

This space reserved for use by the  
Clerk of the Circuit Court

This instrument was prepared by  
and upon recording should be returned to:

Jonathan T. Johnson  
Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301

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**NOTICE OF ESTABLISHMENT OF THE  
CC COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on August 16, 2023, pursuant to a petition filed by CCTC Fee Owner, LLC, the City Council of the City of Cape Coral, Florida adopted Ordinance No. 64-23 which became effective on August 16, 2023, establishing the CC Community Development District ("District"). The legal description of the lands encompassed within 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, or by contacting the District's registered agent as designated to the Department of Economic Opportunity in accordance with Section 189.014, Florida Statutes.

**THE CC 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 GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 6th day of September 2023, and recorded in the Official Records of Lee County, Florida.

[Signature]  
Witness

Kathleen IDARE  
Print Name

[Signature]  
Jonathan T. Johnson  
Kutak Rock LLP

[Signature]  
Witness

Kyle Davenport  
Print Name

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6th day of September, 2023, by Jonathan T. Johnson of Kutak Rock LLP, and who is either  personally known to me, or  produced \_\_\_\_\_ as identification.



(NOTARY SEAL)

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

Name: April Warner  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**EXHIBIT A**

DESCRIPTION:

PARCEL 1

A TRACT OR PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 23 EAST, IN LEE COUNTY, FLORIDA, AND LOTS 65 THROUGH 80, BLOCK 3686, CAPE CORAL UNIT 50, AS RECORDED IN PLAT BOOK 17, PAGES 155 THROUGH 162 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 16; THENCE N 87°42'20" E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 16, 334.95 FEET; THENCE N 00°03'31" E ALONG THE EAST LINE OF THE WEST HALF, OF THE WEST HALF OF THE SOUTHWEST QUARTER (1/4), OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 16, 966.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°03'31" E, 641.30 FEET; THENCE S 89°47'58" E, 333.98 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST HALF (1/2) OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 16, ALSO BEING THE WEST LINE OF BLOCK 3685, CAPE CORAL UNIT 50; THENCE N 00°02'02" E ALONG SAID EAST LINE, 994.10 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST QUARTER (1/4); THENCE S 89°23'43" W ALONG SAID NORTH LINE, 245.84 FEET TO A POINT ON THE EAST LINE OF SAID LOT 80; THENCE N 00°01'40" E ALONG THE EAST LINE OF SAID LOT 80, 81.60 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. 4TH STREET (70 FEET WIDE); THENCE N 89°47'49" W ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID S.W. 4TH STREET, 645.08 FEET TO THE NORTHWEST CORNER OF LOT 65; THENCE S 00°01'40" W, 125.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 65; THENCE S 89°47'49" E, 223.76 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER (1/4), THENCE S 00°05'00" W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (1/4), 1589.18 FEET; THENCE S 89°56'29" E 334.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LOTS 65 THROUGH 80, BLOCK 3686, CAPE CORAL UNIT 50, AS RECORDED IN PLAT BOOK 17, PAGES 155 THROUGH 162, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT PARCEL DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS INSTRUMENT #2018000008049 AND STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT #2018000280223, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 2

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), LESS THE WEST 320 FEET THEREOF, AND THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) , SECTION 16, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LESS ROAD RIGHT-OF-WAY FOR S.R. #78 ALONG THE SOUTH LINE OF SAID WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) AND LESS THE FOLLOWING DESCRIBED PARCEL TO WIT:

BEGINNING AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 23 EAST; THENCE RUN NORTH 89°23'43" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4), 2679.63 FEET, TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER THEREOF, THENCE RUN SOUTH 00°05'00" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4), 37.67 FEET; THENCE RUN NORTH 89°47'58" WEST, 2679.44 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES OVER AND ACROSS THE SOUTH 100.00 FEET OF THE NORTH 294.71 FEET OF THE WEST 320.00 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 16.

PARCEL 3

THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA.

LESS THE SOUTH 554.03' THEREOF.

LESS ANY PART THEREOF LYING IN RIGHT-OF-WAY STATE ROAD 78.

AND

PARCEL 4

LOTS 65 THROUGH 70, AND LOTS 73 THROUGH 80, BLOCK 3686, UNIT 50, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 155, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

LOTS 8, 9 AND 10, BLOCK 3685, UNIT 50, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 155, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 5

THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LEE

COUNTY, FLORIDA. LESS RIGHT OF WAY OF STATE ROAD 78 ALSO KNOWN AS PINE ISLAND ROAD.

TOGETHER WITH:

THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 TOWNSHIP 44 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA. LESS RIGHT OF WAY OF STATE ROAD 78 ALSO KNOWN AS PINE ISLAND ROAD.

AND

LOTS 52, 53 AND 54, BLOCK 3917, UNIT 54, CAPE CORAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 79-91, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CONTAINING A TOTAL OF 130.27 +/- ACRES