

WILDBLUE

COMMUNITY DEVELOPMENT DISTRICT

June 3, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

WildBlue Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 27, 2021

Board of Supervisors
WildBlue Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the WildBlue Community Development District will hold a Regular Meeting on June 3, 2021 at 10:00 a.m., at the offices of Barraco & Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Appointed Supervisor, Aaron Milosevic [Seat 1] *(the following to be provided in a separate package)*
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2021-04, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the WildBlue Community Development District, and Providing for an Effective Date
5. Consideration of Resolution 2021-05, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

6. Consideration of Resolution 2021-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
7. Consider Acceptance of Farm Field Lake Aeration and Easements for Same
8. Acceptance of Unaudited Financial Statements as of April 30, 2021
9. Consideration of January 7, 2021 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Hopping, Green & Sams, P.A.*
 - B. District Engineer: *Barraco and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. 228 Registered Voters in District as of April 15, 2021
 - II. NEXT MEETING DATE: July 1, 2021 at 10:00 A.M.

• QUORUM CHECK

Aaron Milosevic	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Christopher Hasty	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Barry Ernst	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Chris Johnson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Russell Smith	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8593810

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-04

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Chuck Adams is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 3rd day of June, 2021.

ATTEST:

**WILDBLUE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the WildBlue Community Development District ("**District**") prior to June 15, 2021, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 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.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: September 2, 2021

HOUR: 10:00 a.m.

LOCATION: Barraco & Associates
2271 McGregor Boulevard, Suite 100
Fort Myers, Florida 33901

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 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 approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 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 in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 3rd DAY OF JUNE, 2021.

ATTEST:

**WILDBLUE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2021/2022 Proposed Budget

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2022**

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
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**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

Fiscal Year 2021

	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	Proposed Budget FY 2022
REVENUES					
Assessment levy: on-roll - gross	\$ 512,334				\$ 494,108
Allowable discounts (4%)	(20,493)				(19,764)
Assessment levy: on-roll - net	491,841	\$488,787	\$ -	\$ 488,787	474,344
Assessment levy: off-roll	134,708	45,686	89,022	134,708	129,903
Interlocal agreement -Vista Blue	13,000	-	13,000	13,000	13,000
Total revenues	<u>639,549</u>	<u>534,473</u>	<u>102,022</u>	<u>636,495</u>	<u>617,247</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	20,000	964	19,036	20,000	20,000
Engineering	4,000	678	2,000	2,678	4,000
Audit**	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation**	750	-	750	750	750
Dissemination agent*	1,000	500	500	1,000	1,000
Trustee*	6,500	-	6,500	6,500	6,500
Telephone	200	100	100	200	200
Postage	500	138	362	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	940	260	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,381	-	5,381	5,500
Contingencies/bank charges	500	590	590	1,180	1,200
Website					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total professional & administrative	<u>95,240</u>	<u>34,421</u>	<u>60,058</u>	<u>94,479</u>	<u>95,940</u>
Field operations					
Field management	10,000	4,167	5,833	10,000	10,000
Aquatic maintenance	65,000	21,338	43,662	65,000	70,000
Conservation area maintenance	313,000	117,381	145,000	262,381	285,000
Conservation area monitoring & reporting	69,000	14,317	54,683	69,000	69,000
Water level and quality reporting	26,000	-	26,000	26,000	26,000
Littoral plant replacements	10,000	-	10,000	10,000	10,000
Conservation area fence review/repairs	10,000	2,286	5,000	7,286	10,000
Aeration operating supplies	5,000	-	5,000	5,000	5,000
Contingencies	10,000	-	10,000	10,000	10,000
Shoreline/seawall repair and replacements	25,000	-	10,000	10,000	25,000
Total field operations	<u>543,000</u>	<u>159,489</u>	<u>315,178</u>	<u>474,667</u>	<u>520,000</u>

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
Other fees and charges					
Property appraiser	528	528	-	528	528
Tax collector	792	766	26	792	792
Total other fees and charges	<u>1,320</u>	<u>1,294</u>	<u>26</u>	<u>1,320</u>	<u>1,320</u>
Total expenditures	<u>639,560</u>	<u>195,204</u>	<u>375,262</u>	<u>570,466</u>	<u>617,260</u>
Excess/(deficiency) of revenues over/(under) expenditures	(11)	339,269	(273,240)	66,029	(13)
Fund balance - beginning (unaudited)	111,558	42,333	381,602	42,333	108,362
Fund balance - ending (projected)	<u>\$ 111,547</u>	<u>\$ 381,602</u>	<u>\$ 108,362</u>	<u>\$ 108,362</u>	<u>\$ 108,349</u>

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p style="margin-left: 20px;">Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	20,000
<p style="margin-left: 20px;">General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	4,000
<p style="margin-left: 20px;">The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,500
<p style="margin-left: 20px;">Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation**	750
<p style="margin-left: 20px;">To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p style="margin-left: 20px;">The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	6,500
<p style="margin-left: 20px;">Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p style="margin-left: 20px;">Telephone and fax machine.</p>	
Postage	500
<p style="margin-left: 20px;">Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p style="margin-left: 20px;">Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,200
<p style="margin-left: 20px;">The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
EXPENDITURES (continued)	
Annual special district fee	175
<p style="margin-left: 20px;">Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p style="margin-left: 20px;">The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,200
<p style="margin-left: 20px;">Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting	705
ADA compliance	210
Total professional and admin	95,940

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Field operations

Field management	10,000
Aquatic maintenance	70,000
Covers the costs of contracting with a licensed and qualified aquatic maintenance company to maintain the District's recreational and stormwater ponds, free of non beneficial vegetation and algae.	
Conservation area maintenance	285,000
Covers the costs of contracting with a qualified and licensed maintenance company to maintain the Districts Conservation Areas, free of State of Florida identified Category I and II exotics and invasives in accordance with the requirements of the conservation area easement/permit and by utilizing semi annual maintenance events. For fiscal year 2021, the CDD anticipates accepting full annual responsibility for areas AB, CD, EF and GH from the	
Conservation area monitoring and reporting	69,000
Covers the costs of contracting with a qualified and licensed company to periodically monitor and report the progress of the conservation area maintenance and replanting efforts, in accordance with the requirements of the Conservation Area Easement/Permit. For fiscal year 2021, the CDD anticipates accepting full annual responsibility for all areas AB, CD, EF and GH from the Developer.	
Water level and quality reporting	26,000
Covers the cost of providing periodic water level and quality monitoring and reporting as required by the conditions of the Lake Management Plan. It is anticipated that the District will enter into a interlocal agreement with Vista Blue CDD to share these costs on a 50/50 basis.	
Littoral plant replacements	10,000
Covers the costs of periodic replacements to insure compliance with the surface water management permit.	
Conservation area fence review/repairs	10,000
Covers the costs of annual review and repairs of the conservation areas fence lines.	
Aeration operating supplies	5,000
Covers the costs of electricity and repairs and maintenance for an aeration system to be installed in the lake H1 which will be developed during fiscal year 2020 and will be required to have aeration pursuant to Lee County Deep Lake Management requirements.	
Contingencies	10,000
Shoreline/seawall repair and replacements	25,000
Intended to cover the costs of eventual shoreline erosion and seawall repairs.	
Total field operations	<u>520,000</u>

Other fees and charges

Property appraiser	528
Tax collector	792
Total other fees and charges	<u>1,320</u>
Total expenditures	<u><u>\$617,260</u></u>

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Special assessment - on-roll	\$ 1,118,210				\$ 1,117,803
Allowable discounts (4%)	(44,728)				(44,712)
Assessment levy: net	1,073,482	\$ 1,065,197	\$ 8,285	\$ 1,073,482	1,073,091
Special assessment: off-roll	319,418	126,469	239,563	366,032	319,418
Assessment prepayments	-	-	1,817	1,817	-
Interest	-	37	-	37	-
Total revenues	<u>1,392,900</u>	<u>1,191,703</u>	<u>249,665</u>	<u>1,441,368</u>	<u>1,392,509</u>
EXPENDITURES					
Debt service					
Principal	430,000	-	430,000	430,000	445,000
Interest	963,819	481,909	481,910	963,819	948,769
Total expenditures	<u>1,393,819</u>	<u>481,909</u>	<u>911,910</u>	<u>1,393,819</u>	<u>1,393,769</u>
Excess/(deficiency) of revenues over/(under) expenditures	(919)	709,794	(662,245)	47,549	(1,260)
OTHER FINANCING SOURCES/(USES)					
Transfer in	-	-	36,627	36,627	-
Transfer out	-	(36,627)	-	(36,627)	-
Total other financing sources/(uses)	<u>-</u>	<u>(36,627)</u>	<u>36,627</u>	<u>-</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	(919)	673,167	(625,618)	47,549	(1,260)
Beginning fund balance (unaudited)	1,190,929	1,141,665	1,814,832	1,141,665	1,189,214
Ending fund balance (projected)	<u>\$ 1,190,010</u>	<u>\$ 1,814,832</u>	<u>\$1,189,214</u>	<u>\$ 1,189,214</u>	<u>1,187,954</u>
Use of fund balance:					
Debt service reserve account balance (required)					(695,469)
Principal and Interest expense - December 15, 2022					(466,597)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 25,888</u>

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/21			474,384.38	474,384.38	22,625,000.00
06/15/22	445,000.00	3.500%	474,384.38	919,384.38	22,180,000.00
12/15/22			466,596.88	466,596.88	22,180,000.00
06/15/23	465,000.00	3.500%	466,596.88	931,596.88	21,715,000.00
12/15/23			458,459.38	458,459.38	21,715,000.00
06/15/24	480,000.00	3.500%	458,459.38	938,459.38	21,235,000.00
12/15/24			450,059.38	450,059.38	21,235,000.00
06/15/25	500,000.00	3.750%	450,059.38	950,059.38	20,735,000.00
12/15/25			440,684.38	440,684.38	20,735,000.00
06/15/26	515,000.00	3.750%	440,684.38	955,684.38	20,220,000.00
12/15/26			431,028.13	431,028.13	20,220,000.00
06/15/27	535,000.00	3.750%	431,028.13	966,028.13	19,685,000.00
12/15/27			420,996.88	420,996.88	19,685,000.00
06/15/28	555,000.00	3.750%	420,996.88	975,996.88	19,130,000.00
12/15/28			410,590.63	410,590.63	19,130,000.00
06/15/29	580,000.00	3.750%	410,590.63	990,590.63	18,550,000.00
12/15/29			399,715.63	399,715.63	18,550,000.00
06/15/30	600,000.00	3.750%	399,715.63	999,715.63	17,950,000.00
12/15/30			388,465.63	388,465.63	17,950,000.00
06/15/31	625,000.00	4.250%	388,465.63	1,013,465.63	17,325,000.00
12/15/31			375,184.38	375,184.38	17,325,000.00
06/15/32	650,000.00	4.250%	375,184.38	1,025,184.38	16,675,000.00
12/15/32			361,371.88	361,371.88	16,675,000.00
06/15/33	680,000.00	4.250%	361,371.88	1,041,371.88	15,995,000.00
12/15/33			346,921.88	346,921.88	15,995,000.00
06/15/34	710,000.00	4.250%	346,921.88	1,056,921.88	15,285,000.00
12/15/34			331,834.38	331,834.38	15,285,000.00
06/15/35	740,000.00	4.250%	331,834.38	1,071,834.38	14,545,000.00
12/15/35			316,109.38	316,109.38	14,545,000.00
06/15/36	775,000.00	4.250%	316,109.38	1,091,109.38	13,770,000.00
12/15/36			299,640.63	299,640.63	13,770,000.00
06/15/37	805,000.00	4.250%	299,640.63	1,104,640.63	12,965,000.00
12/15/37			282,534.38	282,534.38	12,965,000.00
06/15/38	840,000.00	4.250%	282,534.38	1,122,534.38	12,125,000.00
12/15/38			264,684.38	264,684.38	12,125,000.00
06/15/39	880,000.00	4.250%	264,684.38	1,144,684.38	11,245,000.00
12/15/39			245,984.38	245,984.38	11,245,000.00
06/15/40	915,000.00	4.375%	245,984.38	1,160,984.38	10,330,000.00
12/15/40			225,968.75	225,968.75	10,330,000.00
06/15/41	960,000.00	4.375%	225,968.75	1,185,968.75	9,370,000.00
12/15/41			204,968.75	204,968.75	9,370,000.00
06/15/42	1,000,000.00	4.375%	204,968.75	1,204,968.75	8,370,000.00
12/15/42			183,093.75	183,093.75	8,370,000.00
06/15/43	1,045,000.00	4.375%	183,093.75	1,228,093.75	7,325,000.00

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/43			160,234.38	160,234.38	7,325,000.00
06/15/44	1,090,000.00	4.375%	160,234.38	1,250,234.38	6,235,000.00
12/15/44			136,390.63	136,390.63	6,235,000.00
06/15/45	1,140,000.00	4.375%	136,390.63	1,276,390.63	5,095,000.00
12/15/45			111,453.13	111,453.13	5,095,000.00
06/15/46	1,190,000.00	4.375%	111,453.13	1,301,453.13	3,905,000.00
12/15/46			85,421.88	85,421.88	3,905,000.00
06/15/47	1,245,000.00	4.375%	85,421.88	1,330,421.88	2,660,000.00
12/15/47			58,187.50	58,187.50	2,660,000.00
06/15/48	1,300,000.00	4.375%	58,187.50	1,358,187.50	1,360,000.00
12/15/48			29,750.00	29,750.00	1,360,000.00
06/15/49	1,360,000.00	4.375%	29,750.00	1,389,750.00	-
Total	22,625,000.00		16,721,431.48	39,346,431.48	

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

On-Roll Assessments

Product	Units	FY 2022 O&M Assessment per Unit	FY 2022 DS Assessment per Unit	FY 2022 Total Assessment per Unit	FY 2021 Total Assessment per Unit
SF 52'	99	\$ 935.81	\$ 1,513.08	\$ 2,448.89	2,483.41
SF 66'	99	935.81	1,920.43	2,856.24	2,890.76
SF 72'	58	935.81	2,095.01	3,030.82	3,065.34
SF 75'	180	935.81	2,182.30	3,118.11	3,152.63
SF 85'	46	935.81	2,473.26	3,409.07	3,443.59
SF 102'	34	935.81	2,967.89	3,903.70	3,938.22
SF 140'	12	935.81	4,073.55	5,009.36	5,043.88
Total	528				

Off-Roll Assessments

Product	Units	FY 2022 O&M Assessment per Unit	FY 2022 DS Assessment per Unit	FY 2022 Total Assessment per Unit	FY 2021 Total Assessment per Unit
SF 75'	89	895.88	2,095.01	2,990.89	3,024.03
SF 85'	56	895.88	2,374.33	3,270.21	3,303.35
Total	145				

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2021-06

A RESOLUTION OF THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the WildBlue 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, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 3rd day of June, 2021.

Attest:

WILDBLUE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

WILDBLUE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE		
LOCATION		
<i>offices of Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2021	Regular Meeting	10:00 AM
November 4, 2021	Regular Meeting	10:00 AM
December 2, 2021	Regular Meeting	10:00 AM
January 6, 2022	Regular Meeting	10:00 AM
February 3, 2022	Regular Meeting	10:00 AM
March 3, 2022	Regular Meeting	10:00 AM
April 7, 2022	Regular Meeting	10:00 AM
May 5, 2022	Regular Meeting	10:00 AM
June 2, 2022	Regular Meeting	10:00 AM
July 7, 2022	Regular Meeting	10:00 AM
August 4, 2022	Regular Meeting	10:00 AM
September 1, 2022	Public Hearing & Regular Meeting	10:00 AM

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

7

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Wesley S; Haber, Esq.
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, FL 32314

**PERPETUAL ACCESS AND MAINTENANCE EASEMENT AGREEMENT
FOR AERATOR-RELATED IMPROVEMENTS**

THIS ACCESS AND MAINTENANCE EASEMENT AGREEMENT (the “**Easement Agreement**”) is made this ____ day of June, 2021 by **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 10481 Six Mile Creek Pkwy., Fort Myers, Florida 33966 (“**Grantor**”) in favor of **WILDBLUE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”) (District and Grantor are sometimes together referred to herein as the “**Parties**”).

WITNESSETH:

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, as amended (the “**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to operate and maintain certain systems, facilities, and infrastructure improvements within or without the boundaries of the District, including but not limited to lake aerator improvements; and

WHEREAS, Grantor is the owner in fee simple of certain real property located in Lee County, Florida, lying within the boundaries of the District, more particularly described on **Exhibit A**, attached hereto and by this reference incorporated herein (the “**Easement Area**”); and

WHEREAS, for the benefit of the District and its landowners and residents, the District desires to have the right, but not the obligation, to maintain lake aerator related improvements located within the Easement Area (collectively, the “**Improvements**”); and

WHEREAS, Grantor agrees to grant to the District a perpetual, non-exclusive easement over the Easement Area to the District in order to allow the District to access the Easement Area in order to access and maintain the Improvements located thereupon.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants of the Parties contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

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

2. **Grant of Perpetual Non-Exclusive Easement.** Grantor hereby grants to the District, and its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives, a perpetual, non-exclusive access and maintenance easement over, upon, under, through, and across the Easement Area for ingress, egress, and access for the purpose of maintaining and repairing the Improvements located thereupon. The District shall use all due care to protect the Easement Area and adjoining property from damage resulting from the District's use of same.

3. **Right to Use.** Grantor shall have the right to use the Easement Area for any purpose which is not inconsistent, or unreasonably interferes with, the rights herein afforded to the District.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of the District and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors in interest to the Easement Area.

6. **Default.** A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement.** In the event that either the District or Grantor seeks to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To the Grantor: Lennar Homes, LLC
10481 Six Mile Creek Pkwy.
Fort Myers, Florida 33966
Attn: _____

To the District: WildBlue Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attention: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street (32301)
Post Office Box 6526
Tallahassee, Florida 32314
Attn: District Counsel

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Grantor may deliver any notice on behalf of the District and Grantor.

9. Assignment. Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent the District from assigning its maintenance obligations for the Improvements to a third party without the consent of the Grantor.

10. Controlling Law; Venue. This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Lee County, Florida.

11. Public Records. Grantor understands and agrees that all documents of any kind provided to the District or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. Severability. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. Binding Effect. This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor and the District caused this Access and Maintenance Easement Agreement to be executed, effective as of the day and year first written above.

WITNESSES:

Signed, sealed and delivered
in the presence of:

**WILDBLUE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Chairperson, Board of Supervisors

Print Name: _____

**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2021, by _____, as Chairman of the WildBlue Community Development District, for and on behalf of the District. He [____] is personally known to me or [____] produced _____ as identification.

Print Name: _____

WITNESSES:

Signed, sealed and delivered
in the presence of:

GRANTOR:

LENNAR HOMES, LLC a Florida limited
liability company

Print Name: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2021, by _____, as _____ of Lennar Homes, LLC, on its behalf. S/He [___] is personally known to me or [___] produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

EXHIBIT A
DESCRIPTION OF THE EASEMENT AREA

More particularly described as _____ portion of Tract O-6, WILDBLUE, according to the plat thereof recorded in Instrument No. 2017000216031, of the Public Records of Lee County, Florida.

More particularly described as _____ portion of Tract O-15, WILDBLUE SOUTHWEST, according to the plat thereof recorded in Instrument No. 2018000256128, of the Public Records of Lee County, Florida.

JOINDER AND CONSENT

The WildBlue Master Property Owners Association, Inc., a Florida non-profit corporation, joins in and consents to the foregoing Perpetual Access and Maintenance Easement Agreement for Aerator-Related Improvements.

WITNESSES:

Signed, sealed and delivered
in the presence of:

**WILDBLUE MASTER PROPERTY
OWNERS ASSOCIATION, INC.,** a
Florida non-profit corporation

Print Name: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2021, by _____, as _____ of WildBlue Master Property Owners Association, LLC, on its behalf. S/He [___] is personally known to me or [___] produced _____ as identification.

Print Name: _____

Notary Public, State of Florida

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Wesley S; Haber, Esq.
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, FL 32314

**PERPETUAL ACCESS AND MAINTENANCE EASEMENT AGREEMENT
FOR AERATOR-RELATED IMPROVEMENTS**

THIS ACCESS AND MAINTENANCE EASEMENT AGREEMENT (the “**Easement Agreement**”) is made this ____ day of June, 2021 by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose address is 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134 (“**Grantor**”) in favor of **WILDBLUE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”) (District and Grantor are sometimes together referred to herein as the “**Parties**”).

WITNESSETH:

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, as amended (the “**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to operate and maintain certain systems, facilities, and infrastructure improvements within or without the boundaries of the District, including but not limited to lake aerator improvements; and

WHEREAS, Grantor is the owner in fee simple of certain real property located in Lee County, Florida, lying within the boundaries of the District, more particularly described on **Exhibit A**, attached hereto and by this reference incorporated herein (the “**Easement Area**”); and

WHEREAS, for the benefit of the District and its landowners and residents, the District desires to have the right, but not the obligation, maintain lake aerator related improvements located within the Easement Area (collectively, the “**Improvements**”); and

WHEREAS, Grantor agrees to grant to the District a perpetual, non-exclusive easement over the Easement Area to the District in order to allow the District to access the Easement Area in order to access and maintain the Improvements located thereupon.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants of the Parties contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

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

2. **Grant of Perpetual Non-Exclusive Easement.** Grantor hereby grants to the District, and its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives, a perpetual, non-exclusive access and maintenance easement over, upon, under, through, and across the Easement Area for ingress, egress, and access for the purpose of maintaining and repairing the Improvements located thereupon. The District shall use all due care to protect the Easement Area and adjoining property from damage resulting from the District's use of same.

3. **Right to Use.** Grantor shall have the right to use the Easement Area for any purpose which is not inconsistent, or unreasonably interferes with, the rights herein afforded to the District.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of the District and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors in interest to the Easement Area.

6. **Default.** A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement.** In the event that either the District or Grantor seeks to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To the Grantor: Pulte Home Company, LLC
24311 Walden Center Drive, Suite 300
Bonita Springs, Florida 34134
Attn: _____

To the District: WildBlue Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attention: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street (32301)
Post Office Box 6526
Tallahassee, Florida 32314
Attn: District Counsel

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Grantor may deliver any notice on behalf of the District and Grantor.

9. Assignment. Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent the District from assigning its maintenance obligations for the Improvements to a third party without the consent of the Grantor.

10. Controlling Law; Venue. This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Lee County, Florida.

11. Public Records. Grantor understands and agrees that all documents of any kind provided to the District or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. Severability. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. Binding Effect. This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor and the District caused this Access and Maintenance Easement Agreement to be executed, effective as of the day and year first written above.

WITNESSES:

Signed, sealed and delivered
in the presence of:

**WILDBLUE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Chairperson, Board of Supervisors

Print Name: _____

**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2021, by _____, as Chairman of the WildBlue Community Development District, for and on behalf of the District. He [____] is personally known to me or [____] produced _____ as identification.

Print Name: _____

WITNESSES:

Signed, sealed and delivered
in the presence of:

Print Name: _____

Print Name: _____

GRANTOR:

PULTE HOME COMPANY, LLC a
Michigan limited liability company

Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2021, by _____, as _____ of Pulte Home Company, LLC, on its behalf. S/He [___] is personally known to me or [___] produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

EXHIBIT A
DESCRIPTION OF THE EASEMENT AREA

The area located within the fifteen-foot access, drainage, and irrigation easement located on the northern boundary of lot 252 and the southern boundary of Lot 253 as identified on the plat known as WILDBLUE SOUTHWEST PHASE 2, according to the plat thereof recorded in Instrument No. 2019000250230, of the Public Records of Lee County, Florida.

JOINDER AND CONSENT

The WildBlue Master Property Owners Association, Inc., a Florida non-profit corporation, joins in and consents to the foregoing Perpetual Access and Maintenance Easement Agreement for Aerator-Related Improvements.

WITNESSES:

Signed, sealed and delivered
in the presence of:

**WILDBLUE MASTER PROPERTY
OWNERS ASSOCIATION, INC.,** a
Florida non-profit corporation

Print Name: _____

Name: _____
Title: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2021, by _____, as _____ of WildBlue Master Property Owners Association, LLC, on its behalf. S/He [___] is personally known to me or [___] produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

J:\31532\DWG\SURVEYING\PLAT_WILDBLUE\31532SP-1 DWG - WED 10/24/2018 - 4:51 PM
THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.E.

Barraco
and Associates, Inc.
Civil Engineering, Land Surveying, Land Planning
2011 WOODBURN BLVD., SUITE 100, DUNNWOOD, FLORIDA 32009-1600
PH: (904) 831-5222 FAX: (904) 831-3183
WWW.BARRACOINC.COM FLORIDA CERTIFICATE OF AUTHORIZATION -
EFFECTIVE 08/19/09 - SURVEYING LICENSE #2021

WILDBLUE SOUTHWEST

A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2, (INSTRUMENT No. 2018000070231, LEE COUNTY RECORDS) A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 20180007231

SHEET 1 OF 27

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ALSO EAST FUND LLC, A FLORIDA LIMITED LIABILITY COMPANY, PLUTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND LENAH HONKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND HEREIN DESCRIBED HAS CAUSED THIS PLAT OF WILDBLUE SOUTHWEST, A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2, RECORDED IN INSTRUMENT NO. 2018000070231, LEE COUNTY RECORDS, A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY:

7. DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES AND DEPARTMENTS AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE AMENDED FROM TIME TO TIME, WHETHER FOREVER OR GOVERNMENTALLY OWNED, FOR USE IN PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND GOVERNMENT FUNCTIONS AND OTHER GOVERNMENTAL SERVICES, INCLUDING POLICE AND FIRE AND OTHER EMERGENCY SERVICES

1. RESERVES TO ALSO EAST FUND LLC

A) A NON-EXCLUSIVE, PERPETUAL PUBLIC UTILITY EASEMENT (P.U.) OVER, UNDER AND ACROSS TRACTS "B-1", "B-2", "B-3" AND "B-4"

2. RESERVES TO PLUTE HOME COMPANY, LLC

B) ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT

3. DEDICATE TO THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT, WITH RESPONSIBILITY FOR MAINTENANCE

THE PUBLIC UTILITY EASEMENT DESCRIBED (A) AND (B) ABOVE MAY ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY AND (3) SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

4. DEDICATE TO THE WILDBLUE MASTER PROPERTY OWNERS ASSOCIATION INC, WITH RESPONSIBILITY FOR MAINTENANCE

3. DEDICATE TO ALL PROPERTY OWNERS AND WILDBLUE COMMUNITY DEVELOPMENT DISTRICT, A PERPETUAL USE OF AND RIGHT OF ACCESS AND EGRESS OVER AND ACROSS "B-1", "B-2", "B-3" AND "B-4"

5. DEDICATE TO THE WILDBLUE MASTER PROPERTY OWNERS ASSOCIATION, INC. WITHOUT RESPONSIBILITY FOR MAINTENANCE

4. DEDICATE TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY)

6. DEDICATE TO THE AQUA SOURCE AT WILDBLUE HOMEOWNERS ASSOCIATION INC, WITH RESPONSIBILITY FOR MAINTENANCE

AND (5) THESE NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS, C.U. (B), AS SHOWN AND/OR NOTED HEREON FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION SERVICES AND SANITARY SEWER COLLECTION SERVICES

7. DEDICATE TO ALL ACCESS EASEMENTS (A-E), LAKE ACCESS EASEMENTS (A-E), LAKE MAINTENANCE EASEMENTS (A-E) AND ALL CABLE EASEMENTS (D-E)

8. DEDICATE TO ALL ACCESS EASEMENTS (A-E)

9. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR LAKE PURPOSES

10. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE

11. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR PRIVATE ROAD RIGHT OF WAY

12. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE

13. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE

14. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE

15. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE

16. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE

17. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE

18. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE

19. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE

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21. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE

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55. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE

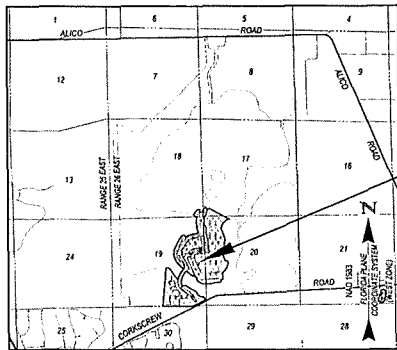
56. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE

57. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE

58. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE

59. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE

60. DEDICATE TO ALL TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" FOR OPEN SPACE



VICINITY MAP

SCALE: 1" = 300'

0 1500 3000 6000

SCALE IN FEET

DESCRIPTION

Tract F-2 of the record plat of Wildblue Phase 2 recorded in Instrument Number 2018000070231 of the Public Records of 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 LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE
I, THE FOREGOING, DEDICATED THIS INSTRUMENT TO LEE COUNTY, FLORIDA, AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE AMENDED FROM TIME TO TIME, WHETHER FOREVER OR GOVERNMENTALLY OWNED, FOR USE IN PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND GOVERNMENT FUNCTIONS AND OTHER GOVERNMENTAL SERVICES, INCLUDING POLICE AND FIRE AND OTHER EMERGENCY SERVICES

DATE: 10/24/2018

NAME: SCOTT A. WHEELER

NO. 0951576

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF WILDBLUE SOUTHWEST, A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2, RECORDED IN INSTRUMENT NO. 2018000070231, LEE COUNTY RECORDS, A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 110, PARTS OF THE FLORIDA STATUTES.

I HEREBY CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (R) AND (S) IN THIS PLAT WERE REPLACED AT THE LOCATION SHOWN ON THIS PLAT.

DATE: 10/24/2018

NAME: SCOTT A. WHEELER

NO. 0951576

WITNESS WHEREOF, DONALD SCUDROTENDOR, AS PRESIDENT AND CEO, ON BEHALF OF THE COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS 27th DAY OF October, 2018.

WITNESS
FRONT NAME: Scott A. Wheeler

ALSO EAST FUND LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS
FRONT NAME: Julie A. Danow

DONALD SCUDROTENDOR
PRESIDENT AND CEO

WITNESS WHEREOF, MICHAEL HUEVEM, AS VICE PRESIDENT - LAND DEVELOPMENT (SOUTHWEST FLORIDA), ON BEHALF OF THE COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS 27th DAY OF October, 2018.

WITNESS
FRONT NAME: Chris VanPutnik

MICHAEL HUEVEM
VICE PRESIDENT - LAND DEVELOPMENT (SOUTHWEST FLORIDA)

WITNESS
FRONT NAME: Pat Burke

PLUTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY SUCCESSION BY CORPORATION OF PLUTE HOME CORPORATION, A MICHIGAN CORPORATION

WITNESS
FRONT NAME: Steven Edwards

LENAH HONKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS
FRONT NAME: Deanna J. Craft

CAROL MARRIY
VICE PRESIDENT

WITNESS WHEREOF, DARRYL MARRIY, AS VICE PRESIDENT ON BEHALF OF THE COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS 26th DAY OF October, 2018.

WITNESS
FRONT NAME: Deanna J. Craft

LENAH HONKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS
FRONT NAME: Deanna J. Craft

CAROL MARRIY
VICE PRESIDENT

WITNESS
FRONT NAME: Deanna J. Craft

CAROL MARRIY
VICE PRESIDENT

WITNESS
FRONT NAME: Deanna J. Craft

CAROL MARRIY
VICE PRESIDENT

WITNESS
FRONT NAME: Deanna J. Craft

CAROL MARRIY
VICE PRESIDENT

WITNESS
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CAROL MARRIY
VICE PRESIDENT

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CAROL MARRIY
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CAROL MARRIY
VICE PRESIDENT

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CAROL MARRIY
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CAROL MARRIY
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CAROL MARRIY
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CAROL MARRIY
VICE PRESIDENT

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CAROL MARRIY
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CAROL MARRIY
VICE PRESIDENT

WITNESS
FRONT NAME: Deanna J. Craft

CAROL MARRIY
VICE PRESIDENT

WITNESS
FRONT NAME: Deanna J. Craft

CAROL MARRIY
VICE PRESIDENT

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 27th DAY OF October, 2018

LEE COUNTY COMMISSIONERS BOARD CHAIR

LEE COUNTY CLERK OF COURT

LEE COUNTY ASSISTANT COUNTY ATTORNEY

LEE COUNTY DIRECTOR OF COMMUNITY DEVELOPMENT

LEE COUNTY LEE COUNTY DESIGNATED P.3.S.I.

LEE COUNTY LEE COUNTY DESIGNATED P.3.S.I.

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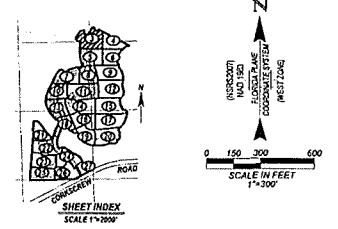
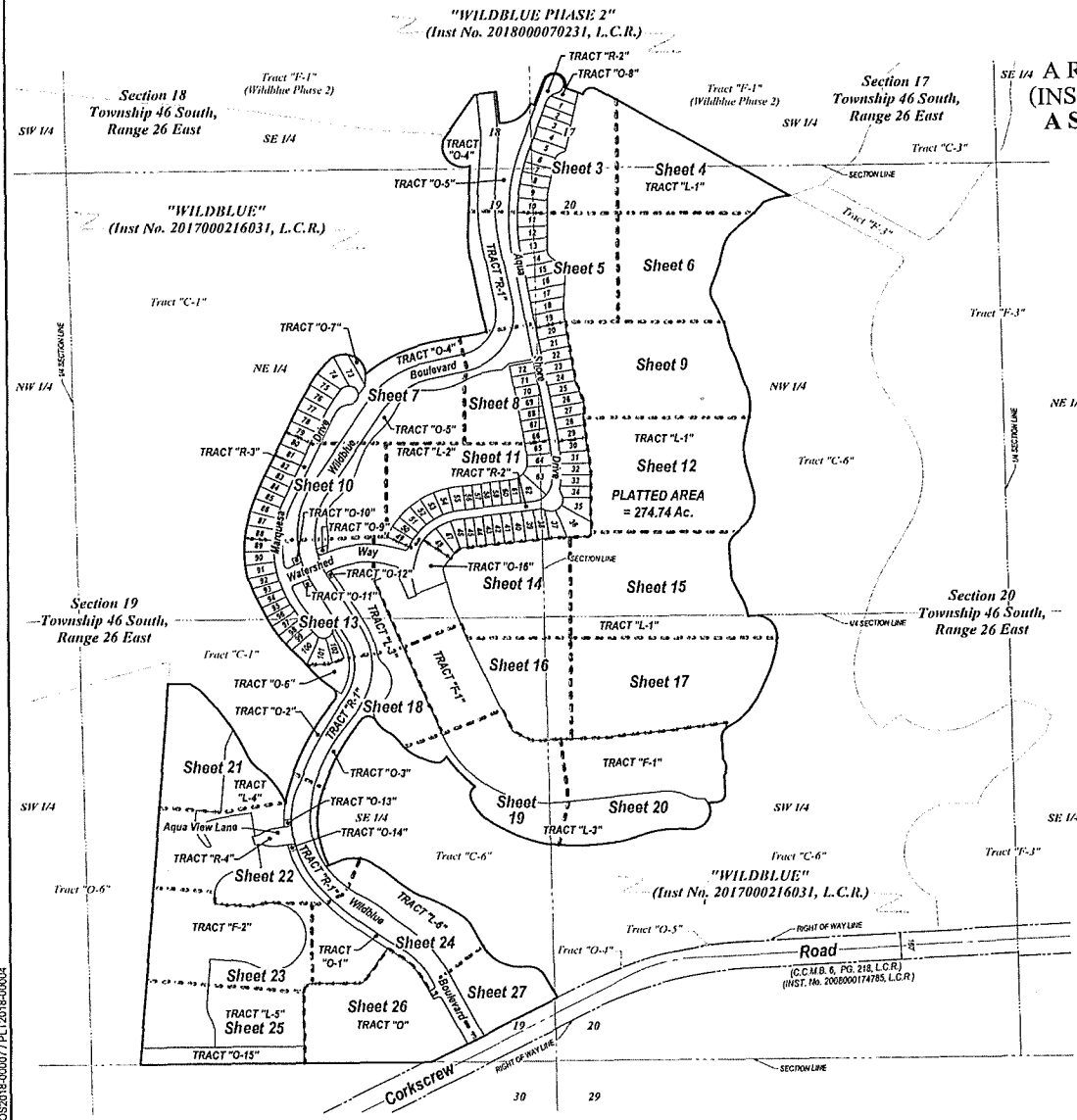
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KEY MAP SHEET

INSTRUMENT NUMBER 2018000256128

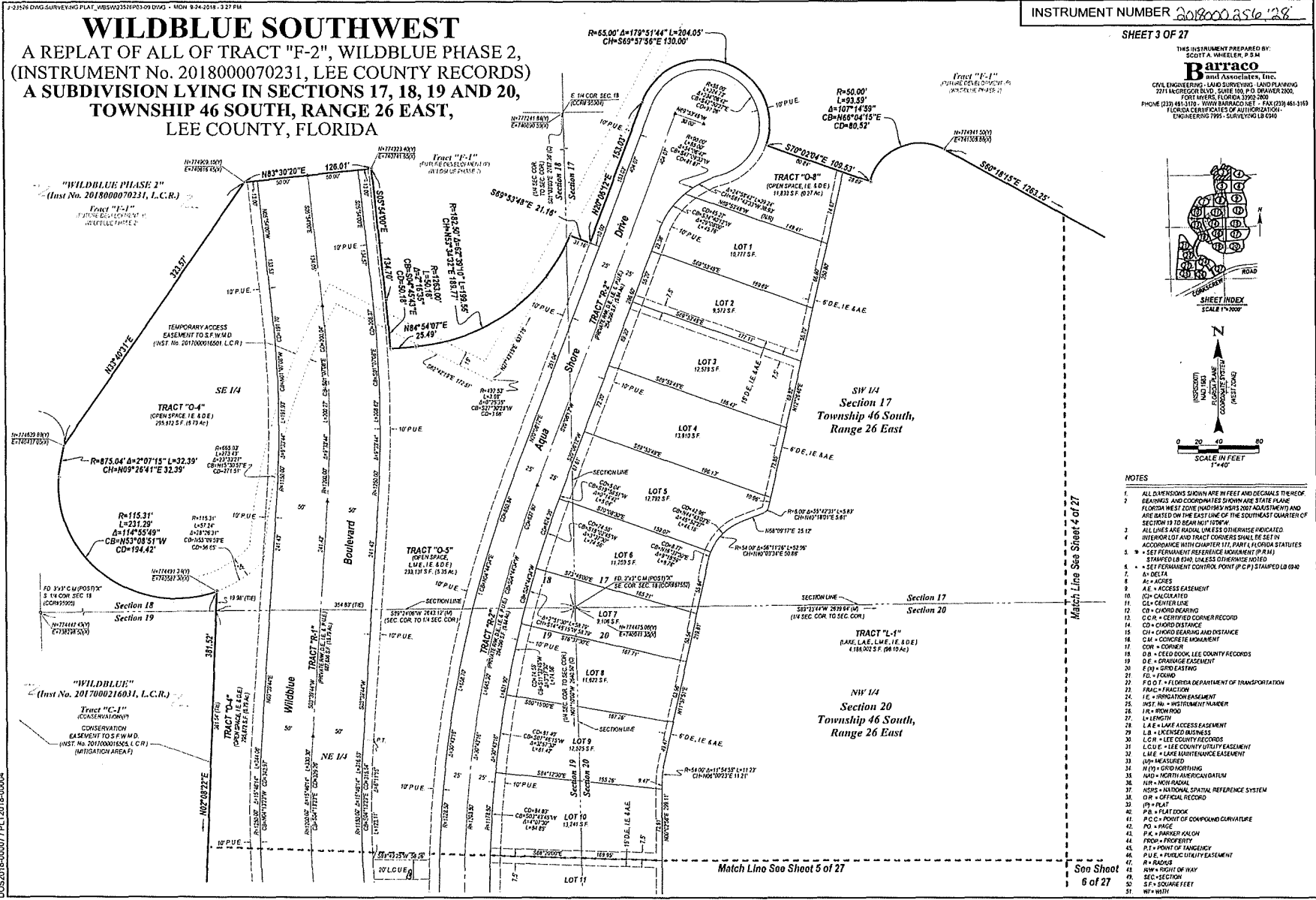
SHEET 2 OF 27

WILDBLUE SOUTH EAST
A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
(INSTRUMENT No. 2018000070231, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



- NOTES
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 83) MORE 200' ADJUSTMENT AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19 TO BEAN HIGHWAY.
 3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
 4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 171, PART I, FLORIDA STATUTES.
 5. * = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAKES IN THE FIELD UNLESS OTHERWISE NOTED.
 6. * = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED IN PLAT.
 7. A = DELTA
 8. AC = ACRES
 9. AE = ACCESS EASEMENT
 10. CH = CALCULATED
 11. CL = CENTER LINE
 12. CD = CHORD BEARING
 13. CCR = CERTIFIED CORNER RECORD
 14. CD = CHORD DISTANCE
 15. CDH = CHORD BEARING AND DISTANCE
 16. CM = CONCRETE MONUMENT
 17. CON = CONCRETE
 18. DR = DEED BOOK LEE COUNTY RECORDS
 19. DE = DRAINAGE EASEMENT
 20. E (F) = GRID EATING
 21. FD = FOUND
 22. F.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 23. FRAC = FRACTION
 24. IE = IRREGULAR EASEMENT
 25. INST. No. = INSTRUMENT NUMBER
 26. IR = IRON ROD
 27. L = LENGTH
 28. LAE = LAKE ACCESS EASEMENT
 29. LB = LICENSEE'S BOUNDS
 30. L.C.P. = LEE COUNTY RECORDS
 31. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
 32. L.M.E. = LAKE MAINTENANCE EASEMENT
 33. MH = MEASURED
 34. N (P) = GRID NORTHING
 35. NAD = NORTH AMERICAN DATUM
 36. NR = NON RADIAL
 37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
 38. CR = OFFICIAL RECORD
 39. (P) = PLAT
 40. PB = PLAT BOOK
 41. P.C.C. = POINT OF COMPOUND CURVATURE
 42. PG = PAGE
 43. PR = PLYMER RAILON
 44. PROP = PROPERTY
 45. P.T. = POINT OF TANGENCY
 46. P.U.E. = PUBLIC UTILITY EASEMENT
 47. R = RADIAL
 48. RW = RIGHT OF WAY
 49. SEC = SECTION
 50. SF = SQUARE FEET
 51. W = WITH

THIS INSTRUMENT IS PREPARED BY:
Barraco
 and Associates, Inc.
 CIVIL ENGINEER - LAND SURVEYOR - LAND PLANNING
 2211 INGLEWOOD BLVD., SUITE 100, P.O. DRAWER 200,
 FORT MYERS, FLORIDA 33902-1900
 PHONE (239) 483-3113 - TOLL FREE (800) 451-1111 - FAX (239) 483-3109
 FLORIDA CERTIFICATE OF AUTHORIZATION -
 ENGINEERING 1795 - SURVEYING 1804



DOS2018-00007 / PLT 2018-00004

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THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P. 534

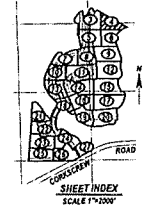
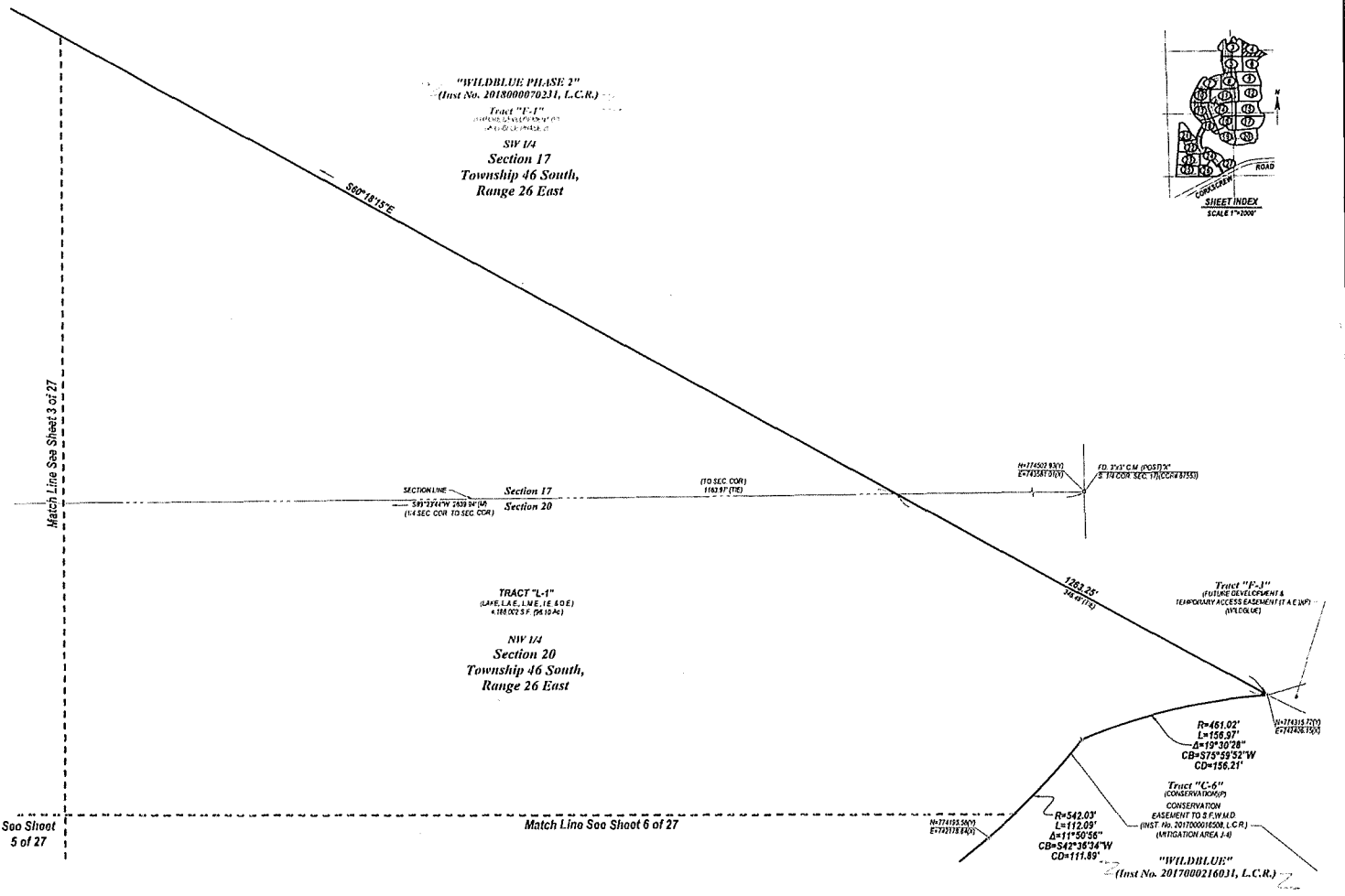
Barraco
INC. A PROFESSIONAL CORPORATION
CIVIL ENGINEER, LAND SURVEYOR, LAND PLANNING
2271 MAGDOCH BLVD., SUITE 100, FORT DRUMMER, FLORIDA 32032-7900
PHONE (321) 481-5100 FAX (321) 481-5109
FLORIDA CERT. NO. 14700-0001-0001
ENGINEERING 1999 - SURVEYING 1816945

WILDBLUE SOUTHWEST

A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
(INSTRUMENT No. 2018000070231, L.C.R.)
A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 201800026128

SHEET 4 OF 27



- NOTES**
- 1 ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - 2 BEARINGS AND COORDINATES SHOWN ARE STATE PLANE, FLORIDA WEST ZONE (NAD 83) UNITS (NAD 83) AND ARE BASED ON THE EAST LINE OF THE SOUTH-EAST QUARTER OF SECTION 19 TO BEARINGS 1230'W.
 - 3 ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
 - 4 INTERIOR LOT AND TRACT CORNERS SHALL BE SET UP ACCORDANCE WITH CHAPTER 117, PART 1, FLORIDA STATUTES.
 - 5 * = SET PERMANENT REFERENCE ANCHORMENT (P.R.A.) STAMPED LB 690. UNLESS OTHERWISE NOTED.
 - 6 * = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 690.
 - 7 IN DATA
 - 8 A = ACRES
 - 9 A.E. = ACCESS EASEMENT
 - 10 (C) = CALCULATED
 - 11 C.L. = CENTER LINE
 - 12 CB = CHORD BEARING
 - 13 C.C.R. = CERTIFIED CORNER RECORD
 - 14 CD = CHORD DISTANCE
 - 15 CH = CHORD BEARING AND DISTANCE
 - 16 CM = CONCRETE MONUMENT
 - 17 CON = CONNER
 - 18 DB = DEER BOOK, LEE COUNTY RECORDS
 - 19 DE = DRAINAGE EASEMENT
 - 20 EDJ = GRID EASTING
 - 21 FD = FOUND
 - 22 F.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - 23 FRAC = FRACTION
 - 24 IE = IRRIGATION EASEMENT
 - 25 INST. NO. = INSTRUMENT NUMBER
 - 26 IR = IRON ROD
 - 27 L = LENGTH
 - 28 L.A.E. = LAKE ACCESS EASEMENT
 - 29 LB = LEE COUNTY RECORDS
 - 30 L.C.R. = LEE COUNTY RECORDS
 - 31 L.C.U.E. = LEE COUNTY UTILITY EASEMENT
 - 32 L.L.E. = LAKE LAKE EASEMENT
 - 33 (M) = MEASURED
 - 34 (N) = GRID NORTHING
 - 35 NAD = NORTH AMERICAN DATUM
 - 36 NP = NON RADIAL
 - 37 NRS = NATIONAL SPATIAL REFERENCE SYSTEM
 - 38 OR = OFFICIAL RECORD
 - 39 (P) = PLAT
 - 40 P.B. = PLAT BOOK
 - 41 P.C. = POINT OF COMPounding CURVATURE
 - 42 P.C. = PAGE
 - 43 P.K. = PARKER KALON
 - 44 PROP = PROPERTY
 - 45 P.T. = POINT OF TANGENCY
 - 46 P.U.E. = PUBLIC UTILITY EASEMENT
 - 47 R = RADIOS
 - 48 RW = RIGHT OF WAY
 - 49 SEC = SECTION
 - 50 S.F. = SQUARE FEET
 - 51 W = WITH

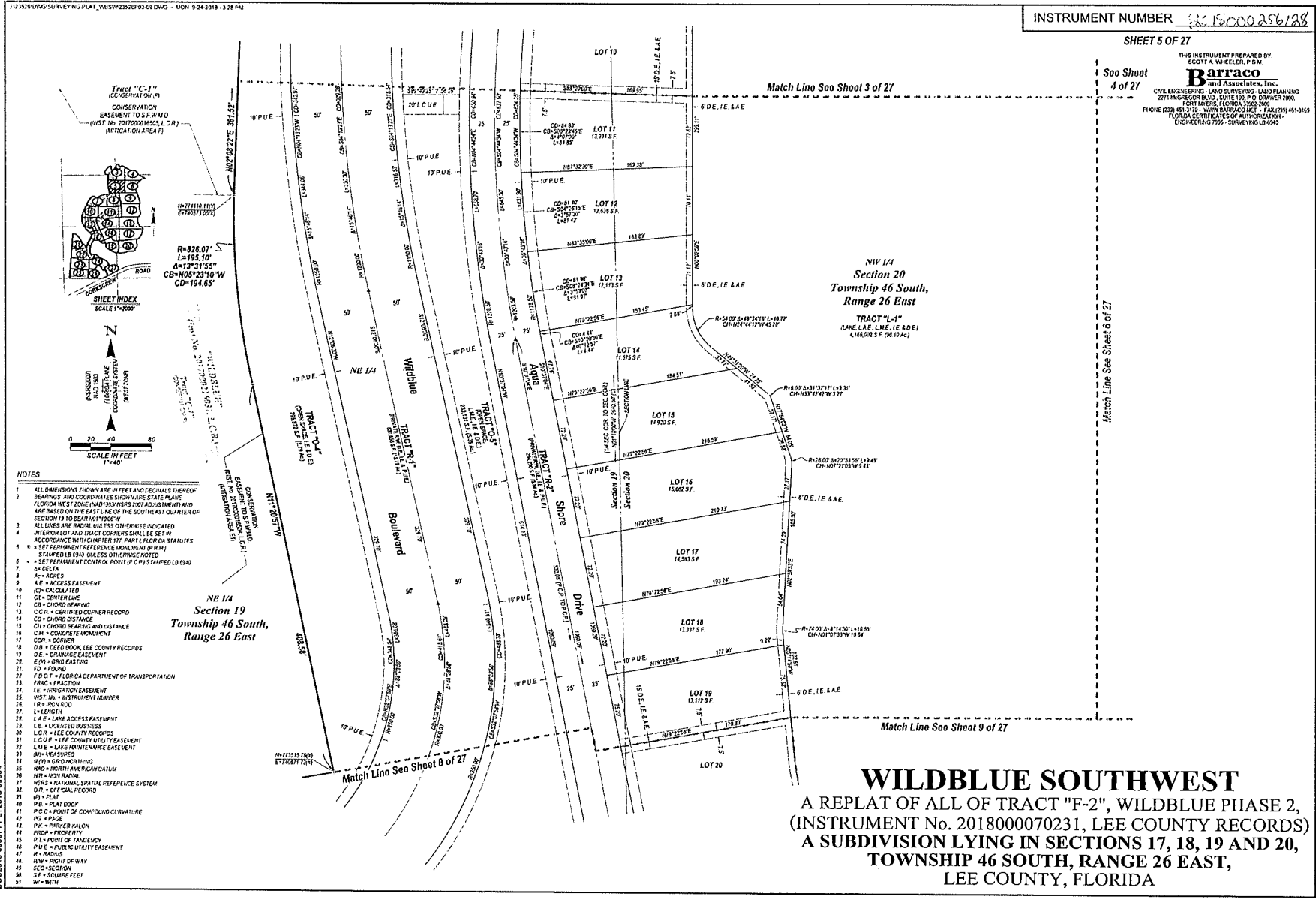
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INSTRUMENT NUMBER 201800070231

SHEET 5 OF 27

Soo Shoot
4 of 27

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.S.M.
Barraco
and Associates, Inc.
CIVIL ENGINEER - LAND SURVEYING - LAND PLANNING
2271 KAGLETON BLVD., SUITE 100, P.O. DRAWER 2100
FORT WORTH, TEXAS 76101-2100
PHONE (817) 451-3119 - WWW.BARRACO.NET - FAX (817) 451-3159
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7959 - SURVEYING L00020



- NOTES**
- 1 ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - 2 BEARINGS AND COORDINATES SHOW ARE STATE PLANE.
 - 3 FLORIDA WEST ZONE (NAD 83) ADJUSTMENT AND ARE BASED ON THE EXTREME OF THE SOUTHEAST QUARTER OF SECTION 19 TO BEAR 101°00'00"W.
 - 4 ALL LINES ARE FINAL UNLESS OTHERWISE NOTED.
 - 5 INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 117, PART 1, F.L.C.S. STATUTES.
 - 6 SET PERMANENT REFERENCE MONUMENT (IF ANY) STAMPED LB (OR UNLESS OTHERWISE NOTED).
 - 7 SET PERMANENT CONTROL POINT (IF ANY) STAMPED LB AND Δ.
 - 8 Δ = DELTA.
 - 9 A = ACCESS.
 - 10 AE = ACCESS EASEMENT.
 - 11 CD = CALCULATED.
 - 12 CE = CENTERLINE.
 - 13 CB = CHORD BEARING.
 - 14 CCN = CENTERLINE CORNER RECORD.
 - 15 CD = CHORD DISTANCE.
 - 16 CB = CHORD BEARING AND DISTANCE.
 - 17 COM = CONCRETE MONUMENT.
 - 18 COP = CORNER.
 - 19 DB = DEED BOOK, LEE COUNTY RECORDS.
 - 20 DE = DISTANCE EASEMENT.
 - 21 ED = END EASTING.
 - 22 FO = FOUND.
 - 23 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION.
 - 24 FRAC = FRACTION.
 - 25 LE = LEGAL EASEMENT.
 - 26 INST. NO. = INSTRUMENT NUMBER.
 - 27 IR = IRON ROD.
 - 28 L = LENGTH.
 - 29 LAE = LAKE ACCESS EASEMENT.
 - 30 LE = LICENSED RIGHNESS.
 - 31 LCR = LEE COUNTY RECORDS.
 - 32 LCUE = LEE COUNTY UTILITY EASEMENT.
 - 33 LME = LAKE MAINTENANCE EASEMENT.
 - 34 MH = MEASURED.
 - 35 NAD = NORTH AMERICAN DATUM.
 - 36 NAD 83 = NORTH AMERICAN DATUM 1983.
 - 37 NAD 83 = NATIONAL SPATIAL REFERENCE SYSTEM.
 - 38 CD = OFFICIAL RECORD.
 - 39 PLAT = PLAT.
 - 40 PLOT = PLAT BOOK.
 - 41 POC = POINT OF COMMON CUMULATIVE.
 - 42 PG = PAGE.
 - 43 PK = PINK RALPH.
 - 44 PROP = PROPERTY.
 - 45 PT = POINT OF TANGENCY.
 - 46 PUE = PUBLIC UTILITY EASEMENT.
 - 47 R = RADII.
 - 48 RW = RIGHT OF WAY.
 - 49 SEC = SECTION.
 - 50 SF = SQUARE FEET.
 - 51 SW = SWATH.

WILDBLUE SOUTHWEST
 A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
 (INSTRUMENT No. 201800070231, LEE COUNTY RECORDS)
 A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
 TOWNSHIP 46 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA

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INSTRUMENT NUMBER 20180007

SHEET 6 OF 27

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, L.S.M.
Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2711 INDEPENDENCE BLVD., SUITE 100 - F.D. SWANWICK, FLORIDA 32007-2900
FORT MYERS, FLORIDA 33907-2900
PHONE (239) 481-5100 - TOLL FREE (800) 451-2222 - FAX (239) 481-3152
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 1995 - 51076700000000

See Shoot
3 of 27

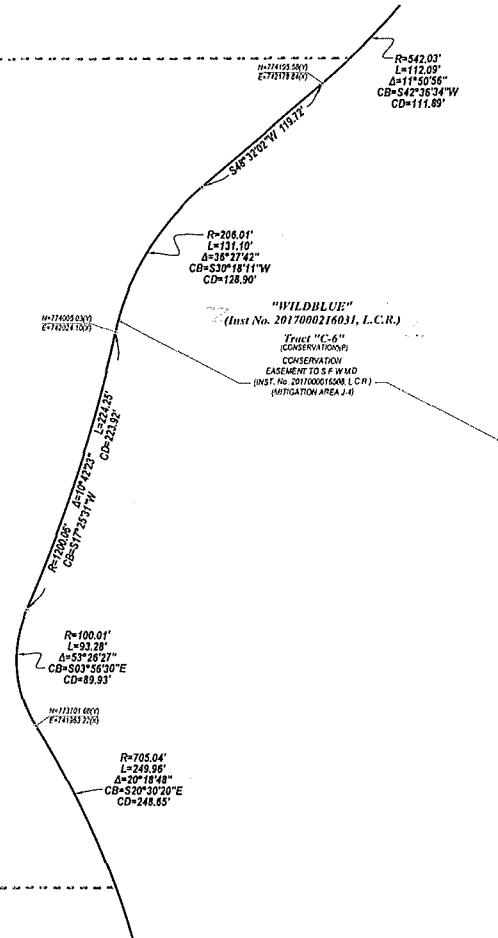
Match Line See Shoot J of 27

Match Line See Sheet 5 of 27

NW 1/4
Section 20
Township 46 South,
Range 26 East

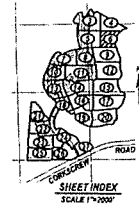
TRACT "L-1"
(SAME L.A.E. L.M.E. I.E. A.D.E.)
E166302 S.F. (A-1974-2)

"WILDBLUE"
(Inst. No. 2017000216031, L.C.R.)
TRACT "C-6"
(CONSERVATION)
CONSERVATION
EASEMENT TO S.F. W.W.D.
(INST. NO. 2017000016008, L.C.R.)
(W/REGULATION AREA 1.4)



NOTES

- 1 ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
- 2 BEARINGS AND COORDINATES SHOWN ARE STATE PLANE
- 3 FLORIDA WEST ZONE (NAD 83) HORIZ 2007 ADJUSTMENT AND
- 4 ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF
- 5 SECTION 19 TO BEAR 19110497V
- 6 ALL LINES ARE RADIUS UNLESS OTHERWISE INDICATED
- 7 INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN
- 8 ACCORDANCE WITH CHAPTER 107, PART 1, FLORIDA STATUTES.
- 9 * = SETTLEMENT REFERENCE MONUMENT (P.R.M.)
- 10 STAMPED LB 810, UNLESS OTHERWISE NOTED
- 11 * = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 020
- 12 Δ = DELTA
- 13 A = ACCESS
- 14 A.E. = ACCESS EASEMENT
- 15 CH = CALCULATED
- 16 C.E. = CENTER LINE
- 17 CB = CHORD BEARING
- 18 C.C.R. = CERTIFIED CHOWNER RECORD
- 19 CD = CHORD DISTANCE
- 20 CH = CHORD BEARING AND DISTANCE
- 21 C.M. = CONCRETE MONUMENT
- 22 COR = CORNER
- 23 D.B. = DEED BOOK, LEE COUNTY RECORDS
- 24 D.E. = DRAINAGE EASEMENT
- 25 E.D. = GRIP FASTING
- 26 F.D. = FOUND
- 27 F.D.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- 28 FRAC = FRACTION
- 29 I.E. = IRREGULAR EASEMENT
- 30 INST. NO. = INSTRUMENT NUMBER
- 31 I.R. = IRREGULAR
- 32 L = LENGTH
- 33 L.A.E. = LAKE ACCESS EASEMENT
- 34 L.B. = LICENSED BUSINESS
- 35 L.C.R. = LEE COUNTY RECORDS
- 36 L.C.U.E. = LEE COUNTY UTILITY EASEMENT
- 37 L.M.E. = LAKE MAINTENANCE EASEMENT
- 38 I.M. = IMPOSTED
- 39 I.P. = IRREGULAR POINTING
- 40 I.A.D. = NORTH AMERICAN DATUM
- 41 I.N. = IRREGULAR
- 42 I.N.S.R.S. = NATIONAL SPATIAL REFERENCE SYSTEM
- 43 O.R. = OFFICIAL RECORD
- 44 I.P. = IRREGULAR
- 45 P.B. = PLAT BOOK
- 46 P.C.C. = POINT OF CURVATURE AND CURVATURE
- 47 P.C. = PAGE
- 48 P.R. = TRAVEL RADIUS
- 49 F.R.P. = PROPERTY
- 50 P.T. = POINT OF TANGENCY
- 51 P.U.E. = PUBLIC UTILITY EASEMENT
- 52 R = RADIUS
- 53 R.W. = RIGHT OF WAY
- 54 SEC = SECTION
- 55 S.F. = SQUARE FEET
- 56 W.B. = W/BE



WILDBLUE SOUTHWEST
A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
(INSTRUMENT No. 2018000070231, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

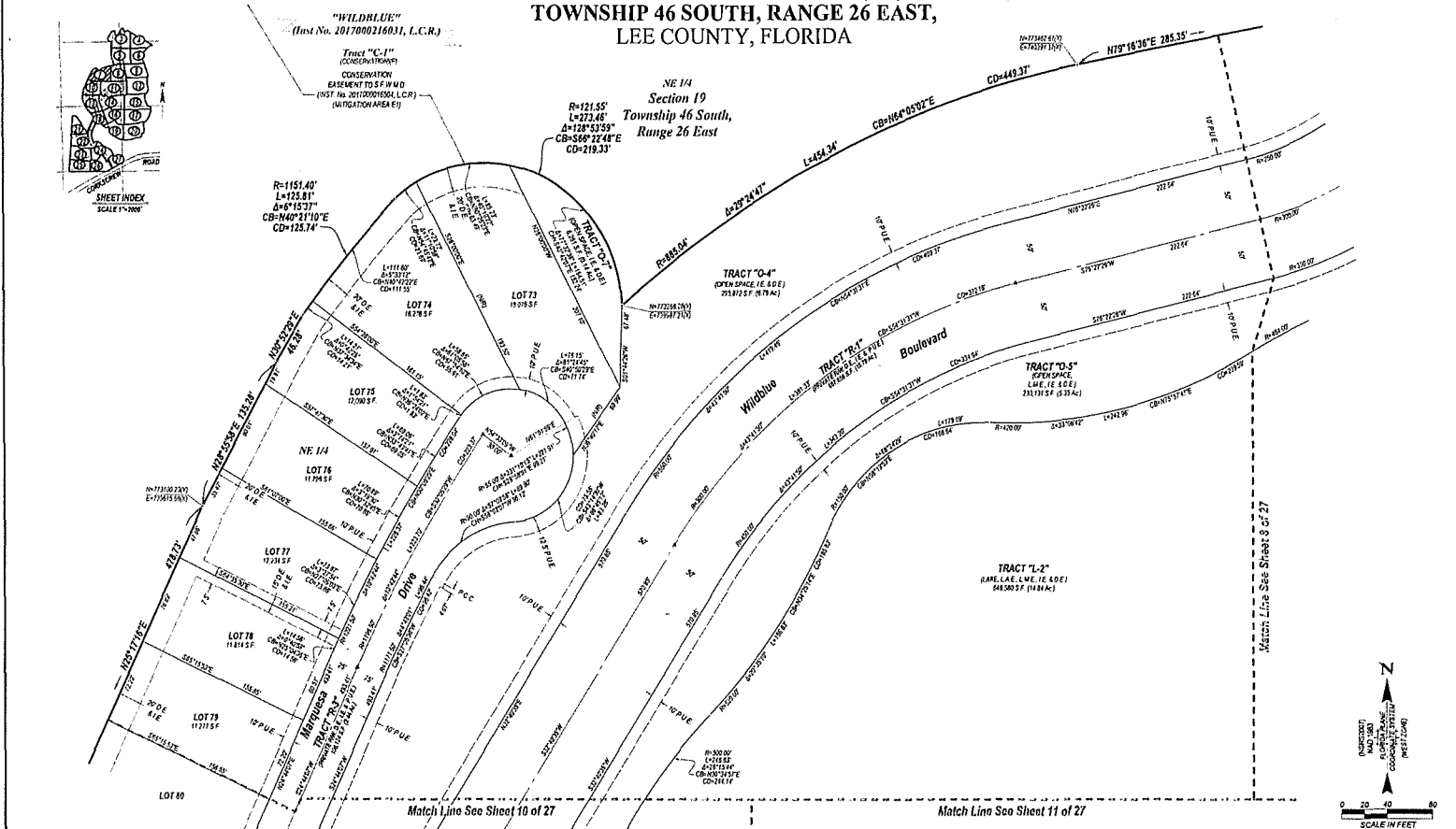
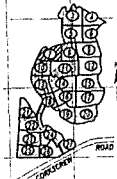
0052018-00007 / PL 172018-00004

11:35:20 AM SURVEY MONITORING - 11/03/2018 09:23:29 - MON 9:24:2018 - 3:29 PM
 THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.S.M.
Barraco
 CIVIL ENGINEERING, LAND SURVEYING, LAND PLANNING
 2211 W. GOLF LINKS BLVD., SUITE 100, FORT MYERS, FL 33902
 FORT MYERS, FL 33902
 PHONE (888) 441-3118 (888) 878-0222 FAX (888) 441-3118
 FLORIDA CERTIFICATE OF AUTHORIZATION
 ENGINEERING 1755 - SURVEY 14018 (04)

WILDBLUE SOUTHWEST

A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2, (INSTRUMENT No. 2018000070231, LEE COUNTY RECORDS) A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 20180007231
 SHEET 7 OF 27



- NOTES**
- | | | | |
|--|--|---|---|
| 1 ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. | 10 C/C = CALCULATED | 24 I.E. = IRIGATION EASEMENT | 38 D.R. = OFFICIAL RECORD |
| 2 BEARINGS AND DISTANCES SHOWN ARE STATE PLANE | 11 C/L = CENTERLINE | 25 INST. No. = INSTRUMENT NUMBER | 39 J/S = JAIL |
| 3 ALL LINES ARE BOUND UNLESS OTHERWISE INDICATED | 12 CB = CHORD BEARING | 26 J/P = JAIL POOL | 40 P.B. = PLAT BOOK |
| 4 INTERIOR LOT AND TRACT CORNERS SHALL BE SET BY | 13 CCR = CERTIFIED CORNER RECORD | 27 L = LENGTH | 41 P.C.C. = POINT OF COMPOUND CURVATURE |
| 5 ACCORDANCE WITH CHAPTER 173, PART 1, FLORIDA STATUTES | 14 CD = CHORD DISTANCE | 28 L.A.E. = LAKE ACCESS EASEMENT | 42 P.E. = PILE |
| 6 SET PERMANENT REFERENCE POINT (P.R.P.) | 15 CH = CHORD BEARING AND DISTANCE | 29 L.B. = LICENSED BUSINESS | 43 P.R. = PARKER RAILROAD |
| 7 STAMPED BY LICENSED SURVEYOR | 16 C/A = CONVEXITE ADJACENT | 30 L.C.R. = LEE COUNTY RECORDS | 44 P.R.O. = PROPERTY |
| 8 A.L. = ACRES | 17 COR = CORNER | 31 L.C.U.E. = LEE COUNTY UTILITY EASEMENT | 45 P.T. = POINT OF TANGENCY |
| 9 A.E. = ACCESS EASEMENT | 18 D.B. = DEED BOOK, LEE COUNTY RECORDS | 32 L.M.E. = LAKE MAINTENANCE EASEMENT | 46 P.U.E. = PUBLIC UTILITY EASEMENT |
| | 19 D.E. = DRIVE EASEMENT | 33 H.P. = HOLE | 47 R = RADIUS |
| | 20 E.P. = GRID EASTING | 34 N.T. = GRID NORTHING | 48 R.W. = RIGHT OF WAY |
| | 21 D = DIAGONAL | 35 N.D. = NORTH AMERICAN DATUM | 49 SEC = SECTION |
| | 22 F.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION | 36 N.R. = NON RAILROAD | 50 S.F. = SQUARE FEET |
| | 23 F.R.C. = FRACTION | 37 N.G.S. = NATIONAL SPATIAL REFERENCE SYSTEM | 51 W = WIDTH |

DCS2018-00007 / PL 2018-00004

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THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.S.M.

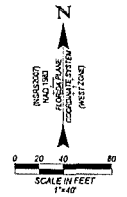
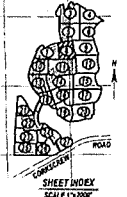
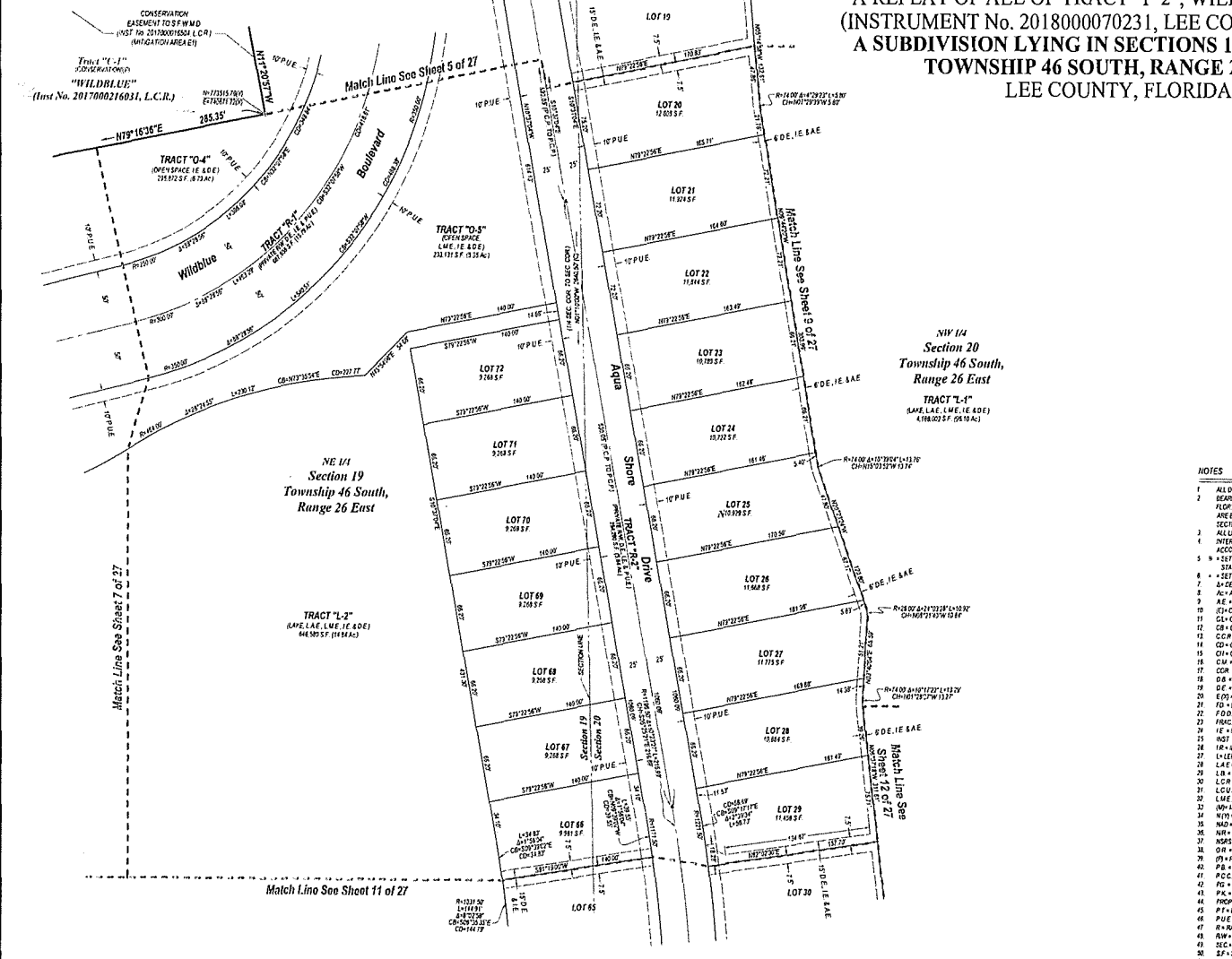
Barraco
Real Estate Associates, Inc.
CONSULTING ENGINEER
20714 ROCKDALE BLVD., SUITE 100 P.O. BOX 2500
FORT WORTH, TEXAS 76126
PHONE: (817) 461-3175 WWW.BARRACOREALTY.COM FAX: (817) 461-3183
FLORIDA CERTIFICATE OF AUTHORIZATION
ENG. NO. 1995 SURVEYING 1818-0

INSTRUMENT NUMBER 20180002127

SHEET 8 OF 27

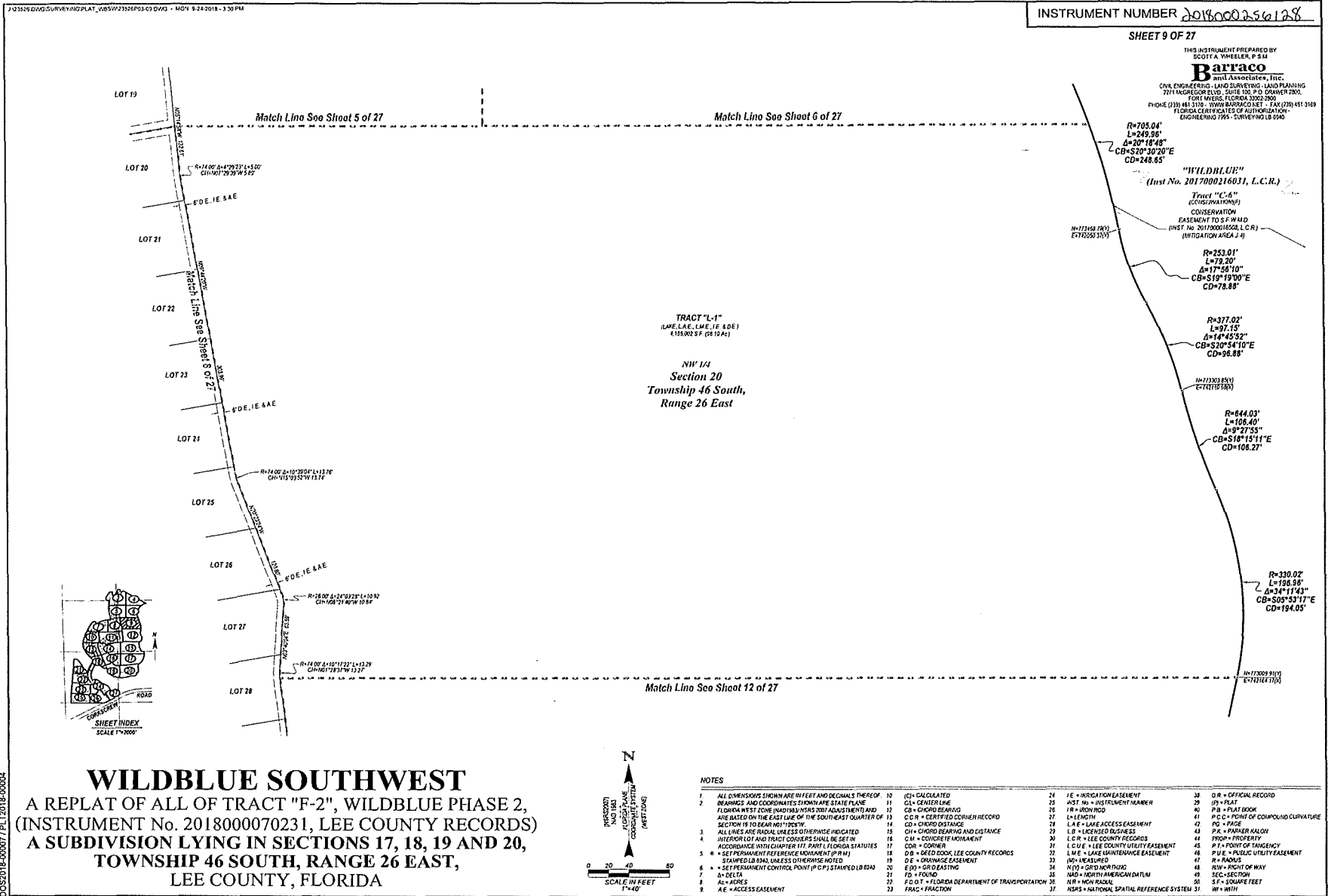
WILDBLUE SOUTHWEST

A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
(INSTRUMENT No. 201800070231, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



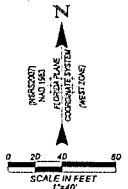
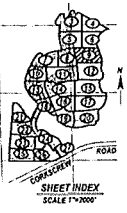
- NOTES**
- 1 ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
 - 2 BEARINGS AND COORDINATES SHOWN ARE STATE PLANE
 - 3 FLDG. HEIGHT ZONE (AND/OR) ADJACENT TO ADJACENT AND ARE ALSO ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 17 TO BEARINGS 100.00'
 - 4 ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
 - 5 INTERPOLATED AND TRACED CORNERS SHALL BE SET BY ACCORDANCE WITH CHAPTER 121, PART 1, FLDG. STATUTES
 - 6 * SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED IN BIR. UNLESS OTHERWISE NOTED
 - 7 * SET PERMANENT CONTROL POINT (P.C.P.) STAMPED IN BIR
 - 8 * ACRES
 - 9 AE = ACCESS EASEMENT
 - 10 CH = CHAINED
 - 11 CL = CENTER LINE
 - 12 CD = CHORD BEARING
 - 13 CCN = CERTIFIED CORNER RECORD
 - 14 CD = CHORD DISTANCE
 - 15 CD = CHORD BEARING AND DISTANCE
 - 16 CM = CONCRETE MONUMENT
 - 17 CO = COOPER
 - 18 DB = DEED BOOK, LEE COUNTY RECORDS
 - 19 DE = EASEMENT
 - 20 CD = CHORD BEARING
 - 21 FD = FOUND
 - 22 FLDG. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - 23 FRAC. = FRACTION
 - 24 IE = INTERIOR EASEMENT
 - 25 INT. IN. = INSTRUMENT NUMBER
 - 26 IR = IRON ROD
 - 27 L = LENGTH
 - 28 LAE = LAKE ACCESS EASEMENT
 - 29 LA = LICENSED ADDRESS
 - 30 LCR = LEE COUNTY RECORDS
 - 31 LCU = LEE COUNTY UTILITY EASEMENT
 - 32 LME = LAKE MAINTENANCE EASEMENT
 - 33 IM = MEASURED
 - 34 M = METERS
 - 35 M = NORTH AMERICAN DATUM
 - 36 MR = NON RADIAL
 - 37 NDES = NATIONAL SPATIAL REFERENCE SYSTEM
 - 38 OR = OFFICIAL RECORD
 - 39 O = OAK
 - 40 P.B. = PLAT BOOK
 - 41 P.C. = POINT OF COMPOUND CURVATURE
 - 42 P = PAGE
 - 43 P.K. = PAGES RALPH
 - 44 PROP. = PROPERTY
 - 45 PT = POINT OF TANGENCY
 - 46 PUE = PUBLIC UTILITY EASEMENT
 - 47 R = RIGHT
 - 48 RW = RIGHT OF WAY
 - 49 SEC. = SECTION
 - 50 S.F. = SQUARE FEET
 - 51 N7 = NORTH

DOS2018-00007/PLT2018-00004



WILDBLUE SOUTHWEST
 A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
 (INSTRUMENT No. 201800070231, LEE COUNTY RECORDS)
 A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
 TOWNSHIP 46 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA

DCS2018-00007 / PL12018-00004



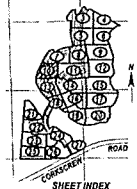
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WILDBLUE SOUTHWEST

A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
(INSTRUMENT No. 201800070231, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 201800026128

SHEET 10 OF 27



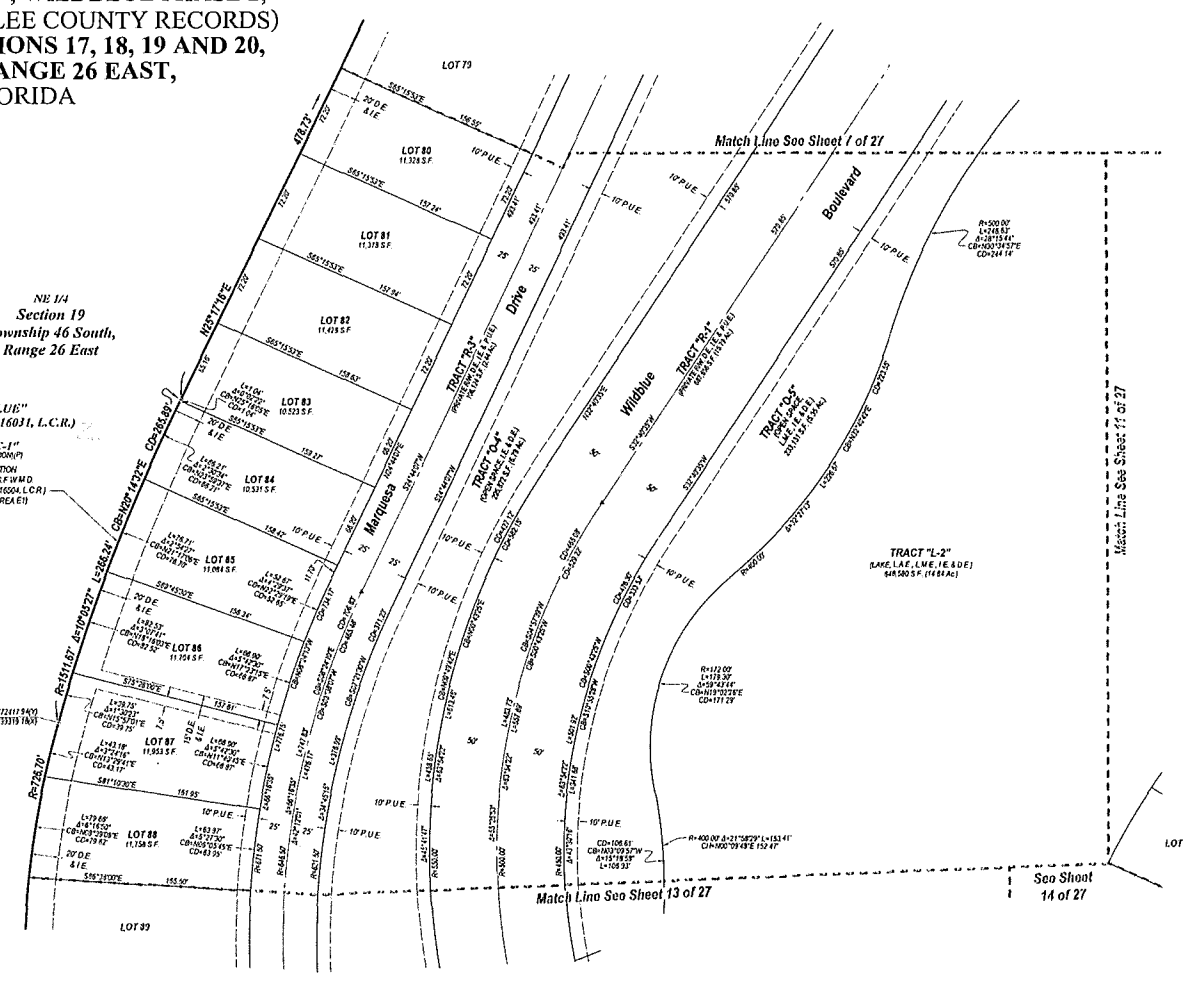
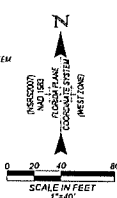
NE 1/4
Section 19
Township 46 South,
Range 26 East

"WILDBLUE"
(Inst No. 2017000216031, L.C.R.)

TYPE "C-1"
(CONSERVATION)
EASEMENT TO S.F.W.M.D.
(DIST. NO. 2010001004 L.C.R.)
(WATERSHED AREA E)

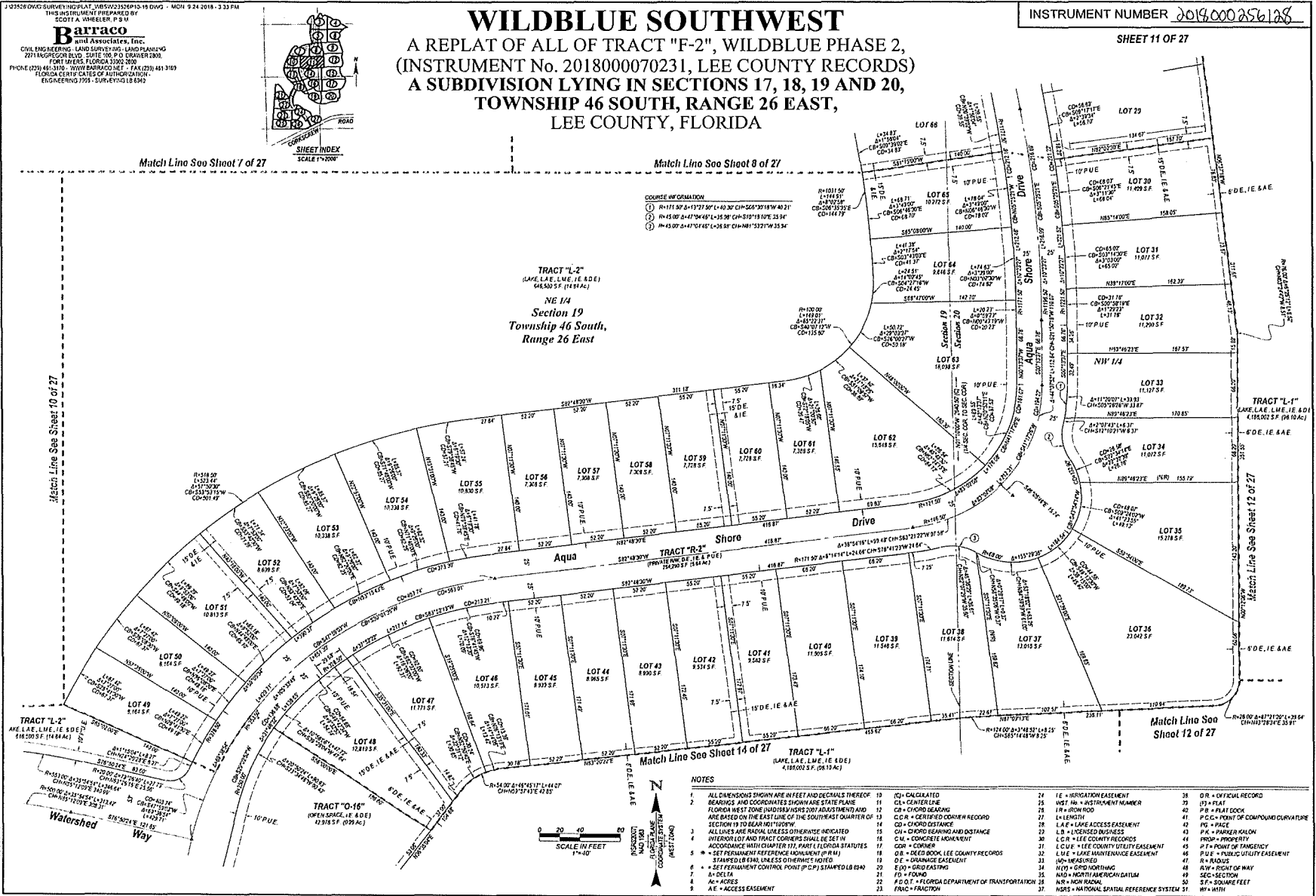
NOTES

- 1 ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 2 BEARINGS AND COORDINATES SHOWN ARE STATE PLANE.
- 3 FLORIDA WEST ZONE (NAD 83) WITH ADJUSTMENT AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 17 TO BEAKEN TOWNSHIP.
- 4 ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- 5 INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 171, PART I, FLORIDA STATUTES.
- 6 * SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPEL IN 90° UNLESS OTHERWISE NOTED.
- 7 * SET PERMANENT CONTROL POINT (P.C.P.) STAMPED L.B. 940.
- 8 SV = CENTER
- 9 AC = ACRES
- 10 AE = ACCESS EASEMENT
- 11 CD = CALCULATED
- 12 CL = CENTER LINE
- 13 CB = CHORD BEARING
- 14 C.C.R. = CERTIFIED CORNER RECORD
- 15 CD = CHORD DISTANCE
- 16 CB = CHORD BEARING AND DISTANCE
- 17 C.M. = CONCRETE MONUMENT
- 18 COB = CORNER
- 19 DB = CEDAR DOCK LEE COUNTY RECORDS
- 20 DE = DRAINAGE EASEMENT
- 21 E.P. = EROSION EASING
- 22 FD = FOUND
- 23 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- 24 FRAC = FRACTION
- 25 IE = IRRIGATION EASEMENT
- 26 SET NO. = INSTRUMENT NUMBER
- 27 IR = IRON ROD
- 28 LV = LENGTH
- 29 L.A.E. = LAKE ACCESS EASEMENT
- 30 LB = LICENSED BUSINESS
- 31 L.C.R. = LEE COUNTY RECORDS
- 32 LGUE = LEE COUNTY UTILITY EASEMENT
- 33 L.M.E. = LAKE MAINTENANCE EASEMENT
- 34 M.A.S. = MARIANNE
- 35 N.M. = NORTH AMERICAN MARIANNE
- 36 NR = NON RADIAL
- 37 NORS = NATIONAL SPATIAL REFERENCE SYSTEM
- 38 O.R. = OFFICIAL RECORD
- 39 P.F. = PLAT
- 40 P.B. = PLAT BOOK
- 41 P.C. = POINT OF COMMENCING CURVATURE
- 42 PG = PAGE
- 43 P.K. = PARKER SALON
- 44 PROP = PROPERTY
- 45 PT = POINT OF TANGENCY
- 46 P.U.E. = PUBLIC UTILITY EASEMENT
- 47 R = RODS
- 48 R.W. = RIGHT OF WAY
- 49 SEC = SECTION
- 50 SF = SQUARE FEET
- 51 W = WIDTH

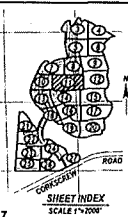


DCS2018-00007 / PL2018-00004

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.E.
Barraco
Associates, Inc.
CIVIL ENGINEER - LAND SURVEYING - LAND PLANNING
2211 INDEPENDENT BLVD., SUITE 100, P.O. DRAWER 100,
FORT WORTH, FLORIDA 3762790
PHONE (817) 441-3115 WWW.BARRACO.COM FAX (817) 441-3143
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7945 SURVEYING 18493



035528.DWG SURVEY INSTRUMENT PREPARED BY SCOTT A. WHEELER, P.E. CIVIL ENGINEERING, LAND SURVEYING, LAND PLANNING 2271 HOGUE ROAD, SUITE 100 P.O. BOX 1000, FORT PETERS, FLORIDA 32925-2000 PHONE (772) 461-3170 FAX (772) 461-3189 FLORIDA CERTIFICATE OF AUTHORIZATION: ENGINEERING 7795 - SURVEYING 183492



WILDBLUE SOUTHWEST

A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
(INSTRUMENT No. 201800070231, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 20180007231

SHEET 11 OF 27

Match Line See Sheet 7 of 27

Match Line See Sheet 8 of 27

- COURSE INFORMATION**
- ① R=111.50' S=117.27' S' L=60.30' CH=563.20' W=40.21'
 - ② R=45.00' S=47.04' S' L=35.38' CH=310.13' W=25.94'
 - ③ R=43.07' S=47.04' S' L=35.87' CH=311.52' W=25.54'

TRACT "L-2"
(L&E, L&E, I.E. & E)
64,530 S.F. (14,914 AC)

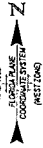
NE 1/4
Section 19
Township 46 South,
Range 26 East

Match Line See Sheet 10 of 27

Match Line See Sheet 12 of 27

D:\CS\2018-00007\PLT\2018-00004

- NOTES**
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83) BEARINGS (2011 ADJUSTMENT) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19 TO BEAK POINT TOWNSHIP.
 3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
 4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET BY ACCORDANCE WITH CHAPTER 117, PART I (FLORIDA STATUTES).
 5. * = SET PERMANENT REFERENCE MONUMENT (P.R.M.)
 6. * = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED IN IRON UNLESS OTHERWISE NOTED.
 7. A.C. = AREA
 8. AC = ACRES
 9. AE = ACCESS EASEMENT
 10. C.C. = CALCULATED
 11. CE = CENTERLINE
 12. CH = CHORD BEARING
 13. CLC = CENTERLINE CORNER RECORD
 14. CO = CHORD DISTANCE
 15. COB = CHORD BEARING AND DISTANCE
 16. COC = CONCRETE ADVANCEMENT
 17. CON = CONCRETE
 18. DB = DEED BOOK, LEE COUNTY RECORDS
 19. DE = DISTANCE EASEMENT
 20. EJO = GRID EASTING
 21. EJO = GRID EASTING
 22. F.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 23. FRAC = FRACTION
 24. IE = IRIGATION EASEMENT
 25. INST. No. = INSTRUMENT NUMBER
 26. IR = IRON ROD
 27. L = LENGTH
 28. LAE = LAKE ACCESS EASEMENT
 29. LB = LICENSED BUSINESS
 30. LCR = LEE COUNTY RECORDS
 31. L.C.U. = LEE COUNTY UTILITY EASEMENT
 32. L.M.E. = LAKE MAINTENANCE EASEMENT
 33. M = METERS
 34. M = GRID NORTHING
 35. M = METERS
 36. M.A.B. = METERS ABOVE BATHYMETRY
 37. M.S. = NATIONAL SPATIAL REFERENCE SYSTEM
 38. DR = OFFICIAL RECORD
 39. PLOT = PLOT
 40. PL = PLAT BOOK
 41. P.C.C. = POINT OF CURVATURE
 42. P = PRICE
 43. PK = PARKER HOLLOW
 44. PROP = PROPERTY
 45. P* = POINT OF TANGENCY
 46. P.U.E. = PUBLIC UTILITY EASEMENT
 47. R = ROAD
 48. RW = RIGHT OF WAY
 49. SEC = SECTION
 50. SF = SQUARE FEET
 51. W = WITH

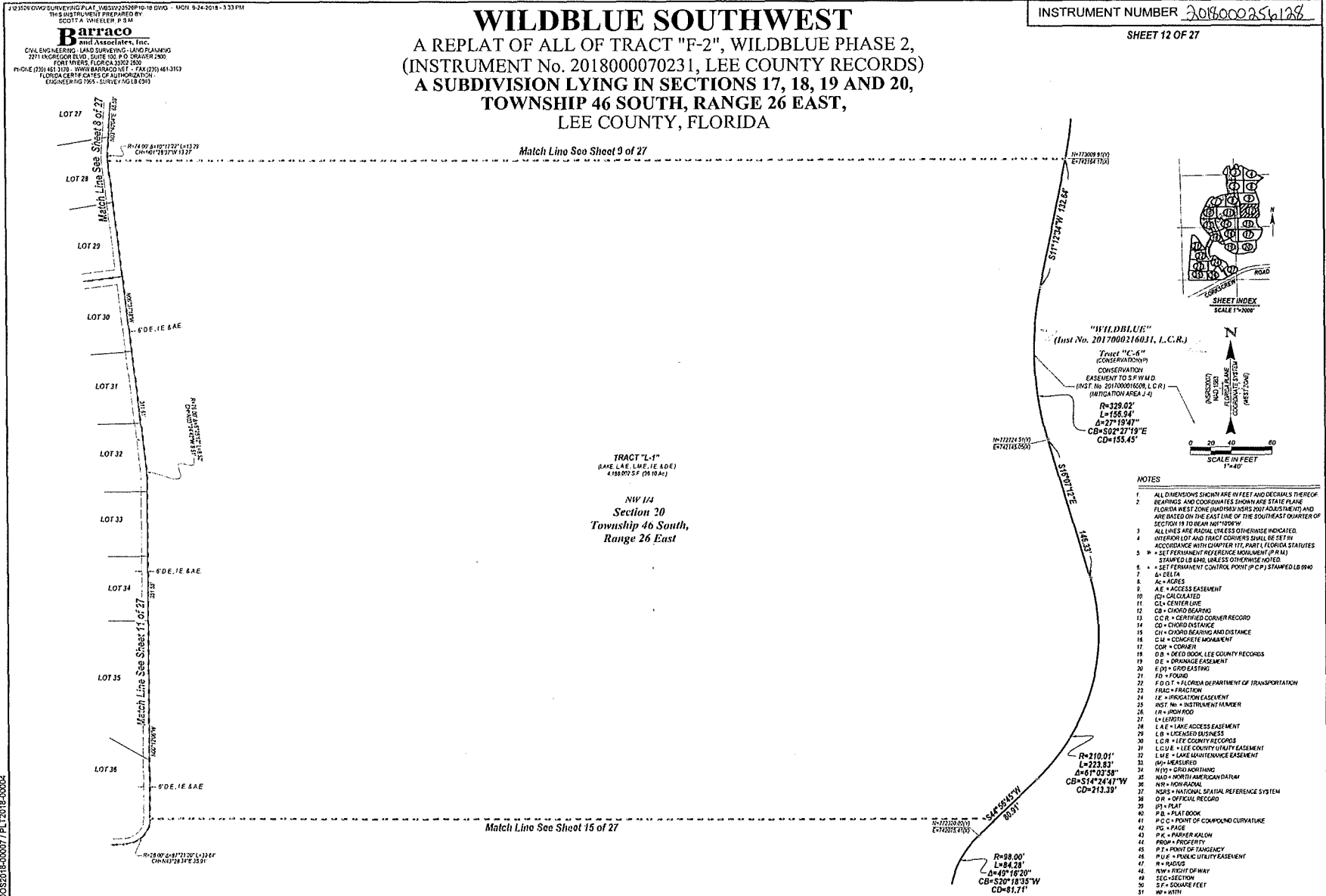


TRACT "O-16"
(OPEN SPACE, I.E. & E)
11,945 S.F. (2,741 AC)

TRACT "L-2"
(L&E, L&E, I.E. & E)
58,200 S.F. (13,364 AC)

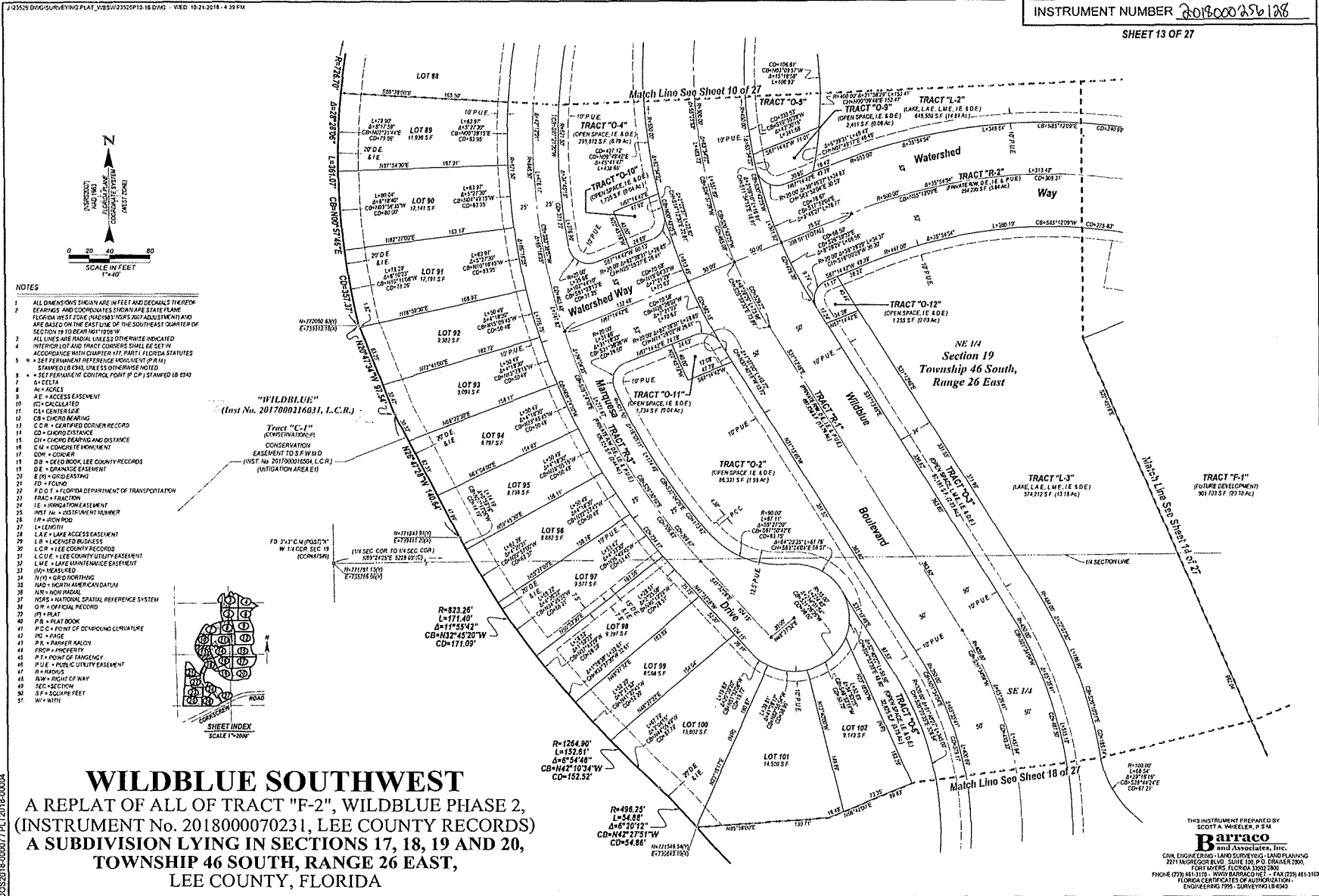
TRACT "L-1"
(L&E, L&E, I.E. & E)
4,186,002 S.F. (95,194 AC)

TRACT "L-1"
(L&E, L&E, I.E. & E)
4,186,002 S.F. (95,194 AC)



INSTRUMENT NUMBER 20180007231

SHEET 13 OF 27

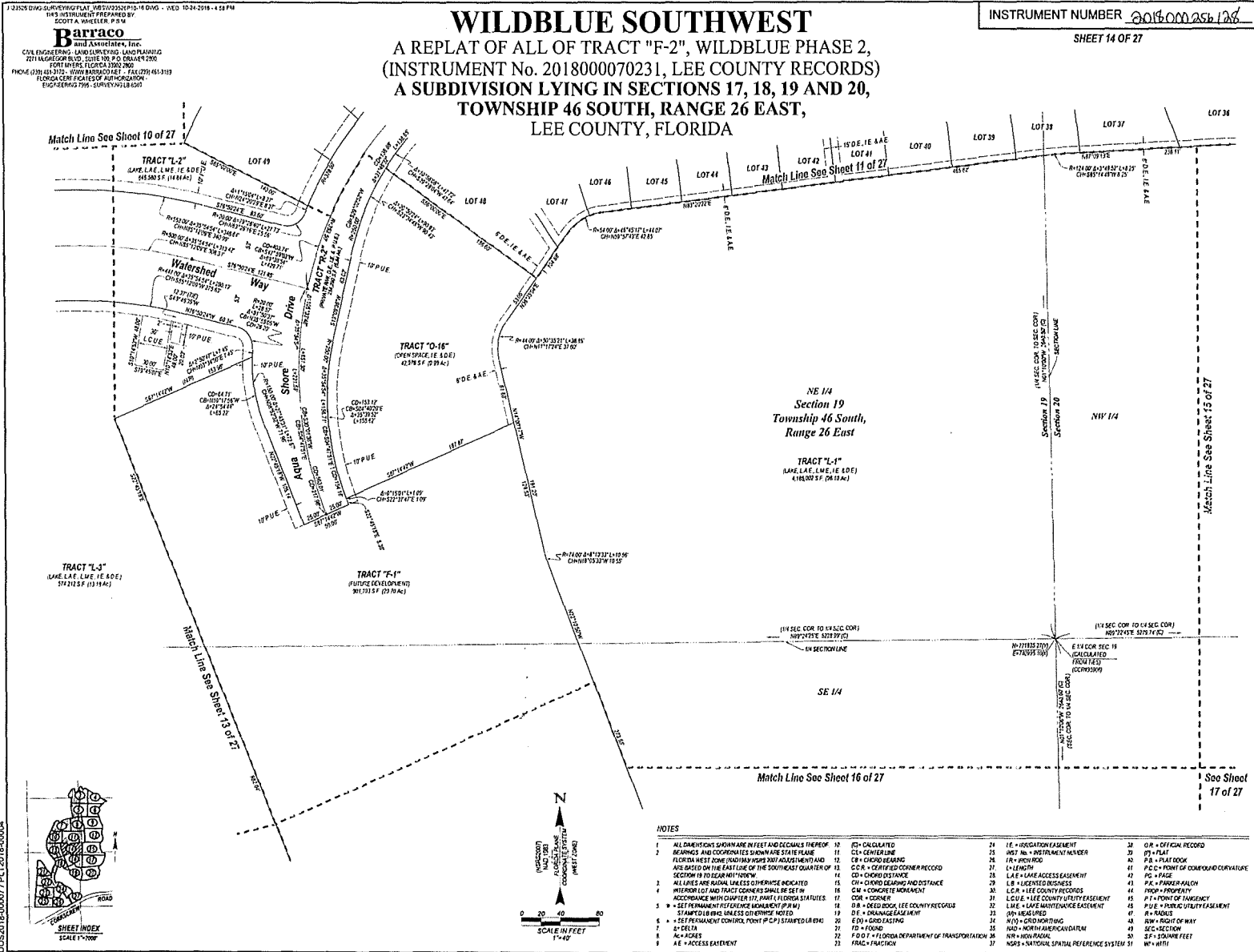


- NOTES**
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE, FLORIDA 83 STATE COORDINATE SYSTEM AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19 TO BE 661700.00 W.
 2. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
 3. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 171, PART I, FLORIDA STATUTES.
 4. SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPEL OR END CORNER SET OTHERWISE INDICATED.
 5. SET PERMANENT CONTROL POINT (P.C.P.) STAMPEL OR END CORNER SET OTHERWISE INDICATED.
 6. ALL ACRES.
 7. ALL ACCESS EASEMENTS.
 8. ALL CALCULATED.
 9. ALL CENTER LINES.
 10. ALL CHORD BEARINGS.
 11. C.C.R. = CERTIFIED CORNER RECORD.
 12. CD = CHORD DISTANCE.
 13. CD = CHORD BEARING AND DISTANCE.
 14. CM = CONCRETE MONUMENT.
 15. CDR = CONCRETE ROD.
 16. DB = DEED BOOK, LEE COUNTY RECORDS.
 17. DE = DRAINAGE EASEMENT.
 18. E.O. = EASEMENT.
 19. FD = F.O.D.
 20. F.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION.
 21. FRAC = FRACTION.
 22. IE = IRRIGATION EASEMENT.
 23. MET. IN. = METAL INCH SCREW.
 24. IR = IRON ROD.
 25. L = LENGTH.
 26. LAE = LAKE ACCESS EASEMENT.
 27. LB = LICENSED BUSINESS.
 28. L.C.P. = LEE COUNTY RECORDS.
 29. L.C.D.E. = LEE COUNTY UTILITY EASEMENT.
 30. L.M.E. = LAKE MAINTENANCE EASEMENT.
 31. M = MEASURED.
 32. M.D. = GRID BORNINGS.
 33. NAD = NORTH AMERICAN DATUM.
 34. NRS = NON RADIAL.
 35. NRS = NATIONAL SPATIAL REFERENCE SYSTEM.
 36. OR = OFFICIAL RECORD.
 37. PI = PLAT.
 38. PR = PLAT BOOK.
 39. P.C. = POINT OF COMMENCEMENT.
 40. P.O. = POINT.
 41. P.K. = PARTNER CALCULATED.
 42. PROP. = PROPRIETARY.
 43. P.T. = POINT OF TANGENCY.
 44. P.U.E. = PUBLIC UTILITY EASEMENT.
 45. R = RADII.
 46. RW = RIGHT OF WAY.
 47. SEC. = SECTION.
 48. SF = SQUARE FEET.
 49. WI = WITH.



WILDBLUE SOUTHWEST
 A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
 (INSTRUMENT No. 20180007231, LEE COUNTY RECORDS)
 A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
 TOWNSHIP 46 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
Barraco
 and Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 2071 MONROE BLVD., SUITE 100, P.O. DRAWER 2000
 FORT MYERS, FLORIDA 33922-7800
 PHONE (239) 461-3123 - WWW.BARRACO.COM - FAX (239) 461-3103
 FLORIDA CERTIFICATE OF AUTHORITY 17044
 EXPIRES 08/31/2025 - SURVEYING LICENSE 6404



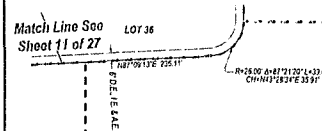
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THIS INSTRUMENT PREPARED BY
Barraco
and Associates, Inc.
CIVIL ENGINEERING, LAND SURVEYING, LAND PLANNING
2071 INDEPENDENT BLVD., SUITE 100, P.O. DRAWING ROOM,
FORT MYERS, FLORIDA 33902-2909
PHONE (239) 441-3100 WWW.BARRACO.NET FAX (239) 441-3103
FLORIDA CERT. NO. 12457 ENGINEERING
FLORIDA CERT. NO. 12457 SURVEYING

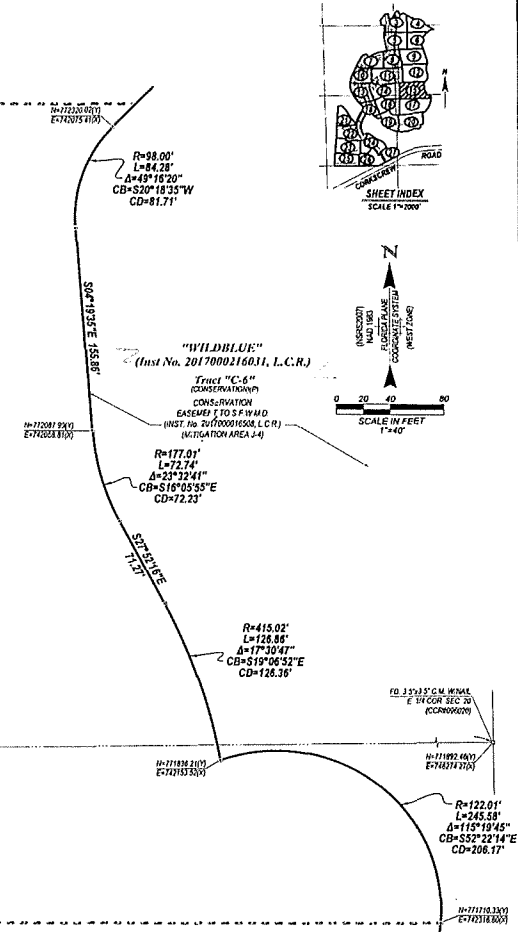
WILDBLUE SOUTHWEST

A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
(INSTRUMENT No. 201800070231, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2018000256126
SHEET 15 OF 27



TRACT "L-1"
(AGE, L.I.E., L.M.E., T.E. & D.E.)
4,165,002 S.F. (94.10 AC.)
N1/4
Section 20
Township 46 South,
Range 26 East



NOTES

1 ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.	10 C/C = CALCULATED	24 I.E. = IRIGATION EASEMENT	32 O/R = OFFICIAL RECORD
2 BEARINGS AND COORDINATES SHOWN ARE STATE PLANE.	11 C/L = CENTERLINE	25 INST. NO. = INSTRUMENT NUMBER	33 P/P = PLAT
3 FLORIDA WEST ZONE (NAD 83) MORE POINT ADJUSTMENT AND	12 C/R = CHORD BEARING	26 I/P = INSTRUMENT	34 P/B = PLAT BOOK
4 ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF	13 C/C.R. = CERTIFIED CORNER RECORD	27 L = LENGTH	35 P/C.C. = POINT OF COMPOUND CURVATURE
5 SECTION 19 TO BEARINGS 105.95'.	14 C/D = CHORD DISTANCE	28 L.A.E. = LAKE ACCESS EASEMENT	36 P/F = PAGE
6 ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.	15 C/B = CHORD BEARING AND DISTANCE	29 L.R. = LICENSED ENGINEER	37 P.R. = PARKER RALPH
7 INTENTION LOT AND TRACT CORNERS SHALL BE SET IN	16 C.M. = CONCRETE MONUMENT	30 L.C.R. = LEE COUNTY RECORDS	38 P/R/P = PROPERTY
8 ACCORDANCE WITH CHAPTER 171, PART 1, FLORIDA STATUTES.	17 C/S = CONCRETE	31 L.C.E. = LEE COUNTY UTILITY EASEMENT	39 P/T = POINT OF TANGENCY
9 * = SET PERMANENT REFERENCE MONUMENT (P.R.M.)	18 D.B. = DEED BOOK, LEE COUNTY RECORDS	32 L.M.E. = LAKE MAINTENANCE EASEMENT	40 P.U.E. = PUBLIC UTILITY EASEMENT
10 * = SET PERMANENT REFERENCE MONUMENT (P.R.M.)	19 D.E. = DRIVEWAY EASEMENT	33 (M) = MARKED	41 R = RADIUS
11 * = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 9940	20 E/O = CROSS EASTING	34 N/T/O = GRID NORTHING	42 R/W = RIGHT OF WAY
12 D = DEED	21 F/D = FOUND	35 NAD = NORTH AMERICAN DATUM	43 SEC = SECTION
13 AC = ACRES	22 F.O.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	36 NSR = NORTH SOUTHERN	44 S.F. = SQUARE FEET
14 A.E. = ACCESS EASEMENT	23 FRAC = FRACTION	37 NSRS = NATIONAL SPATIAL REFERENCE SYSTEM	45 W* = WIDTH

201800070231.PLT 2018-08-04

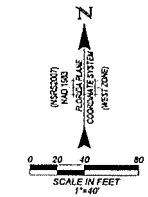
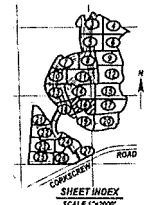
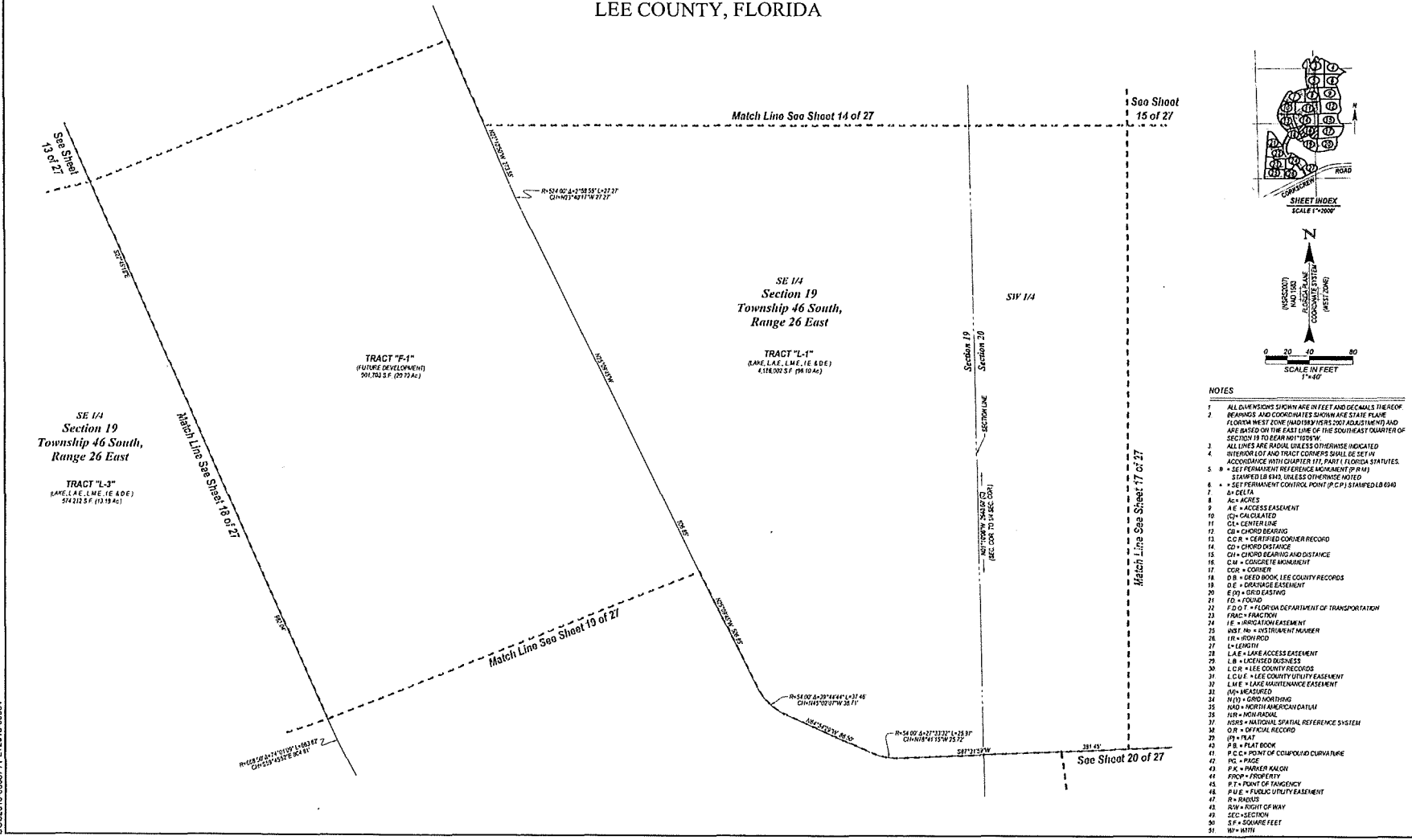
J:\2329\GWS\SURVEYING\PLAT_18512\2350\FIG-16 CIVIL - MON 9/24/2018 - 3:35 PM
 THIS INSTRUMENT PREPARED BY
 SCOTT A. WHEELER, P.E.
Baraco
 REALTORS ASSOCIATES, INC.
 CIVIL ENGINEERING, LAND SURVEYING, LAND PLANNING
 2271 MAGNOLIA BLVD., SUITE 100, P.O. DRAWER 2900,
 FORT MYERS, FLORIDA 33903-2900
 PHONE (877) 461-3110 - WITH BARRACOA.NET - FAX (877) 461-3119
 FLORIDA CERTIFICATES OF AUTHORIZATION:
 ENGINEERING 7995 - SURVEYING 18-6940

WILDBLUE SOUTHWEST

A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
 (INSTRUMENT No. 2018000070231, LEE COUNTY RECORDS)
 A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
 TOWNSHIP 46 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA

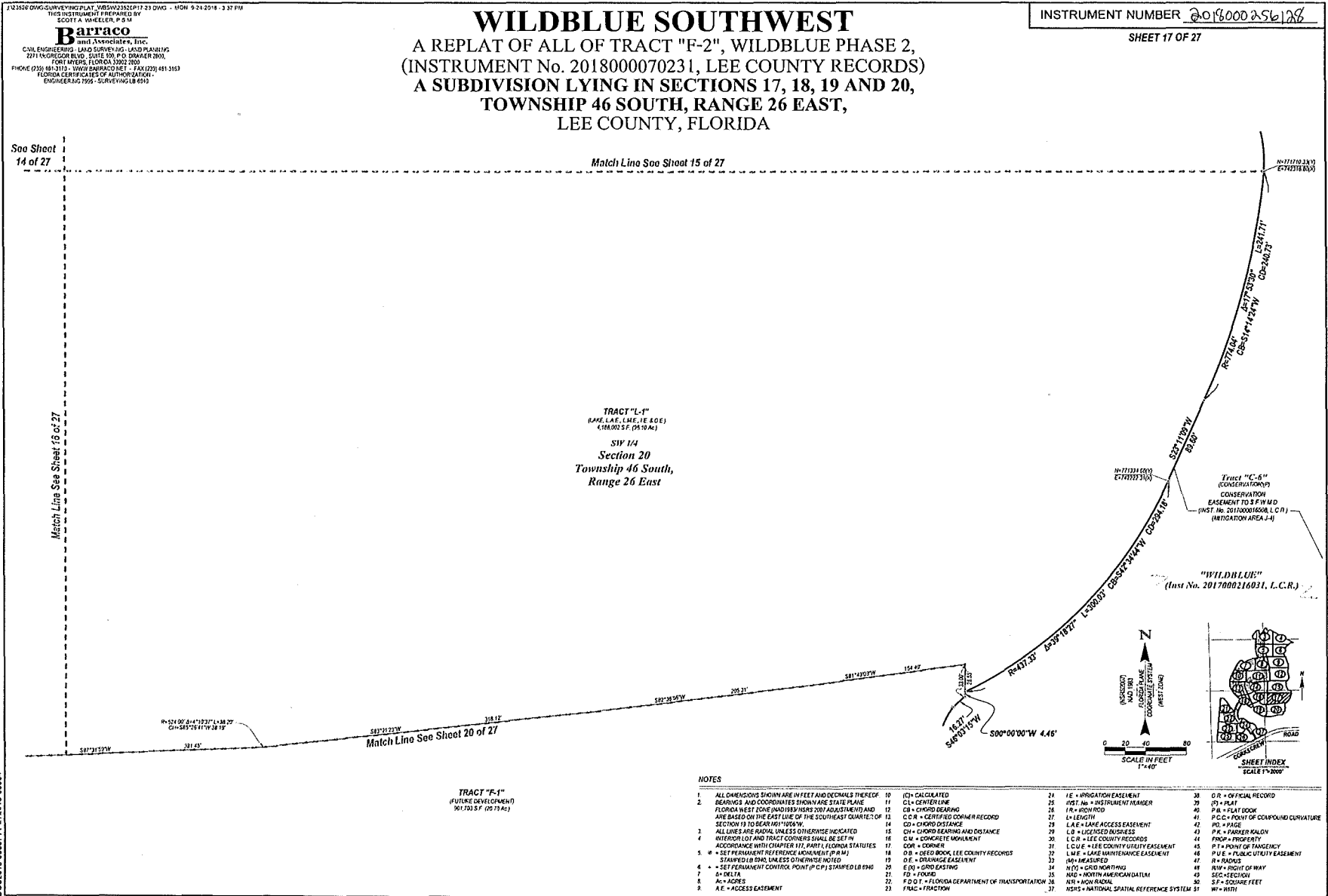
INSTRUMENT NUMBER 201800025128

SHEET 16 OF 27



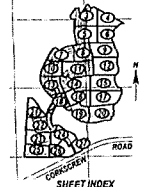
- NOTES**
- 1 ALL DIMENSIONS SUCH AS IN FEET AND DECIMALS THEREOF
 - 2 BEARINGS AND COORDINATES SHOWN ARE STATE PLANE
 - 3 PLANNING WEST ZONE (NAD 83) UNLESS NOTICED OTHERWISE AND
 - 4 ARE BASED ON THE EAST LINE OF THE SOUTH EAST QUARTER OF
 - 5 SECTION 18 TO BEAR NORTH
 - 6 ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
 - 7 INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN
 - 8 ACCORDANCE WITH CHAPTER 171, PART 1, FLORIDA STATUTES.
 - 9 S = SET PERMANENT REFERENCE MONUMENT (P.P.M.)
 - 10 STAMPED LB 842 UNLESS OTHERWISE NOTED
 - 11 * = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 840
 - 12 Δ = DELTA
 - 13 AC = ACRES
 - 14 AE = ACCESS EASEMENT
 - 15 CA = CALCULATED
 - 16 CL = CENTERLINE
 - 17 CB = CHORD BEARING
 - 18 C.C.R. = CERTIFIED CHAIN RECORD
 - 19 CD = CHORD DISTANCE
 - 20 CH = CHORD BEARING AND DISTANCE
 - 21 CM = CONCRETE MONUMENT
 - 22 COB = CORNER
 - 23 D.B. = DEED BOOK, LEE COUNTY RECORDS
 - 24 D.E. = DRAINAGE EASEMENT
 - 25 (D) = GRID EASTING
 - 26 FD = FOUND
 - 27 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - 28 FRAC = FRACTION
 - 29 IE = IRRIGATION EASEMENT
 - 30 INT. N. = INSTRUMENT NUMBER
 - 31 IR = IRON ROD
 - 32 L = LENGTH
 - 33 L.A.E. = LAKE ACCESS EASEMENT
 - 34 L.B. = LICENSED BUSINESS
 - 35 L.C.R. = LEE COUNTY RECORDS
 - 36 L.C.U.E. = LEE COUNTY UTILITY EASEMENT
 - 37 L.M.E. = LAKE MAINTENANCE EASEMENT
 - 38 (M) = MEASURED
 - 39 M.D. = GRID NORTHING
 - 40 M.S. = METRIC ANGULAR MEASUREMENT
 - 41 N.S.R. = NON RADIAL
 - 42 N.T.S. = NATIONAL SPATIAL REFERENCE SYSTEM
 - 43 O.R. = OFFICIAL RECORD
 - 44 (P) = PLAT
 - 45 P.C. = POINT OF CURVATURE
 - 46 P.D. = RISE
 - 47 P.K. = MARKER KALON
 - 48 PRCP = PROPERTY
 - 49 P.T. = POINT OF TANGENCY
 - 50 P.U.E. = PUBLIC UTILITY EASEMENT
 - 51 P.RADIUS
 - 52 R.W. = RIGHT OF WAY
 - 53 SEC = SECTION
 - 54 S.F. = SQUARE FEET
 - 55 W = WIDTH

D052018-00007 / PL 12018-00004



J:\2018\DWG\SURVEYING\PLAT_201800072318.DWG - MON, 9/24/2018 - 3:17 PM
THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.S.M.

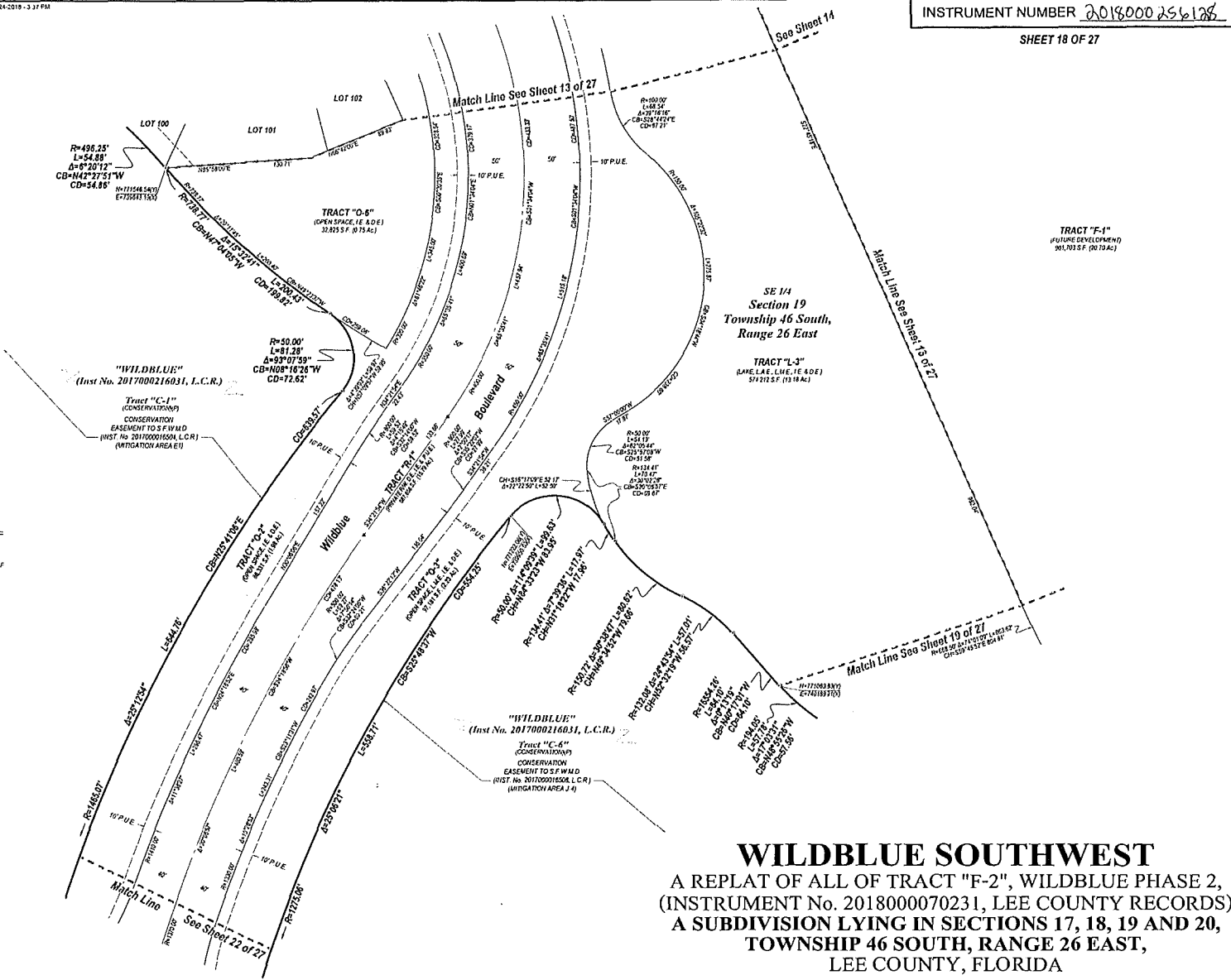
Barraco
and Associates, Inc.
CIVIL ENGINEERING, LAND SURVEYING, LAND PLANNING
2771 INDEPENDENCE BLVD., SUITE 100, P.O. DRAWER 2800
FORT LAUDERDALE, FLORIDA 33304
PHONE (352) 481-3100 WWW.BARRACO.COM FAX (352) 481-3169
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7795 - SURVEYING LB 7313



NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANT
- FLORIDA BEST ZONE (NAD83) COORDINATE ADJUSTMENTS AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19 TO BEARINGS "B" AND "C"
- ALL LINES ARE RACIAL UNLESS OTHERWISE INDICATED
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 191, PART 1, FLORIDA STATUTES
- SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPEDBL IN THIS UNLESS OTHERWISE NOTED
- SET PERMANENT CONTROL POINT (C.P.) STAMPEDBL IN THIS UNLESS OTHERWISE NOTED
- DELTA
- ACCESS
- AE = ACCESS EASEMENT
- GC = CALCULATED
- CL = CENTER LINE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CC = CHORD BEARING AND DISTANCE
- CM = CONCRETE MONUMENT
- CR = CORNER
- DR = DEED BOOK, LEE COUNTY RECORDS
- DE = DRAINAGE EASEMENT
- ED = GRID EASTING
- FD = FOUND
- F.D.D. = FLORIDA DEPARTMENT OF TRANSPORTATION
- FR = FRACTION
- IE = IRRIGATION EASEMENT
- INT. IN. = INSTRUMENT NUMBER
- IR = IRON ROD
- L = LENGTH
- LAE = LANE ACCESS EASEMENT
- LB = LICENSED BUSINESS
- LCR = LEE COUNTY RECORDS
- LCU = LEE COUNTY UTILITY EASEMENT
- LNE = LANE NONINTERFERENCE EASEMENT
- MR = MESSURED
- H/P = GRID NORTHING
- NAD = NORTH AMERICAN DATUM 1983
- NAD 83 = NORTH AMERICAN DATUM 1983
- NARS = NATIONAL SPATIAL REFERENCE SYSTEM
- OR = OFFICIAL RECORD
- P = PLAT
- P.C. = POINT OF COMPOUND CURVATURE
- P.M. = PAPER
- PK = PARKER KALOH
- PRM = PROPERTY
- P.T. = POINT OF TANGENCY
- PUE = PUBLIC UTILITY EASEMENT
- R = RADII
- RW = RIGHT OF WAY
- SEC = SECTION
- SF = SQUARE FEET
- W = WIDTH

INSTRUMENT NUMBER 201800072318
SHEET 18 OF 27



WILDBLUE SOUTHWEST
A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
(INSTRUMENT No. 201800070231, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

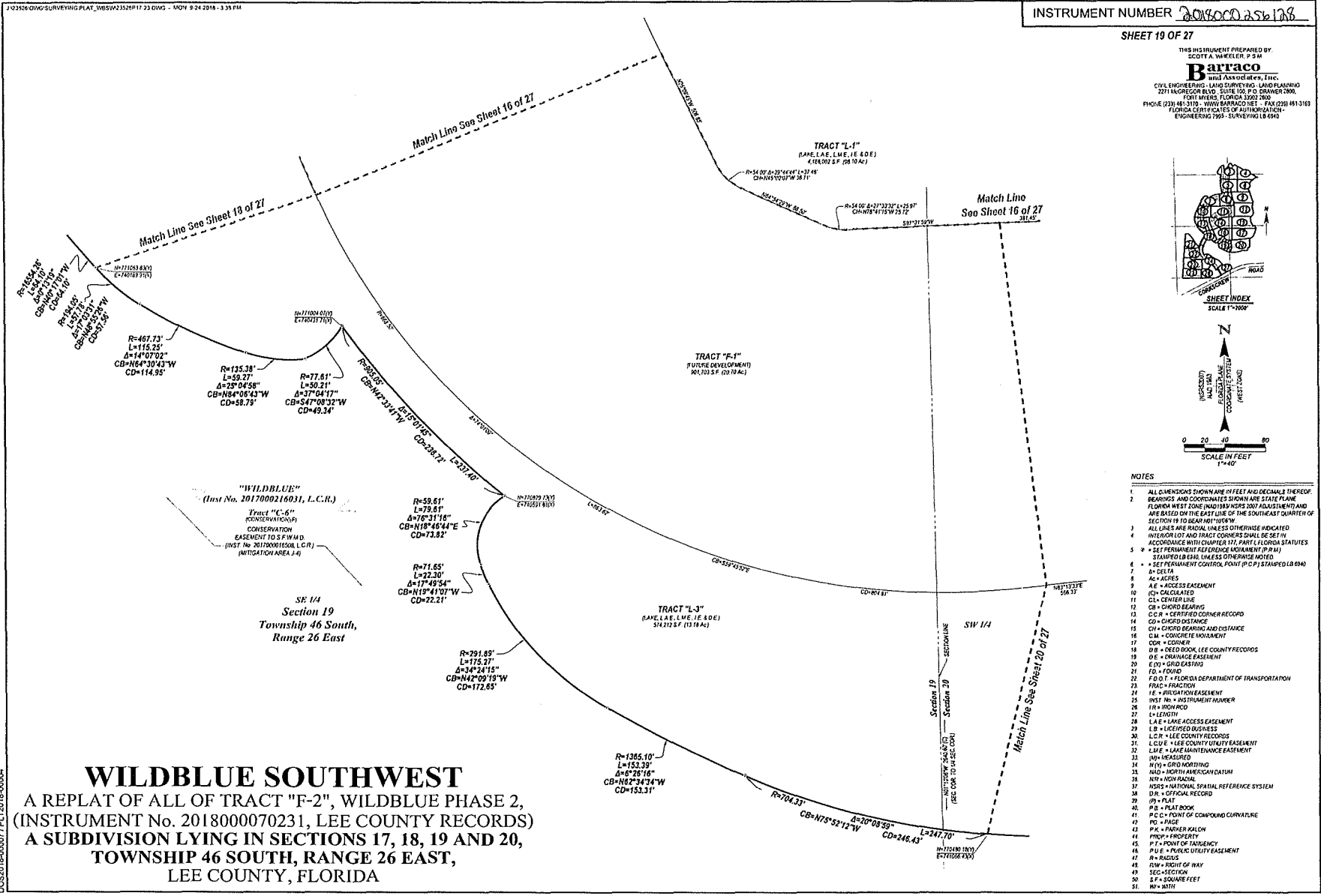
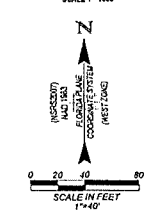
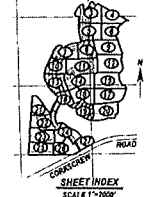
DCS2018-08007 / PL 2018-08004

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INSTRUMENT NUMBER **20180007 PLT 2018-00004**

SHEET 19 OF 27

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.S.M.
Barraco
LAND SURVEYING, INC.
CIVIL ENGINEERING, LAND SURVEYING, LAND PLANNING
2271 ANGLETON BLVD., SUITE 100, FLD DRAWER 1200,
FORT MYERS, FLORIDA 33902-2800
PHONE (813) 483-3119 - WWW.BARRACOSURVEYING.COM FAX (813) 483-1183
FLORIDA CERTIFICATE OF REGISTRATION
ENGINEERING 7265 - SURVEYING 18 640



- NOTES
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE.
 - PLANS WEST (LINE AND/OR BEARING) ARE ASSESSMENTS AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19 TO BEAR 101°00'00"W.
 - ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
 - INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES.
 - * SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 616 UNLESS OTHERWISE NOTED.
 - * SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 840.
 - Δ = DELTA
 - AC = ACRES
 - AE = ACCESS EASEMENT
 - ICM = CALCULATED
 - CL = CENTER LINE
 - CB = CHORD BEARING
 - CC = CERTIFIED CORNER RECORD
 - CD = CHORD DISTANCE
 - CH = CHORD BEARING AND DISTANCE
 - CM = CONCRETE MONUMENT
 - CON = CONCRETE
 - DB = DEED BOOK, LEE COUNTY RECORDS
 - DE = DRAINAGE EASEMENT
 - EO = EROSION EASEMENT
 - FD = FOUND
 - F.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FRAC = FRACTION
 - IE = IRREGULAR EASEMENT
 - INST. NO. = INSTRUMENT NUMBER
 - IR = IRON ROD
 - L = LENGTH
 - L.A.E. = LANE ACCESS EASEMENT
 - LE = LICENSED BUSINESS
 - L.C.R. = LEE COUNTY RECORDS
 - L.C.U.E. = LEE COUNTY UTILITY EASEMENT
 - L.M.E. = LANE MAINTENANCE EASEMENT
 - MEASURED
 - MO = MORTGAGE
 - MO = NORTH AMERICAN DATUM
 - NR = NON RADIAL
 - NSD = NATIONAL SPATIAL REFERENCE SYSTEM
 - D.R. = OFFICIAL RECORD
 - IP = PLAT
 - P.B. = PLAT BOOK
 - P.C.P. = POINT OF COMPASS CURVATURE
 - PD = PAGE
 - P.K. = PARKER KALON
 - PROP. = PROPERTY
 - P.V. = POINT OF VANGUARDY
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R = RADIUS
 - RW = RIGHT OF WAY
 - SEC = SECTION
 - S.F. = SQUARE FEET
 - W = WITH

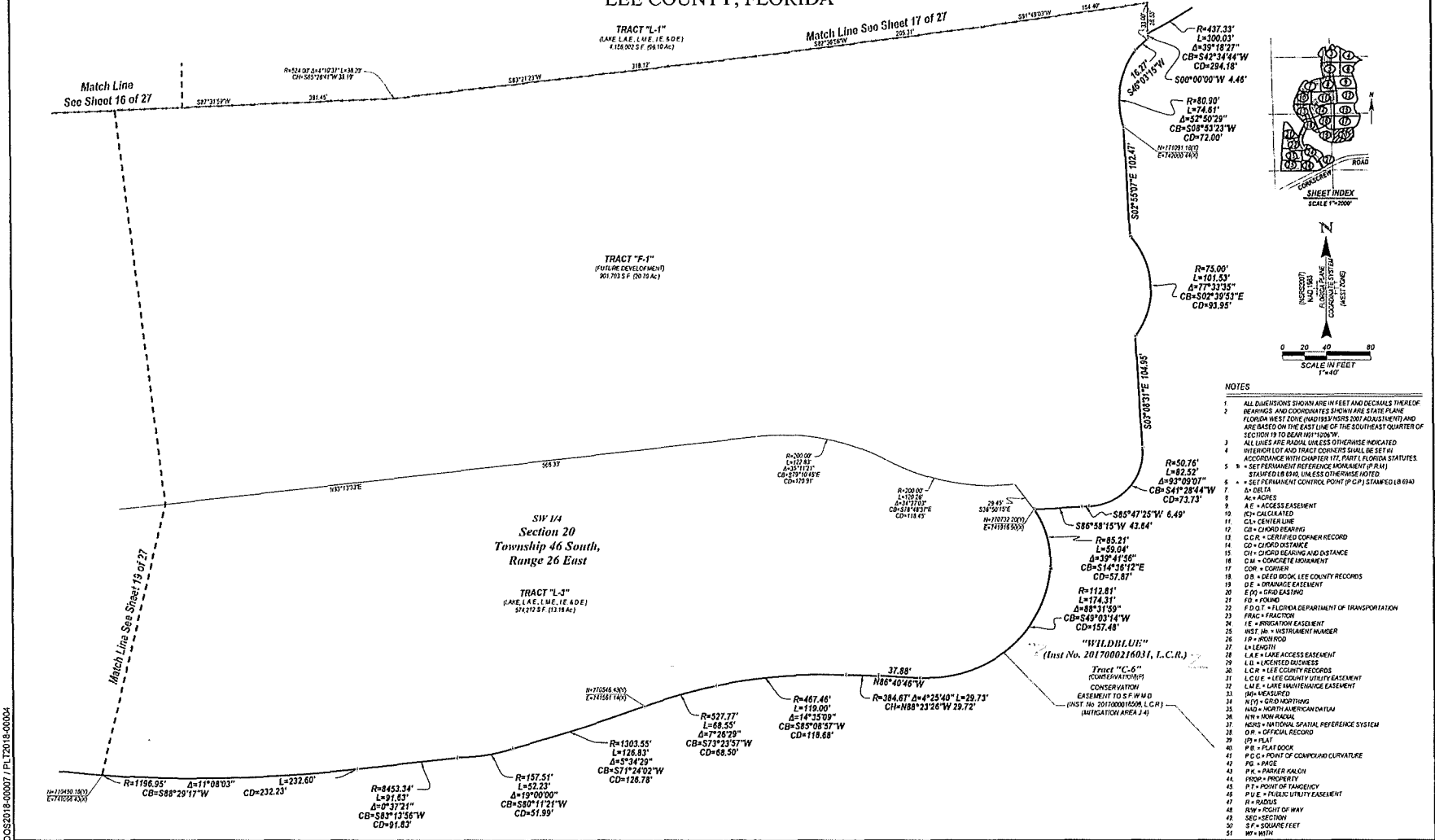
WILDBLUE SOUTHWEST
 A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
 (INSTRUMENT No. 201800070231, LEE COUNTY RECORDS)
 A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
 TOWNSHIP 46 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA

1:23522203 SURVEYING PLAT, WBS\33312123.DWG - MON 9-24-2018 - 3:38 PM
 THIS INSTRUMENT PREPARED BY
 SCOTT A. WHEELER P.E. # 544
Barraco
 and Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 3274 WOODROW BLVD., SUITE 100, FORT WALKER, FLORIDA 32002
 FORT WALKER, FLORIDA 32002-2902
 PHONE (904) 451-3100 - WWW.BARRACO.COM - FAX (904) 451-3143
 FLORIDA CERTIFICATES OF AUTHORIZATION:
 ENGINEERING 755 - SURVEYING LB 4915

WILDBLUE SOUTHWEST

A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
 (INSTRUMENT No. 2018000070231, LEE COUNTY RECORDS)
 A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
 TOWNSHIP 46 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 201800070231
 SHEET 20 OF 27

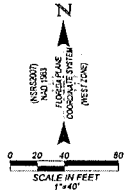
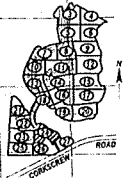


- NOTES
- 1 ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
 - 2 BEARINGS AND COORDINATES SHOWN ARE STATE PLANE
 - 3 FLORIDA WEST ZONE (NAD83) NORS 2011 ADJUSTMENT AND
 - 4 ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF
 - 5 SECTION 19 TO CORNER 17/200W.
 - 6 ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
 - 7 HYPERBOLIC AND TRACT CURVES SHALL BE SET IN
 - 8 ACCORDANCE WITH CHAPTER 117, PART I, FLORIDA STATUTES.
 - 9 * = SET PERMANENT REFERENCE MONUMENT (P.R.M.)
 - 10 STAMPED IN IRON, UNLESS OTHERWISE NOTED
 - 11 * = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED IN IRON
 - 12 * = SET
 - 13 AC = ACRES
 - 14 AE = ACCESS EASEMENT
 - 15 RC = CALCULATED
 - 16 CL = CENTER LINE
 - 17 CR = CHORD BEARING
 - 18 C.C.R. = CERTIFIED CORNER RECORD
 - 19 CD = CHORD DISTANCE
 - 20 CH = CHORD BEARING AND DISTANCE
 - 21 CM = CONCRETE MONUMENT
 - 22 COR = CORNER
 - 23 O.B. = OBEY BOKS, LEE COUNTY RECORDS
 - 24 DE = DEPARTMENT EASTMENT
 - 25 E.O. = ERIE EASTMENT
 - 26 FO = FOUND
 - 27 F.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - 28 FRAC = FRACTION
 - 29 IE = IRON ROD
 - 30 INET IN = INSTRUMENT NUMBER
 - 31 IP = IRON ROD
 - 32 L=LENGTH
 - 33 L.A.E. = LAKE ACCESS EASEMENT
 - 34 L.E. = LAKE ACCESS EASEMENT
 - 35 L.E. = LICENSED ADDRESS
 - 36 L.C.R. = LEE COUNTY RECORDS
 - 37 L.C.U.E. = LEE COUNTY UTILITY EASEMENT
 - 38 L.M.E. = LAKE MAINTENANCE EASEMENT
 - 39 UN=UNASSURED
 - 40 N.T. = GRID NORTHING
 - 41 NAD = NORTH AMERICAN DATUM
 - 42 N.T. = NON RADIAL
 - 43 NORS = NATIONAL SPATIAL REFERENCE SYSTEM
 - 44 O.R. = OFFICIAL RECORD
 - 45 IP = PLAT
 - 46 P.E. = PLAT BOOK
 - 47 P.C. = POINT OF COMMENCEMENT
 - 48 P.O. = PAGE
 - 49 P.K. = PARKER KALOH
 - 50 PROP. = PROPERTY
 - 51 P.P. = POINT OF INTERSECTION
 - 52 P.U.E. = PUBLIC UTILITY EASEMENT
 - 53 R = RADII
 - 54 R.W. = RIGHT OF WAY
 - 55 S.E. = SECTION
 - 56 S.F. = SQUARE FEET
 - 57 W.P. = WITH

■

J:\0329\DWG\SURVEYING\PLAT_1805\2023\DWG_27.DWG - MON 9/24/2018 - 3:41 PM
 THIS INSTRUMENT PREPARED BY
 SCOTT A. WHEELER, P.S.M.

Barraco
 WILL ASKOVICH, INC.
 CIVIL ENGINEER-NO. LAND SURVEYING-LAND PLANNING
 2271 INDEPENDENCE BLVD. SUITE 100 P.O. DRAWER 2000
 FORT MYERS, FLORIDA 33902-2000
 PHONE (239) 461-3115 WWW.BARRACO.NET - FAX (239) 461-3169
 FLORIDA CERTIFICATES OF AUTHORIZATION:
 ENGINEERING 1995 - SURVEYING LB 6240



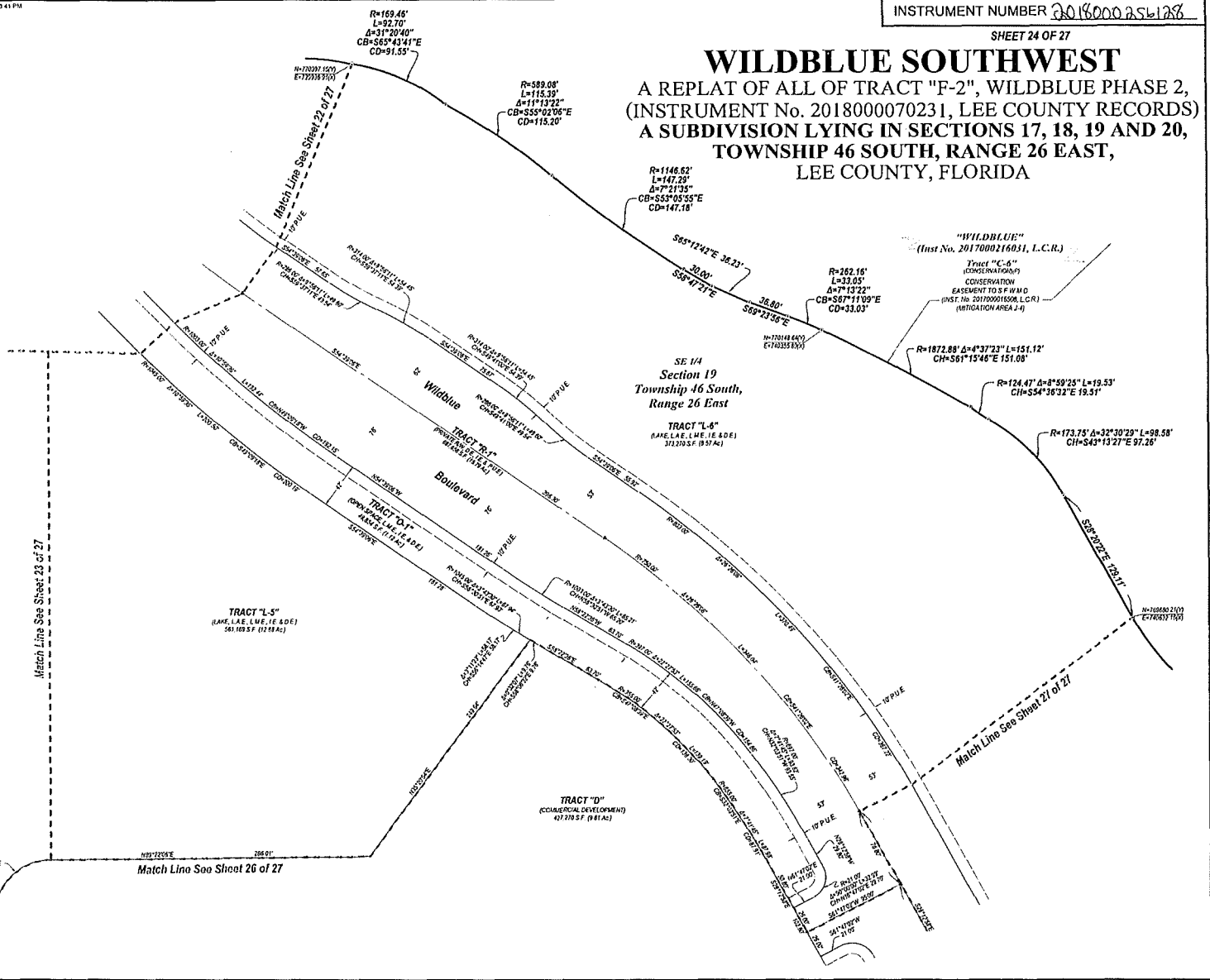
NOTES

- 1 ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 2 BEARINGS AND COORDINATES SHOWN ARE STATE PLANE.
- 3 FLOOD HAZARD ZONE (HAZARDOUS ZONE) ADJUSTMENTS AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19 TO BEARINGS IN THIS PLAN.
- 4 ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- 5 INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 187, PART 1, FLORIDA STATUTES.
- 6 * SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPEL OR SIGN UNLESS OTHERWISE NOTED.
- 7 * SET PERMANENT CONTROL POINT (P.C.P.) STAMPEL (L. 1542).
- 8 Δ = DELTA
- 9 M = MESS
- 10 AE = ACCESS EASEMENT
- 11 CH = CHALKED
- 12 CL = CENTER LINE
- 13 CA = CONCRETE ALIQUOT
- 14 CD = CHORD DISTANCE
- 15 CH = CHORD BEARING AND DISTANCE
- 16 CM = CONCRETE MONUMENT
- 17 COR = CORNER
- 18 DB = DEED BOOK, LEE COUNTY RECORDS
- 19 DE = DRAINAGE EASEMENT
- 20 D = DIMENSION
- 21 FD = FOUND
- 22 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- 23 FRAC = FRACTION
- 24 EE = ERECTION EASEMENT
- 25 MET No. = METEOROLOGICAL NUMBER
- 26 IR = IRON ROD
- 27 L = LENGTH
- 28 LAE = LAKE ACCESS EASEMENT
- 29 LB = LAKESIDE BUSINESS
- 30 LCR = LEE COUNTY RECORDS
- 31 L.C.U.E. = LEE COUNTY UTILITY EASEMENT
- 32 L.A.E. = LAKE ACCESS EASEMENT
- 33 MH = MEASURED
- 34 NTS = GRID NORTHING
- 35 NAD 83 NORTH AMERICAN DATUM
- 36 NR = NON RADIAL
- 37 NGRS = NATIONAL SPATIAL REFERENCE SYSTEM
- 38 DR = OFFICIAL RECORD
- 39 PL = PLAT
- 40 P.D. = POINT OF COMPOUND CURVATURE
- 41 PD = PILE
- 42 PK = PARKER KALON
- 43 PPD = PROPERTY
- 44 PT = POINT OF TANGENCY
- 45 PUE = PUBLIC UTILITY EASEMENT
- 46 R = RADII
- 47 RW = RIGHT OF WAY
- 48 SEC = SECTION
- 49 SF = SQUARE FEET
- 50 W = WIDTH

INSTRUMENT NUMBER 20180007231

SHEET 24 OF 27

WILDBLUE SOUTHWEST
 A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
 (INSTRUMENT No. 201800070231, LEE COUNTY RECORDS)
 A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
 TOWNSHIP 46 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA



"WILDBLUE"
 (Inst. No. 2017000216031, L.C.R.)

Tract "C-6"
 (CONSERVATION)
 CONSERVATION
 EASEMENT TO S.F.W.M.O.
 (INST. No. 201700016508, L.C.R.)
 (REGULATION AREA J-4)

SE 1/4
 Section 19
 Township 46 South,
 Range 26 East

TRACT "L-4"
 (AREA, L.A.E., L.M.E., I.E. 8.0E.)
 312,209 S.F. (9.1 AC)

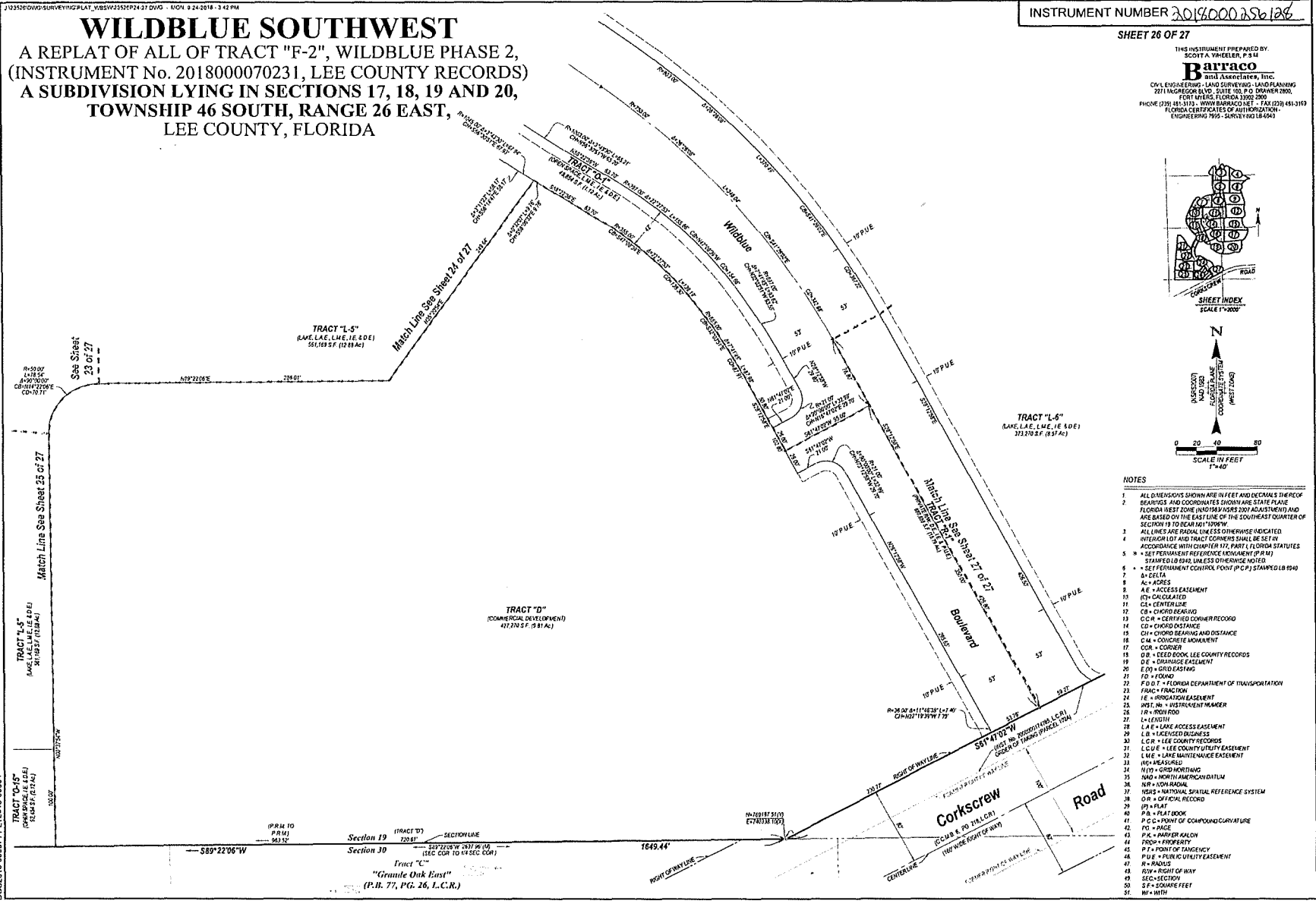
TRACT "L-5"
 (AREA, L.A.E., L.M.E., I.E. 8.0E.)
 581,169 S.F. (13.3 AC)

TRACT "D"
 (CONSERVATION EASEMENT)
 47,270 S.F. (1.1 AC)

See Sheet
 25 of 27

Match Line See Sheet 26 of 27

Match Line See Sheet 27 of 27



1103520.DWG SURVEYING PLAT, VBSW2355P2437.DWG, MON, 8/24/2018, 3:42 PM

WILDBLUE SOUTHWEST

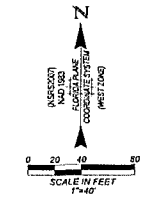
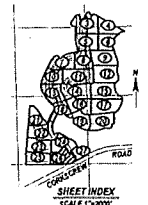
A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2,
(INSTRUMENT No. 201800070231, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 201800075128

SHEET 26 OF 27

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.S. 44

Barraco
BARRACO & ASSOCIATES, INC.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2771 MAGREGOR BLVD., SUITE 100, P.O. DRAWER 2000,
FORT WORTH, FLORIDA, 33020-2000
PHONE (972) 381-3113 - WWW.BARRACO.NET - FAX (972) 451-3193
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 1995 - SURVEYING LB 4943



- NOTES**
- 1 ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
 - 2 BEARINGS AND COORDINATES SHOWN ARE STATE PLANE
 - 3 FLORIDA FEET ZONE (NAD 83) (HORS 2011 ADJUSTMENT) AND ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 19 TO CORNER WITH TRACT "D"
 - 4 ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
 - 5 INTERSECTION AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 107, PART 1, FLORIDA STATUTES
 - 6 * SET PERMANENT REFERENCE MONUMENT (P.P.M.) STAMPED TO BEAD, UNLESS OTHERWISE NOTED
 - 7 * SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 940
 - 8 * ACRES
 - 9 AE = ACCESS EASEMENT
 - 10 CH = CHAINED
 - 11 CL = CENTERLINE
 - 12 CB = CHORD BEARING
 - 13 C.C.R. = CERTIFIED CORNER RECORD
 - 14 CD = CHORD DISTANCE
 - 15 CH = CHORD BEARING AND DISTANCE
 - 16 CM = CONCRETE MONUMENT
 - 17 COR = CORNER
 - 18 OD = DEED BOOK, LEE COUNTY RECORDS
 - 19 DE = DRAINAGE EASEMENT
 - 20 E = EGRESS EASEMENT
 - 21 FC = FOUND
 - 22 F.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - 23 FRAC = FRACTION
 - 24 IE = IRRIGATION EASEMENT
 - 25 INT. N. = INTERSECT MARKER
 - 26 IR = IRON ROD
 - 27 L = LENGTH
 - 28 LAE = LAKE ACCESS EASEMENT
 - 29 LB = LICENSED BUSINESS
 - 30 L.C.R. = LEE COUNTY RECORDS
 - 31 L.C.U.E. = LEE COUNTY UTILITY EASEMENT
 - 32 L.A.E. = LAKE MAINTENANCE EASEMENT
 - 33 M = MEASURED
 - 34 NTD = GRID NORTHINGS
 - 35 NAD = NORTH AMERICAN DATUM
 - 36 N.P. = NON RADIAL
 - 37 NED = NATIONAL SPATIAL REFERENCE SYSTEM
 - 38 OR = OFFICIAL RECORD
 - 39 IP = PLAT
 - 40 P.B. = PLAT BOOK
 - 41 P.C. = POINT OF COMPOUND CURVATURE
 - 42 PO = POLE
 - 43 P.M. = MARKER PAVEN
 - 44 PND = PROPERTY
 - 45 P = POINT OF TANGENCY
 - 46 P.U.E. = PUBLIC UTILITY EASEMENT
 - 47 R = RADIAL
 - 48 RSW = RIGHT OF WAY
 - 49 SEC = SECTION
 - 50 SF = SQUARE FEET
 - 51 W = WITH

DCS2018-00007 / PL2018-00004

J:\23526\DWG\SURVEYING\PLAT_WBSW2\23526P01.DWG - THU, 10-24-2019 - 2:55 PM
THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 481-3170 - WWW.BARRACO.NET - FAX (239) 481-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

WILDBLUE SOUTHWEST PHASE 2

A REPLAT OF TRACTS "F-1" AND "F-2", WILDBLUE SOUTHWEST,
(INSTRUMENT No. 2018000256128, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN SECTIONS 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2019000250230

SHEET 1 OF 10

NOTE (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS):

THIS ENTIRE PLAT IS AFFECTED BY THE FOLLOWING:

EASEMENTS AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WILDBLUE RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017000216032, AMENDMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201800020448, SUPPLEMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2018000115826, ASSIGNMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2018000115827 AND AMENDMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2018000139289, PUBLIC RECORDS OF LEE COUNTY, FLORIDA WHICH INCLUDE THE FOLLOWING:

SEE THE FOLLOWING PARAGRAPHS FOR EASEMENTS CONTAINED IN THE DECLARATION:

- 7.1 - EASEMENTS TO USE COMMON AREAS
- 7.2 - EASEMENTS FOR UTILITIES
- 7.3 - EASEMENT FOR ENCROACHMENT AND OVERHANG
- 7.4 - EASEMENT FOR LAKE MAINTENANCE
- 7.5 - RIGHT OF ENTRY
- 7.6 - ADDITIONAL EASEMENTS (SUCH GRANTS OF EASEMENT OR OTHER INSTRUMENTS AS MAY FROM TIME TO TIME BE DESIRABLE FOR THE DEVELOPMENT OF THE PROPERTY)
- 14.2 - EASEMENTS (ANY AND ALL PLATTED EASEMENTS ARE FURTHER DEDICATED, GRANTED AND RESERVED IN FAVOR OF THE MASTER ASSOCIATION FOR THE ERECTION, MAINTENANCE, REPAIR, REPLACEMENT AND RECONSTRUCTION OF ALL ENTRANCE FEATURES, WALLS, AND/OR FENCES, LIGHTING COMPONENTS, LANDSCAPE PLANTING AND IRRIGATION SYSTEMS CONSTRUCTED BY DECLARANT, AND ANY OTHER COMMON FACILITIES WHICH THE MASTER ASSOCIATION MAY LATER ELECT TO INSTALL IF SUCH COMMON FACILITIES SHALL BE APPROVED BY THE MEMBERS.
- 14.6 - CABLE AND TELECOMMUNICATIONS SYSTEMS (BLANKET EASEMENT)
- 14.7 - DECLARANT'S RIGHTS - A NON-EXCLUSIVE RIGHT TO USE ALL COMMON AREA AND ALL OTHER PORTIONS OF THE PROPERTY IN CONJUNCTION WITH AND AS PART OF ITS PROGRAM OF SALE, LEASING, CONSTRUCTION, MARKETING, AND DEVELOPMENT.

AMENITIES DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS FOR WILDBLUE AND VISTABLE BY LENNAR HOMES, LLC, UNDER INSTRUMENT NO. 2019000107264.

SEE THE FOLLOWING PARAGRAPHS FOR EASEMENTS CONTAINED IN THE DECLARATION:

- 6.7 - VISTABLE INGRESS/EGRESS EASEMENT FOR AMENITIES
- 6.8 - EASEMENT FOR BOAT LAUNCH AND MARINA

AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BY LENNAR HOMES, LLC, UNDER INSTRUMENT NO. 2019000107323.

SEE THE FOLLOWING PARAGRAPHS FOR EASEMENTS CONTAINED IN THE DECLARATION:

- 2.4 - MEMBERS RIGHTS AND EASEMENTS
- 4.3 - MEMBERS RIGHTS AND EASEMENT
- 5.24 - LAKE USE AND BOAT DOCKS
- 7.1 - UTILITIES SERVICES AND SUPPORT
- 7.2 - CABLE TELEVISION AND TELECOMMUNICATIONS SYSTEM
- 7.5 - EASEMENT FOR BOAT DOCKS AND SLIPS
- 7.6 - EASEMENT FOR LAKE
- 7.7 - EASEMENT FOR RETAINING WALL
- 7.8 - INGRESS/EGRESS EASEMENT FOR VISTABLE

NOTICE:

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND HEREIN DESCRIBED HAS CAUSED THIS PLAT OF WILDBLUE SOUTHWEST PHASE 2, A REPLAT OF TRACTS "F-1" AND "F-2", WILDBLUE SOUTHWEST, RECORDED IN INSTRUMENT No. 2018000256128, LEE COUNTY RECORDS, A SUBDIVISION LYING IN SECTIONS 19 AND 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY:

1. DEDICATE TO THE WILDBLUE MASTER PROPERTY OWNERS ASSOCIATION, INC, WITH RESPONSIBILITY FOR MAINTENANCE:
 - A) TRACTS "R-1" AND "R-2" FOR PRIVATE ROAD RIGHT OF WAY.
 - B) ALL IRRIGATION EASEMENTS (I.E.)
2. DEDICATE TO THE WILDBLUE MASTER PROPERTY OWNERS ASSOCIATION, INC, WITHOUT RESPONSIBILITY FOR MAINTENANCE:
 - A) ALL ACCESS EASEMENTS (A.E.)
3. DEDICATE TO THE AQUA SHORE AT WILDBLUE HOMEOWNERS ASSOCIATION, INC., WITH RESPONSIBILITY FOR MAINTENANCE:
 - A) TRACTS "O-1", "O-2", "O-3" AND "O-4" FOR OPEN SPACE.
4. DEDICATE TO THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT, WITH RESPONSIBILITY FOR MAINTENANCE:
 - A) ALL ACCESS EASEMENTS (A.E.) AND ALL DRAINAGE EASEMENTS (D.E.)
5. DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES AND DEPARTMENTS AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE AMENDED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES, INCLUDING INGRESS AND EGRESS BY POLICE, FIRE AND OTHER EMERGENCY SERVICES:
 - A) NON EXCLUSIVE, PERPETUAL PUBLIC UTILITY EASEMENT (P.U.E.) OVER, UNDER AND ACROSS TRACTS "R-1" AND "R-2".
 - B) ALL PUBLIC UTILITY EASEMENTS SHOWN ON PLAT.

THE PUBLIC UTILITY EASEMENT DESCRIBED IN (A) AND (B) ABOVE MAY ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION (I) SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY AND (II) SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

6. DEDICATE TO ALL PROPERTY OWNERS AND THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT, A PERPETUAL USE OF AND RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACTS "R-1" AND "R-2".

IN WITNESS WHEREOF, MICHAEL HUENIKEN, AS VICE PRESIDENT - LAND DEVELOPMENT (SOUTHWEST FLORIDA), ON BEHALF OF THE COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS 25th DAY OF October, 2019.

WITNESS: Chris Van Buskirk
PRINT NAME: Chris Van Buskirk

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY SUCCESSOR BY CONVERSION OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION

WITNESS: Julie Danielewski
PRINT NAME: Julie Danielewski

Michael Hueniken
MICHAEL HUENIKEN
VICE PRESIDENT - LAND DEVELOPMENT (SOUTHWEST FLORIDA)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October, 2019, BY MICHAEL HUENIKEN, VICE PRESIDENT - LAND DEVELOPMENT (SOUTHWEST FLORIDA) OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN BY ME OR [] HAS PRODUCED AS IDENTIFICATION

Julie Danielewski
NOTARY PUBLIC - STATE OF FLORIDA
NAME - PRINTED
FF 972210
COMMISSION #
April 6, 2020
MY COMMISSION EXPIRES

WILDBLUE COMMUNITY DEVELOPMENT DISTRICT

THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") HEREBY ACCEPTS THE EASEMENTS DEDICATED ON THIS PLAT, INCLUDING DRAINAGE OF ALL LANDS CONTAINED WITHIN THIS PLAT, AND THE MAINTENANCE RESPONSIBILITY ASSOCIATED WITH THE ACCEPTANCE OF THE EASEMENTS.

WITNESSES AS TO BOTH:

Dianne Smith
WITNESS 1

Dianne Smith
PRINTED NAME

Chris Van Buskirk
WITNESS 2

Eric Van Buskirk
PRINTED NAME

BY: Russell Smith
RUSSELL SMITH, CHAIR
WILDBLUE COMMUNITY DEVELOPMENT DISTRICT

BY: Christopher Hasty
CHRISTOPHER HASTY, VICE CHAIR
WILDBLUE COMMUNITY DEVELOPMENT DISTRICT

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF WILDBLUE SOUTHWEST PHASE 2, A REPLAT OF TRACTS "F-1" AND "F-2", WILDBLUE SOUTHWEST, RECORDED IN INSTRUMENT No. 2018000256128, LEE COUNTY RECORDS, A SUBDIVISION LYING IN SECTIONS 19 AND 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES.
I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.
DONE THIS 28th DAY OF October, 2019.

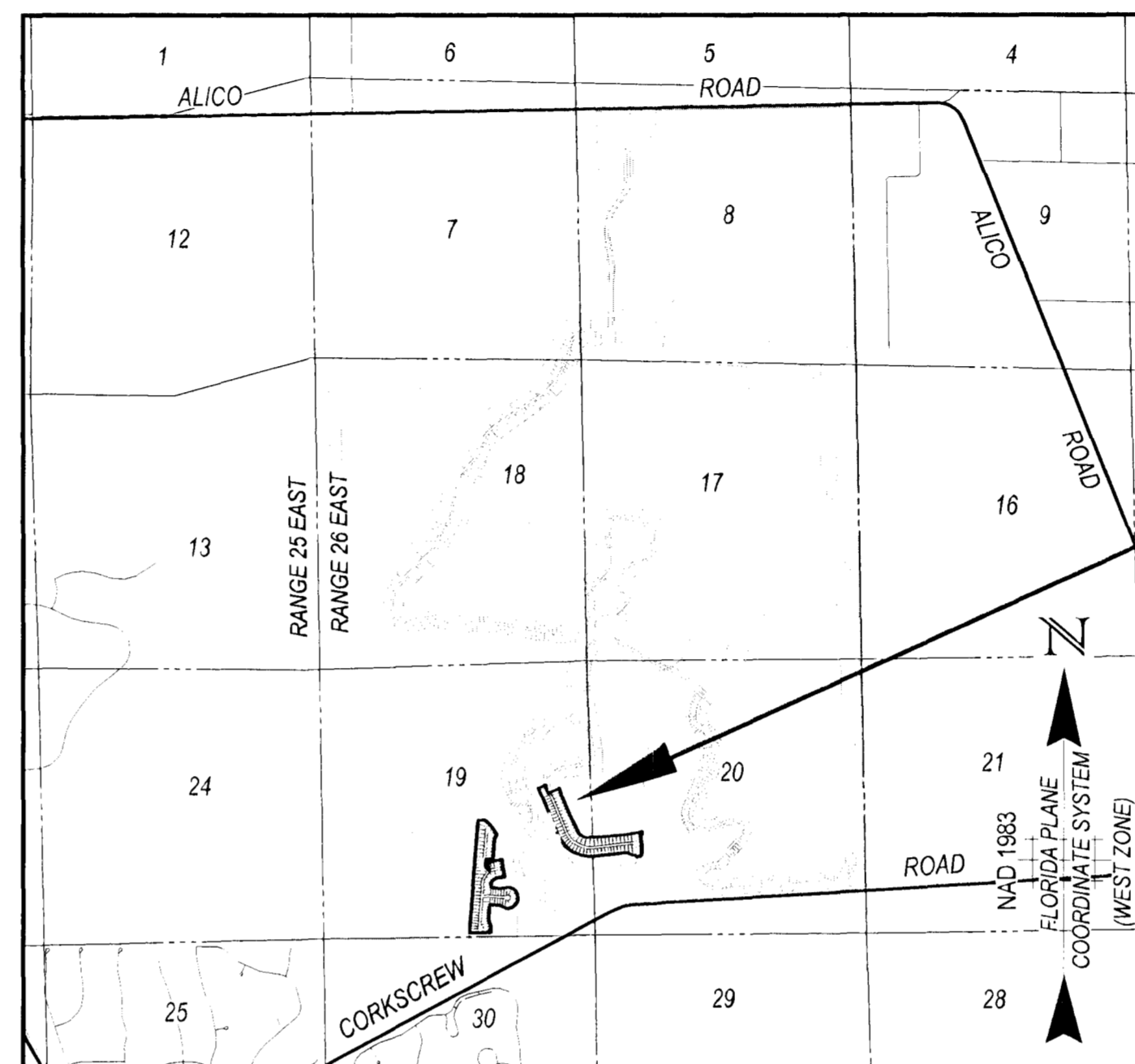
Scott A. Wheeler
SCOTT A. WHEELER (FOR THE FIRM LB 6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

Barraco and Associates, Inc.
BARRACO AND ASSOCIATES, INC.
2271 MCGREGOR BLVD., SUITE 100, FORT MYERS, FLORIDA 33901
FLORIDA CERTIFICATE OF AUTHORIZATION - LB-6940

CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF WILDBLUE SOUTHWEST PHASE 2, A REPLAT OF TRACTS "F-1" AND "F-2", WILDBLUE SOUTHWEST, RECORDED IN INSTRUMENT No. 2018000256128, LEE COUNTY RECORDS, A SUBDIVISION LYING IN SECTIONS 19 AND 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS FILED FOR RECORD AT 10:32 A.M. THIS 30th DAY OF October, 2019 AND DULY RECORDED AS INSTRUMENT NUMBER 2019000250230 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Linda Doggett
LINDA DOGGETT
CLERK OF COURT



VICINITY MAP

SCALE: 1" = 3000'

0 1500 3000 6000

SCALE IN FEET

DESCRIPTION

Tracts "F-1" and "F-2" of the record plat of Wildblue Southwest recorded in Instrument Number 2018000256128 of the Public Records of 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 LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 30th DAY OF October, 2019.

Brian Hamman
BRIAN HAMMAN
ACTING CHAIR / VICE CHAIR

Linda Doggett
LINDA DOGGETT
CLERK OF COURT

Joseph Adams
JOSEPH ADAMS
ASSISTANT COUNTY ATTORNEY

Jessica Sulzer
JESSICA SULZER, P.E.
MANAGER, DEVELOPMENT SERVICES

David Loveland
DAVID LOVELAND
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

REVIEW BY THE DESIGNATED COUNTY P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

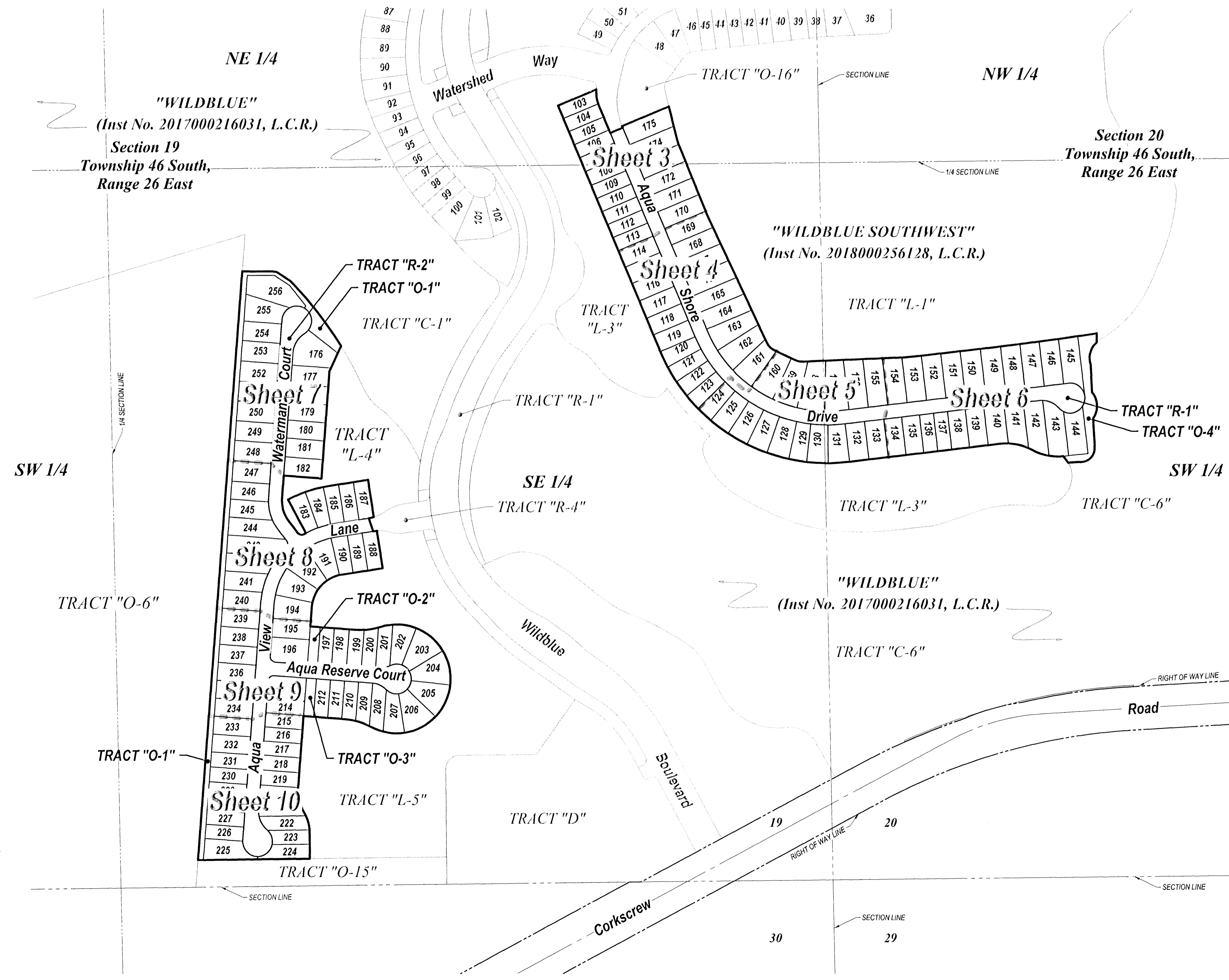
Gary W. Rashford
GARY W. RASHFORD, PSM 156305
LEE COUNTY DESIGNATED P.S.M.

DOS2018-000071 PLT2019-00010

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

WILDBLUE SOUTHWEST PHASE 2

A REPLAT OF TRACTS "F-1" AND "F-2", WILDBLUE SOUTHWEST,
(INSTRUMENT No. 2018000256128, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN SECTIONS 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



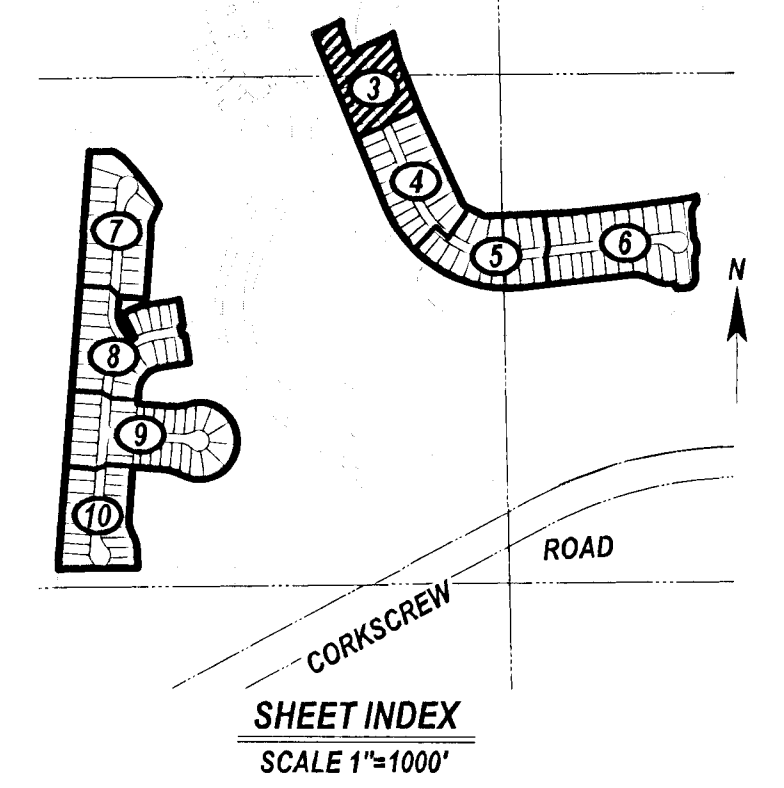
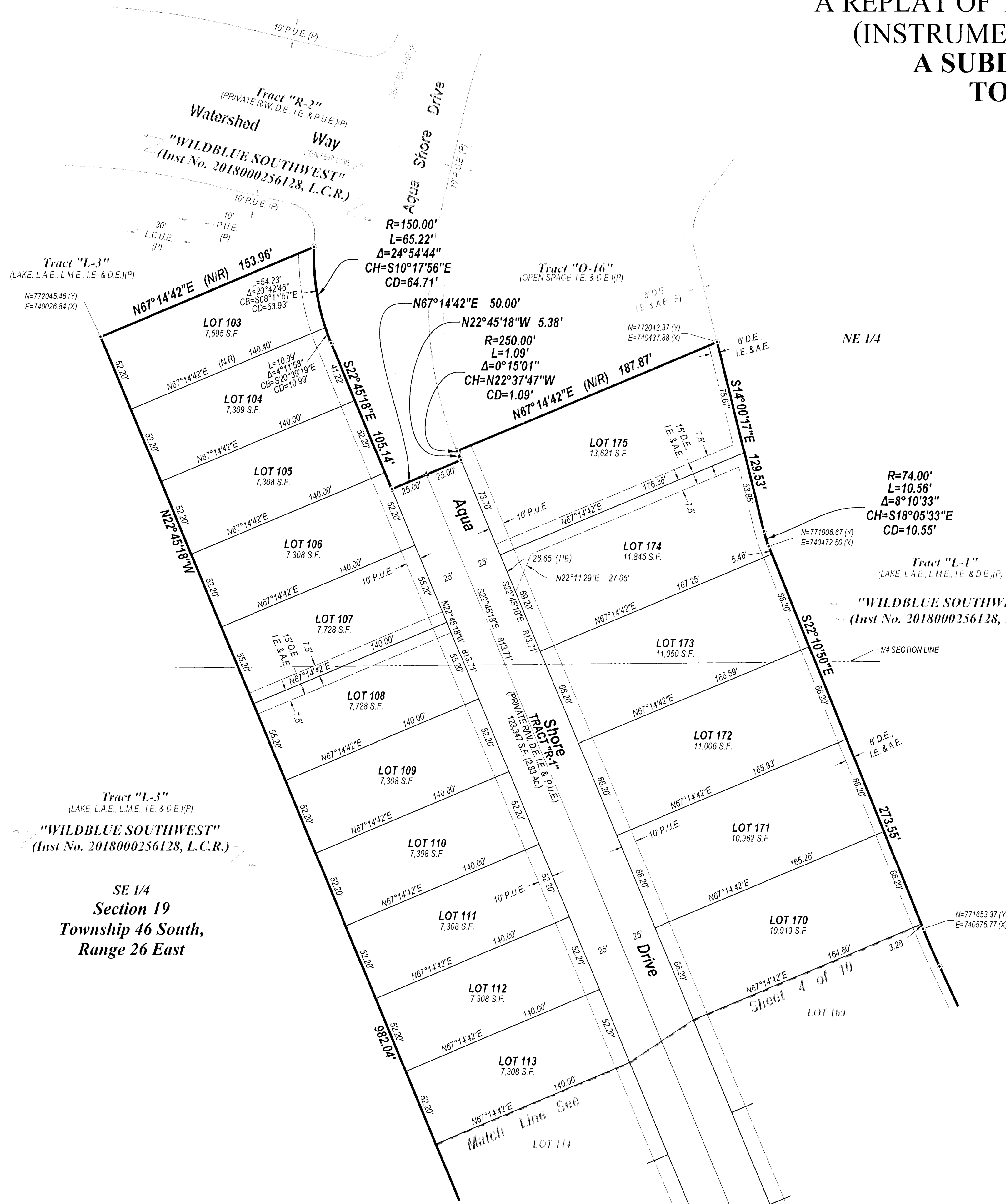
NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/NSRS 2007 ADJUSTMENT) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19 TO BEAR N01°10'06"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. * = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED.
6. + = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
7. Δ = DELTA
8. Ac = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
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16. C.M. = CONCRETE MONUMENT
17. COR. = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (X) = GRID EASTING
21. FD. = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC. = FRACTION
24. I.E. = IRRIGATION EASEMENT
25. INST. No. = INSTRUMENT NUMBER
26. I.R. = IRON ROD
27. L = LENGTH
28. L.A.E. = LAKE ACCESS EASEMENT
29. L.B. = LICENSED BUSINESS
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31. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
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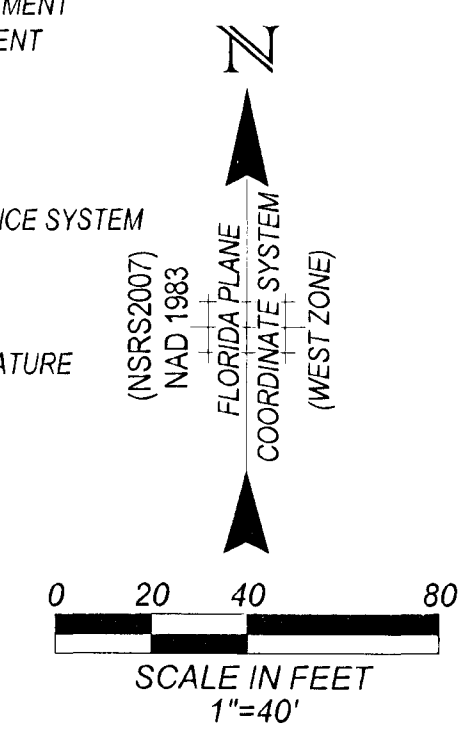
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ENGINEERING 7995 - SURVEYING LB-8940

WILDBLUE SOUTHWEST PHASE 2

A REPLAT OF TRACTS "F-1" AND "F-2", WILDBLUE SOUTHWEST,
(INSTRUMENT No. 2018000256128, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN SECTIONS 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



- NOTES**
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
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 - ⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED.
 - ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
 - Δ = DELTA
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 - FRAC. = FRACTION
 - I.E. = IRRIGATION EASEMENT
 - INST. No. = INSTRUMENT NUMBER
 - I.R. = IRON ROD
 - L = LENGTH
 - L.A.E. = LAKE ACCESS EASEMENT
 - L.B. = LICENSED BUSINESS
 - L.C.R. = LEE COUNTY RECORDS
 - L.C.U.E. = LEE COUNTY UTILITY EASEMENT
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 - (M) = MEASURED
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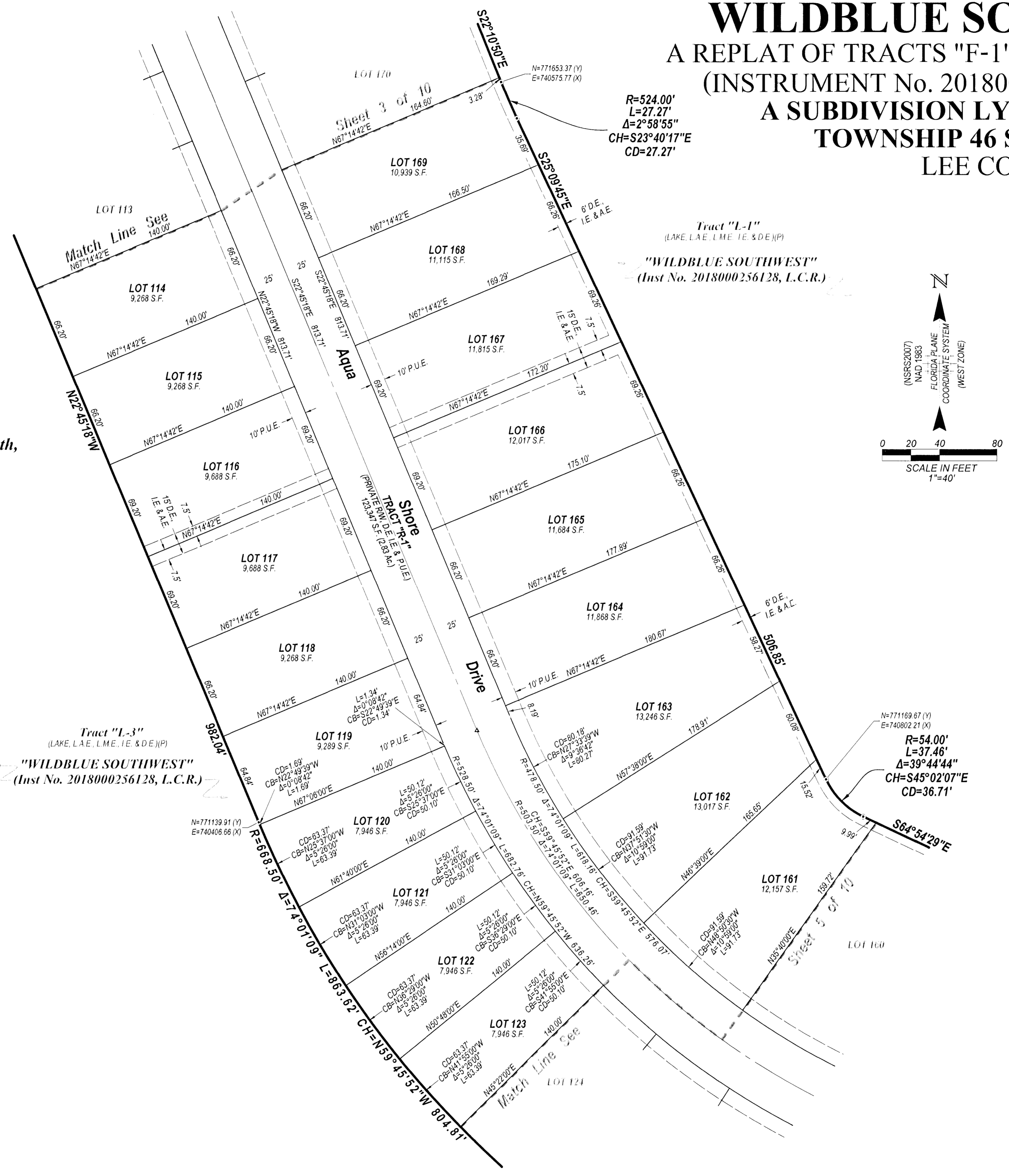


DOS2018-00007/PLT2019-00010

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2271 MCGREGOR BLVD, SUITE 100, P.O. DRAWER 2800,
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FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

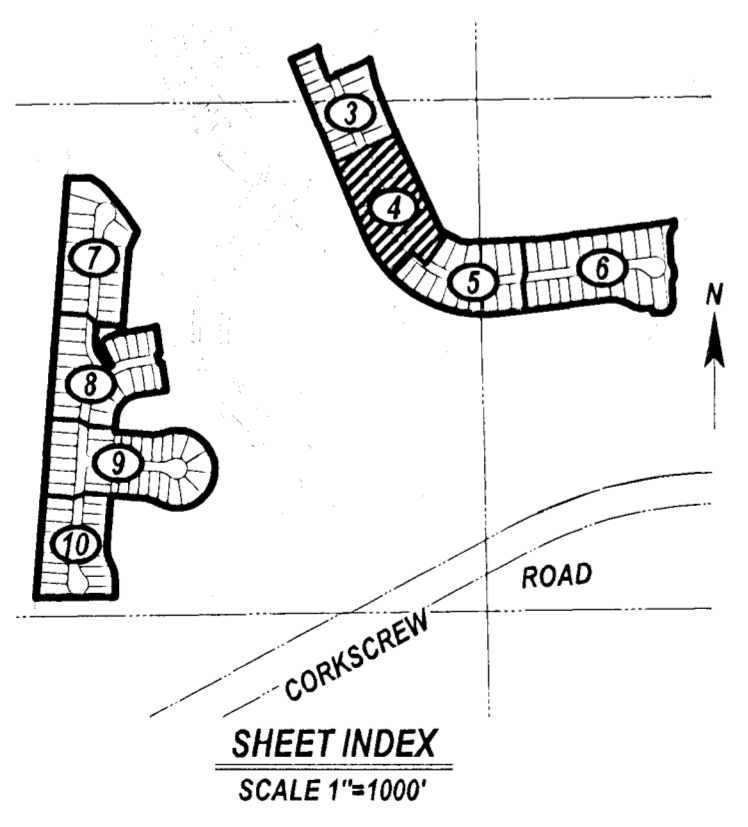
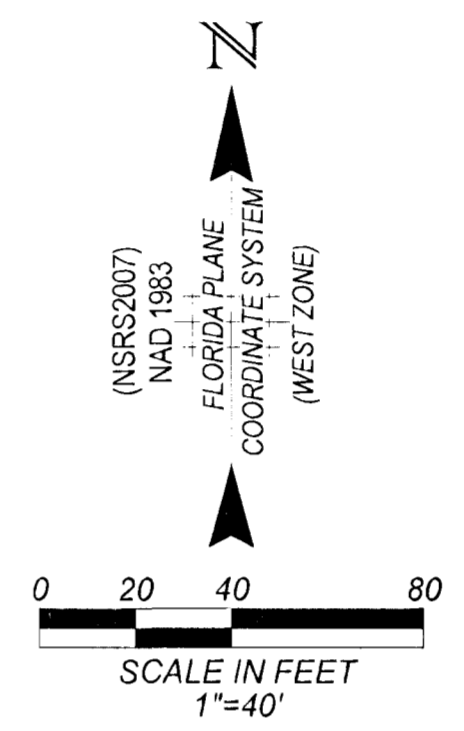
WILDBLUE SOUTHWEST PHASE 2

A REPLAT OF TRACTS "F-1" AND "F-2", WILDBLUE SOUTHWEST,
(INSTRUMENT No. 2018000256128, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN SECTIONS 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



NOTES

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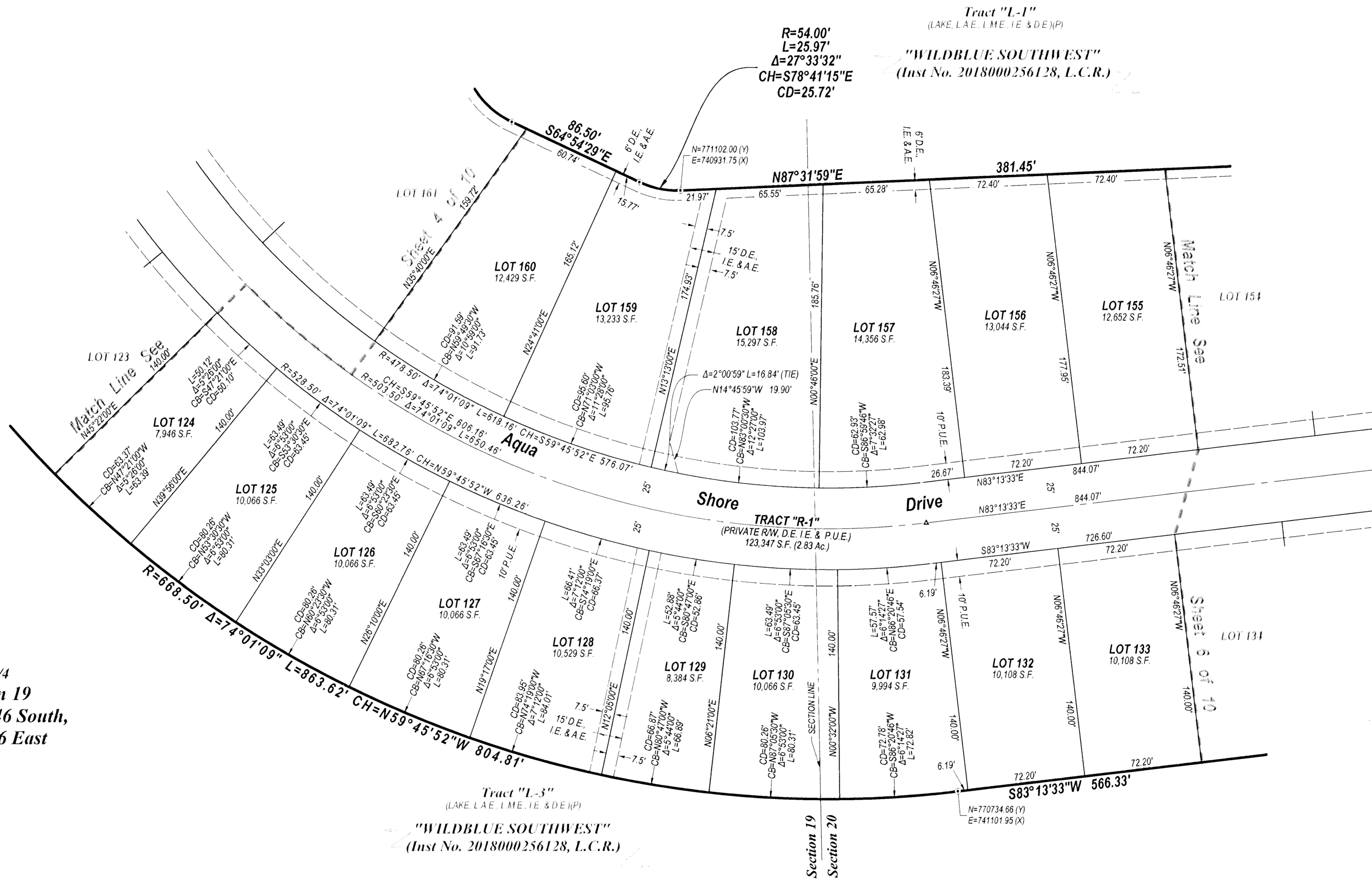


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WILDBLUE SOUTHWEST PHASE 2

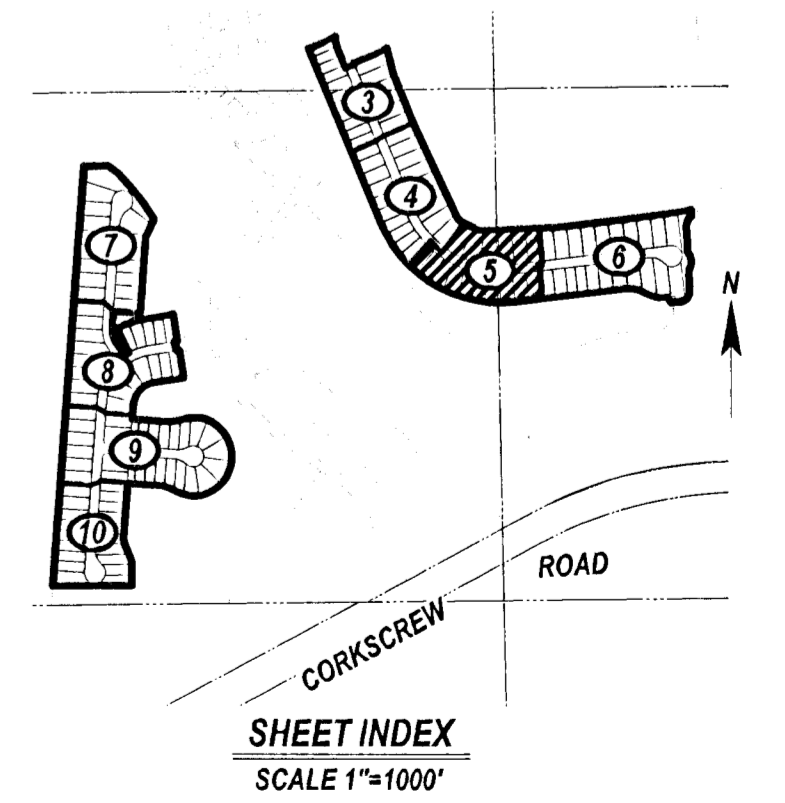
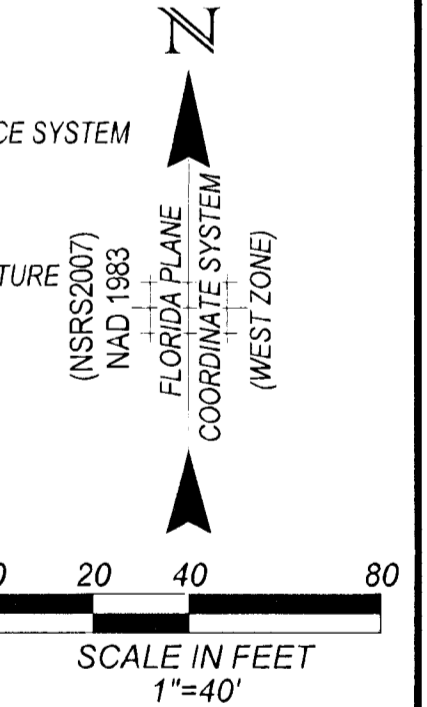
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A SUBDIVISION LYING IN SECTIONS 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

SE 1/4
Section 19
Township 46 South,
Range 26 East



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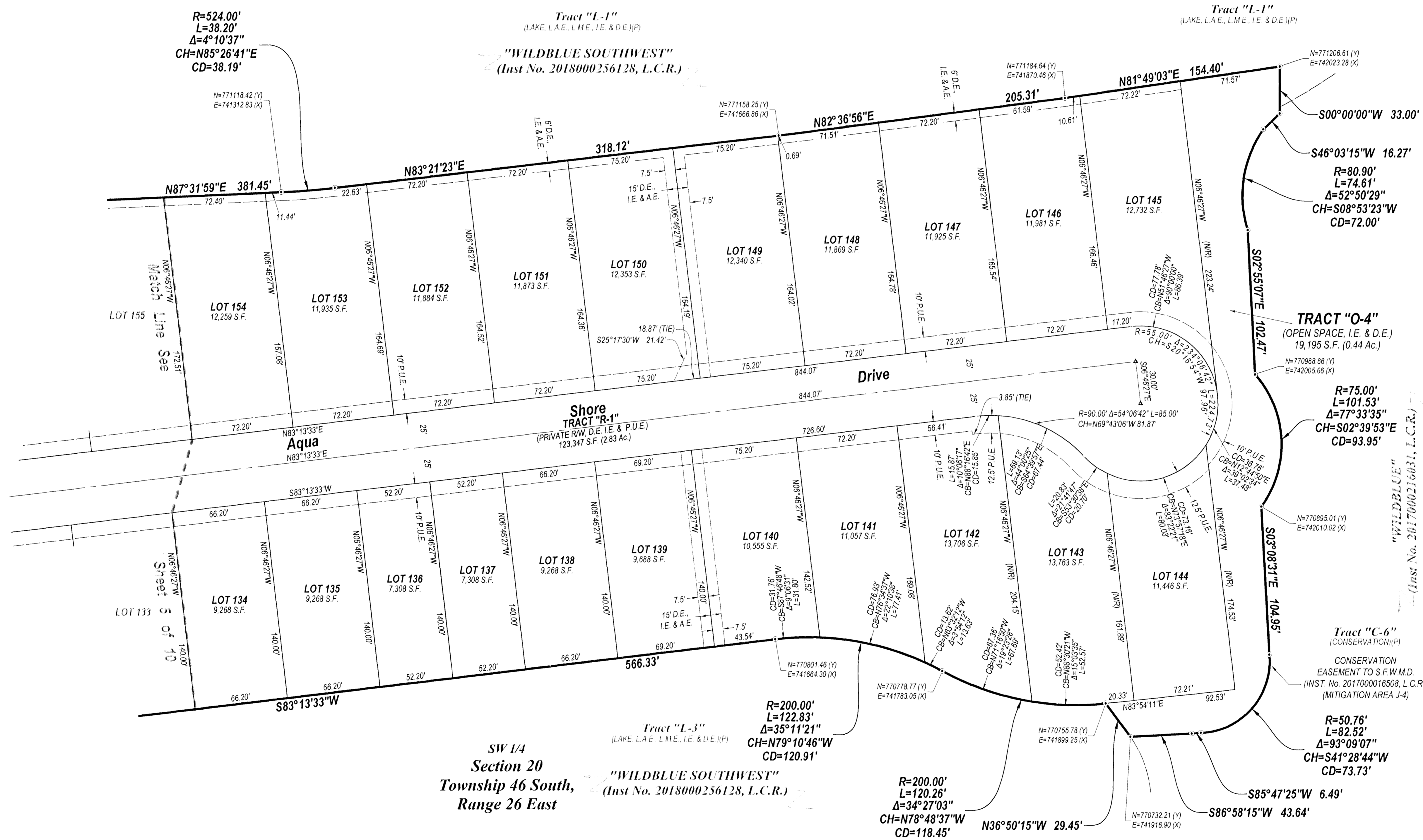
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THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
Barraco
and Associates, Inc.
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WILDBLUE SOUTHWEST PHASE 2

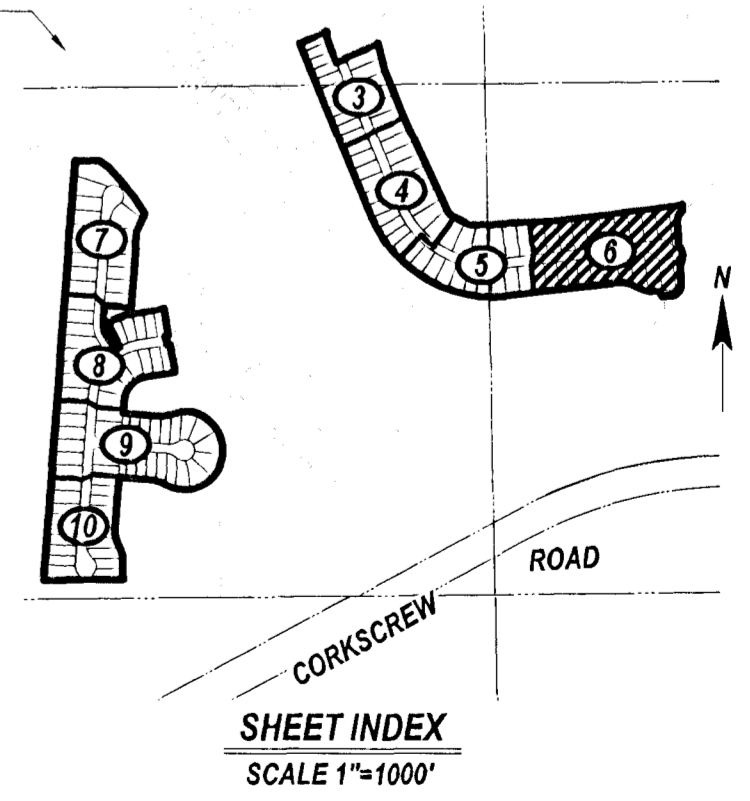
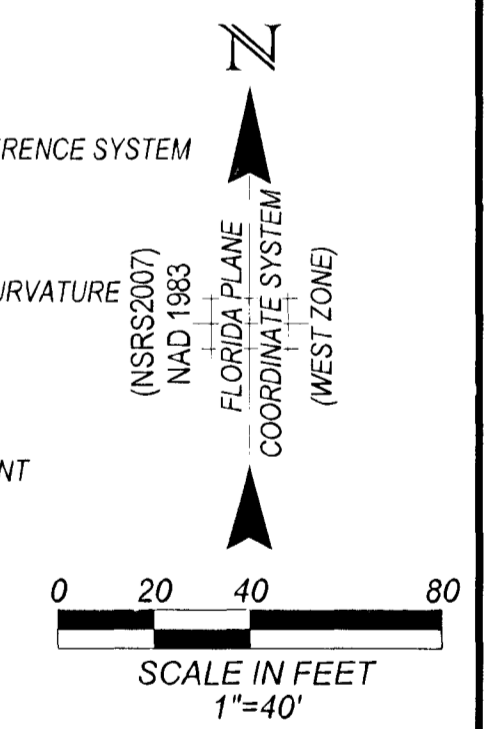
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A SUBDIVISION LYING IN SECTIONS 19 AND 20,
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LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2019000250230

SHEET 6 OF 10



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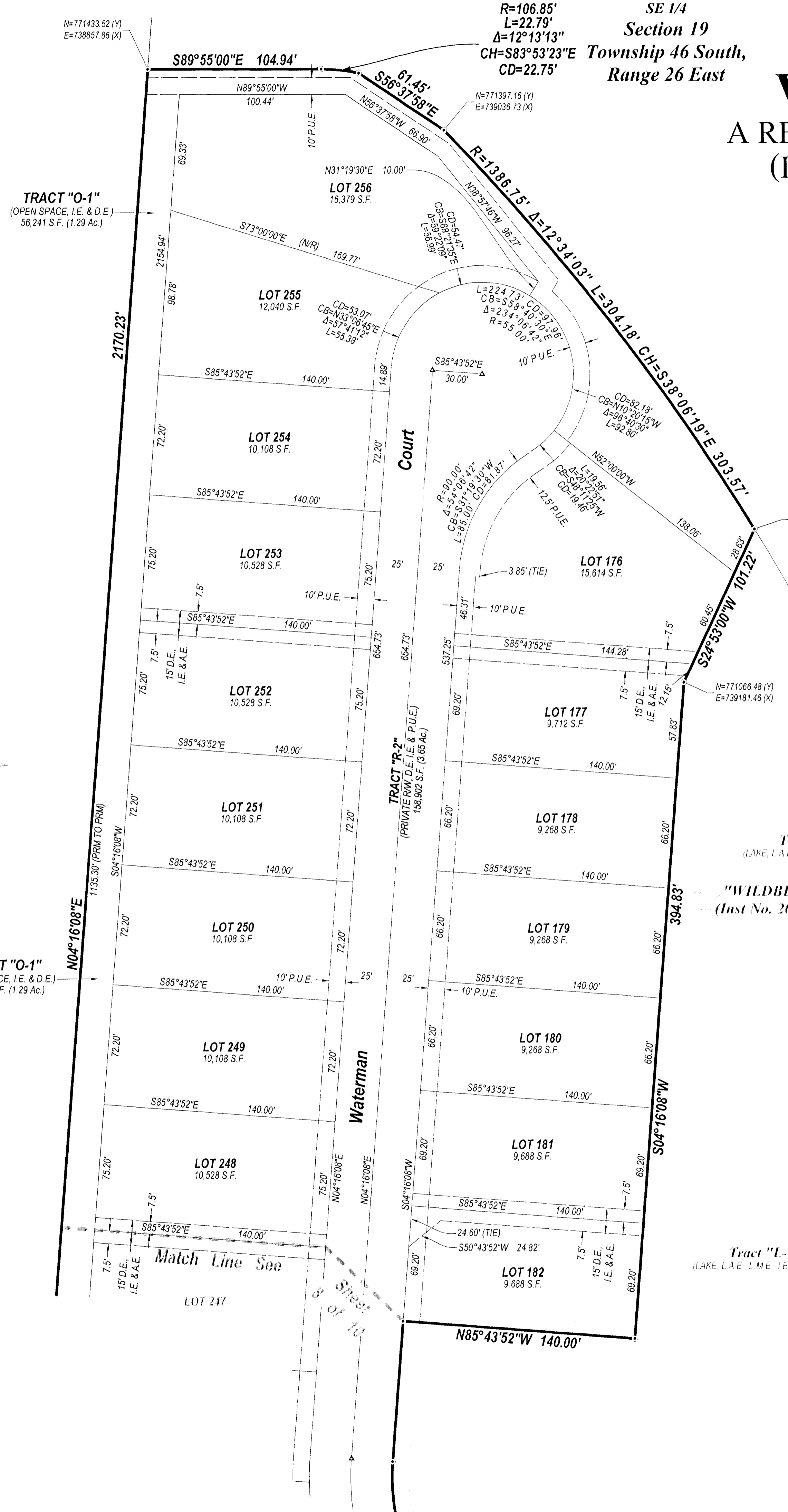


DOS2018-00007/PLT2019-00010

SE 1/4
Section 19
Township 46 South,
Range 26 East

WILDBLUE SOUTHWEST PHASE 2

A REPLAT OF TRACTS "F-1" AND "F-2", WILDBLUE SOUTHWEST,
(INSTRUMENT No. 2018000256128, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN SECTIONS 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



Tract "O-6"
(OPEN SPACE)(P)
"WILDBLUE"
(Inst No. 2017000216031, L.C.R.)

TRACT "O-1"
(OPEN SPACE, I.E. & D.E.)
56,241 S.F. (1.29 Ac)

"WILDBLUE"
(Inst No. 2017000216031, L.C.R.)

Tract "C-1"
(CONSERVATION)(P)
CONSERVATION
EASEMENT TO S.F.W.M.D.
(INST. No. 2017000016504, L.C.R.)
(MITIGATION AREA E1)

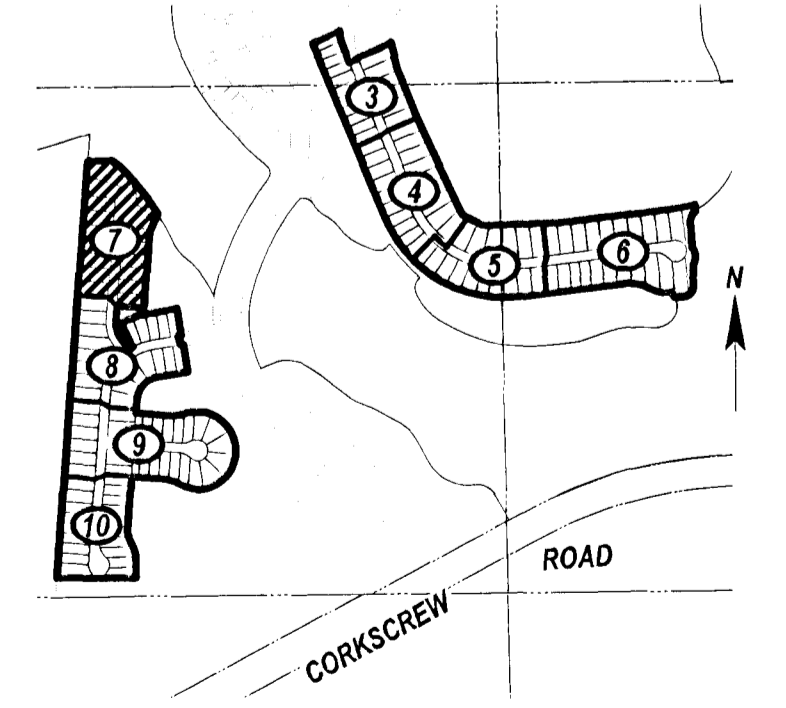
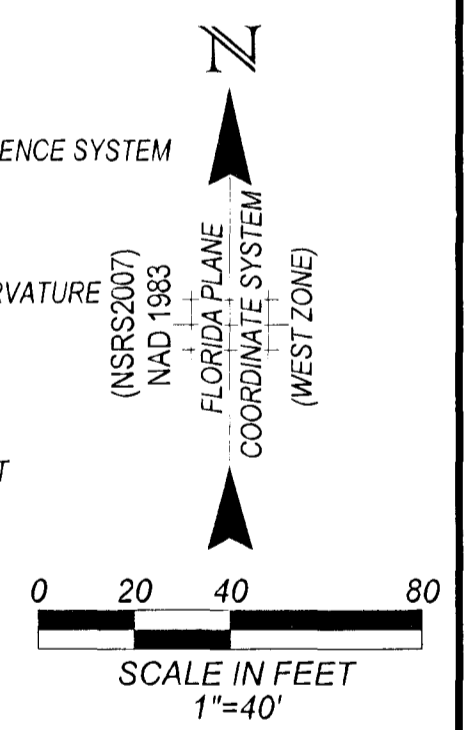
Tract "L-1"
(LAKE, L.A.E., L.M.E., I.E. & D.E.)(P)

"WILDBLUE SOUTHWEST"
(Inst No. 2018000256128, L.C.R.)

Tract "L-4"
(LAKE, L.A.E., L.M.E., I.E. & D.E.)(P)

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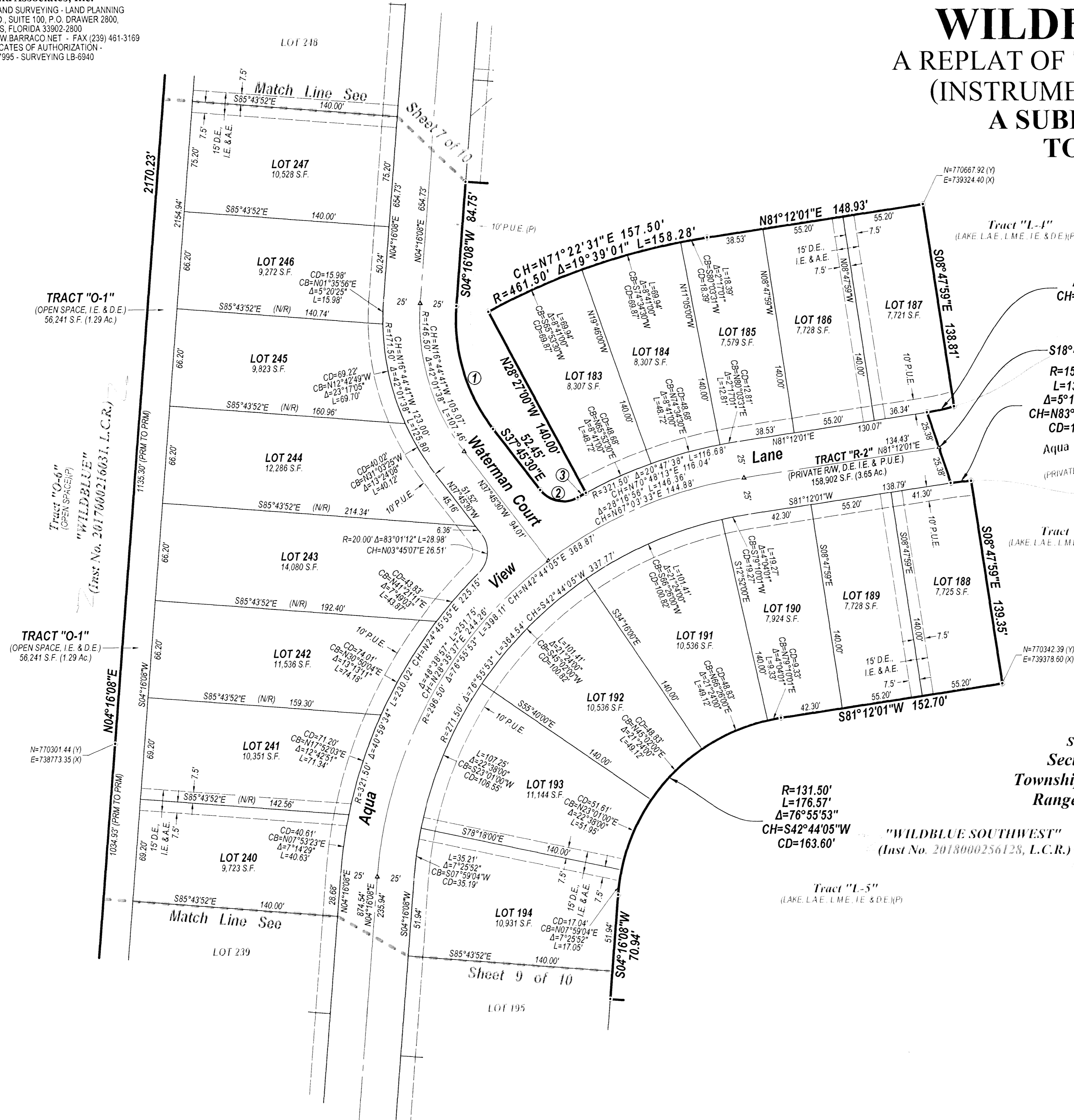


SHEET INDEX
SCALE 1"=1000'

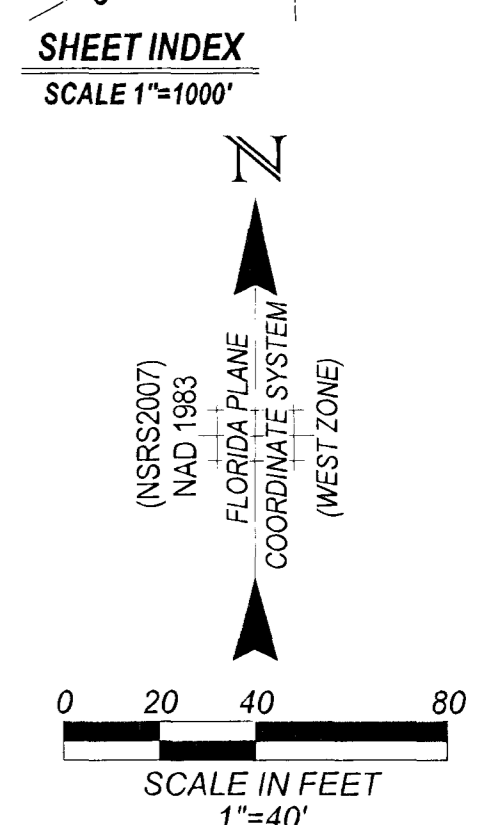
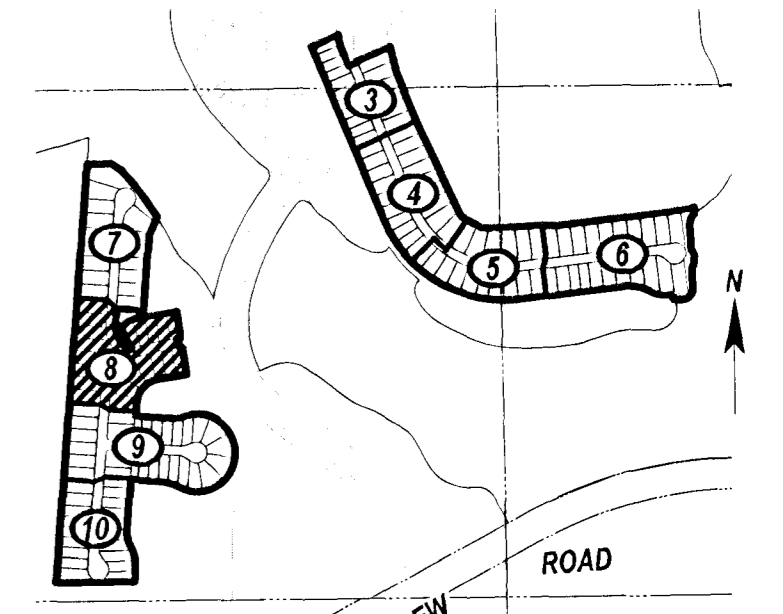
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 LEE COUNTY, FLORIDA



- ① $R=121.50'$ $\Delta=42^{\circ}01'38''$ $L=89.12'$ $CH=S16^{\circ}44'41''E$ $87.14'$
- ② $R=20.00'$ $\Delta=81^{\circ}50'07''$ $L=28.57'$ $CH=S78^{\circ}40'33''E$ $26.20'$
- ③ $R=321.50'$ $\Delta=1^{\circ}08'36''$ $L=6.42'$ $CH=N60^{\circ}58'42''E$ $6.42'$

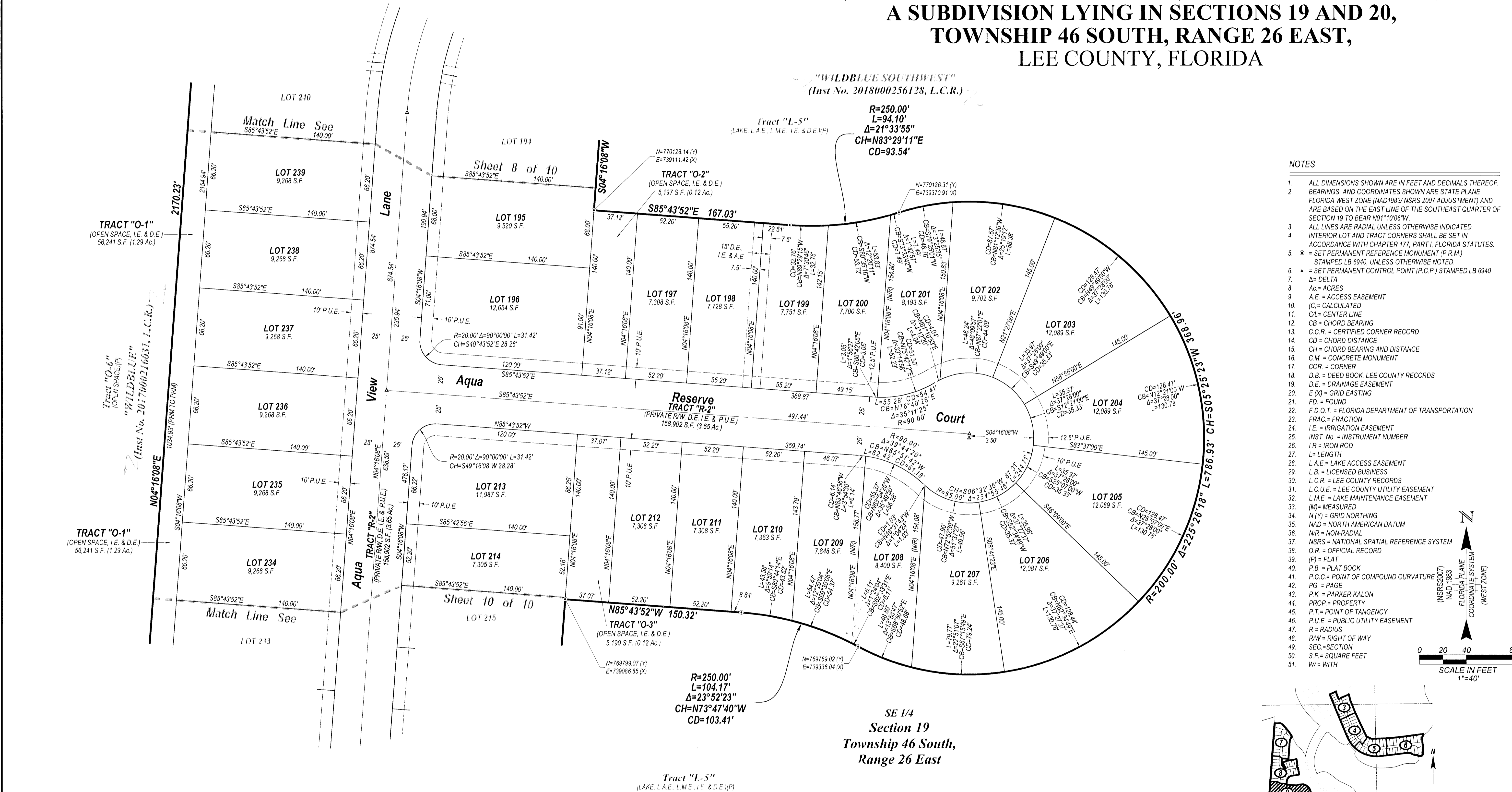


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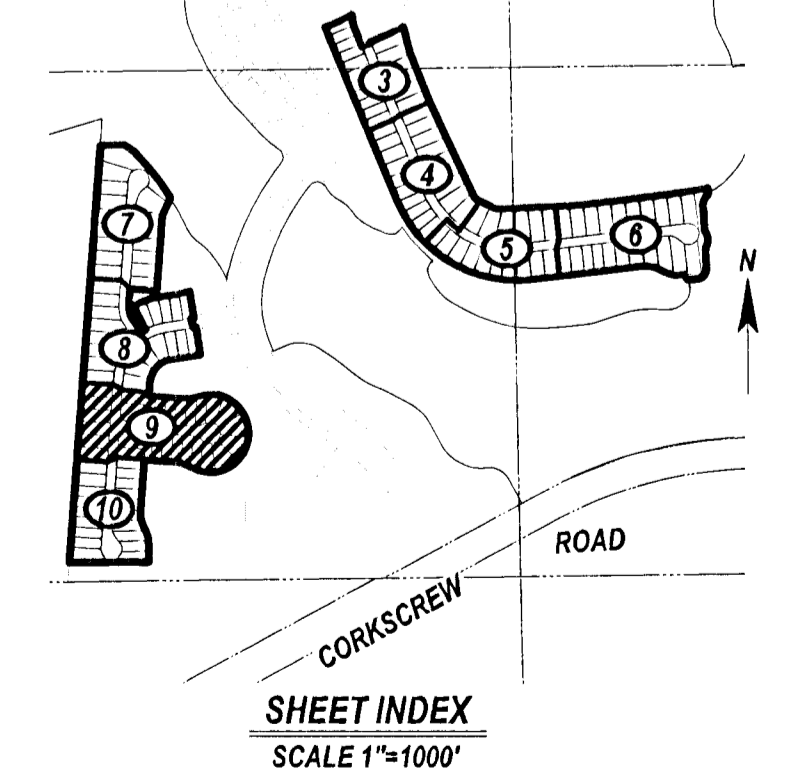
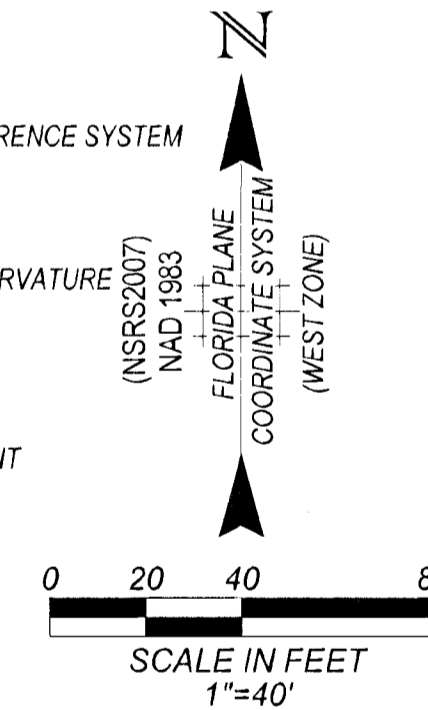
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 - GRID NORTHING
 - NORTH AMERICAN DATUM
 - NON-RADIAL
 - NATIONAL SPATIAL REFERENCE SYSTEM
 - OFFICIAL RECORD
 - PLAT
 - PLAT BOOK
 - POINT OF COMPOUND CURVATURE
 - PAGE
 - PARKER-KALON
 - PROPERTY
 - POINT OF TANGENCY
 - PUBLIC UTILITY EASEMENT
 - RADIUS
 - RIGHT OF WAY
 - SECTION
 - SQUARE FEET
 - WITH



THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

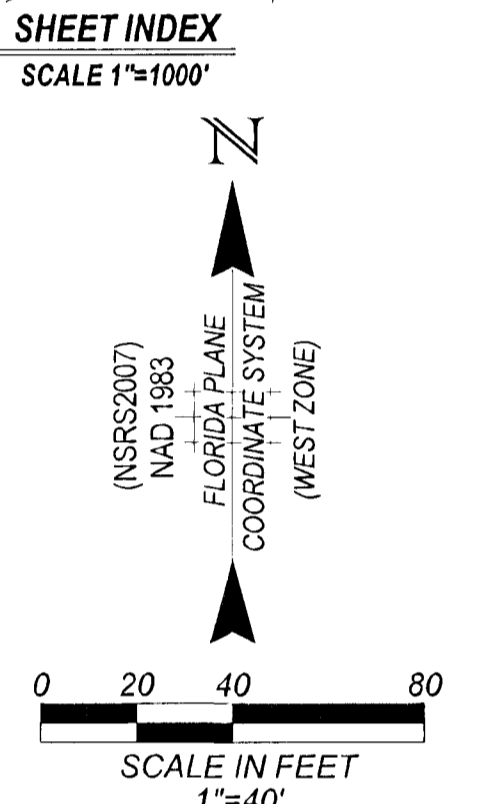
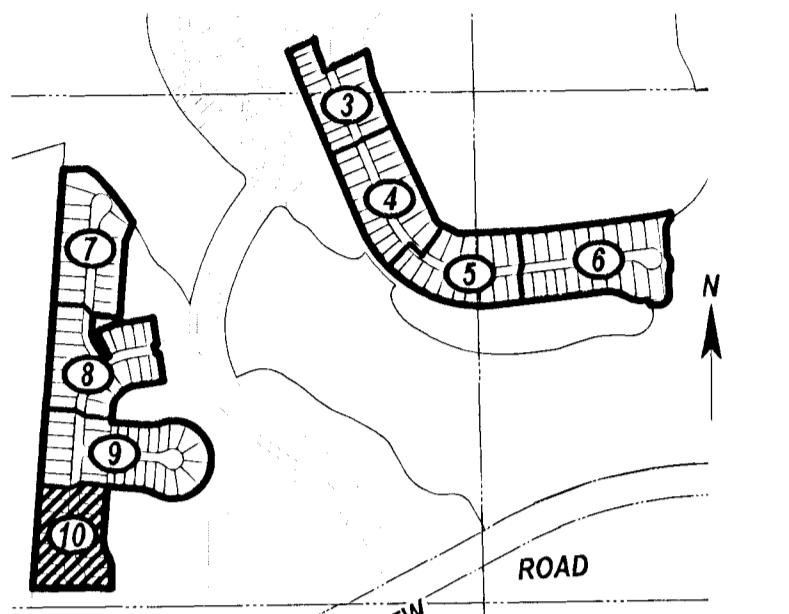
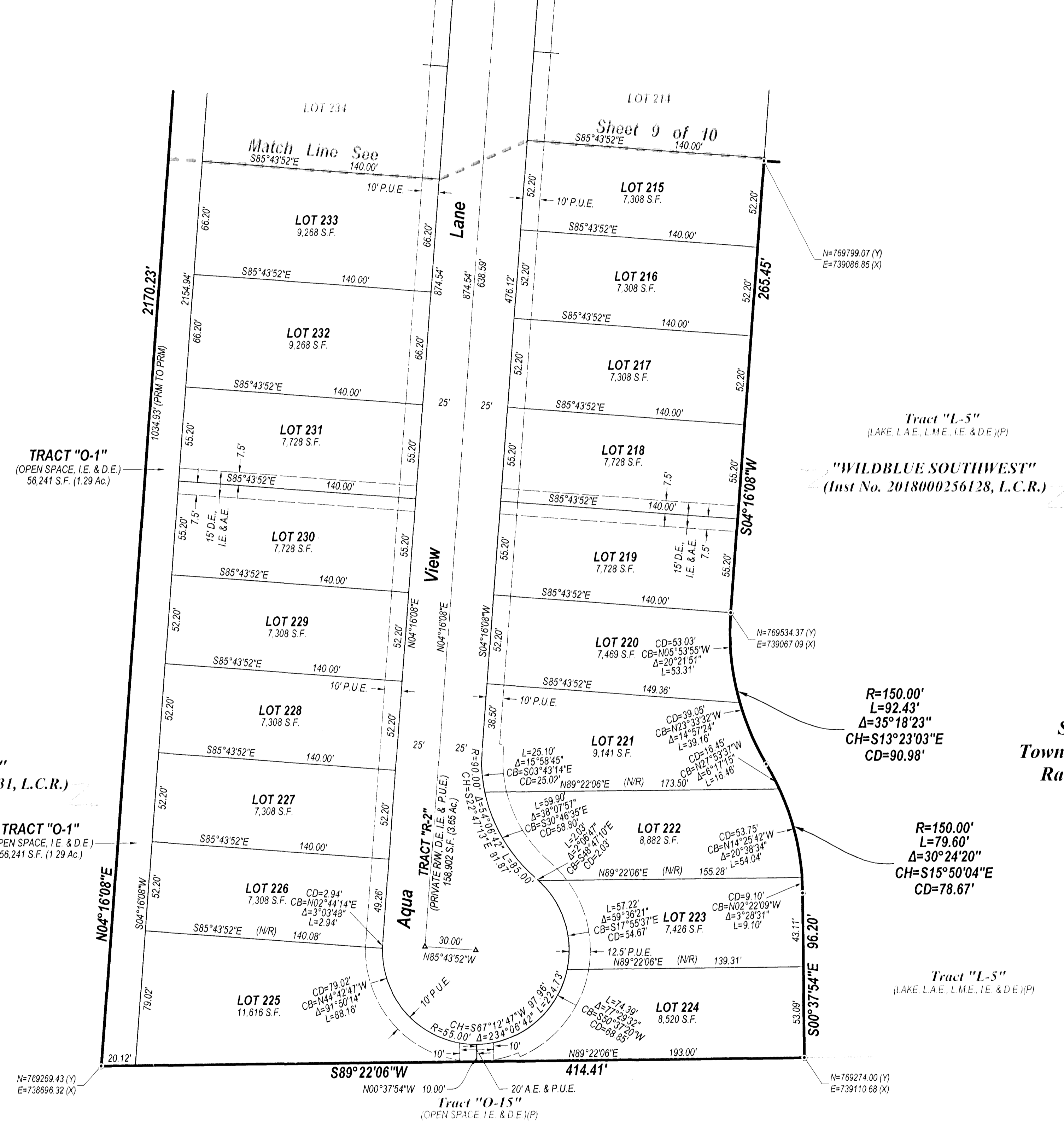
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

WILDBLUE SOUTHWEST PHASE 2

A REPLAT OF TRACTS "F-1" AND "F-2", WILDBLUE SOUTHWEST,
(INSTRUMENT No. 2018000256128, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN SECTIONS 19 AND 20,
TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2019000250230

SHEET 10 OF 10



- NOTES
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/NSRS 2007 ADJUSTMENT) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19 TO BEAR N01°10'06"W.
 - ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
 - INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
 - ⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED.
 - ⊕ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
 - Δ = DELTA
 - Ac = ACRES
 - A.E. = ACCESS EASEMENT
 - (C) = CALCULATED
 - CL = CENTER LINE
 - CB = CHORD BEARING
 - C.C.R. = CERTIFIED CORNER RECORD
 - CD = CHORD DISTANCE
 - CH = CHORD BEARING AND DISTANCE
 - C.M. = CONCRETE MONUMENT
 - COR. = CORNER
 - D.B. = DEED BOOK, LEE COUNTY RECORDS
 - D.E. = DRAINAGE EASEMENT
 - (X) = GRID EASTING
 - FD = FOUND
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FRAC. = FRACTION
 - I.E. = IRRIGATION EASEMENT
 - INST. No. = INSTRUMENT NUMBER
 - I.R. = IRON ROD
 - L = LENGTH
 - L.A.E. = LAKE ACCESS EASEMENT
 - L.B. = LICENSED BUSINESS
 - L.C.R. = LEE COUNTY RECORDS
 - L.C.U.E. = LEE COUNTY UTILITY EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - (M) = MEASURED
 - N (Y) = GRID NORTHING
 - NAD = NORTH AMERICAN DATUM
 - NR = NON-RADIAL
 - NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
 - O.R. = OFFICIAL RECORD
 - (P) = PLAT
 - P.B. = PLAT BOOK
 - P.C.C. = POINT OF COMPOUND CURVATURE
 - PG. = PAGE
 - P.K. = PARKER-KALON
 - PROP. = PROPERTY
 - P.T. = POINT OF TANGENCY
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R = RADIUS
 - R/W = RIGHT OF WAY
 - SEC. = SECTION
 - S.F. = SQUARE FEET
 - W. = WITH

DOS2018-000071/PLT2019-00010

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

8

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2021**

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 327,324	\$ -	\$ -	\$ 327,324
Investments				
Revenue	-	1,235,591	-	1,235,591
Reserve	-	695,512	-	695,512
Construction	-	-	4,186,341	4,186,341
Cost of issuance	-	219	-	219
Due from general fund	-	8,469	-	8,469
Total assets	<u>\$ 327,324</u>	<u>\$ 1,939,791</u>	<u>\$ 4,186,341</u>	<u>\$ 6,453,456</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Retainage payable	\$ -	\$ -	\$ 462,088	\$ 462,088
Due to debt service fund	8,469	-	-	8,469
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>14,469</u>	<u>-</u>	<u>462,088</u>	<u>476,557</u>
Fund balances:				
Restricted for:				
Debt service	-	1,939,791	-	1,939,791
Capital projects	-	-	3,724,253	3,724,253
Unassigned	312,855	-	-	312,855
Total fund balances	<u>312,855</u>	<u>1,939,791</u>	<u>3,724,253</u>	<u>5,976,899</u>
Total liabilities and fund balances	<u>\$ 327,324</u>	<u>\$ 1,939,791</u>	<u>\$ 4,186,341</u>	<u>\$ 6,453,456</u>

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 3,880	\$ 492,667	\$ 491,841	100%
Assessment levy: off-roll	33,677	79,363	134,708	59%
Interlocal agreement - Vista Blue	-	-	13,000	0%
Total revenues	<u>37,557</u>	<u>572,030</u>	<u>639,549</u>	89%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	28,000	48,000	58%
Legal	703	1,667	20,000	8%
Engineering	-	677	4,000	17%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	583	1,000	58%
Trustee	-	-	6,500	0%
Telephone	17	116	200	58%
Postage	10	152	500	30%
Printing & binding	42	292	500	58%
Legal advertising	-	940	1,200	78%
Annual special district fee	-	175	175	100%
Insurance	-	5,381	5,500	98%
Contingencies/bank charges	-	590	500	118%
Website				
Hosting	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,855</u>	<u>39,278</u>	<u>95,240</u>	41%
Field operations				
Field management	833	5,000	10,000	50%
Aquatic maintenance	4,268	25,606	65,000	39%
Conservation area maintenance	64,399	181,780	313,000	58%
Conservation area monitoring & reporting	29,460	43,777	69,000	63%
Water level and quality reporting	-	-	26,000	0%
Littoral plant replacements	-	-	10,000	0%
Conservation area fence review/repairs	-	2,286	10,000	23%
Aeration operating supplies	-	-	5,000	0%
Contingencies	-	-	10,000	0%
Shoreline/seawall repair and replacements	2,488	2,488	25,000	10%
Total field operations	<u>101,448</u>	<u>260,937</u>	<u>543,000</u>	48%
Other fees and charges				
Property appraiser	-	528	528	100%
Tax collector	-	765	792	97%
Total other fees and charges	<u>-</u>	<u>1,293</u>	<u>1,320</u>	98%
Total expenditures	<u>106,303</u>	<u>301,508</u>	<u>639,560</u>	47%

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Excess/(deficiency) of revenues over/(under) expenditures	(68,746)	270,522	(11)	
Fund balances - beginning	<u>381,601</u>	<u>42,333</u>	<u>111,558</u>	
Fund balances - ending	<u><u>\$ 312,855</u></u>	<u><u>\$ 312,855</u></u>	<u><u>\$ 111,547</u></u>	

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED APRIL 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 8,469	\$ 1,073,666	\$ 1,073,482	100%
Special assessment: off-roll	79,855	206,323	319,418	65%
Interest	8	46	-	N/A
Total revenues	<u>88,332</u>	<u>1,280,035</u>	<u>1,392,900</u>	92%
EXPENDITURES				
Debt service				
Principal	-	-	430,000	0%
Interest	-	481,909	963,819	50%
Total expenditures	<u>-</u>	<u>481,909</u>	<u>1,393,819</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	88,332	798,126	(919)	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(36,627)	-	N/A
Transfers in	36,627	36,627	-	N/A
Total other financing sources	<u>36,627</u>	<u>-</u>	<u>-</u>	N/A
Net change in fund balances	124,959	798,126	(919)	
Fund balances - beginning	1,814,832	1,141,665	1,190,929	
Fund balances - ending	<u>\$ 1,939,791</u>	<u>\$ 1,939,791</u>	<u>\$ 1,190,010</u>	

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED APRIL 30, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 21	\$ 152
Total revenues	<u>21</u>	<u>152</u>
EXPENDITURES		
Capital outlay	-	5,950
Total expenditures	<u>-</u>	<u>5,950</u>
Excess/(deficiency) of revenues over/(under) expenditures	21	(5,798)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	36,627
Transfer out	(36,627)	(36,627)
Total other financing sources/(uses)	<u>(36,627)</u>	<u>-</u>
Net change in fund balances	(36,606)	(5,798)
Fund balances - beginning	3,760,859	3,730,051
Fund balances - ending	<u>\$ 3,724,253</u>	<u>\$ 3,724,253</u>

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

9

DRAFT

**MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the WildBlue Community Development District held a Regular Meeting on January 7, 2021 at 10:00 a.m., at the offices of Barraco & Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901.

Present were:

Russell Smith	Chair
Christopher Hasty	Vice Chair
Barry Ernst	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Wes Haber (via telephone)	District Counsel
Carl Barraco (via telephone)	District Engineer
Wes Kayne	Barraco & Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors Ernst, Hasty and Smith were present. Supervisors Johnson and Milosevic were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisor Chris Johnson [Seat 4] (the following to be provided in a separate package)

38 Mr. Adams noted that Mr. Chris Johnson was sworn in by a Florida Notary at another
39 location and forwarded his Oath of Office. Mr. Adams would review the following items with
40 Mr. Johnson at the first meeting that he attends.

41 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

42 **B. Members, Obligations and Responsibilities**

43 **C. Financial Disclosure Forms**

44 **I. Form 1: Statement of Financial Interests**

45 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

46 **III. Form 1F: Final Statement of Financial Interests**

47 **D. Form 8B – Memorandum of Voting Conflict**

48

49 **FOURTH ORDER OF BUSINESS**

**Acceptance of WildBlue Southwest, Alico
Offsite Improvements and Phases 1A1 and
1A of the Water Management System**

50

51

52

53 Mr. Barraco reported the following:

54 ➤ Several of the water management phases were completed, certified by the Lee County
55 Engineer of Record and accepted by the County and the South Florida Water Management
56 District (SFWMD).

57 ➤ Staff inspected, on behalf of the District, and recommended that several of the
58 completed basins in the maintenance phase, outlined in the document, be formally accepted by
59 the District and doing it by drainage basin, when the SFWMD allows for the transfer of portions
60 of the permit from the construction phase to the operations and maintenance (O&M) phase.

61 ➤ During the inspection, the only item found in the document that requires correction was
62 regarding the retaining wall, as it is located on a CDD tract, which is owned, operated and
63 maintained as a part of the water management system.

64 Discussion ensued regarding the existence of a drainage ditch behind the wall, the
65 budget, funding for the retaining wall, the stormwater system and preparation of a bill of sale
66 for the retaining wall by Mr. Barraco and Mr. Haber. Mr. Haber would provide requisitions for
67 all eligible items, once the bond proceeds are made available.

68 Mr. Haber stated the motion should contain language that the District is accepting the
69 improvements for maintenance and that the Board, subject to sign-off from Mr. Barraco's
70 office, agrees to accept the terms of the permit.

71

72 **On MOTION by Mr. Ernst and seconded by Mr. Smith, with all in favor,**
73 **accepting the WildBlue Southwest, Alico Offsite Improvements and Phases 1A1**
74 **and 1A of the Water Management System, specifically for maintenance**
75 **purposes, and the District's agreement to accepting the terms of the permit,**
76 **subject to sign off/execution by the District Engineer and conversion of the**
77 **permits from the construction phase to the O&M phase, was approved.**

78

79 **FIFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
80 **Statements as of November 30, 2020**

81

82 Mr. Adams presented the Unaudited Financial Statements as of November 30, 2020.
83 The financials were accepted.

84

85 **SIXTH ORDER OF BUSINESS** **Consideration of Minutes**

86

87 **A. November 3, 2020 Landowners' Meeting**

88 Mr. Adams presented the November 3, 2020 Landowners' Meeting Minutes.

89

90 **On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, the**
91 **November 3, 2020 Landowners' Meeting Minutes, as presented, were**
92 **approved.**

93

94

95 **B. November 5, 2020 Regular Meeting**

96 Mr. Adams presented the November 5, 2020 Regular Meeting Minutes.

97

98 **On MOTION by Mr. Ernst and seconded by Mr. Hasty, with all in favor, the**
99 **November 5, 2020 Regular Meeting Minutes, as presented, were approved.**

100

101

102 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

103

104 **A. District Counsel: *Hopping, Green & Sams, P.A.***

105 There being no report, the next item followed.

106 **B. District Engineer: *Barraco and Associates, Inc.***

107 Mr. Barraco gave the following update:

108 ➤ Years ago, when the zoning was approved, ground water and surface water were
109 integrated in the flow ways at WildBlue and were accepted and approved by the County.

110 ➤ County Staff recently changed and the new Staff wanted a full review of the zoning.

111 ➤ District Staff spent time in the field showing County Staff that all of the berms were in
112 the model and nothing needed to be addressed, except a 20’ section of berm near the control
113 structure that should be sprayed, which District Staff would facilitate.

114 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

115 • **NEXT MEETING DATE: February 4, 2021 at 10:00 A.M.**

116 ○ **QUORUM CHECK**

117 The next meeting will be held on February 4, 2021, unless cancelled.

118

119 **EIGHTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

120

121 There being no Board Members’ comments or requests, the next item followed.

122

123 **NINTH ORDER OF BUSINESS**

Public Comments

124

125 There being no public comments, the next item followed.

126

127 **TENTH ORDER OF BUSINESS**

Adjournment

128

129 There being nothing further to discuss, the meeting adjourned.

130

131 **On MOTION by Mr. Ernst and seconded by Mr. Hasty, with all in favor, the**
132 **meeting adjourned at 10:12 a.m.**

133

134

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

10CI

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2021

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2021
Babcock Ranch	0
Bayside Improvement	2,956
Bay Creek	748
Beach Road Golf Estates	1,127
Bonita Landing	321
Brooks I of Bonita Springs	2,225
Brooks II of Bonita Springs	1,453
East Bonita Beach	163
Mediterra	454
Moody River Estates	1,137
Parklands Lee	525
Parklands West	570
River Hall	1,534
River Ridge	1,454
Stonewater	0
Stoneybrook	1,721
Verandah East	779
Verandah West	937
University Square	0
University Village	0
Waterford Landing	1,298
WildBlue	228

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

10CII

WILDBLUE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

offices of Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2020 CANCELED	Regular Meeting	10:00 AM
November 3, 2020	Landowners' Meeting	10:00 AM
November 5, 2020	Regular Meeting	10:00 AM
December 3, 2020 CANCELED	Regular Meeting	10:00 AM
January 7, 2021	Regular Meeting	10:00 AM
February 4, 2021 CANCELED	Regular Meeting	10:00 AM
March 4, 2021 CANCELED	Regular Meeting	10:00 AM
April 1, 2021 CANCELED	Regular Meeting	10:00 AM
May 6, 2021 CANCELED	Regular Meeting	10:00 AM
June 3, 2021	Regular Meeting	10:00 AM
July 1, 2021	Regular Meeting	10:00 AM
August 5, 2021	Regular Meeting	10:00 AM
September 2, 2021	Public Hearing & Regular Meeting	10:00 AM