



Rizzetta & Company

CFM Community Development District

**Board of Supervisors' Meeting
October 19, 2017**

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913**

www.cfmccd.org

**CFM COMMUNITY
DEVELOPMENT DISTRICT AGENDA
October 19, 2017 at 11:00 a.m.**

www.cfmcdd.org

Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912

District Board of Supervisors	Mike Dady Leah Popelka Adam Lerner Paul Mayotte Robert Bishop	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Mike Eckert	Hopping Green & Sams, P.A.
District Engineer	David K. Robson	Johnson Engineering, Inc.

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **11:00 a.m.** with the first section which is called **Public Comment**. The Public Comment portion of the agenda is where individuals may comment on matters for which the Board may be taking action or that may otherwise concern the District. Each individual is limited to three **(3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. Agendas can be reviewed by contacting the Manager's office at (239) 936-0913 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

CFM COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9530 MARKETPLACE ROAD, SUITE 206, FORT MYERS, FLORIDA 33912

www.cfmccd.org

October 11, 2017

Board of Supervisors
**CFM Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, October 19, 2017 at 11:00 a.m.**, at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on August 17, 2017 Tab 1
 - B. Consideration of the Operations and Maintenance Expenditures for the Months of August and September 2017 Tab 2
- 4. BUSINESS ITEMS**
 - A. Ratification of Execution of Documentation Relating to Release and Relocation of Parcel A Access Easements Tab 3
 - B. Ratification of Partial Release of Notice of Delinquent Unpaid Non-Ad Valorem Special Assessments Tab 4
 - C. Consideration of Walker Exotic Tree Eradication Quote for Quarterly and Bi-Annual Mitigation Maintenance Tab 5
 - D. Consideration of Resolution 2018-01, Adopting the Alternative Investment Guidelines Tab 6
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,

Belinda Blandon

Belinda Blandon
District Manager

cc: Mike Eckert, Hopping Green & Sams, P.A.

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

CFM COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, August 17, 2017 at 11:00 a.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912.

Present and constituting a quorum:

Mike Dady	Board Supervisor, Chairman
Leah Popelka	Board Supervisor, Vice Chair
Adam Lerner	Board Supervisor, Assistant Secretary
Paul Mayotte	Board Supervisor, Assistant Secretary
Bob Bishop	Board Supervisor, Assistant Secretary (via speaker phone)

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Mike Eckert	District Counsel, Hopping Green & Sams, P.A.
David Robson	District Engineer, Johnson Engineering
Mallory Clancy	Johnson Engineering
Ken Neighbors	Greenberg Traurig (via speaker phone)
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor for public comment.

Ms. Streeter inquired regarding the 2017/2018 meeting schedule and asked if there is interest in moving the meetings to Magnolia Landing. Mr. Dady advised arrangements would have to be made and a fee would have to be paid. Ms. Streeter inquired regarding utilizing the fitness center. Mr. Dady suggested a test run on site at the fitness room. Discussion ensued.

Ms. Peterson inquired regarding the general fund equity. Mr. Dady advised this item should be discussed during the budget hearing. Ms. Popelka provided input regarding an operating reserve that is necessary at the beginning of the fiscal year before tax collector funding is received.

Ms. Henderson advised her fobs for gate entry in not functioning and she is being charged for a new fob and she does not feel she should have to pay for replacements. Mr. Dady suggested that Ms. Henderson contact the HOA. Discussion ensued. Mr. Dady advised he will look into it.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on May 18, 2017

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on May 18, 2017. She asked if there were any additions, deletions, or corrections to the minutes. There were none.

On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on May 18, 2017, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of May, June, and July 2017

Ms. Blandon provided an overview of the expenditures paid for the period of May 1-31, 2017 which totaled \$18,254.60, the period of June 1-30, 2017 which totaled \$36,406.39 and the period of July 1-31, 2017 which totaled \$17,795.16. She asked if there were any questions related to any item of expenditure. Mr. Dady inquired regarding the high expenses in June. Ms. Blandon advised lake bank repairs were completed in June. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Mayotte, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of May 2017 (\$18,254.60), June 2017 (\$36,406.39), and July 2017 (\$17,795.16), for the CFM Community Development District.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Arbitrage Rebate Calculations, Series 2004AB, as Prepared by LLS Tax Solutions for the Period Ending April 30, 2017

Ms. Blandon provided an overview of the Arbitrage Rebate Calculations, related to bond Series 2004AB, for the period ending April 30, 2017, as prepared by LLS Tax Solutions, advising that as per the report, there is no rebate liability at this time.

On a Motion by Ms. Popelka, seconded by Mr. Dady, with all in favor, the Board Accepted the Arbitrage Rebate Calculations, Series 2004AB, as prepared by LLS Tax Solutions, for the Period Ending April 30, 2017, for the CFM Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2017-06,
Designating Primary Administrative
Office**

Ms. Blandon provided an overview of the resolution advising that the Primary Administrative Office is designated as the office of Rizzetta & Company, Inc., which is located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. She asked if there were any questions related to the resolution. There were none.

On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board Adopted Resolution 2017-06, Designating Primary Administrative Office, for the CFM Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-07,
Adopting the Fiscal Year 2017/2018
Meeting Schedule**

Ms. Blandon provided an overview of the resolution and asked if the Board would consider switching to bi-monthly or quarterly meetings. Mr. Dady advised he would like to have the February meeting at the fitness center on site at Magnolia Landing. Discussion ensued. Ms. Blandon advised she would need to move the meeting to a later time in order to attend a meeting onsite. Mr. Dady suggested the February meeting be held at 12:00 p.m.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board Adopted Resolution 2017-07, Fiscal Year 2017/2018 Meeting Schedule, as amended for the month of February on the record, for the CFM Community Development District.

EIGHTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption
of the Fiscal Year 2017/2018 Budget**

Ms. Blandon provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board Opened the Public Hearing to Consider the Adoption of the Fiscal Year 2017/2018 Budget, for the CFM Community Development District.

NINTH ORDER OF BUSINESS

Presentation of the Proposed Final Budget for Fiscal Year 2017/2018 Budget

Ms. Blandon provided an overview of the proposed final budget for Fiscal Year 2017/2018, advising that the general fund budget is being increased by \$32,360.00.

Ms. Blandon opened the floor for public comments. Questions and comments from the public were entertained. Discussion ensued regarding capital expenses and funds.

Mr. Dady stated for the record that the District has not experienced an increase in the Operations and Maintenance budget since 2010.

On a Motion by Mr. Lerner, seconded by Mr. Mayotte, with all in favor, the Board Closed the Public Hearing to Consider the Adoption of the Fiscal Year 2017/2018 Budget, for the CFM Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2017-08, Annual Appropriations and Adopting the Final Budget for Fiscal Year 2017/2018

Ms. Blandon provided an overview of the resolution advising that the total General Fund Budget is \$366,398.00, and the Debt Service Budget for Series 2004A is \$467,117.88, thereby making \$833,515.88 as the total for all funds for Fiscal Year 2017/2018. She asked if there were any questions. There were none.

On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board Adopted Resolution 2017-08, Annual Appropriations and Adopting the Final Budget, in the Amount of \$833,515.88, for Fiscal Year 2017/2018, for the CFM Community Development District.

ELEVENTH ORDER OF BUSINESS

Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments, Adoption of an Assessment Roll, and the Levy, Collection, and Enforcement of the Same

Ms. Blandon provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Opened the Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments Adoption of an Assessment Roll, and the Levy, Collection, and Enforcement of the Same, for the CFM Community Development District.

TWELFTH ORDER OF BUSINESS

**Presentation of the Assessment Lien Roll
for Fiscal Year 2017/2018**

Ms. Blandon presented the Assessment Lien Roll for Fiscal Year 2017/2018 and also advised there are 338 platted lots, of which only 329 are paying debt service as 9 have prepaid the debt assessment.

Ms. Blandon opened the floor for public comments. There were none.

On a Motion by Mr. Lerner, seconded by Mr. Dady, with all in favor, the Board Closed the Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments Adoption of an Assessment Roll, and the Levy, Collection, and Enforcement of the Same, for the CFM Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-09,
Making a Determination of Benefit,
Imposing Special Assessments for Fiscal
Year 2017/2018; Providing for the
Collection and Enforcement of Special
Assessments; Certifying an Assessment
Roll**

Ms. Blandon provided an overview of the resolution and advised \$87,936.00 of the Operation and Maintenance assessment is collected on roll and \$278,462.00 of the Operation and Maintenance assessment is off roll or direct billed. She asked if there were any questions. There were none.

On a Motion by Mr. Dady, seconded by Mr. Mayotte, with all in favor, the Board Adopted Resolution 2017-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll, for the CFM Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Forbearance Agreement
with D.R. Horton, Inc. in Conjunction
with Parcel A and Parcel J**

Mr. Eckert asked that the four Board members, who are employed by Lerner Real Estate Advisors, declare a conflict and file a form 8B. Mr. Dady, Mr. Lerner, Mr. Bishop, and Ms. Popelka declared a conflict. Mr. Dady provided an overview of the forbearance agreement advising that the agreement provides for a two-year period whereby D.R. Horton will be accruing but not paying the debt assessment for the bonds.

Mr. Ken Neighbors of Greenburg Traurig provided an explanation on the bondholders' transaction scheduled for September 1st. He advised the bondholders have required a forbearance agreement and payment will be required in compliance with the agreement. Mr. Neighbors advised at the end of the two year forbearance period the developer is required to pay the balance of the principle and debt for which they did not pay in the two year forbearance period.

Mr. Eckert advised he has reviewed the agreement and provided his comments to Mr. Neighbors and most of those comments have been included; he advised that one concept he requested, which is not incorporated, is that there be a recognition of a cancellation of bond principal and interest in like amount for the assessment principal and interest that is past due and is being waived but the Trustee did not agree with those comments. Mr. Eckert advised he is not in a position to recommend the forbearance agreement for approval for that reason. It is ultimately a Board decision.

Mr. Dady thanked Mr. Eckert and advised he feels comfortable entering into the agreement as it is a standard in District's that are healing from the recession.

On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board Approved the Forbearance Agreement by and between CFM Community Development District, US Bank National Association and D.R. Horton, Inc., as presented, for the CFM Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Eckert advised the legislature did not approve the bill requiring ethics training for Board members. He advised his firm will continue to monitor the proposed legislation.

- B. District Engineer
Mr. Robson provided an updated related to the NPDES MS4 permit. He further advised the Board of his upcoming retirement and introduced Ms. Mallory Clancy, who will be taking his place to represent CFM CDD.

- C. District Manager
Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, September 21, 2017 at 11:00 a.m.

Residents advised Ms. Blandon of potholes.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Blandon opened the floor for Supervisor requests and comments. There were none.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Popelka, seconded by Mr. Dady, with all in favor, the Board adjourned the meeting at 11:47 a.m., for the CFM Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

Operation and Maintenance Expenditures August 2017 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2017 through August 31, 2017. This does not include expenditures previously approved by the Board.

The total items being presented: **\$16,077.05**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2017 Through August 31, 2017

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	002178	95077	General/Monthly Legal Services 6/17	\$ 904.50
Johnson Engineering Inc	002176	20044888-001 Inv 116	General Engineering Services thru 7/16/17	\$ 835.00
Lake Masters Aquatic Weed Control, Inc.	002184	17-06328	Lake Maintenance 8/17	\$ 1,753.00
LCEC	002177	6571809552 7/17	Street Lights 3000 Magnolia Landing Ln 7/17	\$ 1,673.45
Leah Popelka	002188	LP081717	Board of Supervisors Meeting 8/17/17	\$ 200.00
Magnolia Landing Golf, LLC	002185	831	Aerator/ Utility Cost 8/17	\$ 500.00
Magnolia Landing Golf, LLC	002185	832	Aerator 8/17	\$ 625.00
Magnolia Landing Master Association, Inc.	002180	331	Landscape Maintenance 7/17	\$ 3,494.58
Michael Dady	002183	MD081717	Board of Supervisors Meeting 8/17/17	\$ 200.00
Office Dynamics	002187	00022221	5 Agendas	\$ 110.30
Paul Mayotte	002186	PM081717	Board of Supervisors Meeting 8/17/17	\$ 200.00
Rizzetta & Company, Inc.	002174	INV00000025531	District Management Fees 8/17	\$ 3,394.34
Rizzetta Technology Services, LLC	002175	INV0000002558	Website Hosting & Email Services 8/17	\$ 175.00
Robert Bishop	002182	BB081717	Board of Supervisors Meeting 8/17/17	\$ 200.00
The Daily Breeze	002179	7/26/17 & 8/2/17	Acct # L03434 Legal Advertising 7/26/17 & 8/2/17	\$ 1,011.88
USA Services of Florida, INC.	002181	371651	Mechanical Sweeping	\$ <u>800.00</u>
Report Total				\$ <u>16,077.05</u>

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

July 31, 2017

CFM Community Development District
c/o Rizzetta & Company
9428 Camden Pkwy
Riverview, FL 33578

Bill Number 95077
Billed through 06/30/2017

General Counsel/Monthly Meeting

CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

06/01/17	APA	Prepare assessment resolution for fiscal year 2018.	0.40 hrs
06/08/17	CNG	Review meeting minutes and provide comments.	0.10 hrs
06/14/17	CNG	Confer with Blandon regarding agreement with Walker for wetland mitigation services.	0.30 hrs
06/14/17	APA	Confer with district and provide mailed and published operations and maintenance notices.	0.20 hrs
06/15/17	CNG	Prepare agreement with Walker regarding wetland mitigation services; confer with Blandon regarding same.	1.30 hrs
06/19/17	CNG	Prepare agreement with Walker regarding wetland mitigation services.	1.30 hrs
06/21/17	CNG	Confer with Dady, Blandon, and Robson regarding agreement with Walker exotic species eradication.	0.50 hrs
06/22/17	CNG	Review mailed and published notice.	0.20 hrs
06/26/17	KEM	Research compliance with disclosure of public financing requirements.	0.10 hrs
06/30/17	SSW	Research implementation of Senate Bill 80 amending public records law; prepare memorandum regarding same.	0.10 hrs
Total fees for this matter			\$904.50

MATTER SUMMARY

Papp, Annie M. - Paralegal	0.60 hrs	125 /hr	\$75.00
Gates, Clark N.	3.70 hrs	215 /hr	\$795.50
Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Warren, Sarah S.	0.10 hrs	215 /hr	\$21.50

TOTAL FEES

\$904.50

TOTAL CHARGES FOR THIS MATTER

\$904.50

BILLING SUMMARY

Papp, Annie M. - Paralegal	0.60 hrs	125 /hr	\$75.00
Gates, Clark N.	3.70 hrs	215 /hr	\$795.50
Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Warren, Sarah S.	0.10 hrs	215 /hr	\$21.50

TOTAL FEES

\$904.50

TOTAL CHARGES FOR THIS BILL

\$904.50

Please include the bill number on your check.

AUG 03 2017

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval Belinda Blandon Date 8/11/2017

Date entered AUG 10 2017

Fund 001 GL 51400 OC 3107

Check# _____

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

Project Manager David Robson

Invoice

July 27, 2017

Project No: 20044888-001

Invoice No: 116

FEID #59-1173834

Accounts Payable
CFM CDD
c/o Rizzetta & Company, Inc.
9530 Marketplace Road, Suite 206
Fort Myers, FL 33912

Project 20044888-001 CFM CDD General Engineering

Professional Services through July 16, 2017

Phase 01 General Engineering

Professional Personnel

	Hours	Rate	Amount
Engineer VI			
Robson, David 6/14/2017 Exotic Romoval contract coordination.	1.00	150.00	150.00
Robson, David 7/6/2017 Cycle 4 permit Year 1 reporting requirements.	1.50	150.00	225.00
Robson, David 7/11/2017 Mitigation contract Phase scheduling revision and ERP permit impact review with conference call.	2.50	150.00	375.00
Principal Ecologist			
Herrero, Laura 7/11/2017 Discuss potential for phasing implementation of the mitigation plan with CDD engineer and compliance aspects with the approved SFWMD work schedule	.50	170.00	85.00
Totals	5.50		835.00
Total Labor			835.00
		Total this Phase	\$835.00
		Total this Invoice	\$835.00

Date Rec'd Rizzetta & Co., Inc. AUG 03 2017

D/M approval Bolinda Blandon Date 8/4/2017

Date entered AUG 03 2017

Fund 001 GL 51300 OC 3102

Check # _____

Lake Masters Aquatic Weed Control, LLC.
P.O. Box 2300
Palm City, FL 34991
Toll Free: 1-877-745-5729

Invoice

DATE	INVOICE #
8/1/2017	17-06328

Bill To:

CFM CDD - MAGNOLIA LANDING
C/O RIZZETTA
9530 MARKET PLACE ROAD STE. 206
FT. MYERS, FL 33912

susan.oraczewski@lakemasters.com	P.O. NO.	TERMS	REP	PROJECT
		Net 30		

QUANTITY	DESCRIPTION	RATE	AMOUNT
	MONTHLY SERVICE - AQUATIC WEED CONTROL - PER NEW CONTRACT SIGNED 08/15	1,753.00	1,753.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 0 1 2017</u></p> <p>D/M approval <u>Belinda Blandon</u> Date <u>8/4/17</u></p> <p>Date entered <u>AUG 0 3 2017</u></p> <p>Fund <u>001</u> GL <u>53900</u> OC <u>4605</u></p> <p>Check # _____</p>			

THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.	Total	\$1,753.00
	Payments/Credits	\$0.00
	Balance Due	\$1,753.00

Customer Name: CFM COMMUNITY DEVELOPMENT DISTRICT
Account Number: 6571809552

Due Date: 8/16/2017

Account Summary as of July 26, 2017

Previous Balance	1,673.45
Payment Received - 07/08/2017	-1,673.45
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1,673.45
Adjustments, Credits, & Other Charges	0.00
Total Amount Due	\$1,673.45

Service Address: 3000 MAGNOLIA LANDING LN CASE ID#6806754959-T69628 NORTH FORT MYERS, FL 33917
SA ID# 6571809975 Security Lt-Comm

Service From 06/27/2017 to 07/26/2017

46 13' Decorative Pole at \$12.75 each	586.50
46 units 150 Decorative Lights Energy Charge at \$6.74 each	310.04
46 units 150 Decorative Lights Fixture Charge at \$14.17 each	651.82
2 units 100 HPS Light Energy Charge at \$4.49 each	8.98
2 units 100 HPS Light Fixture Charge at \$5.67 each	11.34
Power Cost Adj. (3,035.9995 kWh at \$0.0063)	19.13
Summary Of Light Related Charges	338.15
Summary Of Non Electric Fixtures	663.16
Summary Of Pole Related Charges	586.50
Gross Receipts Tax	10.50
Franchise Fee-Unincorporated Lee Co. Government	75.14
Current Charge Subtotal	\$1,673.45

Date Rec'd Rizzetta & Co., Inc. AUG 01 2017
D/M approval Belinda Blandon Date 8/4/17
Date entered AUG 03 2017
Fund 001 GL 53100 OC 4307
Check # _____

tear here ----- tear here

Please check box if address is incorrect and indicate change(s) on back



Past Due/Prev Balance	Current Charges	Total Amount Due	Current Charges Due	Amount Paid
\$0.00	\$1,673.45	\$1,673.45	08/16/2017	

ACCOUNT NUMBER: **6571809552**

Please detach and return with your payment. Make checks payable to LCEC. Checks must be in U.S. funds and drawn on a U.S. bank.

ADDRESSEE

2472 1 AB 0 400 22-11



CFM COMMUNITY DEVELOPMENT DISTRICT
CFM COMMUNITY DEVELOPMENT DISTRICT
9530 MARKETPLACE RD STE 206
FORT MYERS, FL 33912-0393

REMIT TO



LCEC
P.O. BOX 31477
TAMPA, FL 33631-3477



CFM CDD

Meeting Date: August 17, 2017

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Mike Dady	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Paul Mayotte	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bob Bishop <i>gone</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Leah Popelka	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Adam Lerner*	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:00 am
Meeting End Time:	11:47 am
Total Meeting Time:	47 mins

Time Over _____ () Hours: _____

Total at \$175 per Hour: _____

DM Signature: 

Date Rec'd Rizzetta & Co., Inc. AUG 22 2017
D/M approval Belinda Blandon Date 8/25/2017
Date entered AUG 23 2017
Fund 001 GL 51100 OC 1101
Check # _____

INVOICE



Magnolia Landing Golf, LLC.
 3501 Avenida Del Vera
 North Fort Myers, FL 33917
 239.543.4146

Date	Invoice #
Aug 1, 2017	831

Bill to
 CFM CDD
 9530 Marketplace Rd
 Suite 206
 Fort Myers, FL 33912

Due Date	Billing Period
8/31/17	August 2017

Quantity	Description	Rate	Tax	Amount
1	Aerator Utility Cost	500.00	0.00	500.00
Date Rec'd Rizzetta & Co., Inc. <u>AUG 0 1 2017</u> D/M approval <u>Belinda Blandon</u> Date <u>8/4/2017</u> Date entered <u>AUG 0 3 2017</u> Fund <u>001</u> GL <u>53100</u> OC <u>4304</u> Check # _____				
			Total	500.00

INVOICE



Magnolia Landing Golf, LLC.
 3501 Avenida Del Vera
 North Fort Myers, FL 33917
 239.543.4146

Date	Invoice #
Aug 1, 2017	832

Bill to

CFM CDD
 9530 Marketplace Rd
 Suite 206
 Fort Myers, FL 33912

Due Date	Billing Period
8/31/17	August 2017

Quantity	Description	Rate	Tax	Amount
1	Aerator Agreement & Water	625.00	0.00	625.00
The Food Rizzetta & Co., Inc. <u>AUG 0 1 2017</u> S/M approval <u>Belinda Blandon</u> Date <u>8/4/17</u> Date entered <u>AUG 0 3 2017</u> and <u>001</u> GL <u>53800</u> OC <u>4614</u> Check # _____				
			Total	625.00

Magnolia Landing Master Association, Inc.

INVOICE

14914 Winding Creek Court
 Tampa, FL 33613
 Phone 813.374.2363 Fax 813.374.2362

DATE: July 1, 2017
INVOICE # 331
FOR: Landscape Maintenance

Bill To:

CFM CDD
 9530 Marketplace Road, Suite 206
 Fort Myers, FL 33912
 Phone: (239) 936-0913 Fax: (239) 936-1815

DESCRIPTION	AMOUNT
CDD Landscape Maintenance - July 2017 Date Rec'd Rizzetta & Co., Inc. <u>AUG 17 2017</u> D/M approval <u>Belinda Blandon</u> Date <u>8/18/17</u> Date entered <u>AUG 17 2017</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____	\$ 3,494.58
TOTAL	\$ 3,494.58

Make all checks payable to Magnolia Landing Master Association Inc.

THANK YOU FOR YOUR BUSINESS!

OFFICE dynamics

not your average print shop!

Invoice

6720 E. Fowler Ave. • Tampa, Florida 33617

Phone (813) 980-3494 • Fax (813) 980-3495

www.OfficeDynamicsTampa.com

Bill To:

CFM CDD
9530 Marketplace RD Suite 206
Fort Meyers, FL 33912

Invoice #: 00022221

Date: 8/9/17

Page: 1

DATE	DESCRIPTION	AMOUNT								
	5 Agenda CFM CDD 129 Black & White Copies, 18 color copies	\$80.45								
	7 Tabs, Coil Bound									
	UPS Shipping	\$29.85								
<p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 22 2017</u></p> <p>D/M approval <u>Belinda Blandon</u> Date <u>8/25/2017</u></p> <p>Date entered <u>AUG 23 2017</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3108</u></p> <p>Check # _____</p>										
<p>Terms net 30 days. Payment not received within thirty days of date billed will result in an additional charge of 1.5% per month and in addition, the customer is responsible for costs of collection including reasonable attorneys fees incurred in the collection process.</p>		<table border="1"> <tr> <td>Sales Tax:</td> <td>\$0.00</td> </tr> <tr> <td>Total Amount:</td> <td>\$110.30</td> </tr> <tr> <td>Amount Applied:</td> <td>\$0.00</td> </tr> <tr> <td>Balance Due:</td> <td>\$110.30</td> </tr> </table>	Sales Tax:	\$0.00	Total Amount:	\$110.30	Amount Applied:	\$0.00	Balance Due:	\$110.30
Sales Tax:	\$0.00									
Total Amount:	\$110.30									
Amount Applied:	\$0.00									
Balance Due:	\$110.30									

Terms: Net 10

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
8/1/2017	INV0000025531

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00545

Description	Qty	Rate	Amount
District Management Services	1.00	\$1,361.00	\$1,361.00
Administrative Services	1.00	\$450.00	\$450.00
Accounting Services	1.00	\$1,166.67	\$1,166.67
Financial & Revenue Collections	1.00	\$416.67	\$416.67
Subtotal			\$3,394.34
Total			\$3,394.34

Date Rec'd Rizzetta & Co., Inc. JUL 21 2017
 D/M approval Belinda Blandon Date 7/28/17
 Date entered JUL 26 2017
 Fund 001 CL 51300 OC _____
 Check # _____

2101
3100
32.01
3111

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
8/1/2017	INV0000002558

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
August		00545

Description	Qty	Rate	Amount
EEmail Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00

JUL 20 2017
 Date Rec'd Rizzetta & Co., Inc. _____
 D/M approval Belinda Blandon Date 7-21-17
JUL 20 2017
 Date entered _____
 Fund 001 GL 51300 OC 5103
 Check # _____

Subtotal	\$175.00
Total	\$175.00



INVOICE

Please send checks: Made out to
 Breeze Corp. to PO Box 151306,
 Cape Coral, FL 33915-1306

Office Address:
 2510 Del Prado Blvd
 Cape Coral, Fl 33904
 www.breezenewspapers.com

To: CFM CDD

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Susan Dato	CFM CDD		

QTY	DESCRIPTION	UNIT PRICE	TOTAL
1	3x21.5 Display ad that ran July 26, 2017 in the Cape Coral Breeze	\$546.96	\$546.96
1	3x21.5 Display ad that ran August 2, 2017 in the Cape Coral Breeze	\$464.92	\$464.92

Date Rec'd Rizzetta & Co., Inc. AUG 04 2017
 D/M approval Belinda Blandon Date 8/11/17
 Date entered _____
 Fund 001 GL 51300 OC 4801
 Check# _____

Thanks for your Business!

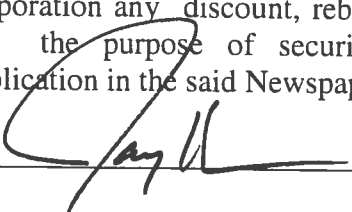
TOTAL DUE \$1011.88

**CAPE CORAL BREEZE
PUBLISHED CAPE CORAL, FLA**

Affidavit of Publication

State of Florida
County of Lee

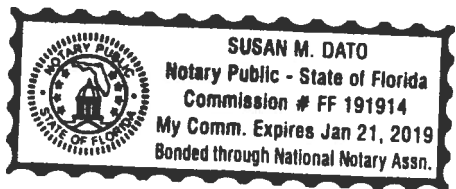
Before the undersigned authority personally appeared Jay Hill, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Display Ad 3x21.5, in the matter of CFM Community Development District, as published in said newspaper in the issues, of July 26, 2017. Affiant further says that the Cape Coral Breeze is a newspaper published at Cape Coral, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, and has been entered as a second class periodicals matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.



SWORN TO AND SUBSCRIBED before me this
July 26, 2017

Notary Public





CFM COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2017/2018 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("**Board**") for the CFM Community Development District ("**District**") will hold the following two public hearings and a regular meeting:

DATE:	Thursday, August 17, 2017
TIME:	11:00 a.m.
LOCATION:	Rizzetta & Company, Inc. 9530 Marketplace Road, Suite 206 Fort Myers, Florida 33912

The first public hearing is being held pursuant to Chapter 190, Florida Statutes to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2017 and ending September 30, 2018 ("**Fiscal Year 2017/2018**"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2017/2018; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Proposed O&M Assessment
Residential	\$269.50
Golf Course	\$269.50
Undeveloped Land	\$612.86/acre

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Lee County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments.

collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2017. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

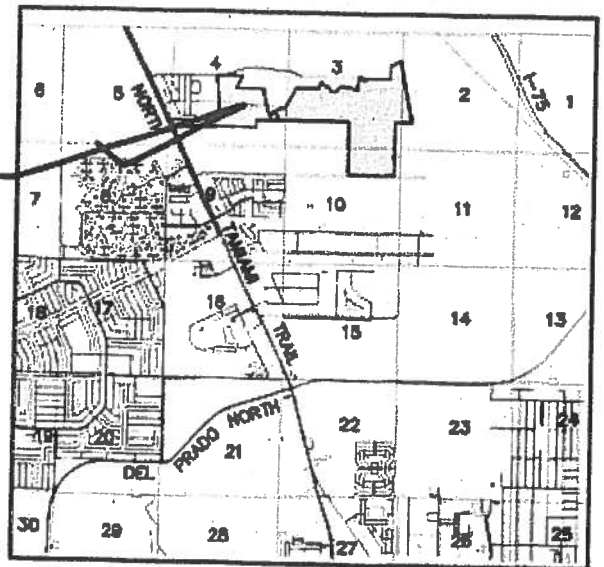
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, Ph: (239) 936-0913 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Belinda Blandon
District Manager

PROJECT
LOCATION



LOCATION MAP

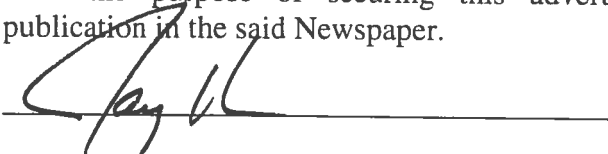
**CAPE CORAL BREEZE
PUBLISHED CAPE CORAL, FLA**

Affidavit of Publication

State of Florida

County of Lee

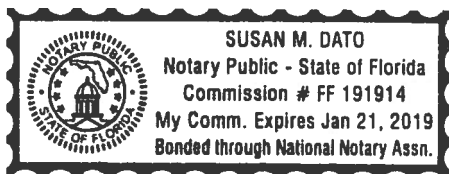
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SWORN TO AND SUBSCRIBED before me this

August 2, 2017

Notary Public



**CFM COMMUNITY
DEVELOPMENT DISTRICT**

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2017/2018 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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For Fiscal Year 2017/2018, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2017. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

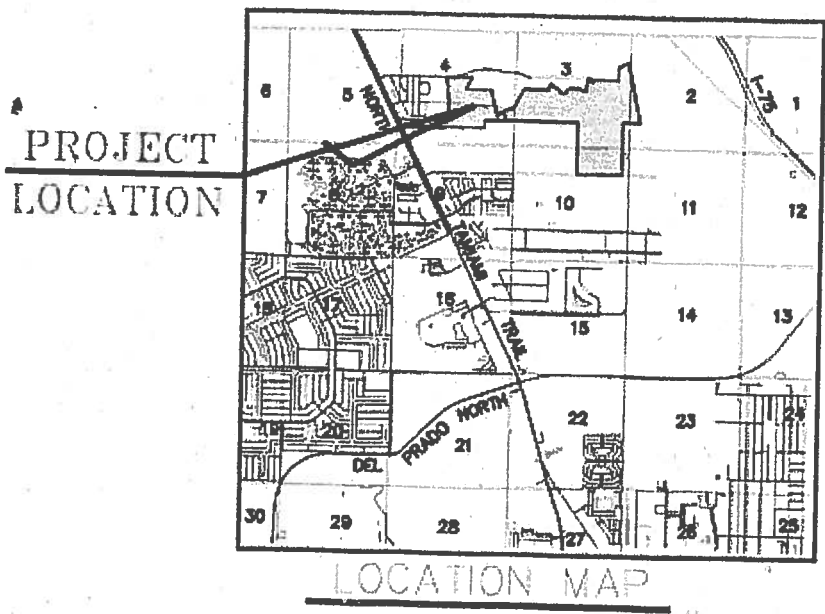
Additional Provisions

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Belinda Blandon
District Manager





PO Box 520580
 Longwood, FL 32752

Invoice

Date	Invoice #
8/9/2017	371651

Bill To
CFM CDD 9530 MARKETPLACE ROAD, STE. 206 FORT MYERS, FL 33912

P.O. No.	Terms	Due Date	Other
		8/9/2017	

Description	Qty	Rate	Amount
MECHANICAL SWEEPING LOCATION: MAGNOLIA LANDING			
AUGUST 2, 2017	5.00	125.00	625.00
DISPOSAL FEE	1.00	175.00	175.00

Date Rec'd Rizzetta & Co., Inc. AUG 14 2017
 D/M approval Belinda Blandon Date 8/18/17
 Date entered AUG 16 2017
 Fund 001 GL 54100 OC 4611
 Check # _____

Thank you for your business. Please make checks payable to USA Services of Florida, Inc.	Total	\$800.00
------------------------------------------------------------------------------------------	--------------	----------

Balance Due	\$800.00
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CFM COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

Operation and Maintenance Expenditures September 2017 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2017 through September 30, 2017. This does not include expenditures previously approved by the Board.

The total items being presented: **\$15,963.79**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2017 Through September 30, 2017

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Egis Insurance Advisors, LLC	002191	5962	FL Insurance Alliance Pkg 10/1/17-10/1/18	\$ 7,601.00
Hopping Green & Sams	002192	95605	General/Monthly Legal Services 7/17	\$ 242.00
Lake Masters Aquatic Weed Control, Inc.	002194	17-07242	Lake Maintenance 9/17	\$ 1,753.00
LCEC	002193	6571809552 8/17	Street Lights 3000 Magnolia Landing Ln 8/17	\$ 1,673.45
Magnolia Landing Golf, LLC	002195	840	Aerator/ Utility Cost 9/17	\$ 500.00
Magnolia Landing Golf, LLC	002195	841	Aerator Agreement & Water 9/17	\$ 625.00
Rizzetta & Company, Inc.	002189	INV0000026539	District Management Fees 9/17	\$ 3,394.34
Rizzetta Technology Services, LLC	002190	INV0000002639	Website Hosting & Email Services 9/17	\$ <u>175.00</u>
Report Total				\$ <u>15,963.79</u>

INVOICE



Customer	CFM (Magnolia Landing) Community Development District 492
Date	08/25/2017
Customer Service	Kristina Rudez
Page	1 of 1

CFM (Magnolia Landing) Community Development District
c/o Rizetta & Company
9530 Marketplace Road, Ste. 206
Ft. Myers, FL 33912

Payment Information	
Invoice Summary	7,601.00
Payment Amount	
Payment for:	Invoice#5962
100117606	

Thank You

Please detach and return with payment



Customer: CFM (Magnolia Landing) Community Development District

Invoice	Effective	Transaction	Description	Amount
5962	10/01/2017	Renew policy	Policy #100117606 10/01/2017-10/01/2018 Florida Insurance Alliance Package - Renew policy Due Date: 9/24/2017 Date Rec'd Rizzetta & Co., I <u>SEP 05 2017</u> D/M approval <u>Belinda Blandon</u> Date <u>9/15/2017</u> Date entered <u>SEP 07 2017</u> Fund <u>001</u> GL <u>15500</u> OC _____ Check # _____	7,601.00
Total				7,601.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)320-7665	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	cbitner@egisadvisors.com	08/25/2017

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

August 29, 2017

CFM Community Development District
c/o Rizzetta & Company
9428 Camden Pkwy
Riverview, FL 33578

Bill Number 95605
Billed through 07/31/2017

AUG 31 2017

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval Belinda Blandon Date 9/15/2017
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

General Counsel/Monthly Meeting
CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

07/07/17	KEM	Research compliance regarding disclosure of public financing requirements.	0.10 hrs
07/12/17	CNG	Review published budget notice.	0.20 hrs
07/18/17	JEM	Review correspondence from property appraiser regarding subdivision of Tracts P and T.	0.40 hrs
07/20/17	CNG	Review mailed operation and maintenance assessment notices.	0.20 hrs
07/31/17	JBC	Analyze records retention rules update; prepare memorandum regarding same.	0.10 hrs

Total fees for this matter Date Rec'd Rizzetta & Co., Inc. SEP 01 2017 \$242.00

D/M approval _____ Date SEP 07 2017
Date entered _____

MATTER SUMMARY

Fund 001 GL 51400 OC 3107

Check # _____

Gates, Clark N.	0.40 hrs	215 /hr	\$86.00
Cooksey, Jennings B.	0.10 hrs	215 /hr	\$21.50
Merritt, Jason E.	0.40 hrs	305 /hr	\$122.00
Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50

TOTAL FEES \$242.00

TOTAL CHARGES FOR THIS MATTER \$242.00

BILLING SUMMARY

Gates, Clark N.	0.40 hrs	215 /hr	\$86.00
Cooksey, Jennings B.	0.10 hrs	215 /hr	\$21.50
Merritt, Jason E.	0.40 hrs	305 /hr	\$122.00
Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50

TOTAL FEES \$242.00

TOTAL CHARGES FOR THIS BILL \$242.00

Please include the bill number on your check.

Invoice

Lake Masters Aquatic Weed Control, LLC.
 P.O. Box 2300
 Palm City, FL 34991
 Toll Free: 1-877-745-5729

DATE	INVOICE #
9/1/2017	17-07242

Bill To:

CFM CDD - MAGNOLIA LANDING
 C/O RIZZETTA
 9530 MARKET PLACE ROAD STE. 206
 FT. MYERS, FL 33912

susan.oraczewski@lakemasters.com	P.O. NO.	TERMS	REP	PROJECT
		Net 30		

QUANTITY	DESCRIPTION	RATE	AMOUNT
	MONTHLY SERVICE - AQUATIC WEED CONTROL - PER NEW CONTRACT SIGNED 08/15 Date Rec'd Rizzetta & Co., Inc. <u>SEP 05 2017</u> D/M approval <u>Belinda Blandon</u> Date <u>9/15/2017</u> Date entered <u>SEP 07 2017</u> Fund <u>001</u> GL <u>5382 OC 4605</u> Check # _____	1,753.00	1,753.00

THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.	Total	\$1,753.00
	Payments/Credits	\$0.00
	Balance Due	\$1,753.00

Customer Name: **CFM COMMUNITY DEVELOPMENT DISTRICT**
Account Number: **6571809552**

Due Date: 9/15/2017

Account Summary as of August 25, 2017

Previous Balance	1,673.45
Payment Received - 08/11/2017	-1,673.45
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1,673.45
Adjustments, Credits, & Other Charges	0.00
Total Amount Due	\$1,673.45

Service Address: 3000 MAGNOLIA LANDING LN CASE ID#6806754959-T69628 NORTH FORT MYERS, FL 33917
SA ID# 6571809975 Security Lt-Comm

Service From 07/27/2017 to 08/25/2017

46 13' Decorative Pole at \$12.75 each	586.50
46 units 150 Decorative Lights Energy Charge at \$6.74 each	310.04
46 units 150 Decorative Lights Fixture Charge at \$14.17 each	651.82
2 units 100 HPS Light Energy Charge at \$4.49 each	8.98
2 units 100 HPS Light Fixture Charge at \$5.67 each	11.34
Power Cost Adj. (3,035.9995 kWh at \$0.0063)	19.13
Summary Of Light Related Charges	338.15
Summary Of Non Electric Fixtures	663.16
Summary Of Pole Related Charges	586.50
Gross Receipts Tax	10.50
Franchise Fee-Unincorporated Lee Co. Government	75.14
Current Charge Subtotal	\$1,673.45

Date Rec'd Rizzetta & Co., Inc. AUG 30 2017
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Date Rec'd Rizzetta & Co., Inc. SEP 01 2017
D/M approval Belinda Blandon Date 9/15/2017
Date entered SEP 07 2017
Fund 001 GL 53100 OC 4307
Check# _____

tear here

tear here

Page 1 of 1

Please check box if address is incorrect and indicate change(s) on back



Past Due/Prev Balance	Current Charges	Total Amount Due	Current Charges Due	Amount Paid
\$0.00	\$1,673.45	\$1,673.45	09/15/2017	1673.45

ACCOUNT NUMBER: **6571809552**

Please detach and return with your payment. Make checks payable to LCEC. Checks must be in U.S. funds and drawn on a U.S. bank.

ADDRESSEE

2471 1 AB 0.400 22-11

CFM COMMUNITY DEVELOPMENT DISTRICT
CFM COMMUNITY DEVELOPMENT DISTRICT
9530 MARKETPLACE RD STE 206
FORT MYERS, FL 33912-0393

REMIT TO

LCEC
P.O. BOX 31477
TAMPA, FL 33631-3477



4 0000006571809552 0000000000 0000167345 0000167345

INVOICE



Magnolia Landing Golf, LLC.
 3501 Avenida Del Vera
 North Fort Myers, FL 33917
 239.543.4146

Date	Invoice #
Sep 1, 2017	840

Bill to
 CFM CDD
 9530 Marketplace Rd
 Suite 206
 Fort Myers, FL 33912

Due Date	Billing Period
9/30/17	September 2017

Quantity	Description	Rate	Tax	Amount
1	Aerator Utility Cost	500.00	0	500.00
Date Rec'd Rizzetta & Co., Inc. <u>AUG 30 2017</u> D/M approval <u>Belinda Blandon</u> Date <u>9/1/2017</u> Date entered <u>AUG 30 2017</u> Fund <u>001</u> GL <u>53100</u> OC <u>4304</u> Check# _____				
			Total	500.00

INVOICE



Magnolia Landing Golf, LLC.
 3501 Avenida Del Vera
 North Fort Myers, FL 33917
 239.543.4146

Date	Invoice #
Sep 1, 2017	841

Bill to
 CFM CDD
 9530 Marketplace Rd
 Suite 206
 Fort Myers, FL 33912

Due Date	Billing Period
9/30/17	September 2017

Quantity	Description	Rate	Tax	Amount
1	Aerator Agreement & Water	625.00	0.00	625.00
Date Rec'd Rizzetta & Co., <u>AUG 30 2017</u> D/M approval <u>Belinda Blandon</u> Date <u>9/1/2017</u> Date entered <u>AUG 30 2017</u> Fund <u>001</u> GL <u>53800</u> OC <u>4614</u> Check # _____				
			Total	625.00

Rizzetta & Company, Inc.

3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
9/1/2017	INV0000026539

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	00545

Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$1,361.00	\$1,361.00
Administrative Services 3100	1.00	\$450.00	\$450.00
Accounting Services 3201	1.00	\$1,166.67	\$1,166.67
Financial & Revenue Collections 3111	1.00	\$416.67	\$416.67
Subtotal			\$3,394.34
Total			\$3,394.34

Date Rec'd Rizzetta & Co., Inc. AUG 28 2017
 D/M approval Belinda Blandon Date 9/1/2017
 Date entered AUG 30 2017
 Fund 001 GL 51300 OC _____
 Check # _____

Rizzetta Technology Services

3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
9/1/2017	INV0000002639

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
September		00545

Description	Qty	Rate	Amount
Email Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 25 2017</u> D/M approval <u>Belinda Blandon</u> Date <u>9/1/2017</u> Date entered <u>AUG 30 2017</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> Check # _____</p>			
Subtotal			\$175.00
Total			\$175.00

Tab 3

Prepared By and Return to:

James A. Carezza, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue
Miami, Florida 33131

TERMINATION OF TEMPORARY EASEMENT

This **Termination of Temporary Easement** (“Termination”) is made as of this ____ day of _____, 2017, by and between **CFM Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida, and whose address is 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 (the “District”) and **Maxcy Development Group Holdings – CFM, Inc.**, a Florida corporation, whose address is 3014 W. Palmira Avenue, Suite 301, Tampa, Florida 33629 (“Holdings”).

WITNESSETH:

WHEREAS, the District is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended; and

WHEREAS, Holdings is the successor in title to Taylor Woodrow Communities at Herons Glen, L.L.C. by virtue of that certain Special Warranty Deed recorded as Instrument No. 2013000102148, in the Public Records of Lee County, Florida.

WHEREAS, the District and Taylor Woodrow Communities at Herons Glen, L.L.C., as the predecessor in interest to Holdings, entered into that certain Temporary Easement recorded in Official Records Book 04706, Page 4872, in the Public Records of Lee County, Florida (the “Easement Agreement”); whereby the District granted Taylor Woodrow Communities at Herons Glen, L.L.C., as the predecessor in interest to Holdings, a non-exclusive temporary easement over and upon for the purpose of vehicular and pedestrian passage; and

WHEREAS, the District and Holdings, as the successor in title to Taylor Woodrow Communities at Herons Glen, L.L.C., are also the owners of the lands affected by the Easement Agreement; and

WHEREAS, the District and Holdings have determined that the Easement Agreement is no longer necessary to serve its intended purpose of vehicular and pedestrian passage; therefore, the District and Holdings desire to terminate the Easement Agreement.

Signed, sealed and delivered
in the presence of:

David Jae
(Signature)

David Jae
(Print Name)

Scott A Campbell
(Signature)

Scott A Campbell
(Print Name)

MAXCY DEVELOPMENT GROUP HOLDINGS – CFM,
INC., a Florida corporation

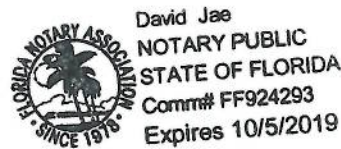
By: [Signature]

As its: President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 8 day of September, 2017, by Harry Lewis, as President of Maxcy Development Group Holdings – CFM, Inc., a Florida corporation, on behalf of the corporation. He [] is personally known to me or [] has produced _____ as identification.

David Jae
Notary Public



[End of Signatures]

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and Holdings hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Termination.

2. TERMINATION OF EASEMENT AGREEMENT. The District and Holdings hereby agree that, effective as of the date hereof, the Easement Agreement, together with all of the terms and conditions contained therein, is hereby terminated, canceled, and declared to be null and void. In furtherance of such termination, the District and Holdings hereby respectively release one another from any and all duties and obligations arising from or relating to the Easement Agreement.

3. COUNTERPARTS. This Termination may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the District and Holdings have each caused this instrument to be executed by a duly authorized officer effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
(Signature)

David Jae
(Print Name)

[Signature]
(Signature)

Robert Bishop
(Print Name)

CFM COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes

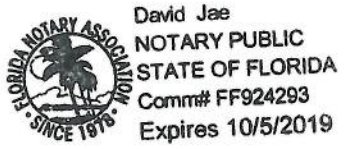
By: [Signature]

MICHAEL DADY Chairman, Board of Supervisors

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 8 day of September, 2017, by Michael Dady, as Chairman of the Board of Supervisors of the CFM Community Development District, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes, on behalf of said District. He [] is personally known to me or [] has produced _____ as identification.

[Signature]
Notary Public



This space reserved for use by the Clerk
of the Circuit Court

Prepared By and Return to:

James A. Carezza, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue
Miami, Florida 33131

AMENDMENT OF ACCESS, INGRESS AND EGRESS AGREEMENT

This **Amendment of Access, Ingress and Egress Agreement** (“Amendment”) is made as of this ____ day of _____, 2017, by and between **CFM Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida, and whose address is 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 (the “District”) and **Maxcy Development Group Holdings – CFM, Inc.**, a Florida corporation, whose address is 3014 W. Palmira Avenue, Suite 301, Tampa, Florida 33629 (“Holdings”).

WITNESSETH:

WHEREAS, the District is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980; Chapter 190, *Florida Statutes*, as amended; and

WHEREAS, by virtue of that certain Special Warranty Deed recorded as Instrument No. 2013000102148, in the Public Records of Lee County, Florida, Holdings was the successor in title to certain lands formerly owned by Taylor Woodrow Communities at Herons Glen, L.L.C. being more particularly described in Exhibit C of that certain Access, Ingress and Egress Agreement recorded as Instrument No. 2006000339909 (the “Easement Agreement”) between the District and Taylor Woodrow Communities at Herons Glen, L.L.C., which lands are benefitted by the Easement Agreement; and

WHEREAS, the District and Holdings, as the successor in title to Taylor Woodrow Communities at Herons Glen, L.L.C., own certain lands which are affected by the Easement Agreement; and

WHEREAS, small portions of the existing access roadways do not lie within the Access Easement Areas (as defined in the Easement Agreement) and the District and Holdings have agreed to amend the legal description of the Access Easement Area within the Easement Agreement so that the pedestrian and vehicular ingress and egress Easement serves its intended purpose as an alternative means of access to the lands described in Exhibit C of the Easement; and

WHEREAS, The District and Holdings agree that the Easement Agreement should automatically terminate at such time as the roadways within the Access Easement Areas are platted and dedicated as rights-of-way.

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and Holdings hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Amendment.

2. **AMENDMENT OF EASEMENT AGREEMENT.** The District and Holdings hereby agree that, effective as of the date hereof, Exhibit B of Easement Agreement is hereby deleted in its entirety and replaced with the legal description contained on Exhibit B attached hereto, so that the pedestrian and vehicular ingress and egress Easement serves its intended purpose as an alternative means of access to the lands described in Exhibit C of the Easement.

3. **AUTOMATIC TERMINATION OF EASEMENT AGREEMENT UPON PLATTING.** The District and Holdings hereby agree that the Easement Agreement shall automatically terminate at such time as the roadways within the Access Easement Areas are platted and dedicated as rights-of-way.

4. **COUNTERPARTS.** This Amendment may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the District and Holdings have each caused this instrument to be executed by a duly authorized officer effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
(Signature)

David Jae
(Print Name)

[Signature]
(Signature)

Scott H Campbell
(Print Name)

CFM COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes


By: [Signature]

MICHAEL DADY, Chairman, Board of Supervisors

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 8 day of September, 2017, by Michael Dady, as Chairman of the Board of Supervisors of the CFM Community Development District, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes, on behalf of said District. He [] is personally known to me or [] has produced _____ as identification.

[Signature]
Notary Public

 David Jae
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF924293
Expires 10/5/2019

Signed, sealed and delivered
in the presence of:

David Jae
(Signature)

David Jae
(Print Name)

Robert Bishop
(Signature)

Robert Bishop
(Print Name)

MAXCY DEVELOPMENT GROUP HOLDINGS – CFM,
INC., a Florida Corporation

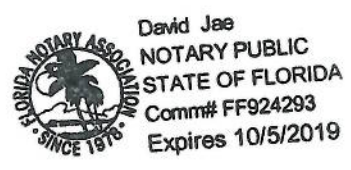
By: [Signature]

As its: President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 8 day of September, 2017, by Harry Lester, as President of Maxcy Development Group Holdings – CFM, Inc., a Florida corporation, on behalf of the corporation. He [X] is personally known to me or [] has produced _____ as identification.

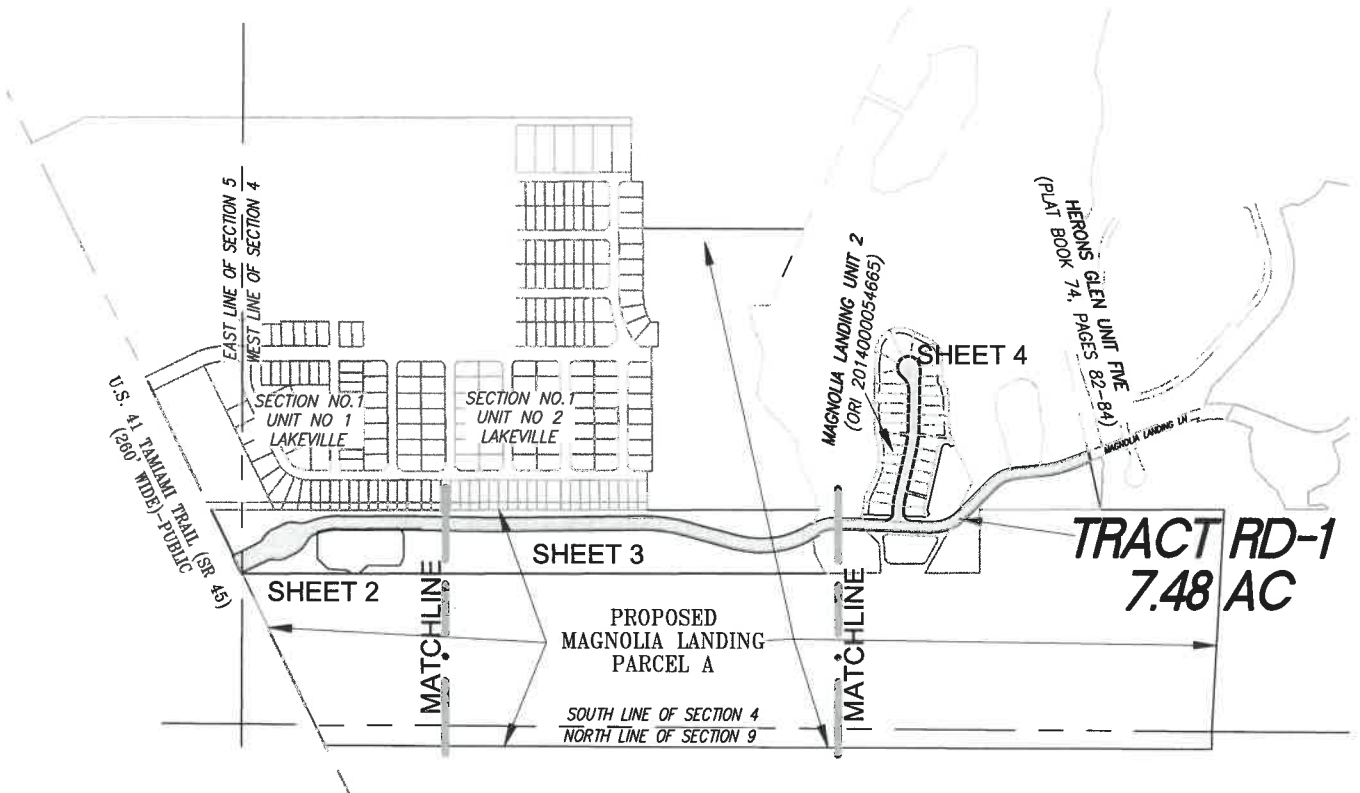
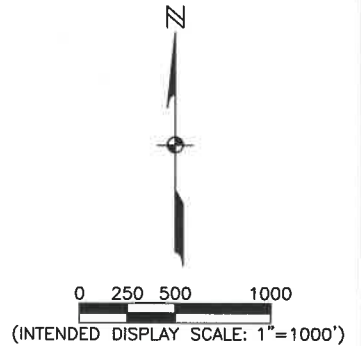
David Jae
Notary Public



[End of Signatures]

EXHIBIT B

SKETCH AND DESCRIPTION
MAGNOLIA LANDING PARCEL A
PROPOSED TRACT RD-1
SECTION 4, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA
(NOT SURVEYED)



OVERALL MAP

\\FTMS01\Drawings\2016\20160260-002\Surveying\Sketches\20160260-002-PARCEL A RD-1 SKETCH AND DESC.dwg (1-COVER) rgd Aug 17, 2017 - 2:45pm

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY OF U.S. 41 TAMAMI TRAIL, BEARING S26°03'40"E.
3. COORDINATES SHOWN HEREON ARE IN FEET AND ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE.
4. DESCRIPTION ON SHEETS 5 THROUGH 7 OF 7.
5. POC = POINT OF COMMENCEMENT
6. POB = POINT OF BEGINNING
7. ORI = OFFICIAL RECORDS INSTRUMENT
8. ORB = OFFICIAL RECORDS BOOK/PAGE
9. PB = PLAT BOOK/PAGE
10. AC = ACRES
11. R/W = RIGHT-OF-WAY
12. NOT VALID UNLESS ACCOMPANIED BY ALL SHEETS IN SET.

THIS IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS AS REQUIRED BY LAW. FLORIDA STATUTES CHAPTER 472.

[Signature]
MARK D. HAINES (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5312

DATE SIGNED: 8/17/17

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHNSON
ENGINEERING

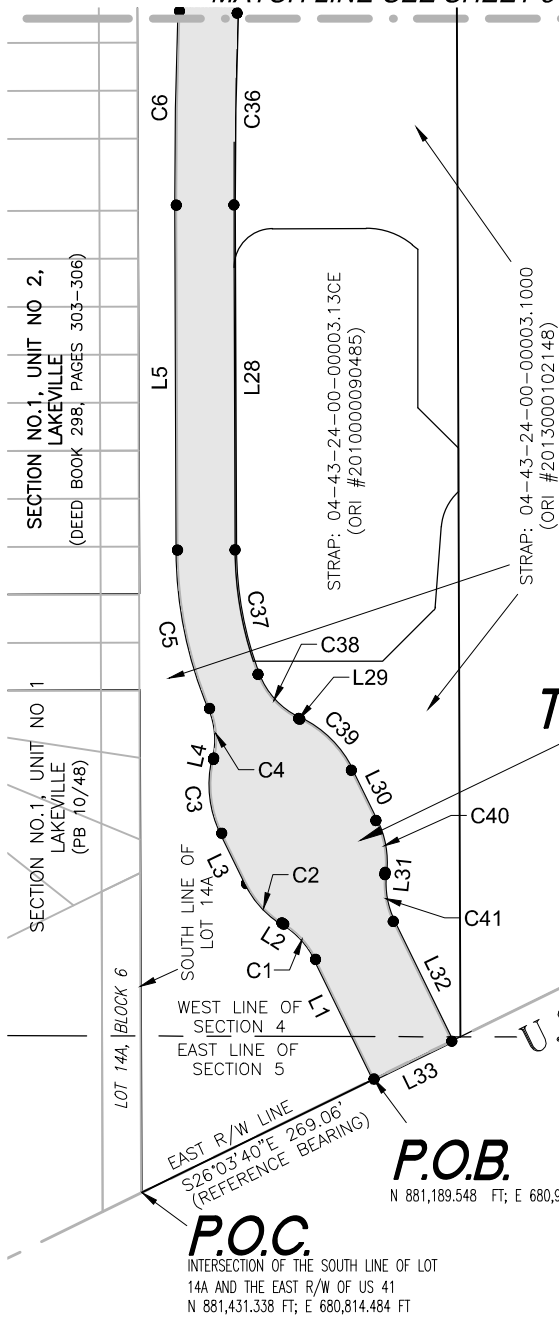
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION
MAGNOLIA LANDING PARCEL A
PROPOSED TRACT RD-1

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08/17/17	20160260-002	4-43-24	AS SHOWN	1 OF 7

MATCH LINE-SEE SHEET 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°56'20"E	138.63'
L2	N31°58'18"E	2.24'
L3	N63°56'20"E	58.51'
L4	S76°47'13"E	1.42'
L5	N89°48'47"E	359.28'
L28	S89°48'47"W	359.28'
L29	S25°37'09"W	1.43'
L30	S63°56'20"W	58.24'
L31	N84°05'38"W	2.24'
L32	S63°56'20"W	138.63'
L33	N26°03'40"W	90.00'



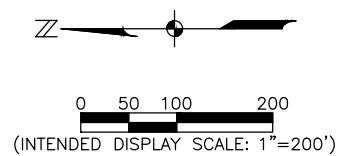
TRACT RD-1
7.48 AC

U.S. 41 TAMAMI TRAIL (SR 45)
(260' WIDE)-PUBLIC

P.O.C.
INTERSECTION OF THE SOUTH LINE OF LOT 14A AND THE EAST R/W OF US 41
N 881,431.338 FT; E 680,814.484 FT

P.O.B.
N 881,189.548 FT; E 680,932.523 FT

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	90.00'	31°58'02"	N47°57'19"E	49.57'	50.21'
C2	100.00'	31°58'02"	N47°57'19"E	55.07'	55.79'
C3	115.00'	39°16'27"	N83°34'34"E	77.29'	78.83'
C4	84.00'	35°59'18"	N85°13'08"E	51.90'	52.76'
C5	430.00'	22°35'18"	N78°31'08"E	168.43'	169.52'
C6	5,000.00'	2°19'04"	S89°01'41"E	202.25'	202.27'
C36	4,940.00'	2°19'04"	N89°01'41"W	199.83'	199.84'
C37	370.00'	20°31'51"	S79°32'52"W	131.87'	132.58'
C38	84.00'	43°39'47"	S47°27'03"W	62.48'	64.01'
C39	115.00'	38°19'11"	S44°46'45"W	75.49'	76.91'
C40	100.00'	31°58'02"	S79°55'21"W	55.07'	55.79'
C41	90.00'	31°58'02"	S79°55'21"W	49.57'	50.21'



THIS IS NOT A SURVEY.

NOT VALID UNLESS ACCOMPANIED BY ALL SHEETS IN SET.

SKETCH OF DESCRIPTION
MAGNOLIA LANDING PARCEL A
PROPOSED TRACT RD-1

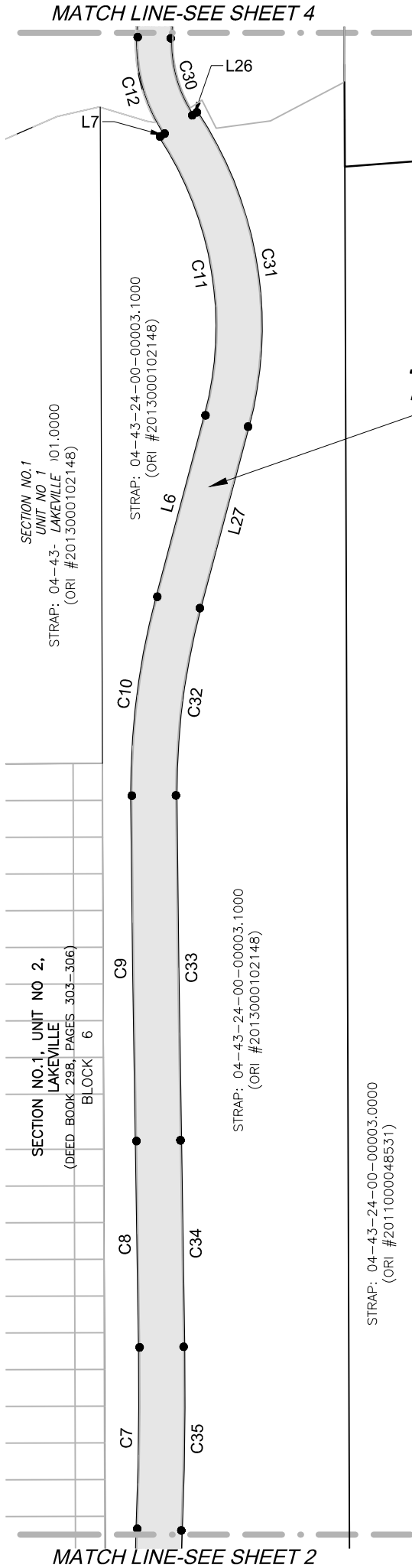
JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08/17/17	20160260-002	4-43-24	AS SHOWN	2 OF 7

\\FTMS01\Drawings\2016\20160260-002\Surveying\Sketches\20160260-002-PARCEL A RD-1 SKETCH AND DESC.dwg (2-DETAIL) rpd Aug 17, 2017 - 1:28pm

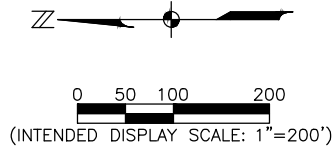
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**TRACT RD-1
7.48 AC**

LINE TABLE		
LINE	BEARING	DISTANCE
L6	S75°06'20"E	255.66'
L7	S33°24'38"E	7.50'
L26	S33°24'38"E	7.50'
L27	N75°06'20"W	255.66'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C7	5,000.00'	2°49'59"	S89°17'08"E	247.21'	247.24'
C8	49,970.00'	0°19'20"	N89°08'12"E	280.92'	280.92'
C9	50,030.00'	0°32'19"	N89°14'42"E	470.33'	470.33'
C10	1,030.20'	15°13'51"	S82°43'18"E	273.05'	273.86'
C11	470.00'	48°18'18"	N80°44'31"E	384.62'	396.25'
C12	223.50'	35°32'07"	N74°21'25"E	136.41'	138.62'
C30	178.50'	35°32'07"	S74°21'25"W	108.94'	110.71'
C31	530.00'	48°18'18"	S80°44'31"W	433.72'	446.83'
C32	970.19'	15°13'35"	N82°43'10"W	257.07'	257.83'
C33	49,970.00'	0°32'19"	S89°14'42"W	469.68'	469.69'
C34	50,030.00'	0°19'20"	S89°08'12"W	281.25'	281.26'
C35	5,060.00'	2°49'59"	N89°17'08"W	250.18'	250.20'



THIS IS NOT A SURVEY.
NOT VALID UNLESS ACCOMPANIED BY ALL SHEETS IN SET.



2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

SKETCH OF DESCRIPTION MAGNOLIA LANDING PARCEL A PROPOSED TRACT RD-1				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08/17/17	20160260-002	4-43-24	AS SHOWN	3 OF 7

HERONS GLEN UNIT FIVE
(PLAT BOOK 74, PAGES 82-84)

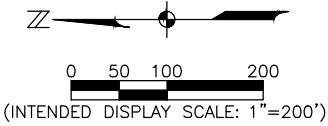
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(ORI #2008000291948)

STRAP: 04-43-24-00-00001.0000
(ORI #2013000102148)

STRAP: 04-43-24-00-00001.0100
(ORI #2008000291948)

STRAP: 04-43-24-00-00001.0040
(ORB 3999/2817)

**TRACT RD-1
7.48 AC**



MAGNOLIA LANDING UNIT 2
(ORI 2014000054665)

MAGNOLIA LANDING UNIT 2
(ORI 2014000054665)

STRAP: 04-43-24-00-00001.0120
(ORI #2008000291948)

STRAP: 04-43-24-00-00001.0040
(ORB 3999/2817)

STRAP: 04-43-24-00-00003.1000
(ORI #2008000291948)

STRAP: 04-43-24-00-00003.1010
(ORI #2008000291948)

STRAP: 04-43-24-00-00001.0100
(ORI #2008000291948)

STRAP: 04-43-24-00-00003.1010
(ORI #2008000291948)

MATCH LINE-SEE SHEET 3

LINE TABLE

LINE	BEARING	DISTANCE
L8	S87°52'31"E	252.85'
L9	N02°07'29"E	35.07'
L10	N13°21'49"E	248.54'
L11	N01°21'55"E	205.30'
L12	S01°21'55"W	310.71'
L13	S13°21'49"W	248.54'
L14	S02°07'29"W	35.07'
L15	S87°52'31"E	112.13'
L16	N44°56'02"E	236.25'
L17	N84°20'30"E	131.64'
L18	N68°40'41"E	54.79'
L19	N68°21'26"E	60.66'
L20	S12°32'29"E	45.57'
L21	S68°21'26"W	53.58'
L22	S68°40'41"W	54.92'
L23	S84°20'30"W	131.64'
L24	S44°56'02"W	236.25'
L25	N87°52'31"W	494.98'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C13	40.00'	78°42'24"	N52°46'17"E	50.73'	54.95'
C14	40.00'	11°17'36"	N07°46'17"E	7.87'	7.88'
C15	325.00'	11°14'20"	N07°44'39"E	63.65'	63.75'
C16	475.00'	11°59'54"	N07°21'52"E	99.29'	99.47'
C17	90.00'	55°33'42"	N26°24'56"W	83.90'	87.28'
C18	55.00'	211°39'59"	N51°38'12"E	105.83'	203.19'
C19	90.00'	23°53'44"	S10°34'57"E	37.26'	37.53'
C20	525.00'	11°59'54"	S07°21'52"W	109.74'	109.94'
C21	275.00'	11°14'20"	S07°44'39"W	53.86'	53.94'
C22	40.00'	11°17'36"	S03°31'19"E	7.87'	7.88'
C23	40.00'	78°42'24"	S48°31'19"E	50.73'	54.95'
C24	180.50'	47°11'27"	N68°31'46"E	144.50'	148.67'
C25	220.50'	39°24'27"	N64°38'16"E	148.69'	151.66'
C26	533.50'	15°39'48"	N76°30'35"E	145.39'	145.85'
C27	578.50'	15°39'48"	S76°30'35"W	157.66'	158.15'
C28	175.50'	39°24'27"	S64°38'16"W	118.34'	120.71'
C29	225.50'	47°11'27"	S68°31'46"W	180.52'	185.73'

THIS IS NOT A SURVEY.
NOT VALID UNLESS ACCOMPANIED
BY ALL SHEETS IN SET.

\\FTMS01\Drawings\2016\20160260-002\Surveying\Sketches\20160260-002-PARCEL A RD-1 SKETCH AND DESC.dwg (4-DETAIL) rpd Aug 17, 2017 - 1:28pm

**JOHNSON
ENGINEERING**

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

SKETCH OF DESCRIPTION
MAGNOLIA LANDING PARCEL A
PROPOSED TRACT RD-1

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08/17/17	20160260-002	4-43-24	AS SHOWN	4 OF 7

**DESCRIPTION OF:
MAGNOLIA LANDING PARCEL A
PROPOSED TRACT RD-1
SECTION 4, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA
(NOT SURVEYED)**

A PARCEL OF LAND LYING WITHIN SECTION 4, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 14A, BLOCK 6, AS SHOWN ON THE PLAT OF SECTION NO. 1, UNIT NO. 1, LAKEVILLE, RECORDED IN PLAT BOOK 10, PAGE 48, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF US 41 TAMiami TRAIL (SR45) (260 FEET WIDE); THENCE S26°03'40"E, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 269.06 FEET TO THE **POINT OF BEGINNING**; THENCE N63°56'20"E, A DISTANCE OF 138.63 FEET; THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 31°58'02", A CHORD BEARING OF N47°57'19"E, AND A CHORD DISTANCE OF 49.57 FEET, FOR AN ARC DISTANCE OF 50.21 FEET; THENCE N31°58'18"E, A DISTANCE OF 2.24 FEET; THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 31°58'02", A CHORD BEARING OF N47°57'19"E, AND A CHORD DISTANCE OF 55.07 FEET, FOR AN ARC DISTANCE OF 55.79 FEET; THENCE N63°56'20"E, A DISTANCE OF 58.51 FEET; THENCE EASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 115.00 FEET, A DELTA ANGLE OF 39°16'27", A CHORD BEARING OF N83°34'34"E, AND A CHORD DISTANCE OF 77.29 FEET, FOR AN ARC DISTANCE OF 78.83 FEET; THENCE S76°47'13"E, A DISTANCE OF 1.42 FEET; THENCE EASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 84.00 FEET, A DELTA ANGLE OF 35°59'18", A CHORD BEARING OF N85°13'08"E, AND A CHORD DISTANCE OF 51.90 FEET, FOR AN ARC DISTANCE OF 52.76 FEET; THENCE ON THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING: A RADIUS OF 430.00 FEET, A DELTA ANGLE OF 22°35'19", A CHORD BEARING OF N78°31'08"E, AND A CHORD DISTANCE OF 168.43 FEET, FOR AN ARC DISTANCE OF 169.52 FEET; THENCE N89°48'47"E, A DISTANCE OF 359.28 FEET; THENCE EASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 5,000.00 FEET, A DELTA ANGLE OF 02°19'04", A CHORD BEARING OF S89°01'41"E, AND A CHORD DISTANCE OF 202.25 FEET, FOR AN ARC DISTANCE OF 202.27 FEET; THENCE ON THE ARC OF A REVERSE CURVE TO THE LEFT HAVING: A RADIUS OF 5,000.00 FEET, A DELTA ANGLE OF 02°49'59", A CHORD BEARING OF S89°17'08"E, AND A CHORD DISTANCE OF 247.21 FEET, FOR AN ARC DISTANCE OF 247.24 FEET; THENCE ON THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 49,970.00 FEET, A DELTA ANGLE OF 00°19'20", A CHORD BEARING OF N89°08'12"E, AND A CHORD DISTANCE OF 280.92 FEET, FOR AN ARC DISTANCE OF 280.92 FEET; THENCE ON THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING: A RADIUS OF 50,030.00 FEET, A DELTA ANGLE OF 00°32'19", A CHORD BEARING OF N89°14'42"E, AND A CHORD DISTANCE OF 470.33 FEET, FOR AN ARC DISTANCE OF 470.33 FEET; THENCE EASTERLY ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING: A RADIUS OF 1,030.19 FEET, A DELTA ANGLE OF 15°13'54", A CHORD BEARING OF S82°43'17"E, AND A CHORD DISTANCE OF 273.06 FEET, FOR AN ARC DISTANCE OF 273.87 FEET; THENCE S75°06'20"E, A DISTANCE OF 255.65 FEET; THENCE EASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 48°18'18", A CHORD BEARING OF N80°44'31"E, AND A CHORD DISTANCE OF 384.62 FEET, FOR AN ARC DISTANCE OF 396.25 FEET; THENCE S33°24'38"E, A DISTANCE OF 7.50 FEET; THENCE EASTERLY ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING: A RADIUS OF 223.50 FEET, A DELTA ANGLE OF 35°32'07", A CHORD BEARING OF N74°21'25"E, AND A CHORD DISTANCE OF 136.41 FEET, FOR AN ARC DISTANCE OF 138.62 FEET; THENCE S87°52'31"E, A DISTANCE OF 252.85 FEET; THENCE NORTHEASTERLY ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 78°42'24", A CHORD BEARING OF N52°46'17"E, AND A CHORD DISTANCE OF 50.73 FEET, FOR AN ARC DISTANCE OF 54.95 FEET TO A POINT ON THE BOUNDARY OF MAGNOLIA LANDING UNIT 2, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2014000054665, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ON SAID BOUNDARY FOR THE FOLLOWING FIFTEEN (15) COURSES:

(CONTINUED ON SHEET 6)

THIS IS NOT A SURVEY.

NOT VALID UNLESS ACCOMPANIED BY ALL SHEETS IN SET.

\\FTMS01\Drawings\2016\20160260-002\Surveying\Sketches\20160260-002-PARCEL A RD-1 SKETCH AND DESC.dwg (5-LEGAL) rgd Aug 17, 2017 - 1:28pm



2122 JOHNSON STREET
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PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

**DESCRIPTION
MAGNOLIA LANDING PARCEL A
PROPOSED TRACT RD-1**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08/17/17	20160260-002	4-43-24	AS SHOWN	5 OF 7

**DESCRIPTION OF:
MAGNOLIA LANDING PARCEL A
PROPOSED TRACT RD-1
SECTION 4, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA
(NOT SURVEYED)**

(CONTUNUED FROM SHEET 5)

1. NORTHERLY ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 11°17'36", A CHORD BEARING OF N07°46'17"E, AND A CHORD DISTANCE OF 7.87 FEET, FOR AN ARC DISTANCE OF 7.88 FEET;
2. N02°07'29"E, A DISTANCE OF 35.07 FEET;
3. NORTHERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 11°14'20", A CHORD BEARING OF N07°44'39"E, AND A CHORD DISTANCE OF 63.65 FEET, FOR AN ARC DISTANCE OF 63.75 FEET;
4. N13°21'49"E, A DISTANCE OF 248.54 FEET;
5. NORTHERLY ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 475.00 FEET, A DELTA ANGLE OF 11°59'54", A CHORD BEARING OF N07°21'52"E, AND A CHORD DISTANCE OF 99.29 FEET, FOR AN ARC DISTANCE OF 99.47 FEET;
6. N01°21'55"E, A DISTANCE OF 205.30 FEET;
7. NORTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 55°33'42", A CHORD BEARING OF N26°24'56"W, AND A CHORD DISTANCE OF 83.90 FEET, FOR AN ARC DISTANCE OF 87.28 FEET;
8. ON THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING: A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 211°39'59", A CHORD BEARING OF N51°38'12"E, AND A CHORD DISTANCE OF 105.83 FEET, FOR AN ARC DISTANCE OF 203.19 FEET;
9. ON THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING: A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 23°53'44", A CHORD BEARING OF S10°34'57"E, AND A CHORD DISTANCE OF 37.26 FEET, FOR AN ARC DISTANCE OF 37.53 FEET;
10. S01°21'55"W, A DISTANCE OF 310.71 FEET;
11. SOUTHERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 525.00 FEET, A DELTA ANGLE OF 11°59'54", A CHORD BEARING OF S07°21'52"W, AND A CHORD DISTANCE OF 109.74 FEET, FOR AN ARC DISTANCE OF 109.94 FEET;
12. S13°21'49"W, A DISTANCE OF 248.54 FEET;
13. SOUTHERLY ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 11°14'20", A CHORD BEARING OF S07°44'39"W, AND A CHORD DISTANCE OF 53.86 FEET, FOR AN ARC DISTANCE OF 53.94 FEET;
14. S02°07'29"W, A DISTANCE OF 35.07 FEET;
15. SOUTHERLY ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 11°17'36", A CHORD BEARING OF S03°31'19"E, AND A CHORD DISTANCE OF 7.87 FEET, FOR AN ARC DISTANCE OF 7.88 FEET;

THENCE LEAVING SAID BOUNDARY, SOUTHEASTERLY ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 78°42'24", A CHORD BEARING OF S48°31'19"E, AND A CHORD DISTANCE OF 50.73 FEET, FOR AN ARC DISTANCE OF 54.95 FEET; THENCE S87°52'31"E, A DISTANCE OF 112.13 FEET; THENCE EASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 180.50 FEET, A DELTA ANGLE OF 47°11'27", A CHORD BEARING OF N68°31'46"E, AND A CHORD DISTANCE OF 144.50 FEET, FOR AN ARC DISTANCE OF 148.67 FEET; THENCE N44°56'02"E, A DISTANCE OF 236.25 FEET; THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 220.50 FEET, A DELTA ANGLE OF 39°24'27", A CHORD BEARING OF N64°38'16"E, AND A CHORD DISTANCE OF 148.69 FEET, FOR AN ARC DISTANCE OF 151.66 FEET; THENCE N84°20'30"E, A DISTANCE OF 131.64 FEET; THENCE EASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 533.50 FEET, A DELTA ANGLE OF 15°39'48", A CHORD BEARING OF N76°30'35"E, AND A CHORD DISTANCE OF 145.39 FEET, FOR AN ARC DISTANCE OF 145.85 FEET; THENCE N68°40'41"E, A DISTANCE OF 54.79 FEET; THENCE N68°21'26"E, A DISTANCE OF 60.66 FEET TO A POINT ON THE WEST BOUNDARY OF HERONS GLEN UNIT 5, AS RECORDED IN PLAT BOOK 74, PAGES 82-84, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

(CONTINUED ON SHEET 7)

THIS IS NOT A SURVEY.

NOT VALID UNLESS ACCOMPANIED BY ALL SHEETS IN SET.

\\FTMS01\Drawings\2016\20160260-002\Surveying\Sketches\20160260-002-PARCEL A RD-1 SKETCH AND DESC.dwg (6-LEGAL) rpd Aug 17, 2017 - 1:28pm



2122 JOHNSON STREET
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FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

**DESCRIPTION
MAGNOLIA LANDING PARCEL A
PROPOSED TRACT RD-1**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08/17/17	20160260-002	4-43-24	AS SHOWN	6 OF 7

**DESCRIPTION OF:
MAGNOLIA LANDING PARCEL A
PROPOSED TRACT RD-1
SECTION 4, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA
(NOT SURVEYED)**

(CONTINUED FROM SHEET 6)

THENCE ON SAID BOUNDARY, S12°32'29"E, A DISTANCE OF 45.57 FEET; THENCE LEAVING SAID BOUNDARY, S68°21'26"W, A DISTANCE OF 53.58 FEET; THENCE S68°40'41"W, A DISTANCE OF 54.92 FEET; THENCE WESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 578.50 FEET, A DELTA ANGLE OF 15°39'48", A CHORD BEARING OF S76°30'35"W, AND A CHORD DISTANCE OF 157.66 FEET, FOR AN ARC DISTANCE OF 158.15 FEET; THENCE S84°20'30"W, A DISTANCE OF 131.64 FEET; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 175.50 FEET, A DELTA ANGLE OF 39°24'27", A CHORD BEARING OF S64°38'16"W, AND A CHORD DISTANCE OF 118.34 FEET, FOR AN ARC DISTANCE OF 120.71 FEET; THENCE S44°56'02"W, A DISTANCE OF 236.25 FEET; THENCE WESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 225.50 FEET, A DELTA ANGLE OF 47°11'27", A CHORD BEARING OF S68°31'46"W, AND A CHORD DISTANCE OF 180.52 FEET, FOR AN ARC DISTANCE OF 185.73 FEET; THENCE N87°52'31"W, A DISTANCE OF 494.98 FEET; THENCE WESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 178.50 FEET, A DELTA ANGLE OF 35°32'07", A CHORD BEARING OF S74°21'25"W, AND A CHORD DISTANCE OF 108.94 FEET, FOR AN ARC DISTANCE OF 110.71 FEET; THENCE S33°24'38"E, A DISTANCE OF 7.50 FEET; THENCE WESTERLY ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING: A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 48°18'18", A CHORD BEARING OF S80°44'31"W, AND A CHORD DISTANCE OF 433.72 FEET, FOR AN ARC DISTANCE OF 446.83 FEET; THENCE N75°06'20"W, A DISTANCE OF 255.65 FEET; THENCE WESTERLY ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 970.19 FEET, A DELTA ANGLE OF 15°13'38", A CHORD BEARING OF N82°43'09"W, AND A CHORD DISTANCE OF 257.08 FEET, FOR AN ARC DISTANCE OF 257.84 FEET; THENCE WESTERLY ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 49,970.00 FEET, A DELTA ANGLE OF 00°32'19", A CHORD BEARING OF S89°14'42"W, AND A CHORD DISTANCE OF 469.68 FEET, FOR AN ARC DISTANCE OF 469.69 FEET; THENCE ON THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING: A RADIUS OF 50,030.00 FEET, A DELTA ANGLE OF 00°19'20", A CHORD BEARING OF S89°08'12"W, AND A CHORD DISTANCE OF 281.25 FEET, FOR AN ARC DISTANCE OF 281.26 FEET; THENCE ON THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING: A RADIUS OF 5,060.00 FEET, A DELTA ANGLE OF 02°49'59", A CHORD BEARING OF N89°17'08"W, AND A CHORD DISTANCE OF 250.18 FEET, FOR AN ARC DISTANCE OF 250.20 FEET; THENCE ON THE ARC OF A REVERSE CURVE TO THE LEFT HAVING: A RADIUS OF 4,940.00 FEET, A DELTA ANGLE OF 02°19'04", A CHORD BEARING OF N89°01'41"W, AND A CHORD DISTANCE OF 199.83 FEET, FOR AN ARC DISTANCE OF 199.84 FEET; THENCE S89°48'47"W, A DISTANCE OF 359.28 FEET; THENCE WESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 370.00 FEET, A DELTA ANGLE OF 20°31'52", A CHORD BEARING OF S79°32'52"W, AND A CHORD DISTANCE OF 131.87 FEET, FOR AN ARC DISTANCE OF 132.58 FEET; THENCE ON THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 84.00 FEET, A DELTA ANGLE OF 43°39'47", A CHORD BEARING OF S47°27'03"W, AND A CHORD DISTANCE OF 62.48 FEET, FOR AN ARC DISTANCE OF 64.01 FEET; THENCE S25°37'09"W, A DISTANCE OF 1.43 FEET; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 115.00 FEET, A DELTA ANGLE OF 38°19'17", A CHORD BEARING OF S44°46'45"W, AND A CHORD DISTANCE OF 75.49 FEET, FOR AN ARC DISTANCE OF 76.91 FEET; THENCE S63°56'20"W, A DISTANCE OF 58.24 FEET; THENCE WESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 31°58'02", A CHORD BEARING OF S79°55'21"W, AND A CHORD DISTANCE OF 55.07 FEET, FOR AN ARC DISTANCE OF 55.79 FEET; THENCE N84°05'38"W, A DISTANCE OF 2.24 FEET; THENCE WESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 31°58'02", A CHORD BEARING OF S79°55'21"W, AND A CHORD DISTANCE OF 49.57 FEET, FOR AN ARC DISTANCE OF 50.21 FEET; THENCE S63°56'20"W, A DISTANCE OF 138.63 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF US 41 TAMiami TRAIL (SR45); THENCE ON SAID EAST RIGHT-OF-WAY, N26°03'40"W, A DISTANCE OF 90.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 325,923 SQUARE FEET OR 7.48 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY.

NOT VALID UNLESS ACCOMPANIED BY ALL SHEETS IN SET.

\\FTMS01\Drawings\2016\20160260-002\Surveying\Sketches\20160260-002-PARCEL A RD-1 SKETCH AND DESC.dwg (7-LEGAL) rgd Aug 17, 2017 - 1:28pm



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**DESCRIPTION
MAGNOLIA LANDING PARCEL A
PROPOSED TRACT RD-1**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08/17/17	20160260-002	4-43-24	AS SHOWN	7 OF 7

Tab 4

This Instrument Prepared By:
James A. Carezza, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue
Miami, FL 33131

**PARTIAL RELEASE OF NOTICE OF DELINQUENT UNPAID NON-AD VALOREM
SPECIAL ASSESSMENTS**

The undersigned, CFM COMMUNITY DEVELOPMENT DISTRICT (the “**District**”), being the benefitted party under that certain Notice of Delinquent Unpaid Non-Ad Valorem Special Assessments recorded September 24, 2012 in Instrument No, 2012000207717 (the “**Notice of Delinquent Unpaid Non-Ad Valorem Special Assessments**”), in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby releases, remises, quitclaims, exonerates, and discharges from the lien and operation of the Notice of Delinquent Unpaid Non-Ad Valorem Special Assessments the following described property (the “**Property**”):

SEE EXHIBIT “A”

However, nothing contained herein shall impair, alter or diminish the effect, lien or encumbrance of the Notice of Delinquent Unpaid Non-Ad Valorem Special Assessments in favor of the District on the remaining part of the encumbered property not hereby released (if any), or as may have been previously released.

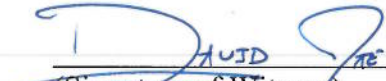
The undersigned hereby directs the Clerk of the Court, Lee County, Florida to cancel same of record as an encumbrance against the Property.

[SIGNATURE PAGE FOLLOWS]

Executed this _____ day of October, 2017.


Signed, sealed and delivered
in the presence of:

CFM COMMUNITY DEVELOPMENT
DISTRICT




(Signature of Witness)
David Jae

(Printed Name of Witness)

By: 

Name: MICHAEL DADY

Title: Chairman



(Signature of Witness)
Dale S. Jones, Jr.

(Printed Name of Witness)

STATE OF FLORIDA)
)
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me this 10 day of October, 2017
by Michael Dady, as Chairman of CFM COMMUNITY DEVELOPMENT
DISTRICT, on behalf of the CDD, who is personally known to me or has produced
_____ as identification.



Notary Public
Print Name: David Jae

My Commission Expires: 10/5/2019

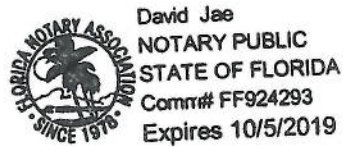


EXHIBIT "A"
(Legal Description)

Tab 5



*17681 Caloosa Rd.
Alva, FL 33920*

*Darrin Jones 239 851 8811
Pat Summerall 239 851 1474*

CFM Community Development District
Rizzetta and Company, Inc.
Attn: Belinda Blandon, District Manager
9530 Marketplace Road, Suite 206
Fort Myers, FL 33912

**CFM CDD MITIGATION PROJECT–
QUARTERLY AND BI-ANNUAL MAINTENANCE QUOTE**

Phase 1 Upland Areas Quarterly Maintenance Events

- 55.16 acres x \$75.00 per acre = \$4,137.00 per event x 4 Quarterly Events
Total Cost: \$16,548.00

Phase 1 Upland Areas Bi-Annual Maintenance Events

- 55.16 acres x \$75.00 per acre = \$4,137.00 per event x 2 Bi-annual Events
Total Cost: \$8,274.00

Phase 2A Wetland Enhancement Areas Quarterly Maintenance Events

- 135.87 acres x \$75.00 per acre = \$10,190.25 per event x 4 Quarterly Events
Total Cost: \$40,761.00

Total Cost For All Maintenance Events: \$65,583.00

*All maintenance events will follow the agreed upon schedule as previously discussed and as displayed below.

Phase 1 Upland Areas initial removal after October 1, 2017

Phase 2A Wetland Enhancement initial removal after October 1, 2018

Phase 1 Upland Areas Quarterly maintenance events

Phase 2B Wetland Preservation initial removal after October 1, 2019

Phase 1 Upland Areas Bi-annual maintenance events

Phase 2A Wetland Enhancement areas Quarterly maintenance events

Phase 3 Planting after June 1, 2020

Prepared by: Darrin Jones – 8/29/17
239-851-8811
Darrin@walkerexotics.com

Tab 6

RESOLUTION 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT, ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES

WHEREAS, the Board of Supervisors (the “Board”) of CFM Community Development District (the “District”) is required to adopt an investment policy in accordance with Section 218.415, Florida Statutes, as amended; and

WHEREAS, the Board desires to adopt the alternative investment guidelines for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415, Florida Statutes, as amended.

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

1. The CFM Community Development District hereby adopts the alternative investment guidelines for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415, Florida Statutes, as amended.

PASSED AND ADOPTED THIS 19TH DAY OF OCTOBER, 2017.

ATTEST:

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice Chairman