



City Gate

Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, 407-723-5900, FAX 407-723-5901
www.citygatecdd.com

The meeting of the Board of Supervisors of the **City Gate Community Development District** will be held **Thursday, June 4, 2026, at 4:30 p.m.** at the **Collier County Paradise Coast Sports Complex**, 3940 City Gate Boulevard North Naples, FL 34117. Meeting in the north end meeting room on the second floor.

The agenda is as follows:

BOARD OF SUPERVISORS' MEETING AGENDA

Call to Order / Roll Call

Public Comments

Administrative Matters

- Tab 1 - Proof of Publication.
- Tab 2 - Acceptance of Supervisor Jennifer Belpedio resignation.
- Tab 3 - Appointment of James Hanrahan to fulfill Seat 2 Term.
- Tab 4 - Consideration of Resolution 2026-02 – Designation of Officers.
- Tab 5 - Consideration of March 5, 2026, Board of Supervisors Meeting Minutes.

Financial Matters

- Tab 6 - Consideration of Resolution 2026-03, approving a proposed budget for Fiscal Year 2026/2027 and setting a public hearing to adopt budget.
- Tab 7 - Consideration of April 2026 District Financial Statements.



Operational Matters

- Tab 8 - Final draft of Sheriff's agreement for submission to County - Josh Fruth.
- Board support for wayfinding sign locations - Josh Fruth.
- Traffic Signal Update - Josh Fruth.
- Tab 9 - Predator bird update & Fiscal Year 2026-2027 Proposal.
- Tab 10 - WLM Landscape Proposals for FY 2026-2027.

Other Business

Staff Reports

Manager's Report

- Tab 11 - Supervisor of Elections Letter showing registered voters.
- Form 1 due **NO LATER THAN JULY 1** – Electronic Filing

Engineer's Report

Legal Counsel's Report

Supervisor's Requests

City Gate Update

Adjournment



TAB 1 – Proof of Publication

Govt Public Notices

Originally published at naplesnews.com on 10/08/2025

BOARD OF SUPERVISORS
MEETING DATES
CITY GATE COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026

The Board of Supervisors of the City Gate Community Development District will hold their regular meetings for Fiscal Year as follows:

October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026*
February 8, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 9, 2026**
August 6, 2026
September 10, 2026***

* Moved one week due to New Years Day Holiday.

** Moved one week later due to the July 4th Holiday.

*** Moved one week later due to supervisor schedules.

Meetings of City Gate CDD will convene at 4:30 p.m. and rotate among the following three locations:

Great Wolf Lodge
3900 City Gate Boulevard North
Naples, FL 34117

Uline
3830 Uline Drive
Naples, FL 34117

Paradise Sports Park
3940 City Gate Boulevard North
Naples, FL 34117

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Real Estate Econometrics, Inc. located at 707 Orchid Drive, Suite 100, Naples, Florida 34102 or by calling (239) 269-1341.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 269-1341 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

No. 11733074 Oct 8, 2025



TAB 2 – Jennifer Belpedio Resignation



Collier County
TRANSPORTATION
MANAGEMENT SERVICES

Via email only: Rweyer@ree-i.com

Mr. G. Russell Weyer
Registered Agent
City Gate Community Development District

Re: Resignation from City Gate Community Development District Board and Recommendation of Successor

Dear Mr. Weyer:

Please accept this letter as my resignation from my position as an officer and member of the Board of Supervisors for the City Gate Community Development District ("District"), effective upon the appointment of my successor.

Due to additional responsibilities I am taking on with Collier County, I am no longer able to give this role the time and attention it deserves. For purposes of continuity, the County Manager has recommended that James Hanrahan be considered to serve in my place.

Mr. Hanrahan, as Director of Parks & Recreation, and his team provide County oversight of Paradise Coast Sports Complex and oversee the third-party contractor that operates the facility on behalf of Collier County. Mr. Hanrahan and I will attend the next District meeting. For meeting notices, his e-mail is: JamesD.Hanrahan@collier.gov

I have enjoyed my time on the Board and found the work productive and meaningful. I appreciate the collaboration and professionalism of my fellow Board members and District personnel.

Sincerely,

Jennifer A. Belpedio
Property Acquisition Manager

CC: Trinity Scott Trinity.Scott@Collier.gov, Darren Hutton Darren.Hutton@Collier.gov
Jamie French James.French@Collier.gov, James Hanrahan JamesD.Hanrahan@collier.gov





TAB 3 – Jim Hanrahan Oath of Office

OATH OR AFFIRMATION OF OFFICE

I, James Hanrahan, a Citizen of the State of Florida and of the United States of America, and being an officer of the **City Gate Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties delegated to me as a member of the Board of Supervisors of the **City Gate Community Development District**, Collier County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA
COUNTY OF COLLIER

Sworn to (or affirmed) before me this 12th day of September, 2024,
by _____, whose signature appears
hereinabove, who is personally known to me or who produced
_____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____



TAB 4 – Resolution 2026-02

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITY GATE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the CITY GATE COMMUNITY DEVELOPMENT DISTRICT (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CITY GATE COMMUNITY DEVELOPMENT DISTRICT;

- | | | |
|-------------------|--|--------------------------------|
| <u>Section 1.</u> | Brad Heisner | is elected Chairperson |
| <u>Section 2.</u> | Jake Stephens | is elected Vice Chairperson |
| <u>Section 3.</u> | Jane Gaarlandt | is elected Secretary |
| | Roger B. Rice | is elected Assistant Secretary |
| | James Hanrahan | is elected Assistant Secretary |
| | Alp Erol | is elected Assistant Secretary |
| | Russ Weyer | is elected Assistant Secretary |
| <u>Section 4.</u> | Jennifer Walden | is elected Treasurer. |
| <u>Section 5.</u> | Russ Weyer | is elected Assistant Treasurer |
| | Jennifer Glasgow | is elected Assistant Treasurer |
| | Rick Montejano | is elected Assistant Treasurer |
| | Amanda Lane | is elected Assistant Treasurer |
| | Amy Champagne | is elected Assistant Treasurer |
| <u>Section 6.</u> | All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict. | |
| <u>Section 7.</u> | This Resolution shall become effective immediately upon its adoption. | |

PASSED AND ADOPTED THIS 4th DAY OF JUNE, 2026.

ATTEST:

**CITY GATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice Chairman



TAB 5 – March 5, 2026 Meeting Minutes

1 **CITY GATE COMMUNITY DEVELOPMENT DISTRICT**
2 **12051 Corporate Boulevard**
3 **Orlando, FL 32817**

4
5
6 **CITY GATE COMMUNITY DEVELOPMENT DISTRICT**
7 **BOARD OF SUPERVISORS' MEETING**
8 **Thursday, March 5, 2026**
9 **3830 Uline Drive, Naples, Florida 34117**
10 **4:30 p.m.**

11
12 Board Members present at roll call:

13
14 Roger B. Rice Board Member
15 Jennifer Belpedio Board Member
16 Alp Erol Board Member
17 Brad Heisner Board Member

18
19 Also present were:

20
21 Russ Weyer Real Estate Econometrics, Inc.
22 Audrey Ryan PFM MS (via phone)
23 Joe Davidow Willis & Davidow, LLC (via phone)
24 Don Pavlik 850 NWN LLC (via phone)

25
26
27 **FIRST ORDER OF BUSINESS**

Organizational Matters

28
29 **Call to Order and Roll Call**

30
31 Mr. Weyer called the meeting of the City Gate Community Development District Board of
32 Supervisors to order at 4:30 p.m. and roll call was initiated. A quorum was established with the
33 attendance of Board Members outlined above. Others in attendance or via speaker phone are
34 also listed above.

35
36
37 **Public Comment Period**

38
39 There were no public comments at this time.

40
41
42 **SECOND ORDER OF BUSINESS**

Administrative Matters

43
44 **Proof of Publication**

45
46 Mr. Weyer noted the Affidavit of Publication and noted the District is now allowed to advertise on
47 the Collier County Clerk of Courts website.

48
49 There was brief discussion regarding advertising via the website.

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**Acceptance of Jennifer Belpedio
Resignation**

This item was tabled.

**Appointment of James Hanrahan to fulfill
Seat 2 Term**

This item was tabled.

**Consideration of Resolution 2026-01,
Designation of Officers**

This item was tabled.

**Intent to Place Public Notices on Collier
Clerk of Courts Website**

Mr. Weyer gave an overview and noted the annual public meeting notice will now be placed on the Collier Clerk of Courts Website.

ON MOTION by Mr. Heisner, seconded by Ms. Belpedio, with all in favor, the Board approved the Intent to Place Public Notices on Collier Clerk of Courts Website.

**Consideration of Resolution 2026-01,
Consent to Insubstantial Change**

Mr. Rice gave an overview of the insubstantial change and noted one change is related to the PUD and the other to the hours of operation.

There was brief discussion regarding the sound ordinance.

ON MOTION by Ms. Belpedio, seconded by Mr. Heisner, with all in favor, the Board approved Resolution 2026-01, Consent to Insubstantial Change.

1
2 **Approval of November 24, 2025, Meeting**
3 **Minutes**
4

5 The Board reviewed the minutes.
6

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8 ON MOTION by Ms. Belpedio, seconded by Mr. Heisner, with all in favor, the Board approved the
9 November 24, 2025, Meeting Minutes.
10

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13 **THIRD ORDER OF BUSINESS**

14 **Budget Matters**

15 **Consideration of January 2026 District**
16 **Financial Statements**
17

18 Ms. Ryan gave an overview of the District Financial Statements. It was noted all Quarter 1 and
19 Quarter 2 assessments have been collected.
20

21 Mr. Weyer noted there were some extra expenses related to the holiday lighting.
22

23 There was brief discussion regarding the landscaping and road maintenance and ownership.
24

25 It was noted there are a few streetlights and walking path lights that are out. Any issues can be
26 directed to FPL and District Management.
27

28
29 ON MOTION by Mr. Heisner, seconded by Mr. Erol, with all in favor, the Board approved the
30 January 2026 District Financial Statements.
31

32
33
34 **Consideration of CDD City Gate final FY**
35 **2024-2025 Audit**
36

37 Mr. Weyer noted it the audit has been reviewed by the Chair.
38

39 Ms. Ryan noted this was a clean and standard audit.
40

41
42 ON MOTION by Mr. Erol, seconded by Mr. Heisner, with all in favor, the Board accepted the CDD
43 City Gate final FY 2024-2025 Audit.
44
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47

1 **FOURTH ORDER OF BUSINESS**

Operational Matters

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3 **Update on Way Finding Signs**

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5 This item was reviewed during Staff Reports.

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8 **Update on Sherriff Interlocal Agreement**

9
10 There was brief discussion regarding the agreement and it was noted this goes directly to the
11 Sheriff's office.

12
13 Ms. Belpedio noted a certification from the Engineer should be attached to the agreement.
14

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16 **FIFTH ORDER OF BUSINESS**

Other Business

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18 **Staff Reports**

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20 **District Manager** – No report.

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22 **District Counsel** – No report.

23
24 **District Engineer** – No report.
25

26 **Board Members' Comments/Requests**

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28 There were no comments or requests at this time.
29

30 **Public Comments**

31
32 There were no public comments at this time.
33

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35 **SEVENTH ORDER OF BUSINESS**

Adjournment

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37 There was no further business to discuss.
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40 On MOTION by Mr. Heisner, seconded by Ms. Belpedio, with all in favor, the March 5,
41 2026, Board of Supervisors' Meeting of the City Gate Community Development District
42 was adjourned.
43

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49 _____
Secretary/Assistant Secretary

Chairperson/Vice Chairperson



TAB 6 – Resolution 2026-03

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITY GATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (the "Board") of the CITY GATE Community Development District (the "Board") a proposed operating budget for Fiscal Year 2026/2027, a copy of which is attached hereto as **Appendix 1** (the "Proposed Budget") ; 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 CITY GATE COMMUNITY DEVELOPMENT DISTRICT:

1. The Proposed Budget proposed by the District Manager for Fiscal Year 2026/2027, a copy of which is attached hereto as **Exhibit A**, is hereby approved and adopted.

2. A public hearing (the "Public Hearing") is hereby scheduled for the following date, hour and location for the purpose of receiving public comments on the Proposed Budget:

DATE: Thursday, September 18, 2025

HOUR: 4:30 p.m.

LOCATION: Great Wolf Lodge, 3900 City Gate Boulevard North,
Naples, FL 34117.

3. The District Manager is hereby directed to submit a copy of the Proposed Budget to Collier County at least 60 days prior to the scheduled Public Hearing set forth above.

4. Notice of this scheduled Public Hearing shall be published in the manner prescribed in Florida law.

5. This Resolution shall take effect immediately upon adoption.

PASSED, ADOPTED AND EFFECTIVE THIS 4th DAY OF JUNE 2026.

ATTEST:

**THE CITY GATE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Secretary/Assistant Secretary

By: _____

Chairperson/Vice Chairperson

EXHIBIT A



City Gate CDD

Proposed FY 2027 Budget

PFM Management Services LLC
3501 Quadrangle Blvd Suite 270
Orlando, FL 32817
407-723-5900



City Gate Community Development District
General Fund Adopted Budget
Fiscal Year 2027 (Ending September 30, 2027)

Revenues		Actuals Through 4/30/26	Anticipated May - Sept	Anticipated FY 2026	Adopted Budget FY 2026	Proposed Budget FY 2027
001-032-5200-00-02	Off-Roll Assessments	\$ 356,122.84	\$ 206,360.66	\$ 562,483.50	\$ 562,483.50	\$ 625,703.25
	Interest Income	5,746.87	-	5,746.87	-	-
		<u>\$ 361,869.71</u>	<u>\$ 206,360.66</u>	<u>\$ 568,230.37</u>	<u>\$ 562,483.50</u>	<u>\$ 625,703.25</u>
General & Administrative Expenses						
001-051-1000-45-01	POL Insurance	\$ 3,014.00	\$ -	\$ 3,014.00	\$ 3,327.50	\$ 3,660.25
001-051-3000-31-02	Management	11,666.69	8,333.31	20,000.00	20,000.00	30,000.00
001-051-3000-31-04	Engineering	8,342.50	10,428.13	18,770.63	7,500.00	10,000.00
001-051-3000-31-08	District Counsel	212.50	1,041.67	1,254.17	2,500.00	2,500.00
001-051-3000-32-01	Audit	5,750.00	-	5,750.00	6,820.00	6,820.00
001-051-3000-42-01	Postage & Shipping	0.74	20.83	21.57	50.00	50.00
001-051-3000-47-01	Copies	-	166.67	166.67	400.00	400.00
001-051-3000-48-01	Legal Advertising	727.28	1,041.67	1,768.95	2,500.00	2,500.00
001-051-3000-49-02	Miscellaneous	-	83.33	83.33	200.00	200.00
001-051-3000-49-11	Website Maintenance	1,475.00	1,225.00	2,700.00	2,700.00	2,700.00
001-051-3000-54-01	Dues, Licenses and Fees	175.00	-	175.00	175.00	175.00
001-053-1000-43-01	Electric	1,847.82	1,666.67	3,514.49	4,000.00	4,000.00
001-053-9000-45-01	General Insurance	3,685.00	-	3,685.00	4,070.00	4,477.00
001-053-9000-46-06	Irrigation	2,944.78	3,333.33	6,278.11	8,000.00	8,000.00
001-053-9000-46-08	Lake Maintenance	5,260.00	3,740.00	9,000.00	9,000.00	9,000.00
001-053-9000-46-09	Landscaping Maintenance & Material	104,410.63	72,089.37	176,500.00	176,500.00	190,000.00
	Wayfinding Signage	-	55,000.00	55,000.00	55,000.00	55,000.00
001-053-9000-46-15	Contingency	-	4,166.67	4,166.67	10,000.00	10,000.00
	Upgrade Lake Landscaping Maintenance	33,441.80	46,558.20	80,000.00	80,000.00	80,000.00
001-054-1000-34-01	Sidewalk Cleaning	3,000.00	2,700.00	5,700.00	5,700.00	5,700.00
001-054-1000-43-02	Streetlights	29,987.53	26,041.67	56,029.20	62,500.00	62,500.00
	Bird Services	65,726.25	11,793.75	77,520.00	77,520.00	113,000.00
001-051-3000-32-03	Tax Preparation	12.84	-	12.84	21.00	21.00
001-054-1000-53-01	Road Repair	-	1,666.67	1,666.67	4,000.00	4,000.00
001-054-1000-53-01	Holiday Decorations	12,050.00	-	12,050.00	10,000.00	11,000.00
	Total O&M Expenditures	<u>\$ 293,730.36</u>	<u>\$ 251,096.92</u>	<u>\$ 544,827.28</u>	<u>\$ 552,483.50</u>	<u>\$ 615,703.25</u>
	O&M Net Income (Loss)	\$ 68,139.35	\$ (44,736.26)	\$ 23,403.09	\$ 10,000.00	\$ 10,000.00
Capital Expenditures						
	General reserves	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
	Total Capital Expenditures	<u>\$ -</u>	<u>\$ 10,000.00</u>	<u>\$ 10,000.00</u>	<u>\$ 10,000.00</u>	<u>\$ 10,000.00</u>
	Total Net Income (Loss)	<u>\$ 68,139.35</u>	<u>\$ (54,736.26)</u>	<u>\$ 13,403.09</u>	<u>\$ -</u>	<u>\$ -</u>



CITY GATE COMMUNITY DEVELOPMENT DISTRICT FY 2026-2027 GENERAL FUND ASSESSMENTS

Lot #	Owner	Acres inclusive of FPL Easement	Acres Net of FPL Easement	Percent of Assessed Acres	Annual Assessment Budget	Quarterly Assessment Budget
1	850 NWN LLC	5.00	3.64	1.76%	\$ 10,991.55	\$ 2,747.89
2	850 NWN LLC	2.01	2.01	0.97%	\$ 6,069.51	\$ 1,517.38
3	850 NWN LLC	2.00	2.00	0.97%	\$ 6,039.32	\$ 1,509.83
4	850 NWN LLC	2.37	2.37	1.14%	\$ 7,156.59	\$ 1,789.15
Replat 1	SFWMD	5.07	5.07	2.45%	\$ 15,309.66	\$ 3,827.42
5	850 NWN LLC	0.53	0.53	0.26%	\$ 1,600.42	\$ 400.10
5	CG II LLC	9.56	9.56	4.61%	\$ 28,867.93	\$ 7,216.98
6	CG II LLC	7.73	7.73	3.73%	\$ 23,341.95	\$ 5,835.49
Replat No. 4 Lot 7	City Gate Naples, LLC	22.90	15.30	7.38%	\$ 46,200.76	\$ 11,550.19
Replat No. 4 Lot 8	City Gate Naples, LLC	8.00	5.92	2.86%	\$ 17,876.37	\$ 4,469.09
Replat No. 4 Lot 9	City Gate Naples, LLC	61.28	61.28	29.57%	\$ 185,044.62	\$ 46,261.15
Replat No. 5 Lot 10	GWR Naples, LLC	6.84	6.84	3.30%	\$ 20,654.46	\$ 5,163.61
Replat No. 5 Lot 10	GWR Naples, LLC	13.34	13.34	6.44%	\$ 40,282.23	\$ 10,070.56
Replat No. 4 Lot 11	Collier County	3.69	3.69	1.78%	\$ 11,142.54	\$ 2,785.63
Sports Complex Lot 26	Collier County	67.93	67.93	32.78%	\$ 205,125.34	\$ 51,281.34
		218.25	207.21	100%	\$ 625,703.25	\$ 156,425.81



City Gate Community Development District
O & M Budget Item Description FY 2027

Revenues:

Off-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected through direct billing are referred to as "Off-Roll Assessments."

General & Administrative Expenses:

POL Insurance:

Supervisors' and Officers' liability insurance.

Management:

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These Services are further outlined in Exhibit "A" of the Management Agreement.

Engineering:

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

District Counsel:

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Audit:

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Postage & Shipping:

Mail, overnight deliveries, correspondence, etc.

Copies:

Printing and binding Board agenda packages, letterhead, envelopes, and copies.



City Gate Community Development District
O & M Budget Item Description FY 2027

Legal Advertising:

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Miscellaneous:

Other administrative and grounds expenses incurred throughout the year.

Website Maintenance:

Website maintenance fee.

Dues, Licenses, and Fees:

The District is required to pay an annual fee to the Department of Economic Opportunity.

Electric:

Districts' streetlights based on fees and consumption.

General Insurance:

General liability insurance.

Irrigation:

Inspection and repair of irrigation system.

Lake Maintenance:

Maintenance of lakes owned by District.

Landscaping Maintenance & Material:

Update landscaping and Common Area within the boundaries of the District.

Wayfinding Signage

Wayfinding Signs and Maintenance.

Contingency:

Other administrative and grounds expenses incurred throughout the year.

Upgrade Lake Landscaping Maintenance:

Maintenance of lakes owned by District.



City Gate Community Development District
O & M Budget Item Description FY 2027

Sidewalk Cleaning:

Cleaning of sidewalk owned by District.

Streetlights:

Streetlighting expenses within the District.

Bird Services:

Provide bird control services.

Tax Preparation:

The IRS requires the annual 1099 processing to be electronically filed. These are the fee association with the electronic filing using tax1099.com.

Road Repair:

Repair of road owned by District.

Holiday Decorations:

District decorations for the holidays.



TAB 7 – April 2026 Financial Statements



City Gate CDD

April 2026 Financial Package

April 30, 2026

PFM Management Services LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900



City Gate CDD
Statement of Financial Position
As of 4/30/2026

General Fund

Assets

Current Assets

General Checking Account	\$	294,671.55
Accounts Receivable - POA		1,258.71
Prepaid Expenses		4,250.00
Deposits		50.00
Total Current Assets	\$	300,230.26

Total Assets

\$ 300,230.26

Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$	881.00
Total Current Liabilities	\$	881.00

Total Liabilities

\$ 881.00

Net Assets

Net Assets, Unrestricted	\$	(144,523.04)
Net Assets - General Government		375,732.95
Current Year Net Assets - General Government		68,139.35

Total Net Assets

\$ 299,349.26

Total Liabilities and Net Assets

\$ 300,230.26



City Gate CDD
Statement of Activities
As of 4/30/2026

General Fund

Revenues

Off-Roll Assessments	\$ 356,122.84
Total Revenues	<u>\$ 356,122.84</u>

Expenses

POL Insurance	\$ 3,014.00
Management	11,666.69
Engineering	8,342.50
District Counsel	212.50
Audit	5,750.00
Tax Preparation	12.84
Postage & Shipping	0.74
Legal Advertising	727.28
Bird Services	65,726.25
Web Site Maintenance	1,475.00
Holiday Decorations	12,050.00
Dues, Licenses, and Fees	175.00
Electric	1,847.82
General Insurance	3,685.00
Irrigation - Repair	2,944.78
Lake Landscaping Maintenance	33,441.80
Lake Maintenance	5,260.00
Landscaping Maintenance & Material	104,410.63
Sidewalk Cleaning	3,000.00
Streetlights	29,987.53
Total Expenses	<u>\$ 293,730.36</u>

Other Revenues (Expenses) & Gains (Losses)

Interest Income	\$ 5,746.87
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 5,746.87</u>

Change In Net Assets \$ 68,139.35

Net Assets At Beginning Of Year \$ 231,209.91

Net Assets At End Of Year \$ 299,349.26



City Gate CDD
 Budget to Actual
 For the Month Ending 04/30/2026

	Year To Date			FY 2026 Adopted Budget	Percentage Spent
	Actual	Budget	Variance		
Revenues					
Off-Roll Assessments	\$ 356,122.84	\$ 328,115.38	\$ 28,007.47	\$ 562,483.50	63.31%
Net Revenues	\$ 356,122.84	\$ 328,115.38	\$ 28,007.47	\$ 562,483.50	63.31%
General & Administrative Expenses					
POL Insurance	\$ 3,014.00	\$ 1,941.04	\$ 1,072.96	\$ 3,327.50	90.58%
Management	11,666.69	11,666.67	0.02	20,000.00	58.33%
Engineering	8,342.50	4,375.00	3,967.50	7,500.00	111.23%
District Counsel	212.50	1,458.33	(1,245.83)	2,500.00	8.50%
Audit	5,750.00	3,978.33	1,771.67	6,820.00	84.31%
Postage & Shipping	0.74	29.17	(28.43)	50.00	1.48%
Copies	-	233.33	(233.33)	400.00	0.00%
Legal Advertising	727.28	1,458.33	(731.05)	2,500.00	29.09%
Miscellaneous	-	116.67	(116.67)	200.00	0.00%
Web Site Maintenance	1,475.00	1,575.00	(100.00)	2,700.00	54.63%
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00	100.00%
Reserves	-	5,833.33	(5,833.33)	10,000.00	0.00%
Electric	1,847.82	2,333.33	(485.51)	4,000.00	46.20%
General Insurance	3,685.00	2,374.17	1,310.83	4,070.00	90.54%
Irrigation - Repair	2,944.78	4,666.67	(1,721.89)	8,000.00	36.81%
Lake Maintenance	5,260.00	5,250.00	10.00	9,000.00	58.44%
Landscaping Maintenance & Material	104,410.63	102,958.33	1,452.30	176,500.00	59.16%
Wayfinding Signage	-	32,083.33	(32,083.33)	55,000.00	0.00%
Contingency	-	5,833.33	(5,833.33)	10,000.00	0.00%
Upgrade Lake Landscaping Maintenance	33,441.80	46,666.67	(13,224.87)	80,000.00	41.80%
Sidewalk Cleaning	3,000.00	3,325.00	(325.00)	5,700.00	52.63%
Streetlights	29,987.53	36,458.33	(6,470.80)	62,500.00	47.98%
Bird Services	65,726.25	45,220.00	20,506.25	77,520.00	84.79%
Tax Preparation	12.84	12.25	0.59	21.00	61.14%
Holiday Decorations	12,050.00	5,833.33	6,216.67	10,000.00	120.50%
Road Repair	-	2,333.33	(2,333.33)	4,000.00	0.00%
Total General & Administrative Expenses	\$ 293,730.36	\$ 328,115.38	\$ (34,385.02)	\$ 562,483.50	52.22%
Total Expenses	\$ 293,730.36	\$ 328,115.38	\$ (34,385.02)	\$ 562,483.50	
Net Income (Loss)	\$ 62,392.48	\$ -	\$ 62,392.48	\$ -	
Other Income (Expense)					
Interest Income	\$ 5,746.87	\$ -	\$ 5,746.87	\$ -	
Total Other Income (Expense)	\$ 5,746.87	\$ -	\$ 5,746.87	\$ -	
Net Income (Loss)	\$ 68,139.35	\$ -	\$ 68,139.35	\$ -	



TAB 8 – Draft Sheriff's Agreement



EXHIBIT B

June 1, 2026

Mr. Russ Weyer, President
Real Estate Econometrics, Inc.
707 Orchid Drive
Suite 707
Naples, FL. 34102

**Re: City Gate CDD
Traffic Signs**

Dear Mr. Weyer:

This letter is to confirm that all traffic signs are consistent with the county-approved plans for the project signs are in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).

Should you have any questions or need additional information, please contact our office.

Sincerely,

Josh Fruth,
President

DEDICATIONS/RESERVATIONS

STATE OF FLORIDA
COUNTY OF COLLIER

KNOW ALL MEN BY THESE PRESENTS THAT:
CG II, LLC, A FLORIDA LIMITED LIABILITY COMPANY
850 NWN, LLC, A FLORIDA LIMITED LIABILITY COMPANY
CITY GATE NAPLES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

THE OWNERS OF THE LAND DESCRIBED HEREON HAVE CAUSED THIS PLAT ENTITLED CITY GATE COMMERCE PARK, PHASE THREE REPLAT NO. 4, TO BE MADE AND DO HEREBY:

A. DEDICATE TO COLLIER COUNTY:

- 1. AN ACCESS EASEMENT (A.E.) OVER AND ACROSS TRACT "R-3", TRACT "R-4", AND THE "TURN-AROUND" ACCESS EASEMENT LYING AT THE EAST END OF TRACT "R-4" FOR USE BY GOVERNMENTAL VEHICLES IN THE EXECUTION OF THEIR DUTIES, INCLUDING, BUT NOT LIMITED TO EMERGENCY MEDICAL SERVICE, FIRE DEPARTMENT SERVICE, AND HEREON (C.U.E., P.U.E., I.E., D.E.) WITHOUT THE RESPONSIBILITY FOR MAINTENANCE.
2. TRACT "R-3", TRACT "R-4", AND THE "TURN-AROUND" ACCESS EASEMENT LYING AT THE EAST END OF TRACT "R-4" AS PRIVATE ROAD RIGHT OF WAY, BUT OPEN TO TRAVEL BY THE PUBLIC, SUBJECT TO EASEMENTS DEPICTED HEREON WITHOUT RESPONSIBILITY FOR MAINTENANCE.
3. THE TURN LANE ACCESS EASEMENT (A.E.) LYING WITHIN LOT 10 FOR PUBLIC ACCESS PURPOSES WITHOUT THE RESPONSIBILITY FOR MAINTENANCE.
4. ALL DRAINAGE EASEMENTS (D.E.) AND LAKE MAINTENANCE EASEMENTS (L.M.E.) WITHOUT THE RESPONSIBILITY FOR MAINTENANCE.
5. TRACT "RL-2" FOR DRAINAGE, MAINTENANCE, RECREATION AND ACCESS, WITHOUT THE RESPONSIBILITY FOR MAINTENANCE.

B. DEDICATE TO COLLIER COUNTY WATER-SEWER DISTRICT:

- 1. AN ACCESS EASEMENT OVER AND ACROSS TRACT "R-3" AND TRACT "R-4" FOR ACCESS PURPOSES WITHOUT THE RESPONSIBILITY FOR MAINTENANCE.
2. THAT ALL COUNTY UTILITY EASEMENTS (C.U.E.) FOR POTABLE WATER, NON-POTABLE IRRIGATION WATER AND/OR WASTEWATER SYSTEM(S) OR PORTION(S) THEREOF AND INGRESS AND EGRESS RIGHTS, WHERE APPROPRIATE, ARE PROVIDED TO THE COLLIER COUNTY WATER-SEWER DISTRICT TO OPERATE AND MAINTAIN POTABLE WATER, NON-POTABLE IRRIGATION WATER AND/OR WASTEWATER UTILITY SYSTEMS OR PORTION(S) THEREOF WITHIN THE PLATTED AREA AFTER FINAL CONVEYANCE TO THE CCWSD AND, WHERE APPLICABLE, TO INSTALL THE CCWSD'S CONNECTING UTILITY FACILITIES WITHIN SUCH EASEMENT(S), WITH NO RESPONSIBILITY FOR MAINTENANCE OF THE SURFACE EASEMENT AREA.
3. APPLICABLE POTABLE WATER, NON-POTABLE IRRIGATION WATER AND/OR WASTEWATER SYSTEM(S) OR PORTION(S) THEREOF CONSTRUCTED WITHIN THIS PLATTED AREA IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE COLLIER COUNTY UTILITIES STANDARDS AND PROCEDURES ORDINANCE (2004-31), AS AMENDED, SHALL BE CONVEYED TO THE BOARD AS THE EX-OFFICIO GOVERNING BOARD OF THE WATER-SEWER DISTRICT UPON ACCEPTANCE OF THE ADDITIONS, EXTENSIONS AND/OR IMPROVEMENTS REQUIRED BY THE PLAT.

C. DEDICATE A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) TO ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES FOR PUBLIC UTILITY PURPOSES:

- 1. ALL PLATTED PUBLIC UTILITY EASEMENTS (P.U.E.) SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

D. DEDICATE TO CITY GATE COMMERCE PARK MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ("ASSOCIATION"), ITS SUCCESSORS OR ASSIGNS:

- 1. ALL DRAINAGE EASEMENTS (D.E.) FOR STORMWATER MANAGEMENT PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.
2. ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) WITH RESPONSIBILITY FOR MAINTENANCE.
3. TRACT "R-3" AND TRACT "R-4" AS A PRIVATE ROAD RIGHT-OF-WAY BUT OPEN TO TRAVEL BY THE PUBLIC, SUBJECT TO EASEMENTS DEPICTED HEREON, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
4. AN ACCESS EASEMENT (A.E.) OVER AND ACROSS TRACT "R-3" AND TRACT "R-4" FOR ACCESS PURPOSES WITHOUT RESPONSIBILITY FOR MAINTENANCE.
5. "TURN-AROUND" ACCESS EASEMENT (A.E.) LYING AT THE EAST END OF TRACT "R-4" AND TURN LANE ACCESS EASEMENT (A.E.) LYING WITHIN LOT 10 FOR PUBLIC ACCESS PURPOSES WITHOUT RESPONSIBILITY FOR MAINTENANCE.
6. ALL IRRIGATION EASEMENTS (IE) FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF IRRIGATION FACILITIES, PROVIDED THIS USE BY THE ASSOCIATION OR ITS SUCCESSOR OR ASSIGNS SHALL BE SUBJECT TO AND NOT INCONSISTENT WITH THE USE OF TRACT "R-3" AND TRACT "R-4" BY COLLIER COUNTY OR ANY C.U.E. BY THE COLLIER COUNTY WATER-SEWER DISTRICT, WITHOUT RESPONSIBILITY FOR MAINTENANCE OF THE IRRIGATION FACILITIES.
7. TRACT "RL-2" FOR DRAINAGE, MAINTENANCE, RECREATION AND ACCESS, WITH RESPONSIBILITY FOR MAINTENANCE.
8. LANDSCAPE BUFFER EASEMENTS (L.B.E.) WITHOUT THE RESPONSIBILITY FOR MAINTENANCE.

E. DEDICATE TO CITY GATE COMMUNITY DEVELOPMENT DISTRICT ("CDD"):

- 1. ALL DRAINAGE EASEMENTS (D.E.) FOR STORMWATER MANAGEMENT PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.
2. ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) WITH RESPONSIBILITY FOR MAINTENANCE.
3. TRACT "R-3" AND TRACT "R-4" AS A PRIVATE ROAD RIGHT-OF-WAY BUT OPEN TO TRAVEL BY THE PUBLIC, SUBJECT TO EASEMENTS DEPICTED HEREON, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
4. AN ACCESS EASEMENT (A.E.) OVER AND ACROSS TRACT "R-3" AND TRACT "R-4" FOR ACCESS PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.
5. "TURN-AROUND" ACCESS EASEMENT (A.E.) LYING AT THE EAST END OF TRACT "R-4" AND TURN LANE ACCESS EASEMENT (A.E.) LYING WITHIN LOT 10 FOR PUBLIC ACCESS PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.
6. ALL IRRIGATION EASEMENTS (IE) FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF IRRIGATION FACILITIES, PROVIDED THIS USE BY THE ASSOCIATION OR ITS SUCCESSOR OR ASSIGNS SHALL BE SUBJECT TO AND NOT INCONSISTENT WITH THE USE OF TRACT "R-3" AND TRACT "R-4" BY COLLIER COUNTY OR ANY C.U.E. BY THE COLLIER COUNTY WATER-SEWER DISTRICT, WITH RESPONSIBILITY FOR MAINTENANCE OF THE IRRIGATION FACILITIES.
7. TRACT "RL-2" FOR DRAINAGE, MAINTENANCE, RECREATION AND ACCESS, WITH RESPONSIBILITY FOR MAINTENANCE.
8. LANDSCAPE BUFFER EASEMENTS (L.B.E.) WITH RESPONSIBILITY FOR MAINTENANCE.

F. DEDICATE TO THE GREATER NAPLES FIRE RESCUE DISTRICT:

- 1. A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT (A.E.) OVER AND ACROSS ALL OF TRACT "R-3", TRACT "R-4", "TURN AROUND" ACCESS EASEMENT LYING AT THE EAST END OF TRACT "R-4" AND TURN LANE ACCESS EASEMENT LYING WITHIN LOT 10, WITHOUT RESPONSIBILITY FOR MAINTENANCE.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAVE CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME THIS 10th DAY OF December, 2020.

CG II, LLC
A FLORIDA LIMITED LIABILITY COMPANY
Joseph R. Weber, VICE PRESIDENT

WITNESS: Joseph R. Weber
PRINTED NAME: Joseph R. Weber
WITNESS: Michelle A. Varisco
PRINTED NAME: Michelle A. Varisco

850 NWN, LLC
A FLORIDA LIMITED LIABILITY COMPANY
Joseph R. Weber, VICE PRESIDENT

WITNESS: Joseph R. Weber
PRINTED NAME: Joseph R. Weber
WITNESS: Michelle A. Varisco
PRINTED NAME: Michelle A. Varisco

CITY GATE NAPLES, LLC
A DELAWARE LIMITED LIABILITY COMPANY
Laurence Barry, AUTHORIZED REPRESENTATIVE

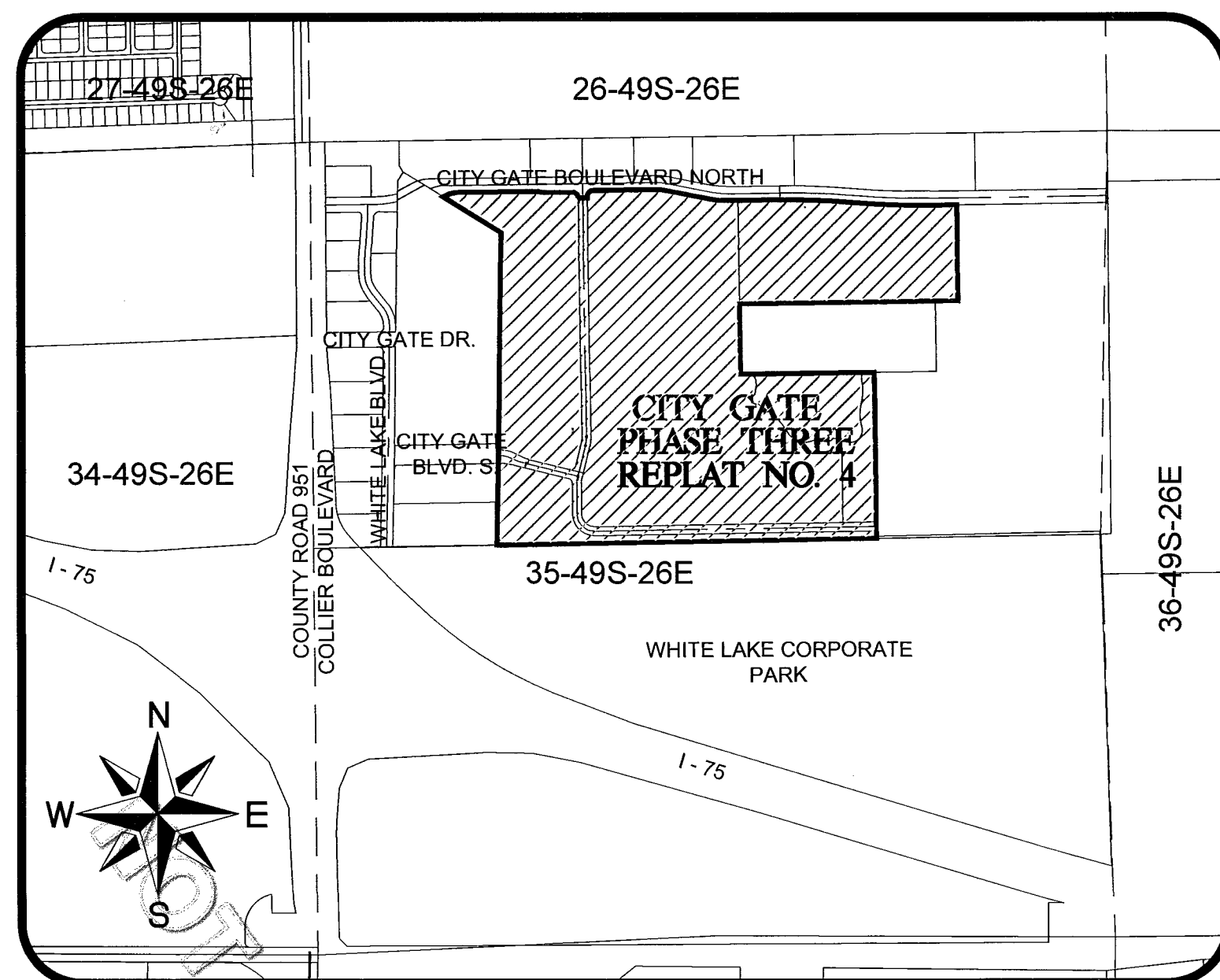
WITNESS: Marcia Kuhn-Sperber
PRINTED NAME: Marcia Kuhn-Sperber
WITNESS: Patrick Miller
PRINTED NAME: Patrick Miller

CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 4 PLAT BOOK 68, PAGE 69

SHEET 1 OF 5

ALL OF LOTS 11 THROUGH 20, INCLUSIVE, LOT 24 AND TRACT R-3 OF CITY GATE COMMERCE PARK PHASE THREE AS RECORDED IN PLAT BOOK 63, PAGES 84 THROUGH 90, ALL OF LOT 25 AND TRACT R-4 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT AS RECORDED IN PLAT BOOK 65, PAGES 94 THROUGH 97, ALL OF LOT 9 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 2 AS RECORDED IN PLAT BOOK 67, PAGES 6 THROUGH 8, AND ALL OF TRACTS 1 AND 2 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 3 AS RECORDED IN PLAT BOOK 68 PAGES 59 AND 60, ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA LOCATED IN SECTION 35, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

EXHIBIT C



LOCATION MAP NOT TO SCALE

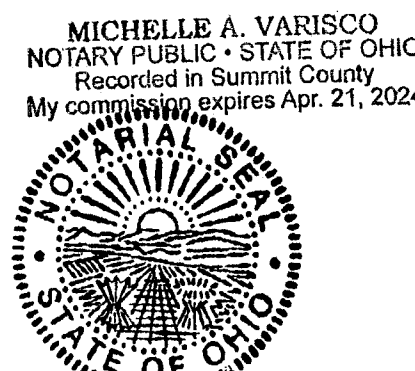
GENERAL NOTES

- 1. SET 4" X 4" CONCRETE MONUMENT STAMPED PRM CEC LB 2464.
2. FOUND 4" X 4" CONCRETE MONUMENT STAMPED PRM 642.
3. FOUND PK NAIL AND DISC STAMPED PCP 78A LB 3694.
4. SET PK NAIL AND DISC STAMPED POP CEC LB 2464.
5. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT AND REFER TO THE SOUTHERN LINE OF CITY GATE COMMERCE PARK PHASE THREE BEARING S89°00'01"W.
6. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
7. RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD FOR CITY GATE COMMERCE PARK ARE RECORDED IN OFFICIAL RECORDS, BOOK 3525, PAGE 2931, AS AMENDED, ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
8. DESCRIBED PROPERTY LIES WITHIN THE CITY GATE COMMERCE PARK P.U.D., ORDINANCE 88-93, AS AMENDED.

OWNER ACKNOWLEDGEMENTS

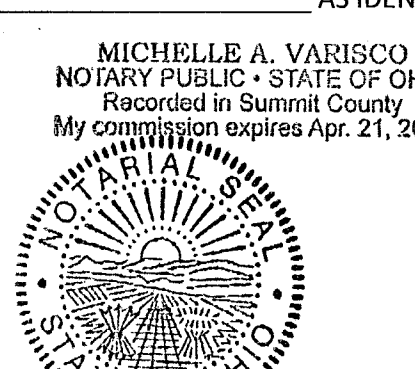
STATE OF OHIO COUNTY OF SUMMIT THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 10 DAY OF December, 2020, BY JOSEPH R. WEBER, VICE PRESIDENT OF CG II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR I HAS PRODUCED AS IDENTIFICATION.

Michelle A. Varisco NOTARY PUBLIC - STATE OF OHIO Recorded in Summit County My commission expires Apr. 21, 2024



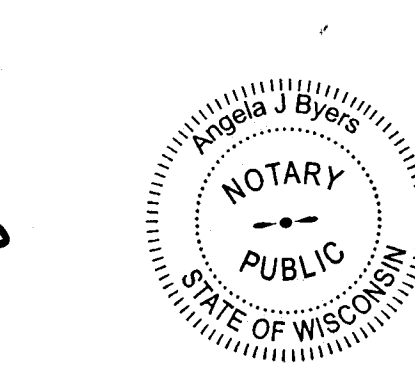
STATE OF OHIO COUNTY OF SUMMIT THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 10 DAY OF December, 2020, BY JOSEPH R. WEBER, VICE PRESIDENT OF 850 NWN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR I HAS PRODUCED AS IDENTIFICATION.

Michelle A. Varisco NOTARY PUBLIC - STATE OF OHIO Recorded in Summit County My commission expires Apr. 21, 2024



STATE OF WISCONSIN COUNTY OF KENOSHA THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 9 DAY OF December, 2020, BY LAURENCE BARRY, AUTHORIZED REPRESENTATIVE OF CITY GATE NAPLES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED State ID AS IDENTIFICATION.

Angela J. Bjers NOTARY PUBLIC - STATE OF WISCONSIN Recorded in Summit County My commission expires Apr. 21, 2024



DESCRIPTION OF LANDS PLATTED

ALL OF LOTS 11 THROUGH 20, INCLUSIVE, LOT 24 AND TRACT R-3 OF CITY GATE COMMERCE PARK PHASE THREE AS RECORDED IN PLAT BOOK 63, PAGES 84 THROUGH 90, ALL OF LOT 25 AND TRACT R-4 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT AS RECORDED IN PLAT BOOK 65, PAGES 94 THROUGH 97, ALL OF LOT 9 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 2 AS RECORDED IN PLAT BOOK 67, PAGES 6 THROUGH 8, AND ALL OF TRACTS 1 AND 2 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 3 AS RECORDED IN PLAT BOOK 68 PAGES 59 AND 60, ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID CITY GATE COMMERCE PARK PHASE THREE RUN N00°47'14"E ALONG THE WESTERLY LINE OF SAID SUBDIVISION FOR A DISTANCE OF 2,072.70 FEET; THENCE N58°30'03"W FOR A DISTANCE OF 452.45 FEET TO THE SOUTHERLY LINE OF TRACT R-1 OF SAID CITY GATE COMMERCE PARK PHASE THREE SUBDIVISION; THENCE ALONG SAID LINE N81°09'57"E FOR A DISTANCE OF 10.82 FEET TO A POINT OF CURVATURE; THENCE 95.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 198.00 FEET, A CENTRAL ANGLE OF 28°03'01" AND A CHORD DISTANCE OF 95.00 FEET, BEARING N75°11'54"E TO A POINT OF TANGENCY; THENCE N89°13'01"E FOR A DISTANCE OF 525.84 FEET; THENCE S77°17'14"E FOR A DISTANCE OF 42.85 FEET; THENCE N89°13'00"E FOR A DISTANCE OF 186.78 FEET TO A POINT OF CURVATURE; THENCE 62.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 56.57 FEET, BEARING S45°46'59"E TO A POINT OF NON-TANGENCY; THENCE N89°13'01"E FOR A DISTANCE OF 60.00 FEET; THENCE N00°48'59"W FOR A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE; THENCE 62.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 56.57 FEET, BEARING N44°13'01"E TO A POINT OF TANGENCY; THENCE N89°13'01"E FOR A DISTANCE OF 404.46 FEET TO A POINT OF CURVATURE; THENCE 80.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 394.00 FEET, A CENTRAL ANGLE OF 11°43'38" AND A CHORD DISTANCE OF 80.50 FEET, BEARING S84°55'10"E TO A POINT OF TANGENCY; THENCE S79°03'21"E FOR A DISTANCE OF 303.22 FEET TO A POINT OF CURVATURE; THENCE 99.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 486.00 FEET, A CENTRAL ANGLE OF 11°43'38" AND A CHORD DISTANCE OF 99.30 FEET, BEARING S84°55'10"E TO A POINT OF TANGENCY; THENCE N89°13'00"E FOR A DISTANCE OF 354.03 FEET TO THE SOUTHWEST CORNER OF TRACT R-2 OF SAID CITY GATE COMMERCE PARK PHASE THREE SUBDIVISION AND A POINT OF CURVATURE; THENCE 486.04 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT R-2 AND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 4,915.00 FEET, A CENTRAL ANGLE OF 05°39'57" AND A CHORD DISTANCE OF 485.84 FEET, BEARING S87°57'00"E TO A POINT OF REVERSE CURVATURE; THENCE 510.46 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 5,162.00 FEET, A CENTRAL ANGLE OF 05°39'57" AND A CHORD DISTANCE OF 510.25 FEET, BEARING S87°57'00"E TO A POINT OF TANGENCY; THENCE N89°13'01"E FOR A DISTANCE OF 177.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE ALONG THE EAST LINE OF SAID LOT 9 S00°46'59"E FOR A DISTANCE OF 633.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE ALONG THE SOUTH LINE OF SAID LOT 9 S89°13'01"W FOR A DISTANCE OF 1,446.51 FEET TO AN INTERSECTION WITH THE BOUNDARY OF SAID TRACT 1; THENCE ALONG SAID BOUNDARY S00°54'49"E FOR A DISTANCE OF 465.70 FEET; THENCE N89°13'05"E FOR A DISTANCE OF 882.65 FEET; THENCE S00°46'37"E FOR A DISTANCE OF 1,103.26 FEET TO THE SOUTH LINE OF SAID CITY GATE COMMERCE PARK PHASE THREE SUBDIVISION; THENCE ALONG SAID LINE S89°00'01"W FOR A DISTANCE OF 2,513.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES APPROXIMATELY 5,692,780 SQUARE FEET OR 130.69 ACRES OF LAND.

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.

COUNTY APPROVALS

COUNTY ENGINEER

THIS PLAT APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT OF COLLIER COUNTY, FLORIDA, THIS 11th DAY OF December, 2020, A.D.

Jack McKenna, P.E. COLLIER COUNTY ENGINEER

COUNTY SURVEYOR

THIS PLAT REVIEWED BY THE COLLIER COUNTY SURVEYOR THIS 11th DAY OF December, 2020, A.D.

Marcus L. Berman, P.S.M. NO. 5086 COLLIER COUNTY SURVEYOR

COUNTY ATTORNEY

THIS PLAT APPROVED BY THE COLLIER COUNTY ATTORNEY THIS 14th DAY OF December, 2020, A.D.

Derek D. Perry ASSISTANT COUNTY ATTORNEY

COUNTY COMMISSION APPROVAL

THIS PLAT APPROVED FOR RECORDING IN A REGULAR OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, THIS DAY OF December, 2020, A.D. PROVIDED THAT THE PLAT IS FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF COLLIER COUNTY, FLORIDA.

Burt L. Saunders, CHAIRMAN BOARD OF COUNTY COMMISSIONERS COLLIER COUNTY, FLORIDA

FILING RECORD

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 12:31 (A.M. OR P.M.) THIS 14th DAY OF December, 2020, A.D. AND DULY RECORDED IN PLAT BOOK 68, PAGE(S) 69 THROUGH 75, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Jessie Miller, Clerk of Circuit Court & Comptroller in and for Collier County, Florida

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A BOUNDARY SURVEY PERFORMED BY ME, OR UNDER MY SUPERVISION, AS PROVIDED IN CHAPTER 177.041, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, AS AMENDED, FLORIDA STATUTES. I FURTHER CERTIFY THAT ALL PERMANENT REFERENCE MONUMENTS WILL BE SET PRIOR TO RECORDING OF THIS PLAT AND THAT ALL PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PRIOR TO FINAL ACCEPTANCE OF THE REQUIRED IMPROVEMENTS.

COASTAL ENGINEERING CONSULTANTS, INC. FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

Richard J. Ewing, P.S.M. NO. 5265

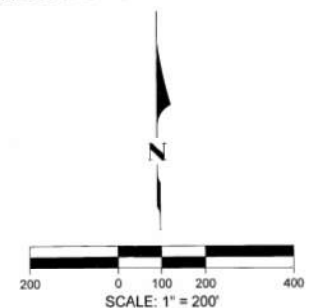
THIS INSTRUMENT PREPARED BY: RICHARD J. EWING, V.P. PROFESSIONAL SURVEYOR AND MAPPER COASTAL ENGINEERING CONSULTANTS, INC. PROFESSIONAL ENGINEERS AND LAND SURVEYORS 28421 BONITA CROSSINGS BLVD., BONITA SPRINGS, FL 34135 PHONE NO. (239)643-2324 FAX NO. (239)643-1143

ACAD DWG NO: 20.200 C.E.C. FILE NO: 20.200 REPLAT

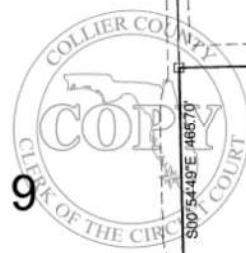
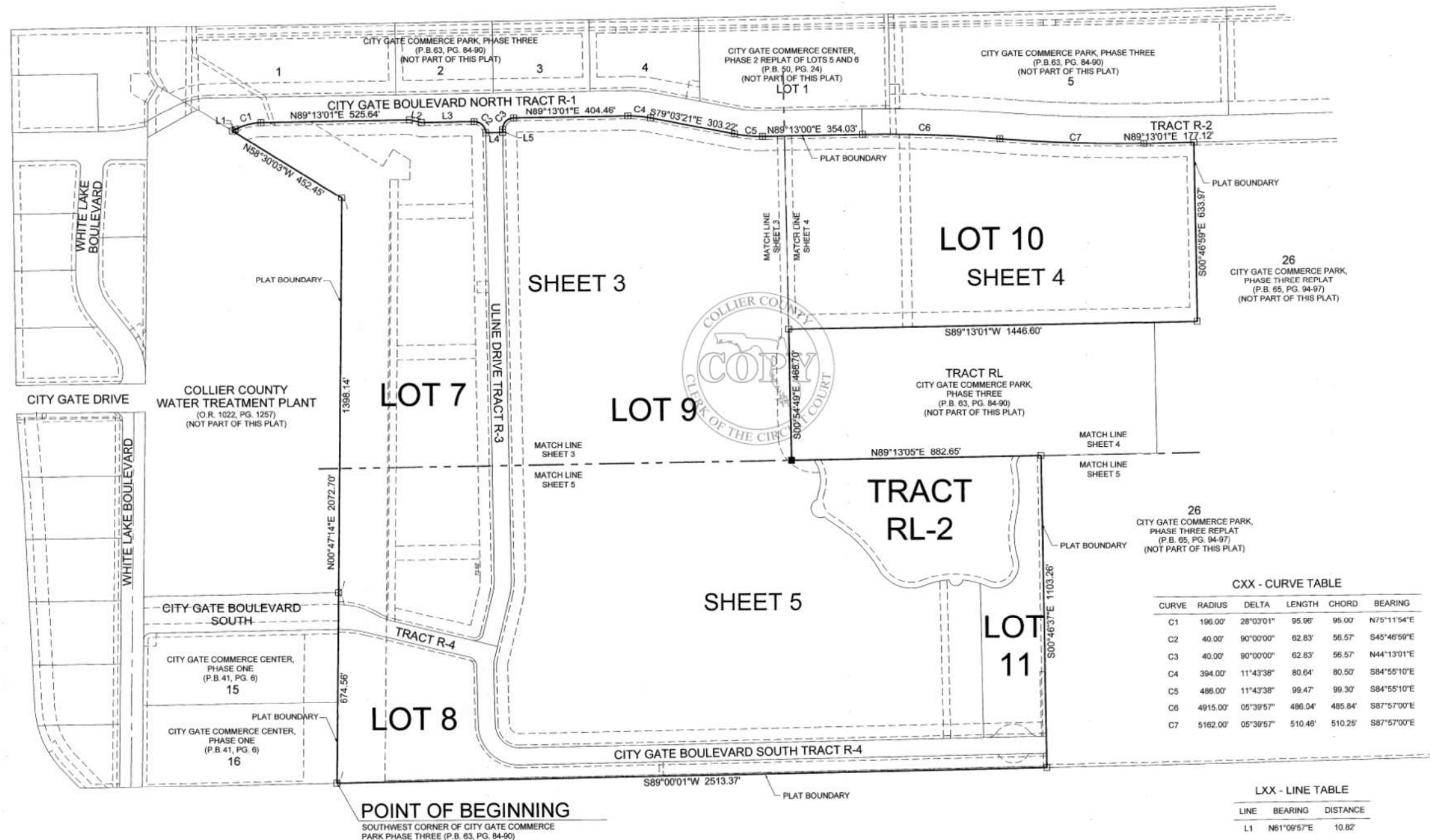
CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 4

ALL OF LOTS 11 THROUGH 20, INCLUSIVE, LOT 24 AND TRACT R-3 OF CITY GATE COMMERCE PARK PHASE THREE AS RECORDED IN PLAT BOOK 63, PAGES 84 THROUGH 90, ALL OF LOT 25 AND TRACT R-4 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT AS RECORDED IN PLAT BOOK 65, PAGES 94 THROUGH 97, ALL OF LOT 9 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 2 AS RECORDED IN PLAT BOOK 67, PAGES 6 THROUGH 8, AND ALL OF TRACTS 1 AND 2 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 3 AS RECORDED IN PLAT BOOK 68 PAGES 59 AND 60, ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA LOCATED IN SECTION 35, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

GOLDEN GATE ESTATES
UNIT NO. 28
(PLAT BOOK 7, PAGE 19)



- LEGEND**
- P.B. = PLAT BOOK
 - PG. = PAGE
 - (TYP.) = TYPICAL
 - P.U.E. = P.U.E.
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - C.U.E. = COUNTY U.E.
 - D.E. = DRAINAGE EASEMENT
 - A.E. = ACCESS EASEMENT
 - L.M.E. = LANDSCAPE BUFFER EASEMENT
 - U.E. = UTILITY EASEMENT
 - I.E. = IRRIGATION EASEMENT



CXX - CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	196.00'	28°03'01"	95.96'	95.00'	N75°11'54"E
C2	40.00'	90°00'00"	62.83'	56.57'	S45°46'59"E
C3	40.00'	90°00'00"	62.83'	56.57'	N44°13'01"E
C4	394.00'	11°43'38"	80.64'	80.50'	S84°55'10"E
C5	486.00'	11°43'38"	99.47'	99.30'	S84°55'10"E
C6	4915.00'	05°39'57"	486.04'	485.84'	S87°57'00"E
C7	5162.00'	05°39'57"	510.48'	510.25'	S87°57'00"E

LXX - LINE TABLE

LINE	BEARING	DISTANCE
L1	N81°09'57"E	10.82'
L2	S77°17'14"E	42.85'
L3	N89°13'01"E	186.78'
L4	N89°13'01"E	60.00'
L5	N00°46'59"W	10.00'

- GENERAL NOTES**
1. □ = SET 4" X 4" CONCRETE MONUMENT STAMPED PRM CEC LB 2464.
 2. ■ = FOUND 4" X 4" CONCRETE MONUMENT STAMPED PRM 642.
 3. ▲ = FOUND PK NAIL AND DISC STAMPED PCP T&A LB 3094.
 4. ● = SET PK NAIL AND DISC STAMPED PCP CEC LB 2464.
 5. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT AND REFER TO THE SOUTH LINE OF CITY GATE COMMERCE PARK PHASE THREE, BEARING S89°00'01"W.
 6. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 7. RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD FOR CITY GATE COMMERCE PARK ARE RECORDED IN OFFICIAL RECORDS BOOK 3525, PAGE 2931, AS AMENDED, ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
 8. DESCRIBED PROPERTY LIES WITHIN THE CITY GATE COMMERCE PARK P.U.D., ORDINANCE 89-93, AS AMENDED.

THIS INSTRUMENT PREPARED BY:
RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
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PROFESSIONAL ENGINEERS AND LAND SURVEYORS
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PHONE NO. (239)643-2324 FAX NO. (239)643-1143

ACAD DWG NO: 20.200
C.E.C. FILE NO: 20.200 REPLAT

CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 4 PLAT BOOK 68, PAGE 71

SHEET 3 OF 5

ALL OF LOTS 11 THROUGH 20, INCLUSIVE, LOT 24 AND TRACT R-3 OF CITY GATE COMMERCE PARK PHASE THREE AS RECORDED IN PLAT BOOK 63, PAGES 84 THROUGH 90, ALL OF LOT 25 AND TRACT R-4 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT AS RECORDED IN PLAT BOOK 65, PAGES 94 THROUGH 97, ALL OF LOT 9 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 2 AS RECORDED IN PLAT BOOK 67, PAGES 6 THROUGH 8, AND ALL OF TRACTS 1 AND 2 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 3 AS RECORDED IN PLAT BOOK 68 PAGES 59 AND 60, ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA LOCATED IN SECTION 35, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

CXX - CURVE TABLE

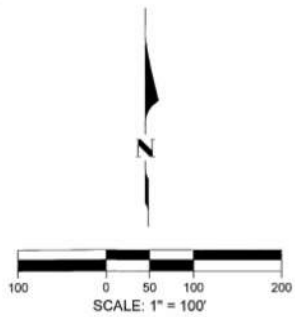
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	196.00'	28°03'01"	95.96'	95.00'	N75°11'54"E
C2	40.00'	90°00'00"	62.83'	56.57'	S45°46'59"E
C3	40.00'	90°00'00"	62.83'	56.57'	N44°13'01"E
C4	394.00'	11°43'38"	80.64'	80.50'	S84°55'10"E
C5	486.00'	11°43'38"	99.47'	99.30'	S84°55'10"E
C6	4915.00'	05°39'57"	486.04'	485.84'	S87°57'00"E
C7	5162.00'	05°39'57"	510.46'	510.25'	S87°57'00"E
C8	150.00'	29°55'35"	78.35'	77.46'	S14°02'58"W
C9	130.00'	95°59'30"	217.80'	193.21'	S48°54'34"E
C10	125.00'	54°29'59"	118.90'	114.47'	N08°08'33"W
C36	4915.00'	01°31'07"	130.28'	130.27'	S89°58'35"W
C37	4915.00'	00°24'29"	35.01'	35.01'	N89°03'37"W
C38	4915.00'	03°44'21"	320.75'	320.69'	N86°59'12"W
C45	125.00'	22°21'37"	48.78'	48.47'	N24°10'44"W
C46	125.00'	32°08'22"	70.12'	69.20'	N03°04'15"E
C54	145.00'	49°12'47"	124.54'	120.75'	N05°27'57"W

LXX - LINE TABLE

LINE	BEARING	DISTANCE
L1	N61°09'57"E	10.82'
L2	S77°17'14"E	42.85'
L3	N89°13'01"E	186.78'
L4	N89°13'01"E	60.00'
L5	N00°46'59"W	10.00'
L6	S31°29'57"W	69.11'
L7	N58°30'03"W	70.00'
L8	N00°47'14"E	70.00'
L9	S89°12'46"E	70.06'
L10	S89°13'01"W	284.11'
L11	S89°13'01"W	265.48'
L12	S89°13'01"W	277.73'
L13	S89°13'01"W	279.10'
L14	S89°13'01"W	297.22'

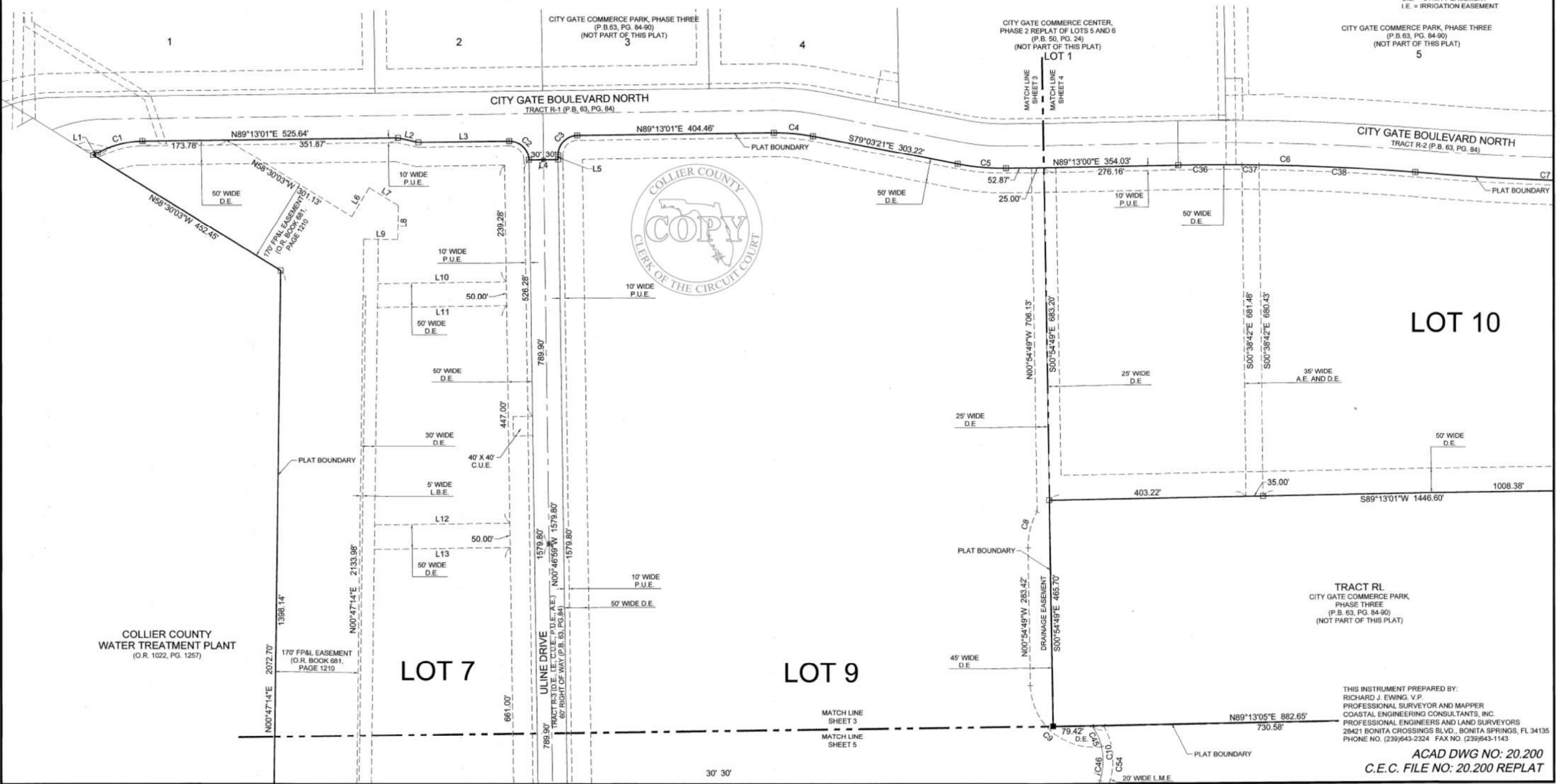
GENERAL NOTES

1. = SET 4" X 4" CONCRETE MONUMENT STAMPED PRM CEC LB 2464.
2. = FOUND 4" X 4" CONCRETE MONUMENT STAMPED PRM 642.
3. = FOUND PK NAIL AND DISC STAMPED PCP T&A LB 3694.
4. = SET PK NAIL AND DISC STAMPED PCP CEC LB 2464.
5. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT AND REFER TO THE SOUTH LINE OF CITY GATE COMMERCE PARK PHASE THREE, BEARING S89°00'01"W. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
6. RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD FOR CITY GATE COMMERCE PARK ARE RECORDED IN OFFICIAL RECORDS BOOK 3525, PAGE 2931, AS AMENDED, ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
7. DESCRIBED PROPERTY LIES WITHIN THE CITY GATE COMMERCE PARK P.U.D. ORDINANCE 88-93, AS AMENDED.



LEGEND

P.B.	= PLAT BOOK
PG.	= PAGE
(TYP.)	= TYPICAL
P.U.E.	= P.U.E.
L.M.E.	= LAKE MAINTENANCE EASEMENT
D.E.	= DRAINAGE EASEMENT
C.U.E.	= COUNTY U.E.
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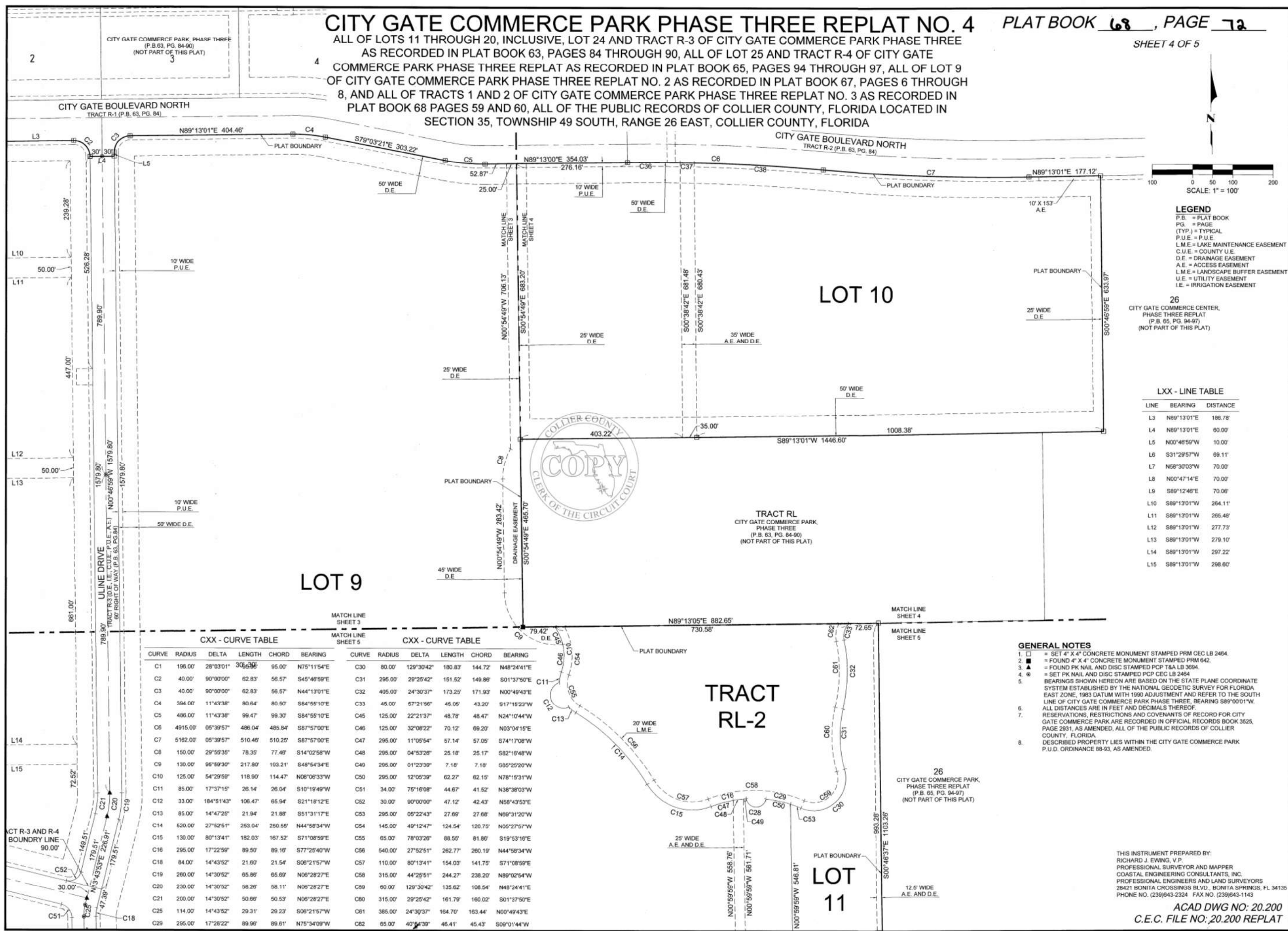
TRACT RL
CITY GATE COMMERCE PARK
PHASE THREE
(P.B. 63, PG. 84-90)
(NOT PART OF THIS PLAT)

THIS INSTRUMENT PREPARED BY:
RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
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ACAD DWG NO: 20.200
C.E.C. FILE NO: 20.200 REPLAT

CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 4

ALL OF LOTS 11 THROUGH 20, INCLUSIVE, LOT 24 AND TRACT R-3 OF CITY GATE COMMERCE PARK PHASE THREE AS RECORDED IN PLAT BOOK 63, PAGES 84 THROUGH 90, ALL OF LOT 25 AND TRACT R-4 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT AS RECORDED IN PLAT BOOK 65, PAGES 94 THROUGH 97, ALL OF LOT 9 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 2 AS RECORDED IN PLAT BOOK 67, PAGES 6 THROUGH 8, AND ALL OF TRACTS 1 AND 2 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 3 AS RECORDED IN PLAT BOOK 68 PAGES 59 AND 60, ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA LOCATED IN SECTION 35, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA



LEGEND
 P.B. = PLAT BOOK
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26
 CITY GATE COMMERCE CENTER,
 PHASE THREE REPLAT
 (P.B. 65, PG. 94-97)
 (NOT PART OF THIS PLAT)

LXX - LINE TABLE

LINE	BEARING	DISTANCE
L3	N89°13'01"E	188.78'
L4	N89°13'01"E	60.00'
L5	N00°46'59"W	10.00'
L6	S31°29'57"W	69.11'
L7	N58°30'03"W	70.00'
L8	N00°47'14"E	70.00'
L9	S89°12'46"E	70.06'
L10	S89°13'01"W	264.11'
L11	S89°13'01"W	265.48'
L12	S89°13'01"W	277.73'
L13	S89°13'01"W	279.10'
L14	S89°13'01"W	297.22'
L15	S89°13'01"W	298.60'

CXX - CURVE TABLE					CXX - CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	196.00'	28°03'01"	305.30'	95.00'	N75°11'54"E	C30	80.00'	129°30'42"	180.83'	144.72'	N48°24'41"E
C2	40.00'	90°00'00"	62.83'	56.57'	S45°46'59"E	C31	295.00'	29°25'42"	151.52'	149.86'	S01°37'50"E
C3	40.00'	90°00'00"	62.83'	56.57'	N44°13'01"E	C32	405.00'	24°30'37"	173.25'	171.93'	N00°49'43"E
C4	394.00'	11°43'38"	80.84'	80.50'	S64°55'10"E	C33	45.00'	57°21'56"	45.05'	43.20'	S17°15'23"W
C5	486.00'	11°43'38"	99.47'	99.30'	S84°55'10"E	C34	125.00'	22°21'37"	48.78'	48.47'	N24°10'44"W
C6	4915.00'	05°39'57"	486.04'	485.84'	S87°57'00"E	C35	125.00'	32°08'22"	70.12'	69.20'	N03°04'15"E
C7	5162.00'	05°39'57"	510.46'	510.25'	S87°57'00"E	C36	295.00'	11°05'54"	57.14'	57.05'	S74°17'08"W
C8	150.00'	29°55'35"	78.35'	77.46'	S14°02'58"W	C37	295.00'	04°53'26"	25.18'	25.17'	S82°16'48"W
C9	130.00'	95°59'30"	217.80'	193.21'	S48°54'34"E	C38	295.00'	01°23'39"	7.18'	7.18'	S85°25'20"W
C10	125.00'	54°29'59"	118.90'	114.47'	N08°06'33"W	C39	295.00'	12°05'39"	62.27'	62.15'	N78°15'31"W
C11	85.00'	17°37'15"	26.14'	26.04'	S10°19'49"W	C40	34.00'	75°16'08"	44.67'	41.52'	N38°38'03"W
C12	33.00'	184°51'43"	106.47'	65.94'	S21°16'12"E	C41	30.00'	90°00'00"	47.12'	42.43'	N58°43'53"E
C13	85.00'	14°47'25"	21.94'	21.86'	S61°31'17"E	C42	295.00'	05°22'43"	27.69'	27.66'	N69°31'20"W
C14	620.00'	27°52'51"	253.04'	250.55'	N44°58'34"W	C43	145.00'	49°12'47"	124.54'	120.75'	N05°27'57"W
C15	130.00'	80°13'41"	182.03'	167.52'	S71°08'59"E	C44	65.00'	78°03'26"	88.55'	81.86'	S19°53'16"E
C16	295.00'	17°22'59"	89.50'	89.16'	S77°25'40"W	C45	540.00'	27°52'51"	262.77'	260.19'	N44°58'34"W
C17	84.00'	14°43'52"	21.60'	21.54'	S08°21'57"W	C46	110.00'	80°13'41"	154.03'	141.75'	S71°08'59"E
C18	260.00'	14°30'52"	65.86'	65.69'	N06°28'27"E	C47	315.00'	44°25'51"	244.27'	238.20'	N89°02'54"W
C19	230.00'	14°30'52"	58.28'	58.11'	N06°28'27"E	C48	60.00'	129°30'42"	135.62'	108.54'	N48°24'41"E
C20	200.00'	14°30'52"	50.66'	50.53'	N06°28'27"E	C49	315.00'	29°25'42"	161.79'	160.02'	S01°37'50"E
C21	114.00'	14°43'52"	29.31'	29.23'	S08°21'57"W	C50	385.00'	24°30'37"	164.70'	163.44'	N00°49'43"E
C22	295.00'	17°28'22"	89.96'	89.61'	N75°34'09"W	C51	65.00'	40°14'39"	46.41'	45.43'	S09°01'44"W

GENERAL NOTES
 1. □ = SET 4" X 4" CONCRETE MONUMENT STAMPED PRIM CEC LB 2464.
 2. ■ = FOUND 4" X 4" CONCRETE MONUMENT STAMPED PRIM 642.
 3. ▲ = FOUND PK NAIL AND DISC STAMPED PCP T&A LB 3694.
 4. ● = SET PK NAIL AND DISC STAMPED PCP CEC LB 2464.
 5. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT AND REFER TO THE SOUTH LINE OF CITY GATE COMMERCE PARK PHASE THREE, BEARING S89°00'01"W. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 6. RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD FOR CITY GATE COMMERCE PARK ARE RECORDED IN OFFICIAL RECORDS BOOK 3525, PAGE 2931, AS AMENDED, ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
 7. DESCRIBED PROPERTY LIES WITHIN THE CITY GATE COMMERCE PARK P.U.D. ORDINANCE 88-93, AS AMENDED.

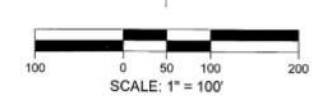
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ACAD DWG NO: 20.200
 C.E.C. FILE NO: 20.200 REPLAT

CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 4 PLAT BOOK 68, PAGE 73

SHEET 5 OF 5

ALL OF LOTS 11 THROUGH 20, INCLUSIVE, LOT 24 AND TRACT R-3 OF CITY GATE COMMERCE PARK PHASE THREE AS RECORDED IN PLAT BOOK 63, PAGES 84 THROUGH 90, ALL OF LOT 25 AND TRACT R-4 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT AS RECORDED IN PLAT BOOK 65, PAGES 94 THROUGH 97, ALL OF LOT 9 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 2 AS RECORDED IN PLAT BOOK 67, PAGES 6 THROUGH 8, AND ALL OF TRACTS 1 AND 2 OF CITY GATE COMMERCE PARK PHASE THREE REPLAT NO. 3 AS RECORDED IN PLAT BOOK 68 PAGES 59 AND 60, ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA LOCATED IN SECTION 35, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA



COLLIER COUNTY WATER TREATMENT PLANT (O.R. 1022, PG. 1257)

LXX - LINE TABLE

LINE	BEARING	DISTANCE
L12	S89°13'01"W	277.73'
L13	S89°13'01"W	279.10'
L14	S89°13'01"W	297.22'
L15	S89°13'01"W	298.60'
L16	N61°58'46"W	37.38'

LOT 7

LOT 9

TRACT RL-2

LOT 11

CXX - CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C8	150.00'	29°55'35"	307.30'	77.46'	S14°02'58"W
C9	130.00'	95°59'30"	217.80'	193.21'	S48°54'34"E
C10	125.00'	54°29'59"	118.90'	114.47'	N08°08'33"W
C11	85.00'	17°37'15"	26.14'	26.04'	S10°19'49"W
C12	33.00'	184°51'43"	106.47'	65.94'	S21°18'12"E
C13	85.00'	14°47'25"	21.94'	21.88'	S51°31'17"E
C14	520.00'	27°52'51"	253.04'	250.55'	N44°58'34"W
C15	130.00'	80°13'41"	182.03'	167.52'	S71°08'59"E
C16	295.00'	17°22'59"	89.50'	89.18'	S77°25'40"W
C17	84.00'	90°00'00"	131.95'	118.79'	S45°59'59"E
C18	84.00'	14°43'52"	21.60'	21.54'	S00°21'57"W
C19	260.00'	14°30'52"	65.86'	65.69'	N06°29'27"E
C20	230.00'	14°30'52"	58.26'	58.11'	N06°29'27"E
C21	200.00'	14°30'52"	50.66'	50.53'	N06°29'27"E
C22	208.00'	14°50'34"	53.88'	53.75'	S68°57'49"E
C23	239.98'	28°56'39"	121.23'	119.95'	N76°27'04"W
C24	400.00'	14°39'06"	102.29'	102.01'	N83°35'37"W
C25	114.00'	14°43'52"	29.31'	29.23'	S08°21'57"W
C26	144.00'	90°00'00"	226.19'	203.65'	S45°59'59"E
C27	114.00'	90°00'00"	179.07'	161.22'	S45°59'59"E
C28	25.00'	180°00'54"	69.82'	49.24'	S89°05'36"E
C29	295.00'	17°28'22"	89.96'	89.61'	N75°34'09"W

CXX - CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C30	80.00'	129°30'42"	180.83'	144.72'	N48°24'41"E
C31	295.00'	29°25'42"	151.52'	149.88'	S01°37'50"E
C32	405.00'	24°30'37"	173.25'	171.93'	N00°49'43"E
C33	45.00'	57°21'56"	45.05'	43.20'	S17°15'23"W
C34	500.00'	11°18'41"	98.71'	98.59'	S70°36'47"E
C35	200.00'	26°23'27"	92.12'	91.31'	N78°09'10"W
C36	53.00'	10°30'33"	9.72'	9.71'	S41°07'29"W
C40	62.00'	106°33'21"	115.31'	99.40'	N89°08'57"E
C41	53.00'	10°09'33"	9.40'	9.39'	N43°17'57"W
C42	40.00'	40°17'30"	28.13'	27.55'	N56°00'57"E
C43	75.01'	108°14'59"	139.09'	120.00'	S89°00'01"W
C44	40.00'	40°17'30"	28.13'	27.55'	S58°00'55"E
C45	125.00'	22°21'37"	48.78'	48.47'	N24°10'44"W
C46	125.00'	32°08'22"	70.12'	69.20'	N03°04'15"E
C47	295.00'	11°05'54"	57.14'	57.05'	S74°17'08"W
C48	295.00'	04°53'26"	25.18'	25.17'	S82°16'48"W
C49	295.00'	01°23'39"	7.18'	7.18'	S85°25'20"W
C50	295.00'	12°05'39"	62.27'	62.15'	N78°15'31"W
C51	34.00'	75°16'08"	44.67'	41.52'	N38°38'03"W
C52	30.00'	90°00'00"	47.12'	42.43'	N58°43'53"E
C53	295.00'	05°22'43"	27.89'	27.68'	N69°31'20"W
C54	145.00'	49°12'47"	124.54'	120.75'	N05°27'57"W

CXX - CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C55	65.00'	78°03'26"	88.55'	81.86'	S19°53'16"E
C56	540.00'	27°52'51"	262.77'	260.19'	N44°58'34"W
C57	110.00'	80°13'41"	154.03'	141.75'	S71°08'59"E
C58	315.00'	44°25'51"	244.27'	238.20'	N89°02'54"W
C59	80.00'	129°30'42"	135.62'	108.54'	N48°24'41"E
C60	315.00'	29°25'42"	161.79'	160.02'	S01°37'50"E
C61	385.00'	24°30'37"	164.70'	163.44'	N00°49'43"E
C62	65.00'	40°54'39"	46.41'	45.43'	S09°01'44"W

POINT OF BEGINNING

SOUTHWEST CORNER OF CITY GATE COMMERCE PARK PHASE THREE (P.B. 63, PG. 84-90)

WHITE LAKE CORPORATE PARK (P.B. 313, PG. 26-28)

GENERAL NOTES

1. [Symbol] = SET 4" X 4" CONCRETE MONUMENT STAMPED PRM CEC LB 2464.
2. [Symbol] = FOUND 4" X 4" CONCRETE MONUMENT STAMPED PRM 642.
3. [Symbol] = FOUND PK NAIL AND DISC STAMPED PCP T&A LB 3694.
4. [Symbol] = SET PK NAIL AND DISC STAMPED PCP CEC LB 2464.
5. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT AND REFER TO THE SOUTH LINE OF CITY GATE COMMERCE PARK PHASE THREE, BEARING S89°00'01"W. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
6. RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD FOR CITY GATE COMMERCE PARK ARE RECORDED IN OFFICIAL RECORDS BOOK 3525, PAGE 2931, AS AMENDED, ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
7. DESCRIBED PROPERTY LIES WITHIN THE CITY GATE COMMERCE PARK P.U.D. ORDINANCE 88-93, AS AMENDED.

THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 COASTAL ENGINEERING CONSULTANTS, INC.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 28421 BONITA CROSSINGS BLVD., BONITA SPRINGS, FL 34135
 PHONE NO. (239)643-2324 FAX NO. (239)643-1143

ACAD DWG NO: 20.200
 C.E.C. FILE NO: 20.200 REPLAT



TAB 9 – Predator Bird Service Proposal

FORTHCOMING



TAB 10 – WLM Landscaping Proposal

FORTHCOMING



TAB 11 – City Gate CDD Registered Voters



COLLIER COUNTY SUPERVISOR OF ELECTIONS

April 15, 2026

Mr. Russell Weyer
City Gate CDD
707 Orchid Drive Suite 100
Naples, FL 34102

Dear Mr. Weyer,

In compliance with Florida Statute 190.006, this letter is to inform you that the official records of the Collier County Supervisor of Elections office indicate that 2 active registered voters reside in the City Gate CDD as of April 15, 2026.

Should you have any questions regarding election services for this district, please feel free to contact our office.

Sincerely,
Madelyn Harper Minton

Administrative Services Manager
239-252-6216
Madelyn.Minton@colliervotes.gov