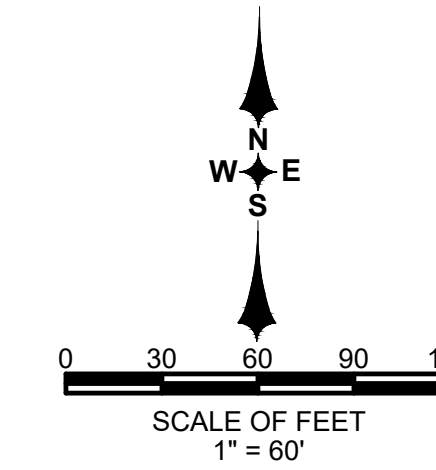
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 TOLL FREE: 866-337-7341



SEE SHEET 6



NOT PART OF PLAT
 TRACT "B"
 CONSERVATION EASEMENT
TIMBER CREEK
 (INSTRUMENT NO. 2020000059084)

TRACT "E"
 FUTURE DEVELOPMENT
 TEMPORARY ACCESS EASEMENT
 S25°39'25"W 10718.97'
 SUBDIVISION BOUNDARY

UNPLATTED
 NOT INCLUDED

1/4 LINE SECTION 9

LINE TABLE		
LINE #	BEARING	DISTANCE
L12	N64°20'50"W	1172.01'
L13	S64°20'54"E	1143.24'

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC CHD.	CHD. BRG.	CHD. BRG.
C4	5.00'	90°00'19"	7.85'	7.07'	S19°20'44"E

NOT PART OF PLAT
 TRACT "B"
 CONSERVATION EASEMENT
TIMBER CREEK
 (INSTRUMENT NO. 2020000059084)

NOT PART OF PLAT
 TRACT "E"
 FUTURE DEVELOPMENT
 TEMPORARY ACCESS EASEMENT
TIMBER CREEK - PHASE 2
 (INSTRUMENT NO. 2021000148212)

S00°35'21"E 454.22'

N79°14'37"W 161.86'

TRACT "E"
 FUTURE DEVELOPMENT
 TEMPORARY ACCESS EASEMENT

N64°20'50"W 961.36'

UNPLATTED
 NOT INCLUDED

SUBDIVISION BOUNDARY

SEE SHEET 3



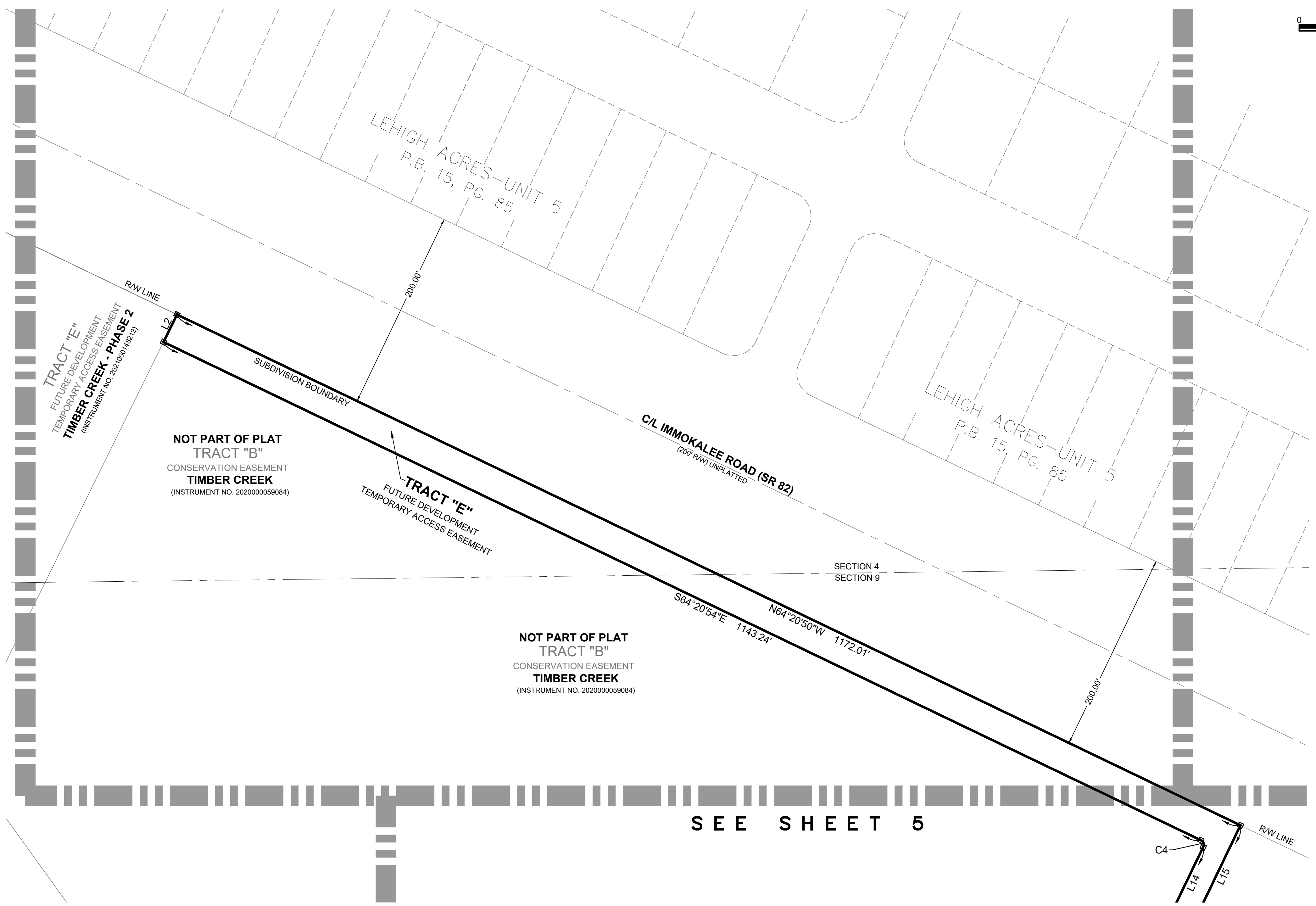
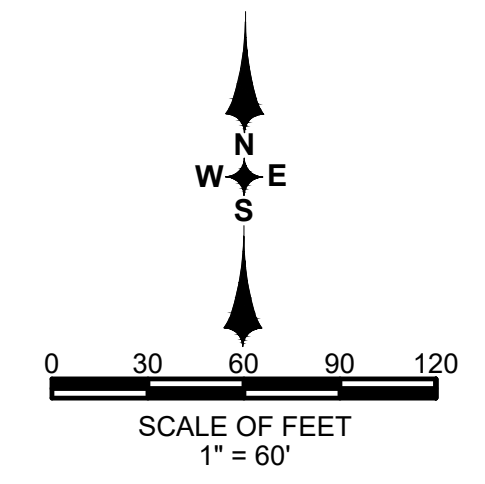
TIMBER CREEK - PHASE 4

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INSTRUMENT NO. _____

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

Fort Myers Tallahassee Destin **SHEET 6 OF 6**
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LINE TABLE		
LINE #	BEARING	DISTANCE
L2	N26°12'57"E	30.33'
L14	S25°39'25"W	1018.97'
L15	N25°39'10"E	1047.56'

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C4	5.00'	90° 00' 19"	7.85'	7.07'	S19° 20' 44"E

SEE SHEET 5

RESOLUTION NO 2021-13

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 5; 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 5 (the "Plat"), as recorded in 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 20th day of August, 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**

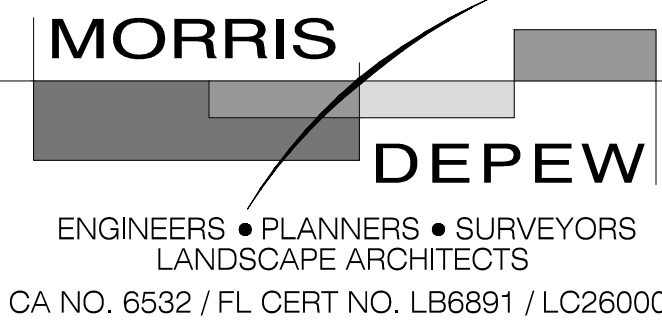
The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this _____ day of _____, 2021 by James P. Ward, as Secretary of the Timber Creek Southwest Community Development District. He is personally known to me.

Notary Public
Printed Name: _____

TIMBER CREEK - PHASE 5

A RE-PLAT OF TRACT "B AND TRACT "C", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____



Fort Myers Tallahassee Destin **SHEET 1 OF 7**
2914 CLEVELAND AVENUE
FORT MYERS, FLORIDA 33901
(239) 337-3993
FAX: (239) 337-3994
TOLL FREE: 866-337-7341

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.

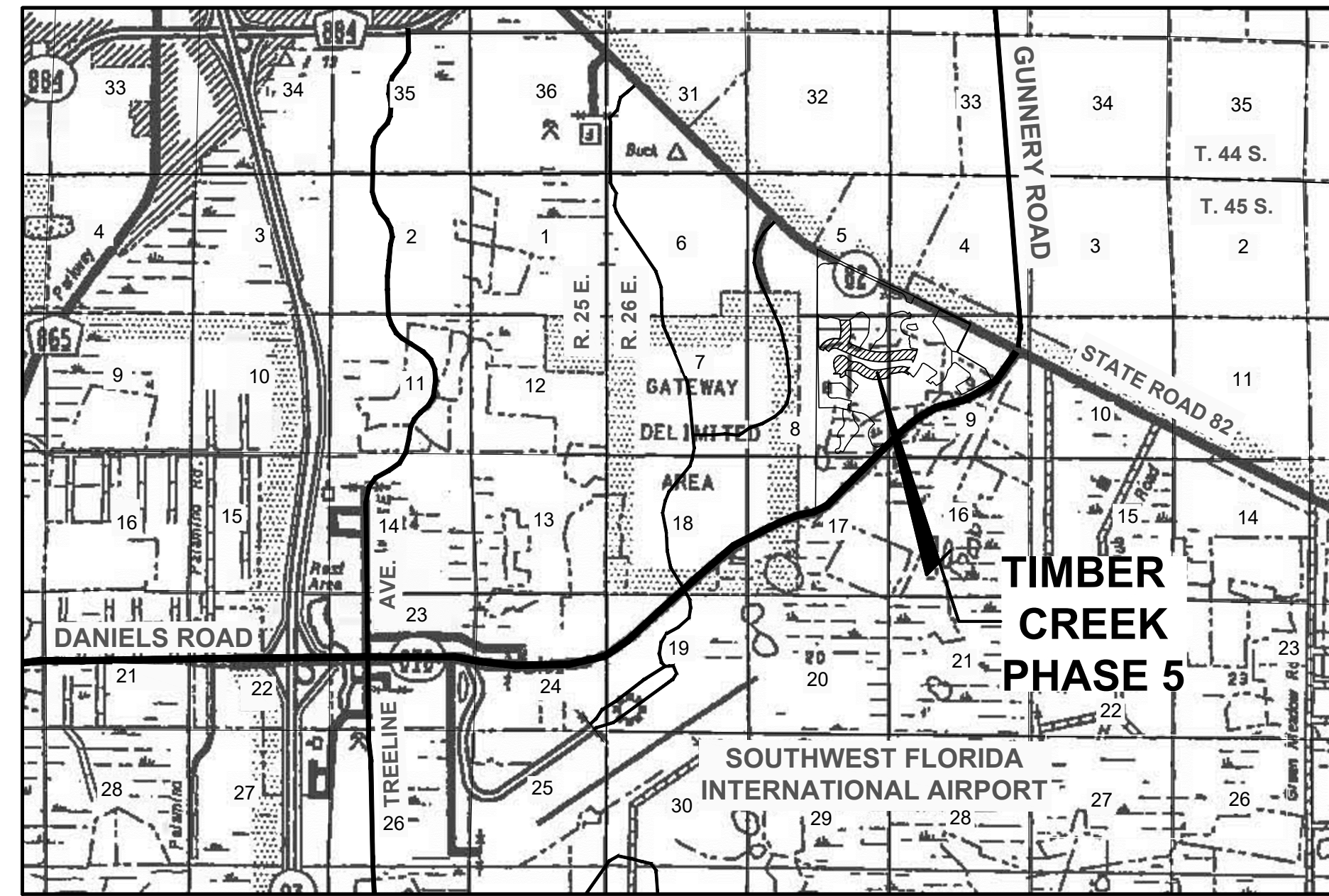
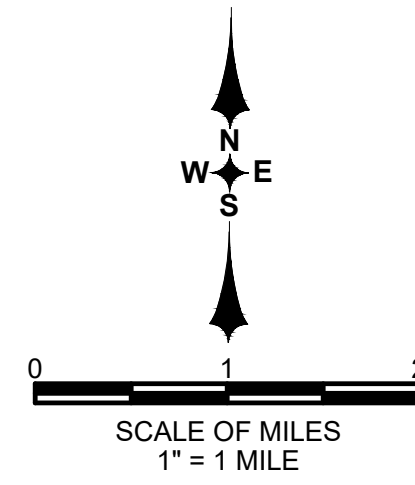
ALL LINES INTERSECTING A CURVE ARE RADIAL UNLESS NOTED OTHERWISE.

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



DESCRIPTION:

TRACT "B" AND TRACT "C", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, CONTAINING 49.06 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 5", A RE-PLAT OF TRACT "B" AND TRACT "C", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF 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 5," A RE-PLAT OF TRACT "B" AND TRACT "C", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN PORTION OF SECTIONS 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 (PRM'S), 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. "LB8891"

DRAFT

SURVEYOR'S SEAL

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 5," A RE-PLAT OF TRACT "B" AND TRACT "C", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, 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

DEDICATION: (TIMBER CREEK PHASE 5)

KNOW ALL MEN BY THESE PRESENTS THAT AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF "TIMBER CREEK-PHASE 5", A RE-PLAT OF TRACT "B" AND TRACT "C", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF 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. ALL OF THE PRIVATE ROAD RIGHTS-OF-WAY HEREIN REFERRED TO AS TRACTS "A" AND "B", TOGETHER WITH SIDEWALKS, LANDSCAPING AND SIGNAGE IMPROVEMENTS NOW OR HEREINAFTER CONTAINED THEREIN, FOR THE PURPOSE OF INGRESS AND EGRESS, WITH RESPONSIBILITY FOR MAINTENANCE.
 - B. ALL DRAINAGE EASEMENTS (D.E.) AS SHOWN ON THE PLAT, FOR THE OPERATION, INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
 - C. TRACTS "C", "D", "E", "H", "I", "J", "K" AND "L" 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 OF MAINTENANCE.
2. TO TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT:
 - A. TRACTS "C", "D", "E", "H", "I", "J", "K" AND "L" 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.
 - B. ALL DRAINAGE EASEMENTS (D.E.) AS SHOWN ON THE PLAT, FOR THE OPERATION, INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF DRAINAGE FACILITIES, WITH RESPONSIBILITY FOR MAINTENANCE.
 - C. A NON-EXCLUSIVE ACCESS EASEMENT OVER THE PRIVATE ROAD RIGHTS-OF-WAY HEREIN REFERRED TO AS TRACT "A" AND "B", FOR THE SOLE PURPOSE OF PROVIDING INGRESS AND EGRESS TO FACILITIES MAINTAINED BY THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT.
 - D. A TEMPORARY BLANKET ACCESS EASEMENT OVER AND ACROSS ALL OF TRACTS "F" AND "G", 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 TRACTS "C", "D" AND "E", "TIMBER CREEK" INSTRUMENT NO. 202000059064.
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 "B", AND THE PUBLIC UTILITY EASEMENTS (P.U.E.) AS MAY BE SHOWN HEREON. EASEMENTS COLLOCATED WITHIN PLATTED EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT. 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.
 - A. A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) OVER AND ACROSS TRACTS "A" AND "B" FOR THE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO ACCESS PROPERTIES DEPICTED ON THIS PLAT, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
5. RESERVING UNTO LENNAR HOMES, LLC, A PERPETUAL RIGHT FOR INGRESS AND EGRESS ON AND OVER SAID TRACTS "A" AND "B", WITHOUT MAINTENANCE RESPONSIBILITY.

IN WITNESS WHEREOF, AG ESSENTIAL HOUSING MULTI STATE 2, LLC., A DELAWARE LIMITED LIABILITY COMPANY, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY CAUSES THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS VICE PRESIDENT ON THIS ____ DAY OF _____, 20__.

AG ESSENTIAL HOUSING MULTI STATE 2, LLC.,
A DELAWARE LIMITED LIABILITY COMPANY.

BY: AGWP ASSET MANAGEMENT, LLC.,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

PRINT NAME AND TITLE

WITNESS

WITNESS

PRINT NAME

PRINT NAME

ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING 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

TIMBER CREEK - PHASE 5

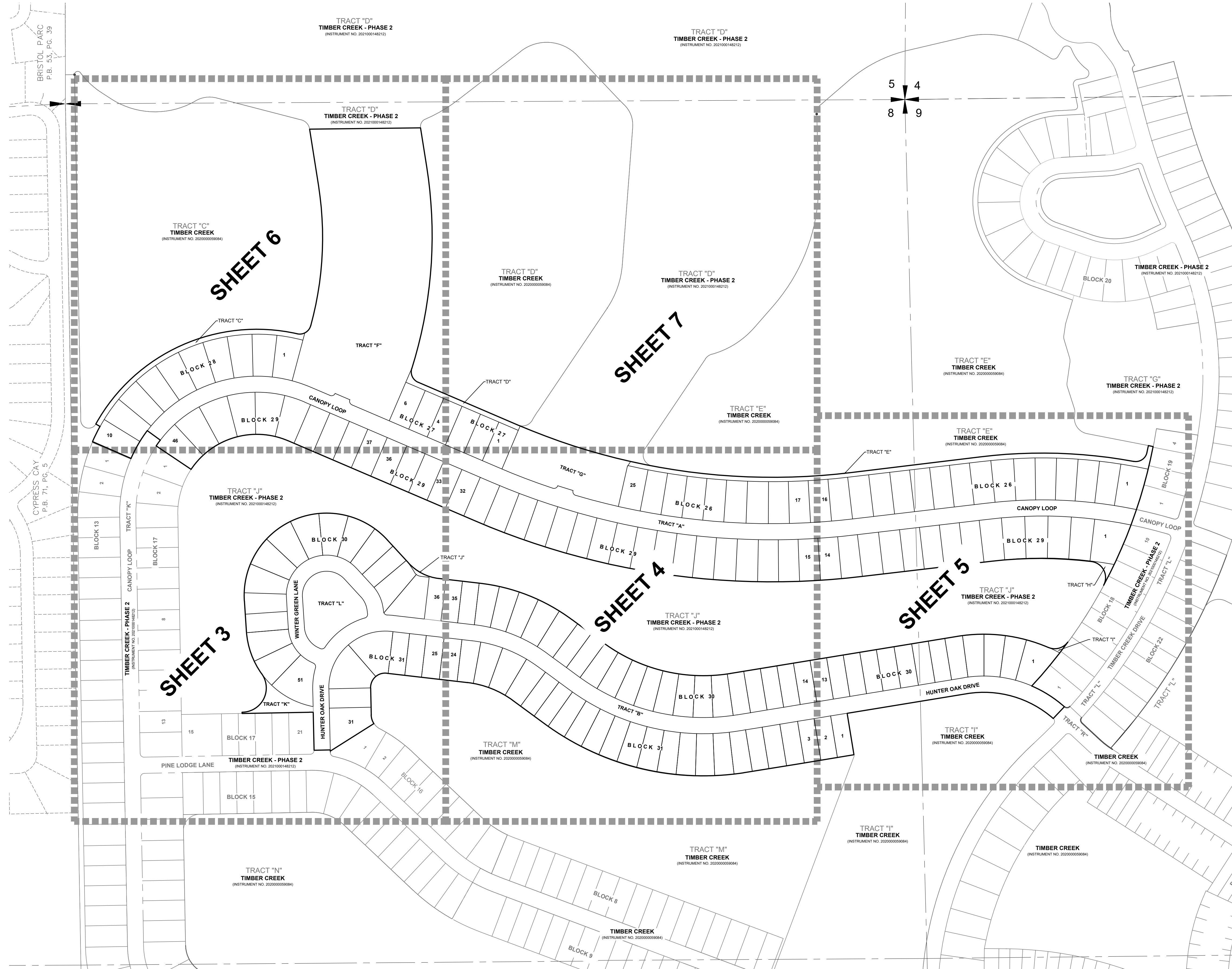
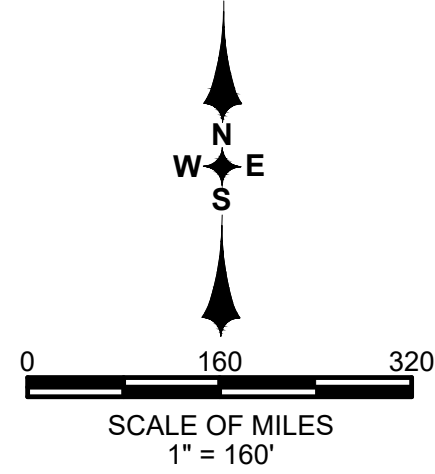
A RE-PLAT OF TRACT "B AND TRACT "C", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

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 7



AREA TABLE BLOCK 26		
LOT	ACRES	SQ. FT.
1	0.24	10,258.0
2	0.19	8,311.6
3	0.19	8,311.6
4	0.19	8,311.6
5	0.19	8,311.6
6	0.19	8,299.9
7	0.20	8,792.7
8	0.20	8,584.8
9	0.19	8,064.8
10	0.19	8,064.5
11	0.19	8,064.8
12	0.19	8,064.8
13	0.20	8,520.1
14	0.20	8,528.6
15	0.19	8,238.1
16	0.19	8,238.2
17	0.19	8,238.2
18	0.19	8,238.2
19	0.20	8,703.4
20	0.20	8,703.4
21	0.19	8,238.3
22	0.19	8,238.3
23	0.19	8,238.3
24	0.19	8,238.3
25	0.20	8,702.1
TOTAL	4.82	210,504.4

AREA TABLE BLOCK 29		
LOT	ACRES	SQ. FT.
1	0.29	12,588.4
2	0.21	9,108.3
3	0.21	9,104.1
4	0.21	9,084.6
5	0.21	9,050.1
6	0.20	8,722.2
7	0.19	8,071.0
8	0.19	8,071.0
9	0.19	8,071.0
10	0.19	8,071.0
11	0.20	8,526.6
12	0.20	8,526.6
13	0.19	8,222.9
14	0.19	8,229.5
15	0.19	8,229.4
16	0.19	8,229.2
17	0.19	8,229.0
18	0.20	8,693.4
19	0.20	8,693.2
20	0.19	8,228.4
21	0.19	8,228.2
22	0.19	8,228.0
23	0.19	8,227.8
24	0.20	8,692.0
25	0.20	8,691.8
26	0.19	8,227.0
27	0.20	8,691.2
28	0.20	8,690.9
29	0.19	8,226.2
30	0.20	8,690.3
31	0.20	8,586.4
32	0.19	8,062.0
33	0.19	8,062.0
34	0.19	8,062.0
35	0.19	8,062.0
36	0.20	8,517.1
37	0.20	8,517.1
38	0.19	8,062.0
39	0.20	8,521.2
40	0.20	8,514.9
41	0.22	9,534.2
42	0.23	9,989.9
43	0.22	9,452.0
44	0.23	9,989.5
45	0.23	9,990.6
46	0.22	9,436.6
TOTAL	9.16	399,700.4

AREA TABLE BLOCK 30		
LOT	ACRES	SQ. FT.
1	0.25	10,818.0
2	0.17	7,535.6
3	0.17	7,535.6
4	0.17	7,575.0
5	0.16	6,938.1
6	0.16	6,760.0
7	0.16	6,760.0
8	0.17	7,215.0
9	0.17	7,215.0
10	0.16	6,760.0
11	0.16	6,760.0
12	0.16	6,760.0
13	0.16	6,760.0
14	0.16	6,760.0
15	0.16	6,760.0
16	0.16	6,760.0
17	0.16	6,760.0
18	0.16	6,874.6
19	0.17	7,326.2
20	0.17	7,326.2
21	0.17	7,324.8
22	0.17	7,326.2
23	0.17	7,326.2
24	0.17	7,326.2
25	0.17	7,326.2
26	0.17	7,326.2
27	0.16	6,788.0
28	0.16	6,760.0
29	0.19	8,327.6
30	0.20	8,585.3
31	0.17	7,377.9
32	0.17	7,377.9
33	0.17	7,387.9
34	0.16	6,760.0
35	0.16	6,760.0
36	0.16	6,760.0
37	0.26	11,236.5
38	0.20	8,880.3
39	0.17	7,482.5
40	0.19	8,409.5
41	0.20	8,906.1
42	0.20	8,906.1
43	0.20	8,906.1
44	0.20	8,906.1
45	0.20	8,906.1
46	0.20	8,906.1
47	0.18	7,796.0
48	0.17	7,324.9
49	0.20	8,906.1
50	0.20	8,906.1
51	0.29	12,724.2
TOTAL	9.08	395,902.3

AREA TABLE BLOCK 27		
LOT	ACRES	SQ. FT.
1	0.19	8,538.1
2	0.19	8,060.0
3	0.19	8,060.0
4	0.19	8,060.0
5	0.19	8,060.0
6	0.19	8,515.0
TOTAL	1.13	49,293.1

AREA TABLE BLOCK 28		
LOT	ACRES	SQ. FT.
1	0.22	9,385.8
2	0.20	8,883.7
3	0.20	8,884.0
4	0.20	8,884.3
5	0.22	9,386.9
6	0.22	9,387.1
7	0.20	8,884.8
8	0.20	8,884.9
9	0.20	8,885.2
10	0.20	8,863.8
TOTAL	2.06	90,330.4

AREA TABLE BLOCK 25		
LOT	ACRES	SQ. FT.
1	0.19	8,538.1
2	0.19	8,060.0
3	0.19	8,060.0
4	0.19	8,060.0
5	0.19	8,060.0
6	0.19	8,515.0
TOTAL	1.13	49,293.1

AREA TABLE BLOCK 26		
LOT	ACRES	SQ. FT.
1	0.24	10,258.0
2	0.19	8,311.6
3	0.19	8,311.6
4	0.19	8,311.6
5	0.19	8,311.6
6	0.19	8,299.9
7	0.20	8,792.7
8	0.20	8,584.8
9	0.19	8,064.8
10	0.19	8,064.5
11	0.19	8,064.8
12	0.19	8,064.8
13	0.20	8,520.1
14	0.20	8,528.6
15	0.19	8,238.1
16	0.19	8,238.2
17	0.19	8,238.2
18	0.19	8,238.2
19	0.20	8,703.4
20	0.20	8,703.4
21	0.19	8,238.3
22	0.19	8,238.3
23	0.19	8,238.3
24	0.19	8,238.3
25	0.20	8,702.1
TOTAL	4.82	210,504.4

AREA TABLE TRACTS		
TRACT	ACRES	SQ. FT.
"A"	3.67	159,803.1
"B"	3.81	165,912.6
"C"	0.26	11,264.4
"D"	0.14	5,964.9
"E"	0.55	24,193.9
"F"	6.68	290,889.3
"G"	1.20	52,365.9
"H"	0.03	1,143.5
"I"	0.01	323.9
"J"	0.01	590.8
"K"	0.20	8,666.9
"L"	0.74	32,072.3
TOTAL	17.30	753,191.5

AREA TABLE BLOCK 31		
LOT	ACRES	SQ. FT.
1	0.16	6,766.5
2	0.16	6,776.7
3	0.16	6,782.5
4	0.17	7,240.6
5	0.17	7,236.9
6	0.16	6,772.4
7	0.16	7,044.2
8	0.16	7,186.5
9	0.16	7,185.8
10	0.16	7,185.1
11	0.16	7,184.6
12	0.18	7,667.9
13	0.18	7,682.4
14	0.16	7,183.7
15	0.16	7,183.6
16	0.16	7,183.7
17	0.16	7,183.9
18	0.16	6,848.8
19	0.03	1,143.5
20	0.19	8,436.8
21	0.21	9,002.4
22	0.18	7,734.5
23	0.16	7,131.0
24	0.17	7,215.0
25	0.17	7,215.0
26	0.16	6,760.0
27	0.16	6,760.0
28	0.28	12,258.5
29	0.29	12,523.3
30	0.18	7,736.6
31	0.28	12,263.9
TOTAL	5.50	240,091.7

AREA TABLE AREA SUMMARY		
ITEM	ACRES	SQ. FT.
TOTAL AREA OF BLOCKS	31.76	1,384,037.9
TOTAL AREA OF TRACTS	17.30	753,191.5
TOTAL AREA OF SUBDIVISION	49.06	2,137,229.4

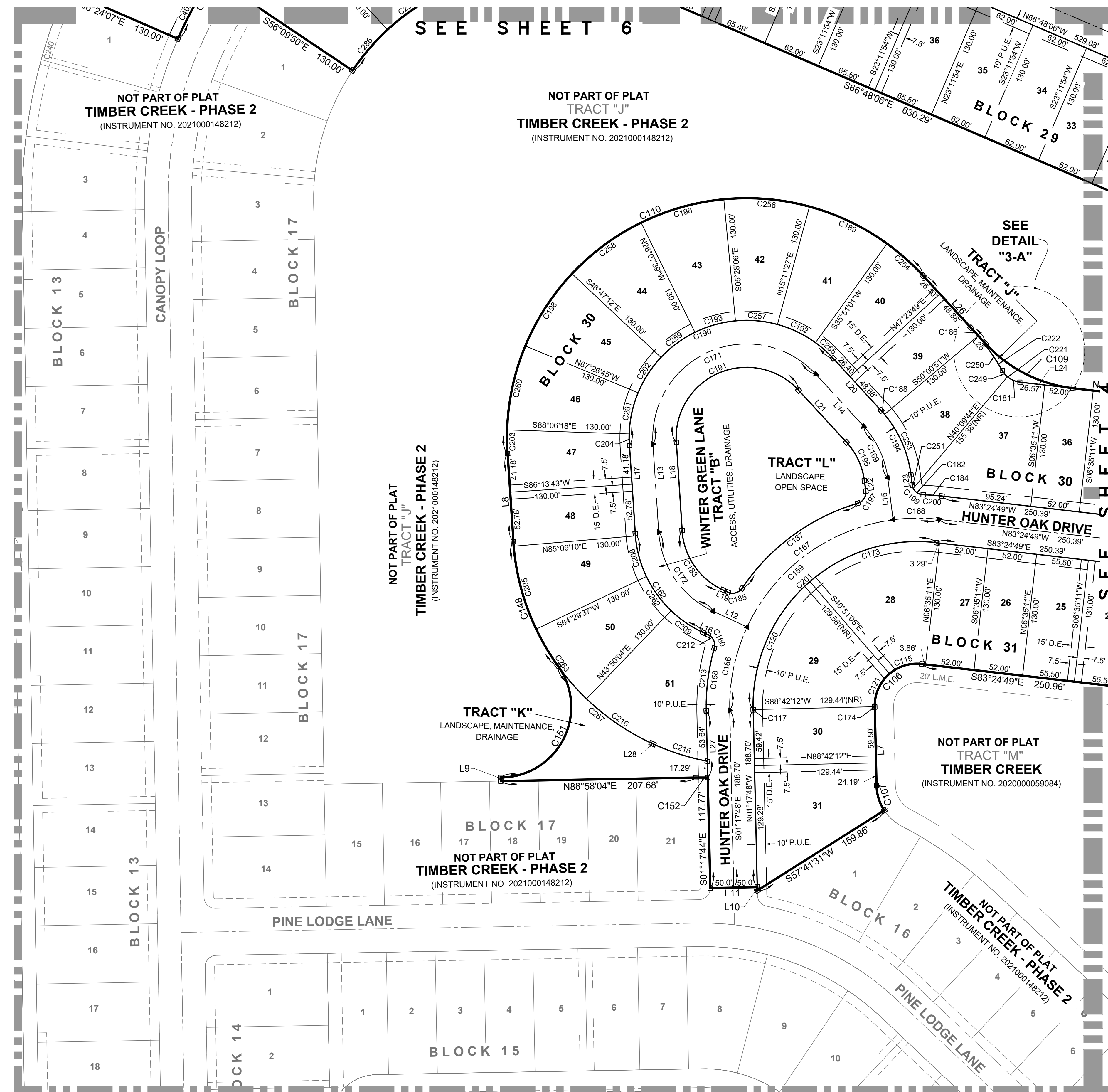
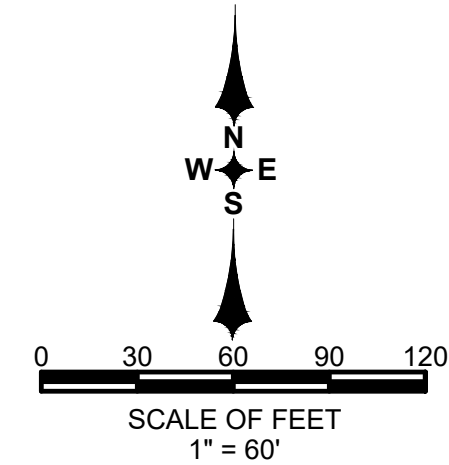
TIMBER CREEK - PHASE 5

A RE-PLAT OF TRACT "B AND TRACT "C", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 8 AND 9, 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. LB8891 / LC26000330

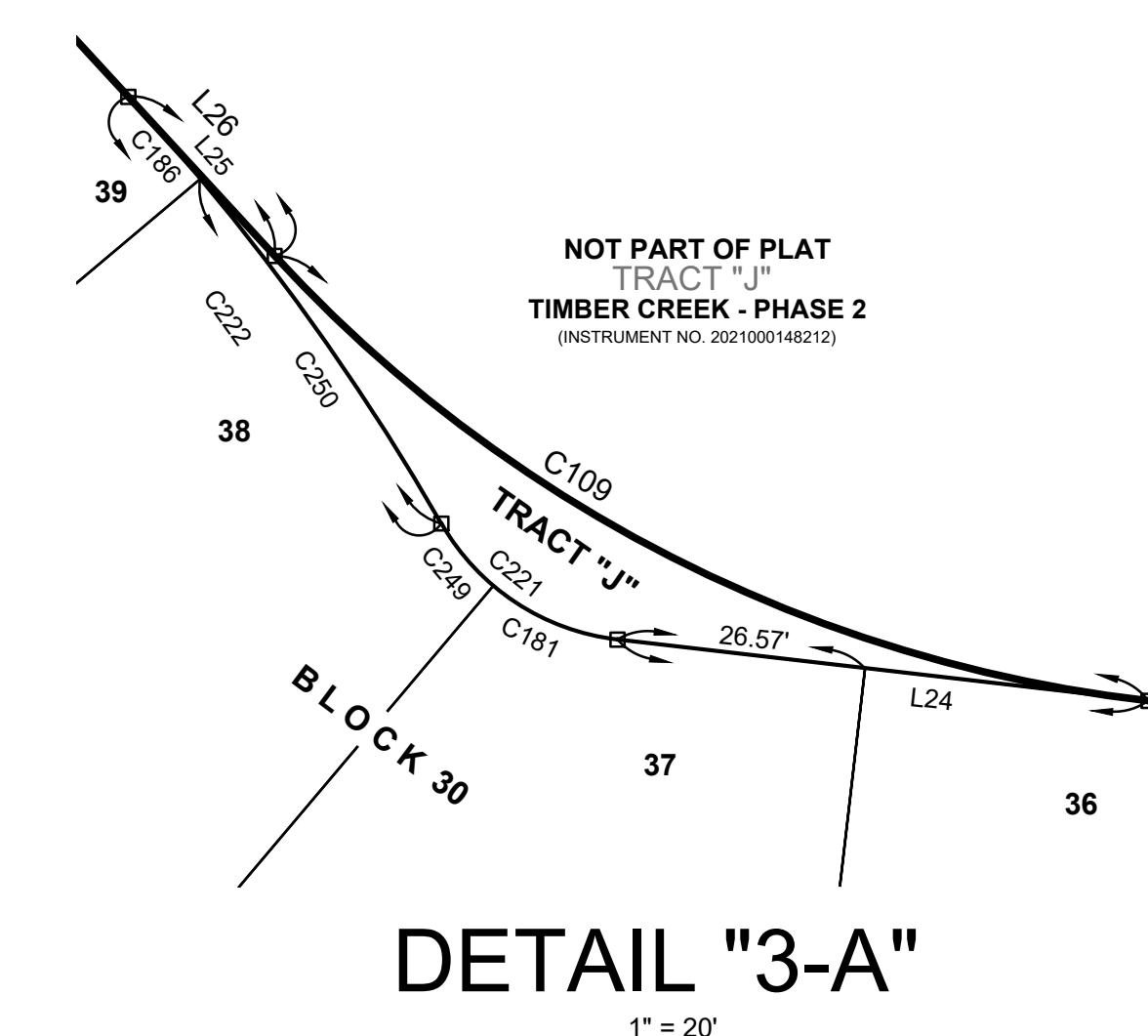
Fort Myers Tallahassee Destin SHEET 3 OF 7
2914 CLEVELAND AVENUE
FORT MYERS, FLORIDA 33901
(239) 337-3993
FAX: (239) 337-3994
TOLL FREE: 866-337-7341



CURVE TABLE				
CURVE #	RADIUS	C.A.	ARC	CHD BRG
C106	45.00	97° 52' 58"	76.88	67.86° S47° 38' 42"W
C107	50.00	31° 57' 13"	27.88	27.52° N17° 16' 24"W
C109	149.97	40° 49' 04"	106.84	104.60° N63° 00' 30"W
C110	255.00	141° 10' 06"	628.28	481.00° S66° 48' 46"W
C115	45.00	46° 56' 56"	36.87	35.85° S73° 06' 43"W
C117	175.00	0° 06' 51"	0.35	0.35° N1° 14' 22"W
C120	175.00	50° 19' 52"	153.73	148.83° N23° 58' 59"E
C121	45.00	50° 35' 21"	39.73	38.45° S24° 20' 35"W
C148	255.00	31° 56' 55"	142.19	140.36° S19° 44' 45"E
C151	75.00	125° 43' 01"	164.56	133.48° S27° 08' 18"W
C152	455.00	1° 35' 03"	12.58	12.58° N89° 45' 36"E
C158	225.00	17° 11' 38"	67.52	67.27° S7° 18' 01"W
C159	200.00	97° 52' 59"	341.68	301.62° S47° 38' 42"W
C160	12.00	80° 58' 29"	16.96	15.58° S24° 35' 24"E
C162	125.00	61° 20' 55"	133.84	127.54° S34° 26' 45"E
C166	200.00	26° 10' 05"	91.34	90.55° S11° 47' 15"W
C167	200.00	57° 38' 52"	201.23	192.85° S53° 41' 43"W
C168	200.00	14° 04' 02"	49.10	48.98° S89° 33' 10"W
C169	100.00	35° 09' 02"	61.35	60.39° N25° 01' 40"W
C171	100.00	141° 10' 06"	246.39	188.63° S66° 48' 46"W
C172	100.00	61° 20' 55"	107.07	102.03° S34° 26' 45"E
C173	175.00	47° 26' 16"	144.89	140.79° N72° 52' 03"E
C174	45.00	0° 20' 42"	0.27	0.27° S1° 07' 27"E
C181	25.00	33° 34' 33"	14.65	14.44° S66° 37' 32"E
C182	12.00	63° 02' 49"	13.20	12.55° N56° 57' 10"W
C183	75.01	61° 20' 55"	80.31	76.53° N34° 26' 58"W
C184	225.00	5° 03' 45"	19.88	19.87° N85° 56' 42"W
C185	12.00	81° 03' 43"	16.98	15.60° S74° 23' 30"W
C186	255.00	2° 37' 02"	11.65	11.65° S41° 17' 40"E
C187	225.00	39° 42' 00"	155.90	152.80° S53° 42' 38"W
C189	255.00	20° 39' 33"	91.95	91.45° S64° 28' 46"E
C190	125.00	141° 10' 06"	307.98	235.78° S66° 48' 46"W
C191	75.00	141° 10' 06"	184.79	141.47° N66° 48' 46"E
C192	125.00	20° 39' 33"	45.07	44.83° N64° 28' 46"W
C193	125.00	20° 39' 33"	45.07	44.83° S74° 12' 08"W
C194	125.00	35° 09' 52"	76.72	75.52° N25° 01' 16"W
C195	75.00	35° 07' 50"	45.99	45.27° S25° 02' 16"E
C196	255.00	20° 39' 33"	91.95	91.45° N74° 12' 08"E
C197	12.00	80° 53' 00"	16.94	15.57° S33° 07' 08"W
C198	255.00	20° 39' 33"	91.95	91.45° N32° 53' 02"E

CURVE TABLE				
CURVE #	RADIUS	C.A.	ARC	CHD BRG
C199	12.00	81° 09' 11"	17.00	15.61° N47° 53' 58"W
C200	225.00	5° 03' 45"	19.88	19.87° N85° 56' 42"W
C201	175.00	97° 52' 59"	298.97	263.91° N47° 38' 42"E
C202	125.00	20° 39' 33"	45.07	44.83° S32° 53' 02"W
C203	255.00	5° 40' 00"	25.22	25.21° N0° 56' 18"W
C204	125.00	5° 40' 00"	12.36	12.36° S0° 56' 18"E
C205	255.00	20° 39' 33"	91.95	91.45° N15° 10' 37"W
C206	125.00	20° 39' 33"	45.07	44.83° S15° 10' 37"E
C209	125.00	18° 57' 16"	41.35	41.16° S55° 38' 35"E
C212	12.00	80° 58' 29"	16.96	15.58° S24° 35' 24"E
C213	225.00	17° 11' 38"	67.52	67.27° S7° 18' 01"W
C215	255.70	13° 31' 20"	60.35	60.21° N72° 22' 41"W
C216	255.00	18° 57' 16"	84.36	83.97° N55° 38' 35"W
C221	25.00	53° 31' 12"	23.35	22.51° S56° 39' 13"E
C222	255.00	12° 42' 35"	56.57	56.45° S36° 14' 54"E
C249	25.00	19° 56' 40"	8.70	8.66° N39° 51' 56"W
C250	255.00	10° 05' 33"	44.92	44.86° N34° 56' 23"W
C251	12.00	18° 06' 23"	3.79	3.78° S16° 22' 34"E
C253	125.00	32° 32' 49"	71.01	70.06° S23° 42' 44"E
C254	255.00	11° 32' 48"	51.39	51.30° S48° 22' 35"E
C255	125.00	11° 32' 48"	25.19	25.15° N48° 22' 35"W
C256	255.00	20° 39' 33"	91.95	91.45° S85° 08' 19"E
C257	125.00	20° 39' 33"	45.07	44.83° N85° 08' 19"W
C258	255.00	20° 39' 33"	91.95	91.45° N53° 32' 35"E
C259	125.00	20° 39' 33"	45.07	44.83° S53° 32' 35"W
C260	255.00	20° 39' 33"	91.95	91.45° N35° 50' 10"W
C261	125.00	20° 39' 33"	45.07	44.83° S12° 13' 29"W
C262	125.00	20° 39' 33"	45.07	44.83° S35° 50' 10"E
C263	255.00	20° 39' 33"	91.95	91.45° N35° 50' 10"W
C267	255.00	29° 24' 00"	130.85	129.42° S50° 25' 13"E
C286	245.00	13° 24' 39"	57.35	57.21° N40° 33' 49"E
C290	245.00	14° 12' 23"	60.75	60.59° N54° 22' 20"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L7	N1°17'48"W	83.69
L8	S3°46'17"E	93.96
L9	S1°01'56"E	3.86
L10	S1°17'44"E	3.74
L11	N88°42'16"E	50.00
L12	S65°04'38"E	40.07
L13	S3°46'17"E	93.96
L14	N42°36'11"W	75.28
L15	N7°19'23"W	45.11
L16	S65°04'38"E	5.99
L17	S3°46'17"E	93.96
L18	N3°48'17"W	93.96
L19	N85°04'39"W	5.96
L20	N42°36'11"W	75.28
L21	S42°36'11"E	75.28
L22	S7°19'23"E	11.07
L23	N7°19'23"W	10.95
L24	S83°24'49"E	57.00
L26	N42°36'11"W	98.33
L27	S1°17'48"E	70.93
L28	S65°04'38"E	2.09



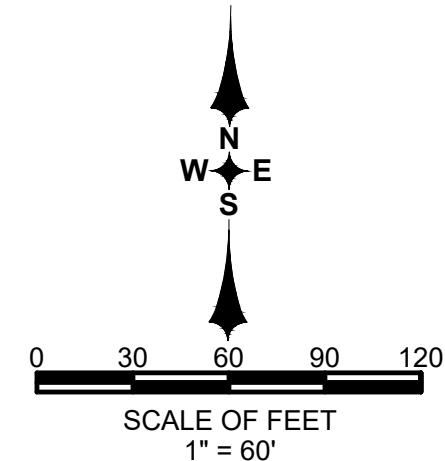
TIMBER CREEK - PHASE 5

A RE-PLAT OF TRACT "B AND TRACT "C", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____

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CURVE TABLE				
CURVE #	RADIUS	C.A.	ARC	CHD
C2	1555.00'	3° 10' 18"	86.08'	86.07'
C3	1425.00'	2° 48' 33"	69.87'	69.86'
C4	1555.00'	2° 27' 31"	66.72'	66.72'
C5	1425.00'	2° 27' 31"	61.15'	61.14'
C6	1555.00'	2° 27' 31"	66.72'	66.72'
C7	1517.00'	2° 42' 55"	71.89'	71.88'
C8	1555.00'	18° 55' 23"	513.57'	511.24'
C9	75329.50'	0° 18' 34"	406.78'	406.78'
C10	2020.21'	19° 35' 50"	690.99'	687.62'
C11	1425.00'	2° 27' 31"	61.15'	61.14'
C12	1555.00'	2° 27' 31"	66.72'	66.72'
C13	1425.00'	2° 27' 31"	61.15'	61.14'
C14	1425.00'	2° 27' 31"	61.15'	61.14'
C15	1555.00'	2° 27' 31"	66.72'	66.72'
C16	1425.00'	2° 27' 31"	61.15'	61.14'
C17	1425.00'	2° 27' 31"	61.15'	61.14'
C18	1555.00'	2° 27' 18"	66.63'	66.63'
C19	325.00'	50° 39' 43"	287.37'	278.10'
C20	375.00'	18° 23' 13"	120.34'	119.83'
C21	1517.00'	6° 38' 42"	175.94'	175.84'
C22	500.00'	77° 10' 08"	67.34'	62.37'
C23	505.00'	32° 35' 37"	287.28'	283.42'
C24	1570.00'	17° 21' 03"	475.44'	473.63'
C25	1425.00'	2° 27' 18"	61.06'	61.06'
C26	35.00'	88° 38' 08"	54.12'	48.89'
C27	1502.00'	0° 50' 27"	22.04'	22.04'
C28	1555.00'	2° 36' 03"	70.59'	70.58'
C29	1425.00'	2° 36' 03"	64.69'	64.68'
C30	1555.00'	0° 51' 41"	23.38'	23.38'
C31	1630.02'	0° 20' 40"	9.80'	9.80'
C32	75329.50'	0° 01' 32"	33.64'	33.64'
C33	1425.00'	0° 53' 11"	22.04'	22.04'
C34	1500.00'	0° 22' 05"	9.64'	9.64'
C35	75199.86'	0° 01' 32"	33.58'	33.58'
C36	75329.50'	0° 02' 50"	62.09'	62.09'
C37	75199.87'	0° 02' 50"	61.98'	61.98'
C38	75329.50'	0° 02' 50"	62.09'	62.09'
C39	75199.87'	0° 02' 50"	61.98'	61.98'
C40	75199.87'	0° 02' 50"	61.98'	61.98'
C41	75329.50'	0° 02' 50"	62.09'	62.09'
C42	75199.87'	0° 02' 50"	61.98'	61.98'
C43	75329.50'	0° 02' 50"	62.09'	62.09'
C44	75199.87'	0° 02' 50"	61.98'	61.98'
C45	75329.50'	0° 02' 50"	62.09'	62.09'
C46	75199.86'	0° 02' 50"	61.98'	61.98'
C47	75329.50'	0° 02' 50"	62.09'	62.09'
C48	75199.87'	0° 02' 50"	61.98'	61.98'
C49	75329.50'	0° 03' 00"	65.60'	65.60'
C50	75199.87'	0° 03' 00"	65.48'	65.48'
C51	75329.50'	0° 02' 42"	59.19'	59.19'
C52	2020.21'	0° 10' 40"	6.27'	6.27'
C53	2150.12'	0° 10' 40"	6.67'	6.67'
C54	75199.87'	0° 02' 42"	59.09'	59.09'
C55	32158.88'	0° 37' 01"	346.27'	346.27'
C56	1517.00'	17° 16' 56"	457.57'	455.84'
C57	2020.21'	1° 44' 28"	61.39'	61.39'
C58	2150.12'	1° 44' 29"	65.35'	65.34'
C59	2020.21'	1° 44' 28"	61.39'	61.39'
C60	2150.12'	1° 44' 29"	65.35'	65.34'
C61	50.00'	111° 20' 22"	97.16'	82.58'
C62	1517.00'	4° 55' 28"	130.38'	130.34'
C63	1320.00'	13° 27' 34"	310.08'	309.37'
C64	75020.00'	0° 18' 34"	405.11'	405.11'
C65	505.00'	12° 35' 32"	110.99'	110.76'
C66	375.00'	8° 08' 27"	53.28'	53.24'
C67	505.00'	7° 32' 53"	66.53'	66.48'
C68	375.00'	7° 32' 53"	49.40'	49.37'

CURVE TABLE				
CURVE #	RADIUS	C.A.	ARC	CHD
C125	505.00'	1° 44' 34"	15.36'	15.36'
C126	375.00'	1° 44' 34"	11.41'	11.41'
C165	350.00'	50° 49' 06"	310.43'	300.36'
C214	375.00'	50° 57' 16"	333.50'	322.61'
C217	1517.00'	5° 04' 30"	134.37'	134.32'
C218	505.00'	4° 25' 31"	39.00'	38.99'
C219	1517.00'	1° 34' 12"	41.57'	41.57'
C229	75199.86'	0° 18' 34"	406.08'	406.08'
C231	505.00'	7° 32' 53"	66.53'	66.48'
C232	375.00'	7° 32' 53"	49.40'	49.37'
C233	505.00'	7° 35' 16"	66.88'	66.83'
C234	375.00'	7° 35' 16"	49.66'	49.62'
C252	1320.00'	3° 04' 14"	70.74'	70.73'
C264	1517.00'	2° 39' 54"	70.56'	70.55'
C266	1450.00'	0° 22' 42"	9.58'	9.58'
C268	75150.00'	0° 18' 34"	405.81'	405.81'
C271	1517.00'	0° 57' 07"	25.21'	25.21'
C272	1517.00'	0° 57' 16"	25.27'	25.27'
C276	1425.00'	18° 35' 20"	482.32'	460.30'
C277	1400.00'	18° 27' 49"	451.15'	449.20'
C279	75174.93'	0° 18' 34"	405.95'	405.95'
C280	1475.00'	0° 22' 23"	9.61'	9.61'
C282	1375.00'	18° 18' 59"	439.56'	437.69'
C336	2200.09'	1° 36' 00"	61.44'	61.44'
C337	2330.00'	1° 36' 01"	65.07'	65.07'
C338	2200.09'	1° 31' 58"	58.86'	58.85'
C341	2330.00'	1° 32' 08"	62.45'	62.45'
C342	75150.01'	0° 03' 00"	65.60'	65.60'
C343	75020.00'	0° 03' 00"	65.48'	65.48'
C344	75150.01'	0° 03' 00"	65.60'	65.60'
C345	75020.00'	0° 03' 00"	65.48'	65.48'
C346	75150.00'	0° 02' 50"	62.09'	62.09'
C347	75020.00'	0° 02' 50"	61.98'	61.98'
C350	75020.00'	0° 00' 07"	2.50'	2.50'
C352	75150.00'	0° 02' 50"	62.09'	62.09'
C353	75020.00'	0° 02' 50"	61.98'	61.98'
C354	75150.00'	0° 02' 50"	62.09'	62.09'
C355	75020.00'	0° 02' 50"	61.98'	61.98'
C356	75150.01'	0° 02' 50"	62.09'	62.09'
C357	75020.00'	0° 02' 50"	61.98'	61.98'
C358	1375.00'	1° 29' 48"	35.92'	35.92'
C359	75150.00'	0° 01' 05"	23.65'	23.65'
C360	75020.00'	0° 01' 05"	23.71'	23.71'
C361	1320.00'	1° 47' 07"	41.13'	41.13'
C362	1375.00'	3° 00' 57"	72.38'	72.37'
C363	1320.00'	2° 52' 00"	66.04'	66.04'
C364	1375.00'	3° 01' 00"	72.40'	72.39'
C365	1320.00'	2° 52' 00"	66.04'	66.04'
C366	1375.00'	3° 01' 02"	72.41'	72.40'
C367	1320.00'	2° 51' 59"	66.04'	66.03'
C368	1375.00'	3° 01' 01"	72.40'	72.39'
C369	1320.00'	2° 51' 58"	66.03'	66.02'
C370	1375.00'	4° 44' 59"	113.95'	113.95'
C372	1517.00'	5° 04' 22"	134.31'	134.28'

LINE TABLE		
LINE #	BEARING	DISTANCE
L4	N78°59'57"W	15.00'
L6	N43°34'10"E	50.03'

DOS2021-000xx / PLT2021-000xx

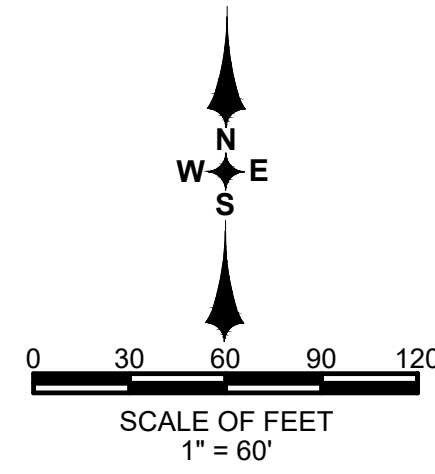
TIMBER CREEK - PHASE 5

A RE-PLAT OF TRACT "B AND TRACT "C", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. _____

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THE S.W. CORNER OF THE S.E. 1/4 OF SECTION 5 FROM 3X3

SECTION 5
SECTION 8

NOT PART OF PLAT
TRACT "D"
TIMBER CREEK - PHASE 2
(INSTRUMENT NO. 2021000148212)

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

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

LINE #	BEARING	DISTANCE
L2	S61°13'36"E	15.00'
L3	S53°56'06"E	50.01'
L33	N66°50'30"W	101.41'
L34	S66°50'30"E	64.43'
L35	S66°49'52"E	50.00'
L39	S23°11'54"W	37.06'
L43	N14°50'46"E	23.11'
L44	S23°45'47"W	46.55'

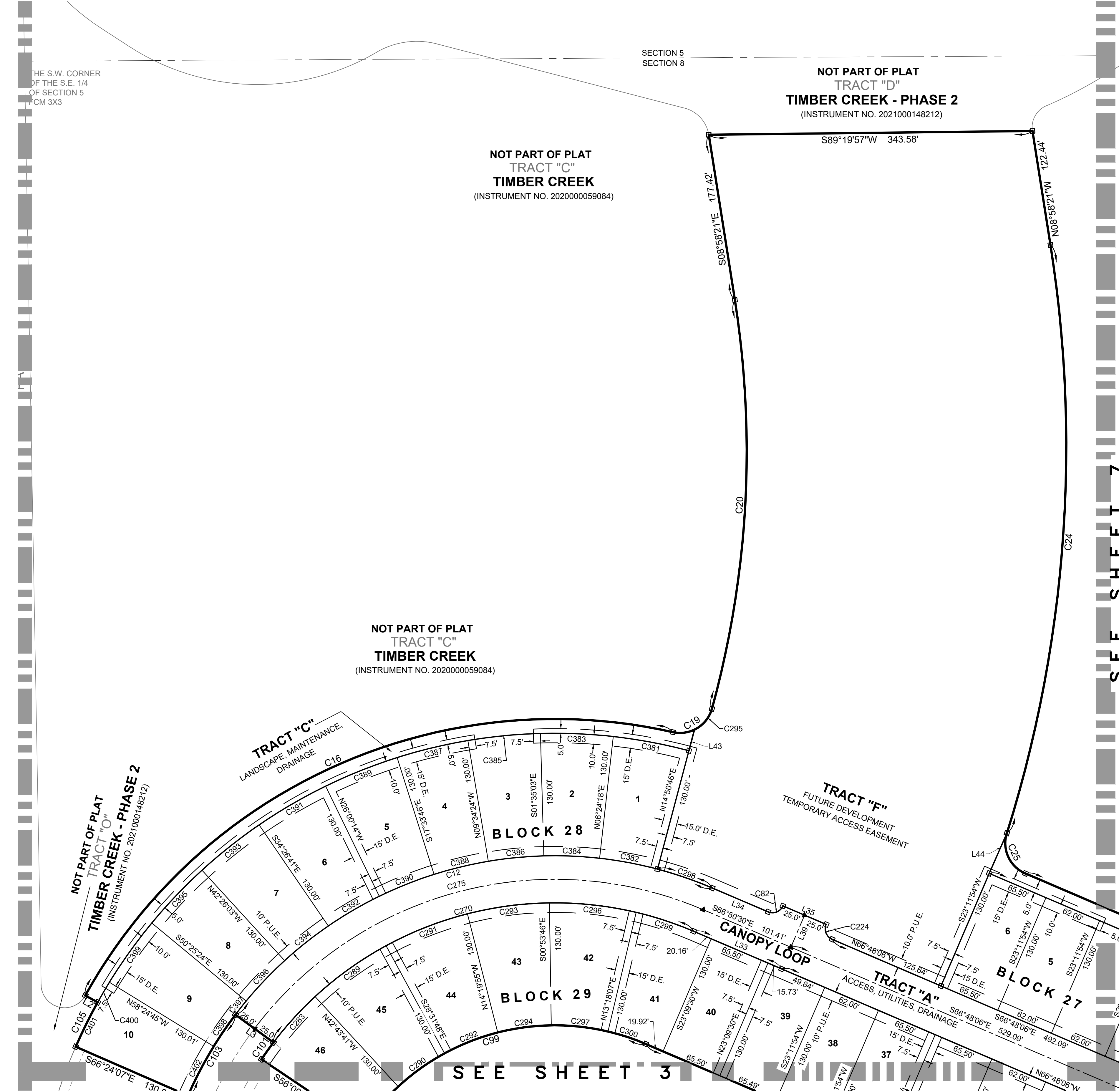
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C12	425.00'	76° 04' 28"	564.29'	523.75'	N75° 07' 17"E
C16	570.00'	73° 40' 28"	732.94'	683.48'	S65° 51' 37"W
C19	35.00'	87° 18' 20"	53.33'	48.32'	S59° 02' 32"W
C20	1030.00'	24° 21' 33"	437.90'	434.61'	S3° 12' 26"W
C24	1370.00'	28° 25' 02"	631.66'	626.08'	N4° 14' 11"E
C25	35.00'	84° 14' 40"	51.46'	46.95'	N24° 40' 42"W
C82	12.00'	89° 57' 37"	18.84'	16.96'	N68° 10' 42"E
C99	245.00'	79° 21' 16"	339.32'	312.85'	N73° 32' 07"E
C101	375.00'	3° 21' 48"	22.01'	22.01'	S35° 31' 03"W
C103	425.00'	13° 28' 04"	99.90'	99.67'	N30° 19' 55"E
C105	555.00'	5° 25' 52"	52.61'	52.59'	S26° 18' 50"W
C224	12.00'	90° 00' 00"	18.85'	16.97'	S21° 48' 06"E
C270	375.00'	75° 56' 18"	497.02'	461.43'	S75° 11' 21"W
C275	400.00'	76° 00' 38"	530.65'	492.59'	N75° 09' 11"E
C283	375.00'	10° 03' 22"	65.82'	65.73'	S42° 14' 53"W
C286	245.00'	13° 24' 39"	57.35'	57.21'	N40° 33' 49"E
C289	375.00'	14° 12' 12"	92.96'	92.72'	S54° 22' 40"W
C290	245.00'	14° 12' 23"	60.75'	60.59'	N54° 22' 20"E
C291	375.00'	14° 12' 10"	92.96'	92.72'	S68° 34' 51"W
C292	245.00'	14° 12' 22"	60.75'	60.59'	N68° 34' 42"E
C293	375.00'	13° 26' 22"	87.96'	87.76'	S82° 24' 07"W
C294	245.00'	13° 28' 34"	57.48'	57.35'	N82° 24' 10"E
C295	35.00'	48° 52' 18"	29.85'	28.96'	N39° 49' 31"E
C296	375.00'	14° 12' 03"	92.94'	92.71'	N83° 46' 40"W
C297	245.00'	14° 12' 15"	60.74'	60.58'	S83° 46' 26"E
C298	425.00'	8° 17' 38"	61.52'	61.47'	N70° 59' 19"W
C299	375.00'	9° 50' 09"	64.38'	64.30'	N71° 45' 34"W
C300	245.00'	9° 53' 03"	42.27'	42.21'	S71° 43' 47"E
C381	555.00'	8° 26' 31"	81.77'	81.70'	N79° 21' 39"W
C382	425.00'	8° 26' 32"	62.62'	62.57'	S79° 21' 24"E
C383	555.00'	7° 59' 26"	77.40'	77.34'	N87° 34' 37"W
C384	425.00'	7° 59' 27"	59.27'	59.22'	S87° 34' 23"E
C385	555.00'	7° 59' 26"	77.40'	77.34'	S84° 25' 57"W
C386	425.00'	7° 59' 28"	59.28'	59.23'	N84° 26' 09"E
C387	555.00'	7° 59' 27"	77.40'	77.34'	S76° 26' 30"W
C388	425.00'	7° 59' 29"	59.28'	59.23'	N76° 26' 41"E
C389	555.00'	8° 26' 35"	81.78'	81.71'	S68° 13' 29"W
C390	425.00'	8° 26' 37"	62.63'	62.57'	N68° 13' 38"E
C391	555.00'	8° 26' 35"	81.78'	81.71'	S59° 46' 54"W
C392	425.00'	8° 26' 37"	62.63'	62.58'	N59° 47' 01"E

CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C393	555.00'	7° 59' 29"	77.41'	77.35'	S51° 33' 53"W
C394	425.00'	7° 59' 31"	59.28'	59.23'	N51° 33' 57"E
C395	555.00'	7° 59' 29"	77.41'	77.35'	S43° 34' 24"W
C396	425.00'	7° 59' 31"	59.28'	59.23'	N43° 34' 26"E
C397	425.00'	2° 29' 38"	18.50'	18.50'	N38° 19' 52"E
C398	425.00'	5° 29' 53"	40.78'	40.77'	N34° 19' 00"E
C399	555.00'	7° 59' 29"	77.41'	77.35'	S35° 34' 55"W
C400	555.00'	2° 32' 35"	24.63'	24.63'	S30° 18' 53"W
C401	555.00'	5° 25' 52"	52.61'	52.59'	S26° 18' 50"W
C402	425.00'	7° 58' 11"	59.12'	59.07'	N27° 34' 58"E

SEE SHEET 7

SEE SHEET 3

DOS2021-000xx / PLT2021-000xx



TIMBER CREEK - PHASE 5

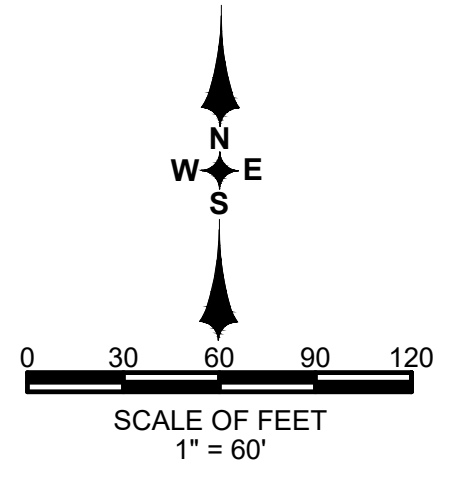
A RE-PLAT OF TRACT "B AND TRACT "C", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

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 7 OF 7



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

NOT PART OF PLAT
 TRACT "D"
TIMBER CREEK - PHASE 2
 (INSTRUMENT NO. 2021000148212)

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

NOT PART OF PLAT
 TRACT "D"
TIMBER CREEK - PHASE 2
 (INSTRUMENT NO. 2021000148212)

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

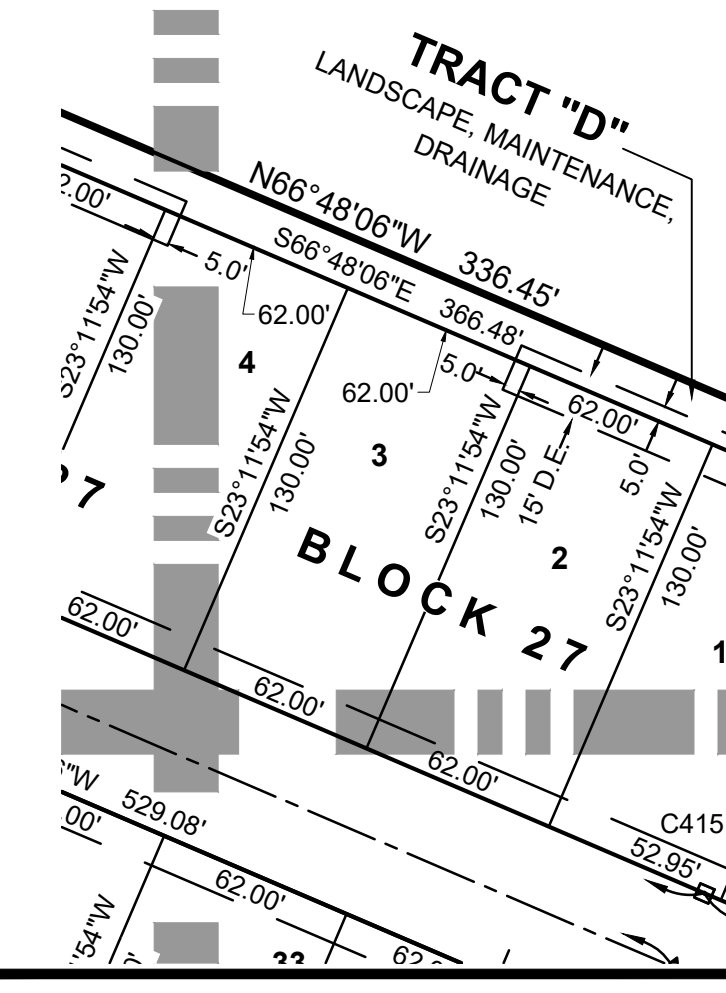
NOT PART OF PLAT
 TRACT "E"
TIMBER CREEK
 (INSTRUMENT NO. 2020000059084)

LINE TABLE		
LINE #	BEARING	DISTANCE
L40	S22°58'20"W	15.04'

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C284	2005.00'	10° 17' 03"	359.88'	359.40'	N72° 10' 02"W
C416	2020.12'	0° 21' 11"	12.44'	12.44'	S86° 57' 21"E
C418	2005.00'	0° 12' 13"	7.13'	7.13'	N66° 55' 24"W

SEE SHEET 6

SEE SHEET 4



DOS2021-000xx / PLT2021-000xx

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 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 July 31, 2021

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2020	Series 2020	Account Groups General Long Term Debt	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 8,148	\$ -	\$ -	\$ -	\$ 8,148
Debt Service Fund					
Interest Account		0			\$ 0
Principal Account		0			\$ 0
Sinking Fund Account		-			\$ -
Reserve Account		207,303			\$ 207,303
Revenue Account		0			\$ 0
Capitalized Interest					\$ -
Prepayment Account					\$ -
Construction Account			5		\$ 5
Cost of Issuance Account					\$ -
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	207,303	207,303
Amount to be Provided by Debt Service Funds	-	-	-	(207,303)	(207,303)
Total Assets	\$ 8,148	\$ 207,303	\$ 5	\$ -	\$ 215,457

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

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2020	Series 2020	Account Groups 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				\$0	-
Long Term					
Series 2020				\$0	-
Unamortized Prem/Discount on Bds Pyb			123,559	\$0	123,559
Total Liabilities	\$ -	\$ -	\$ 3,882,649	\$ -	\$ 3,882,649
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	-	(62,553)	(19,045)	-	(81,597)
Unassigned					
Beginning: October 1, 2020 (Unaudited)	21,598			-	21,598
Results from Current Operations	(13,450)			-	(13,450)
Total Fund Equity and Other Credits	\$ 8,148	\$ 207,303	\$ (3,882,643)	\$ -	\$ (3,667,192)
Total Liabilities, Fund Equity and Other Credits	\$ 8,148	\$ 207,303	\$ 5	\$ -	\$ 215,457

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest													
Interest - General Checking	0	0	0	0	0	0	0	0	0	0	2	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution			-	39,500			39,500	-	-	-	79,000	120,875	65%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 0	\$ 0	\$ 0	\$ 39,500	\$ 0	\$ 0	\$ 39,500	\$ 0	\$ 0	\$ 0	79,002	\$ 120,875	N/A
Expenditures and Other Uses													
Executive													
Professional Management	3,333	3,333	-	6,667	3,333	3,333	3,333	3,333	3,333	3,333	33,333	40,000	83%
Financial and Administrative													
Audit Services	-	-	-	-	-	-	-	-	-	3,800	3,800	4,500	84%
Accounting Services	1,333	1,333	-	2,667	1,333	1,333	1,333	1,333	1,333	1,333	13,333	18,000	74%
Assessment Roll Services	833	1,833	-	2,667	1,333	1,333	1,333	1,333	1,333	1,333	13,333	8,000	167%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services													
Legal Advertising	-	-	-	-	469	-	-	294	4,556	3,499	8,817	5,000	176%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	8,250	0%
Dissemination Agent Services	417	417	-	833	417	417	417	417	417	417	4,167	5,000	83%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	26	26	25	25	27	26	25	27	26	26	259	400	65%
Communications & Freight Services													
Postage, Freight & Messenger	-	-	-	-	-	-	40	95	11	-	146	750	20%
Computer Services - Website Development	50	-	-	50	-	-	-	-	-	-	100	2,000	5%
Insurance	5,251	-	-	-	-	-	-	-	-	-	5,251	5,400	97%
Printing & Binding						315	107				423	400	106%
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	-	2,926	-	210	725	-	2,866	945	7,672	15,000	51%
Legal - Series 2020 Bonds	-	-	-	-	-	171	-	-	-	-	171	-	N/A
Legal - Validation	-	-	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Other General Government Services													
Engineering Services	-	-	-	-	-	-	-	-	-	1,470	1,470.00	7,500	20%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges													
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	11,419	6,942	25	15,835	6,912	7,139	7,314	6,833	13,874	16,157	92,451	120,875	76%
Total Expenditures and Other Uses:													
	\$ 11,419	\$ 6,942	\$ 25	\$ 15,835	\$ 6,912	\$ 7,139	\$ 7,314	\$ 6,833	\$ 13,874	\$ 16,157	\$ 92,451	\$ 120,875	76%
Net Increase/ (Decrease) in Fund Balance	(11,419)	(6,942)	(25)	23,665	(6,912)	(7,139)	32,186	(6,832)	(13,874)	(16,157)	(13,450)	-	
Fund Balance - Beginning	21,598	10,179	3,237	3,211	26,877	19,965	12,826	45,012	38,179	24,305	21,598	-	
Fund Balance - Ending	\$ 10,179	\$ 3,237	\$ 3,211	\$ 26,877	\$ 19,965	\$ 12,826	\$ 45,012	\$ 38,179	\$ 24,305	\$ 8,148	8,148	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income													
Interest Account	0	0	0	0	-	-	0	0	0	0	1	-	N/A
Principal Account	-	-	-	-	-	-	-	-	-	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	0	1	1	1	1	1	1	1	1	1	8	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	0	0	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments													
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	263,052	-	263,052	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds													
Intragovernmental Transfer In	-	-	-	-	-	12,610	-	-	-	-	12,610	-	N/A
Total Revenue and Other Sources:	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 12,611	\$ 1	\$ 1	\$ 263,053	\$ 1	\$ 275,671	\$ -	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2020	-	-	-	-	-	-	-	-	140,000	-	140,000	-	N/A
Principal Debt Service - Early Redemptions													
Series 2020	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2020	-	-	62,556	-	-	-	-	-	135,663	-	198,218	-	N/A
Operating Transfers Out (To Other Funds)													
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 62,556	\$ -	\$ -	\$ -	\$ 5	\$ -	\$ 275,663	\$ -	\$ 338,223	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	0	1	(62,554)	1	1	12,611	(4)	1	(12,610)	1	(62,553)	-	
Fund Balance - Beginning	269,855	269,856	269,857	207,303	207,304	207,304	219,915	219,911	219,912	207,302	269,855	-	
Fund Balance - Ending	\$ 269,856	\$ 269,857	\$ 207,303	\$ 207,304	\$ 207,304	\$ 219,915	\$ 219,911	\$ 219,912	\$ 207,302	\$ 207,303	\$ 207,303	\$ -	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income													
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)	-	-	-	-	-	-	5	-	-	-	5	\$ -	N/A
Total Revenue and Other Sources:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5	\$ -	\$ -	\$ -	\$ 6	\$ -	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)	\$ 5	\$ -	\$ -	\$ -	\$ (19,045)		
Fund Balance - Beginning	\$ (3,863,599)	\$ (3,865,099)	\$ (3,865,099)	\$ (3,865,099)	\$ (3,870,039)	\$ (3,870,039)	\$ (3,882,649)	\$ (3,882,643)	\$ (3,882,643)	\$ (3,882,643)	\$ (3,863,599)		
Fund Balance - Ending	\$ (3,865,099)	\$ (3,865,099)	\$ (3,865,099)	\$ (3,870,039)	\$ (3,870,039)	\$ (3,882,649)	\$ (3,882,643)	\$ (3,882,643)	\$ (3,882,643)	\$ (3,882,643)	\$ (3,882,643)		