

Prepared By & After Recording Return to:

Deputy Clerk BDURR
#2

Gregory L. Urbancic, Esq.
COLEMAN, YOVANOVICH & KOESTER, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

**NOTICE OF ESTABLISHMENT
OF
V-DANA
COMMUNITY DEVELOPMENT DISTRICT**

Pursuant to the requirements of Section 190.0485, Florida Statutes, please take notice that on March 3, 2020 the Board of County Commissioners of Lee County passed and adopted Ordinance No. 20-03 (“Ordinance”) establishing V-Dana Community Development District (“District”), which Ordinance became effective on March 5, 2020 after the filing of said Ordinance with the Florida Department of State. The property description of the lands encompassed within the District and subject to the jurisdiction of the District is attached hereto as **Exhibit “A”**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities and duties of the District may be obtained by examining Chapter 190, Florida Statutes.

PLEASE TAKE NOTICE OF THIS DISCLOSURE REQUIRED BY SECTIONS 190.048 AND 190.0485, FLORIDA STATUTES:

V-DANA COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.


FURTHER, PLEASE TAKE NOTICE OF THE FOLLOWING REQUIREMENT CONTAINED IN SECTION 7 OF THE ORDINANCE:

SECTION SEVEN: NOTICE TO SUBSEQUENT PURCHASERS

Any and all agreements for the sale of property within the boundaries of the V-Dana Community Development District must include the disclosure statement required in Florida Statutes §190.048 for the initial sale of the property. This requirement applies to the initial seller of a parcel as well as all subsequent sellers, successors and assigns, for the life of the V-Dana Community Development District.

IN WITNESS WHEREOF, the Notice has been executed on this 12th day of March, 2020, and recorded in the Public Records of Lee County, Florida.

V-DANA COMMUNITY DEVELOPMENT DISTRICT


By: 
Joseph Cameratta, Chairman

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged and sworn before me by means of (✓) physical presence or () online notarization this 12th day of March, 2020, by Joseph Cameratta, as Chairman for V-Dana Community Development District, a unit of special purpose government organized and existing under the laws of the State of Florida, to me known to be the person described in and who executed the forgoing instrument and acknowledged before me that he executed the same.

(SEAL)




NOTARY PUBLIC

Name: Gregory L. Urbancic
(Type or Print)

My Commission Expires: 8/21/20

DESCRIPTION

Parcel in
Sections 29, 30, 31 and 32,
Township 46 South, Range 27 East,
Lee County, Florida

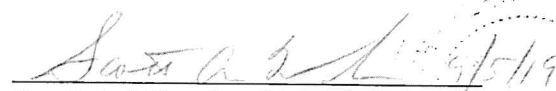
A tract or parcel of land lying in Sections 29, 30, 31 and 32, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 29 run S89°19'58"W along the North line of the Northeast Quarter (NE 1/4) of said Section 29 for 330.01 feet to an intersection with the West line of the East 330 feet of said Section 29; thence run S01°05'41"E along said West line for 50.00 feet to an intersection with the South right of way line of Corkscrew Road (100' wide right of way) and the POINT OF BEGINNING. From said Point of Beginning continue S01°05'41"E along said West line for 5,302.78 feet to an intersection with the North line of the Northeast Quarter (NE 1/4) of said Section 32; thence run N89°58'16"E along said North line for 330.06 feet to the Northeast corner of said Section 32; thence run S00°54'19"E along the East line of the Northeast Quarter (NE 1/4) of said Section 32 for 2,594.64 feet to the East Quarter corner of said Section 32; thence run S00°53'57"E along the East line of the Southeast Quarter (SE 1/4) of said Section 32 for 1,144.23 feet to an intersection with the North line of lands described in a deed recorded in Official Records Book 2032, at Page 1106, Lee County Records; thence run along the Northerly and Westerly line of said lands the following two (2) courses: S89°03'50"W parallel to the south line of said Fraction for 1,800.00 feet and S00°53'57"E parallel with the East line of said Fraction for 1,452.00 feet to an intersection with the South line of said Fraction; thence run S89°03'50"W along the South line of said Fraction for 848.66 feet to the South Quarter corner of said Section 32; thence run S89°10'20"W along the South line of the Southwest Quarter (SW 1/4) of said Section 32 for 2,651.10 feet to the Southeast corner of said Section 31; thence run S88°55'41"W along the South line of the Southeast Quarter of said Section 31 for 2,632.71 feet to the South Quarter corner of said Section 31; thence run N00°55'01"W along the West line of the East Half (E 1/2) of said Section 31 for 5,278.97 feet to the North Quarter corner of said Section 31; thence run S89°15'54"W along the South line of the Southwest Quarter (SW 1/4) of said Section 30 for 2,639.48 feet to the Southwest corner of Section 30; thence run N00°46'19"W along the West line of the Southwest Quarter (SW 1/4) of said Section 30 for 2,641.21 feet to the West Quarter corner of said Section 30; thence run N00°46'49"W along the West line of the Northwest Quarter (NW 1/4) of said Section 30 for 2,631.06 feet to an intersection with the South right of way line of Corkscrew Road (100' wide right of way); thence run along said South right of way line the following three (3) courses: N89°23'21"E for 2,632.12 feet; N89°32'32"E for 2,638.97 feet and N89°20'15"E for 63.32 feet; thence run S00°55'29"E for 642.38 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 265.00 feet (delta 10°44'05") (chord bearing S06°17'32"E) (chord 49.58 feet) for 49.65 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the right of radius 535.00 feet (delta 10°44'05") (chord bearing S06°17'32"E) (chord 100.09 feet) for 100.24 feet to a point of tangency; thence run S00°55'29"E for 22.47 feet; thence run

DESCRIPTION (CONTINUED)

N90°00'00"E for 714.26 feet; thence run N45°00'00"E for 293.74 feet; thence run N00°55'29"W for 616.76 feet to an intersection with said South right of way line; thence run along said South right of way line the following two (2) courses: N89°20'15"E for 1,633.78 feet and N89°19'58"E for 2,306.61 feet to the POINT OF BEGINNING.
Containing 2,115.47 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the North line of the Northeast Quarter (NE 1/4) of said Section 29 to bear S89°19'58"W.



Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

www.barraco.net
2271 MAGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT WALKER, FLORIDA 33620-2800
PHONE (239) 425-8692
FAX (239) 461-3189

FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7895 - SURVEYING LB-6940

PREPARED FOR

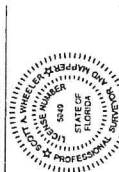
**TPL-LAND-SUB,
LLC**

4924 ROYAL GULF CIRCLE
FORT MYERS, FL 33866
PHONE (239) 425-8692
FAX (239) 425-8685
www.Camp99.com

PROJECT DESCRIPTION

**VERDANA
VILLAGE**
A Parcel of Land in
Sections 29, 30, 31 & 32,
Township 46 South,
Range 27 East
Lee County, Florida

PROJECT SURVEYOR



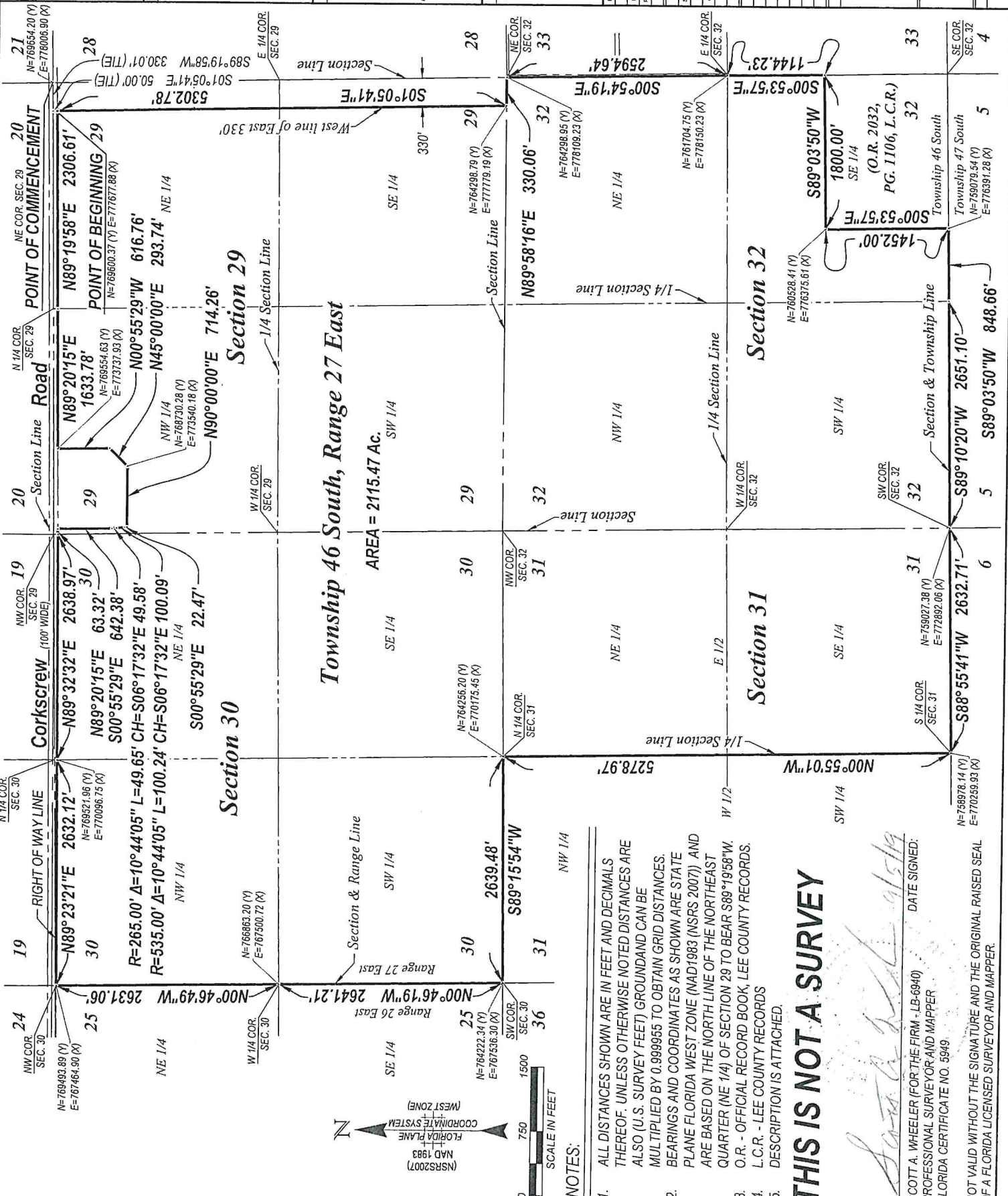
NOT VALID WITHOUT THE SIGNATURE
OF THE SURVEYOR AND MAPPER
FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	121763501.DWG
LAYOUT	3
LOCATION	JUSTICE BUILDING/REVISIONS SHEET
PLOT DATE	MON 8-25-09 - 1:15 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVAY DATE	04-25-2010
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	
PLAN REVISIONS	

SHEET NUMBER

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT/FILE NO.
23783
29-46-27
3 OF 3



THIS IS NOT A SURVEY

DATE SIGNED: _____
SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

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