

**BONITA LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**JANUARY 11, 2024**

The meeting will be held at:  
Anchor Christian Church, 11651 E. Terry Street, Bonita Springs, FL



210 N. UNIVERSITY DRIVE, SUITE 702  
CORAL SPRINGS, FLORIDA 33071

**Bonita Landing Community Development District**

**Board of Supervisors**

Christopher Applegate, Chairman  
Andrew Brignoni, Vice Chairman  
David Negip, Assistant Secretary  
Alessandro Rizzotti, Assistant Secretary  
Rod Still, Assistant Secretary

Justin Faircloth, District Manager  
Greg Urbancic, District Counsel  
Eric Howard, District Engineer

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**Regular Meeting Agenda**

**Thursday, January 11, 2024 – 4:30 p.m.**

**The meeting will be held at the Anchor Christian Church, 11651 E. Terry Street,  
Bonita Springs, Florida**

**Call in: Number: 1-646-838-1601 Meeting ID: 951092195#**

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Audience Comments on Agenda Items**
- 4. Old Business**
- 5. New Business**
  - A. Consideration of Resolution 2024-1 Designating the Registered Agent**
  - B. Banks Engineering City of Bonita Springs Open Permit Inquiry**
- 6. Staff Reports**
  - A. Engineer's Report**
  - B. Attorney's Report**
  - C. Manager's Report**
    - i. Approval of Minutes of December 14, 2023 Meeting
    - ii. Financials
    - iii. Follow Up Items
- 7. Supervisor Requests**
- 8. Audience Comments**
- 9. Adjournment**

**THE NEXT REGULAR MEETING IS SCHEDULED FOR FEBRUARY 8, 2024 AT 4:30 P.M.**

# **Fifth Order of Business**

**5A**



**RESOLUTION 2024-1**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING GUY SHIRAS THE DISTRICT'S REGISTERED AGENT AND FURTHER DESIGNATING THE DISTRICT'S REGISTERED OFFICE FOR SERVICE OF PROCESS AS: SHIR LAW GROUP**

**WHEREAS**, Section 189.014 of the Florida Statutes requires each District to designate a Registered Office and a Registered Agent upon whom may be served any process, notice, or demand required or permitted by law to be served upon the District; and

**WHEREAS**, the Board desires to designate Guy Shir as its Registered Agent and designate his business address of, Shir Law Group as its Registered Office;

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

1. Guy Shir of the Shir Law Group, whose business address is 2295 NW Corporate Boulevard, Suite 140, Boca Raton, Florida 33431 and whose telephone number is 561-999-5999 is hereby designated as the Registered Agent of the District for the purpose of Section 189.014, Florida Statutes and his office as the Registered Office of the District.
2. This Resolution shall take effect immediately.
3. The District Manager shall transmit certified copies of this Resolution to the Clerk of the Lee County Board of County Commissioners, and to the State of Florida Department of Community Affairs.

Adopted this 11<sup>th</sup> day of January 2024.

**ATTEST:**

**Bonita Landing  
Community Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman

**5B**



9220 Bonita Beach Rd Ste 111  
Bonita Springs, FL 34135  
Tel: (239) 444-6150  
Fax: (239) 444-6140  
www.cityofbonitaspringscd.org

**Rick Steinmeyer**  
Mayor

**Jamie A. Bogacz**  
Council Member  
District One

**Jesse Purdon**  
Council Member  
District Two

**Laura Carr**  
Council Member  
District Three

**Chris Corrie**  
Council Member  
District Four

**Nigel P. Fullick**  
Council Member  
District Five

**Fred Forbes, AIA**  
Council Member  
District Six

**Arleen M. Hunter**  
City Manager  
(239) 949-6267

**Derek P. Rooney**  
City Attorney  
(239) 949-6254

**City Clerk**  
(239) 949-6248

**Public Works**  
(239) 949-6246

**Neighborhood Services**  
(239) 949-6257

**Parks & Recreation**  
(239) 992-2556

**Community Development**  
(239) 444-6150

September 22, 2023

Ms. Jennifer Sheppard  
Banks Engineering  
10511 Six Mile Cypress Pkwy., Ste. 101  
Fort Myers, FL 33966

**RE: DOS15-20282-BOS: Bonita Landing (A01)**

Dear Ms. Sheppard:

Your plans for the above-referenced project have been reviewed and cannot be approved at this time for the following reason(s):

Please see the attached Community Development review comments and stipulations. Please contact each staff reviewer as appropriate.

In accordance with Section 3-88 of the Bonita Springs Land Development Regulations, you may redraft and submit the required documents (showing the correction for specified deficiencies) to the City Manager's designee, City of Bonita Springs, Community Development Department, within 180 days of the date hereon or the application will be deemed withdrawn, and a new application along with appropriate fees will be required or you have thirty (30) calendar days from the date hereon to file an appeal of this decision to the City manager's Office. Applications are available from the City of Bonita Springs Community Development Department.

Please indicate the above Development Order number on any future correspondence. Upon resubmittal, please provide 4 complete sets of plans and 1 set of all documentation, in collated packets, with a CD or flash drive containing PDF's of all plans and documents submitted for review.

If you have any questions concerning this matter, please contact this office.

Sincerely,  


Stuart Smith, P.E.  
Development Engineer  
City of Bonita Springs  
Community Development Department

September 22, 2023  
Ms. Jennifer Sheppard  
DOS15-20282-BOS: Bonita Landing (A01)  
Page 2

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### **Bonita Springs Engineering Comments:**

**Brief Background** – In June of 2022, the Developer (Lennar Homes) received a Notice of Non-compliance from SFWMD concerning ERP Permit No.36-105988-P. Time extensions were granted by the District allowing the applicant to propose design solutions to the lake erosion problems and correct deficiencies in Phase 1 and 2. Over the last several months maintenance improvements were completed, adding rear yard drains and piping drainage to the Lake. Recently, on March 15<sup>th</sup> SFWMD issued a letter of Construction Compliance for the slope repairs. To document the changes to the original approved Bonita Landing Development Order, the City of Bonita requires this amended permit to be processed and approved. Engineering review comments are listed below and need to be addressed by the applicant.

1. City Staff acknowledges that Lennar has periodically repaired the lake banks at the request of SFWMD. Additional maintenance will be necessary to keep the slopes at 4 to 1. The CDD has already accepted responsibility for ongoing Lake Maintenance under the approved plat; confirm that CDD is also operating and maintenance entity SFWMD.

**Please Contact: Stuart Smith, P.E.**  
**Phone: 239-444-6164**  
**E-Mail: [ssmith@cityofbonitaspringscd.org](mailto:ssmith@cityofbonitaspringscd.org)**

### **Bonita Springs Zoning Comments:**

1. This comment remains outstanding, Part I-B. Covenant B. This document must be executed by the Board of Supervisors of the Bonita Landing Community Development District. Please revise accordingly.

**Please Contact: Jacqueline Genson, AICP, Planning and Zoning Manager**  
**Phone: 239-444-6163**  
**E-mail: [jgenson@cityofbonitaspringscd.org](mailto:jgenson@cityofbonitaspringscd.org)**

### **Bonita Springs Environmental Comments:**

1. **STIPULATION:** Proposed work shall not alter the requirements of the previously approved littoral areas. All enhanced littoral and upland plantings shall be in place and approved prior to the Certificate of Completion of this work.

**Please Contact: Laura Gibson, Environmental Specialist**  
**Phone: 239-444-6142**  
**E-Mail: [lgibson@cityofbonitaspringscd.org](mailto:lgibson@cityofbonitaspringscd.org)**

### **Bonita Springs Survey Comments:**

1. According to their website Jennifer Shepard is not on the Board of Bonita Landing Community Development District (owner of the property). Provide an agent's authorization by the board allowing her to act in their behalf.

September 22, 2023  
Ms. Jennifer Sheppard  
DOS15-20282-BOS: Bonita Landing (A01)  
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2. The cross-sections representing the repairs to be made are insufficient. There are more than 10 locations where there is a landscape buffer between the lake maintenance easement and the edge of the lake. The proposed sections do not address this.

**Please Contact: Jay Sweet, PSM, AICP, City Surveyor**  
**Phone: 239-444-6178**  
**E-Mail: [jsweet@cityofbonitaspringscd.org](mailto:jsweet@cityofbonitaspringscd.org)**



# DEVELOPMENT ORDER APPLICATION FOR AMENDMENT

Community Development Department | 9220 Bonita Beach Rd, Suite 111 | Bonita Springs, FL 34135 | Phone: +1 239 444 6150 | Fax: +1 239 444 6140

**NOTE:** This form is to be completed by the applicant after having been issued a Development Order.

1. Development Order: DOS 15 -20282-BOS  
A. Amendment #: 1 Resubmittal #: 0
2. Project Name (should be same as above DO): Bonita Landing
3. Date Development Order or previous amendment was approved: March 30, 2016
4. Applicant Name: Bonita Landings CDD c/o Jennifer M. Sheppard - Banks Engineering
5. Applicant Address: 10511 Six Mile Cypress Parkway, Fort Myers, FL 33966  
Phone Number: 239-939-5490 Fax: 239-939-2523  
Email: jsheppard@bankseng.com
6. Specific amendment(s) proposed to the Development Order are:
  1. Addition of rear yard drainage between each home in Phases 1 & 2. Side yards will no longer drain directly to the lake, but instead will be piped to the lake to help prevent erosion of the lake bank.
  2. Lake maintenance & repair of lake bank to restore 4:1 slope. We have added a cross section for the lake repair which includes recovering the fill from the lake with mechanical equipment & installing coconut cloth w/sod & littoral plantings.

**NOTE: This section must be completed or application cannot be accepted.** This application must itemize and specify the amendment(s) requested, and use of phrases such as "see plan" are unacceptable. If the scope of the project is proposed to be changed, the previously approved parameters and the proposed parameters must be listed (e.g. DO approved 100 single family units, amendment proposes 88 single family units and 12 duplex units). If this is a resubmittal for a previously denied Amendment, it must be so stated (e.g. this is resubmittal #2 for proposed Amendment #1). Use additional sheets if needed.

7. Does this amendment result in an increased number of dwelling units or square footage of commercial or industrial buildings?  NO  YES If YES, please include a revised Traffic Impact Statement (TIS).
8. This application must be accompanied by the following information:
  - A. **Seven (7)** sealed copies of the revised site plan, with all changes highlighted along with any other documents or reports necessary to assure compliance with the Bonita Springs Land Development Regulations.
  - B. **Four (4)** copies of any other paperwork submitted with this application (including application).
  - C. **One (1)** Covenant of Unified Control and Authorization of Applicant/Owner's Representative (if not previously provided by current Owner for current Applicant).

**PART I - COVENANT A**

**DEVELOPMENT ORDER COVENANT OF UNIFIED CONTROL  
WHERE OWNER IS AN INDIVIDUAL**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as \_\_\_\_\_ and legally described in Exhibit I-A-1 attached hereto. (street address)

The property described herein is the subject of an application for a Development Order. We hereby designate \_\_\_\_\_ as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to the City of Bonita Springs or other designee.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved development order including all conditions placed on the development and all commitments agreed to by the applicant in connection with the development order.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the development order, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by the City of Bonita Springs or their designee.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the development order will constitute a violation of the City of Bonita Springs Land Development Regulations.
4. All terms and conditions of the development order will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the development must be consistent with those terms and conditions.
5. So long as this covenant is in force, the City of Bonita Springs or their designee, can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the development order, seek equitable relief as necessary to compel compliance. The City or their designee, will not issue permits, certificates, or licenses to occupy or use any part of the development and may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the development order.

**\*\*\* SIGN ONLY IN THE PRESENCE OF A NOTARY PUBLIC \*\*\***

<b>Printed Name:</b> _____	<b>Signature:</b> _____	<b>Date:</b> _____
STATE OF FLORIDA, COUNTY OF _____ Sworn to (or affirmed) and subscribed before me		
day of _____, _____, by _____ (name of person making statement).		
Personally known: ___ OR Produced identification: ___ Type of identification produced: _____		
_____ (Signature of Notary Public – State of Florida)	_____ (Print, Type or Stamp Commissioned Name of Notary Public)	

**PART I - COVENANT B**

**DEVELOPMENT ORDER COVENANT OF UNIFIED CONTROL  
WHERE THE OWNER IS A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.),  
LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as \_\_\_\_\_ and legally described in Exhibit I-A-1 attached hereto. (street address)

The property described herein is the subject of an application for a Development Order. We hereby designate \_\_\_\_\_ as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to the City of Bonita Springs or their designee.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved development order including all conditions placed on the development and all commitments agreed to by the applicant in connection with the development order.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the development order, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by the City of Bonita Springs or their designee.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the development order will constitute a violation of the City of Bonita Springs Land Development Regulations.
4. All terms and conditions of the development order will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the development must be consistent with those terms and conditions.
5. So long as this covenant is in force, the City of Bonita Springs or their designee, can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the development order, seek equitable relief as necessary to compel compliance. The City of Bonita Springs or their designee, will not issue permits, certificates, or licenses to occupy or use any part of the development and may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the development order.

**\*\*\* SIGN ONLY IN THE PRESENCE OF A NOTARY PUBLIC \*\*\***

<b>Name of Entity (corporation, partnership, LLP, LC, etc):</b> _____	
<b>Printed Name:</b> _____	<b>Signature:</b> _____
<b>Date:</b> _____	
STATE OF FLORIDA, COUNTY OF _____ Sworn to (or affirmed) and subscribed before me	
day of _____, _____, by _____ (name of person making statement).	
Personally known: ___ OR Produced identification: ___ Type of identification produced: _____	
_____	_____
(Signature of Notary Public – State of Florida)	(Print, Type or Stamp Commissioned Name of Notary Public)



**\*Notes:**

- *If the owner is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the owner is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."*
- *If the owner is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the owner is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the owner is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the owner's status, e.g., individual, corporation, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*







# BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida  
10511 Six Mile Cypress Parkway - Suite 101 Fort Myers, Florida 33966  
Phone: 239.939.5490 Fax: 239.939.2523  
Florida Business Certificate Number LB 6690

INSTRUMENT NUMBER 2016000168354

SHEET 1 OF 10

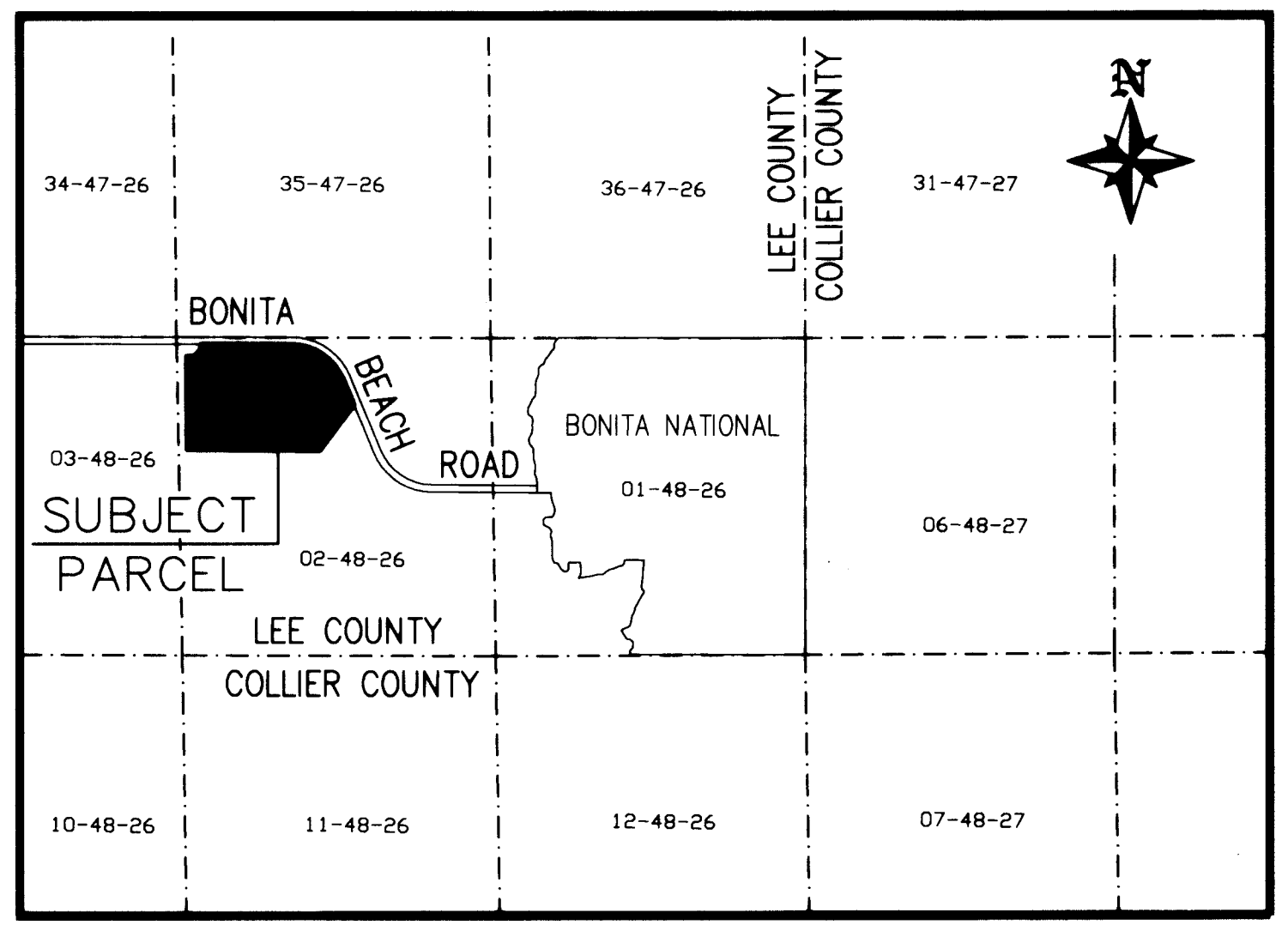
## BONITA LANDING

A SUBDIVISION LYING IN  
SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST  
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA.

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

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

**NOTICE:**  
LANDS DESCRIBED IN THIS PLAT ARE SUBJECT TO A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED AND OPERATING PURSUANT TO FLORIDA STATUTES 190.001 ET SEQ. ANY PURCHASER OF A LOT IN THE SUBDIVISION ESTABLISHED BY THIS PLAT IS ADVISED THAT A COMMUNITY DEVELOPMENT DISTRICT MAY ENACT RULES, REGULATIONS AND ASSESSMENTS SEPARATE FROM THE CITY OF BONITA SPRINGS.



VICINITY SKETCH  
(NOT TO SCALE)

**DESCRIPTION:**  
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE S 01°11'45" E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 FOR 125.00 FEET TO AN INTERSECTION WITH A LINE 125 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BONITA BEACH ROAD (125 FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 200500074820 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N 89°18'12" E ALONG SAID PARALLEL LINE AND SAID SOUTHERLY LINE FOR 247.92 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N 89°18'12" E ALONG SAID PARALLEL LINE AND SAID SOUTHERLY LINE FOR 1,538.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 956.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 67°11'18" FOR 1,121.06 FEET; THENCE S 23°30'29" E ALONG SAID SOUTHERLY LINE FOR 472.61 FEET; THENCE S 35°48'57" W FOR 970.47 FEET; THENCE S 89°36'04" W FOR 2,258.30 FEET TO AN INTERSECTION WITH SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2; THENCE N 01°11'45" W ALONG SAID WEST LINE FOR 1,586.23 FEET; THENCE N 89°18'12" E FOR 131.23 FEET; THENCE N 44°07'25" E FOR 164.09 FEET; THENCE N 01°11'45" W FOR 86.71 FEET TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES AND COORDINATES ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS), WHEREIN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST BEARS N 89°18'12" E. THE STATION IS A GPS ANTENNA REFERENCE POINT OF THE GPS ANTENNA BASED AT PAGE FIELD. THE STATION IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION - FORT MYERS CORS ARP. HORIZONTAL VALUES WERE ESTABLISHED AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MARCH 2011. THE HORIZONTAL VALUES WERE ESTABLISHED BY GPS OBSERVATIONS. THE LOCAL SCALE FACTOR IS 0.9999952972.

SAID PARCEL CONTAINS 104.42 ACRES, MORE OR LESS.

**APPROVALS:**  
THIS PLAT IS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF BONITA SPRINGS, LEE COUNTY, FLORIDA THIS 5<sup>th</sup> DAY OF August, 2016.

*Peter Simmons*  
PETER SIMMONS MAYOR  
*Debbie Filipek*  
DEBBIE FILIPEK CITY CLERK

*A.E.V.*  
AUBREY E. VANCE  
CITY ATTORNEY

REVIEW BY THE DESIGNATED CITY PSM ON BEHALF OF THE CITY OF BONITA SPRINGS DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENT OF F.S. CH. 177 PART 1.

*Jay L. Sweet*  
JAY L. SWEET, PSM PROFESSIONAL SURVEYOR AND MAPPER 5747

**CLERK'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF BONITA LANDING, A SUBDIVISION LYING IN SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 4:17 P.M. THIS 8 DAY OF AUGUST, 2016, AND DULY RECORDED AS INSTRUMENT NUMBER 2016000168354 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

*Linda Doggett*  
LINDA DOGGETT  
CLERK OF CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE HEREIN DESCRIBED LAND, HAS CAUSED THIS PLAT OF BONITA LANDING, A SUBDIVISION LYING IN SECTION 02, TOWNSHIP 48 SOUTH, RANGE 26 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA TO BE MADE AND DOES HEREBY:

- A. DEDICATE TO BONITA LANDING HOMEOWNER'S ASSOCIATION, INC.:
  1. ALL OF TRACT "A" AS A ROAD RIGHT-OF-WAY (R.O.W.), SUBJECT TO THE EASEMENTS DEPICTED HEREON.
  2. TRACTS "B-1" THROUGH "B-4" AS COMMON AREAS, SUBJECT TO THE EASEMENTS DEPICTED HEREON.
  3. TRACTS "P-1" THROUGH "P-4" AS PARK AND RECREATION AREAS, SUBJECT TO THE EASEMENTS DEPICTED HEREON.
  4. ALL PUBLIC UTILITY EASEMENTS (P.U.E.) FOR PUBLIC UTILITIES.
- B. DEDICATE TO BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT:
  1. ALL DRAINAGE EASEMENTS (D.E.) FOR STORM WATER MANAGEMENT.
  2. ALL IRRIGATION EASEMENTS (I.E.) FOR IRRIGATION SYSTEM OPERATION.
  3. LANDSCAPE BUFFER EASEMENTS (L.B.E.) FOR LANDSCAPING AND OTHER PROPER PURPOSES.
  4. ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) FOR SURFACE WATER MANAGEMENT, DRAINAGE AND MAINTENANCE.
  5. ALL UPLAND BUFFER EASEMENTS FOR PLANTING.
  6. ALL OF TRACT "L", FOR STORM WATER MANAGEMENT PURPOSES, SUBJECT TO THE EASEMENTS DEPICTED HEREON.
- C. DEDICATES A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) TO ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES AS SHOWN ON THIS PLAT FOR PUBLIC UTILITY PURPOSES, INCLUDING CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IN WITNESS WHEREOF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE THIS DAY OF 19<sup>th</sup> July, 2016.

LENNAR HOMES, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: Darin McMurray  
VICE PRESIDENT

WITNESS  
*Jack Turner*  
PRINTED NAME  
*Scott Edwards*  
WITNESS  
PRINTED NAME

**BONITA LANDING HOMEOWNER'S ASSOCIATION, INC.:**  
BONITA LANDING HOMEOWNER'S ASSOCIATION INC. HEREBY ACCEPTS THE DEDICATION AND ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF THE INFRASTRUCTURE ASSOCIATED WITH THE DEDICATION.

BY: David Nesip  
PRINT NAME: DAVID NESIP  
TITLE: PRESIDENT

WITNESS  
*Jack Turner*  
PRINTED NAME  
*Scott Edwards*  
WITNESS  
PRINTED NAME

**BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT:**  
BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTS THE DEDICATION AND ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF THE INFRASTRUCTURE ASSOCIATED WITH THE DEDICATION.

BY: Brian Smith  
PRINT NAME: BRIAN SMITH  
TITLE: CHAIRMAN

WITNESS  
*Jack Turner*  
PRINTED NAME  
*Scott Edwards*  
WITNESS  
PRINTED NAME

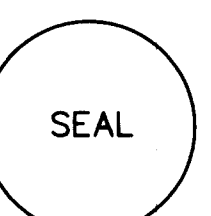
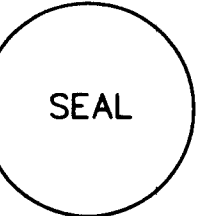
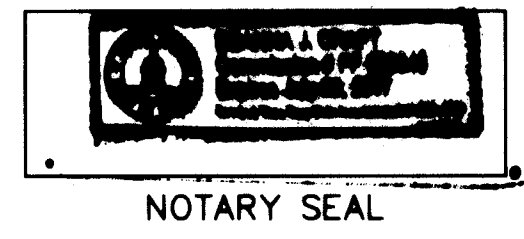
### ACKNOWLEDGMENT:

THE FOREGOING ACCEPTANCE WAS ACKNOWLEDGED BEFORE ME THIS 19<sup>th</sup> DAY OF July, 2016, BY DARIN MCMURRAY, VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME.

*Deanna J. Craft*  
NOTARY PUBLIC - STATE OF FLORIDA

*Deanna J. Craft*  
PRINTED NAME

(IF USING STAMP, PERMANENT INK IS REQUIRED)



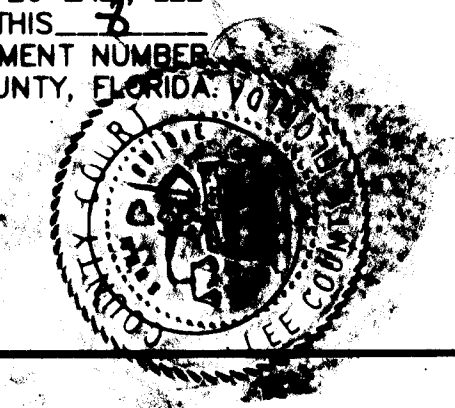
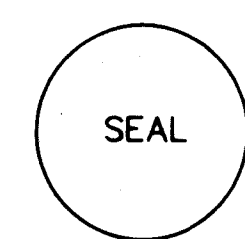
DOS15-20282-BOS/ PLT15-20349-BOS

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAT OF BONITA LANDING, A SUBDIVISION LYING IN SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

*Richard M. Ritz*  
RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4009  
BUSINESS CERTIFICATION NO. 6690

DATE: 7.20.2016  
BANKS ENGINEERING  
PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS  
10511 SIX MILE CYPRESS PARKWAY - SUITE 101 FORT MYERS, FLORIDA 33966

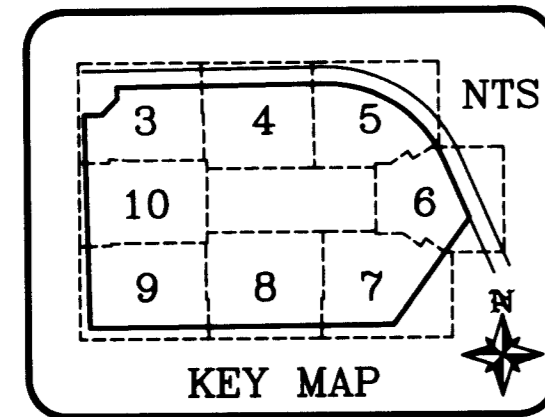
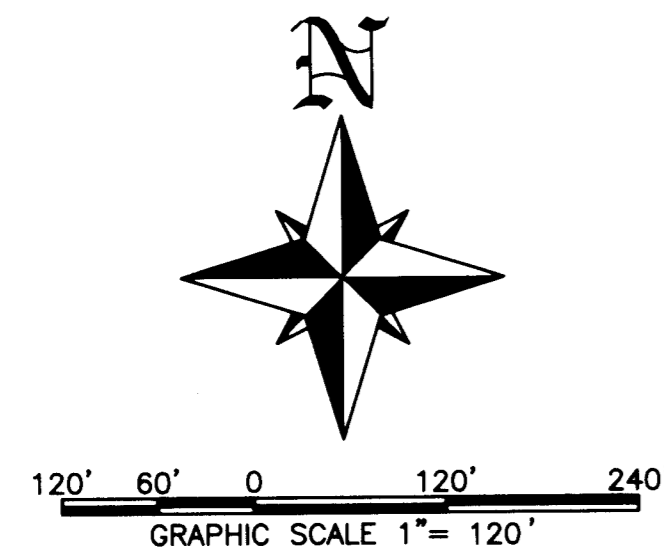




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Phone: 239.939.5490 Fax: 239.939.2523  
Florida Business Certificate Number LB 6690



### NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL INTERNAL MONUMENTATION TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
3. ALL LOT LINES SHOWN ARE RADIAL UNLESS SHOWN OTHERWISE.

### LEGEND:

- PG. - INDICATES PAGE
- I.R. - INDICATES IRON ROD
- P.B. - INDICATES PLAT BOOK
- CL - INDICATES CENTERLINE
- (NR) - INDICATES NON-RADIAL
- 78 - INDICATES LOT NUMBER
- NTS - INDICATES NOT TO SCALE
- R/W - INDICATES RIGHT-OF-WAY
- A.E. - INDICATES ACCESS EASEMENT
- LB - INDICATES LICENSED BUSINESS
- P.T. - INDICATES POINT OF TANGENCY
- S.W.E. - INDICATES SIDEWALK EASEMENT
- D.E. - INDICATES DRAINAGE EASEMENT
- I.N. - INDICATES INSTRUMENT NUMBER
- I.E. - INDICATES IRRIGATION EASEMENT
- C.M. - INDICATES CONCRETE MONUMENT
- P.C. - INDICATES POINT OF CURVATURE
- ID.# - INDICATES IDENTIFICATION NUMBER
- P.I. - INDICATES POINT OF INTERSECTION
- O.R. - INDICATES OFFICIAL RECORDS BOOK
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- S.P.C. - INDICATES STATE PLANE COORDINATE
- L1 - INDICATES LINE 1 OF THE LINE TABLE
- L.M.E. - INDICATES LAKE MAINTENANCE EASEMENT
- L.B.E. - INDICATES LANDSCAPE BUFFER EASEMENT
- CI - INDICATES CURVE 1 OF THE CURVE TABLE
- B.S.U.E. - INDICATES BONITA SPRINGS UTILITIES EASEMENT
- PRM - INDICATES PERMANENT REFERENCE MONUMENT
- F.P.L.E. - INDICATES FLORIDA POWER AND LIGHT EASEMENT

### SYMBOL LEGEND:

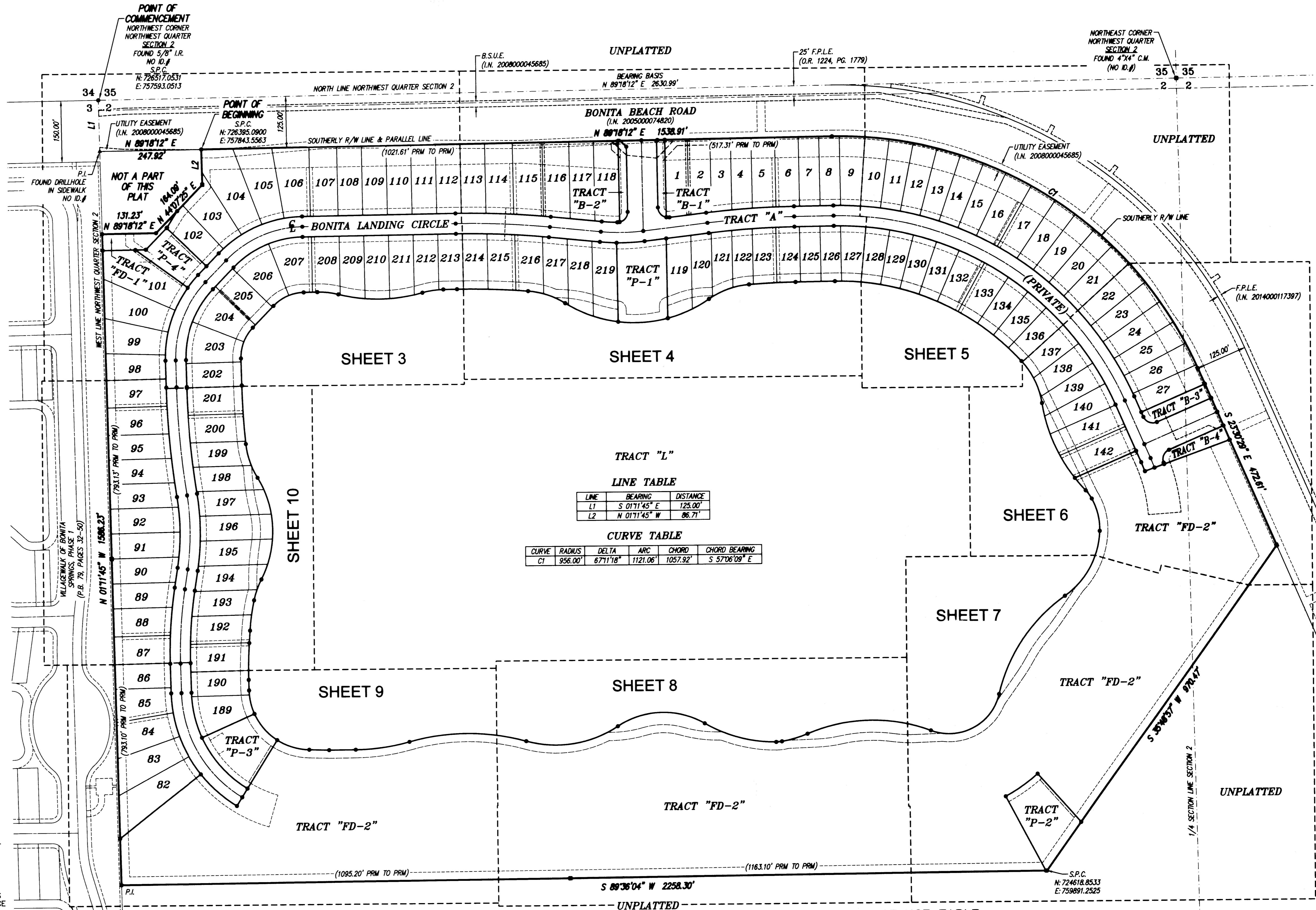
- - INDICATES PERMANENT CONTROL POINT (P.C.P.), NAIL AND METAL DISK BEARING THE SURVEYOR'S CERTIFICATE NUMBER, TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091
- - INDICATES BEGINNING OF CURVE OR ANGLE BREAK
- - INDICATES SET PERMANENT REFERENCE MONUMENT (PRM) 5/8" IRON ROD AND CAP STAMPED P.R.M. BANKS ENG. LB 6690 UNLESS OTHERWISE SHOWN.
- ▲ - INDICATES SET PERMANENT REFERENCE MONUMENT (PRM) MAG NAIL AND DISK STAMPED P.R.M. LB 6690.
- - INDICATES FOUND 5/8" IRON ROD AND CAP STAMPED LB 6753.

# BONITA LANDING

A SUBDIVISION LYING IN  
SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST  
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER **2016000168354**

SHEET 2 OF 10



TRACT "L"  
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°11'45" E	125.00'
L2	N 01°11'45" W	86.71'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
CI	956.00'	67°11'18"	1121.06'	1057.92'	S 57°06'08" E

NOTE: ALL ADJACENT EASEMENTS AND TRACTS, UNLESS OTHERWISE NOTED, ARE PART OF VILLAGEWALK OF BONITA SPRINGS, PHASE 1, AS RECORDED IN PLAT BOOK 79 AT PAGES 32 THROUGH 50 OF RECORDS OF LEE COUNTY, FLORIDA.

### KEY MAP, SHEET INDEX AND OVERALL BOUNDARY INFORMATION

### TRACT USE TABLE

- TRACT "A"
- TRACT "B-1" THROUGH "B-4"
- TRACT "FD-1" AND "FD-2"
- TRACT "L"
- TRACT "P-1" THROUGH "P-4"

- DESIGNATED USE
- ROAD RIGHT-OF-WAY, INGRESS/EGRESS, PUBLIC UTILITY, IRRIGATION AND DRAINAGE
  - COMMON AREAS, IRRIGATION, DRAINAGE, SIGN AND LANDSCAPING
  - FUTURE DEVELOPMENT
  - LAKE, WATER DETENTION, DRAINAGE AND IRRIGATION
  - PARK & RECREATION AREAS, IRRIGATION, DRAINAGE AND LANDSCAPING

DOS15-20292-BOS/PLT15-20349-BOS

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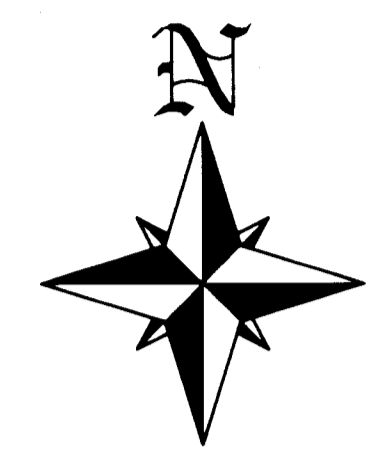
10511 Six Mile Cypress Parkway - Suite 101 Fort Myers, Florida 33966  
Phone: 239.939.5490 Fax: 239.939.2523  
Florida Business Certificate Number LB 6690

# BONITA LANDING

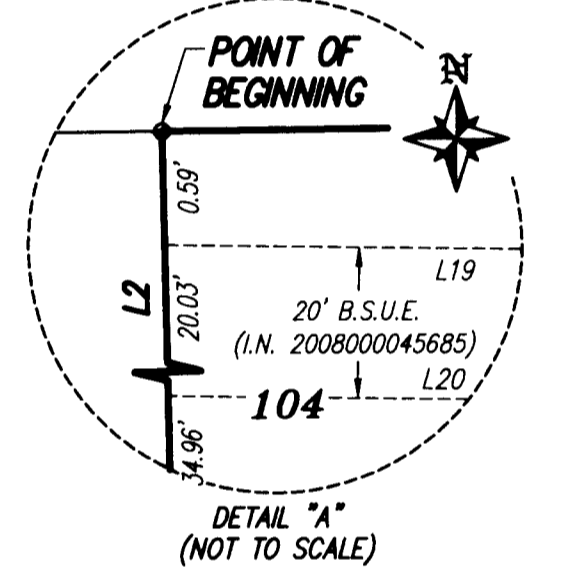
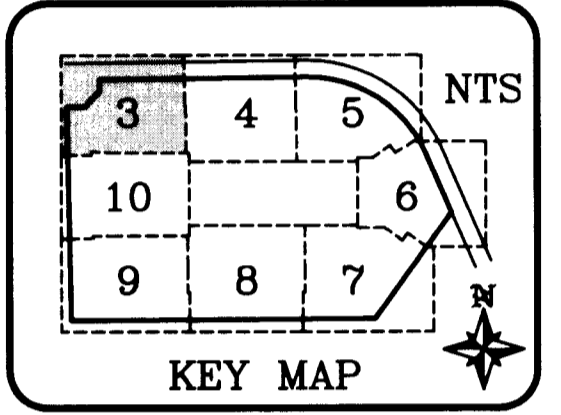
A SUBDIVISION LYING IN  
SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST  
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER **2016000168354**

SHEET 3 OF 10



40' 20' 0 40' 80'  
GRAPHIC SCALE 1" = 40'



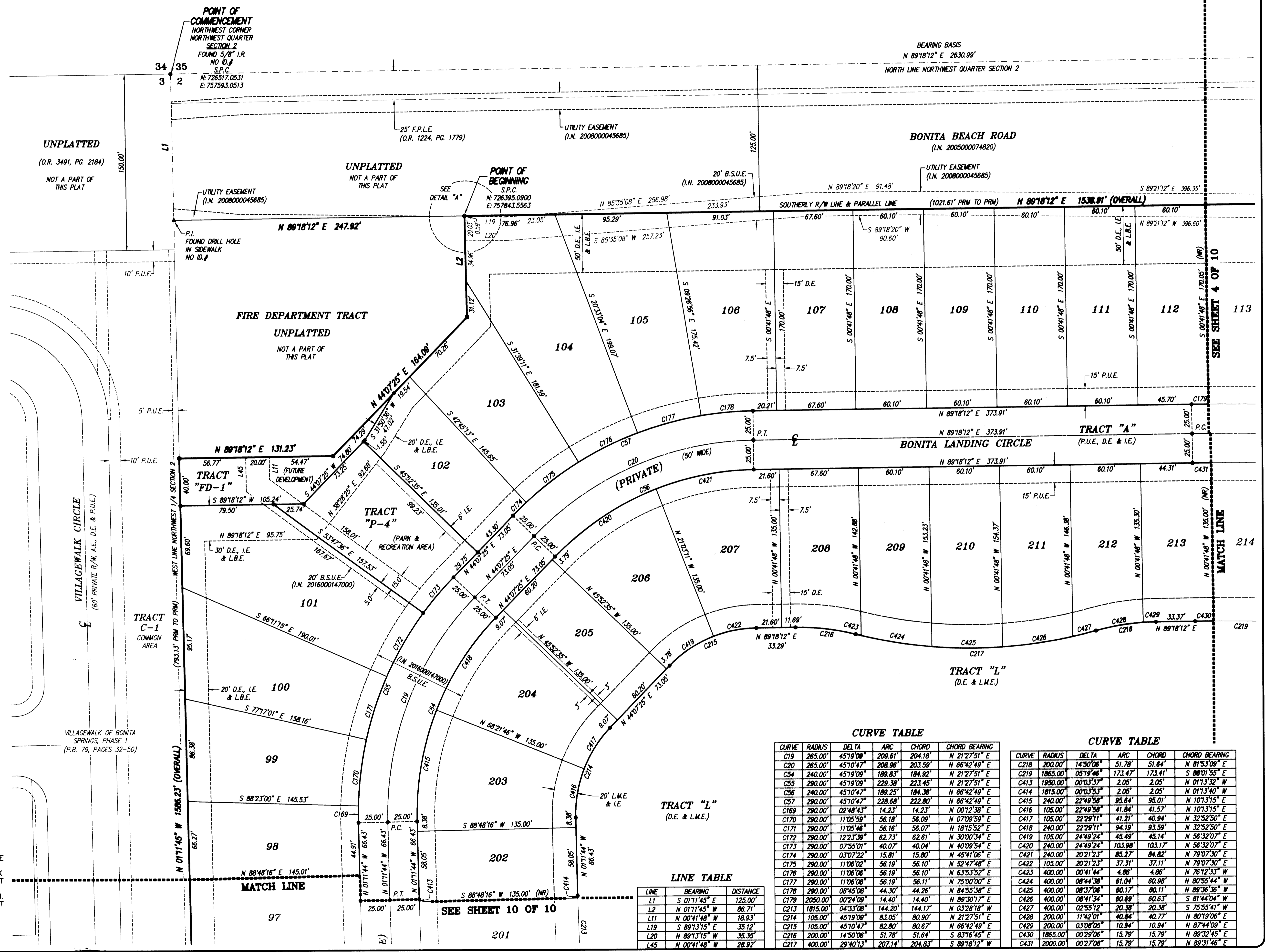
NOTE: ALL ADJACENT EASEMENTS AND TRACTS, UNLESS OTHERWISE NOTED, ARE PART OF VILLAGEWALK OF BONITA SPRINGS, PHASE 1, AS RECORDED IN PLAT BOOK 79 AT PAGES 32 THROUGH 50 OF RECORDS OF LEE COUNTY, FLORIDA.

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- P.T. - INDICATES POINT OF TANGENCY
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- - INDICATES SET PERMANENT REFERENCE MONUMENT (PRM) 5/8" IRON ROD AND CAP STAMPED P.R.M. BANKS ENG. LB 6690 UNLESS OTHERWISE SHOWN
- ▲ - INDICATES SET PERMANENT REFERENCE MONUMENT (PRM) MAG NAIL AND DISK STAMPED P.R.M. LB 6690.
- - INDICATES FOUND 5/8" IRON ROD AND CAP STAMPED LB 6753.



### CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C19	265.00'	45°19'08"	209.61'	204.18'	N 212°7'51" E
C20	265.00'	45°10'47"	208.96'	203.59'	N 66°42'49" E
C54	240.00'	45°19'09"	189.83'	184.92'	N 212°7'51" E
C55	290.00'	45°19'09"	229.38'	223.45'	N 212°7'51" E
C56	290.00'	45°10'47"	189.25'	184.38'	N 66°42'49" E
C57	290.00'	45°10'47"	228.68'	222.80'	N 66°42'49" E
C169	290.00'	02°48'43"	14.23'	14.23'	N 07°02'38" E
C170	290.00'	11°05'59"	56.18'	56.09'	N 07°09'59" E
C171	290.00'	11°05'46"	56.16'	56.07'	N 18°15'52" E
C172	290.00'	12°23'38"	62.73'	62.61'	N 30°00'34" E
C173	290.00'	07°55'01"	40.07'	40.04'	N 40°09'54" E
C174	290.00'	03°07'22"	15.81'	15.80'	N 45°41'06" E
C175	290.00'	11°06'02"	56.19'	56.10'	N 63°53'52" E
C176	290.00'	11°06'08"	56.19'	56.10'	N 63°53'52" E
C177	290.00'	11°06'08"	56.19'	56.11'	N 75°00'00" E
C178	290.00'	08°45'08"	44.30'	44.26'	N 84°55'38" E
C179	2050.00'	00°24'09"	14.40'	14.40'	N 89°30'17" E
C213	1815.00'	04°33'08"	144.20'	144.17'	N 03°28'18" W
C214	105.00'	45°19'09"	83.05'	80.90'	N 212°7'51" E
C215	105.00'	45°10'47"	82.80'	80.67'	N 66°42'49" E
C216	200.00'	14°50'06"	51.78'	51.64'	S 83°16'45" E
C217	400.00'	29°40'13"	207.14'	204.83'	S 89°18'12" W

### CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C218	200.00'	14°50'06"	51.78'	51.64'	N 81°53'09" E
C219	1865.00'	05°19'46"	173.47'	173.41'	S 86°01'55" E
C413	1950.00'	00°03'57"	2.05'	2.05'	N 01°13'32" W
C414	1815.00'	00°03'53"	2.05'	2.05'	N 01°13'40" W
C415	240.00'	22°49'58"	95.64'	95.01'	N 107°13'15" W
C416	105.00'	22°49'58"	41.84'	41.57'	N 107°13'15" W
C417	105.00'	22°29'11"	41.21'	40.94'	N 32°52'50" E
C418	240.00'	22°29'11"	94.19'	93.59'	N 32°52'50" E
C419	105.00'	24°49'24"	45.49'	45.14'	N 56°32'07" E
C420	240.00'	24°49'24"	103.98'	103.17'	N 56°32'07" E
C421	240.00'	20°21'23"	85.27'	84.82'	N 79°07'30" E
C422	105.00'	20°21'23"	37.31'	37.11'	N 79°07'30" E
C423	400.00'	00°41'44"	4.86'	4.86'	N 76°12'33" W
C424	400.00'	08°44'38"	61.04'	60.98'	N 80°55'44" W
C425	400.00'	08°37'08"	60.17'	60.11'	N 89°36'36" W
C426	400.00'	08°41'34"	60.69'	60.63'	S 81°44'04" W
C427	400.00'	02°55'12"	20.38'	20.38'	S 75°53'41" W
C428	200.00'	11°42'01"	40.84'	40.77'	N 80°19'06" E
C429	200.00'	03°08'05"	10.94'	10.94'	N 87°44'09" E
C430	1865.00'	00°29'06"	15.79'	15.79'	N 89°32'45" E
C431	2000.00'	00°27'08"	15.79'	15.79'	N 89°31'46" E

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°11'45" E	125.00'
L2	N 01°11'45" W	86.71'
L11	N 00°41'48" E	18.93'
L19	S 89°13'15" E	35.12'
L20	N 89°13'15" W	35.35'
L45	N 00°41'48" W	28.92'

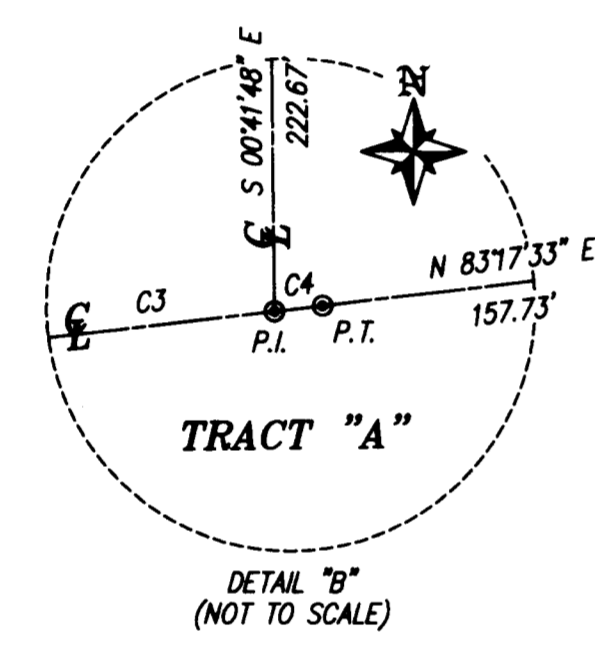
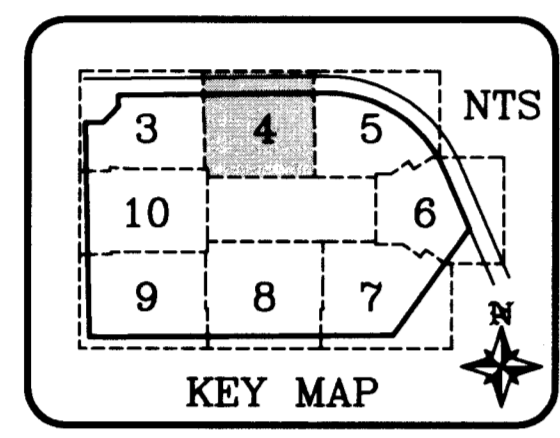
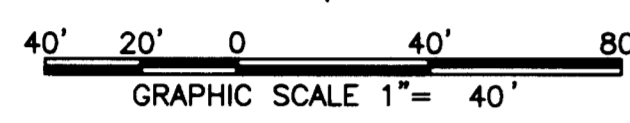
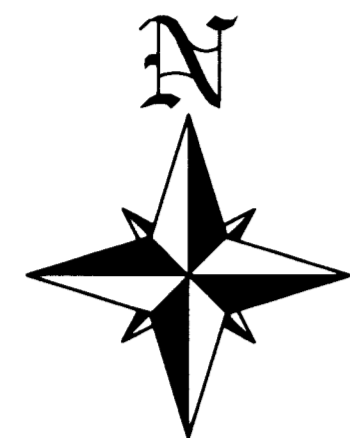
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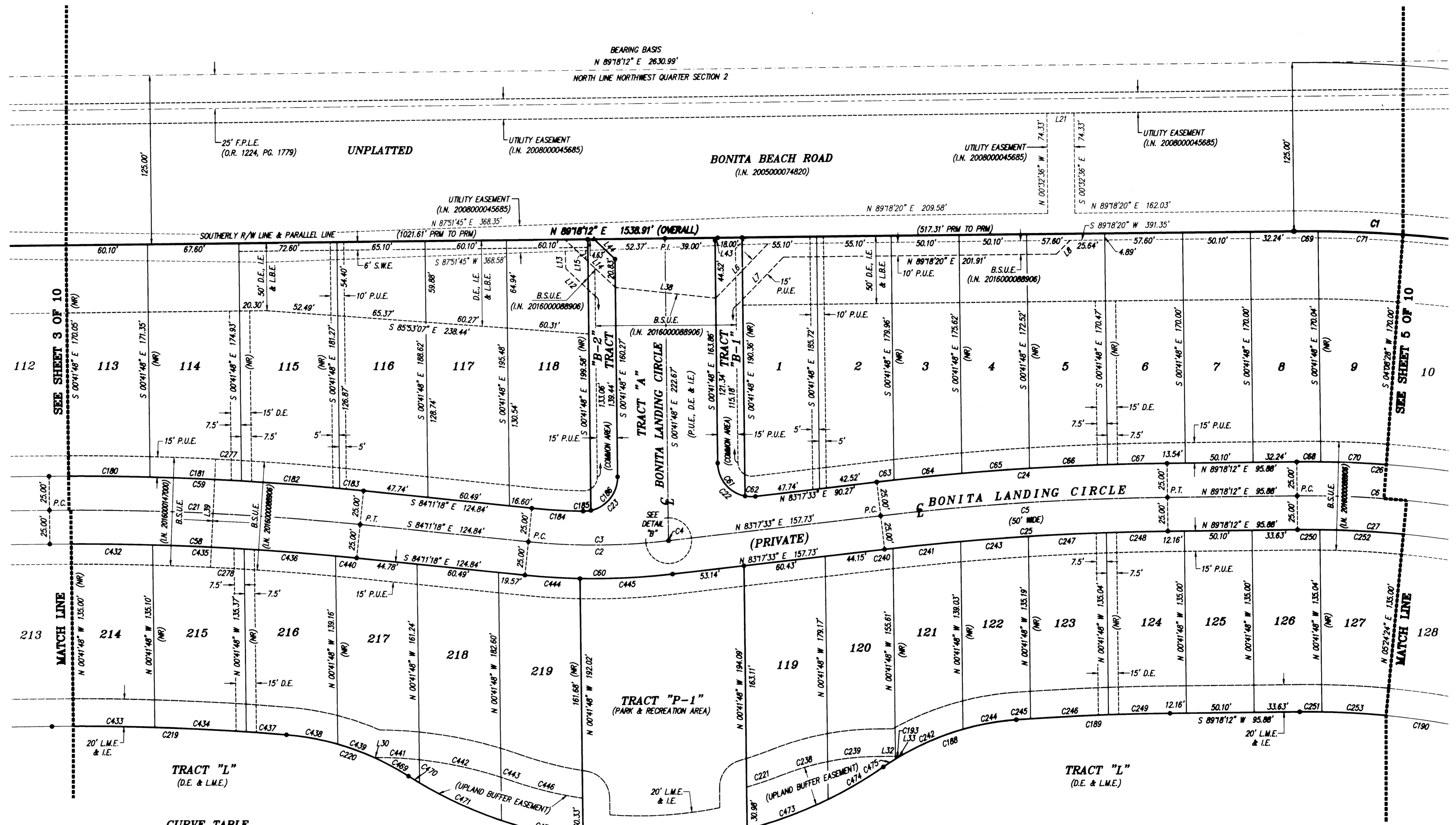


# BONITA LANDING

A SUBDIVISION LYING IN  
SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST  
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER 2016000168354

SHEET 4 OF 10



- LEGEND:**
- PG. - INDICATES PAGE
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  - S.P.C. - INDICATES STATE PLANE COORDINATE
  - LI - INDICATES LINE 1 OF THE LINE TABLE
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  - C1 - INDICATES CURVE 1 OF THE CURVE TABLE
  - B.S.U.E. - INDICATES BONITA SPRINGS UTILITIES EASEMENT
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  - - INDICATES FOUND 5/8" IRON ROD AND CAP STAMPED LB 6753.

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	956.00'	67°11'18"	1121.06'	1057.92'	S 57°06'09" E
C2	475.00'	12°31'09"	103.79'	103.58'	S 89°33'07" W
C3	475.00'	12°30'07"	103.64'	103.44'	S 89°33'39" W
C4	475.00'	00°01'03"	0.14'	0.14'	S 83°18'04" W
C5	2025.00'	06°00'39"	212.44'	212.34'	N 86°17'52" E
C6	786.00'	67°11'18"	892.39'	842.13'	S 57°06'09" E
C7	736.00'	67°11'18"	863.08'	814.47'	S 57°06'09" E
C8	2025.00'	06°30'30"	232.02'	229.90'	S 87°26'33" E
C9	2500.00'	06°30'30"	41.89'	35.87'	N 48°42'08" W
C22	25.00'	91°40'20"	40.00'	35.87'	S 45°08'22" W
C23	2050.00'	06°00'39"	215.07'	214.97'	N 86°17'52" E
C24	2050.00'	06°00'39"	209.82'	209.72'	N 86°17'52" E
C26	786.00'	67°11'18"	891.71'	840.80'	S 57°06'09" E
C27	736.00'	67°11'18"	863.08'	814.47'	S 57°06'09" E
C28	2025.00'	06°30'30"	232.02'	229.90'	S 87°26'33" E
C29	2050.00'	06°30'30"	232.06'	232.74'	S 87°26'33" E
C30	500.00'	12°31'09"	109.25'	109.03'	S 89°33'07" W
C61	25.00'	78°27'47"	34.24'	31.62'	N 39°53'41" W
C62	25.00'	17°32'52"	7.66'	7.63'	N 87°56'01" W
C63	2050.00'	00°21'36"	12.88'	12.88'	N 83°28'21" E
C64	2050.00'	01°24'20"	50.29'	50.29'	N 84°21'19" E
C65	2050.00'	01°24'11"	50.20'	50.20'	N 85°45'34" E
C66	2050.00'	01°36'39"	57.64'	57.64'	N 87°15'59" E
C67	2050.00'	01°13'53"	44.06'	44.06'	N 88°41'15" E

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C68	786.00'	01°18'07"	17.86'	17.86'	N 89°57'16" E
C69	856.00'	01°04'14"	17.86'	17.86'	N 89°50'19" E
C70	786.00'	03°32'09"	48.50'	48.50'	S 85°23'37" E
C71	856.00'	03°46'02"	62.86'	62.85'	S 87°44'31" E
C180	2050.00'	01°40'49"	60.12'	60.11'	S 89°27'15" E
C181	2050.00'	01°53'32"	67.70'	67.69'	S 87°40'04" E
C182	2050.00'	02°02'13"	72.88'	72.88'	S 85°42'12" E
C183	2050.00'	00°29'48"	17.77'	17.77'	S 84°26'12" E
C184	450.00'	04°50'10"	37.98'	37.97'	N 86°36'23" W
C185	25.00'	13°12'33"	5.76'	5.75'	S 84°22'16" W
C186	25.00'	78°27'47"	34.24'	31.62'	S 38°32'05" W
C187	320.00'	21°51'52"	122.11'	121.37'	N 86°28'43" E
C188	200.00'	30°09'28"	105.27'	104.06'	N 70°43'58" E
C189	1865.00'	03°29'48"	113.65'	113.64'	N 87°33'27" E
C190	601.00'	48°37'22"	510.03'	494.86'	S 66°23'07" E
C192	320.00'	66°28'24"	371.26'	350.78'	N 88°53'26" E
C193	200.00'	01°05'15"	3.80'	3.80'	N 59°14'11" E
C219	1865.00'	05°19'46"	173.47'	173.41'	S 88°01'55" E
C220	200.00'	27°29'40"	95.97'	95.06'	S 71°37'12" E

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C221	290.00'	05°22'58"	27.25'	27.24'	S 71°23'58" W
C238	200.00'	10°10'35"	35.52'	35.48'	S 73°47'46" W
C239	200.00'	10°58'16"	38.30'	38.24'	N 84°22'11" E
C240	2000.00'	00°10'42"	6.22'	6.22'	N 83°22'54" E
C241	2000.00'	01°26'28"	50.30'	50.30'	N 84°11'28" E
C242	2000.00'	14°31'48"	50.72'	50.56'	N 67°02'43" E
C243	2000.00'	10°58'16"	50.20'	50.20'	N 85°37'51" E
C244	2000.00'	10°58'16"	40.15'	40.08'	N 80°03'39" E
C245	1865.00'	00°19'28"	10.56'	10.56'	N 85°58'26" E
C246	1865.00'	01°46'16"	57.64'	57.64'	N 87°01'18" E
C247	2000.00'	01°39'05"	57.64'	57.64'	N 87°10'32" E
C248	2000.00'	01°18'07"	45.45'	45.45'	N 88°39'08" E
C249	1865.00'	01°23'47"	45.45'	45.45'	N 88°36'19" E
C250	736.00'	01°16'57"	16.47'	16.47'	N 89°56'40" E
C251	801.00'	01°34'14"	16.47'	16.47'	S 89°54'41" E
C252	736.00'	04°49'15"	61.93'	61.91'	N 87°00'14" E
C253	801.00'	04°31'58"	47.54'	47.53'	S 86°51'35" E
C277	2065.00'	00°31'47"	19.09'	19.09'	N 87°00'56" W
C278	1865.00'	00°43'45"	25.26'	25.26'	S 86°54'57" E

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C432	2000.00'	01°43'20"	60.12'	60.12'	S 89°23'00" E
C433	1865.00'	01°50'49"	60.12'	60.12'	S 89°17'17" E
C434	1865.00'	02°04'50"	67.72'	67.72'	S 87°19'28" E
C435	2000.00'	01°56'23"	67.71'	67.70'	S 87°33'08" E
C436	2000.00'	01°56'40"	67.87'	67.87'	S 85°36'37" E
C437	1865.00'	00°55'01"	29.84'	29.84'	S 85°49'32" E
C438	200.00'	11°03'43"	38.61'	38.55'	S 79°50'11" E
C439	200.00'	08°11'16"	28.58'	28.56'	S 70°12'41" E
C440	2000.00'	00°27'00"	15.70'	15.70'	S 84°24'48" E
C441	300.00'	06°03'58"	31.76'	31.75'	N 87°06'43" W
C442	300.00'	11°46'41"	61.67'	61.56'	N 78°11'24" W
C443	300.00'	01°24'33"	7.38'	7.38'	N 71°35'47" W
C444	500.00'	04°40'22"	40.78'	40.77'	N 86°31'29" W
C445	500.00'	07°50'48"	68.47'	68.42'	S 87°12'57" W
C446	2000.00'	10°51'08"	54.93'	54.85'	N 61°59'04" E
C469	200.00'	8°14'41"	28.78'	28.75'	N 69°49'49" E
C470	320.00'	8°14'41"	9.58'	9.58'	S 58°43'50" E
C471	320.00'	11°54'35"	66.52'	66.40'	S 65°32'35" E
C472	320.00'	11°05'28"	61.94'	61.85'	S 77°02'37" E
C473	320.00'	11°25'58"	63.85'	63.75'	N 69°49'49" E
C474	320.00'	8°27'36"	47.25'	47.21'	N 59°53'02" E
C475	200.00'	3°02'18"	10.61'	10.61'	S 57°10'24" W

**LINE TABLE**

LINE	BEARING	DISTANCE
L6	N 43°55'01" E	55.69'
L7	N 43°55'01" E	50.29'
L8	N 44°41'07" E	14.24'
L12	N 02°46'39" W	29.79'
L14	S 46°45'28" E	30.02'
L15	S 02°08'39" E	6.80'
L20	N 89°18'20" E	20.00'
L31	N 89°18'12" W	1.67'
L32	N 89°18'12" W	12.00'
L33	N 89°18'12" W	3.29'
L38	S 83°51'14" E	74.53'
L39	S 02°43'10" E	80.00'
L43	N 44°18'12" E	2.83'
L44	N 46°45'28" W	21.35'

DOS15-20282-BOS/PLT15-20349-BOS



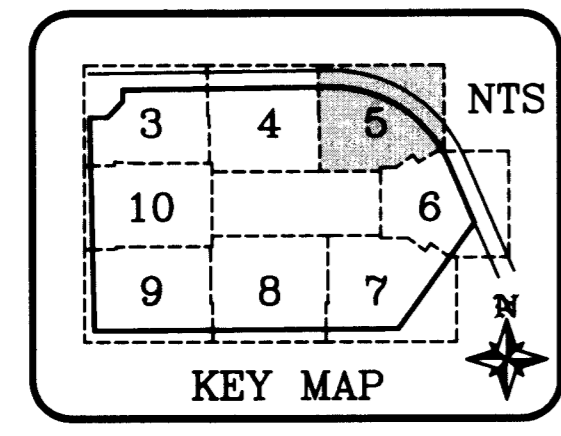
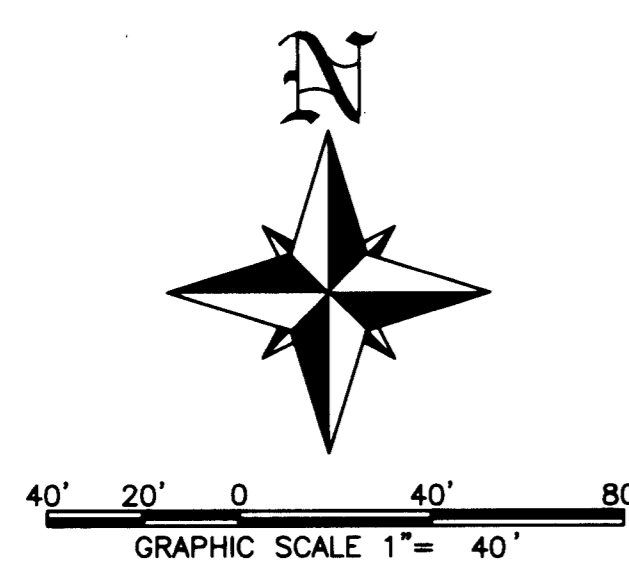
**BANKS ENGINEERING**  
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 Serving The State Of Florida  
 10511 Six Mile Cypress Parkway - Suite 101 Fort Myers, Florida 33966  
 Phone: 239.939.5490 Fax: 239.939.2523  
 Florida Business Certificate Number LB 6690

# BONITA LANDING

A SUBDIVISION LYING IN  
 SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST  
 CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER **201600168354**

SHEET 5 OF 10

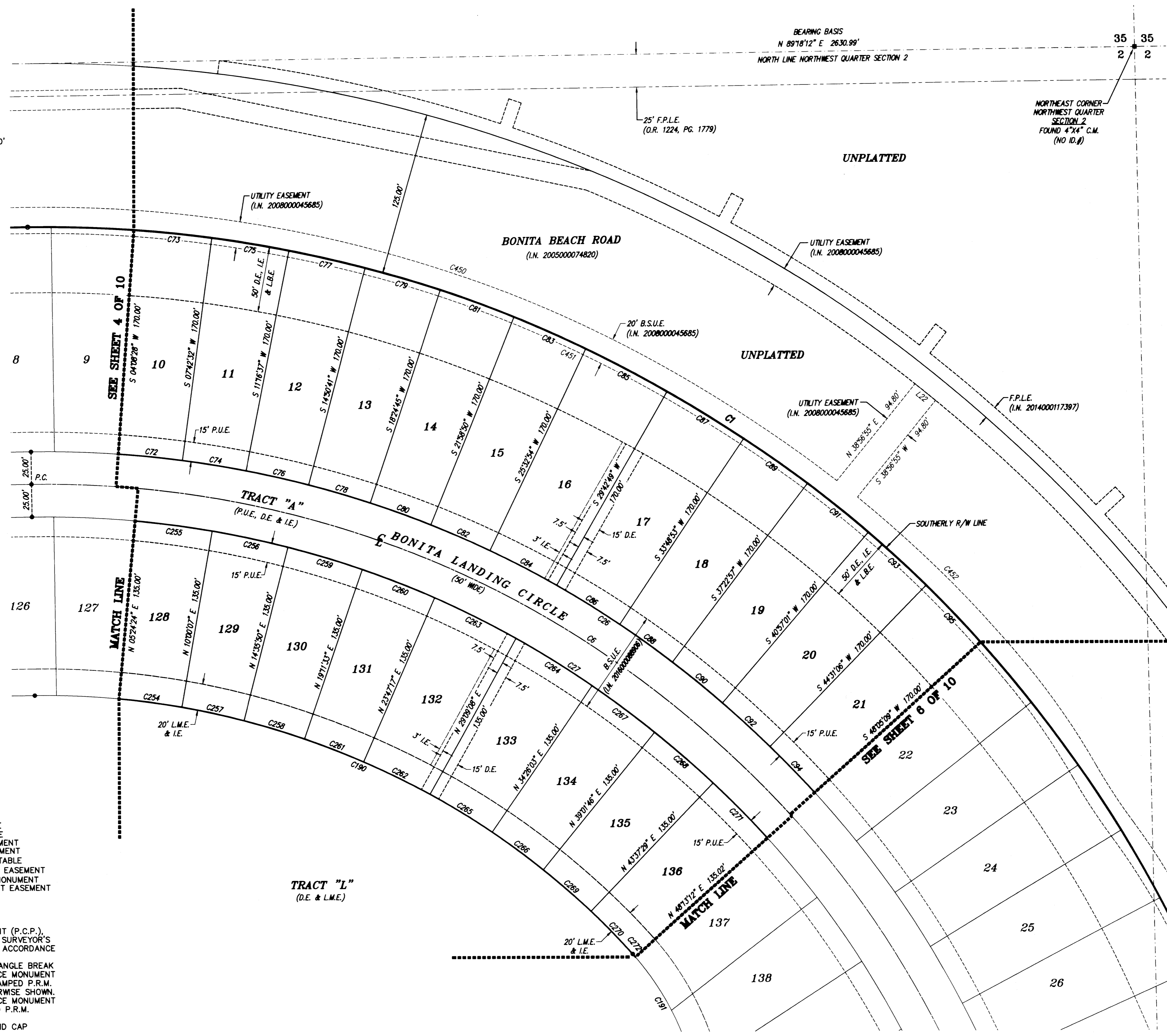


**LINE TABLE**

LINE	BEARING	DISTANCE
L22	S 51°02'55" E	20.00'

- LEGEND:**
- PG. - INDICATES PAGE
  - I.R. - INDICATES IRON ROD
  - P.B. - INDICATES PLAT BOOK
  - CL - INDICATES CENTERLINE
  - (NR) - INDICATES NON-RADIAL
  - 7# - INDICATES LOT NUMBER
  - NTS - INDICATES NOT TO SCALE
  - R/W - INDICATES RIGHT-OF-WAY
  - A.E. - INDICATES ACCESS EASEMENT
  - LB - INDICATES LICENSED BUSINESS
  - P.T. - INDICATES POINT OF TANGENCY
  - S.W.E. - INDICATES SIDEWALK EASEMENT
  - D.E. - INDICATES DRAINAGE EASEMENT
  - I.N. - INDICATES INSTRUMENT NUMBER
  - I.E. - INDICATES IRRIGATION EASEMENT
  - C.M. - INDICATES CONCRETE MONUMENT
  - P.C. - INDICATES POINT OF CURVATURE
  - ID.# - INDICATES IDENTIFICATION NUMBER
  - P.I. - INDICATES POINT OF INTERSECTION
  - O.R. - INDICATES OFFICIAL RECORDS BOOK
  - P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
  - S.P.C. - INDICATES STATE PLANE COORDINATE
  - LI - INDICATES LINE 1 OF THE LINE TABLE
  - L.M.E. - INDICATES LAKE MAINTENANCE EASEMENT
  - L.B.E. - INDICATES LANDSCAPE BUFFER EASEMENT
  - C1 - INDICATES CURVE 1 OF THE CURVE TABLE
  - B.S.U.E. - INDICATES BONITA SPRINGS UTILITIES EASEMENT
  - PRM - INDICATES PERMANENT REFERENCE MONUMENT
  - F.P.L.E. - INDICATES FLORIDA POWER AND LIGHT EASEMENT

- SYMBOL LEGEND:**
- - INDICATES PERMANENT CONTROL POINT (P.C.P.), NAIL AND METAL DISK BEARING THE SURVEYOR'S CERTIFICATE NUMBER TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.09
  - - INDICATES BEGINNING OF CURVE OR ANGLE BREAK
  - - INDICATES SET PERMANENT REFERENCE MONUMENT (PRM) 5/8" IRON ROD AND CAP STAMPED P.R.M. BANKS ENG. LB 6690 UNLESS OTHERWISE SHOWN.
  - ▲ - INDICATES SET PERMANENT REFERENCE MONUMENT (PRM) MAG NAIL AND DISK STAMPED P.R.M. LB 6690.
  - - INDICATES FOUND 5/8" IRON ROD AND CAP STAMPED LB 6753.



**CURVE TABLE**

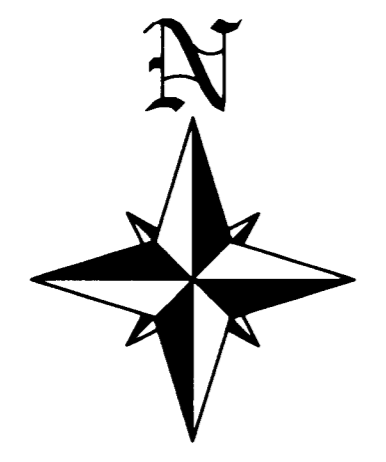
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	956.00'	67°11'18"	1121.06'	1057.92'	S 57°06'09" E
C6	786.00'	67°11'18"	882.39'	842.13'	S 57°06'09" E
C26	786.00'	67°11'18"	921.71'	869.80'	S 57°06'09" E
C27	736.00'	67°11'18"	863.08'	814.47'	S 57°06'09" E
C72	786.00'	03°34'04"	48.96'	48.94'	S 84°04'30" E
C73	956.00'	03°34'04"	59.53'	59.52'	S 84°04'30" E
C74	786.00'	03°34'04"	48.95'	48.94'	S 80°30'26" E
C75	956.00'	03°34'04"	59.53'	59.52'	S 80°30'26" E
C76	786.00'	03°34'05"	48.95'	48.94'	S 76°56'21" E
C77	956.00'	03°34'05"	59.53'	59.52'	S 76°56'21" E
C78	786.00'	03°34'04"	48.94'	48.93'	S 73°22'17" E
C79	956.00'	03°34'04"	59.53'	59.52'	S 73°22'17" E
C80	786.00'	03°34'05"	48.95'	48.94'	S 69°48'13" E
C81	956.00'	03°34'05"	59.53'	59.52'	S 69°48'13" E
C82	786.00'	03°34'04"	48.95'	48.94'	S 66°14'08" E
C83	956.00'	03°34'04"	59.53'	59.52'	S 66°14'08" E
C84	786.00'	04°08'54"	57.14'	57.13'	S 62°22'08" E
C85	956.00'	04°08'54"	68.50'	68.48'	S 62°22'08" E
C86	786.00'	04°08'04"	56.26'	56.25'	S 58°14'09" E
C87	956.00'	04°08'04"	68.43'	68.41'	S 58°14'09" E
C88	786.00'	03°34'04"	48.95'	48.94'	S 54°24'05" E
C89	956.00'	03°34'04"	59.53'	59.52'	S 54°24'05" E
C90	786.00'	03°34'04"	48.94'	48.94'	S 50°50'01" E
C91	956.00'	03°34'04"	59.53'	59.52'	S 50°50'01" E
C92	786.00'	03°34'05"	48.95'	48.94'	S 47°15'57" E
C93	956.00'	03°34'05"	59.53'	59.52'	S 47°15'57" E
C94	786.00'	03°34'03"	48.94'	48.93'	S 43°41'53" E
C95	956.00'	03°34'03"	59.53'	59.52'	S 43°41'53" E
C190	601.00'	48°37'22"	510.03'	494.86'	S 66°23'07" E
C191	200.00'	33°24'20"	116.61'	114.96'	S 25°22'16" E
C254	601.00'	04°35'43"	48.20'	48.19'	S 62°17'45" E
C255	736.00'	04°35'43"	58.03'	58.01'	S 62°17'45" E
C256	736.00'	04°35'43"	58.03'	58.01'	S 77°42'01" E
C257	601.00'	04°35'43"	48.20'	48.19'	S 77°42'01" E
C258	601.00'	04°35'43"	48.20'	48.19'	S 73°06'18" E
C259	736.00'	04°35'43"	58.03'	58.01'	S 73°06'18" E
C260	736.00'	04°35'43"	58.03'	58.01'	S 68°30'35" E
C261	601.00'	04°35'43"	48.20'	48.19'	S 68°30'35" E
C262	601.00'	05°21'51"	56.27'	56.25'	S 63°31'48" E
C263	736.00'	05°21'51"	68.91'	68.88'	S 63°31'48" E
C264	736.00'	05°16'55"	67.85'	67.83'	S 58°12'25" E
C265	601.00'	05°16'55"	55.41'	55.39'	S 58°12'25" E
C266	601.00'	04°35'43"	48.20'	48.19'	S 53°16'05" E
C267	736.00'	04°35'43"	58.03'	58.01'	S 53°16'05" E
C268	736.00'	04°35'43"	58.03'	58.01'	S 48°40'23" E
C269	601.00'	04°35'43"	48.20'	48.19'	S 48°40'23" E
C270	601.00'	04°18'05"	45.12'	45.11'	S 44°04'40" E
C271	736.00'	04°35'43"	58.03'	58.01'	S 44°04'40" E
C272	200.00'	00°53'00"	3.08'	3.08'	S 41°37'56" E
C450	971.00'	39°03'11"	661.84'	648.10'	S 71°10'04" E
C451	951.00'	50°51'45"	844.22'	816.77'	S 65°15'48" E
C452	971.00'	10°37'46"	180.14'	179.88'	S 45°08'48" E

DOS15-20282-BOS/PLT15-20349-BOS

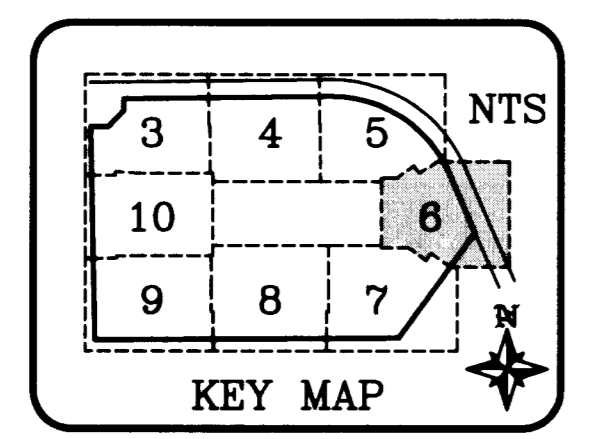
# BANKS ENGINEERING

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

10511 Six Mile Cypress Parkway - Suite 101 Fort Myers, Florida 33966  
Phone: 239.939.5490 Fax: 239.939.2523  
Florida Business Certificate Number LB 6690



GRAPHIC SCALE 1" = 40'



## BONITA LANDING

A SUBDIVISION LYING IN  
SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST  
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA.

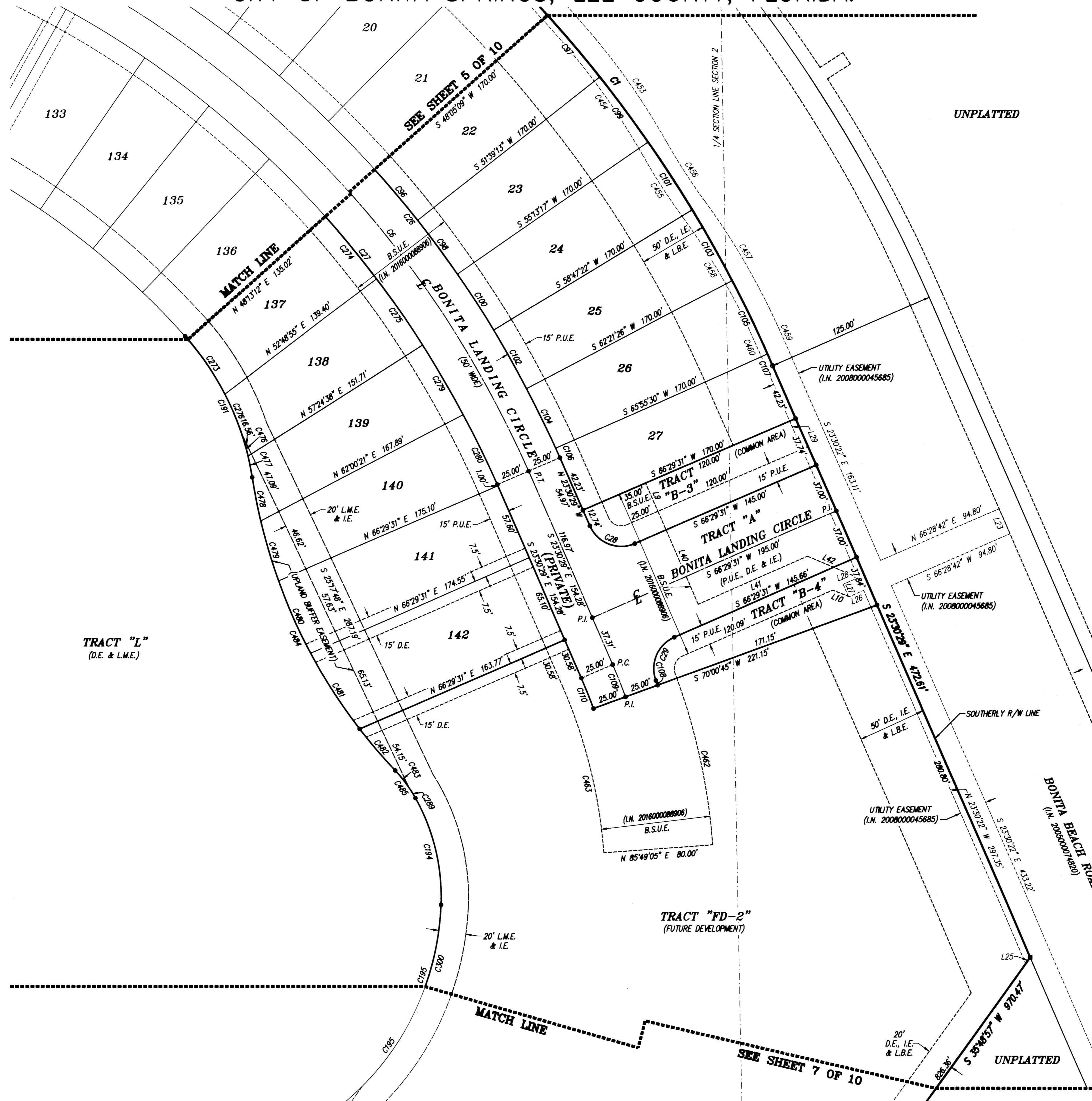
INSTRUMENT NUMBER 2016000168354  
SHEET 6 OF 10

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	956.00'	67°11'18"	1121.06'	1057.92'	S 57°06'09" E
C6	761.00'	67°11'18"	892.39'	842.13'	S 57°06'09" E
C26	786.00'	67°11'18"	921.71'	869.80'	S 57°06'09" E
C27	736.00'	67°11'18"	863.08'	814.47'	S 57°06'09" E
C28	25.00'	90°00'00"	39.27'	35.36'	N 68°30'29" W
C29	25.00'	86°57'23"	37.94'	34.40'	N 23°00'49" E
C96	786.00'	03°34'04"	48.94'	48.94'	S 40°07'49" E
C97	956.00'	03°34'04"	59.53'	59.52'	S 40°07'49" E
C98	786.00'	03°34'04"	48.94'	48.94'	S 36°33'45" E
C99	956.00'	03°34'04"	59.53'	59.52'	S 36°33'45" E
C100	786.00'	03°34'04"	48.95'	48.94'	S 32°59'40" E
C101	956.00'	03°34'04"	59.53'	59.52'	S 32°59'40" E
C102	786.00'	03°34'04"	48.94'	48.94'	S 29°25'36" E
C103	956.00'	03°34'04"	59.53'	59.52'	S 29°25'36" E
C104	786.00'	03°34'05"	48.95'	48.94'	S 25°51'32" E
C105	956.00'	03°34'05"	59.53'	59.52'	S 25°51'32" E
C106	786.00'	00°34'00"	7.77'	7.77'	S 23°47'30" E
C107	956.00'	00°34'00"	9.46'	9.46'	S 23°47'30" E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C108	440.00'	00°28'37"	3.66'	3.66'	S 20°13'33" E
C109	415.00'	03°31'15"	25.50'	25.50'	S 21°44'52" E
C110	390.00'	03°31'15"	23.96'	23.96'	S 21°44'52" E
C191	200.00'	33°24'20"	116.61'	114.96'	S 25°22'16" E
C194	150.00'	31°04'55"	81.37'	80.38'	S 13°27'00" E
C195	200.00'	52°57'30"	184.86'	178.35'	S 29°02'00" W
C273	200.00'	13°50'43"	48.33'	48.21'	S 34°16'05" W
C274	736.00'	04°35'43"	58.03'	58.01'	S 39°28'56" E
C275	736.00'	04°35'43"	58.03'	58.01'	S 34°53'14" E
C276	200.00'	09°07'47"	31.87'	31.84'	S 22°46'50" E
C279	736.00'	04°35'43"	58.03'	58.01'	S 30°17'31" E
C280	736.00'	04°29'10"	57.63'	57.61'	S 25°45'04" E
C289	100.00'	04°59'50"	8.72'	8.72'	S 31°29'22" E
C300	200.00'	42°09'23"	147.15'	143.86'	S 23°37'58" W
C453	510.00'	10°30'07"	93.48'	93.35'	S 34°34'53" E
C454	490.00'	10°30'04"	89.81'	89.69'	S 34°34'53" E
C455	449.82'	06°54'00"	54.19'	54.16'	N 32°46'53" W
C456	429.82'	06°54'00"	51.78'	51.75'	N 32°46'53" W
C457	510.00'	10°30'07"	93.48'	93.35'	S 30°58'58" E
C458	488.18'	10°32'25"	86.81'	86.68'	S 30°58'58" E
C459	971.00'	02°13'13"	37.72'	37.72'	S 24°37'08" E
C460	1540.55'	01°22'26"	36.94'	36.94'	S 24°37'08" E
C462	455.00'	15°48'00"	125.52'	125.12'	S 12°05'05" E
C463	375.00'	19°19'55"	126.48'	125.89'	S 15°50'42" E
C476	200.00'	43°55'06"	17.17'	17.16'	N 15°45'24" W
C477	200.00'	43°55'06"	16.16'	16.16'	N 10°58'58" E
C478	400.00'	43°55'06"	32.80'	32.79'	S 11°01'03" W
C479	400.00'	63°13'30"	45.79'	45.76'	S 16°38'45" E
C480	400.00'	63°13'30"	45.79'	45.76'	S 24°03'14" E
C481	400.00'	9°27'46"	66.06'	65.99'	S 32°54'52" E
C482	400.00'	5°44'27"	40.08'	40.06'	S 40°30'58" E
C483	100.00'	9°23'54"	16.40'	16.38'	N 38°41'14" W
C484	400.00'	34°33'06"	242.38'	238.69'	S 26°01'58" E
C485	100.00'	14°23'44"	25.13'	25.06'	S 36°11'19" E

- LEGEND:**
- PG. - INDICATES PAGE
  - I.R. - INDICATES IRON ROD
  - P.B. - INDICATES PLAT BOOK
  - C. - INDICATES CENTERLINE
  - (NR) - INDICATES NON-RADIAL
  - 7# - INDICATES LOT NUMBER
  - NTS - INDICATES NOT TO SCALE
  - R/W - INDICATES RIGHT-OF-WAY
  - A.E. - INDICATES ACCESS EASEMENT
  - LB - INDICATES LICENSED BUSINESS
  - P.T. - INDICATES POINT OF TANGENCY
  - S.W.E. - INDICATES SIDEWALK EASEMENT
  - D.E. - INDICATES DRAINAGE EASEMENT
  - I.N. - INDICATES INSTRUMENT NUMBER
  - I.E. - INDICATES IRRIGATION EASEMENT
  - C.M. - INDICATES CONCRETE MONUMENT
  - P.C. - INDICATES POINT OF CURVATURE
  - ID.# - INDICATES IDENTIFICATION NUMBER
  - P.I. - INDICATES POINT OF INTERSECTION
  - O.R. - INDICATES OFFICIAL RECORDS BOOK
  - P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
  - S.P.C. - INDICATES STATE PLANE COORDINATE
  - L1 - INDICATES LINE 1 OF THE LINE TABLE
  - L.M.E. - INDICATES LAKE MAINTENANCE EASEMENT
  - L.B.E. - INDICATES LANDSCAPE BUFFER EASEMENT
  - C1 - INDICATES CURVE 1 OF THE CURVE TABLE
  - B.S.U.E. - INDICATES BONITA SPRINGS UTILITIES EASEMENT
  - PRM - INDICATES PERMANENT REFERENCE MONUMENT
  - F.P.L.E. - INDICATES FLORIDA POWER AND LIGHT EASEMENT

- SYMBOL LEGEND:**
- ⊙ - INDICATES PERMANENT CONTROL POINT (P.C.P.), NAIL AND METAL DISK BEARING THE SURVEYOR'S CERTIFICATE NUMBER, TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091
  - - INDICATES BEGINNING OF CURVE OR ANGLE BREAK
  - - INDICATES SET PERMANENT REFERENCE MONUMENT (PRM) 5/8" IRON ROD AND CAP STAMPED P.R.M., BANKS' ENG. LB 6690 UNLESS OTHERWISE SHOWN.
  - ▲ - INDICATES SET PERMANENT REFERENCE MONUMENT (PRM) MAG NAIL AND DISK STAMPED P.R.M., LB 6690.
  - - INDICATES FOUND 5/8" IRON ROD AND CAP STAMPED LB 6753.



LINE	BEARING	DISTANCE
L9	S 23°30'28" E	22.74'
L10	N 68°53'41" W	12.28'
L23	S 23°30'28" E	20.00'
L25	N 35°48'57" E	5.60'
L26	S 66°28'34" E	12.00'
L27	N 23°30'22" W	10.00'
L28	S 66°28'34" E	12.00'
L29	N 23°30'22" W	168.13'
L40	S 23°30'28" E	74.00'
L41	N 66°29'31" E	87.33'
L42	S 67°12'20" E	40.31'

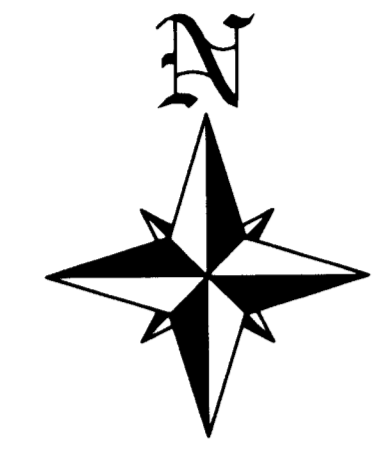
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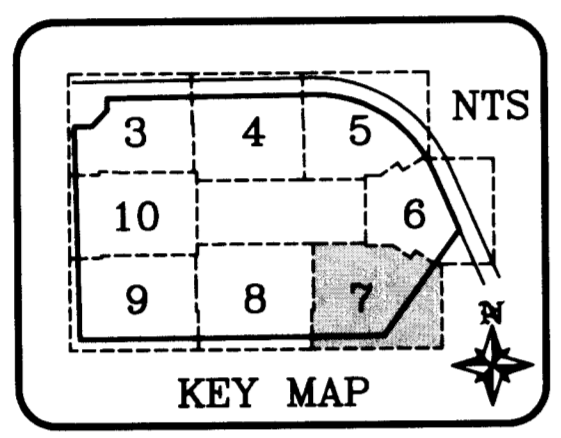
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Professional Engineers, Planners, & Land Surveyors  
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Phone: 239-939-5490 Fax: 239-939-2523  
Florida Business Certificate Number LB 6690



GRAPHIC SCALE 1" = 40'



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C120	400.00'	134°13'	95.55'	95.33'	S 55°03'59" W
C195	200.00'	52°57'30"	184.86'	178.35'	S 29°02'00" W
C197	125.43'	97°45'05"	214.00'	188.97'	S 62°11'34" W
C198	125.43'	132°7'35"	29.47'	29.40'	N 75°39'41" W
C299	200.00'	10°48'08"	37.71'	37.65'	N 50°06'41" E
C300	200.00'	42°09'23"	147.15'	143.06'	S 23°37'56" W
C301	300.00'	06°35'27"	34.51'	34.49'	S 38°32'23" W
C302	370.00'	13°10'53"	85.12'	84.93'	S 35°14'40" W
C303	300.00'	06°35'27"	34.51'	34.49'	S 31°56'57" W
C310	125.43'	76°05'29"	166.58'	154.60'	S 59°33'48" W
C486	400.00'	42°11'44"	294.58'	287.97'	S 34°24'54" W
C493	125.43'	87°2'02"	17.95'	17.94'	N 17°25'03" E
C494	400.00'	44°14'30"	308.86'	301.25'	S 88°56'52" W

### LEGEND:

- PG. - INDICATES PAGE
- I.R. - INDICATES IRON ROD
- P.B. - INDICATES PLAT BOOK
- ⊙ - INDICATES CENTERLINE
- (NR) - INDICATES NON-RADIAL
- 78 - INDICATES LOT NUMBER
- NTS - INDICATES NOT TO SCALE
- R/W - INDICATES RIGHT-OF-WAY
- A.E. - INDICATES ACCESS EASEMENT
- LB - INDICATES LICENSED BUSINESS
- P.T. - INDICATES POINT OF TANGENCY
- S.W.E. - INDICATES SIDEWALK EASEMENT
- D.E. - INDICATES DRAINAGE EASEMENT
- I.N. - INDICATES INSTRUMENT NUMBER
- I.E. - INDICATES IRRIGATION EASEMENT
- C.M. - INDICATES CONCRETE MONUMENT
- P.C. - INDICATES POINT OF CURVATURE
- ID.# - INDICATES IDENTIFICATION NUMBER
- P.I. - INDICATES POINT OF INTERSECTION
- O.R. - INDICATES OFFICIAL RECORDS BOOK
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- S.P.C. - INDICATES STATE PLANE COORDINATE
- L1 - INDICATES LINE 1 OF THE LINE TABLE
- L.M.E. - INDICATES LAKE MAINTENANCE EASEMENT
- L.B.E. - INDICATES LANDSCAPE BUFFER EASEMENT
- C1 - INDICATES CURVE 1 OF THE CURVE TABLE
- B.S.U.E. - INDICATES BONITA SPRINGS UTILITIES EASEMENT
- PRM - INDICATES PERMANENT REFERENCE MONUMENT
- F.P.L.E. - INDICATES FLORIDA POWER AND LIGHT EASEMENT

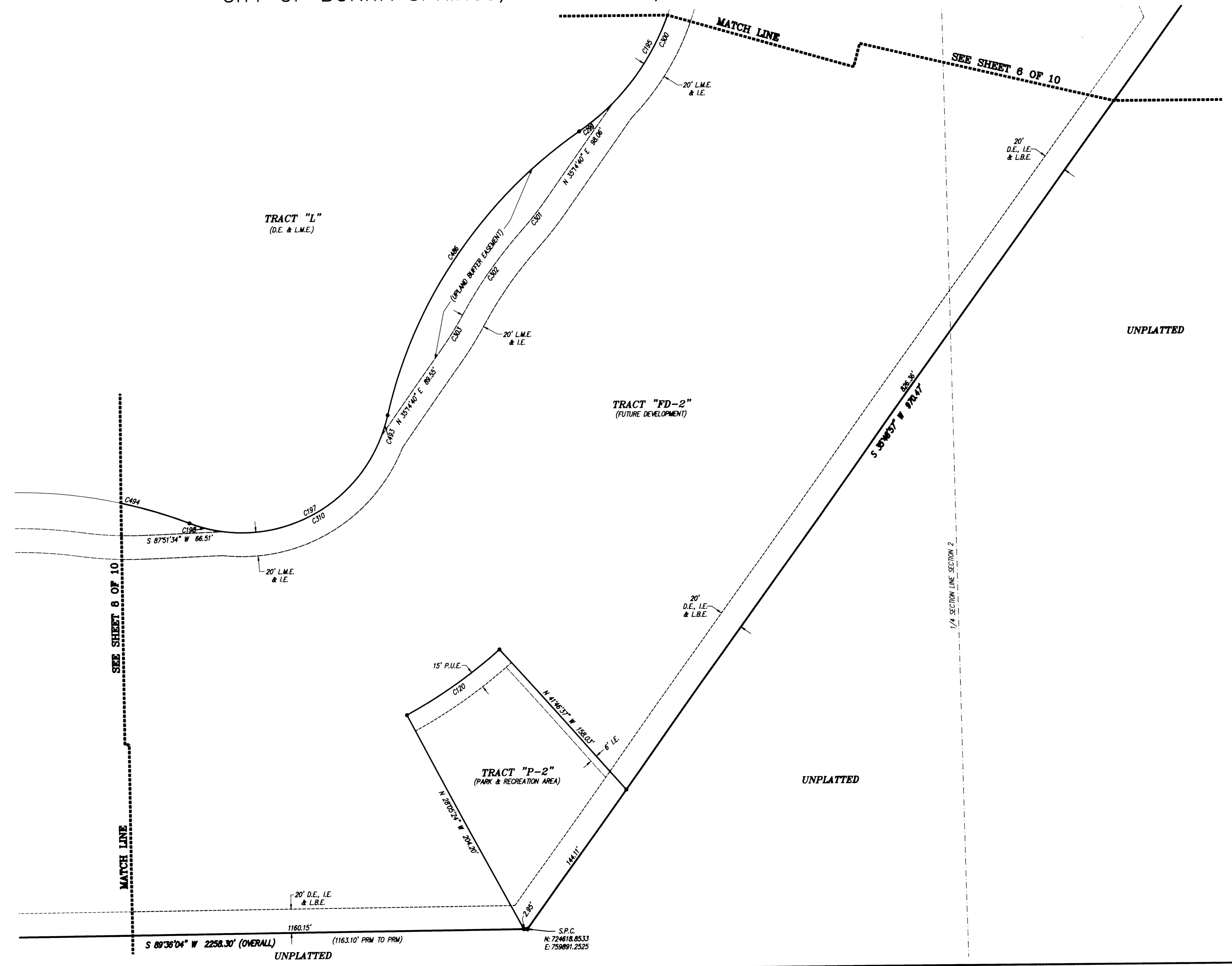
### SYMBOL LEGEND:

- ⊙ - INDICATES PERMANENT CONTROL POINT (P.C.P.), NAIL AND METAL DISK BEARING THE SURVEYOR'S CERTIFICATE NUMBER, TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091
- - INDICATES BEGINNING OF CURVE OR ANGLE BREAK
- - INDICATES SET PERMANENT REFERENCE MONUMENT (PRM) 5/8" IRON ROD AND CAP STAMPED P.R.M. BANKS ENG. LB 6690 UNLESS OTHERWISE SHOWN.
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# BONITA LANDING

A SUBDIVISION LYING IN  
SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST  
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA.

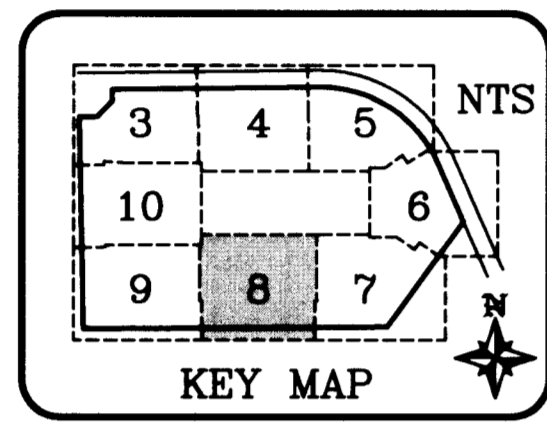
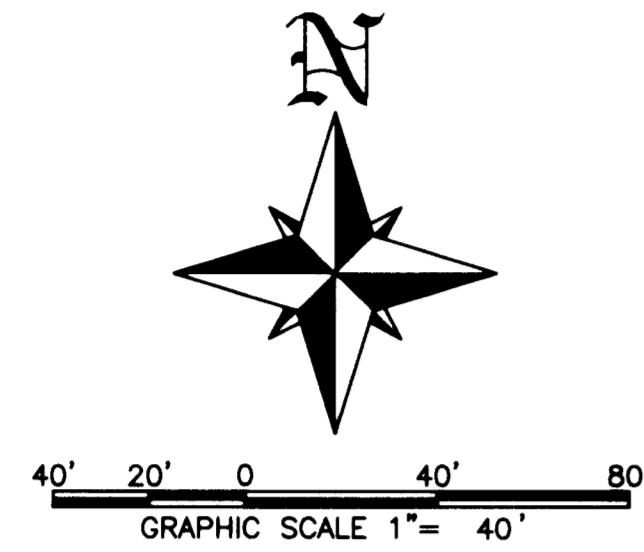
INSTRUMENT NUMBER **2016000168354**  
SHEET 7 OF 10



DOS15-20282-BOS/ PLT15-20349-BOS

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Florida Business Certificate Number LB 6690



LINE TABLE

LINE	BEARING	DISTANCE
L34	N 89°44'35" W	12.83'
L35	N 89°44'35" W	5.03'

LEGEND:

- PG. - INDICATES PAGE
- I.R. - INDICATES IRON ROD
- P.B. - INDICATES PLAT BOOK
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- ID.# - INDICATES IDENTIFICATION NUMBER
- P.I. - INDICATES POINT OF INTERSECTION
- O.R. - INDICATES OFFICIAL RECORDS BOOK
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- S.P.C. - INDICATES STATE PLANE COORDINATE
- LI - INDICATES LINE 1 OF THE LINE TABLE
- L.M.E. - INDICATES LAKE MAINTENANCE EASEMENT
- L.B.E. - INDICATES LANDSCAPE BUFFER EASEMENT
- C1 - INDICATES CURVE 1 OF THE CURVE TABLE
- B.S.U.E. - INDICATES BONITA SPRINGS UTILITIES EASEMENT
- PRM - INDICATES PERMANENT REFERENCE MONUMENT
- F.P.L.E. - INDICATES FLORIDA POWER AND LIGHT EASEMENT

SYMBOL LEGEND:

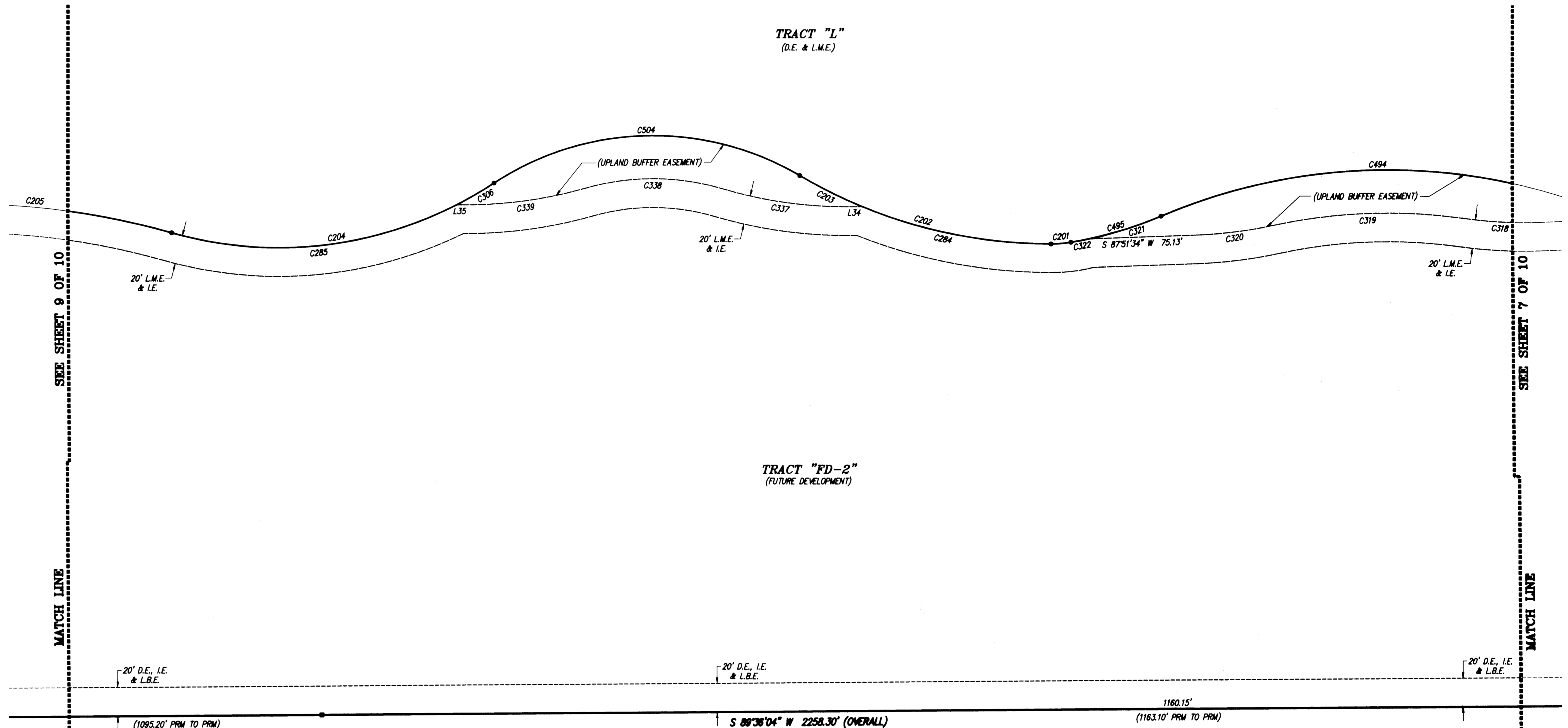
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## BONITA LANDING

A SUBDIVISION LYING IN  
SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST  
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER 2016 000 168 354

SHEET 8 OF 10



UNPLATTED

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C201	84.91'	09°25'38"	13.97'	13.96'	S 85°19'14" W
C202	342.92'	30°31'48"	182.72'	180.57'	N 74°42'03" W
C203	342.92'	08°07'53"	48.67'	48.63'	N 63°30'05" W
C204	271.17'	49°19'27"	233.44'	226.30'	S 81°12'01" W
C205	525.00'	31°28'13"	288.36'	284.75'	S 89°52'22" E
C284	342.92'	22°23'55"	134.06'	133.20'	N 78°45'59" W
C285	271.17'	43°00'34"	203.56'	198.81'	S 84°21'28" W
C306	271.17'	06°18'53"	29.89'	29.87'	S 59°41'45" W
C318	300.00'	10°15'30"	53.71'	53.64'	N 87°00'41" W
C319	370.00'	20°31'01"	132.49'	131.79'	S 87°51'34" W
C320	300.00'	10°15'30"	53.71'	53.64'	S 82°43'49" W
C321	271.17'	11°10'23"	52.88'	52.80'	S 72°44'48" W
C322	271.17'	02°36'26"	12.34'	12.34'	S 79°18'12" W
C337	300.00'	16°16'30"	85.22'	84.93'	N 81°36'20" W
C338	300.00'	32°32'59"	95.58'	95.28'	N 89°44'35" W
C339	300.00'	16°16'30"	85.22'	84.93'	S 82°07'10" W
C494	400.00'	44°14'30"	308.86'	301.25'	S 88°56'52" W
C495	271.17'	13°46'48"	65.22'	65.06'	S 73°43'01" W
C504	200.00'	64°01'33"	223.49'	212.04'	S 88°33'05" W

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# BANKS ENGINEERING

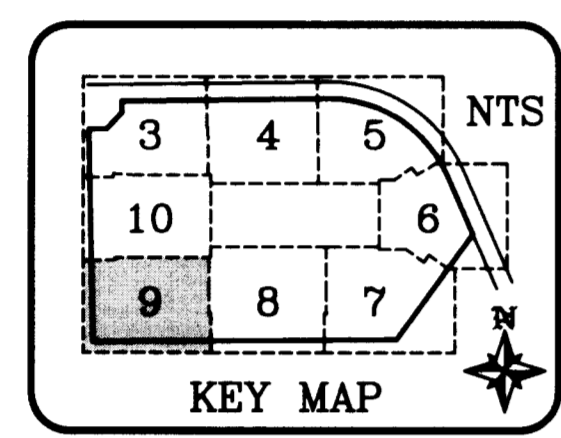
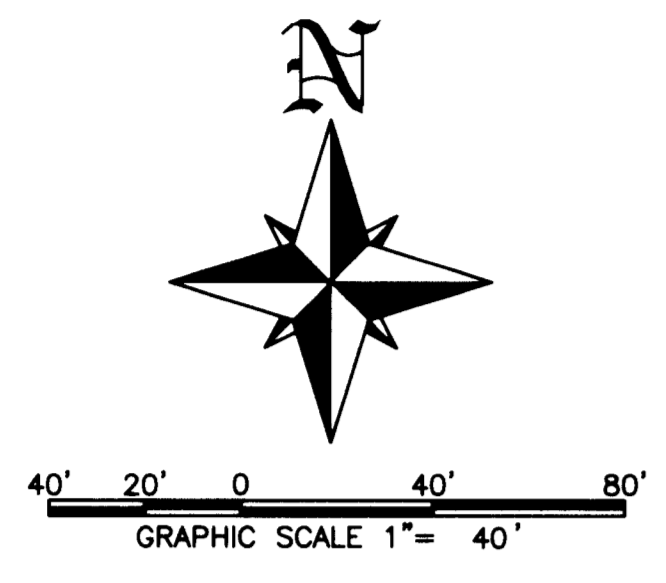
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# BONITA LANDING

A SUBDIVISION LYING IN  
SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST  
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER **2016000168354**

SHEET 9 OF 10



**LINE TABLE**

LINE	BEARING	DISTANCE
L3	N 01°11'44" W	25.93'
L16	S 58°43'13" E	35.11'
L17	N 58°43'13" E	35.11'
L18	N 31°14'36" W	40.00'

NOTE: ALL ADJACENT EASEMENTS AND TRACTS, UNLESS OTHERWISE NOTED, ARE PART OF VILLAGEWALK OF BONITA SPRINGS, PHASE 1, AS RECORDED IN PLAT BOOK 79 AT PAGES 32 THROUGH 50 OF RECORDS OF LEE COUNTY, FLORIDA.

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  - P.B. - INDICATES PLAT BOOK
  - ⊙ - INDICATES CENTERLINE
  - (NR) - INDICATES NON-RADIAL
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  - A.E. - INDICATES ACCESS EASEMENT
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  - P.T. - INDICATES POINT OF TANGENCY
  - S.W.E. - INDICATES SIDEWALK EASEMENT
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  - C.M. - INDICATES CONCRETE MONUMENT
  - P.C. - INDICATES POINT OF CURVATURE
  - ID.# - INDICATES IDENTIFICATION NUMBER
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  - P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
  - S.P.C. - INDICATES STATE PLANE COORDINATE
  - L1 - INDICATES LINE 1 OF THE LINE TABLE
  - L.M.E. - INDICATES LAKE MAINTENANCE EASEMENT
  - L.B.E. - INDICATES LANDSCAPE BUFFER EASEMENT
  - C1 - INDICATES CURVE 1 OF THE CURVE TABLE
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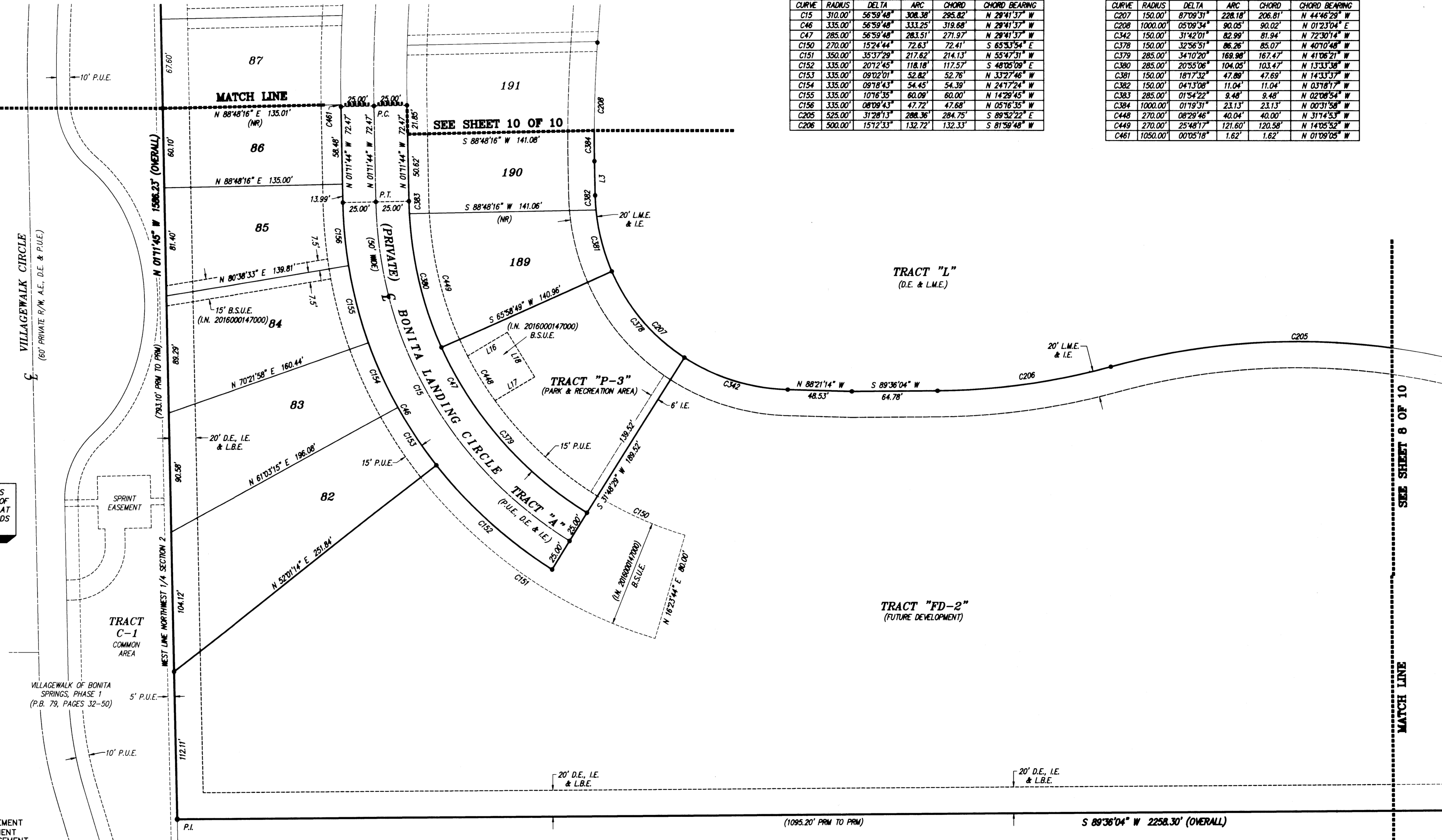
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  - - INDICATES FOUND 5/8" IRON ROD AND CAP STAMPED LB 6753.

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C15	310.00'	56°59'48"	308.38'	295.82'	N 29°41'37" W
C46	335.00'	56°59'48"	333.25'	319.68'	N 29°41'37" W
C47	285.00'	56°59'48"	283.51'	271.97'	N 29°41'37" W
C150	270.00'	15°24'44"	72.63'	72.41'	S 65°53'54" E
C151	350.00'	35°37'29"	217.62'	214.13'	N 55°47'31" W
C152	335.00'	20°12'45"	118.18'	117.57'	S 48°05'09" E
C153	335.00'	09°02'01"	52.82'	52.76'	N 33°27'46" W
C154	335.00'	09°18'43"	54.45'	54.39'	N 24°17'24" W
C155	335.00'	10°16'35"	60.09'	60.00'	N 14°28'45" W
C156	335.00'	08°09'43"	47.72'	47.68'	N 05°16'35" W
C205	525.00'	31°28'13"	288.36'	284.75'	S 89°52'22" E
C206	500.00'	15°12'33"	132.72'	132.33'	S 81°59'48" W

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C207	150.00'	8°09'31"	228.18'	206.81'	N 44°46'29" W
C208	1000.00'	05°09'34"	90.05'	90.02'	N 01°23'04" E
C342	150.00'	31°42'01"	82.99'	81.94'	N 72°30'14" W
C378	150.00'	32°56'51"	86.26'	85.07'	N 40°10'48" W
C379	285.00'	34°10'20"	169.98'	167.47'	N 41°06'21" W
C380	285.00'	20°55'06"	104.05'	103.47'	N 13°33'38" W
C381	150.00'	18°17'32"	47.88'	47.69'	N 14°33'37" W
C382	150.00'	04°13'08"	11.04'	11.04'	N 03°18'17" W
C383	285.00'	01°54'22"	9.48'	9.48'	N 02°08'54" W
C384	1000.00'	01°19'31"	23.13'	23.13'	N 00°31'58" W
C448	270.00'	08°29'46"	40.04'	40.00'	N 31°14'53" W
C449	270.00'	25°48'17"	121.60'	120.58'	N 14°05'52" W
C461	1050.00'	00°05'18"	1.62'	1.62'	N 01°09'05" W



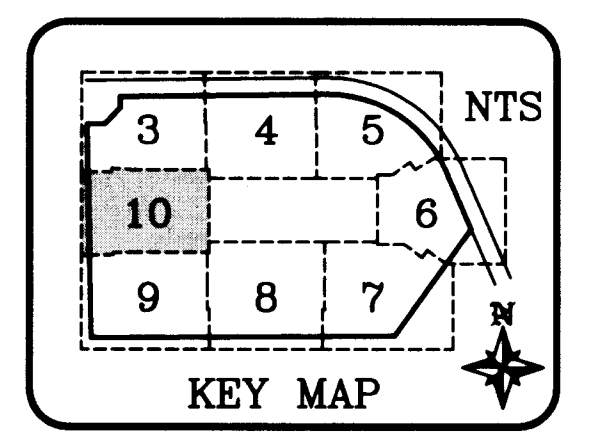
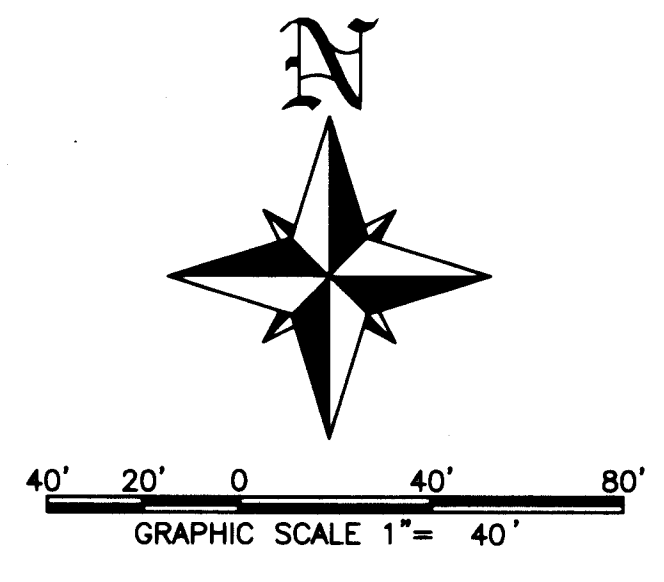
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### LEGEND:

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- P.B. - INDICATES PLAT BOOK
- C - INDICATES CENTERLINE
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- O.R. - INDICATES OFFICIAL RECORDS BOOK
- S.P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- P.U.C. - INDICATES STATE PLANE COORDINATE
- LI - INDICATES LINE 1 OF THE LINE TABLE
- L.M.E. - INDICATES LAKE MAINTENANCE EASEMENT
- L.B.E. - INDICATES LANDSCAPE BUFFER EASEMENT
- C1 - INDICATES CURVE 1 OF THE CURVE TABLE
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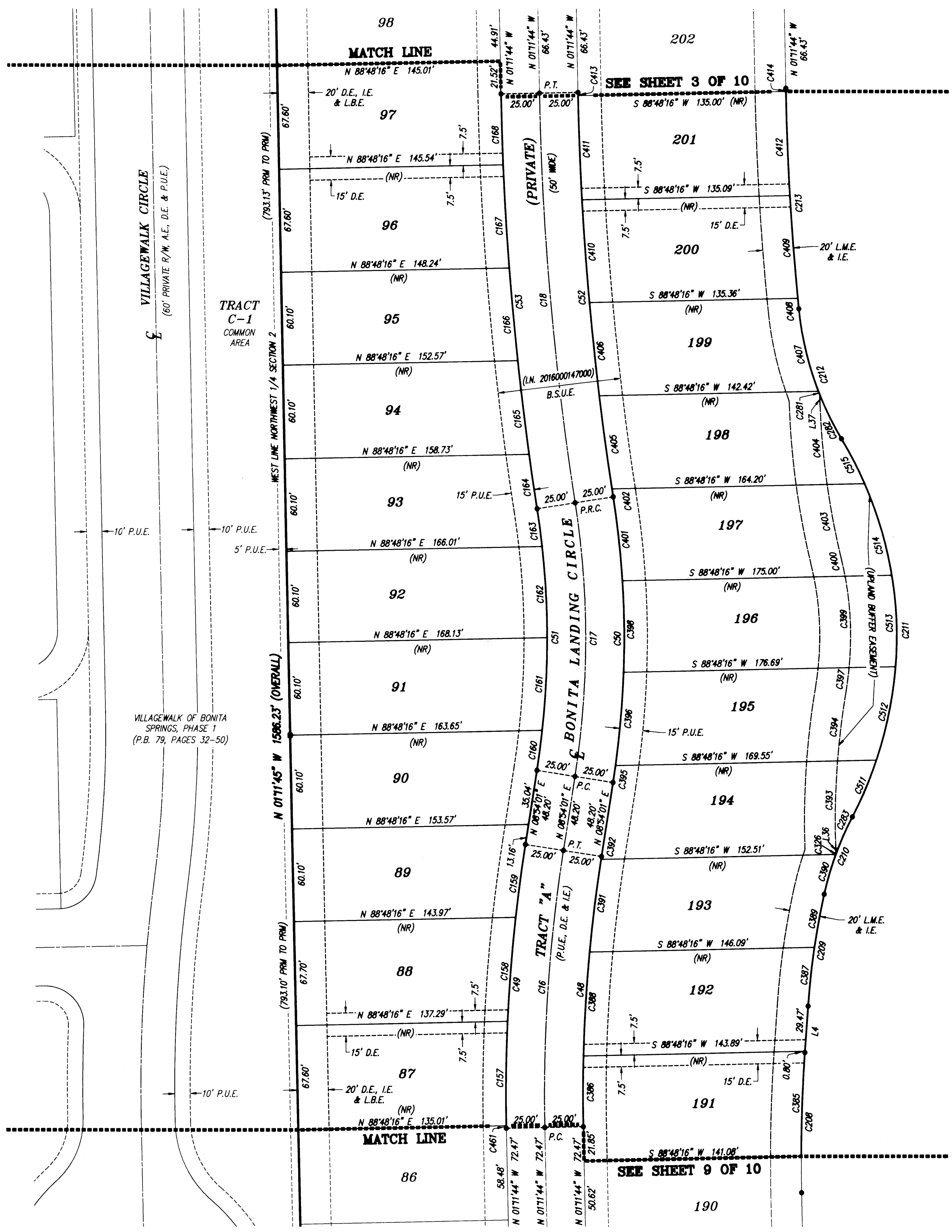
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# BONITA LANDING

A SUBDIVISION LYING IN  
SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST  
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER 2016000168354  
SHEET 10 OF 10



### LINE TABLE

LINE	BEARING	DISTANCE
L4	S 03°57'51" W	30.27'
L36	N 02°03'55" W	3.55'
L37	N 02°03'55" W	5.85'

### CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C16	1025.00	1025.45°	180.61'	180.38'	N 03°51'08" E
C17	575.00	175°04'	178.98'	178.26'	S 00°01'01" E
C18	1975.00	07°44'19"	266.75'	266.55'	N 05°03'53" W
C48	1000.00	1025.45°	178.20'	175.98'	N 03°51'08" E
C49	1050.00	1025.45°	185.02'	184.78'	N 03°51'08" E
C50	600.00	175°04'	186.76'	186.01'	S 00°01'01" E
C51	550.00	175°04'	171.20'	170.51'	S 00°01'01" E
C52	1950.00	07°44'19"	263.38'	263.18'	N 05°03'53" W
C53	2000.00	07°44'19"	270.13'	269.92'	N 05°03'53" W
C157	1050.00	03°41'28"	67.65'	67.64'	N 00°44'19" E
C158	1050.00	03°42'46"	68.04'	68.03'	N 04°26'27" E
C159	1050.00	02°36'11"	47.71'	47.70'	N 07°35'56" E
C160	550.00	02°41'56"	25.91'	25.91'	S 07°33'03" W
C161	550.00	06°16'53"	60.30'	60.27'	N 03°03'39" E
C162	550.00	06°16'04"	60.17'	60.14'	N 03°12'50" W
C163	550.00	02°35'11"	24.83'	24.83'	N 07°38'27" W
C164	2000.00	01°01'23"	35.72'	35.72'	N 08°25'21" W
C165	2000.00	01°43'51"	60.42'	60.41'	N 07°02'44" W
C166	2000.00	01°43'35"	60.26'	60.26'	N 05°19'01" W
C167	2000.00	01°56'18"	67.66'	67.65'	N 03°29'05" W
C168	2000.00	01°19'12"	46.06'	46.06'	N 01°51'20" W
C208	1000.00	05°09'34"	90.05'	90.02'	N 01°23'04" E
C209	500.00	08°27'26"	73.80'	73.74'	N 08°11'54" E
C210	200.00	15°19'11"	53.48'	53.32'	N 20°04'52" E
C211	250.00	58°52'56"	256.92'	245.76'	S 01°42'01" E
C212	200.00	25°23'38"	86.64'	87.92'	N 18°26'40" W
C213	1815.00	04°33'08"	144.20'	144.17'	N 03°28'18" W
C281	200.00	00°39'43"	2.31'	2.31'	N 21°45'38" W
C282	200.00	09°03'01"	31.59'	31.56'	N 26°36'58" W
C283	200.00	07°32'31"	26.33'	26.31'	N 23°58'12" E
C326	200.00	00°43'56"	0.29'	0.29'	S 20°08'28" W
C385	1000.00	03°50'03"	66.82'	66.81'	N 02°02'49" E
C386	1000.00	02°37'19"	45.76'	45.76'	N 00°06'56" E
C387	500.00	04°25'16"	38.58'	38.57'	N 08°10'29" E
C388	1000.00	03°53'11"	67.83'	67.82'	N 03°22'11" E
C389	500.00	04°02'10"	35.22'	35.21'	N 10°24'12" E
C390	200.00	07°41'44"	26.86'	26.84'	N 16°16'08" E
C391	1000.00	03°28'48"	60.74'	60.73'	N 07°03'10" E
C392	1000.00	00°06'27"	1.88'	1.88'	N 08°50'48" E
C393	500.00	06°27'30"	56.36'	56.33'	N 01°09'50" E
C394	500.00	05°06'27"	44.57'	44.56'	S 06°56'48" W
C395	800.00	01°02'44"	10.95'	10.95'	S 08°22'38" W
C396	800.00	05°46'30"	60.47'	60.45'	S 04°58'02" W
C397	220.00	04°12'48"	16.18'	16.17'	S 07°23'37" W
C398	800.00	05°44'30"	60.13'	60.10'	S 00°47'28" E
C399	220.00	15°42'21"	60.31'	60.12'	S 02°33'58" E
C400	220.00	03°12'43"	12.33'	12.33'	S 12°01'30" E
C401	800.00	05°16'20"	55.21'	55.19'	S 08°17'53" E
C402	1950.00	00°09'07"	5.17'	5.17'	N 08°51'29" W
C403	500.00	05°34'48"	48.70'	48.68'	S 10°50'27" E
C404	500.00	05°59'08"	52.23'	52.21'	N 05°03'29" W
C405	1950.00	01°46'41"	60.52'	60.51'	N 07°53'35" W
C406	1950.00	01°46'21"	60.32'	60.32'	N 06°07'04" W
C407	200.00	15°40'53"	54.74'	54.57'	N 13°58'18" W
C408	1815.00	00°12'56"	8.82'	8.82'	N 05°38'24" W
C409	1815.00	02°08'15"	67.71'	67.71'	N 04°27'48" W
C410	1950.00	01°59'21"	67.70'	67.70'	N 04°14'13" W
C411	1950.00	01°59'15"	67.61'	67.61'	N 02°14'56" W
C412	1815.00	02°08'04"	67.62'	67.61'	N 02°19'39" W
C413	1950.00	00°13'37"	2.05'	2.05'	N 01°13'32" W
C414	1815.00	00°13'37"	2.05'	2.05'	N 01°13'40" W
C461	1050.00	00°06'18"	1.62'	1.62'	N 01°09'05" W
C511	250.00	9°04'29"	38.60'	38.55'	N 23°21'13" E
C512	250.00	14°08'38"	61.78'	61.63'	N 11°35'10" E
C513	250.00	13°48'57"	60.26'	60.11'	N 02°23'56" W
C514	250.00	14°18'54"	62.46'	62.30'	N 16°27'42" W
C515	250.00	7°31'21"	32.82'	32.80'	N 27°22'48" W

DOS15-20282-BOS/PLT15-20349-BOS

# **Sixth Order of Business**

**6C**

**6Ci.**

**MINUTES OF MEETING  
BONITA LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bonita Landing Community Development District was held Thursday, December 14, 2023 at 4:30 p.m. at the Anchor Christian Church, 11651 E. Terry Street, Bonita Springs, Florida.

Present and constituting a quorum were:

Christopher Applegate	Chairman
Andrew Brignoni	Vice Chairman
Alessandro Rizzotti	Assistant Secretary
Rod Still	Assistant Secretary

Also present were:

Jacob Whitlock	District Manager
Residents	

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Whitlock called the meeting to order and took the roll.

**SECOND ORDER OF BUSINESS**

**Approval of Agenda**

On MOTION by Mr. Applegate seconded by Mr. Brignoni, with all in favor, the agenda was approved. 4/0
--

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

- None.

**FOURTH ORDER OF BUSINESS**

**Old Business**

- Mr. Applegate addressed reaching out to Mr. Shir noting all should have received the Authority to Represent paperwork.

On MOTION by Mr. Applegate seconded by Mr. Brignoni. With all in favor, the Shir Law Group Authority to Represent was approved. 4/0
---



**FIFTH ORDER OF BUSINESS**

**New Business**

- None.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Engineer’s Report**

- None.

**B. Attorney’s Report**

- None.

**C. Manager’s Report**

**i. Approval of Minutes of November 9, 2023 Meeting**

On MOTION by Mr. Applegate seconded Mr. Brignoni, with all in favor, the November 9, 2023 minutes were approved.

**ii. Financials**

On MOTION by Mr. Applegate seconded by Mr. Brignoni, with all in favor, the financials were approved.

**iii. Consideration of Audit Engagement for FY 2023**

On MOTION by Mr. Brignoni seconded by Mr. Still, with all in favor, the Grau & Associates audit engagement for FY 2023 was approved.

**iv. Follow Up Items**

- The Authority to Represent with Mr. Shir was discussed.
  - Mr. Whitlock noted he would like Mr. Faircloth to review.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

- None.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

- Mr. Frank Acquarulo inquired about installing a decorative fountain behind his residence at his expense with maintenance to be at his expense.
  - Discussion ensued with Mr. Whitlock noting he will have to do some homework on that.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Applegate seconded by Mr. Brignoni, with all in favor, the meeting was adjourned at 4:49 p.m.

---

Chairman / Vice Chairman

**6C.ii.**

**Bonita Landing  
Community Development District**

*Financial Report*

*November 30, 2023*

**Prepared by**



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**Bonita Landing  
Community Development District**

**Financial Statements**

**(Unaudited)**

**November 30, 2023**

**Balance Sheet**  
November 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2016 CAPITAL PROJECTS FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 102,316	\$ -	\$ -	\$ 102,316
Due From Other Gov'tl Units	-	3,705	-	3,705
Due From Other Funds	-	31,356	-	31,356
Investments:				
Acquisition & Construction Account	-	-	1,132	1,132
Interest Account	-	45,941	-	45,941
Reserve Fund	-	62,692	-	62,692
Revenue Fund	-	31,191	-	31,191
Sinking fund	-	45,000	-	45,000
<b>TOTAL ASSETS</b>	<b>\$ 102,316</b>	<b>\$ 219,885</b>	<b>\$ 1,132</b>	<b>\$ 323,333</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 14,620	\$ -	\$ -	\$ 14,620
Accrued Expenses	3,500	-	-	3,500
Due To Developer	2,400	-	-	2,400
Due To Other Funds	31,356	-	-	31,356
<b>TOTAL LIABILITIES</b>	<b>51,876</b>	<b>-</b>	<b>-</b>	<b>51,876</b>
<b>FUND BALANCES</b>				
<b>Restricted for:</b>				
Debt Service	-	219,885	-	219,885
Capital Projects	-	-	1,132	1,132
<b>Unassigned:</b>	50,440	-	-	50,440
<b>TOTAL FUND BALANCES</b>	<b>\$ 50,440</b>	<b>\$ 219,885</b>	<b>\$ 1,132</b>	<b>\$ 271,457</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 102,316</b>	<b>\$ 219,885</b>	<b>\$ 1,132</b>	<b>\$ 323,333</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 338	\$ 338
Special Assmnts- Tax Collector	99,786	19,957	22,254	2,297
Special Assmnts- Discounts	(3,991)	(798)	(898)	(100)
<b>TOTAL REVENUES</b>	<b>95,795</b>	<b>19,159</b>	<b>21,694</b>	<b>2,535</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	12,000	2,000	1,600	400
FICA Taxes	900	150	122	28
ProfServ-Dissemination Agent	1,000	-	-	-
ProfServ-Engineering	1,820	303	660	(357)
ProfServ-Legal Services	5,000	833	2,509	(1,676)
ProfServ-Mgmt Consulting	42,000	7,000	7,000	-
ProfServ-Property Appraiser	219	44	219	(175)
ProfServ-Tax Collector	329	66	-	66
ProfServ-Trustee Fees	7,000	-	3,500	(3,500)
Auditing Services	4,000	-	-	-
Postage and Freight	500	83	-	83
Insurance	6,600	6,600	6,986	(386)
Shared Maintenance Costs	9,500	1,583	-	1,583
Printing and Binding	1,000	167	520	(353)
Legal Advertising	1,500	250	-	250
Misc-Assessment Collection Cost	-	-	163	(163)
Other Current Charges	700	117	23	94
Website Administration	1,552	1,552	2,106	(554)
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>95,795</b>	<b>20,923</b>	<b>25,583</b>	<b>(4,660)</b>
<b>TOTAL EXPENDITURES</b>	<b>95,795</b>	<b>20,923</b>	<b>25,583</b>	<b>(4,660)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,764)	(3,889)	(2,125)
Net change in fund balance	\$ -	\$ (1,764)	\$ (3,889)	\$ (2,125)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>58,034</b>	<b>58,034</b>	<b>58,034</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 58,034</b>	<b>\$ 56,270</b>	<b>\$ 54,145</b>	



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ 1,605	\$ 1,605
Special Assmnts- Tax Collector	147,637	29,527	32,926	3,399
Special Assmnts- Discounts	-	-	(1,329)	(1,329)
<b>TOTAL REVENUES</b>	<b>147,637</b>	<b>29,527</b>	<b>33,202</b>	<b>3,675</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	-	-	240	(240)
<b>Total Administration</b>	<b>-</b>	<b>-</b>	<b>240</b>	<b>(240)</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	45,000	-	-	-
Interest Expense	90,982	-	-	-
<b>Total Debt Service</b>	<b>135,982</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>135,982</b>	<b>-</b>	<b>240</b>	<b>(240)</b>
Excess (deficiency) of revenues Over (under) expenditures	11,655	29,527	32,962	3,435
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	11,655	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>11,655</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 11,655	\$ 29,527	\$ 32,962	\$ 3,435
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>186,923</b>	<b>186,923</b>	<b>186,923</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 198,578</b>	<b>\$ 216,450</b>	<b>\$ 219,885</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ 10	\$ 10
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>10</b>	<b>10</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	10	10
Net change in fund balance	\$ -	\$ -	\$ 10	\$ 10
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>-</b>	<b>-</b>	<b>1,122</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,132</b>	

**Bonita Landing  
Community Development District**

**Supporting Schedules**

**November 30, 2023**

**Non-Ad Valorem Special Assessments  
Lee County Tax Collector - Monthly Collection Report  
For the Fiscal Year Ending September 30, 2024**

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation	
					General Fund Assessments	Debt Service Fund Assessments
<b>ASSESSMENTS LEVIED FY 2024</b>				\$ 247,423	\$ 99,786	\$ 147,637
Allocation %				100%	40%	60%
11/10/23	\$ 2,153	\$ 127	\$ 403	\$ 2,684	\$ 1,082	\$ 1,601
11/30/23	\$ 50,396	\$ 2,100	\$ -	\$ 52,496	\$ 21,172	\$ 31,324
<b>TOTAL</b>	<b>\$ 52,550</b>	<b>\$ 2,227</b>	<b>\$ 403</b>	<b>\$ 55,180</b>	<b>\$ 22,254</b>	<b>\$ 32,926</b>
% COLLECTED				22%	22%	22%
<b>TOTAL OUTSTANDING</b>				<b>\$ 192,243</b>	<b>\$ 77,532</b>	<b>\$ 114,711</b>

**Cash and Investment Report**  
November 30, 2023

<u>ACCOUNT NAME</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>				
Checking Account - Operating		Valley	5.12%	<u>102,316</u>
			<b>Subtotal</b>	<b>\$ <u>102,316</u></b>
 <b>DEBT SERVICE AND CAPITAL PROJECT FUNDS</b>				
Series 2016 Acquisition & Const Fund		Regions Bank	5.33%	\$ 1,132
Series 2016 Interest		Regions Bank	5.33%	\$ 45,941
Series 2016 Reserve		Regions Bank	5.33%	\$ 62,692
Series 2016 Revenue		Regions Bank	5.33%	\$ 31,191
Series 2016 Sinking		Regions Bank	5.33%	\$ 45,000
			<b>Subtotal</b>	<b>\$ <u>185,956</u></b>
			<b>Total</b>	<b>\$ <u><u>288,272</u></u></b>

**BONITA LANDING CDD**

Bank Reconciliation

**Bank Account No.** 7801 Valley National - Yield Checking GF (NEW)  
**Statement No.** 11-23  
**Statement Date** 11/30/2023

<b>G/L Balance (LCY)</b>	102,316.38	<b>Statement Balance</b>	103,291.38
<b>G/L Balance</b>	102,316.38	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	103,291.38
<b>Subtotal</b>	102,316.38	<b>Outstanding Checks</b>	975.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	102,316.38	<b>Ending Balance</b>	102,316.38
<b>Difference</b>	0.00		

<b>Posting Date</b>	<b>Document Type</b>	<b>Document No.</b>	<b>Description</b>	<b>Amount</b>	<b>Cleared Amount</b>	<b>Difference</b>
<b>Outstanding Checks</b>						
11/29/2023	Payment	2022	COLEMAN, YOVANOVICH & KOESTER, P.A.	315.00	0.00	315.00
11/29/2023	Payment	2023	JOHNSON ENGINEERING, INC	660.00	0.00	660.00
<b>Total Outstanding Checks.....</b>				<b>975.00</b>		<b>975.00</b>

**BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT**

Payment Register by Fund  
 For the Period from 11/01/23 to 11/30/23  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 1542</b>								
001	11/16/23	BONITA LANDING CDD	110923 - 2437	TRANSFER FROM TRUIST CKNG #2437 TO VALLEY NATIONAL	Due From Other Funds	131000	\$12,004.80	
							<b>Check Total</b>	<u>\$12,004.80</u>
<b>CHECK # 2012</b>								
001	11/03/23	FLORIDA DEPT OF ECONOMIC	89204	ANNUAL FEE FY2024	ProfServ-Trustee Fees	531045-51301	\$175.00	
							<b>Check Total</b>	<u>\$175.00</u>
<b>CHECK # 2013</b>								
001	11/08/23	COLEMAN, YOVANOVICH & KOESTER, P.A.	53	LEGAL FEES - OCT 2023	Professional Fees through 09/19/2023	531023-51301	\$2,193.75	
							<b>Check Total</b>	<u>\$2,193.75</u>
<b>CHECK # 2014</b>								
001	11/16/23	INNERSYNC	21815	3rd Quarterly Service - Nov 23 - Jan 23	Website Administration	549936-51301	\$388.13	
							<b>Check Total</b>	<u>\$388.13</u>
<b>CHECK # 2015</b>								
001	11/16/23	LEE COUNTY PROPERTY APPRAISER	011561	2023 NON AD VALOREM ROLL	ProfServ-Property Appraiser	531035-51301	\$219.00	
							<b>Check Total</b>	<u>\$219.00</u>
<b>CHECK # 2021</b>								
001	11/22/23	BONITA LANDING CDD	112123-2437	TRANSFER FROM VALLEY CKNG #7801 TO TRUIST CKNG #24	Due From Other Funds	131000	\$24.61	
							<b>Check Total</b>	<u>\$24.61</u>
<b>CHECK # 2022</b>								
001	11/29/23	COLEMAN, YOVANOVICH & KOESTER, P.A.	55	LEGAL FEES - 10/13/2023	ProfServ-Legal Services	531023-51301	\$315.00	
							<b>Check Total</b>	<u>\$315.00</u>
<b>CHECK # 2023</b>								
001	11/29/23	JOHNSON ENGINEERING, INC	4	Professional Services through October 31, 2023	PROFESSIONAL SERVICE THROUGH 10/31/2023	531013-51301	\$660.00	
							<b>Check Total</b>	<u>\$660.00</u>
<b>CHECK # 2016</b>								
001	11/17/23	CHRISTOPHER C. APPLGATE	PAYROLL	November 17, 2023 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
<b>CHECK # 2017</b>								
001	11/17/23	ALESSANDRO RIZZOTTI	PAYROLL	November 17, 2023 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
<b>CHECK # 2018</b>								
001	11/17/23	ANDREW W. BRIGNONI	PAYROLL	November 17, 2023 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
<b>CHECK # 2019</b>								
001	11/17/23	RODNEY L. STILL	PAYROLL	November 17, 2023 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
							<b>Fund Total</b>	<u>\$16,719.09</u>

<b>Total Checks Paid</b>	<b>\$16,719.09</b>
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