

***STONEYBROOK NORTH  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Thursday  
May 28, 2020  
8:30 a.m.***

***Location:  
Conducted Via Electronic Teleconference***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Stoneybrook North Community Development District

---

## Development Planning and Financing Group

☐ 250 International Parkway, Suite 280  
Lake Mary FL 32746  
321-263-0132 Ext. 4205

☒ 15310 Amberly Drive, Suite 175  
Tampa, Florida 33647  
813-374-9105

Board of Supervisors  
**Stoneybrook North Community Development District**

Dear Board Members:

A Meeting of the Board of Supervisors of the Stoneybrook North Community Development District is scheduled for **Thursday, May 28, 2020 at 8:30 a.m.**

*Due to current issues related to COVID-19, the Florida Governor released Executive Order 20-69 which allows governmental public meetings and required quorums to be completed via telephone conference. In respect of current social distancing recommendations this meeting will be conducted via telephone in order to protect the health and safety of the public. Both members of the board and the public may join this meeting via telephone as follows:*

**Call in phone number: 929-205-6099**  
**Meeting ID: 834 8413 5230**  
**Password: 536321**

*The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.*

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Tonya Elliott-Moore*

Tonya Elliott-Moore  
District Manager

Cc: Attorney  
Engineer  
District Records

District: **STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, May 28<sup>th</sup>, 2020  
Time: 8:30 AM  
Location: Via Electronic Teleconference  
Due to COVID 19  
Per Gov Exec Order 20-69

Dial-in Number: **(929) 205-6099**  
Meeting ID: 83484135230#

### ***Agenda***

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual for agenda items- Supervisors will respond during agenda item presentation)*
- III. Consent Agenda**
  - A. Consideration of the Regular Meeting Minutes – Jan 22, 2020
  - B. Acceptance of the Unaudited January – March 2020 Financial Statements
- IV. Business Matters**
  - A. Consideration and Approval of **Resolution 2020-02, Appointing a Secretary** Exhibit 1
  - B. Consideration and Approval of **Resolution 2020-03, Adopting and Accepting Deeds** Exhibit 2
  - C. Consideration and Approval of **Resolution 2020-04, Landowner Election** Exhibit 3
  - D. Consider and Approve Proposed Budget for FY 2020-2021 Exhibit 4
  - E. Consideration and Approval of **Resolution 2020-05, Approving Proposed Budget and Setting a Public Hearing (FY 2020-2021)** Exhibit 5
- V. Administrative Matters**
  - A. Ratify Big Tree Invoice 31952 Exhibit 6
  - B. Reminder for Supervisors to file Form 1 by July 1 -  
[http://www.ethics.state.fl.us/Documents/Forms/Form%201\\_2019i.pdf?cp=2020520](http://www.ethics.state.fl.us/Documents/Forms/Form%201_2019i.pdf?cp=2020520)
- VI. Staff Reports**
  - A. District Manager
  - B. District Attorney
  - C. District Engineer
- VII. Supervisors Requests**
- VIII. Audience Comments – New Business** – *(limited to 3 minutes per individual for non-agenda items)*
- IX. Adjournment**

## **EXHIBIT 1.**

**RESOLUTION 2020-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, Paul Cusmano, has resigned as secretary of the District; and

**WHEREAS**, the Board of Supervisors (“**Board**”) desires to name the Secretary for the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT:**

1. Tonya Elliott-Moore is appointed Secretary.
2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of May, 2020.

**ATTEST:**

**STONEYBROOK NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Michael Lawson  
Chair, Board of Supervisors

**EXHIBIT 2.**

## RESOLUTION 2020-03

### **A RESOLUTION OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS APPROVING THE ACCEPTANCE OF CERTAIN COMMON AREA TRACTS AND PLATS**

**WHEREAS**, the Stoneybrook North Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended (the "**Act**"), Chapter 190, Florida Statutes; and

**WHEREAS**, pursuant to Section 190.011(1), Florida Statutes, the District is authorized to acquire real property by purchase, gift, devise, or otherwise; and

**WHEREAS**, pursuant to Section 190.012 (1)(a), Florida Statutes, the District is authorized to finance, fund, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain storm water management and control systems that serve the District; and

**WHEREAS**, pursuant to Section 190.012 (1)(f), Florida Statutes, the District is authorized to finance, fund, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain conservation areas, mitigation areas, and wildlife habitat, including the maintenance of any plant or animal species; and

**WHEREAS**, pursuant to Section 190.012(2)(a), Florida Statutes, the District is authorized to finance, fund, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain parks and recreational amenities, that serve the District; and

**WHEREAS**, the District has previously acquired the tracts of land as listed in **Composite Exhibit A** (the "**Tracts**") by Deed and/or assigned by Plat, which are located within the boundaries of the District, in order to provide stormwater management services, conservation areas, mitigation areas, and/or wildlife habitat, and parks and recreational amenities for the District; and

**WHEREAS**, the District has determined that the Tracts benefit the properties located within the boundaries of the District, and the District desires to approve and accept the Tracts in order to provide a complete system of stormwater management services, conservation areas, mitigation areas, and/or wildlife habitat and parks and recreational amenities.

#### **NOW THEREFORE, BE IT RESOLVED that:**

1. The District hereby approves the acquisition of the Tracts, as depicted in **Composite Exhibit A** attached hereto and incorporated herein by reference.
2. The Chairman or the Vice-Chairman of the District are hereby authorized, empowered and directed to execute any and all other documents and to take

whatever other action he or she deems necessary to carry out the intent of the foregoing.

3. This resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED THIS 28<sup>TH</sup> DAY OF MAY, 2020.**

**Attest:**

**Stoneybrook North Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors



# **Composite Exhibit A**

## **Stoneybrook North Community Development District**

### **Deeds**

1. Quit Claim Deed dated March 30, 2020, recorded in public records Instrument Number 2020000082439 in Lee County, Florida.
2. Corrective Quit Claim Deed dated April 15, 2020, recorded in public records Instrument Number 2020000093873 in Lee County, Florida.

### **Plats**

3. North Brook Phase One Plat recorded in public records Instrument Number 2019000172912 in Lee County, Florida.

Deputy Clerk BDURR  
#2

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**  
Kristen M. Schalter  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, Florida 33606

(Reserved for Recording office)

---

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of March 30, 2020 by **North Brook Holdings, LLC**, a Florida limited liability company ("**Grantor**") whose mailing address is 2502 North Rocky Point Drive, Suite 1050 Tampa, Florida 33607, in favor of the **Stoneybrook North Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is 15310 Amberly Drive, Suite 175, Tampa, Florida 33647.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and does hereby remise, release and quitclaim to Grantee, its successors and assigns, forever, all right, title, interest, claim, and demand which Grantor has in and to the real property located in in Lee County, Florida attached hereto as Exhibit A (the "**Property**").

**TOGETHER**, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon, and all easements, reservations and other rights whatsoever related thereto. The Property consists of governmental common area tracts.

**TO HAVE AND TO HOLD**, the same in fee simple forever.


(This Deed was prepared at the request of the parties without the benefit of a title search.)


**THIS IS A CONVEYANCE OF PROPERTY BY GRANTOR, A DEVELOPER, TO THE GRANTEE, A COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.**

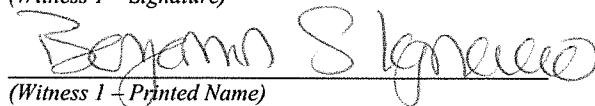
IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.


Signed, Sealed and Delivered in the Presence of:

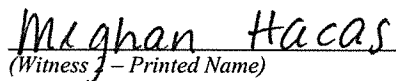
North Brook Holdings, LLC,  
a Florida limited liability company

  
\_\_\_\_\_  
(Witness 1 - Signature)

  
\_\_\_\_\_  
John M. Ryan  
Manager

  
\_\_\_\_\_  
(Witness 1 - Printed Name)

  
\_\_\_\_\_  
(Witness 2 - Signature)

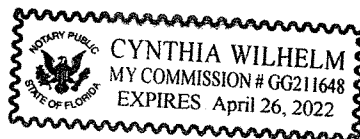
  
\_\_\_\_\_  
(Witness 2 - Printed Name)


STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on March 30, 2020, by John M. Ryan, as Manager of North Brook Holdings, LLC, a Florida limited liability company, on behalf of the company, ☒ who is personally known to me and has appeared before me by physical presence or ☐ has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
[Notary Seal]

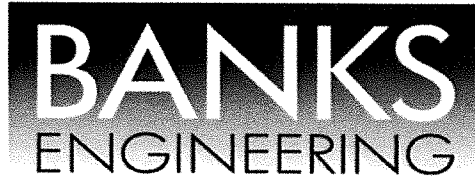
Notary Public



  
\_\_\_\_\_  
Name typed, printed or stamped

My Commission Expires: \_\_\_\_\_

Exhibit "A"



Professional Engineers, Planners & Land Surveyors



**DESCRIPTION  
OF  
A TRACTS OR PARCELS OF LAND  
LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA**

TRACTS OR PARCELS OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

ALL OF TRACTS "P-L" AND "P-M" AS RECORDED IN INSTRUMENT NUMBER 2008000308419 AND AMENDED IN INSTRUMENT NUMBER 2016000185212 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA,

**TOGETHER WITH PARCEL "A"**

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID TRACT "P-L"; THENCE S 22°02'07" W FOR 70.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT "P-M"; THENCE N 63°52'23" W ALONG THE NORTH LINE OF SAID TRACT FOR 250.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE N 33°19'53" E FOR 70.56 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "P-L"; THENCE S 63°52'23" E ALONG THE SOUTH LINE OF SAID TRACT FOR 236.99 FEET TO THE **POINT OF BEGINNING**.

**TOGETHER WITH PARCEL "B"**

**BEGINNING** AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE S 00°00'20" W ALONG THE EAST LINE OF SAID FRACTION FOR 1615.80 FEET; THENCE N 89°59'40" W FOR 20.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID TRACT "P-L"; THENCE CONTINUE N 89°59'40" W ALONG SAID EAST LINE FOR 27.00 FEET TO AN INTERSECTION WITH A LINE 47 FEET WEST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SAID FRACTION; THENCE N 00°00'20" E ALONG SAID PARALLEL LINE, SAID EAST LINE AND THE NORTHERLY PROLONGATION THEREOF FOR 1281.81 FEET; THENCE N 89°59'07" W FOR 23.00 FEET TO AN INTERSECTION WITH A LINE 70 FEET WEST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SAID FRACTION; THENCE N 00°00'20" E ALONG SAID PARALLEL LINE 264.30 FEET TO AN INTERSECTION WITH A LINE LYING 70 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF SAID SECTION 15; THENCE N 89°44'09" W ALONG SAID PARALLEL LINE FOR 1,271.95 FEET TO AN INTERSECTION WITH THE EAST LINE OF SECTION 16; THENCE N 89°29'37" W ALONG A LINE LYING 70 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF SAID SECTION 16 FOR 2,645.96 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE S 89°56'25" W ALONG SAID PARALLEL LINE FOR 672.18 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE N 00°06'54" W ALONG SAID WEST LINE FOR 70.00 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N 89°56'25" E ALONG THE NORTH LINE OF SAID FRACTION FOR 672.59 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE S 89°29'37" E ALONG THE NORTH LINE OF SAID FRACTION FOR 2,646.16 FEET TO THE NORTHEAST CORNER OF SAID SECTION, SAID POINT ALSO BEING THE

• SERVING THE STATE OF FLORIDA •

SHEET 1 OF 11

NORTHWEST CORNER OF SAID SECTION 15; THENCE S 89°44'09" E ALONG THE NORTH LINE OF SAID SECTION 15 FOR 1,341.49 FEET TO THE **POINT OF BEGINNING**.

**TOGETHER WITH PARCEL "C"**

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE N 89°59'47" W ALONG THE NORTH LINE OF SAID FRACTION FOR 173.95 FEET TO THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE S 02°12'10" W FOR 65.96 FEET; THENCE S 38°59'21" W FOR 80.14 FEET; THENCE S 75°53'16" W FOR 149.57 FEET; THENCE S 59°41'20" W FOR 178.29 FEET; THENCE S 41°45'07" W FOR 200.40 FEET; THENCE S 23°44'09" W FOR 283.61 FEET; THENCE S 04°32'24" W FOR 139.35 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FOOT WIDE) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 42°48'40" W; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 05°02'50" FOR 92.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE NORTHEASTERLY ALONG SAID CENTERLINE THE FOLLOWING 7 COURSES:

- 1.) N 04°32'24" E FOR 90.77 FEET
- 2.) N 23°44'09" E FOR 306.54 FEET
- 3.) N 41°45'07" E FOR 222.54 FEET
- 4.) N 59°41'20" E FOR 199.30 FEET
- 5.) N 75°53'16" E FOR 136.18 FEET
- 6.) N 38°59'21" E FOR 33.51 FEET
- 7.) N 02°12'10" E FOR 39.99 FEET

TO AN INTERSECTION WITH THE NORTH LINE OF SAID FRACTION; THENCE S 89°59'47" E ALONG SAID NORTH LINE FOR 70.05 FEET TO THE **POINT OF BEGINNING**.

**TOGETHER WITH PARCEL "D"**

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, SAID POINT ALSO BEING THE SOUTHEASTERLYMOST CORNER OF HUNTERS GLEN AS RECORDED IN PLAT BOOK 59, AT PAGES 92 THROUGH 94 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N 89°49'35" W ALONG THE SOUTH LINE OF SAID FRACTION AND THE SOUTH LINE OF SAID HUNTERS GLEN FOR 296.34 FEET TO THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE S 10°50'46" W FOR 346.91 FEET; THENCE S 11°04'42" E FOR 268.51 FEET; THENCE

S 01°17'16" W FOR 60.59 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AND THE NORTH LINE OF COLONIAL PINES AS RECORDED IN PLAT BOOK 36, PAGES 26 THROUGH 29 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N 89°50'14" W ALONG SAID NORTH LINE FOR 20.00 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE NORTHERLY ALONG SAID CENTERLINE THE FOLLOWING 3 COURSES:

- 1.) N 01°17'16" E FOR 58.82 FEET
- 2.) N 11°04'42" W FOR 270.22 FEET
- 3.) N 10°50'46" E FOR 347.01 FEET

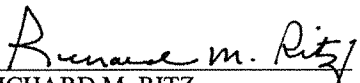
TO AN INTERSECTION WITH SAID SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AND THE SOUTH LINE OF SAID HUNTERS GLEN; THENCE S 89°49'35" E ALONG SAID SOUTH LINE FOR 20.35 FEET TO THE **POINT OF BEGINNING**.

PARCELS CONTAIN 33.45 ACRES, MORE OR LESS.

ASSUMED NORTH BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S 89°29'37" E.

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

DESCRIPTION PREPARED: 02-19-2020.

  
RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4009  
DATE SIGNED: 03-25-2020

Richard M. Ritz, R.L.S. #4009 State of Florida using an SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

Digitally signed by Richard M. Ritz, R.L.S. #4009 State of Florida using an SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.  
Date: 2020.03.25 06:58:31 -04'00'

# BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

10011 SW 14th Avenue Parkway, Suite 101  
FT. MYERS, FLORIDA 33906  
PHONE (888) 330-3440 FAX (888) 330-3523  
ENGINEERING LICENSE # 69,848  
SURVEY LICENSE # 14,860  
WWW.BANKSENG.COM

## ACREAGE SUMMARY

TRACT "P-L" CONTAINS: 9.25 ACRES, MORE OR LESS  
TRACT "P-M" CONTAINS: 14.49 ACRES, MORE OR LESS  
PARCEL "A" CONTAINS: 0.39 ACRES, MORE OR LESS  
PARCEL "B" CONTAINS: 9.30 ACRES, MORE OR LESS  
PARCEL "C" CONTAINS: 1.71 ACRES, MORE OR LESS  
PARCEL "D" CONTAINS: 0.31 ACRES, MORE OR LESS  
TOTAL ACREAGE: 35.45 ACRES, MORE OR LESS

## NOTES:

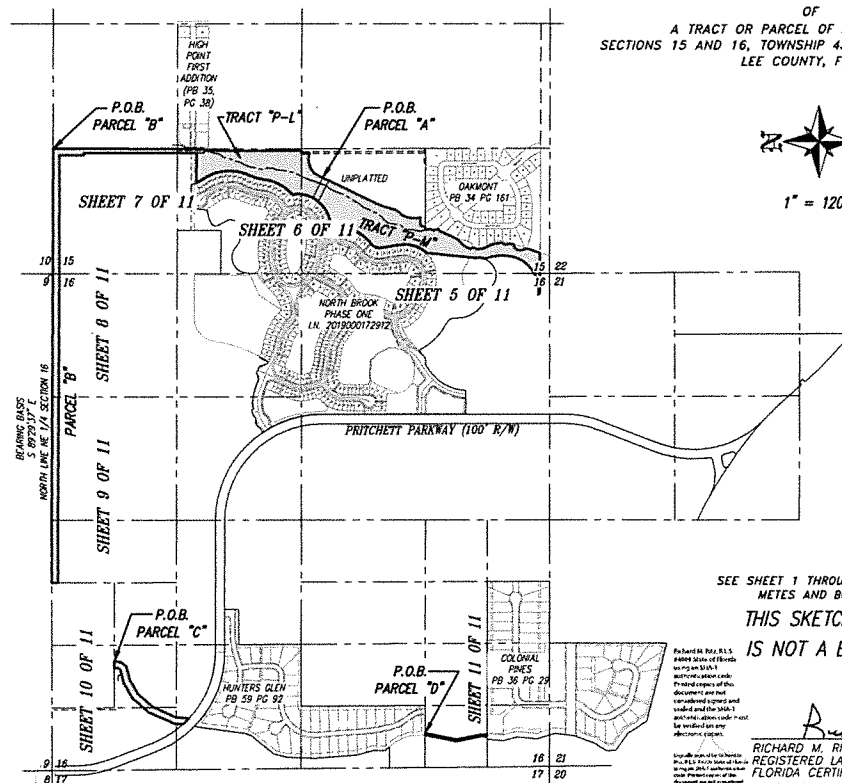
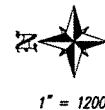
- 1.) ASSUMED NORTH BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S 89°29'37" E.
- 2.) ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- 3.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

## LEGEND:

PG INDICATES PAGE  
PB INDICATES PLAT BOOK  
R/W INDICATES RIGHT OF WAY  
P.O.B. INDICATES POINT OF BEGINNING  
I.N. INDICATES INSTRUMENT NUMBER

## SKETCH OF DESCRIPTION

OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



SEE SHEET 1 THROUGH 3 OF 11 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION  
IS NOT A BOUNDARY SURVEY

Richard M. Ritz, R.L.S.  
Registered Land Surveyor  
No. 4009  
Florida  
Professional Seal  
The State of Florida  
Department of Banking and Finance  
Division of Professional Regulation  
Surveyors  
Date: 02-19-2020  
Time: 10:11:11 AM

RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4009  
DATE SIGNED: 02-19-2020

PREPARED 02-19-2020  
SHEET 4 OF 11

S:\JOBS\144X\1447PH\1\SURVEYING\DESCRIPTIONS\1447 PH 1 DE...LGL.DOC  
S:\JOBS\144X\1447PH\1\SURVEYING\DESCRIPTIONS\1447 PH 1 DE...SKT.DWG

# BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

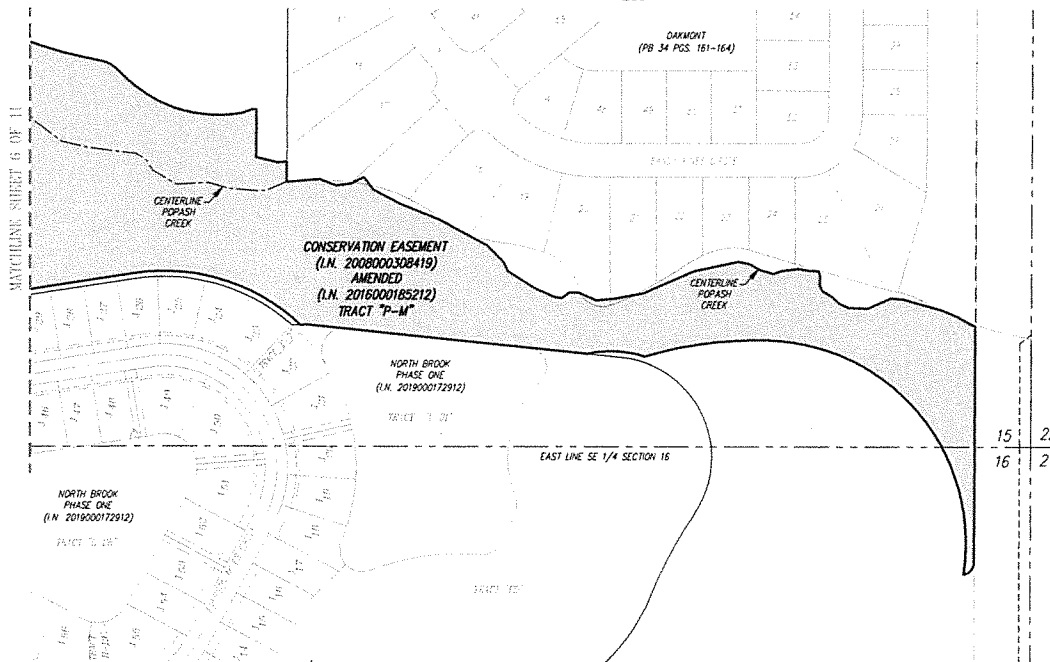
10511 SW 14th STREET PARKWAY, SUITE 101  
FT. WORTH, FLORIDA 33646  
PHONE (335)836-5400 FAX (335)836-2112  
ENGINEERING LICENSE # 1816489  
SURVEY LICENSE # 1816489  
WWW.BANKSENG.COM



1" = 200'

## SKETCH OF DESCRIPTION OF

A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



### LEGEND:

- PG INDICATES PAGE
- PGS INDICATES PAGES
- CL INDICATES CENTERLINE
- PB INDICATES PLAT BOOK
- B OR J10 INDICATES LOT NUMBER
- I.N. INDICATES INSTRUMENT NUMBER
- P.I. INDICATES POINT OF INTERSECTION
- O.R. INDICATES OFFICIAL RECORDS BOOK

S:\JOBS\144X\1447\SURVEYING\DESCRIPTIONS\1447DE\_LGL.DWG  
S:\JOBS\144X\1447\SURVEYING\DESCRIPTIONS\1447DE\_SKT.DWG

PREPARED 02-19-2020  
SHEET 5 OF 11

NOTE: ALL LOTS, TRACTS AND EASEMENTS SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE PER NORTH BROOK PHASE ONE AS RECORDED IN INSTRUMENT NUMBER 2019000172912 OR DANKMONT AS RECORDED IN PLAT BOOK 34 AT PAGE 161 THROUGH 164 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

ENGINEERING LICENSE # LB 6489  
SURVEY LICENSE # LB 6092  
[WWW.BANKSING.COM](http://WWW.BANKSING.COM)



A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

PG.	INDICATES PAGE
H 80	INDICATES LOT NUMBER
I.N.	INDICATES INSTRUMENT NUMBER
O.R.	INDICATES OFFICIAL RECORDS BOOK
L1	INDICATES LINE 1 FROM LINE TABLE

LINE	BEARING	DISTANCE
L4	S 22°02'07" W	70.18'
L5	N 33°19'53" E	70.56'

S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_LGL.DOC  
S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_SKT.DWG

PREPARED 02-19-2020  
SHEET 6 OF 11

NOTE: ALL LOTS, TRACTS AND EASEMENTS SHOWN HEREDON,  
UNLESS OTHERWISE NOTED, ARE PER NORTH BROOK PHASE  
ONE AS RECORDED IN INSTRUMENT NUMBER 2019000172912  
OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

# BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

10011 BILLY CHANCE ROAD, SUITE 101  
FT. WERTS, FLORIDA 33461  
PHONE (239) 330-0300 FAX (239) 330-2223  
ENGINEERING LICENSE # 13,643  
SURVEY LICENSE # 60,910  
WWW.BANKSENG.COM



1" = 200'

## SKETCH OF DESCRIPTION OF

A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

### LEGEND:

PG. INDICATES PAGE  
PB INDICATES PLAT BOOK  
H 91 INDICATES LOT NUMBER  
I.N. INDICATES INSTRUMENT NUMBER  
P.I. INDICATES POINT OF INTERSECTION  
O.R. INDICATES OFFICIAL RECORDS BOOK  
L1 INDICATES LINE 1 FROM LINE TABLE

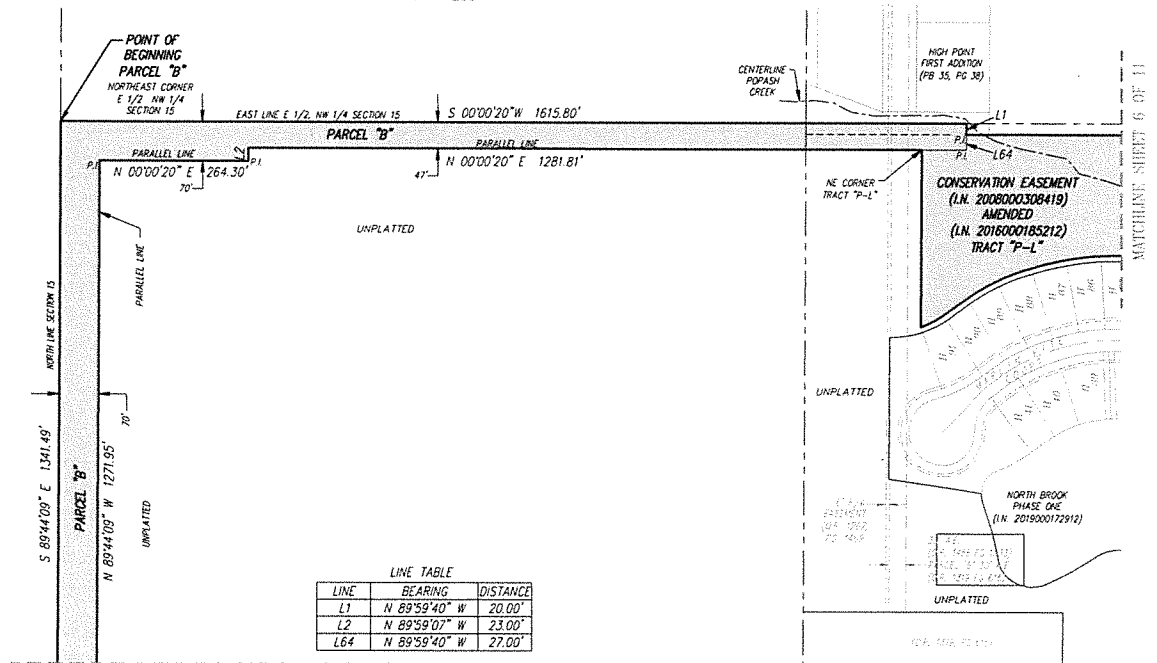
### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°59'40" W	20.00'
L2	N 89°59'07" W	23.00'
L64	N 89°59'40" W	27.00'

S:\WORKS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_LGL.DWG  
S:\WORKS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_SKT.DWG

PREPARED 02-19-2020  
SHEET 7 OF 11

NOTE: ALL LOTS, TRACTS AND EASEMENTS SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE PER NORTH BROOK PHASE ONE AS RECORDED IN INSTRUMENT NUMBER 2019000172912 OR HIGH POINT FIRST ADDITION AS RECORDED IN PLAT BOOK 35, PAGE 39 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



# BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

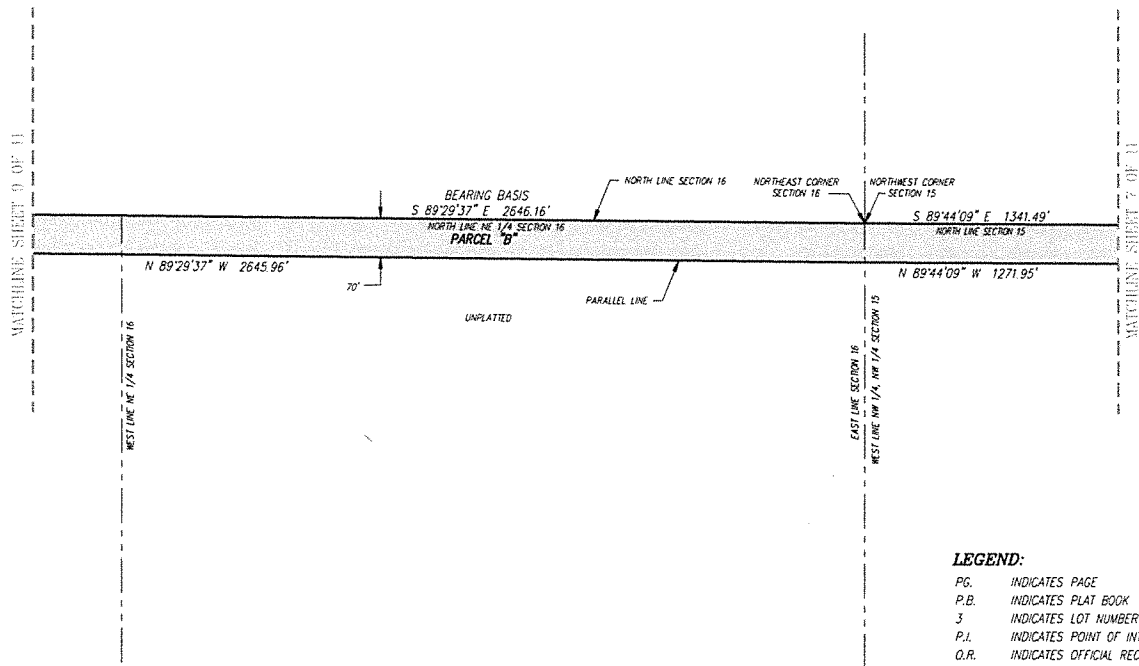
10211 SIX MILE CYPRESS PARKWAY, SUITE 101  
FT. MYERS, FLORIDA 33904  
PHONE (239)361-5400 FAX (239)361-2513  
ENGINEERING LICENSE # 18 6468  
SURVEY LICENSE # 14 8495  
WWW.BANKSENG.COM



1" = 200'

## SKETCH OF DESCRIPTION OF

A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



### LEGEND:

- PG. INDICATES PAGE
- P.B. INDICATES PLAT BOOK
- 3 INDICATES LOT NUMBER
- P.I. INDICATES POINT OF INTERSECTION
- O.R. INDICATES OFFICIAL RECORDS BOOK
- C1 INDICATES CURVE 1 FROM CURVE TABLE

S:\JOBS\144X\1447\SURVEYING\DESCRIPTIONS\1447DE\_LGL.DOC  
S:\JOBS\144X\1447\SURVEYING\DESCRIPTIONS\1447DE\_SKT.DWG

PREPARED 02-19-2020  
SHEET 8 OF 11

# BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

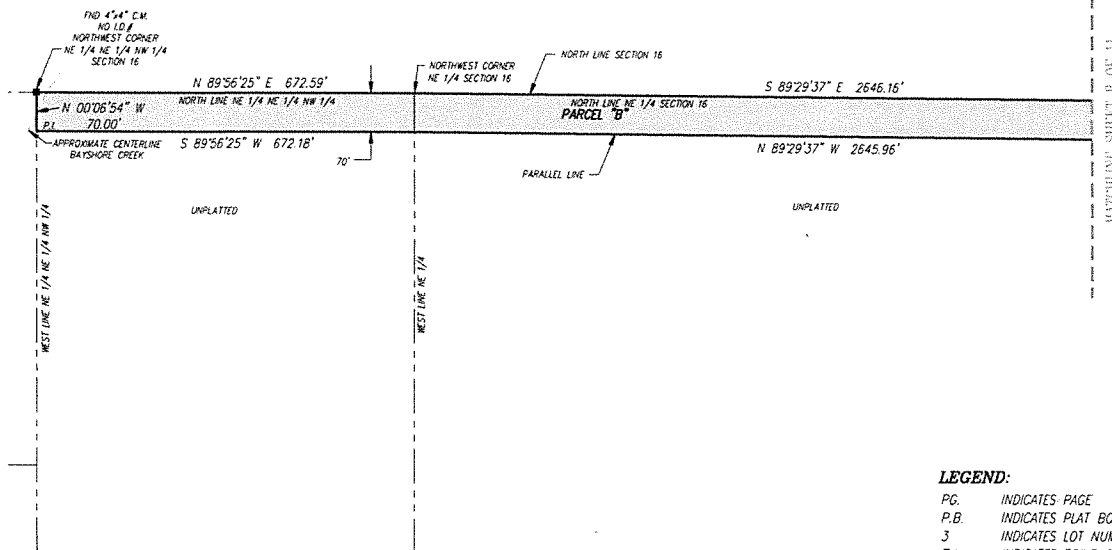
10211 SIX MILE CYPRESS PARKWAY, SUITE 101  
FT. WORTH, TEXAS 76104  
PHONE (214) 939-5490 FAX (214) 939-2523  
ENGINEERING LICENSE # 128 6448  
SURVEY LICENSE # 18 1850  
WWW.BANKSENG.COM



1" = 200'

## SKETCH OF DESCRIPTION

OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



### LEGEND:

- P.G. INDICATES PAGE
- P.B. INDICATES PLAT BOOK
- 3 INDICATES LOT NUMBER
- P.I. INDICATES POINT OF INTERSECTION
- O.R. INDICATES OFFICIAL RECORDS BOOK
- C1 INDICATES CURVE 1 FROM CURVE TABLE

S:\JOBS\1447\SURVEYING\DESCRIPTIONS\1447DE\_LGL.DOC  
S:\JOBS\1447\SURVEYING\DESCRIPTIONS\1447DE\_SKT.DWG

PREPARED 02-19-2020  
SHEET 9 OF 11

# BANKS ENGINEERING

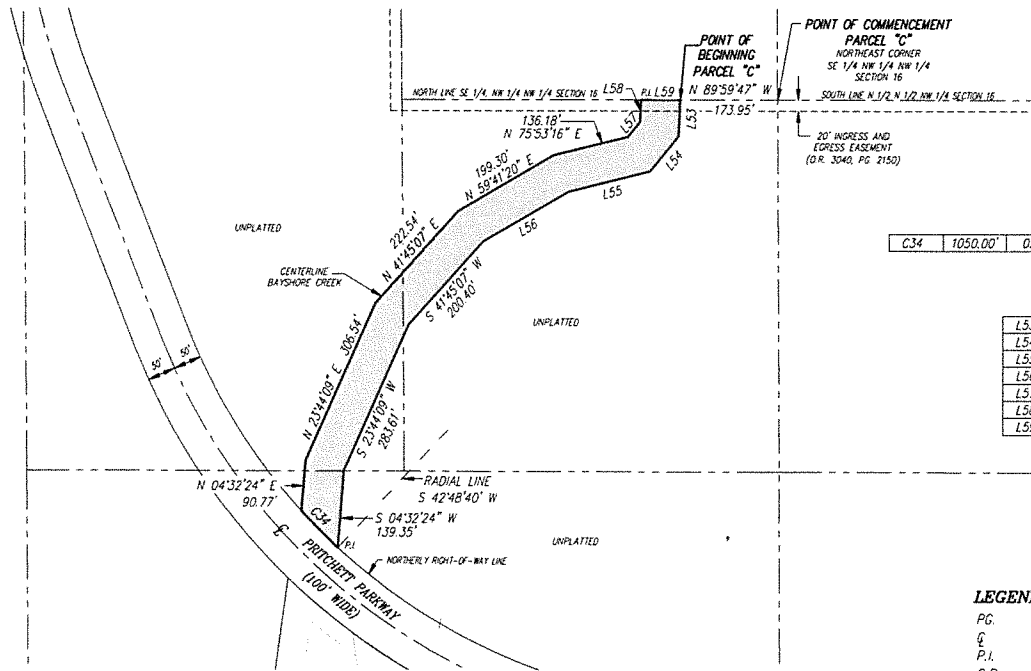
Professional Engineers, Planners, & Land Surveyors  
Serving the State of Florida

10871 SW 91st STREET, SUITE 101  
T. W. WARD, FLORIDA 33464  
PHONE (335) 830-3400 FAX (335) 830-3533  
ENGINEERING LICENSE # 18,848  
SURVEY LICENSE # 6,480  
WWW.BANKSENG.COM



## SKETCH OF DESCRIPTION OF

A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



CURVE TABLE

C34	1050.00'	05°02'50"	92.50'	92.47'	N 44°39'56" W
-----	----------	-----------	--------	--------	---------------

LINE TABLE

LINE	BEARING	DISTANCE
L53	S 02°12'10" W	65.96'
L54	S 38°59'21" W	80.14'
L55	S 75°53'16" W	149.57'
L56	S 59°41'20" W	178.29'
L57	N 38°59'21" E	33.51'
L58	N 02°12'10" E	39.99'
L59	S 89°59'47" E	70.05'

### LEGEND:

- PG. INDICATES PAGE
- C INDICATES CENTERLINE
- P.I. INDICATES POINT OF INTERSECTION
- O.R. INDICATES OFFICIAL RECORDS BOOK
- L1 INDICATES LINE 1 FROM LINE TABLE
- C1 INDICATES CURVE 1 FROM CURVE TABLE

S:\WORKS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_LGL.DWG  
S:\WORKS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_SKT.DWG

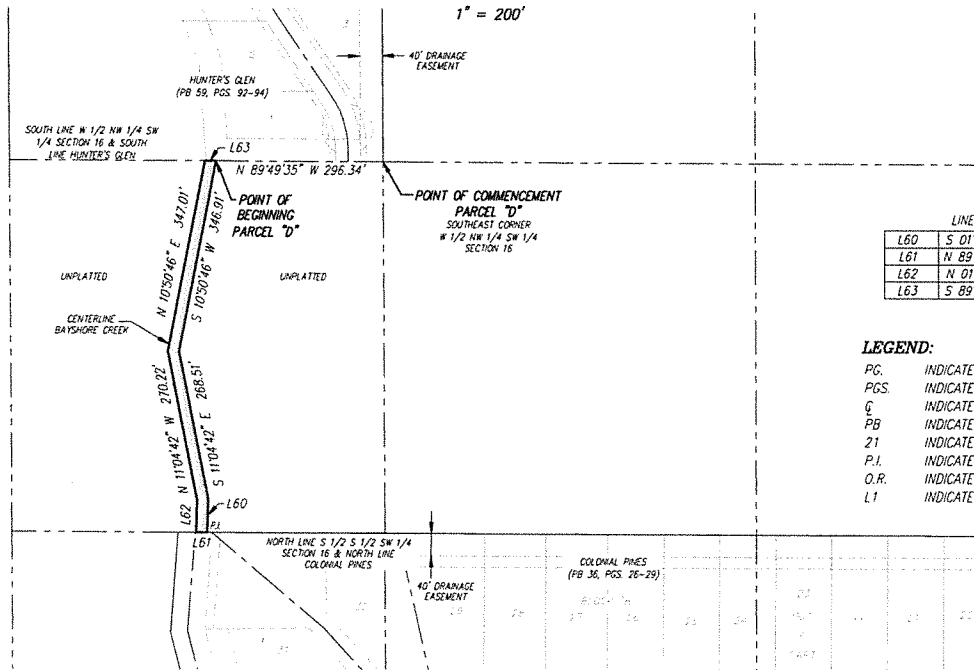
PREPARED 02-19-2020  
SHEET 10 OF 11



1" = 200'

## SKETCH OF DESCRIPTION

OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



LINE TABLE

L60	S 01°17'16" W	60.59'
L61	N 89°50'14" W	20.00'
L62	N 01°17'16" E	58.82'
L63	S 89°49'35" E	20.35'

### LEGEND:

- PG. INDICATES PAGE
- PGS. INDICATES PAGES
- C INDICATES CENTERLINE
- PB INDICATES PLAT BOOK
- 21 INDICATES LOT NUMBER
- P.I. INDICATES POINT OF INTERSECTION
- O.R. INDICATES OFFICIAL RECORDS BOOK
- L1 INDICATES LINE 1 FROM LINE TABLE

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**

Kristen M. Schalter  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, Florida 33606

(Reserved for Recording office)

---

**CORRECTIVE QUIT CLAIM DEED**

THIS CORRECTIVE QUIT CLAIM DEED is made as of April 15, 2020 by North Brook Holdings, LLC, a Florida limited liability company ("**Grantor**") whose mailing address is 2502 N. Rocky Point Drive, Suite 1050 Tampa, Florida 33607, in favor of the **Stoneybrook North Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is 15310 Amberly Drive, Suite 175, Tampa, Florida 33647.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and does hereby remise, release and quitclaim to Grantee, its successors and assigns, forever, all right, title, interest, claim, and demand which Grantor has in and to the real property located in in Lee County, Florida attached hereto as Exhibit A (the "**Property**").

**TOGETHER**, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon, and all easements, reservations and other rights whatsoever related thereto. The Property consists of governmental common area tracts.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

(This Deed was prepared at the request of the parties without the benefit of a title search.)

**THIS IS A CONVEYANCE OF PROPERTY BY GRANTOR, A DEVELOPER, TO THE GRANTEE, A COMMUNITY DEVELOPMENT DISTRICT.**

**Note: This Corrective Quit Claim Deed is being executed and recorded to correct that Quit Claim Deed recorded on April 4, 2020 as Instrument No. 2020000082439 in the Public Records of Lee County, Florida, in order to correct an error in the legal description for the Property. Therefore, only nominal documentary stamps are affixed hereto.**

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

North Brook Holdings, LLC,  
a Florida limited liability company



(Witness 1 - Signature)

Benjamin S. Greene

(Witness 1 - Printed Name)



John M. Ryan  
Manager



(Witness 2 - Signature)

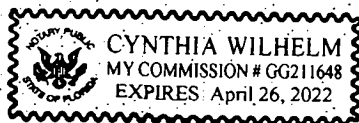
Meaghan Hacas

(Witness 2 - Printed Name)

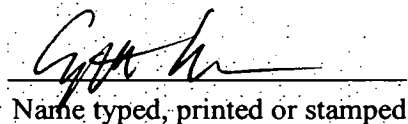
STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me on April 14, 2020, by John M. Ryan, as Manager of North Brook Holdings, LLC, a Florida limited liability company, on behalf of the company, ☒ who is personally known to me and has appeared before me by physical presence or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]



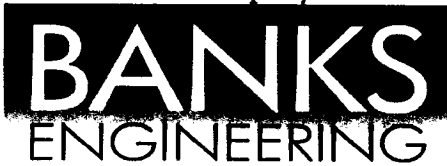
Notary Public

  
Name typed, printed or stamped

My Commission Expires: 4/26/2022



Exhibit A  
The Property



Professional Engineers, Planners & Land Surveyors



DESCRIPTION  
OF  
A TRACTS OR PARCELS OF LAND  
LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

TRACTS OR PARCELS OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

ALL OF TRACTS "P-L" AND "P-M" AS RECORDED IN INSTRUMENT NUMBER 2008000308419 AND AMENDED IN INSTRUMENT NUMBER 2016000185212 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA,

TOGETHER WITH PARCEL "A"

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "P-L"; THENCE S 22°02'07" W FOR 70.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT "P-M"; THENCE N 63°52'23" W ALONG THE NORTH LINE OF SAID TRACT FOR 250.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE N 33°19'53" E FOR 70.56 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "P-L"; THENCE S 63°52'23" E ALONG THE SOUTH LINE OF SAID TRACT FOR 236.99 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL "B"

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE S 00°00'20" W ALONG THE EAST LINE OF SAID FRACTION FOR 1615.80 FEET; THENCE N 89°59'40" W FOR 20.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID TRACT "P-L"; THENCE CONTINUE N 89°59'40" W ALONG SAID EAST LINE FOR 27.00 FEET TO AN INTERSECTION WITH A LINE 47 FEET WEST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SAID FRACTION; THENCE N 00°00'20" E ALONG SAID PARALLEL LINE, SAID EAST LINE AND THE NORTHERLY PROLONGATION THEREOF FOR 1281.81 FEET; THENCE N 89°59'07" W FOR 23.00 FEET TO AN INTERSECTION WITH A LINE 70 FEET WEST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SAID FRACTION; THENCE N 00°00'20" E ALONG SAID PARALLEL LINE 264.30 FEET TO AN INTERSECTION WITH A LINE LYING 70 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF SAID SECTION 15; THENCE N 89°44'09" W ALONG SAID PARALLEL LINE FOR 1,271.95 FEET TO AN INTERSECTION WITH THE EAST LINE OF SECTION 16; THENCE N 89°29'37" W ALONG A LINE LYING 70 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF SAID SECTION 16 FOR 2,645.96 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE S 89°56'25" W ALONG SAID PARALLEL LINE FOR 672.18 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE N 00°06'54" W ALONG SAID WEST LINE FOR 70.00 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N 89°56'25" E ALONG THE NORTH LINE OF SAID FRACTION FOR 672.59 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE S 89°29'37" E ALONG THE NORTH LINE OF SAID FRACTION FOR 2,646.16 FEET TO THE NORTHEAST CORNER OF SAID SECTION, SAID POINT ALSO BEING THE

• SERVING THE STATE OF FLORIDA •  
SHEET 1 OF 11

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966  
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523  
Engineering License No. EB 6469 • Surveying License No. LB 6690  
DOCUMENT 1  
S:\JOBS\14XX\1447PH1\SURVEYING\DESCRIPTIONS\1447 PH 1 DE\_SKT.DWG

EXHIBIT

A

Revised 4-9-2020

NORTHWEST CORNER OF SAID SECTION 15; THENCE S 89°44'09" E ALONG THE NORTH LINE OF SAID SECTION 15 FOR 1,341.49 FEET TO THE **POINT OF BEGINNING**.

**TOGETHER WITH PARCEL "C"**

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE N 89°59'47" W ALONG THE NORTH LINE OF SAID FRACTION FOR 173.95 FEET TO THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE S 02°12'10" W FOR 65.96 FEET; THENCE S 38°59'21" W FOR 80.14 FEET; THENCE S 75°53'16" W FOR 149.57 FEET; THENCE S 59°41'20" W FOR 178.29 FEET; THENCE S 41°45'07" W FOR 200.40 FEET; THENCE S 23°44'09" W FOR 283.61 FEET; THENCE S 04°32'24" W FOR 139.35 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FOOT WIDE) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 42°48'40" W; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 05°02'50" FOR 92.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE NORTHEASTERLY ALONG SAID CENTERLINE THE FOLLOWING 7 COURSES:

- 1.) N 04°32'24" E FOR 90.77 FEET
- 2.) N 23°44'09" E FOR 306.54 FEET
- 3.) N 41°45'07" E FOR 222.54 FEET
- 4.) N 59°41'20" E FOR 199.30 FEET
- 5.) N 75°53'16" E FOR 136.18 FEET
- 6.) N 38°59'21" E FOR 33.51 FEET
- 7.) N 02°12'10" E FOR 39.99 FEET

TO AN INTERSECTION WITH THE NORTH LINE OF SAID FRACTION; THENCE S 89°59'47" E ALONG SAID NORTH LINE FOR 70.05 FEET TO THE **POINT OF BEGINNING**.

**TOGETHER WITH PARCEL "D"**

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, SAID POINT ALSO BEING THE SOUTHEASTERLYMOST CORNER OF HUNTERS GLEN AS RECORDED IN PLAT BOOK 59, AT PAGES 92 THROUGH 94 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N 89°49'35" W ALONG THE SOUTH LINE OF SAID FRACTION AND THE SOUTH LINE OF SAID HUNTERS GLEN FOR 296.34 FEET TO THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE S 10°50'46" W FOR 346.91 FEET; THENCE S 11°04'42" E FOR 268.51 FEET; THENCE

S 01°17'16" W FOR 60.59 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AND THE NORTH LINE OF COLONIAL PINES AS RECORDED IN PLAT BOOK 36, PAGES 26 THROUGH 29 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N 89°50'14" W ALONG SAID NORTH LINE FOR 20.00 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE NORTHERLY ALONG SAID CENTERLINE THE FOLLOWING 3 COURSES:

- 1.) N 01°17'16" E FOR 58.82 FEET
- 2.) N 11°04'42" W FOR 270.22 FEET
- 3.) N 10°50'46" E FOR 347.01 FEET

TO AN INTERSECTION WITH SAID SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AND THE SOUTH LINE OF SAID HUNTERS GLEN; THENCE S 89°49'35" E ALONG SAID SOUTH LINE FOR 20.35 FEET TO THE **POINT OF BEGINNING**.


PARCELS CONTAIN 33.45 ACRES, MORE OR LESS.

ASSUMED NORTH BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S 89°29'37" E.

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

DESCRIPTION PREPARED: 02-19-2020. Richard M. Ritz, R.L.S. #4009  
DESCRIPTION REVISED: 04-09-2020 State of Florida using an  
SHA-1 authentication code.

Printed copies of this  
document are not  
considered signed and  
sealed and the SHA-1  
authentication code must  
be verified on any  
electronic copies.

  
RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4009  
DATE SIGNED: 04-09-2020

Digitally signed by Richard M.  
Ritz, R.L.S. #4009 State of Florida  
using an SHA-1 authentication  
code. Printed copies of this  
document are not considered  
signed and sealed and the SHA-1  
authentication code must be  
verified on any electronic copies.  
Date: 2020.04.09 10:07:20 -04'00'

# BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

10011 SIX MILE CYPRESS PARKWAY, SUITE 101  
FORT MYERS, FLORIDA 33908  
PHONE (888) 688-7348 FAX (888) 688-7348  
WWW.BANKSENG.COM

## ACREAGE SUMMARY

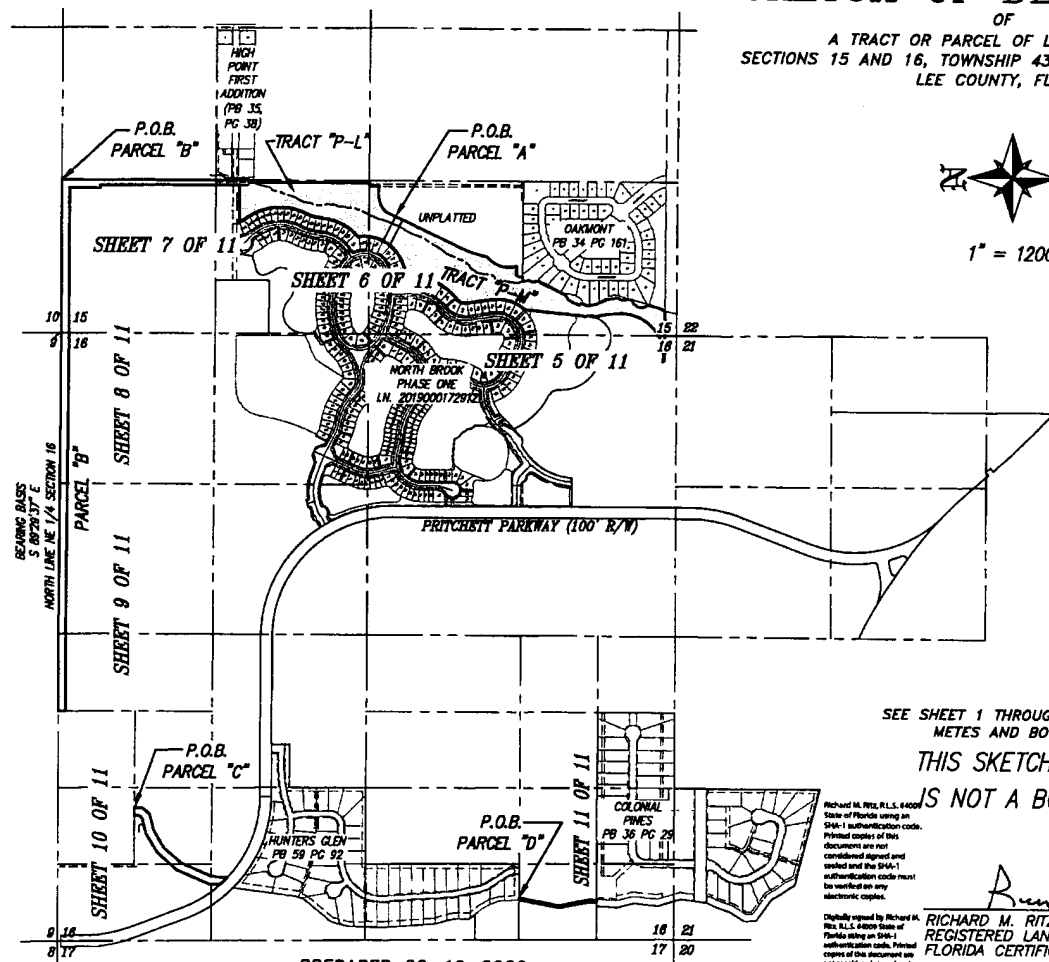
TRACT "P-L" CONTAINS: 9.25 ACRES, MORE OR LESS  
TRACT "P-M" CONTAINS: 14.49 ACRES, MORE OR LESS  
PARCEL "A" CONTAINS: 0.39 ACRES, MORE OR LESS  
PARCEL "B" CONTAINS: 9.30 ACRES, MORE OR LESS  
PARCEL "C" CONTAINS: 1.71 ACRES, MORE OR LESS  
PARCEL "D" CONTAINS: 0.31 ACRES, MORE OR LESS  
TOTAL ACREAGE: 35.45 ACRES, MORE OR LESS

## NOTES:

- 1.) ASSUMED NORTH BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S 89°29'37" E.
- 2.) ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- 3.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

## LEGEND:

PG INDICATES PAGE  
PB INDICATES PLAT BOOK  
R/W INDICATES RIGHT OF WAY  
P.O.B. INDICATES POINT OF BEGINNING  
I.N. INDICATES INSTRUMENT NUMBER



## SKETCH OF DESCRIPTION

OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



1" = 1200'

SEE SHEET 1 THROUGH 3 OF 11 FOR COMPLETE  
METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION  
IS NOT A BOUNDARY SURVEY

Richard M. Ritz, R.L.S., 44009  
State of Florida using an  
SDA-1 authentication code.  
Printed copies of this  
document are not  
considered signed and  
sealed and the SDA-1  
authentication code must  
be verified on any  
electronic copies.

Digitally signed by Richard M.  
Ritz, R.L.S., 44009 State of  
Florida using an SDA-1  
authentication code. Printed  
copies of this document are  
not considered signed and  
sealed and the SDA-1  
authentication code must be  
verified on any electronic  
copies.  
Date: 2020.04.09 10:14:06  
-0700

RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4009  
- DATE SIGNED: 04-09-2020

PREPARED 02-19-2020  
REVISED 04-09-2020  
SHEET 4 OF 11

S:\JOBS\14XX\1447PH1\SURVEYING\DESCRIPTIONS\1447 PH 1 DE\_LGL.DOC  
S:\JOBS\14XX\1447PH1\SURVEYING\DESCRIPTIONS\1447 PH 1 DE\_SKT.DWG

**BANKS**  
ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

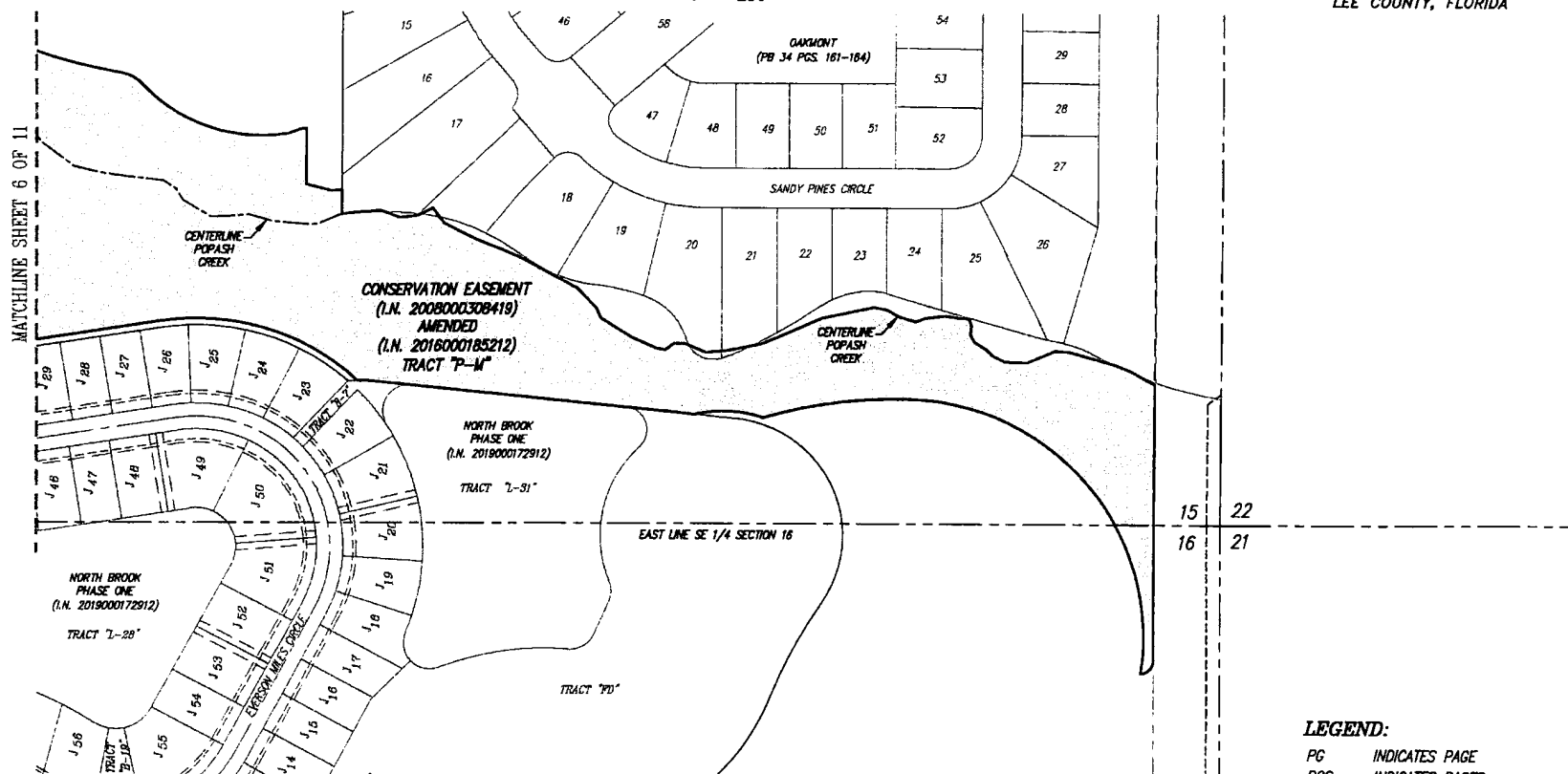
18971 NW 5th Avenue, Parkway, Suite 101  
FT. MYERS, FLORIDA 33908  
PHONE (888) 888-8888 FAX (888) 888-8888  
ENGINEERING LICENSE # 28,848  
SURVEY LICENSE # 18,000  
WWW.BANKSENG.COM



1" = 200'

## SKETCH OF DESCRIPTION

OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



### LEGEND:

PG INDICATES PAGE  
PGS. INDICATES PAGES  
C INDICATES CENTERLINE  
PB INDICATES PLAT BOOK  
B OR J10 INDICATES LOT NUMBER  
I.N. INDICATES INSTRUMENT NUMBER  
P.I. INDICATES POINT OF INTERSECTION  
O.R. INDICATES OFFICIAL RECORDS BOOK

S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_LGL.DOC  
S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_SKT.DWG

PREPARED 02-19-2020  
SHEET 5 OF 11

NOTE: ALL LOTS, TRACTS AND EASEMENTS SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE PER NORTH BROOK PHASE ONE AS RECORDED IN INSTRUMENT NUMBER 2019000172912 OR OAKMONT AS RECORDED IN PLAT BOOK 34 AT PAGE 161 THROUGH 164 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

# BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

10811 SW 5th Avenue Parkway, Suite 101  
FT. MYERS, FLORIDA 33905  
PHONE (888) 238-8488 FAX (888) 238-3823  
ENGINEERING LICENSE # 10 8488  
SURVEY LICENSE # 10 8488  
WWW.BANKSENG.COM



1" = 200'

## LEGEND:

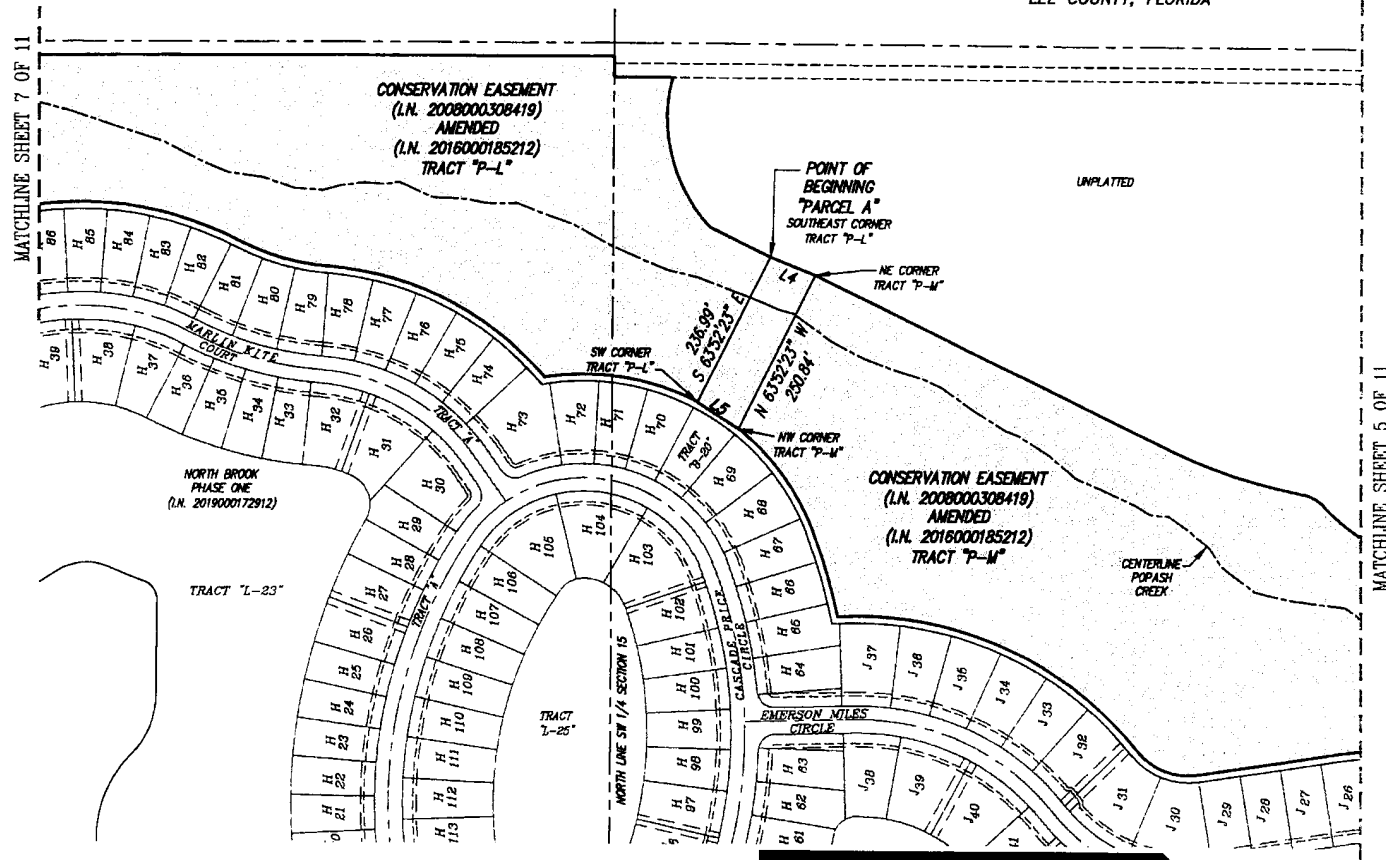
PG. INDICATES PAGE  
H 80 INDICATES LOT NUMBER  
I.N. INDICATES INSTRUMENT NUMBER  
O.R. INDICATES OFFICIAL RECORDS BOOK  
L1 INDICATES LINE 1 FROM LINE TABLE

LINE TABLE

LINE	BEARING	DISTANCE
L4	S 22°02'07" W	70.18'
L5	N 33°19'53" E	70.56'

## SKETCH OF DESCRIPTION

OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



PREPARED 02-19-2020  
SHEET 6 OF 11

NOTE: ALL LOTS, TRACTS AND EASEMENTS SHOWN HEREON,  
UNLESS OTHERWISE NOTED, ARE PER NORTH BROOK PHASE  
ONE AS RECORDED IN INSTRUMENT NUMBER 2019000172912  
OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_LGL.DOC  
S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_SKT.DWG



**BANKS**  
ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

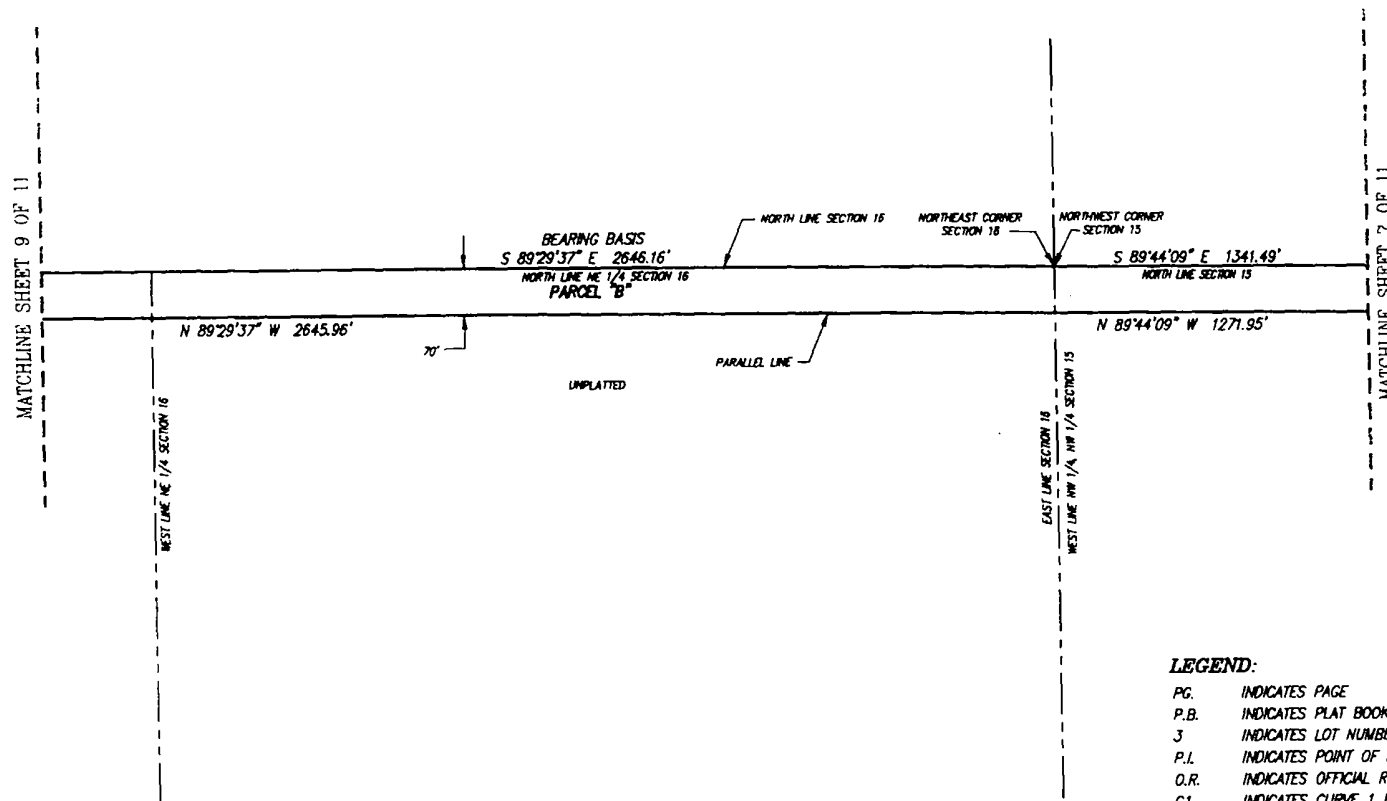
10001 ONE MILE CROWN PASSWAY, SUITE 100  
FT. WORTH, FLORIDA 33066  
PHONE: (305) 444-7447 FAX: (305) 444-7448  
SURVEYING LICENSE # 10, 9400  
SURVEY LICENSE # 10, 9400  
BANKSENGINEERING.COM



1" = 200'

## SKETCH OF DESCRIPTION

OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



### LEGEND:

PG. INDICATES PAGE  
P.B. INDICATES PLAT BOOK  
J INDICATES LOT NUMBER  
P.I. INDICATES POINT OF INTERSECTION  
O.R. INDICATES OFFICIAL RECORDS BOOK  
C1 INDICATES CURVE 1 FROM CURVE TABLE

PREPARED 02-19-2020  
SHEET 8 OF 11

S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_LGL.DWG  
S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_SKT.DWG



# BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

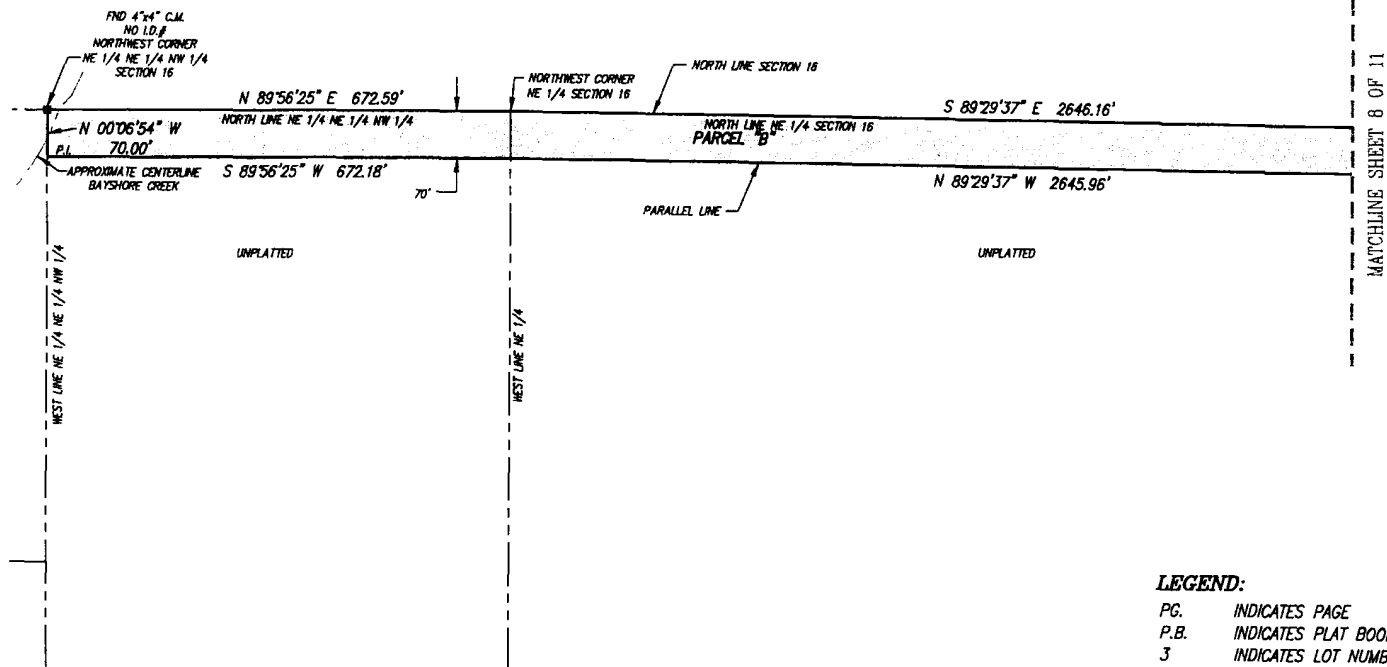
10911 ONE MILE CYPRESS PARKWAY, SUITE 101  
FT. MYERS, FLORIDA 33908  
PHONE (888)339-6800 FAX (888)339-6803  
ENGINEERING LICENSE # 10,848  
SURVEY LICENSE # 10,848  
WWW.BANKSENG.COM



1" = 200'

## SKETCH OF DESCRIPTION

OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



### LEGEND:

P.C. INDICATES PAGE  
 P.B. INDICATES PLAT BOOK  
 3 INDICATES LOT NUMBER  
 P.I. INDICATES POINT OF INTERSECTION  
 O.R. INDICATES OFFICIAL RECORDS BOOK  
 C1 INDICATES CURVE 1 FROM CURVE TABLE

S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_LGL.DOC  
 S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_SKT.DWG

PREPARED 02-19-2020  
 SHEET 9 OF 11

# BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

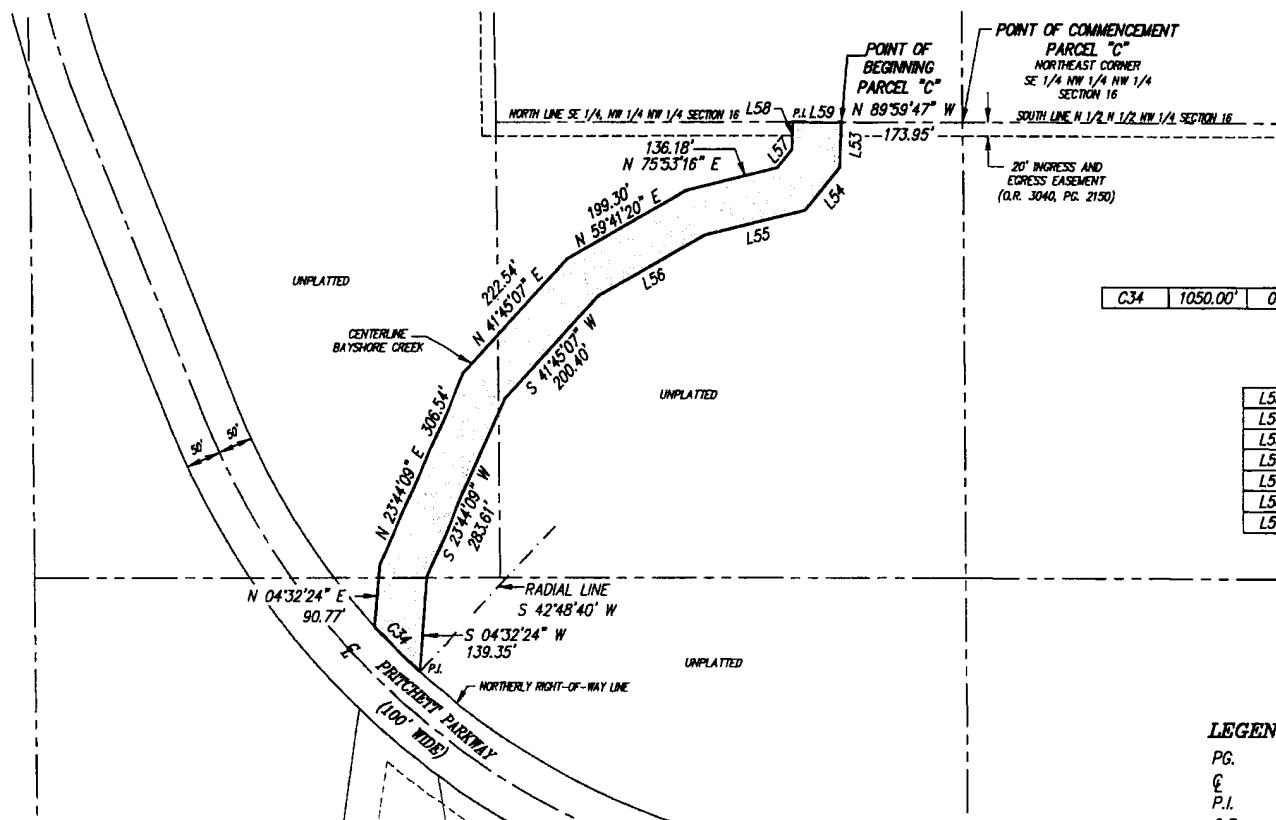
10001 ONE MILE CYPRESS PARKWAY, SUITE 101  
FT. MYERS, FLORIDA 33904  
PHONE: (888) 444-4444 FAX: (888) 444-4444  
ENGINEERING LICENSE # 03 8480  
SURVEY LICENSE # 12 0880  
WWW.BANKSENG.COM



1" = 200'

## SKETCH OF DESCRIPTION

OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



CURVE TABLE

C34	1050.00'	05°02'50"	92.50'	92.47'	N 44°39'56" W
-----	----------	-----------	--------	--------	---------------

LINE TABLE

L53	S 02°12'10" W	65.96'
L54	S 38°59'21" W	80.14'
L55	S 75°53'16" W	149.57'
L56	S 59°41'20" W	178.29'
L57	N 38°59'21" E	33.51'
L58	N 02°12'10" E	39.99'
L59	S 89°59'47" E	70.05'

### LEGEND:

- PG. INDICATES PAGE
- CL INDICATES CENTERLINE
- P.I. INDICATES POINT OF INTERSECTION
- O.R. INDICATES OFFICIAL RECORDS BOOK
- L1 INDICATES LINE 1 FROM LINE TABLE
- C1 INDICATES CURVE 1 FROM CURVE TABLE

S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_LGL.DOC  
S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_SKT.DWG

PREPARED 02-19-2020  
SHEET 10 OF 11

# BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

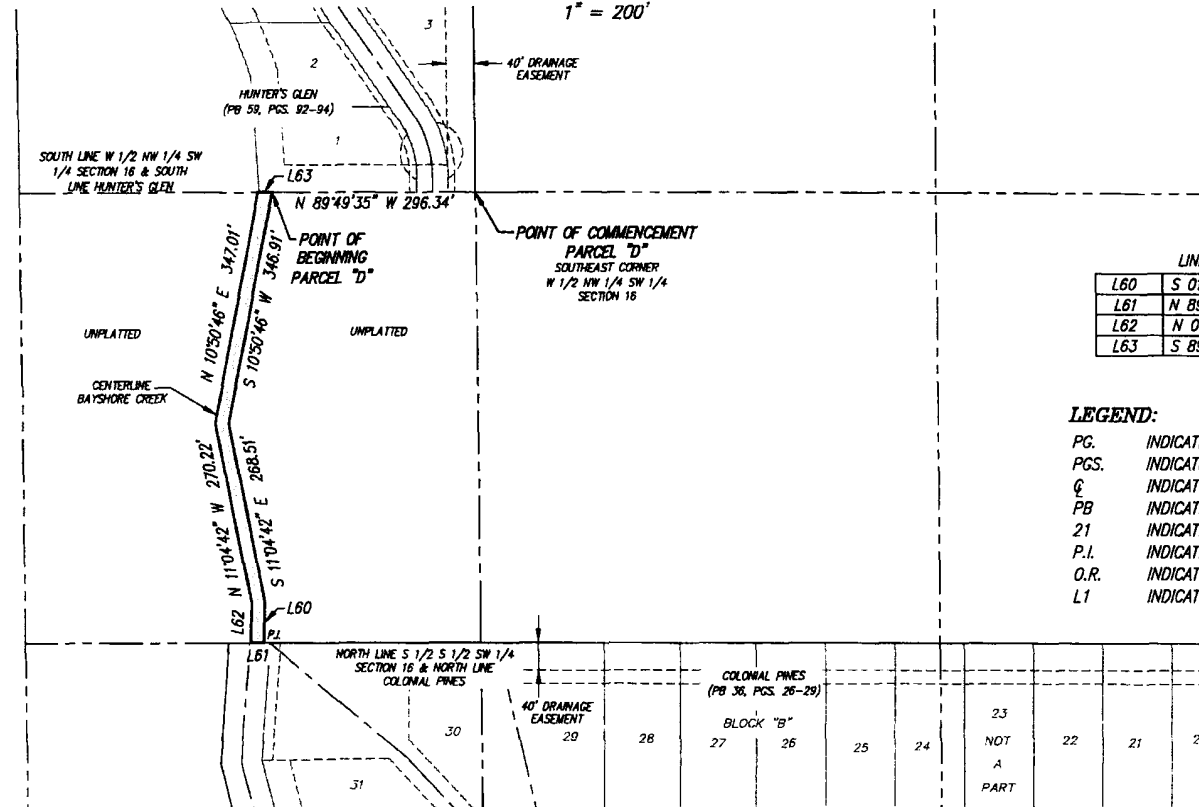
10011 305 MILE CYPRESS PARKWAY, SUITE 101  
FT. MYERS, FLORIDA 33906  
PHONE (888) 338-3388 FAX (888) 338-3388  
SURVEYING LICENSE # 13 8488  
SURVEY LICENSE # 13 0880  
WWW.BANKSENG.COM



1" = 200'

## SKETCH OF DESCRIPTION

OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



LINE TABLE

L60	S 01°17'16" W	60.59'
L61	N 89°50'14" W	20.00'
L62	N 01°17'16" E	58.82'
L63	S 89°49'35" E	20.35'

### LEGEND:

PG. INDICATES PAGE  
PGS. INDICATES PAGES  
CL INDICATES CENTERLINE  
PB INDICATES PLAT BOOK  
21 INDICATES LOT NUMBER  
P.I. INDICATES POINT OF INTERSECTION  
O.R. INDICATES OFFICIAL RECORDS BOOK  
L1 INDICATES LINE 1 FROM LINE TABLE

S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_LCL.DOC  
S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447DE\_SKT.DWG

PREPARED 02-19-2020  
SHEET 11 OF 11

NOTE: ALL LOTS, TRACTS AND EASEMENTS SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE PER HUNTERS GLEN AS RECORDED IN PLAT BOOK 59, PAGE 92 AND COLONIAL PINES AS RECORDED IN PLAT BOOK 36, PAGE 26 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



**NORTH BROOK PHASE ONE**  
A SUBDIVISION LYING IN SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER 2019000172912

SHEET 2 OF 13

10511 SUMMIT CREEKSS PARKWAY, SUITE 101  
FORT MYERS, FLORIDA 33966  
PHONE 239 939 5400 FAX 239 939 2523  
E-MAIL: CROB@CSCS.CERTIFICATE-FLORIDA.COM

A TRACT OR PARCELS OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

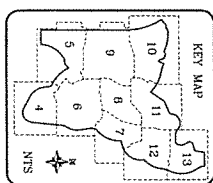
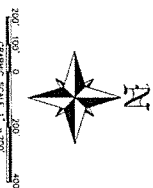
[illegible]

## INSTRUMENT NUMBER 20190000172912

SHEET 3 OF 13

PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS  
SERVING THE STATE OF FLORIDA

10511 SIX MILE CANYONSS PARKWAY - SUITE 101  
FOOT MOUNTS, ALICIDA 33936  
PHONE: 239.939.5400 FAX: 239.979.4523  
ALICIDA BUSINESS CENTER Caring Relationships (866) 95



## TRACT USE TABLE

DESIGNATED USE:  
PRIVATE ROAD R  
UTILITY EASEMENT

TRACT "B-1" HERE  
COMMON AREAS, IRRIGATION, CHANACE  
TRACT "B-2" HERE  
SIGN AND LANDSCAPING

TRACT 1-23 THRU LAKE AND DRAIN  
TRACT 1-26 AND

TRACT 1-30X AND  
TRACT 1-31

TRACT "D" LIFT STATION

PG 6 INDICATES PAGE  
: 8 INDICATES FROM BOX

-- INDICATES NON-RADIAL  
-- INDICATES ENGINEERING

INDICATES LOT NUMBER H76

INDICATES DRAINAGE EASEMENT  
INDICATES INSTRUMENT NUMBER

P.C.  
ID.#

" INDICATES POINT OF CURVATURE  
" INDICATES IDENTIFICATION AND

INDICATES PUBLIC UTILITY EMPLOYMENT

INDICATES TECHNOLOGY UTILIZATION CURVE 1 OF THE

PRM - INDICATES PERMANENT RESIDENT  
F.P.L.C. - INDICATES FLORIDA POWER AND LIGHT

### SYMBOL LEGEND:

● WITH F.S. SECTION 177.091  
\* INDICATES RECOVERING OF CURB

00000000000000000000

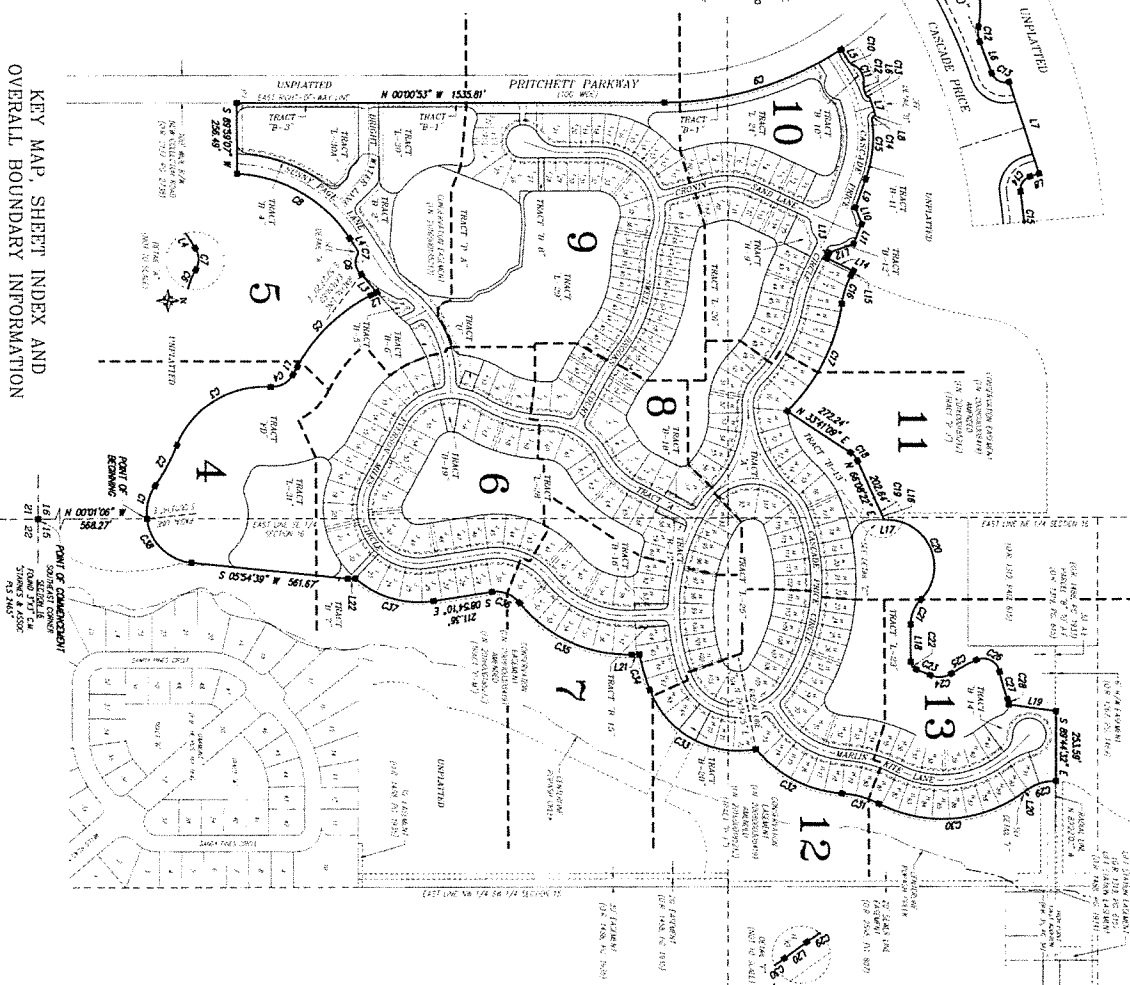
SYMBOL. LEGEND:

CLINICAL INFORMATION  
WITH F.S. SECTION

BANKS ENG LB 1

1000

KEY MAP, SHEET INDEX AND  
OVERALL BOUNDARY INFORMATION



LINE TABLE

11	5,019,507	1,118
12	5,209,468	28,471
13	6,493,717	64,517
14	8,740,387	51,654
15	5,930,677	21,680
16	5,698,030	24,762
17	5,777,259	20,007
18	5,174,381	6,937
19	3,693,065	81,949
20	5,000,119	21,947
21	3,707,514	7,785
22	5,703,718	91,285
23	6,430,384	21,507
24	5,787,385	105,319
25	6,879,448	11,721
26	6,684,716	21,311
27	3,007,030	9,353
28	5,694,113	125,668
29	6,088,455	11,847
30	5,361,946	11,535
31	5,070,112	28,438
32	6,070,317	21,862

CURVE TABLE

[illegible]



**NORTH BROOK PHASE ONE**  
A SUBDIVISION LYING IN SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER 201900072912

SHEET 5 OF 13

PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS  
SERVING THE STATE OF FLORIDA

10515 SOUTHEAST CREEK PARKWAY - SUITE 101  
FORT MYERS, FLORIDA 33966  
PHONE: 239-936-5480 FAX: 239-939-2523  
11081DA RIVERWALKS CENTER CIRCLE PALM BEACH 33409



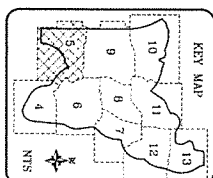
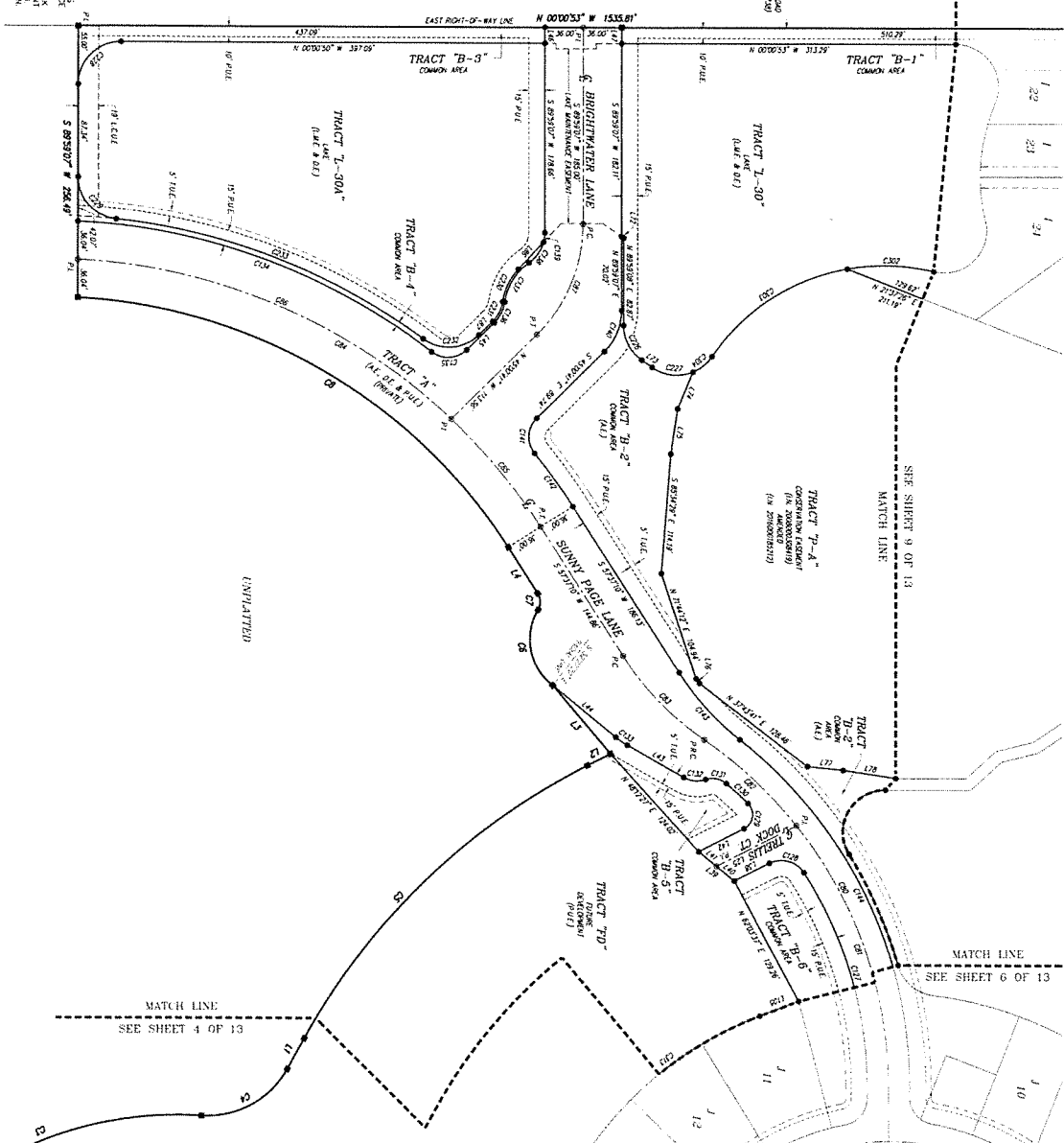
50' 25' 0 50' 100'

GRAPHIC SCALE 1" = 50'

CODE	REMARKS	DISTANCE
1	127034.00	24.34
2	127034.71	64.54
3	127035.00	51.64
4	127035.40	64.64
5	127035.80	64.64
6	127036.00	64.64
7	127036.20	64.64
8	127036.40	64.64
9	127036.60	64.64
10	127036.80	64.64
11	127037.00	64.64
12	127037.20	64.64
13	127037.40	64.64
14	127037.60	64.64
15	127037.80	64.64
16	127038.00	64.64
17	127038.20	64.64
18	127038.40	64.64
19	127038.60	64.64
20	127038.80	64.64
21	127039.00	64.64
22	127039.20	64.64
23	127039.40	64.64
24	127039.60	64.64
25	127039.80	64.64
26	127040.00	64.64
27	127040.20	64.64
28	127040.40	64.64
29	127040.60	64.64
30	127040.80	64.64
31	127041.00	64.64
32	127041.20	64.64
33	127041.40	64.64
34	127041.60	64.64
35	127041.80	64.64
36	127042.00	64.64
37	127042.20	64.64
38	127042.40	64.64
39	127042.60	64.64
40	127042.80	64.64
41	127043.00	64.64
42	127043.20	64.64
43	127043.40	64.64
44	127043.60	64.64
45	127043.80	64.64
46	127044.00	64.64
47	127044.20	64.64
48	127044.40	64.64
49	127044.60	64.64
50	127044.80	64.64
51	127045.00	64.64
52	127045.20	64.64
53	127045.40	64.64
54	127045.60	64.64
55	127045.80	64.64
56	127046.00	64.64
57	127046.20	64.64
58	127046.40	64.64
59	127046.60	64.64
60	127046.80	64.64
61	127047.00	64.64
62	127047.20	64.64
63	127047.40	64.64
64	127047.60	64.64
65	127047.80	64.64
66	127048.00	64.64
67	127048.20	64.64
68	127048.40	64.64
69	127048.60	64.64
70	127048.80	64.64
71	127049.00	64.64
72	127049.20	64.64
73	127049.40	64.64
74	127049.60	64.64
75	127049.80	64.64
76	127050.00	64.64
77	127050.20	64.64
78	127050.40	64.64
79	127050.60	64.64
80	127050.80	64.64
81	127051.00	64.64
82	127051.20	64.64
83	127051.40	64.64
84	127051.60	64.64
85	127051.80	64.64
86	127052.00	64.64
87	127052.20	64.64
88	127052.40	64.64
89	127052.60	64.64
90	127052.80	64.64
91	127053.00	64.64
92	127053.20	64.64
93	127053.40	64.64
94	127053.60	64.64
95	127053.80	64.64
96	127054.00	64.64
97	127054.20	64.64
98	127054.40	64.64
99	127054.60	64.64
100	127054.80	64.64
101	127055.00	64.64
102	127055.20	64.64
103	127055.40	64.64
104	127055.60	64.64
105	127055.80	64.64
106	127056.00	64.64
107	127056.20	64.64
108	127056.40	64.64
109	127056.60	64.64
110	127056.80	64.64
111	127057.00	64.64
112	127057.20	64.64
113	127057.40	64.64
114	127057.60	64.64
115	127057.80	64.64
116	127058.00	64.64
117	127058.20	64.64
118	127058.40	64.64
119	127058.60	64.64
120	127058.80	64.64
121	127059.00	64.64
122	127059.20	64.64
123	127059.40	64.64
124	127059.60	64.64
125	127059.80	64.64
126	127060.00	64.64
127	127060.20	64.64
128	127060.40	64.64
129	127060.60	64.64
130	127060.80	64.64
131	127061.00	64.64
132	127061.20	64.64
133	127061.40	64.64
134	127061.60	64.64
135	127061.80	64.64
136	127062.00	64.64
137	127062.20	64.64
138	127062.40	64.64
139	127062.60	64.64
140	127062.80	64.64
141	127063.00	64.64
142	127063.20	64.64
143	127063.40	64.64
144	127063.60	64.64
145	127063.80	64.64
146	127064.00	64.64
147	127064.20	64.64
148	127064.40	64.64
149	127064.60	64.64
150	127064.80	64.64
151	127065.00	64.64
152	127065.20	64.64
153	127065.40	64.64
154	127065.60	64.64
155	127065.80	64.64
156	127066.00	64.64
157	127066.20	64.64
158	127066.40	64.64
159	127066.60	64.64
160	127066.80	64.64
161	127067.00	64.64
162	127067.20	64.64
163	127067.40	64.64
164	127067.60	64.64
165	127067.80	64.64
166	127068.00	64.64
167	127068.20	64.64
168	127068.40	64.64
169	127068.60	64.64
170	127068.80	64.64
171	127069.00	64.64
172	127069.20	64.64
173	127069.40	64.64
174	127069.60	64.64
175	127069.80	64.64
176	127070.00	64.64
177	127070.20	64.64
178	127070.40	64.64
179	127070.60	64.64
180	127070.80	64.64
181	127071.00	64.64
182	127071.20	64.64
183	127071.40	64.64
184	127071.60	64.64
185	127071.80	64.64
186	127072.00	64.64
187	127072.20	64.64
188	127072.40	64.64
189	127072.60	64.64
190	127072.80	64.64
191	127073.00	64.64
192	127073.20	64.64
193	127073.40	64.64
194	127073.60	64.64
195	127073.80	64.64
196	127074.00	64.64
197	127074.20	64.64
198	127074.40	64.64
199	127074.60	64.64
200	127074.80	64.64
201	127075.00	64.64
202	127075.20	64.64
203	127075.40	64.64
204	127075.60	64.64
205	127075.80	64.64
206	127076.00	64.64
207	127076.20	64.64
208	127076.40	64.64
209	127076.60	64.64
210	127076.80	64.64
211	127077.00	64.64
212	127077.20	64.64
213	127077.40	64.64
214	127077.60	64.64
215	127077.80	64.64
216	127078.00	64.64
217	127078.20	64.64
218	127078.40	64.64
219	127078.60	64.64
220	127078.80	64.64
221	127079.00	64.64
222	127079.20	64.64
223	127079.40	64.64
224	127079.60	64.64
225	127079.80	64.64
226	127080.00	64.64
227	127080.20	64.64
228	127080.40	64.64
229	127080.60	64.64
230	127080.80	64.64
231	127081.00	64.64
232	127081.20	64.64
233	127081.40	64.64
234	127081.60	64.64
235	127081.80	64.64
236	127082.00	64.64
237	127082.20	64.64
238	127082.40	64.64
239	127082.60	64.64
240	127082.80	64.64
241	127083.00	64.64
242	127083.20	64.64
243	127083.40	64.64
244	127083.60	64.64
245	127083.80	64.64
246	127084.00	64.64
247	127084.20	64.64
248	127084.40	64.64
249	127084.60	64.64
250	127084.80	64.64
251	127085.00	64.64
252	127085.20	64.64
253	127085.40	64.64
254	127085.60	64.64
255	127085.80	64.64
256	127086.00	64.64
257	127086.20	64.64
258	127086.40	64.64
259	127086.60	64.64
260	127086.80	64.64
261	127087.00	64.64
262	127087.20	64.64
263	127087.40	64.64
264	127087.60	64.64
265	127087.80	64.64
266	127088.00	64.64
267	127088.20	64.64
268	127088.40	64.64
269	127088.60	64.64
270	127088.80	64.64
271	127089.00	64.64
272	127089.20	64.64
273	127089.40	64.64
274	127089.60	64.64
275	127089.80	64.64
276	127090.00	64.64
277	127090.20	64.64
278	127090.40	64.64
279	127090.60	64.64
280	127090.80	64.64
281	127091.00	64.64
282	127091.20	64.64
283	127091.40	64.64
284	127091.60	64.64
285	127091.80	64.64
286	127092.00	64.64
287	127092.20	64.64
288	127092.40	64.64
289	127092.60	64.64
290	127092.80	64.64
291	127093.00	64.64
292	127093.20	64.64
293	127093.40	64.64
294	127093.60	64.64
295	127093.80	64.64
296	127094.00	64.64
297	127094.20	64.64
298	127094.40	64.64
299	127094.60	64.64
300	127094.80	64.64
301	127095.00	64.64
302	127095.20	64.64
303	127095.40	64.64
304	127095.60	64.64
305	127095.80	64.64
306	127096.00	64.64
307	127096.20	64.64
308	127096.40	64.64
309	127096.60	64.64
310	127096.80	64.64
311	127097.00	64.64
312	127097.20	64.64
313	127097.40	64.64
314	127097.60	64.64
315	127097.80	64.64
316	127098.00	64.64
317	127098.20	64.64
318	127098.40	64.64
319	127098.60	64.64
320	127098.80	64.64
321	127099.00	64.64
322	127099.20	64.64
323	127099.40	64.64
324	127099.60	64.64
325	127099.80	64.64
326	127100.00	64.64
327	127100.20	64.64
328	127100.40	64.64
329	127100.60	64.64
330	127100.80	64.64
331	127101.00	64.64
332	127101.20	64.64
333	127101.40	64.64
334	127101.60	64.64
335	127101.80	64.64
336	127102.00	64.64
337	127102.20	64.64
338	127102.40	64.64
339	127102.60	64.64
340	127102.80	64.64
341	127103.00	64.64
342	127103.20	64.64
343	127103.40	64.64
344	127103.60	64.64
345	127103.80	64.64
346	127104.00	64.64
347		

LEGEND:

18	INDICATES PAY BOOK
19	INDICATES PAYROLL
20	INDICATES PAYROLL
21	INDICATES PAYROLL
22	INDICATES PAYROLL
23	INDICATES PAYROLL
24	INDICATES PAYROLL
25	INDICATES PAYROLL
26	INDICATES PAYROLL
27	INDICATES PAYROLL
28	INDICATES PAYROLL
29	INDICATES PAYROLL
30	INDICATES PAYROLL
31	INDICATES PAYROLL
32	INDICATES PAYROLL
33	INDICATES PAYROLL
34	INDICATES PAYROLL
35	INDICATES PAYROLL
36	INDICATES PAYROLL
37	INDICATES PAYROLL
38	INDICATES PAYROLL
39	INDICATES PAYROLL
40	INDICATES PAYROLL
41	INDICATES PAYROLL
42	INDICATES PAYROLL
43	INDICATES PAYROLL
44	INDICATES PAYROLL
45	INDICATES PAYROLL
46	INDICATES PAYROLL
47	INDICATES PAYROLL
48	INDICATES PAYROLL
49	INDICATES PAYROLL
50	INDICATES PAYROLL
51	INDICATES PAYROLL
52	INDICATES PAYROLL
53	INDICATES PAYROLL
54	INDICATES PAYROLL
55	INDICATES PAYROLL
56	INDICATES PAYROLL
57	INDICATES PAYROLL
58	INDICATES PAYROLL
59	INDICATES PAYROLL
60	INDICATES PAYROLL
61	INDICATES PAYROLL
62	INDICATES PAYROLL
63	INDICATES PAYROLL
64	INDICATES PAYROLL
65	INDICATES PAYROLL
66	INDICATES PAYROLL
67	INDICATES PAYROLL
68	INDICATES PAYROLL
69	INDICATES PAYROLL
70	INDICATES PAYROLL
71	INDICATES PAYROLL
72	INDICATES PAYROLL
73	INDICATES PAYROLL
74	INDICATES PAYROLL
75	INDICATES PAYROLL
76	INDICATES PAYROLL
77	INDICATES PAYROLL
78	INDICATES PAYROLL
79	INDICATES PAYROLL
80	INDICATES PAYROLL
81	INDICATES PAYROLL
82	INDICATES PAYROLL
83	INDICATES PAYROLL
84	INDICATES PAYROLL
85	INDICATES PAYROLL
86	INDICATES PAYROLL
87	INDICATES PAYROLL
88	INDICATES PAYROLL
89	INDICATES PAYROLL
90	INDICATES PAYROLL
91	INDICATES PAYROLL
92	INDICATES PAYROLL
93	INDICATES PAYROLL
94	INDICATES PAYROLL
95	INDICATES PAYROLL
96	INDICATES PAYROLL
97	INDICATES PAYROLL
98	INDICATES PAYROLL
99	INDICATES PAYROLL
100	INDICATES PAYROLL

[illegible]





	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
--	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

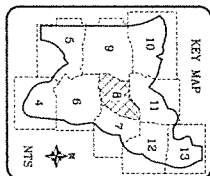
# BANKS ENGINEERING

PROFESSIONAL ENGINEER, PLANNING, & LAND SURVEYORS  
Serving the State of Florida  
18011 STATE ROAD 100, SUITE 100  
FORT MYERS, FLORIDA 33907  
PHONE: 888-272-7272, 239-939-2222  
FAX: 239-939-2222, 239-939-2223  
WWW.BANKSENGINEERING.COM

## NORTH BROOK PHASE ONE A SUBDIVISION LYING IN SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA.

SHEET 8 OF 13

INSTRUMENT NUMBER 2019000072913



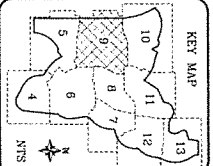
LINE TABLE.		
LINE	BEARING	DISTANCE
199	N 62°04'16" E	25.45
200	S 62°04'16" E	25.28

PROFESSIONAL ENGINEERS, PLANNERS, &amp; LAND SURVEYORS

10511 SE MIAMI CYPRESS PARKWAY SUITE 101  
FORT MYERS, FLORIDA 33906  
PHONE: 239-939-5800 FAX: 239-939-2523  
E-MAIL: BUREAU@SS.CERTS-STATE.FLORIDA.GOV



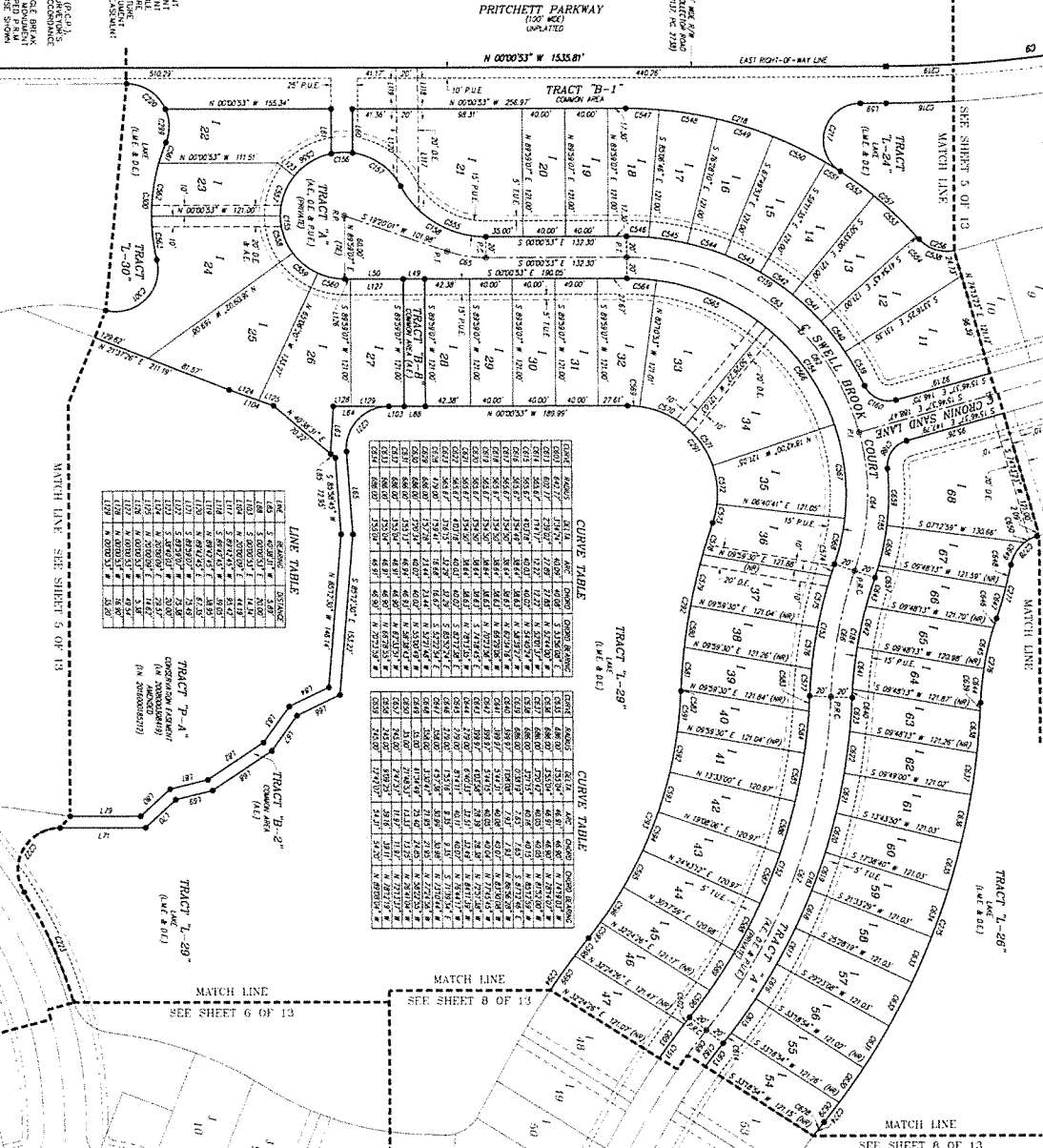
Rank	NAME	HEATING	DISTANCE
148	N 01010.51	5.01010.51	20.00
150	N 00020.51	5.00020.51	24.80
151	N 00010.51	5.00010.51	24.90
152	N 00030.51	5.00030.51	24.90
153	N 00050.51	5.00050.51	24.90
154	N 00060.51	5.00060.51	24.90
155	N 00070.51	5.00070.51	24.90
156	N 00080.51	5.00080.51	24.90
157	N 00090.51	5.00090.51	24.90
158	N 00100.51	5.00100.51	24.90
159	N 00110.51	5.00110.51	24.90
160	N 00120.51	5.00120.51	24.90
161	N 00130.51	5.00130.51	24.90
162	N 00140.51	5.00140.51	24.90
163	N 00150.51	5.00150.51	24.90
164	N 00160.51	5.00160.51	24.90
165	N 00170.51	5.00170.51	24.90
166	N 00180.51	5.00180.51	24.90
167	N 00190.51	5.00190.51	24.90
168	N 00200.51	5.00200.51	24.90
169	N 00210.51	5.00210.51	24.90
170	N 00220.51	5.00220.51	24.90
171	N 00230.51	5.00230.51	24.90
172	N 00240.51	5.00240.51	24.90
173	N 00250.51	5.00250.51	24.90
174	N 00260.51	5.00260.51	24.90
175	N 00270.51	5.00270.51	24.90
176	N 00280.51	5.00280.51	24.90
177	N 00290.51	5.00290.51	24.90
178	N 00300.51	5.00300.51	24.90
179	N 00310.51	5.00310.51	24.90
180	N 00320.51	5.00320.51	24.90
181	N 00330.51	5.00330.51	24.90
182	N 00340.51	5.00340.51	24.90
183	N 00350.51	5.00350.51	24.90
184	N 00360.51	5.00360.51	24.90
185	N 00370.51	5.00370.51	24.90
186	N 00380.51	5.00380.51	24.90
187	N 00390.51	5.00390.51	24.90
188	N 00400.51	5.00400.51	24.90
189	N 00410.51	5.00410.51	24.90
190	N 00420.51	5.00420.51	24.90
191	N 00430.51	5.00430.51	24.90
192	N 00440.51	5.00440.51	24.90
193	N 00450.51	5.00450.51	24.90
194	N 00460.51	5.00460.51	24.90
195	N 00470.51	5.00470.51	24.90
196	N 00480.51	5.00480.51	24.90
197	N 00490.51	5.00490.51	24.90
198	N 00500.51	5.00500.51	24.90
199	N 00510.51	5.00510.51	24.90
200	N 00520.51	5.00520.51	24.90
201	N 00530.51	5.00530.51	24.90
202	N 00540.51	5.00540.51	24.90
203	N 00550.51	5.00550.51	24.90
204	N 00560.51	5.00560.51	24.90
205	N 00570.51	5.00570.51	24.90
206	N 00580.51	5.00580.51	24.90
207	N 00590.51	5.00590.51	24.90
208	N 00600.51	5.00600.51	24.90
209	N 00610.51	5.00610.51	24.90
210	N 00620.51	5.00620.51	24.90
211	N 00630.51	5.00630.51	24.90
212	N 00640.51	5.00640.51	24.90
213	N 00650.51	5.00650.51	24.90
214	N 00660.51	5.00660.51	24.90
215	N 00670.		



## LEGEND

[illegible]

SYMBOL LEGEND:

[illegible]

Year	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100																																												
Population	1,000,000	1,050,000	1,100,000	1,150,000	1,200,000	1,250,000	1,300,000	1,350,000	1,400,000	1,450,000	1,500,000	1,550,000	1,600,000	1,650,000	1,700,000	1,750,000	1,800,000	1,850,000	1,900,000	1,950,000	2,000,000	2,050,000	2,100,000	2,150,000	2,200,000	2,250,000	2,300,000	2,350,000	2,400,000	2,450,000	2,500,000	2,550,000	2,600,000	2,650,000	2,700,000	2,750,000	2,800,000	2,850,000	2,900,000	2,950,000	3,000,000	3,050,000	3,100,000	3,150,000	3,200,000	3,250,000	3,300,000	3,350,000	3,400,000	3,450,000	3,500,000	3,550,000	3,600,000	3,650,000	3,700,000	3,750,000	3,800,000	3,850,000	3,900,000	3,950,000	4,000,000	4,050,000	4,100,000	4,150,000	4,200,000	4,250,000	4,300,000	4,350,000	4,400,000	4,450,000	4,500,000	4,550,000	4,600,000	4,650,000	4,700,000	4,750,000	4,800,000	4,850,000	4,900,000	4,950,000	5,000,000	5,050,000	5,100,000	5,150,000	5,200,000	5,250,000	5,300,000	5,350,000	5,400,000	5,450,000	5,500,000	5,550,000	5,600,000	5,650,000	5,700,000	5,750,000	5,800,000	5,850,000	5,900,000	5,950,000	6,000,000	6,050,000	6,100,000	6,150,000	6,200,000	6,250,000	6,300,000	6,350,000	6,400,000	6,450,000	6,500,000	6,550,000	6,600,000	6,650,000	6,700,000	6,750,000	6,800,000	6,850,000	6,900,000	6,950,000	7,000,000	7,050,000	7,100,000	7,150,000	7,200,000	7,250,000	7,300,000	7,350,000	7,400,000	7,450,000	7,500,000	7,550,000	7,600,000	7,650,000	7,700,000	7,750,000	7,800,000	7,850,000	7,900,000	7,950,000	8,000,000	8,050,000	8,100,000	8,150,000	8,200,000	8,250,000	8,300,000	8,350,000	8,400,000	8,450,000	8,500,000	8,550,000	8,600,000	8,650,000	8,700,000	8,750,000	8,800,000	8,850,000	8,900,000	8,950,000	9,000,000	9,050,000	9,100,000	9,150,000	9,200,000	9,250,000	9,300,000	9,350,000	9,400,000	9,450,000	9,500,000	9,550,000	9,600,000	9,650,000	9,700,000	9,750,000	9,800,000	9,850,000	9,900,000	9,950,000

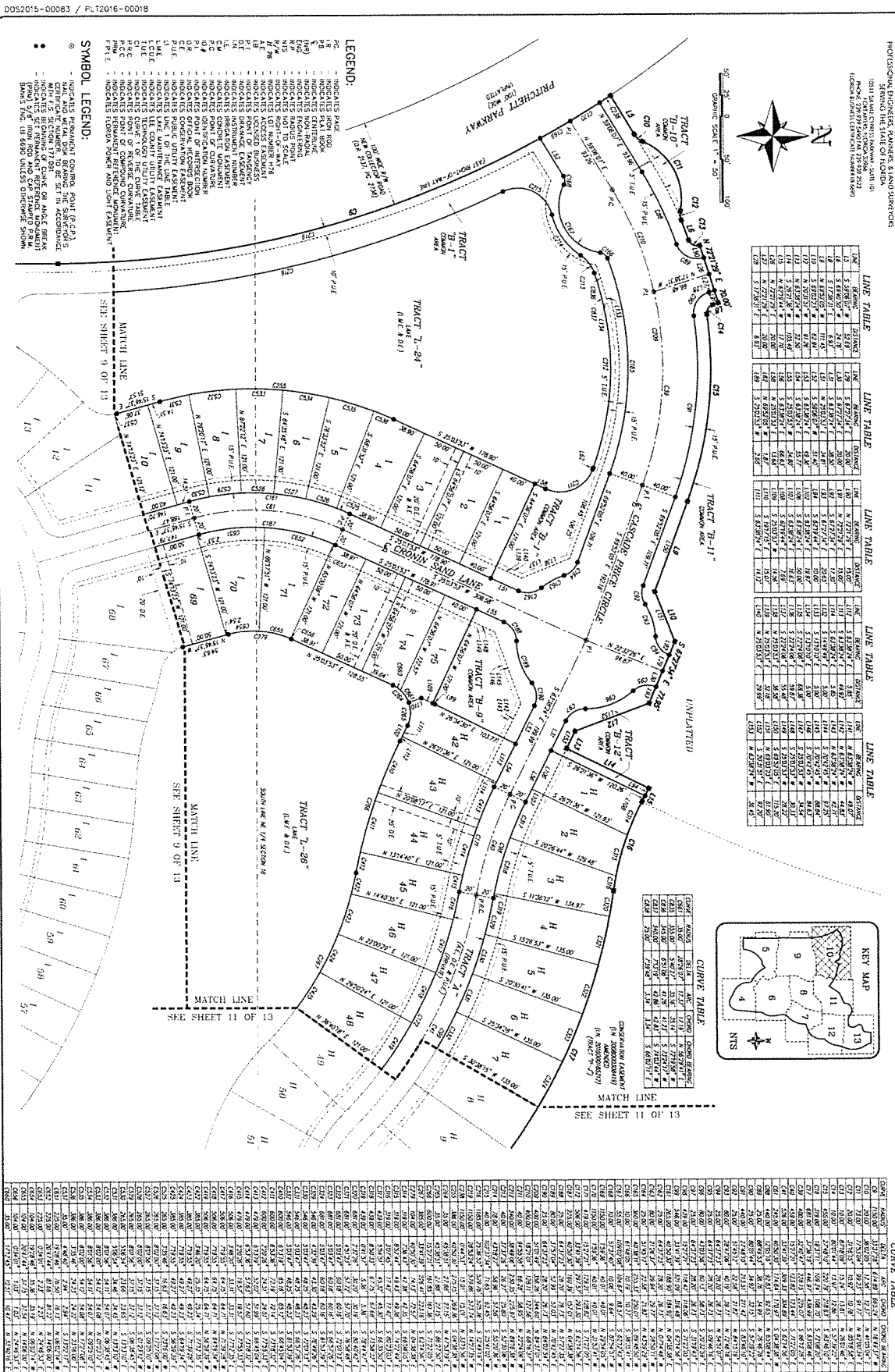
[illegible]

**BANKS**  
ENGINEERING

**NORTH BROOK PHASE ONE**  
A SUBDIVISION LYING IN SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER 20190000172912

SHEET 10 OF 13



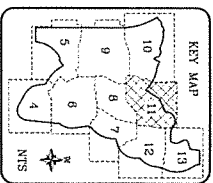
**NORTH BROOK PHASE ONE**  
A SUBDIVISION LYING IN SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER 20190000172912

SHEET 11 OF 13

PROFESSIONAL ENGINEERS, PLANNERS, &amp; LAND SURVEYORS

10511 SEARLE CYPRESS PARKWAY SUITE 101  
FORT MYERS, FLORIDA 33906  
PHONE - 239 939 5490 FAX 239 939 2573  
FLORIDA BUSINESS CERTIFICATE NUMBER LB 6409



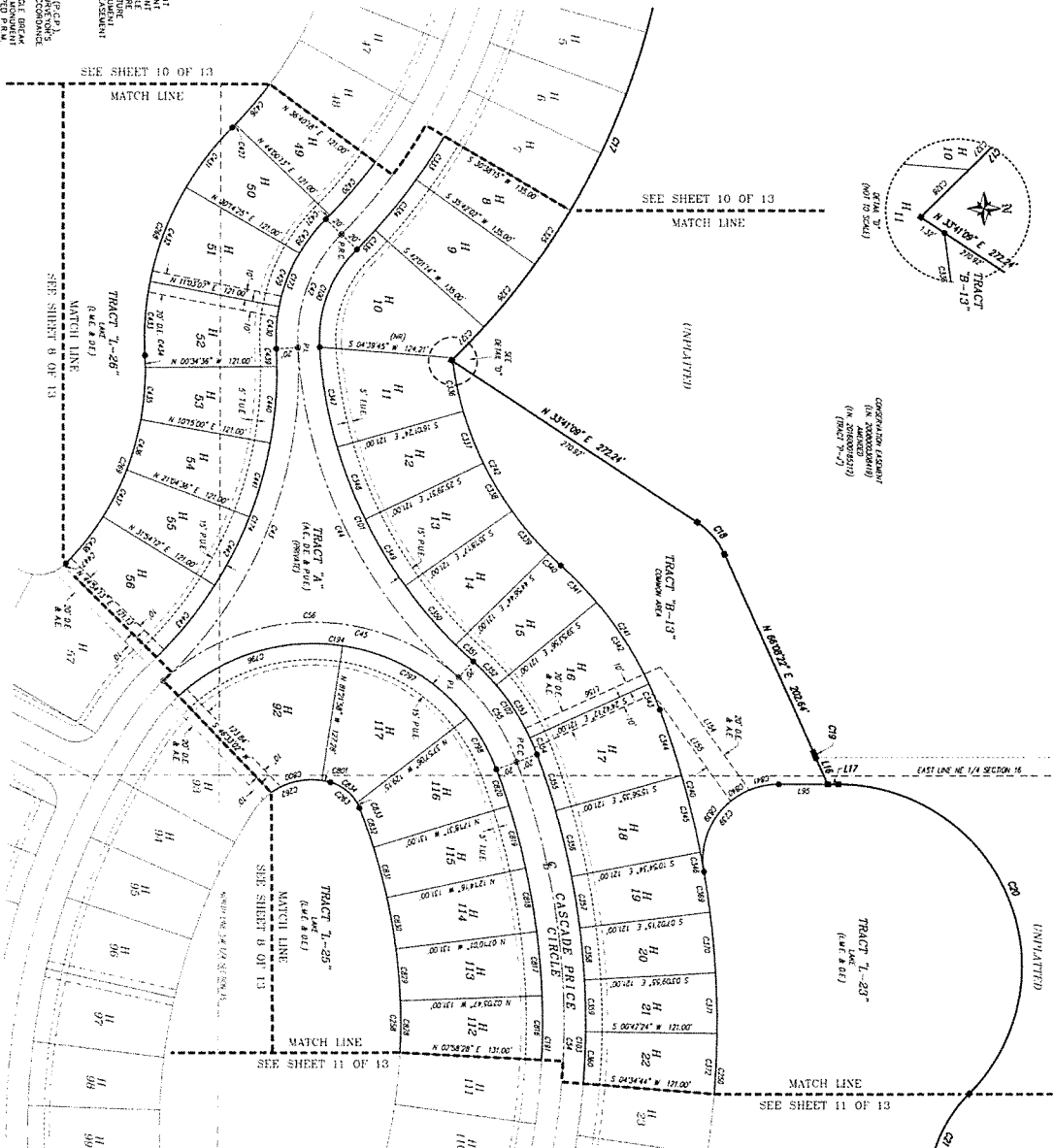
LINE TABLE		
LINE	READING	DISTANCE
1/6	N 66°11'16" E	27.35
1/7	N 00°00'00" E	9.55
1/9	S 00°00'00" W	45.11
2/54	N 54°37'14" E	141.04
1/15	N 54°37'14" E	122.93
1/156	N 74°42'12" W	151.68

**LEGEND:**

- [illegible]

SYMBOL LEGEND:

- ③ INDICATES PERMANENT CONTROL POINT (P.C.P.)  
MAL AND METAL DISK BEARING THE SURVEYOR'S  
CRIMINAL NUMBER IS TO BE SET IN ACCORDANCE  
WITH U.S. SECTION 172.091  
~ INDICATES BEGINNING OF CURVE OR ANGLE BREAK  
~ INDICATES SET PERMANENT REFERENCE MONUMENT  
(PRM) 3/8" IRON ROD AND CAP STAKED P.R.M.  
BANKS C/O LB 6690 UNLESS OTHERWISE SHOWN



CIVIL ENGINE									
Sl. No.	NAME OF THE CANDIDATE	ROLL NO.	MARKS OBTAINED	PERCENTAGE	GRADE	STATUS	REMARKS	DATE	SIGNATURE
1	ABHIRAM K	1901	65.00	75.00	B				
2	ADARSH K	1902	60.00	70.00	B				
3	ADITHYAN K	1903	68.00	80.00	A				
4	ADITHYAN K	1904	62.00	72.00	B				
5	ADITHYAN K	1905	64.00	74.00	B				
6	ADITHYAN K	1906	66.00	76.00	B				
7	ADITHYAN K	1907	68.00	78.00	B				
8	ADITHYAN K	1908	70.00	80.00	A				
9	ADITHYAN K	1909	72.00	82.00	A				
10	ADITHYAN K	1910	74.00	84.00	A				
11	ADITHYAN K	1911	76.00	86.00	A				
12	ADITHYAN K	1912	78.00	88.00	A				
13	ADITHYAN K	1913	80.00	90.00	A				
14	ADITHYAN K	1914	82.00	92.00	A				
15	ADITHYAN K	1915	84.00	94.00	A				
16	ADITHYAN K	1916	86.00	96.00	A				
17	ADITHYAN K	1917	88.00	98.00	A				
18	ADITHYAN K	1918	90.00	100.00	A				
19	ADITHYAN K	1919	92.00	100.00	A				
20	ADITHYAN K	1920	94.00	100.00	A				
21	ADITHYAN K	1921	96.00	100.00	A				
22	ADITHYAN K	1922	98.00	100.00	A				
23	ADITHYAN K	1923	100.00	100.00	A				
24	ADITHYAN K	1924	100.00	100.00	A				
25	ADITHYAN K	1925	100.00	100.00	A				
26	ADITHYAN K	1926	100.00	100.00	A				
27	ADITHYAN K	1927	100.00	100.00	A				
28	ADITHYAN K	1928	100.00	100.00	A				
29	ADITHYAN K	1929	100.00	100.00	A				
30	ADITHYAN K	1930	100.00	100.00	A				
31	ADITHYAN K	1931	100.00	100.00	A				
32	ADITHYAN K	1932	100.00	100.00	A				
33	ADITHYAN K	1933	100.00	100.00	A				
34	ADITHYAN K	1934	100.00	100.00	A				
35	ADITHYAN K	1935	100.00	100.00	A				
36	ADITHYAN K	1936	100.00	100.00	A				
37	ADITHYAN K	1937	100.00	100.00	A				
38	ADITHYAN K	1938	100.00	100.00	A				
39	ADITHYAN K	1939	100.00	100.00	A				
40	ADITHYAN K	1940	100.00	100.00	A				
41	ADITHYAN K	1941	100.00	100.00	A				
42	ADITHYAN K	1942	100.00	100.00	A				
43	ADITHYAN K	1943	100.00	100.00	A				
44	ADITHYAN K	1944	100.00	100.00	A				
45	ADITHYAN K	1945	100.00	100.00	A				
46	ADITHYAN K	1946	100.00	100.00	A				
47	ADITHYAN K	1947	100.00	100.00	A				
48	ADITHYAN K	1948	100.00	100.00	A				
49	ADITHYAN K	1949	100.00	100.00	A				
50	ADITHYAN K	1950	100.00	100.00	A				
51	ADITHYAN K	1951	100.00	100.00	A				
52	ADITHYAN K	1952	100.00	100.00	A				
53	ADITHYAN K	1953	100.00	100.00	A				
54	ADITHYAN K	1954	100.00	100.00	A				
55	ADITHYAN K	1955	100.00	100.00	A				
56	ADITHYAN K	1956	100.00	100.00	A				
57	ADITHYAN K	1957	100.00	100.00	A				
58	ADITHYAN K	1958	100.00	100.00	A				
59	ADITHYAN K	1959	100.00	100.00	A				
60	ADITHYAN K	1960	100.00	100.00	A				
61	ADITHYAN K	1961	100.00	100.00	A				
62	ADITHYAN K	1962	100.00	100.00	A				
63	ADITHYAN K	1963	100.00	100.00	A				
64	ADITHYAN K	1964	100.00	100.00	A				
65	ADITHYAN K	1965	100.00	100.00	A				
66	ADITHYAN K	1966	100.00	100.00	A				
67	ADITHYAN K	1967	100.00	100.00	A				
68	ADITHYAN K	1968	100.00	100.00	A				
69	ADITHYAN K	1969	100.00	100.00	A				
70	ADITHYAN K	1970	100.00	100.00	A				
71	ADITHYAN K	1971	100.00	100.00	A				
72	ADITHYAN K	1972	100.00	100.00	A				
73	ADITHYAN K	1973	100.00	100.00	A				
74	ADITHYAN K	1974	100.00	100.00	A				
75	ADITHYAN K	1975	100.00	100.00	A				
76	ADITHYAN K	1976	100.00	100.00	A				
77	ADITHYAN K	1977	100.00	100.00	A				
78	ADITHYAN K	1978	100.00	100.00	A				
79	ADITHYAN K	1979	100.00	100.00	A				
80	ADITHYAN K	1980	100.00	100.00	A				
81	ADITHYAN K	1981	100.00	100.00	A				
82	ADITHYAN K	1982	100.00	100.00	A				
83	ADITHYAN K	1983	100.00	100.00	A				
84	ADITHYAN K	1984	100.00	100.00	A				
85	ADITHYAN K	1985	100.00	100.00	A				
86	ADITHYAN K	1986	100.00	100.00	A				
87	ADITHYAN K	1987	100.00	100.00	A				
88	ADITHYAN K	1988	100.00	100.00	A				
89	ADITHYAN K	1989	100.00	100.00	A				
90	ADITHYAN K	1990	100.00	100.00	A				
91	ADITHYAN K	1991	100.00	100.00	A				
92	ADITHYAN K	1992	100.00	100.00	A				
93	ADITHYAN K	1993	100.00	100.00	A				
94	ADITHYAN K	1994	100.00	100.00	A				
95	ADITHYAN K	1995	100.00	100.00	A				
96	ADITHYAN K	1996	100.00	100.00	A				
97	ADITHYAN K	1997	100.00	100.00	A				
98	ADITHYAN K	1998	100.00	100.00	A				
99	ADITHYAN K	1999	100.00	100.00	A				
100	ADITHYAN K	2000	100.00	100.00	A				





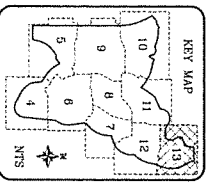
**NORTH BROOK PHASE ONE**  
A SUBDIVISION LYING IN SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER 20190000172912

SHEET 13 OF 13

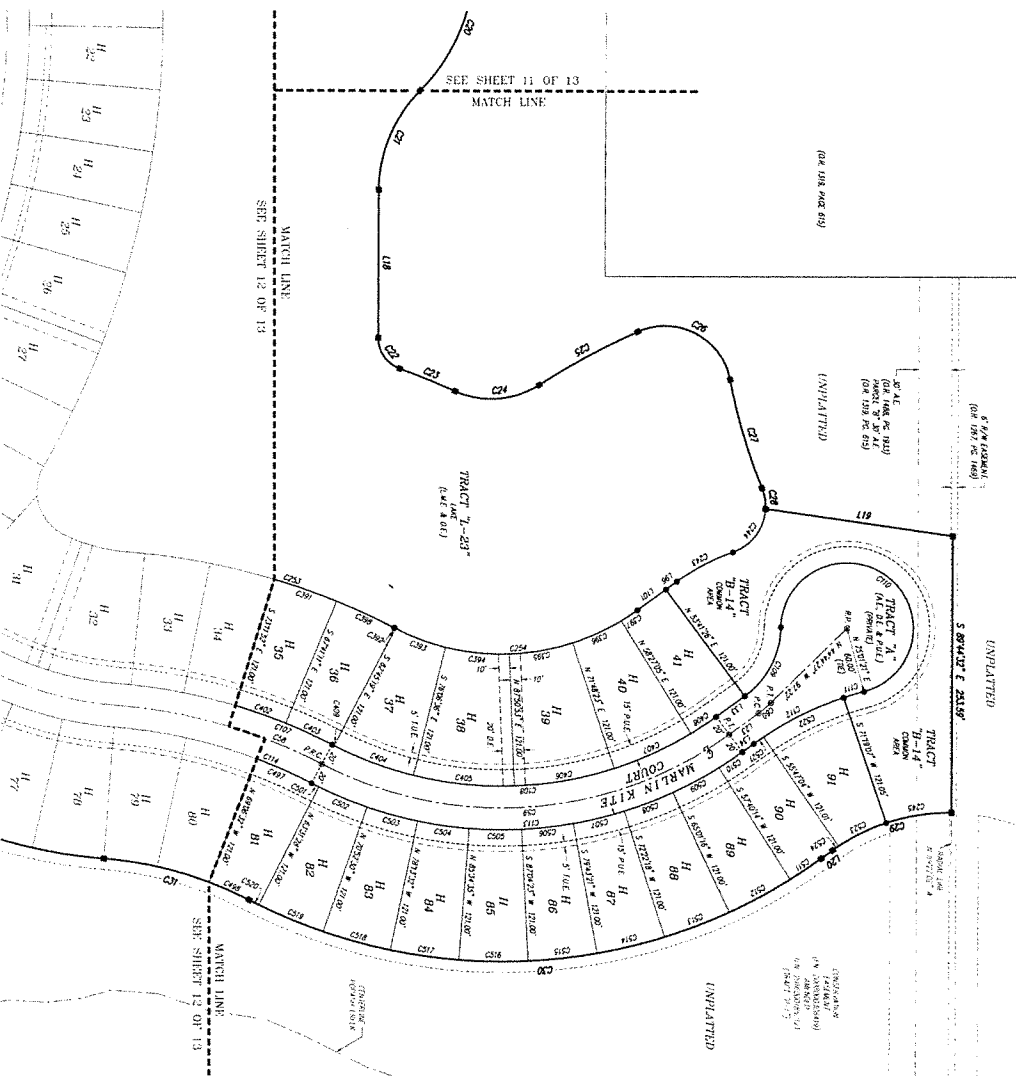
## ENGINEERING PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS

10511 SUMMIT CIRCLE PARKWAY - SUITE 101  
FORT MYERS, FLORIDA 33906  
PHONE: 739-939-5400 FAX: 739-939-2523  
E-MAIL: [BLANCHETTE@CATT.NET](mailto:BLANCHETTE@CATT.NET) 660084186000



LINE TABLE		
LINE	BEARING	DISTANCE
1.18	S 69°42'37" E	155.66
1.19	N 08°18'45" E	177.87
1.20	S 36°18'45" E	12.55
1.21	N 36°18'54" E	59.87
1.15	N 36°18'54" E	23.16
1.24	S 36°18'54" E	12.70
1.26	N 36°18'54" E	12.35
1.21	N 36°18'54" E	12.16

**LEGEND:**

[illegible]

Year	MALES	FEMALE	AGE	CHILDREN	ADULTS	POP. IN 1900
1901	1,410	1,410	10	1,410	1,410	2,820
1902	1,410	1,410	10	1,410	1,410	2,820
1903	1,410	1,410	10	1,410	1,410	2,820
1904	1,410	1,410	10	1,410	1,410	2,820
1905	1,410	1,410	10	1,410	1,410	2,820
1906	1,410	1,410	10	1,410	1,410	2,820
1907	1,410	1,410	10	1,410	1,410	2,820
1908	1,410	1,410	10	1,410	1,410	2,820
1909	1,410	1,410	10	1,410	1,410	2,820
1910	1,410	1,410	10	1,410	1,410	2,820
1911	1,410	1,410	10	1,410	1,410	2,820
1912	1,410	1,410	10	1,410	1,410	2,820
1913	1,410	1,410	10	1,410	1,410	2,820
1914	1,410	1,410	10	1,410	1,410	2,820
1915	1,410	1,410	10	1,410	1,410	2,820
1916	1,410	1,410	10	1,410	1,410	2,820
1917	1,410	1,410	10	1,410	1,410	2,820
1918	1,410	1,410	10	1,410	1,410	2,820
1919	1,410	1,410	10	1,410	1,410	2,820
1920	1,410	1,410	10	1,410	1,410	2,820
1921	1,410	1,410	10	1,410	1,410	2,820
1922	1,410	1,410	10	1,410	1,410	2,820
1923	1,410	1,410	10	1,410	1,410	2,820
1924	1,410	1,410	10	1,410	1,410	2,820
1925	1,410	1,410	10	1,410	1,410	2,820
1926	1,410	1,410	10	1,410	1,410	2,820
1927	1,410	1,410	10	1,410	1,410	2,820
1928	1,410	1,410	10	1,410	1,410	2,820
1929	1,410	1,410	10	1,410	1,410	2,820
1930	1,410	1,410	10	1,410	1,410	2,820
1931	1,410	1,410	10	1,410	1,410	2,820
1932	1,410	1,410	10	1,410	1,410	2,820
1933	1,410	1,410	10	1,410	1,410	2,820
1934	1,410	1,410	10	1,410	1,410	2,820
1935	1,410	1,410	10	1,410	1,410	2,820
1936	1,410	1,410	10	1,410	1,410	2,820
1937	1,410	1,410	10	1,410	1,410	2,820
1938	1,410	1,410	10	1,410	1,410	2,820
1939	1,410	1,410	10	1,410	1,410	2,820
1940	1,410	1,410	10	1,410	1,410	2,820
1941	1,410	1,410	10	1,410	1,410	2,820
1942	1,410	1,410	10	1,410	1,410	2,820
1943	1,410	1,410	10	1,410	1,410	2,820
1944	1,410	1,410	10	1,410	1,410	2,820
1945	1,410	1,410	10	1,410	1,410	2,820
1946	1,410	1,410	10	1,410	1,410	2,820
1947	1,410	1,410	10	1,410	1,410	2,820
1948	1,410	1,410	10	1,410	1,410	2,820
1949	1,410	1,410	10	1,410	1,410	2,820
1950	1,410	1,410	10	1,410	1,410	2,820
1951	1,410	1,410	10	1,410	1,410	2,820
1952	1,410	1,410	10	1,410	1,410	2,820
1953	1,410	1,410	10	1,410	1,410	2,820
1954	1,410	1,410	10	1,410	1,410	2,820
1955	1,410	1,410	10	1,410	1,410	2,820
1956	1,410	1,410	10	1,410	1,410	2,820
1957	1,410	1,410	10	1,410	1,410	2,820
1958	1,410	1,410	10	1,410	1,410	2,820
1959	1,410	1,410	10	1,410	1,410	2,820
1960	1,410	1,410	10	1,410	1,410	2,820
1961	1,410	1,410	10	1,410	1,410	2,820
1962	1,410	1,410	10	1,410	1,410	2,820
1963	1,410	1,410	10	1,410	1,410	2,820
1964	1,410	1,410	10	1,410	1,410	2,820
1965	1,410	1,410	10	1,410	1,410	2,820
1966	1,410	1,410	10	1,410	1,410	2,820
1967	1,410	1,410	10	1,410	1,410	2,820
1968	1,410	1,410	10	1,410	1,410	2,820
1969	1,410	1,410	10	1,410	1,410	2,820
1970	1,410	1,410	10	1,410	1,410	2,820
1971	1,410	1,410	10	1,410	1,410	2,820
1972	1,410	1,410	10	1,410	1,410	2,820
1973	1,410	1,410	10	1,410	1,410	2,820
1974	1,410	1,410	10	1,410	1,410	2,820
1975	1,410	1,410	10	1,410	1,410	2,820
1976	1,410	1,410	10	1,410	1,410	2,820
1977	1,410	1,410	10	1,410	1,410	2,820
1978	1,410	1,410	10	1,410	1,410	2,820
1979	1,410	1,410	10	1,410	1,410	2,820
1980	1,410	1,410	10	1,410	1,410	2,820
1981	1,410	1,410	10	1,410	1,410	2,820
1982	1,410	1,410	10	1,410	1,410	2,820
1983	1,410	1,410	10	1,410	1,410	2,820
1984	1,410	1,410	10	1,410	1,410	2,820
1985	1,410	1,410	10	1,410	1,410	2,820
1986	1,410	1,410	10	1,410	1,410	2,820
1987	1,410	1,410	10	1,410	1,410	2,820
1988	1,410	1,410	10	1,410	1,410	2,820
1989	1,410	1,410	10	1,410	1,410	2,820
1990	1,410	1,410	10	1,410	1,410	2,820
1991	1,410	1,410	10	1,410	1,410	2,820
1992	1,410	1,410	10	1,410	1,410	2,820
1993	1,410	1,410	10	1,410	1,410	2,820
1994	1,410	1,410	10	1,410	1,410	2,820
1995	1,410	1,410	10	1,410	1,410	2,820
1996	1,410	1,410	10	1,410	1,410	2,820
1997	1,410	1,410	10	1,410	1,410	2,820
1998	1,410	1,410	10	1,410	1,410	2,820
1999	1,410	1,410	10	1,410	1,410	2,820
2000	1,410	1,410	10	1,410	1,410	2,820
2001	1,410	1,410	10	1,410	1,410	2,820
2002	1,410	1,410	10	1,410	1,410	2,820
2003	1,410	1,410	10	1,410	1,410	2,820
2004	1,410	1,410	10	1,410	1,410	2,820
2005	1,410	1,410	10	1,410	1,410	2,820
2006	1,410	1,410	10	1,410	1,410	2,820
2007	1,410	1,410	10	1,410	1,410	2,820
2008	1,410	1,410	10	1,410	1,410	2,820
2009	1,410	1,410	10	1,410	1,410	2,820
2010	1,410	1,410	10	1,410	1,410	2,820
2011	1,410	1,410	10	1,410	1,410	2,820
2012	1,410	1,410	10	1,410	1,410	2,820
2013	1,410	1,410	10	1,410	1,410	2,820
2014	1,410	1,410	10	1,410	1,410	2,820
2015	1,410	1,410	10	1,410	1,410	2,820
2016	1,410	1,410	10	1,410	1,410	2,820
2017	1,410	1,410	10	1,410	1,410	2,820
2018	1,410	1,410	10	1,410	1,410	2,820
2019	1,410	1,410	10	1,410	1,410	2,820
2020	1,410	1,410	10	1,410	1,410	2,820



**EXHIBIT 3.**

## RESOLUTION 2020-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING 3 MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Stoneybrook North Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, the District was established on December 18, 2014 by Ordinance No. 14-23 of the Lee County Board of County Commissioners;

**WHEREAS**, the terms for Board seats **3, 4, and 5** are set to expire in November 2020; and

**WHEREAS**, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing 3 members of the Board.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1.** In accordance with Section 190.006(2)(b), Florida Statutes the landowners' meeting to elect 3 members of the Board, to Board seats **3, 4, and 5**, will be held on November 17, 2020 (the third Tuesday of November), at 9:00 a.m. at the Hyatt Place Fort Myers at the Forum, 2600 Champion Ring Road, Fort Myers, Florida.

**Section 2.** The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

**Section 3.** Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners' meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and a sample ballot form are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager's office.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**Passed and Adopted on May 28, 2020.**

**Attest:**

**Stoneybrook North  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

**Notice of Landowners' Meeting and Election and  
Meeting of the Board of Supervisors of the  
Stoneybrook North Community Development District**

Notice is hereby given to the public and all landowners within the Stoneybrook North Community Development District (the “**District**”), comprised of approximately 399.64 acres in Lee County, Florida, advising that a landowners’ meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: November 17, 2020

Time: 9:00 a.m.

Place: Hyatt Place Fort Myers at the Forum  
2600 Champion Ring Road  
Fort Myers, Florida

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners’ meeting may be obtained upon request at the office of the District Manager located at 250 International Parkway, Suite 280, Lake Mary, Florida. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 418-7473, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Tonya Elliott-Moore, District Manager

*Run Date(s): October 28 and November 1, 2020*

## **Instructions Relating to Landowners' Meeting of the Stoneybrook North Community Development District for the Election of Members of the Board of Supervisors**

**Date:** November 17, 2020

**Time:** 9:00 a.m.

**Location:** Hyatt Place Fort Myers at the Forum  
2600 Champion Ring Road  
Fort Myers, Florida

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners.

This year, 3 seats on the Board will be up for election by landowners. The 2 candidates receiving the highest number of votes will receive a 4-year term and the 1 candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

# Landowner Proxy

## Stoneybrook North Community Development District Landowners' Meeting – November 17, 2020

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Stoneybrook North Community Development District to be held at Hyatt Place Fort Myers at the Forum, 2600 Champion Ring Road, Fort Myers, Florida, on November 17, 2020, at 9:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner	Signature of Legal Owner	Date
Address/Legal/or Parcel ID #	Acreage/or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

*[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]*

**Total Number of Authorized Votes:** \_\_\_\_\_

### NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

# Official Ballot

## Stoneybrook North Community Development District

### Landowners' Meeting – November 17, 2020

(Election of 3 Supervisors)

The 2 candidates receiving the highest number of votes will receive a 4-year term and the 1 candidate receiving the next highest number of votes will receive a 2-year term, with the term of office for each of the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Stoneybrook North Community Development District and described in [ ] the attached proxy or [ ] as follows:

Address/Legal/or Parcel ID #	Acreage/or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

*[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]*

**Total Number of Authorized Votes:** \_\_\_\_\_

I, \_\_\_\_\_, as landowner, or as the proxy holder of \_\_\_\_\_ (landowner) pursuant to the Landowner Proxy attached hereto, do cast my votes as follows:

Name Of Candidate	Number Of Votes
1. _____	_____
2. _____	_____
3. _____	_____

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**EXHIBIT 4.**

**STATEMENT 1  
STONEYBROOK NORTH CDD  
FY 2021 PROPOSED BUDGET GENERAL FUND (O&M)**

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 OCT-MAR	FY 2021 PROPOSED	VARIANCE 2020-2021
<b>I. REVENUE</b>								
GENERAL FUND REVENUES /(a)	\$ 73,846	\$ 79,259	\$ 283,382	\$ 139,540	\$ 578,618	\$ 182,275	\$ 751,248	\$ 172,630
INTEREST				-		4,541		
<b>TOTAL REVENUE</b>	<b>73,846</b>	<b>79,259</b>	<b>283,382</b>	<b>139,540</b>	<b>578,618</b>	<b>186,816</b>	<b>751,248</b>	<b>172,630</b>
<b>II. EXPENDITURES</b>								
<b>GENERAL ADMINISTRATIVE</b>								
SUPERVISORS COMPENSATION	1,200	1,200	1,881	1,615	8,000	185	8,000	-
PAYROLL TAXES	92	92	138	138	612	-	612	-
PAYROLL SERVICES	52	315	310	341	490	-	490	-
TRAVEL PER DIEM	-	814	104	100	500	-	500	-
MANAGEMENT CONSULTING SERVICES	21,000	21,000	21,000	21,000	21,000	9,500	21,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	9,500	-	5,000	5,000	5,000	-
PLANNING AND COORDINATING SERVICES	36,000	36,000	36,000	36,000	36,000	18,000	36,000	-
ADMINISTRATIVE SERVICES	-	-	3,600	3,600	3,600	1,800	3,600	-
BANK FEES	-	-	29	139	300	-	300	-
MISCELLANEOUS	-	-	-	148	500	1	500	-
AUDITING SERVICES	-	-	2,400	2,500	3,200	-	3,200	-
INSURANCE	2,363	2,410	5,300	3,264	2,805	9,269	14,403	11,598
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	6,105	1,357	2,104	1,844	1,800	532	1,800	-
ENGINEERING SERVICES	2,493	2,208	4,620	3,422	4,000	348	4,000	-
LEGAL SERVICES	3,647	5,817	4,577	7,199	4,000	1,806	4,000	-
WEBSITE HOSTING	978	757	740	1,610	2,265	(985)	1,650	(615)
ADMINISTRATIVE CONTINGENCY	234	2,350	-	-	720	-	15,000	14,280
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>74,339</b>	<b>74,495</b>	<b>92,428</b>	<b>83,094</b>	<b>94,967</b>	<b>45,630</b>	<b>120,230</b>	<b>25,263</b>
<b>DEBT ADMINISTRATION:</b>								
DISSEMINATION AGENT	-	-	-	5,000	5,000	5,000	5,000	-
TRUSTEE FEES	-	-	-	9,105	9,105	9,105	9,105	-
TRUST FUND ACCOUNTING	-	-	3,600	3,600	-	1,800	-	-
ARBITRAGE	-	-	650	650	650	-	650	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>-</b>	<b>-</b>	<b>4,250</b>	<b>18,355</b>	<b>14,755</b>	<b>15,905</b>	<b>14,755</b>	<b>-</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>								
SECURITY	-	-	-	35,179	10,000	36,923	24,667	14,667
STREETPOLE LIGHTING	-	-	-	-	60,000	16,200	119,000	59,000
ELECTRICITY (IRRIGATION & POND PUMPS)	-	-	-	-	15,000	-	15,000	-
WATER	-	-	-	1,033	20,000	2,218	10,000	(10,000)
LANDSCAPING MAINTENANCE	-	-	2,940	143,977	300,000	84,720	200,000	(100,000)
IRRIGATION MAINTENANCE	-	-	-	-	20,000	-	10,000	(10,000)
NPDES MONITORING	-	-	-	-	-	2,700	5,400	5,400
POND MAINTENANCE	-	-	5,460	10,920	15,000	5,760	15,000	-
POND MOWING	-	-	-	2,625	-	-	-	-
GATE MAINTENANCE	-	-	-	-	5,000	-	4,800	(200)
GATE ACCESS & FOBS	-	-	-	-	6,000	-	6,000	-
COMPREHENSIVE FIELD SERVICES	-	-	-	8,106	13,896	6,948	13,896	-
PET WASTE REMOVAL	-	-	-	-	4,000	-	7,500	3,500
HOLIDAY DECORATIONS	-	-	-	-	-	-	10,000	10,000
PHYSICAL ENVIRONMENT CONTINGENCY (Barriers in FY 2019)	-	-	-	4,275	-	1,952	175,000	175,000
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>8,400</b>	<b>206,116</b>	<b>468,896</b>	<b>157,421</b>	<b>616,263</b>	<b>147,367</b>
<b>AMENITY EXPENDITURES</b>								
POOL SERVICE CONTRACT	-	-	-	-	-	-	-	-
POOL MAINTENANCE & REPAIRS	-	-	-	-	-	-	-	-
POOL PERMIT	-	-	-	-	-	-	-	-
POWER WASH AMENITY CENTER	-	-	-	-	-	-	-	-



**STATEMENT 1  
STONEBROOK NORTH CDD  
FY 2021 PROPOSED BUDGET GENERAL FUND (O&M)**

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 OCT-MAR	FY 2021 PROPOSED	VARIANCE 2020-2021
AMENITY CENTER CLEANING & MAINTENANCE	-	-	-	-	-	-	-	-
AMENITY CENTER INTERNET	-	-	-	-	-	-	-	-
AMENITY CENTER ELCTRICITY	-	-	-	-	-	-	-	-
AMENITY CENTER WATER	-	-	-	-	-	-	-	-
AMENITY CENTER PEST CONTROL	-	-	-	-	-	-	-	-
AMENITY MANAGEMENT	-	-	-	-	-	-	-	-
AMENITY CENTER SECURITY CAMERAS	-	-	-	-	-	-	-	-
AMENITY CENTER DUNPSTER	-	-	-	-	-	-	-	-
AMNEITNITY CENTER CONTINGENCY	-	-	-	-	-	-	-	-
<b>TOTAL AMENITY CENTER EXPENDITURES</b>	-	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>74,339</b>	<b>74,495</b>	<b>105,078</b>	<b>307,564</b>	<b>578,618</b>	<b>218,956</b>	<b>751,248</b>	<b>172,630</b>
<b>III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(493)</b>	<b>4,764</b>	<b>178,304</b>	<b>(168,024)</b>	<b>-</b>	<b>(32,140)</b>	<b>-</b>	<b>-</b>
FUND BALANCE - BEGINNING	1,348	855	5,619	183,923	15,899	15,899	15,899	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 855</b>	<b>\$ 5,619</b>	<b>\$ 183,923</b>	<b>\$ 15,899</b>	<b>\$ 15,899</b>	<b>\$ (16,241)</b>	<b>\$ 15,899</b>	<b>\$ -</b>

**Footnote:**

(a) Revenue collections from County tax collector and/or budget funding agreement only as needed based on actuals. Draws upon budget funding agreement can only be based on actual expenditures.

**STATEMENT 2**  
**STONEYBROOK NORTH CDD**  
**FY 2021 GENERAL FUND EXPENDITURE & O&M ASSESSMENT ALLOCATION**

**1. ERU Assignment, Ranking and Calculation**

Width	Units	Assigned ERU	Total ERU	% ERU
35'	104	0.70	72.80	13.60%
40'	75	0.80	60.00	11.21%
50'	280	1.00	280.00	52.32%
60'	102	1.20	122.40	22.87%
<b>Total</b>	<b>561</b>		<b>535.20</b>	<b>100.00%</b>

**2. O&M Assessment Requirement ("AR")**

AR = TOTAL EXPENDITURES - NET:	\$ 751,248	/(a)
Plus: Early Payment Discount (4.0%)	\$ 31,968	
Plus: County Collection Charges (2.0%)	\$ 15,984	
<b>Total Expenditures - GROSS</b>	<b>\$ 799,200</b>	[A]
Total ERU:	535.20	[B]
<b>Total AR / ERU - GROSS (as if all On-Roll):</b>	<b>\$1,493.27</b>	[A] / [B]
Total AR / ERU - NET:	1,403.68	

**3. Current FY Allocation of AR (as if all On-Roll)**

Lot Width	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'	75	0.80	\$1,123	\$84,221	\$1,195	\$89,596
50'	280	1.00	\$1,404	\$393,029	\$1,493	\$418,116
60'	102	1.20	\$1,684	\$171,810	\$1,792	\$182,777
35'	104	0.70	\$983	\$102,188	\$1,045	\$108,710
<b>Total</b>	<b>561</b>			<b>\$751,248</b>		<b>\$799,200</b>

**4. Prior FY Allocation of AR (as if all On-Roll)**

Lot Width	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'	75	0.80	\$865	\$64,867	\$920	\$ 69,008
50'	280	1.00	\$1,081	\$302,715	\$1,150	\$ 322,037
60'	102	1.20	\$1,297	\$132,330	\$1,380	\$ 140,776
35'	104	0.70	\$757	\$78,706	\$805	\$ 83,730
<b>Total</b>	<b>561</b>			<b>\$578,618</b>		<b>\$ 615,551</b>

**5. Difference between Prior FY and Current FY**

	<u>Prior FY</u>	<u>Current FY</u>	<u>Change</u>
TOTAL EXPENDITURES - NET:	\$578,618	\$751,248	30%

Lot Width	Prior FY Net Assmt/Unit	Current FY Net Assmt/Unit	Change in Net Assmt/Unit	Change in Net/Unit per month
40'	\$865	\$1,123	\$258	\$22
50'	\$1,081	\$1,404	\$323	\$27
60'	\$1,297	\$1,684	\$387	\$32
70'	\$757	\$983	\$226	\$19

## 6. Anticipated Collection

Lot Width	Anticipated Net Assmt/Unit	Developer Contribution /(a)	Total Net Assmt/Lot
40'	\$590	\$533	\$1,123
50'	\$630	\$774	\$1,404
60'	\$740	\$944	\$1,684
35'	\$520	\$463	\$983

### ***Footnote***

(a) No O&M Assessments for non-platted lots will be charged to the Developer. Developer is only to fund based on actual expenditures on an as needed basis only. Consistent with the funding of the capital expenditures for the public improvements, the developer has chosen to contribute funds based on actual expenditures on an as needed basis to reduce the allocation of assessments for certain lots.

**STATEMENT 3**  
**STONEYBROOK NORTH CDD**

FINANCIAL STATEMENT CATEGORY	VENDOR	COMMENTS/SCOPE OF SERVICE		ANNUAL
<b>GENERAL ADMINISTRATIVE:</b>				
SUPERVISORS COMPENSATION	Board of Supervisors	5 Board Members per Meeting , 8 Meetings Considered		\$ 8,000
PAYROLL TAXES	Payroll	7.65% OF BOS PAYROLL		\$ 612
PAYROLL SERVICES	Innovative	\$55 Per Payroll Plus Year End Processing of \$50		\$ 490
TRAVEL PER DEIM	Misc	Estimated		\$ 500
MANAGEMENT CONSULTING SERVICES	DPFG	\$1,750 monthly		\$ 21,000
CONSTRUCTION ACCOUNTING SERVICES	DPFG			\$ 5,000
PLANNING & COORDINATING SERVICES	DPFG	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure		\$ 36,000
ADMINISTRATIVE SERVICES	DPFG			\$ 3,600
BANK FEES	Bank United			\$ 300
MISCELLANEOUS	MISC	Estimated		\$ 500
AUDITING	DIBARTOLOMEO	RFP needed for FY 2019		\$ 3,200
INSURANCE	EGIS	Confirm with EGIS		\$ 14,403
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	Fixed by Statute		\$ 175
LEGAL ADVERTISEMENTS	News Press	Estimated, Variable & Discretionary		\$ 1,800
ENGINEERING SERVICES	Stantec	Estimated, Variable & Discretionary		\$ 4,000
LEGAL SERVICES	Strayley, Robin Vericker	Estimated, Variable & Discretionary		\$ 4,000
WEBSITE HOSTING	Campus Suite	Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$135 for any unknown remediation of documents		\$ 1,650
ADMINISTRATIVE CONTINGENCY				\$ 15,000

**STATEMENT 3**  
**STONEBROOK NORTH CDD**

FINANCIAL STATEMENT CATEGORY	VENDOR	COMMENTS/SCOPE OF SERVICE		ANNUAL
<b>DEBT SERVICE ADMINISTRATION:</b>				
DISSEMINATING AGENT	LERNER			\$ 5,000
TRUSTEE FEES	US BANK	Confirm with Trustee		\$ 9,105
TRUST FUND ACCOUNTING	DPFG			\$ -
ARBITRAGE	LLS	Confirm with LLS		\$ 650
<b>PHYSICAL ENVIRONMENT:</b>				
SECURITY		Project security during the development phase. <span style="color: red;">Confirm that the cost share is in effect and appropriate (1/3 CDD, 1/3 HOA, 1/3 Dev)</span>		\$ 24,667
STREETPOLE LIGHTING	Gig Fiber, LLC	162 + 8 lights \$600/light/yr. + \$100/light deposit; Solar lights	OM-SB-DPFG-009	\$ 119,000
ELECTRICITY (IRRIGATION & POND PUMPS)		Estimated		\$ 15,000
WATER		Estimated for suction line to the lake		\$ 10,000
LANDSCAPING MAINTENANCE	Big Tree, Inc	Common Area Mowing by Big Tree Landscaping current contract \$135,960 all of Phase I; Southern Land Services common area maintenance \$37,440; current total. This was decreased based on current contract	OM-SB-DPFG-007; OM-SB-008 & 009	\$ 200,000
IRRIGATION MAINTENANCE		Estimated		\$ 10,000
NPDES MONITORING	Protective Barriers	Monthly \$450	OM-SB-007	\$ 5,400
POND MAINTENANCE	Solitude Lake Management	Original contract is \$10,920 for 8 ponds; Creek Maintenance \$3,600 contract 2-26-20; Phase 3 ponds not added in FY 21	OM-SB-DPFG- 004	\$ 15,000
POND MOWING		8 ponds Included in landscape Maintenance above		\$ -
GATE MAINTENANCE		3 entrance gates. ~\$50 Monthly fee for Cellar system per gate, service calls and gate repair (\$1,000/gate)		\$ 4,800
GATE ACCESS & FOBS		Clickers for entrance gates 200 units @30.00		\$ 6,000
COMPREHENSIVE FIELD SERVICES		Directs day to day operations and oversees field services technician. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage of RFP for ongoing maintenance, prepare written monthly reports to the Board, including travel for field technician.		\$ 13,896

**STATEMENT 3**  
**STONEBROOK NORTH CDD**

FINANCIAL STATEMENT CATEGORY	VENDOR	COMMENTS/SCOPE OF SERVICE		ANNUAL
PET WASTE REMOVAL	POOP 911	Removal of pet waste on the campus for 10 waste stations; install 10 stations at \$350ea	OM-SB- DPFG- 002	\$ 7,500
HOLIDAY DECORATIONS		Fiscal Year 2020-21 (\$10,000). Get proposal		\$ 10,000
PHYSICAL ENVIRONMENT CONTINGENCY				\$ 175,000
				<b>\$ 751,247.67</b>

POOL SERVICE CONTRACT #REF!

POOL MAINTENANCE & REPAIRS #REF!

POOL PERMIT

POWER WASH AMENITY CENTER

AMENITY CENTER CLEANING & MAINTENANCE

AMENITY CENTER INTERNET

AMENITY CENTER ELCTRICITY

AMENITY CENTER WATER

AMENITY CENTER PEST CONTROL

AMENITY MANAGEMENT

AMENITY CENTER SECURITY CAMERAS

AMENITY CENTER DUNPSTER

AMENITY CENTER CONTINGENCY

**STATEMENT 4**  
**STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**\$4,020,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - (Gross)	\$ 299,036
MISCELLANEOUS	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(11,961)
<b>TOTAL REVENUE</b>	<b>287,074</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	5,981
INTEREST EXPENSE	
5/1/2021	106,313
11/1/2021	106,313
PRINCIPAL PAYMENT	
11/1/2021	65,000
<b>TOTAL EXPENDITURES</b>	<b>283,606</b>
<b>INCREASE IN FUND BALANCE REVENUE ACCOUNT</b>	
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>3,469</b>
<b>FUND BALANCE - BEGINNING (REVENUE TRUST ACCOUNT)</b>	
<b>INCREASE IN FUND BALANCE (REVENUE TRUST ACCOUNT)</b>	
<b>FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)</b>	<b>\$ 3,469</b>

**Table 1. Assigned Assessments per Lot**

<b>Lot Type</b>	<b>Total Lots</b>	<b>MADS/Lot</b>	<b>Gross Assmt.</b>
40	68	878	935
50	93	1,074	1,142
60	90	1,284	1,365
70	4	1,497	1,593
<b>Total</b>	<b>255</b>		

total MADS, net	281,094
total Gross MADS Assmt.	299,036

**STATEMENT 5**  
**STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**\$4,020,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1**  
**DEBT SERVICE REQUIREMENT**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service / (a)</b>	<b>Annual Debt Service / (a)</b>	<b>Bonds Outstanding</b>
11/1/2017	-	5.000%	57,869	57,869	57,869	4,020,000
5/1/2018		5.000%	110,813	110,813		4,020,000
11/1/2018	55,000	5.000%	110,813	165,813	276,625	3,965,000
5/1/2019		5.000%	109,438	109,438		3,965,000
11/1/2019	60,000	5.000%	109,438	169,438	278,875	3,905,000
5/1/2020		5.000%	107,938	107,938		3,905,000
11/1/2020	65,000	5.000%	107,938	172,938	280,875	3,840,000
5/1/2021		5.000%	106,313	106,313		3,840,000
11/1/2021	65,000	5.000%	106,313	171,313	277,625	3,775,000
5/1/2022		5.000%	104,688	104,688		3,775,000
11/1/2022	70,000	5.000%	104,688	174,688	279,375	3,705,000
5/1/2023		5.000%	102,938	102,938		3,705,000
11/1/2023	75,000	5.000%	102,938	177,938	280,875	3,630,000
5/1/2024		5.000%	101,063	101,063		3,630,000
11/1/2024	75,000	5.000%	101,063	176,063	277,125	3,555,000
5/1/2025		5.000%	99,188	99,188		3,555,000
11/1/2025	80,000	5.000%	99,188	179,188	278,375	3,475,000
5/1/2026		5.000%	97,188	97,188		3,475,000
11/1/2026	85,000	5.000%	97,188	182,188	279,375	3,390,000
5/1/2027		5.000%	95,063	95,063		3,390,000
11/1/2027	90,000	5.000%	95,063	185,063	280,125	3,300,000
5/1/2028		5.625%	92,813	92,813		3,300,000
11/1/2028	95,000	5.625%	92,813	187,813	280,625	3,205,000
5/1/2029		5.625%	90,141	90,141		3,205,000
11/1/2029	100,000	5.625%	90,141	190,141	280,281	3,105,000
5/1/2030		5.625%	87,328	87,328		3,105,000
11/1/2030	105,000	5.625%	87,328	192,328	279,656	3,000,000
5/1/2031		5.625%	84,375	84,375		3,000,000
11/1/2031	110,000	5.625%	84,375	194,375	278,750	2,890,000
5/1/2032		5.625%	81,281	81,281		2,890,000
11/1/2032	115,000	5.625%	81,281	196,281	277,563	2,775,000
5/1/2033		5.625%	78,047	78,047		2,775,000
11/1/2033	125,000	5.625%	78,047	203,047	281,094	2,650,000
5/1/2034		5.625%	74,531	74,531		2,650,000
11/1/2034	130,000	5.625%	74,531	204,531	279,063	2,520,000
5/1/2035		5.625%	70,875	70,875		2,520,000



**STATEMENT 5**  
**STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**\$4,020,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1**  
**DEBT SERVICE REQUIREMENT**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service / (a)</b>	<b>Annual Debt Service / (a)</b>	<b>Bonds Outstanding</b>
11/1/2035	135,000	5.625%	70,875	205,875	276,750	2,385,000
5/1/2036		5.625%	67,078	67,078		2,385,000
11/1/2036	145,000	5.625%	67,078	212,078	279,156	2,240,000
5/1/2037		5.625%	63,000	63,000		2,240,000
11/1/2037	155,000	5.625%	63,000	218,000	281,000	2,085,000
5/1/2038		5.625%	58,641	58,641		2,085,000
11/1/2038	160,000	5.625%	58,641	218,641	277,281	1,925,000
5/1/2039		5.625%	54,141	54,141		1,925,000
11/1/2039	170,000	5.625%	54,141	224,141	278,281	1,755,000
5/1/2040		5.625%	49,359	49,359		1,755,000
11/1/2040	180,000	5.625%	49,359	229,359	278,719	1,575,000
5/1/2041		5.625%	44,297	44,297		1,575,000
11/1/2041	190,000	5.625%	44,297	234,297	278,594	1,385,000
5/1/2042		5.625%	38,953	38,953		1,385,000
11/1/2042	200,000	5.625%	38,953	238,953	277,906	1,185,000
5/1/2043		5.625%	33,328	33,328		1,185,000
11/1/2043	210,000	5.625%	33,328	243,328	276,656	975,000
5/1/2044		5.625%	27,422	27,422		975,000
11/1/2044	225,000	5.625%	27,422	252,422	279,844	750,000
5/1/2045		5.625%	21,094	21,094		750,000
11/1/2045	235,000	5.625%	21,094	256,094	277,188	515,000
5/1/2046		5.625%	14,484	14,484		515,000
11/1/2046	250,000	5.625%	14,484	264,484	278,969	265,000
5/1/2047		5.625%	7,453	7,453		265,000
11/1/2047	265,000	5.625%	7,453	272,453	279,906	-
<b>Total</b>	<b>\$ 4,020,000</b>		<b>\$ 4,404,400</b>	<b>\$ 8,424,400</b>	<b>\$ 8,424,400</b>	

max. annual debt service (MADS)      281,094

**STATEMENT 6**  
**STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**\$3,500,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017 A-2**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - OFF ROLL (NET)	\$ 201,250
CAPITALIZED INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
<b>TOTAL REVENUE</b>	<b>201,250</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
5/1/2021	100,625
11/01/21	100,625
PRINCIPAL RETIREMENT	
11/01/21	-
<b>TOTAL EXPENDITURES</b>	<b>201,250</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	-
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>

**STATEMENT 7**  
**STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2017A-2 BONDS**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
7/19/2017		5.750%				3,500,000
11/1/2017		5.750%	52,549	52,549	52,549	3,500,000
5/1/2018		5.750%	100,625	100,625		3,500,000
11/1/2018		5.750%	100,625	100,625	201,250	3,500,000
5/1/2019		5.750%	100,625	100,625		3,500,000
11/1/2019		5.750%	100,625	100,625	201,250	3,500,000
5/1/2020		5.750%	100,625	100,625		3,500,000
11/1/2020		5.750%	100,625	100,625	201,250	3,500,000
5/1/2021		5.750%	100,625	100,625		3,500,000
11/1/2021		5.750%	100,625	100,625	201,250	3,500,000
5/1/2022		5.750%	100,625	100,625		3,500,000
11/1/2022		5.750%	100,625	100,625	201,250	3,500,000
5/1/2023		5.750%	100,625	100,625		3,500,000
11/1/2023		5.750%	100,625	100,625	201,250	3,500,000
5/1/2024		5.750%	100,625	100,625		3,500,000
11/1/2024		5.750%	100,625	100,625	201,250	3,500,000
5/1/2025		5.750%	100,625	100,625		3,500,000
11/1/2025		5.750%	100,625	100,625	201,250	3,500,000
5/1/2026		5.750%	100,625	100,625		3,500,000
11/1/2026		5.750%	100,625	100,625	201,250	3,500,000
5/1/2027		5.750%	100,625	100,625		3,500,000
11/1/2027		5.750%	100,625	100,625	201,250	3,500,000
5/1/2028		5.750%	100,625	100,625		3,500,000
11/1/2028		5.750%	100,625	100,625	201,250	3,500,000
5/1/2029		5.750%	100,625	100,625		3,500,000
11/1/2029	3,500,000	5.750%	100,625	3,600,625	3,701,250	-
<b>Total</b>	<b>3,500,000</b>		<b>2,467,549</b>	<b>5,967,549</b>	<b>5,967,549</b>	

Max Annual DS: (interest only)

201,250

**Footnote:**

For budgetary purposes only.

**STATEMENT 8**  
**STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**\$5,000,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017 A-3**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL (NET)	\$ 293,750
CAPITALIZED INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
<b>TOTAL REVENUE</b>	<b>293,750</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
5/1/2021	146,875
11/01/21	146,875
PRINCIPAL RETIREMENT	
11/01/21	-
<b>TOTAL EXPENDITURES</b>	<b>293,750</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	-
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>

**STATEMENT 7**  
**STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2017A-3 BONDS**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
7/19/2017		5.875%				5,000,000
11/1/2017		5.875%	76,701	76,701	76,701	5,000,000
5/1/2018		5.875%	146,875	146,875		5,000,000
11/1/2018		5.875%	146,875	146,875	293,750	5,000,000
5/1/2019		5.875%	146,875	146,875		5,000,000
11/1/2019		5.875%	146,875	146,875	293,750	5,000,000
5/1/2020		5.875%	146,875	146,875		5,000,000
11/1/2020		5.875%	146,875	146,875	293,750	5,000,000
5/1/2021		5.875%	146,875	146,875		5,000,000
11/1/2021		5.875%	146,875	146,875	293,750	5,000,000
5/1/2022		5.875%	146,875	146,875		5,000,000
11/1/2022		5.875%	146,875	146,875	293,750	5,000,000
5/1/2023		5.875%	146,875	146,875		5,000,000
11/1/2023		5.875%	146,875	146,875	293,750	5,000,000
5/1/2024		5.875%	146,875	146,875		5,000,000
11/1/2024		5.875%	146,875	146,875	293,750	5,000,000
5/1/2025		5.875%	146,875	146,875		5,000,000
11/1/2025		5.875%	146,875	146,875	293,750	5,000,000
5/1/2026		5.875%	146,875	146,875		5,000,000
11/1/2026		5.875%	146,875	146,875	293,750	5,000,000
5/1/2027		5.875%	146,875	146,875		5,000,000
11/1/2027		5.875%	146,875	146,875	293,750	5,000,000
5/1/2028		5.875%	146,875	146,875		5,000,000
11/1/2028		5.875%	146,875	146,875	293,750	5,000,000
5/1/2029		5.875%	146,875	146,875		5,000,000
11/1/2029	5,000,000	5.875%	146,875	5,146,875	5,293,750	-
<b>Total</b>	<b>5,000,000</b>		<b>3,601,701</b>	<b>8,601,701</b>	<b>8,601,701</b>	

Max Annual DS: (interest only) 293,750

**Footnote:**

For budgetary purposes only.

**EXHIBIT 5.**

## RESOLUTION 2020-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2020/2021; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Stoneybrook North Community Development District (“**District**”) prior to June 15, 2020 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 27, 2020  
HOUR: 9:00 a.m.  
LOCATION\*: Hyatt Place Ft. Myers/At the Forum  
2600 Champion Ring Road  
Ft. Myers FL

*\*Please note that pursuant to Governor DeSantis’ Executive Order 20-69 (as extended by Executive Order 20-112 and as it may be further extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check on the District’s website for the latest information: <http://www.stoneybrooknorthcdd.org>.*

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County, Florida at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s

website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 28, 2020.**

Attest:

**Stoneybrook North Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2020/2021**



**EXHIBIT 6.**



Big Tree, Inc  
5175 Country Lakes Dr  
Fort Myers, FL 33905  
Phone # (239) 694-9700  
Fax #

# Service Invoice

Date 3/3/2020  
Invoice # 31952

## Bill To

Metro Development Group  
c/o STONEYBROOK NORTH CDD  
250 International Parkway  
Suite 280  
Lake Mary, FL 32746

## Ship To

P.O. No. 11NBHD01-125 Terms Net 15

Quantity	Description	U/M	Rate	Amount
	SWO - PROPERTY CLEANUP AND ADDITIONAL SOD FOR LAKE BANKS			
156,800	BAHIA SOD AROUND LAKE BANKS & PRESERVE PATHS		0.32	50,176.00
4	SABAL PALM EXTRACTION, DAYS		1,900.00	7,600.00
11	SABAL PALM DISPOSAL, LOADS		875.00	9,625.00
1	DUMPSTER, 30 YARD		550.00	550.00
1	DRAIN RIP RAP INSTALL		1,350.00	1,350.00
368	DEBRIS CLEANUP & MISC LABOR, MAN HOURS		35.00	12,880.00

Payments/Credits \$0.00

Balance Due \$82,181.00

**Total \$82,181.00**



Big Tree, Inc  
5175 Country Lakes Dr  
Fort Myers, FL 33905  
Phone # (239) 694-9700  
Fax #

# Contract Invoice

Date 12/30/2019 Invoice # 31822  
CONTRACT NO: 11NBHD01-099

Bill To  
Metro Development Group  
c/o STONEYBROOK NORTH CDD  
250 International Parkway  
Suite 280  
Lake Mary, FL 32746

Project  
Northbrook Phase 1- Landscape 3796

P.O. No.

Terms

Net 15

Quantity	Description	U/M	Rate	Amount
ENTRY & COMMON AREAS - 11NBHD01-099				
0	MAHOGANY 8-10' X 5-6' X 2"	EA	235.00	0.00
0	GUMBO LIMBO 10-12' X 6-8' X 2"	EA	175.00	0.00
0	JACARANDA 100 GAL 12-16' X 3" CAL	EA	550.00	0.00
0	SO. RED CEDAR 45 GAL 12-14' X 4-6' X 3" CAL- FTG	EA	500.00	0.00
0	LIGUSTRUM JAPONICUM 65 GAL 8' X 8' MULTI	EA	400.00	0.00
0	SLASH PINE FG 14-16' X 8-10' X 4"	EA	375.00	0.00
0	SLASH PINE 30 GAL 10-12' X 4-5' X 2"	EA	200.00	0.00
0	LIVE OAK - B&B - 16-18' X 10-12' X 5"	EA	1,400.00	0.00
0	LIVE OAK - B&B - 24-28' X 16-18' X 8"	EA	2,600.00	0.00
0	WEeping WILLOW 30 GAL 10-12' X 4-6' X 2.5"	EA	550.00	0.00
8	SIL BUTTONWOOD 10-12' OA	EA	175.00	1,400.00
0	BALD CYPRESS 45 GAL 10-12' X 4-6' X 2"	EA	220.00	0.00
0	BALD CYPRESS FG 14-16' X 6-8' X 4"	EA	350.00	0.00
0	PHOENIX RECLINATA - B&B - 25' X 25'	EA	2,600.00	0.00
0	ROYAL PALM - FG - 4-6' GW	EA	600.00	0.00
0	SABAL PALM SLICK, 10'CT	EA	175.00	0.00
0	SABAL PALM SLICK, 14'CT	EA	175.00	0.00
0	SABAL PALM SLICK, 18'CT	EA	175.00	0.00
121	VIBURNUM ODOR 3 GAL, 24" OA	EA	8.50	1,028.50
347	SUPER BLUE LIRIOPE #1, 10" X 10"	EA	3.50	1,214.50
80	FLAX LILY 1G - 12" X 12"	EA	4.00	320.00
0	GOLD MOUND DURANTA 3 GAL - 15" X 15"	EA	7.00	0.00
0	GR ISLAND FICUS 3 GAL - 15-18" X 15-18"	EA	7.00	0.00
757	IXORA - DW RED - 3 GAL - 12-15" X 10-12"	EA	7.00	5,299.00
0	LITTORAL ZONE PLANTS - 6" POT, EVEN MIX		2.00	0.00
0	SEASONAL ANNUALS 4" POTS w/ SOIL, FERT, & PRE-EMERGENT	EA	2.50	0.00
35,550	BAHIA SOD	SQFT	0.32	11,376.00
0	PINE BARK - 2 CF BAGS	SF	0.68	0.00
0	FLORATAM SOD	SQFT	0.56	0.00
0	INSTALL IRRIGATION SYSTEM PER PLANS		198,500.00	0.00

**Total**

**Payments/Credits**

**Balance Due**



Big Tree, Inc  
5175 Country Lakes Dr  
Fort Myers, FL 33905  
Phone # (239) 694-9700  
Fax #

# Contract Invoice

Date 12/30/2019 Invoice # 31822  
CONTRACT NO: 11NBHD01-099

Bill To  
Metro Development Group  
c/o STONEYBROOK NORTH CDD  
250 International Parkway  
Suite 280  
Lake Mary, FL 32746

Project  
Northbrook Phase 1- Landscape 3796

P.O. No.

Terms

Net 15

Quantity	Description	U/M	Rate	Amount
	ORIGINAL CONTRACT ALIGNED TOTAL			20,638.00
	CO #2 - WORK AT ENTRY & MISC ADD WORK			
0	FLORATAM - DEDUCT	SQFT	0.56	0.00
0	SILVER BISMARCKIA 6' CT +/-	EA	2,600.00	0.00
0	SILVER BISMARCKIA 10' CT +/-	EA	3,000.00	0.00
0	FL THATCH PALM 5' OA	EA	300.00	0.00
0	CLUSIA 4' OA @ LIFT STATION	EA	55.00	0.00
0	GREEN ISLAND FICUS #3	EA	8.00	0.00
0	ASSORTED NATIVE GRASSES #1	EA	4.00	0.00
0	PINE STRAW	BALE	6.50	0.00
0	PINE BARK 2 CF	BAG	6.00	0.00
0	SABAL PALM REMOVAL & FILL	EA	25.00	0.00
0	INSTALL SABALS @ WATER TREATMENT PLANT	EA	50.00	0.00
0	HERBICIDE, ROTOTILL, & GRADE FOR FLORATAM	EA	0.30	0.00
0	HERBICIDE AND ROTOTILL BAHIA	EA	0.15	0.00
1	UNIT PRICE WORK-		875.00	875.00
	- OPERATOR & MACHINE EXPENSE FOR LAKE BANK RESTORATION: \$75.00 / HOUR			
	- LOAD & HAUL OFF PALMS & DEBRIS: \$875.00 / LOAD			
	SUBTOTAL			875.00
	BID NOTES AND QUALIFICATIONS-			
	- ALL SOILS AND CLEAN FINAL GRADE BY OTHERS UNLESS EXPLICITLY BID ABOVE.			
	- ALL ELECTRIC BY OTHERS			
	- ALL REMOVALS AND TREE PROTECTION BY OTHERS			
	- UNDERGROUND OBSTRUCTIONS THAT SIGNIFICANTLY IMPEDE INSTALLATION MAY INCUR ADDITIONAL COSTS			
	- NO ROOT BARRIER IS SPECIFIED IN PLANS AND IS NOT BID			
	- NO EXISTING CABBAGE PALM TRIMMING IS INCLUDED.			

Total

Payments/Credits

Balance Due



Big Tree, Inc  
5175 Country Lakes Dr  
Fort Myers, FL 33905  
Phone # (239) 694-9700  
Fax #

# Contract Invoice

Date

Invoice #

12/30/2019

31822

CONTRACT NO: 11NBHD01-099

Bill To

Project

Metro Development Group  
c/o STONEYBROOK NORTH CDD  
250 International Parkway  
Suite 280  
Lake Mary, FL 32746

Northbrook Phase 1- Landscape 3796

P.O. No.

Terms

Net 15

Quantity

Description

U/M

Rate

Amount

- BED PREP T.B.D.

**Total**

**\$21,513.00**

**Payments/Credits**

\$0.00

**Balance Due**

\$21,513.00



Big Tree, Inc  
5175 Country Lakes Dr  
Fort Myers, FL 33905  
Phone # (239) 694-9700  
Fax #

# Contract Invoice

Date Invoice #  
1/31/2020 31862

CONTRACT NO: 11NBHD01-099

Bill To

Project

Metro Development Group  
c/o STONEYBROOK NORTH CDD  
250 International Parkway  
Suite 280  
Lake Mary, FL 32746

Northbrook Phase 1- Landscape 3796

P.O. No.

Terms

Net 15

Quantity	Description	U/M	Rate	Amount
ENTRY & COMMON AREAS - 11NBHD01-099				
0	MAHOGANY 8-10' X 5-6' X 2"	EA	235.00	0.00
0	GUMBO LIMBO 10-12' X 6-8' X 2"	EA	175.00	0.00
0	JACARANDA 100 GAL 12-16' X 3" CAL	EA	550.00	0.00
0	SO. RED CEDAR 45 GAL 12-14' X 4-6' X 3" CAL- FTG	EA	500.00	0.00
0	LIGUSTRUM JAPONICUM 65 GAL 8' X 8' MULTI	EA	400.00	0.00
0	SLASH PINE FG 14-16' X 8-10' X 4"	EA	375.00	0.00
0	SLASH PINE 30 GAL 10-12' X 4-5' X 2"	EA	200.00	0.00
0	LIVE OAK - B&B - 16-18' X 10-12' X 5"	EA	1,400.00	0.00
0	LIVE OAK - B&B - 24-28' X 16-18' X 8"	EA	2,600.00	0.00
0	WEeping WILLOW 30 GAL 10-12' X 4-6' X 2.5"	EA	550.00	0.00
0	SIL BUTTONWOOD 10-12' OA	EA	175.00	0.00
0	BALD CYPRESS 45 GAL 10-12' X 4-6' X 2"	EA	220.00	0.00
0	BALD CYPRESS FG 14-16' X 6-8' X 4"	EA	350.00	0.00
0	PHOENIX RECLINATA - B&B - 25' X 25'	EA	2,600.00	0.00
0	ROYAL PALM - FG - 4-6' GW	EA	600.00	0.00
0	SABAL PALM SLICK, 10'CT	EA	175.00	0.00
0	SABAL PALM SLICK, 14'CT	EA	175.00	0.00
0	SABAL PALM SLICK, 18'CT	EA	175.00	0.00
0	VIBURNUM ODOR 3 GAL, 24" OA	EA	8.50	0.00
0	SUPER BLUE LIRIOPE #1, 10" X 10"	EA	3.50	0.00
0	FLAX LILY 1G - 12" X 12"	EA	4.00	0.00
0	GOLD MOUND DURANTA 3 GAL - 15" X 15"	EA	7.00	0.00
0	GR ISLAND FICUS 3 GAL - 15-18" X 15-18"	EA	7.00	0.00
0	IXORA - DW RED - 3 GAL - 12-15" X 10-12"	EA	7.00	0.00
0	LITTORAL ZONE PLANTS - 6" POT, EVEN MIX		2.00	0.00
0	SEASONAL ANNUALS 4" POTS w/ SOIL, FERT, & PRE-EMERGENT	EA	2.50	0.00
0	BAHIA SOD	SQFT	0.32	0.00
0	PINE BARK - 2 CF BAGS	SF	0.68	0.00
0	FLORATAM SOD	SQFT	0.56	0.00
0.09	INSTALL IRRIGATION SYSTEM PER PLANS		198,500.00	17,865.00

**Total**

**Payments/Credits**

**Balance Due**



Big Tree, Inc  
5175 Country Lakes Dr  
Fort Myers, FL 33905  
Phone # (239) 694-9700  
Fax #

# Contract Invoice

Date Invoice #  
1/31/2020 31862

CONTRACT NO: 11NBHD01-099

Bill To

Project

Metro Development Group  
c/o STONEYBROOK NORTH CDD  
250 International Parkway  
Suite 280  
Lake Mary, FL 32746

Northbrook Phase 1- Landscape 3796

P.O. No.

Terms

Net 15

Quantity	Description	U/M	Rate	Amount
	ORIGINAL CONTRACT ALIGNED TOTAL			17,865.00
	CO #2 - WORK AT ENTRY & MISC ADD WORK			
0	FLORATAM - DEDUCT	SQFT	0.56	0.00
0	SILVER BISMARCKIA 6' CT +/-	EA	2,600.00	0.00
2	SILVER BISMARCKIA 10' CT +/-	EA	3,000.00	6,000.00
7	FL THATCH PALM 5' OA	EA	300.00	2,100.00
40	CLUSIA 4' OA @ LIFT STATION	EA	55.00	2,200.00
150	GREEN ISLAND FICUS #3	EA	8.00	1,200.00
0	ASSORTED NATIVE GRASSES #1	EA	4.00	0.00
0	PINE STRAW	BALE	6.50	0.00
150	PINE BARK 2 CF	BAG	6.00	900.00
0	SABAL PALM REMOVAL & FILL	EA	25.00	0.00
8	INSTALL SABALS @ WATER TREATMENT PLANT	EA	50.00	400.00
0	HERBICIDE, ROTOTILL, & GRADE FOR FLORATAM	EA	0.30	0.00
0	HERBICIDE AND ROTOTILL BAHIA	EA	0.15	0.00
1	HAUL OFF DEBRIS - 1/22/2020		875.00	875.00
14	UNIT PRICE WORK-		875.00	12,250.00
	- OPERATOR & MACHINE EXPENSE FOR LAKE BANK RESTORATION: \$75.00 / HOUR			
	- LOAD & HAUL OFF PALMS & DEBRIS: \$875.00 / LOAD			
	16 loads in July (2 loads previously invoiced)			
	SUBTOTAL			25,925.00
	BID NOTES AND QUALIFICATIONS-			
	- ALL SOILS AND CLEAN FINAL GRADE BY OTHERS UNLESS EXPLICITLY BID ABOVE.			
	- ALL ELECTRIC BY OTHERS			
	- ALL REMOVALS AND TREE PROTECTION BY OTHERS			
	- UNDERGROUND OBSTRUCTIONS THAT SIGNIFICANTLY IMPEDE INSTALLATION MAY INCUR ADDITIONAL COSTS			
	- NO ROOT BARRIER IS SPECIFIED IN PLANS AND IS NOT BID			

Total

Payments/Credits

Balance Due



Big Tree, Inc  
5175 Country Lakes Dr  
Fort Myers, FL 33905  
Phone # (239) 694-9700  
Fax #

# Contract Invoice

Date Invoice #  
1/31/2020 31862

CONTRACT NO: 11NBHD01-099

## Bill To

Metro Development Group  
c/o STONEYBROOK NORTH CDD  
250 International Parkway  
Suite 280  
Lake Mary, FL 32746

## Project

Northbrook Phase 1- Landscape 3796

P.O. No.

Terms

Net 15

Quantity	Description	U/M	Rate	Amount
	- NO EXISTING CABBAGE PALM TRIMMING IS INCLUDED.			
	- BED PREP T.B.D.			

**Total** **\$43,790.00**

**Payments/Credits** \$0.00

**Balance Due** **\$43,790.00**



## Lore Yeira

---

**From:** Greg DeLeo <GDeLeo@bigtreeinc.com>  
**Sent:** Friday, March 20, 2020 9:00 AM  
**To:** Lore Yeira; Jason Sawyer  
**Cc:** Oliver Villa Cruz; Julie Byer  
**Subject:** RE: Stoneybrook North CDD - Big Tree Invoices with invalid PO numbers  
**Attachments:** Inv\_31952\_from\_Big\_Tree\_Inc\_8976.pdf; Inv\_31822\_from\_Big\_Tree\_Inc\_10648.pdf; Inv\_31862\_from\_Big\_Tree\_Inc\_10648.pdf; Stoneybrook North CDD - Big Tree Invoices with invalid PO numbers

Morning Lore,

These were requested by and originally sent to Jason, included here. I'm not sure how these are intended to be split or handled between Metro & the CDD, however.

Jason, please see Lore's questions below regarding the attached invoices for the property cleanup work and what appears to be some older invoices from late 2019 and January 2020.

Let me know if we can be of any additional help here.

Thanks

Greg DeLeo  
COO & VP of Sales  
707-853-5718 Cell  
239-694-9700 x223 Office  
[www.BigTreeInc.com](http://www.BigTreeInc.com)

---

**From:** Lore Yeira <lore.yeira@dpfg.com>  
**Sent:** Thursday, March 19, 2020 4:33 PM  
**To:** Oliver Villa Cruz <OVillaCruz@bigtreeinc.com>; Greg DeLeo <GDeLeo@bigtreeinc.com>; Julie Byer <JByer@bigtreeinc.com>  
**Subject:** FW: Stoneybrook North CDD - Big Tree Invoices with invalid PO numbers

Hello,

I have the same question for these 3 invoices. See attached.

Maybe one of you can help?

Our accounting department received the attached invoice and we had some questions.

Who ordered this work to be done?

Is this work performed under the scope of your contract or is it outside maintenance work?

Thank you,



Lore Yeira  
Associate Manager  
[Lore.yeira@dpfg.com](mailto:Lore.yeira@dpfg.com)

15310 Amberly Drive

Suite 175  
Tampa, FL 33647  
[www.dpfg.com](http://www.dpfg.com)  
office: 813-418-7473 EXT 4303

**Board members should not respond to this e-mail with a "reply to all" to avoid possible non-compliance with the Sunshine Law or include any one Supervisor in the reply**

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.