ORDINANCE NO. 14-   26

AN ORDINANCE AMENDING ORDINANCE NO. 02-61, THE FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT NUMBER 2; AMENDING THE DISTRICT BY EXPANDING THE EXTERNAL BOUNDARIES, INCREASING THE DISTRICT FROM 998.79 ACRES TO 1,068.09 ACRES, OR 69.30 ADDITIONAL ACRES; PROVIDING AUTHORIZATION FOR THE EXERCISE OF SPECIAL POWERS REGARDING PARKS AND FACILITIES OR INDOOR AND OUTDOOR RECREATIONAL, CULTURAL AND EDUCATIONAL USES AND SECURITY; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on November 19, 2002, the Board of County Commissioners (Board) adopted Ordinance No. 2002-61 establishing the Fiddler's Creek Community Development District Number 2 (District), as a community development district within the meaning of Chapter 190, Florida Statutes; and

WHEREAS, the original boundaries set forth in Ordinance 2002- 61 established boundaries resulting in 998.79 acres; and

WHEREAS, DY Land Associates, Ltd., (Petitioner), has petitioned the Board to annex an additional 69.30 +/- acres as authorized by Section 190.046(1), Florida Statutes, which would result in a total acreage of 1,068.09 acres; and

WHEREAS, Petitioner has also petitioned the County to grant authority to exercise special powers in accordance with Section 190.012(2), Florida Statues, including the power to provide for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, as well as for security; and

WHEREAS, the Board considered the Petition at a duly noticed public hearing.

WHEREAS, upon consideration of the Petition, the Board determined the following:

1. The statements made within the Petition are true and correct.

2. Amending the Ordinance is not inconsistent with any applicable element or portion of the comprehensive plan.

3. The land within the District continues to be of sufficient size, to be sufficiently compact, and to be sufficiently contiguous to be developable as a functionally interrelated community.
4. The Amendment will not expand the district greater than 50 percent of the land in the initial district, and in no event greater than 500 acres on a cumulative net basis.

5. The District continues to be the best alternative available for delivering community development services and facilities to the area service by the District.

6. The services and facilities of the District will continue to not be incompatible with the capacity and uses of any existing local and regional community development services and facilities.

7. The area to be served by the District remains amenable to separate special-district governance; and

WHEREAS, the Board finds that Petitioner has otherwise satisfied all requirements set forth in Section 190.046, Florida Statutes, and recommends approval of the expansion powers based on the contents of the petition; and

WHEREAS, the Board also acknowledges the District's desire to exercise the special powers set forth in Section 190.012(2)(a) and (d), Florida Statutes, and that the improvements and additions will be funded solely from the District's budget.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA that:

SECTION ONE: AMENDMENT OF ORDINANCE NO. 02-61.

The original legal description of the District described in Exhibit A, is hereby superseded and replaced by the legal description of the District described in Exhibit B, to reflect the expansion of the District.

SECTION TWO: EXTERNAL BOUNDARIES OF THE DISTRICT.

The external boundaries of the District encompass 1,068.09 acres of land, more or less, as described in Exhibit B.

SECTION THREE: AUTHORIZATION TO EXERCISE SPECIAL POWERS.

The Board hereby consents to the exercise by the Board of Supervisors of the District of the special powers set forth in Section 190.012(2)(a) and (d), Florida Statutes, to plan establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for parcels and facilities for indoor and outdoor recreational, cultural, and
education uses and security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, as authorized by proper governmental agencies, provided however that the District may not exercise any police power, but may contract with the appropriate local general purpose government agencies for an increased level of such services within the District boundaries.

SECTION FOUR: CONFLICT AND SEVERABILITY.

In the event this Ordinance conflicts with any other ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION FIVE: INCLUSION IN THE CODE OF LAWS AND ORDINANCES.

The provisions of this Ordinance shall become and be made a part of the Code of Laws and Ordinance of Collier County, Florida. The sections of the Ordinances may be renumbered or relettered to accomplish such, and the word “ordinance” may be changed to “section,” “article,” or any other appropriate word.

SECTION SIX: EFFECTIVE DATE

This Ordinance shall become effective upon filing with the Florida Department of State.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 24th day of June, 2014.

ATTEST: DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By:

TOM HENNING, CHAIRMAN

Approved for record and legality:

Emily R. Pepin
Assistant County Attorney

This ordinance filed with the Secretary of State’s Office the 30th day of June, 2014, and acknowledgement of that filing received this 30th day of June, 2014.

By: Deputy Clerk
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 11, 13 AND 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, AND A PORTION OF SECTION 18, TOWNSHIP 51 SOUTH, RANGE 27 EAST, ALL IN COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THEN RUN 5.85'55"E. ALONG THE NORTH LINE OF SAID SECTION 13, FOR A DISTANCE OF 4,688.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF US 41 (TAMIAI TRAIL) A 230 FOOT RIGHT-OF-WAY; THEN RUN S.54'21"E. ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID US 41, FOR A DISTANCE OF 3,793.58 FEET; THEN RUN S.35'59"17W., FOR A DISTANCE OF 107.40 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE WESTERNLY WHOSE RADIUS POINT BEARS S.44'35"24W., THEREFROM, THEN RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 68°22'03", SUSTAINED BY A CHORD OF 353.13 FEET AT A BEARING OF 6.12'43"35'E., FOR A DISTANCE OF 405.42 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHEASTERLY; THEN RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 110°27'50", SUSTAINED BY A CHORD OF 248.44 FEET AT A BEARING OF S.34'45"28'E., FOR A DISTANCE OF 288.19 FEET TO THE END OF SAID CURVE; THEN RUN N.89°56'37"E., FOR A DISTANCE OF 88.44 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THEN RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 52°30'17", SUSTAINED BY A CHORD OF 17.89 FEET AT A BEARING OF N.53'44"26'E., FOR A DISTANCE OF 18.33 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHEASTERLY; THEN RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, THROUGH A CENTRAL ANGLE OF 18°00'34", SUSTAINED BY A CHORD OF 24.82 FEET AT A BEARING OF N.44°59'37"E., FOR A DISTANCE OF 24.82 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHEASTERLY; THEN RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 52°30'17", SUSTAINED BY A CHORD OF 17.89 FEET AT A BEARING OF N.29°14"45'E., FOR A DISTANCE OF 18.33 FEET TO THE END OF SAID CURVE; THEN RUN N.89°56'37"E., FOR A DISTANCE OF 100.00 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS N.83°59'37"E., THEREFROM; THEN RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 52°30'17", SUSTAINED BY A CHORD OF 17.89 FEET AT A BEARING OF N.29°14"45'E., FOR A DISTANCE OF 18.33 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHEASTERLY, THEN RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, THROUGH A CENTRAL ANGLE OF 15°00'34", SUSTAINED BY A CHORD OF 24.82 FEET AT A BEARING OF S.45°00'23"E., FOR A DISTANCE OF 24.82 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHEASTERLY; THEN RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 52°30'17", SUSTAINED BY A CHORD OF 17.89 FEET AT A BEARING OF S.63°45'11"E., FOR A DISTANCE OF 18.33 FEET TO THE END OF SAID CURVE; THEN RUN S.00°00'23"E., FOR A DISTANCE OF 130.00 FEET; THEN RUN N.89°59'37"E.,
FOR A DISTANCE OF 113.79 FEET; THEN RUN 6.00°00'23"E., FOR A DISTANCE OF 150.36 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THEN RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, THROUGH A CENTRAL ANGLE OF 23°32'13"., SUBTENDED BY A CHORD OF 163.77 FEET AT A BEARING OF 8.14°49'13"W., FOR A DISTANCE OF 165.62 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHEASTERLY; THEN RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 18°35'38", SUBTENDED BY A CHORD OF 364.82 FEET AT A BEARING OF 8.38°57'08"W., FOR A DISTANCE OF 365.52 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT BEARS S.15°24'12"W., THEREFROM; THEN RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 59°39'36", SUBTENDED BY A CHORD OF 44.77 FEET AT A BEARING OF 8.44°45'59"E., FOR A DISTANCE OF 48.68 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHEASTERLY; THEN RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 62.59 FEET, THROUGH A CENTRAL ANGLE OF 18°39'22", SUBTENDED BY A CHORD OF 20.27 FEET AT A BEARING OF 3.24°15'23"E., FOR A DISTANCE OF 20.36 FEET TO A POINT OF REVERSE CURVE, CONCAVE WESTERLY; THEN RUN SOUTH EASTERLY, ALONG THE ARC OF SA ID CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 81°46'37", SUBTENDED BY A CHORD OF 46.20 FEET AT A BEARING OF 8.02°41'17"E., FOR A DISTANCE OF 48.52 FEET TO THE END OF SAID CURVE; THEN RUN S.28°12'02"W., FOR A DISTANCE OF 70.46 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EAST E RLY; THEN RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 28°33'16", SUBTENDED BY A CHORD OF 137.80 FEET AT A BEARING OF 8.14°59'24"W., FOR A DISTANCE OF 139.04 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTH WESTERLY; THEN RUN SOUTH WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 74°19'47", SUBTENDED BY A CHORD OF 362.47 FEET AT A BEARING OF 8.38°48'40"W., FOR A DISTANCE OF 389.19 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHWESTERLY; THEN RUN SOUTH W ESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 85°56'58", SUBTENDED BY A CHORD OF 408.13 FEET AT A BEARING OF 8.32°69'08"W., FOR A DISTANCE OF 450.20 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHERLY; THEN RUN SOUTHW ESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 11°42'56", SUBTENDED BY A CHORD OF 74.64 FEET AT A BEARING OF 8.45°54'37"W., FOR A DISTANCE OF 97.83 FEET TO THE END OF SAID CURVE; THEN RUN N.76°10'25"W., FOR A DISTANCE OF 194.68 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EAST E RLY; THEN RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 119°41'28", SUBTENDED BY A CHORD OF 78.81 FEET AT A BEARING OF N.15°49'41"W., FOR A DISTANCE OF 81.89 FEET TO THE END OF SAID CURVE; THEN RUN N.85°31'30"E., FOR A DISTANCE OF 111.08 FEET; THEN RUN N.81°29'57"W., FOR A DISTANCE OF 105.27 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY; WHOSE RADIUS POINT BEARS N.49°16'14"W., THEREFROM; THEN RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 365.00 FEET, THROUGH A CENTRAL ANGLE OF 75°57'07", SUBTENDED BY A CHORD OF 449.18 FEET AT A BEARING OF 8.76°42'20"W., FOR A
THENCE THENCE OF DISTANCE 88' BEARING 00° 79' 46" TO A POINT ON A CIRCULAR CURVE, CONCAVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 322.37 FEET; AT A BEARING OF 01° 37' 48", A DISTANCE OF 47.51 FEET AT A BEARING OF S 74° 44' 32" W., FOR A DISTANCE OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 71' 43' 16", HAVING A RADIUS OF 120.18 FEET AT A BEARING OF S 01° 58' 11" E., FOR A DISTANCE OF 124.12 FEET TO A POINT OF REVERSE CURVE, CONCAVE WESTERLY WHOSE RADIUS POINT BEARS S 62° 57' 42" W., THEREFROM; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 101° 23', SUBTENDED BY A CHORD OF 80.00 FEET; THENCE RUN S 55° 36' 52" W., FOR A DISTANCE OF 58.26 FEET AT A BEARING OF S 21° 57' 05" E., FOR A DISTANCE OF 150.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 118° 47' 34", SUBTENDED BY A CHORD OF 322.37 FEET AT A BEARING OF S 35° 56' 21" W., FOR A DISTANCE OF 313.62 FEET TO THE END OF SAID CURVE; THENCE RUN S 07° 24' 26" E., FOR A DISTANCE OF 32.73 FEET; THENCE RUN N 71° 06' 30" W., FOR A DISTANCE OF 279.81 FEET; THENCE RUN N 49° 32' 33" W., FOR A DISTANCE OF 115.86 FEET; THENCE RUN N 47° 15' 57" W., FOR A DISTANCE OF 115.86 FEET; THENCE RUN N 47° 15' 57" W., FOR A DISTANCE OF 121.18 FEET; THENCE RUN N 47° 15' 57" W., FOR A DISTANCE OF 115.86 FEET; THENCE RUN N 47° 15' 57" W., FOR A DISTANCE OF 120.00 FEET; THENCE RUN S 57° 45' 42" W., FOR A DISTANCE OF 55.38 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT BEARS S 70° 29' 14" W., A DISTANCE OF 60.00
FEET THEREFROM, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 23°31'8", SUBTENDED BY A CHORD OF 36.88 FEET AT A BEARING OF N.47°00'03"W., FOR A DISTANCE OF 79.20 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 18°47'51", SUBTENDED BY A CHORD OF 64.27 FEET AT A BEARING OF N.40°46'08"W., FOR A DISTANCE OF 64.50 FEET TO A POINT OF COMPOUND CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 66.00 FEET, THROUGH A CENTRAL ANGLE OF 134°11'52", SUBTENDED BY A CHORD OF 23.35 FEET AT A BEARING OF N.53°39'55"W., FOR A DISTANCE OF 222.51 FEET TO THE END OF SAID CURVE; THENCE RUN S.5°04'09"W., FOR A DISTANCE OF 95.46 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 70°01'59", SUBTENDED BY A CHORD OF 177.68 FEET AT A BEARING OF N.85°44'52"W., FOR A DISTANCE OF 189.46 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 38°36'21", SUBTENDED BY A CHORD OF 163.30 FEET AT A BEARING OF N.68°02'03"W., FOR A DISTANCE OF 186.11 FEET TO THE END OF SAID CURVE; THENCE RUN N.87°20'14"W., FOR A DISTANCE OF 76.58 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 80°17'08", SUBTENDED BY A CHORD OF 38.68 FEET AT A BEARING OF N.47°11'40"W., FOR A DISTANCE OF 42.04 FEET TO THE END OF SAID CURVE; THENCE RUN N.07°03'08"W., FOR A DISTANCE OF 61.34 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWesterLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 62°31'37", SUBTENDED BY A CHORD OF 62.28 FEET AT A BEARING OF N.38°18'54"W., FOR A DISTANCE OF 65.48 FEET TO THE END OF SAID CURVE; THENCE RUN N.69°34'43"W., FOR A DISTANCE OF 43.13 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 116°44'05", SUBTENDED BY A CHORD OF 170.29 FEET AT A BEARING OF S.82°03'15"W., FOR A DISTANCE OF 203.74 FEET TO THE END OF SAID CURVE; THENCE RUN N.55°53'04"W., FOR A DISTANCE OF 315.24 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, Whose RADIUS POINT BEARS N.23°50'44"W., A DISTANCE OF 70.00 FEET THEREFROM THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 47°59'15", SUBTENDED BY A CHORD OF 58.87 FEET AT A BEARING OF N.42°11'08"E., FOR A DISTANCE OF 58.57 FEET TO A POINT OF COMPOUND CURVE, CONCAVE
WESTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 48°13'15", SUBTENDED BY A CHORD OF 133.45 FEET AT A BEARING OF N.44°53'37"W., FOR A DISTANCE OF 137.14 FEET TO THE END OF SAID CURVE, THENCE RUN N.29°00'14"W., FOR A DISTANCE OF 88.72 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 63°38'56", SUBTENDED BY A CHORD OF 252.30 FEET AT A BEARING OF N.58°18'32"W., FOR A DISTANCE OF 264.48 FEET TO THE END OF SAID CURVE, THENCE RUN N.88°36'51"W., FOR A DISTANCE OF 147.41 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 103°58'45", SUBTENDED BY A CHORD OF 94.55 FEET AT A BEARING OF S.39°23'46"W., FOR A DISTANCE OF 108.89 FEET TO A POINT OF REVERSE CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 35°43'36", SUBTENDED BY A CHORD OF 122.67 FEET AT A BEARING OF S.05°15'58"W., FOR A DISTANCE OF 124.98 FEET TO A POINT OF REVERSE CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 47°59'46", SUBTENDED BY A CHORD OF 109.81 FEET AT A BEARING OF S.00°52'22"E., FOR A DISTANCE OF 113.90 FEET TO THE END OF SAID CURVE, THENCE RUN S.24°02'19"E., FOR A DISTANCE OF 39.34 FEET; THENCE RUN S.88°40'16"W., FOR A DISTANCE OF 193.51 FEET; THENCE RUN N.13°18'01"E., FOR A DISTANCE OF 14.29 FEET; THENCE RUN N.74°11'31"W., FOR A DISTANCE OF 68.02 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 77°11'31", SUBTENDED BY A CHORD OF 248.83 FEET AT A BEARING OF N.35°35'46"W., FOR A DISTANCE OF 289.45 FEET TO THE END OF SAID CURVE, THENCE RUN N.03°00'00"E., FOR A DISTANCE OF 60.65 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 91°37'44", SUBTENDED BY A CHORD OF 50.20 FEET AT A BEARING OF N.42°48'52"W., FOR A DISTANCE OF 66.97 FEET TO THE END OF SAID CURVE, THENCE RUN N.88°37'44"W., FOR A DISTANCE OF 109.05 FEET; THENCE RUN S.84°57'38"W., FOR A DISTANCE OF 58.87 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 109°47'15", SUBTENDED BY A CHORD OF 73.83 FEET AT A BEARING OF S.30°03'25"W., FOR A DISTANCE OF 88.23 FEET TO THE END OF SAID CURVE; THENCE RUN S.44°47'40"E., FOR A DISTANCE OF 92.45 FEET; THENCE RUN S.19°45'17"E., FOR A DISTANCE OF 123.70 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 37°98'15", SUBTENDED BY A CHORD OF 12.91 FEET AT A BEARING OF 8.00°58'41"E., FOR A DISTANCE OF 13.14 FEET TO THE END OF SAID CURVE; THENCE RUN S.17°53'56"W., FOR A DISTANCE OF 49.07 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE

C:\Users\JohnDoe\Documents\CAD DRAWINGS\1921 OVERALL 3-16-14.dwg
ANGLE OF 70°28'21", SUSTENDED BY A CHORD OF 52.31 FEET AT A BEARING OF S.17°20'15"E., FOR A DISTANCE OF 98.40 FEET TO THE END OF SAID CURVE; THENCE RUN S.82°34'23"E., FOR A DISTANCE OF 25.66 FEET; THENCE RUN S.77°39'49"W., FOR A DISTANCE OF 831.81 FEET; THENCE RUN N.00°21'59"W., FOR A DISTANCE OF 2,870.69 FEET; THENCE RUN N.28°57'22"W., FOR A DISTANCE OF 100.00 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N.26°57'22"W., A DISTANCE OF 708.89 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 708.89 FEET, THROUGH A CENTRAL ANGLE OF 15°23'22", SUSTENDED BY A CHORD OF 190.10 FEET AT A BEARING OF S.70°44'19"W., FOR A DISTANCE OF 100.88 FEET TO THE END OF SAID CURVE AND TO A POINT ON THE WEST LINE OF SAID SECTION 13; THENCE RUN N.00°28'31"W., ALONG THE WEST LINE OF SAID SECTION 13, FOR A DISTANCE OF 496.82 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE QUARTER OF SAID SECTION 14, TOWNSHIP 51 SOUTH, RANGE 28 EAST; THENCE RUN N.88°20'44"W., ALONG THE SOUTH LINE OF THE NORTH ONE QUARTER OF SAID SECTION 14, FOR A DISTANCE OF 892.50 FEET; THENCE RUN N.52°52'01"W., FOR A DISTANCE OF 173.33 FEET; THENCE RUN S.37°07'59"W., FOR A DISTANCE OF 123.46 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE QUARTER OF SAID SECTION 14; THENCE RUN N.88°29'31"W., ALONG THE SOUTH LINE OF THE NORTH ONE QUARTER OF SAID SECTION 14, FOR A DISTANCE OF 2,557.19 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE HALF, OF THE NORTHEAST ONE QUARTER, OF THE NORTHWEST ONE QUARTER OF SAID SECTION 14; THENCE RUN N.00°20'27"E., ALONG THE WEST LINE OF THE EAST ONE HALF, OF THE NORTHEAST ONE QUARTER, OF THE NORTHWEST ONE QUARTER OF SAID SECTION 14, FOR A DISTANCE OF 1,389.88 FEET TO A POINT ON THE SOUTH LINE OF SECTION 11, TOWNSHIP 51 S., RANGE 28 E., COLIER COUNTY, FLORIDA; THENCE RUN N.88°29'43"W., ALONG THE SOUTH LINE OF SAID SECTION 11, FOR A DISTANCE OF 590.38 FEET; THENCE RUN N.01°43'02"E., FOR A DISTANCE OF 1,493.79 FEET; THENCE RUN N.88°06'56"W., FOR A DISTANCE OF 1,274.00 FEET; THENCE RUN S.88°09'46"E., FOR A DISTANCE OF 1374.52 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE HALF OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 11; THENCE RUN N.01°13'54"E., ALONG THE WEST LINE OF EAST ONE HALF OF THE SOUTHEAST ONE QUARTER AND ALONG THE WEST LINE OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SAID SECTION 11, FOR A DISTANCE OF 1,860.10 FEET; THENCE RUN S.88°48'12"E., FOR A DISTANCE OF 816.33 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE EASTERNLY, WHOSE RADIUS POINT BEARS N.88°32'40"E., A DISTANCE OF 350.00 FEET THEREFROM; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 37°06'11", SUBTENDED BY A CHORD OF 222.91 FEET AT A BEARING OF N.17°05'16"E., FOR A DISTANCE OF 225.55 FEET TO THE END OF SAID CURVE; THENCE RUN N.35°73'53"E., FOR A DISTANCE OF 214.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID US 41; THENCE RUN S.54°21'53"E., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID US 41, FOR A DISTANCE OF 807.37 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11; THENCE RUN S.01°00'09"W., ALONG THE EAST LINE OF SAID SECTION 11, FOR A DISTANCE OF 3,308.61 FEET, TO THE POINT OF BEGINNING; CONTAINING OR 1,079.00 ACRES, MORE OR LESS.
LESS AND EXCEPT:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST % OF THE NORTHEAST % OF THE NORTHEAST % OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONTAINING 10.008 ACRES, MORE OR LESS.

TOTAL ACRES OF THE OVERALL PARCEL IS 1068.09 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS ARE BASED ON THE NORTH LINE OF SAID SECTION 13 AS BEING 5.80'55"48'E.

HOLIF MONTES INC.
CERTIFICATE OF AUTHORIZATION LB #1772

BY: J. M. HILTON
P.E.M. #9273
STATE OF FLORIDA