

CERTIFICATION OF  
THE FLORIDA LAND AND WATER  
ADJUDICATORY COMMISSION RULE  
FILED WITH THE  
DEPARTMENT OF STATE

I do hereby certify:

(1) The time limitations prescribed by subsection 120.54(11)(a), F.S. have been complied with; and

(2) There is no administrative determination under paragraph 120.54(4), F.S., pending on any rule covered by this certification; and

(3) All rules covered by this certification are filed within the prescribed time limitations of paragraph 120.54(11)(b), F.S. They are filed not less than 28 days after the notice required by subsection 120.54(1), F.S., and;

(a) Are filed not more than 90 days after the notice;

or

(b) Are filed not more than 90 days after the notice not including days an administrative determination was pending;

or

(c) Are filed within 21 days after the adjournment of the final public hearing on the rule; or

(d) Are filed within 21 days after the date of the receipt of all material authorized to be submitted at the hearing; or

(e) Are filed within 21 days after the date the transcript was received by this agency.

RECEIVED  
DEPARTMENT OF STATE  
JAN 12 1971

Attached are the original and two copies of each rule covered by this certification. The rules are hereby adopted by the undersigned agency by and upon their filing with the Department of State.

Rule No.	Specific Rulemaking Authority	Law Being Implemented Interpreted or Made Specific
----------	-------------------------------	--

42X-1.001	120.53(1) and 190.005, F.S.	190.005, F.S.
42X-1.002	120.53(1) and 190.005, F.S.	190.004 and 190.005, F.S.
42X-1.003	120.53(1), and 190.005, F.S.	190.006(1), F.S.

Under the provisions of paragraph 120.54(13)(a), F.S., the rule takes effect 20 days from the date filed with the Department of State or at a later date as set out below:

ie 8/13/96

Effective: \_\_\_\_\_

*for* Jeressa B. Jinker  
 ROBERT B. BRADLEY, Secretary  
 Florida Land and Water  
 Adjudicatory Commission

20  
 Number of Pages Certified

MEMORANDUM FOR THE SECRETARY  
 DATE: 8/13/96  
 TIME: 10:00 AM  
 BY: [illegible]

## SUMMARY OF RULE

The purpose of this proposed rule is to establish the Fiddler's Creek Community Development District in Collier County, pursuant to the requirements of the Uniform Community Development District Act of 1980, as amended, and particularly section 190.005, Florida Statutes (F.S.). The charter for all such districts is found in section 190.006 - 190.041, Florida Statutes. The petition requests that the Commission establish such a uniform community development district with the uniform charter created by the Florida Legislature. The district is a specialized and limited use single purpose local government created and established by law to provide basic infrastructure to approximately 1,389.7739 acres of land, consisting of a proposed community development located in land areas designated in the local government comprehensive plan as urban coastal fringe and as lands Acquired for Conservation; and within the Coastal Management Area, on which lands, pursuant to appropriate development approvals, the petitioner is developing and will develop a mixed-use development. Though not legally material or relevant to the proposed rule: 1) the development to be serviced by the proposed district is subject to a development order under section 380.06, Florida Statutes; and 2) the entire development which will be serviced by the district is planned as a residential community. It is noted, however, that the sole purpose of this proceeding is to authorize the establishment of the district. Any information about necessary permits or development orders for construction, development, development impact or planning purposes regarding the community development to be

61-10117-19  
APR 19 1986  
COMMUNITY DEVELOPMENT DISTRICTS

serviced by the district is not within the scope of this proceeding and is irrelevant and immaterial to the rule. The district by law shall be subject to, and shall not function inconsistent with, all existing and future development orders and permits. The area to be served by the district is bounded on the North by U.S. 41 and agricultural land; bounded on the south by wetland preserve owned by the State of Florida; bounded on the west by State Road 951, residential properties, and recreational properties; and bounded on the east by agricultural property.

STATE OF FLORIDA  
LAND AND WATER ADJUDICATORY COMMISSION  
CHAPTER 42X1.001 -1.003  
FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT

Statement of Facts and Circumstances Justifying Adoption of the Proposed Rule:

Chapter 190, Florida Statutes ("F.S.") provides that a uniform community development district the size of 1,000 acres or more may be established by rule, adopted by the Florida Land and Water Adjudicatory Commission pursuant to Chapter 120, F.S. GB 100, Inc., and Parcel Z, Inc., jointly d/b/a 951 Land Holdings Joint Venture has petitioned to establish a uniform community development district pursuant to Chapter 190, F.S. The granting of community development district status to the Fiddler's Creek Community Development District would authorize use of the financing and management mechanisms provided by Chapter 190, F.S., to provide basic infrastructure to approximately 1,389.7739 acres of land located in Collier County, consisting of a proposed community development located in land areas designated in the local government comprehensive plan as urban coastal fringe and as lands Acquired for Conservation; and within the Coastal Management Area, on which lands, pursuant to appropriate development approvals, the petitioner is developing and will develop a mixed-use development. The area to be served by the district is bounded on the North by U.S. 41 and agricultural land; bounded on the south by wetland preserve owned by the State of Florida; bounded on the west by

RECEIVED  
STATE OF FLORIDA  
LAND AND WATER ADJUDICATORY COMMISSION  
61 APR 19 12 18 35

State Road 951, residential properties, and recreational properties; and bounded on the east by agricultural property. In accordance with Section 190.012(1), F.S., the Fiddler's Creek CDD will be empowered to manage and finance: water management and control systems; water and wastewater systems; bridges or culverts; District roads; and other infrastructure for projects approved or required in a development order or pursuant to an inter-local agreement. Additionally, pursuant to Section 190.012(2), F.S., the District may plan, establish, acquire, construct or reconstruct, enlarge or extend, equip operate and maintain additional systems and facilities for: parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and fire prevention and control; school buildings and related structures; security; mosquito control; and waste collection and disposal.

SUMMARY OF HEARINGS

The Commission published a Notice of Proposed Rulemaking scheduling a public hearing for June 26, 1996, if requested. No hearing was requested and no written comments were received as a result of this notice.

The final public hearing was held on July 23, 1996, in Tallahassee, Florida, before the Governor and Cabinet, sitting as the Florida Land and Water Adjudicatory Commission. There was no public testimony for or against the rule.

RECEIVED  
JUL 24 1996  
TALLAHASSEE, FLORIDA  
LAND AND WATER ADJUDICATORY COMMISSION



THE FULL TEXT OF THE PROPOSED RULES ARE:

42X-1.001 Creation and Establishment. Fiddler's Creek Community Development District is hereby created.

Specific Authority 120.53(1) and 190.005, F.S.

Law Implemented 190.005, F.S.

History--New \_\_\_\_\_.

42X-1.002 Boundary. The boundaries of the district are as follows:

Parcel 1

A parcel of land located in Sections 11, 14, 15, 22, 23, 24, and 25 all being in Township 51 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of Section 22, Township 51 South, Range 26 East, Collier County, Florida; thence run North  $88^{\circ}58'51''$  West, along the North line of the Northeast  $1/4$  of said Section 22, for a distance of 2738.26 feet to the North  $1/4$  corner of said Section 22; thence run North  $00^{\circ}18'43''$  East, along the East line of the Southwest  $1/4$  of said Section 22, for a distance of 695.26 feet, Thence run N.  $88^{\circ}58'11''$  W. for a distance of 1422.07 feet to a point on the Easterly right-of-way line of State Road 951, a 200.00 foot right-of-way; thence run South  $02^{\circ}29'39''$  West, along the Easterly right-of-way line of State Road 951, for a distance of 2232.43 feet; thence run South  $86^{\circ}54'19''$  East for a

56 JUL 24 AM 11:19  
DEPARTMENT OF COUNTY  
TALLAHASSEE, FLORIDA

distance of 1322.20 feet; thence run South  $89^{\circ}27'22''$  East for a distance of 125.79 feet; thence run South  $80^{\circ}38'36''$  East for a distance of 86.82 feet; thence run South  $48^{\circ}57'39''$  East for a distance of 143.49 feet; thence run South  $22^{\circ}38'28''$  East for a distance of 101.19 feet; thence run South  $07^{\circ}16'34''$  East for a distance of 159.01 feet; thence run South  $22^{\circ}27'03''$  East for a distance of 80.97 feet; thence run South  $51^{\circ}50'53''$  East for a distance of 124.40 feet; thence run South  $74^{\circ}04'40''$  East for a distance of 144.06 feet; thence run South  $85^{\circ}45'26''$  East for a distance of 187.62 feet; thence run North  $82^{\circ}02'11''$  East for a distance of 108.47 feet; thence run North  $28^{\circ}53'36''$  East for a distance of 104.27 feet; thence run North  $10^{\circ}26'56''$  East for a distance of 87.33 feet; thence run North  $46^{\circ}09'57''$  East for a distance of 161.84 feet; thence run North  $68^{\circ}40'14''$  East for a distance of 191.80 feet; thence run North  $79^{\circ}08'54''$  East for a distance of 121.22 feet; thence run South  $87^{\circ}33'02''$  East for a distance of 275.66 feet; thence run South  $85^{\circ}36'34''$  East for a distance of 196.37 feet; thence run South  $87^{\circ}39'51''$  East for a distance of 185.04 feet; thence run South  $87^{\circ}21'43''$  East for a distance of 105.83 feet; thence run North  $85^{\circ}51'57''$  East for a distance of 86.75 feet; thence run South  $87^{\circ}50'25''$  East for a distance of 53.97 feet; thence run South  $43^{\circ}21'06''$  East for a distance of 96.83 feet; thence run South  $39^{\circ}51'17''$  East for a distance of 55.10 feet; thence run South  $12^{\circ}45'05''$  East for a distance of 48.21 feet; thence run South  $54^{\circ}17'48''$  East for a distance of 252.73 feet; thence run North  $55^{\circ}30'51''$  East for a distance of 83.75 feet; thence run North  $74^{\circ}56'13''$  East for a

distance of 64.15 feet; thence run South 82°07'55" East for a  
distance of 60.59 feet; thence run South 51°36'21" East for a  
distance of 159.30 feet; thence run South 00°11'44" West for a  
distance of 120.56 feet; thence run South 02°12'06" West for a  
distance of 166.85 feet; thence run North 80°34'08" East for a  
distance of 106.80 feet; thence run South 77°52'52" East for a  
distance of 122.93 feet; thence run North 85°11'20" East for a  
distance of 115.84 feet; thence run South 73°31'25" East for a  
distance of 106.53 feet; thence run North 78°58'26" East for a  
distance of 51.97 feet; thence run North 05°41'54" East for a  
distance of 125.98 feet; thence run North 01°41'54" East for a  
distance of 77.72 feet; thence run North 15°43'51" East for a  
distance of 164.05 feet; thence run North 21°55'44" East for a  
distance of 141.05 feet; thence run North 23°51'20" East for a  
distance of 142.54 feet; thence run North 53°47'38" East for a  
distance of 116.07 feet; thence run North 88°01'01" East for a  
distance of 145.07 feet; thence run North 38°00'59" East for a  
distance of 369.42 feet; thence run North 39°43'19" East for a  
distance of 299.43 feet; thence run North 44°48'34" East for a  
distance of 108.44 feet; thence run North 74°20'58" East for a  
distance of 101.17 feet; thence run North 77°28'10" East for a  
distance of 117.54 feet; thence run North 41°29'16" East for a  
distance of 102.86 feet; thence run North 16°25'45" East for a  
distance of 68.07 feet; thence run North 32°16'13" East for a  
distance of 99.28 feet; thence run North 56°07'35" East for a  
distance of 115.20 feet; thence run North 22°53'12" East for a  
distance of 132.57 feet; thence run North 34°55'40" East for a

distance of 81.02 feet; thence run North 67°14'28" East for a  
distance of 68.26 feet; thence run North 76°07'18" East for a  
distance of 77.37 feet; thence run South 86°19'59" East for a  
distance of 263.41 feet; thence run South 14°15'46" East for a  
distance of 83.69 feet; thence run South 23°58'59" West for a  
distance of 58.61 feet; thence run South 56°50'17" West for a  
distance of 141.77 feet; thence run South 48°14'20" West for a  
distance of 110.87 feet; thence run South 46°59'04" West for a  
distance of 86.08 feet; thence run South 24°17'17" West for a  
distance of 78.68 feet; thence run South 59°03'57" East for a  
distance of 32.26 feet; thence run South 76°14'25" East for a  
distance of 287.74 feet; thence run South 87°00'56" East for a  
distance of 151.16 feet; thence run South 68°28'26" East for a  
distance of 115.50 feet; thence run South 43°13'27" East for a  
distance of 112.77 feet; thence run South 18°34'02" East for a  
distance of 220.03 feet; thence run South 21°18'18" East for  
a distance of 172.00 feet; thence run South 18°33'08" East for a  
distance of 163.52 feet; thence run South 76°44'26" East for a  
distance of 125.93 feet; thence run North 74°26'22" East for a  
distance of 115.09 feet; thence run North 47°34'17" East for a  
distance of 55.95 feet; thence run North 12°06'43" West for a  
distance of 69.72 feet; thence run North 31°18'44" West for a  
distance of 100.54 feet; thence run North 16°38'57" West for a  
distance of 133.88 feet; thence run North 09°53'00" East for a  
distance of 213.52 feet; thence run North 48°28'23" East for a  
distance of 119.96 feet; thence run North 87°30'26" East for a  
distance of 33.64 feet; thence run South 32°37'51" East for a

distance of 138.09 feet; thence run South 40°52'24" East for a distance of 125.01 feet; thence run South 39°17'22" East for a distance of 115.06 feet; thence run South 62°18'24" East for a distance of 145.81 feet; thence run South 61°21'50" East for a distance of 121.40 feet; thence run South 59°49'44" East for a distance of 115.57 feet; thence run South 74°50'34" East for a distance of 94.71 feet; thence run North 24°24'43" East for a distance of 91.83 feet; thence run North 40°52'29" East for a distance of 247.62 feet; thence run North 40°23'40" East for a distance of 276.26 feet; thence run North 39°53'20" East for a distance of 411.53 feet; thence run South 58°13'26" East for a distance of 962.09 feet; thence run South 19°09'18" East for a distance of 96.31 feet; thence run South 08°45'22" West for a distance of 121.08 feet; thence run South 13°25'07" West for a distance of 159.04 feet; thence run South 20°02'48" West for a distance of 189.88 feet; thence run South 57°19'10" West for a distance of 559.88 feet; thence run South 77°05'05" West for a distance of 327.57 feet; thence run South 43°14'14" West for a distance of 401.58 feet; thence run North 66°08'10" West for a distance of 54.49 feet; thence run South 64°07'14" West for a distance of 44.31 feet; thence run South 48°23'22" West for a distance of 35.08 feet; thence run South 11°10'06" West for a distance of 174.79 feet; thence run South 04°12'55" West for a distance of 151.70 feet; thence run South 00°26'51" East for a distance of 131.06 feet; thence run South 07°57'23" East for a distance of 52.02 feet; thence run South 05°32'11" East for a distance of 73.70 feet; thence run South 39°42'25" West for a

distance of 77.41 feet; thence run North  $71^{\circ}22'37''$  East for a distance of 85.20 feet; thence run South  $85^{\circ}53'26''$  East for a distance of 92.10 feet; thence run South  $83^{\circ}23'30''$  East for a distance of 128.98 feet; thence run North  $68^{\circ}54'10''$  East for a distance of 100.70 feet; thence run North  $55^{\circ}32'22''$  East for a distance of 148.01 feet; thence run North  $32^{\circ}25'17''$  East for a distance of 235.05 feet; thence run North  $33^{\circ}14'22''$  East for a distance of 199.06 feet; thence run North  $48^{\circ}38'03''$  East for a distance of 111.62 feet; thence run North  $40^{\circ}09'31''$  East for a distance of 96.63 feet; thence run North  $18^{\circ}03'03''$  East for a distance of 285.56 feet; thence run North  $58^{\circ}55'34''$  East for a distance of 367.04 feet; thence run South  $72^{\circ}39'46''$  East for a distance of 90.19 feet; thence run South  $68^{\circ}05'01''$  East for a distance of 88.10 feet; thence run South  $32^{\circ}29'50''$  East for a distance of 134.26 feet; thence run North  $58^{\circ}20'15''$  East for a distance of 1006.12 feet; thence run North  $08^{\circ}49'07''$  East for a distance of 121.76 feet; thence run North  $86^{\circ}01'20''$  East for a distance of 76.03 feet; thence run South  $81^{\circ}56'11''$  East for a distance of 62.99 feet; thence run South  $62^{\circ}22'55''$  East for a distance of 61.06 feet; thence run South  $28^{\circ}55'42''$  East for a distance of 96.72 feet; thence run South  $07^{\circ}05'01''$  East for a distance of 98.49 feet; thence run South  $20^{\circ}24'01''$  West for a distance of 97.27 feet; thence run South  $64^{\circ}30'14''$  East for a distance of 119.77 feet; thence run North  $42^{\circ}57'49''$  East for a distance of 68.57 feet; thence run North  $19^{\circ}23'04''$  East for a distance of 158.14 feet; thence run North  $75^{\circ}28'14''$  East for a distance of 446.92 feet; thence run North  $06^{\circ}56'07''$  East for a

distance of 60.13 feet; thence run South 75°24'24" West for a distance of 513.63 feet; thence run North 71°25'16" West for a distance of 78.08 feet; thence run North 54°31'46" West for a distance of 292.73 feet; thence run North 36°53'16" West for a distance of 88.54 feet; thence run North 75°02'38" West for a distance of 101.42 feet; thence run North 58°07'21" West for a distance of 145.39 feet; thence run North 63°16'52" West for a distance of 100.54 feet; thence run North 70°16'01" West for a distance of 52.57 feet; thence run North 76°18'47" West for a distance of 139.12 feet; thence run North 88°18'46" West for a distance of 118.58 feet; thence run South 78°25'37" West for a distance of 120.58 feet; thence run South 70°42'34" West for a distance of 58.35 feet; thence run South 54°33'15" West for a distance of 236.73 feet; thence run South 01°33'17" West for a distance of 304.71 feet; thence run South 30°08'16" East for a distance of 194.40 feet; thence run South 01°31'06" West for a distance of 139.28 feet; thence run South 24°09'25" East for a distance of 317.35 feet; thence run South 07°39'57" East for a distance of 618.63 feet; thence run South 05°14'32" East for a distance of 48.49 feet; thence run South 86°37'33" East for a distance of 144.20 feet; thence run North 74°58'46" East for a distance of 84.50 feet; thence run North 89°49'58" East for a distance of 166.94 feet; thence run North 54°40'25" East for a distance of 155.08 feet; thence run South 87°04'16" East for a distance of 183.90 feet; thence run South 75°30'01" East for a distance of 292.56 feet; thence run South 74°07'29" East for a distance of 164.37 feet; thence run North 53°12'13" East for a

distance of 178.75 feet; thence run North 66°12'10" West for a  
distance of 63.59 feet; thence run North 71°24'18" West for a  
distance of 123.29 feet; thence run North 50°53'00" West for a  
distance of 112.15 feet; thence run North 16°04'21" West for a  
distance of 86.40 feet; thence run North 28°52'24" East for a  
distance of 62.66 feet; thence run North 69°42'26" East for a  
distance of 91.21 feet; thence run North 88°57'04" East for a  
distance of 137.96 feet; thence run South 51°15'23" East for a  
distance of 66.98 feet; thence run South 57°59'46" East for a  
distance of 90.38 feet; thence run North 83°57'39" East for a  
distance of 185.60 feet; thence run South 69°53'36" East for a  
distance of 103.27 feet; thence run South 33°27'20" East for a  
distance of 47.82 feet; thence run South 01°07'11" East for a  
distance of 176.02 feet; thence run South 57°10'59" East for a  
distance of 90.42 feet; thence run South 59°52'00" East for a  
distance of 215.96 feet; thence run South 40°50'50" East for a  
distance of 100.90 feet; thence run South 01°41'10" West for a  
distance of 221.55 feet; thence run South 44°25'43" East for a  
distance of 177.22 feet; thence run South 57°17'08" East for a  
distance of 194.66 feet; thence run South 49°41'29" East for a  
distance of 234.47 feet; thence run South 51°45'12" East for a  
distance of 285.65 feet; thence run South 46°48'39" East for a  
distance of 77.27 feet; thence run South 55°26'25" East for a  
distance of 87.85 feet; thence run North 83°37'01" East for a  
distance of 54.43 feet; thence run North 59°38'02" East for a  
distance of 133.38 feet; thence run North 86°08'02" East for a  
distance of 77.48 feet; thence run South 67°01'55" East for a



distance of 118.58 feet; thence run South 45°08'14" East for a  
distance of 2560.69 feet; thence run North 29°52'54" East for a  
distance of 85.21 feet; thence run North 27°30'00" East for a  
distance of 86.22 feet; thence run North 25°35'58" East for a  
distance of 48.08 feet; thence run North 21°40'44" East for a  
distance of 96.89 feet; thence run North 69°44'52" West for a  
distance of 38.61 feet; thence run South 75°26'58" West for a  
distance of 151.66 feet; thence run North 09°04'17" West for a  
distance of 117.55 feet; thence run North 12°06'14" East for a  
distance of 74.75 feet; thence run North 46°03'43" East for a  
distance of 74.51 feet; thence run North 12°46'58" West for a  
distance of 32.83 feet; thence run North 19°55'33" West for a  
distance of 74.92 feet; thence run South 32°11'57" West for a  
distance of 85.42 feet; thence run South 69°25'44" West for a  
distance of 67.21 feet; thence run North 65°02'17" West for a  
distance of 75.05 feet; thence run North 86°16'33" West for a  
distance of 109.50 feet; thence run South 69°48'24" West for a  
distance of 95.29 feet; thence run North 31°09'56" West for a  
distance of 62.54 feet; thence run North 01°12'06" West for a  
distance of 153.58 feet; thence run North 36°23'56" East for a  
distance of 106.80 feet; thence run North 10°55'24" West for a  
distance of 140.47 feet; thence run North 22°37'48" East for a  
distance of 51.15 feet; thence run North 37°19'10" East for a  
distance of 162.48 feet; thence run North 19°33'02" East for a  
distance of 118.95 feet; thence run North 08°08'12" East for a  
distance of 108.72 feet; thence run North 04°59'51" West for a  
distance of 137.15 feet; thence run North 20°30'53" East for a

distance of 147.93 feet; thence run North 03°46'25" East for a distance of 148.33 feet; thence run North 17°32'07" West for a distance of 160.04 feet; thence run North 15°13'39" West for a distance of 140.97 feet; thence run North 00°05'49" West for a distance of 73.02 feet; thence run North 25°39'35" East for a distance of 96.53 feet; thence run North 59°22'21" East for a distance of 73.73 feet; thence run South 40°21'48" East for a distance of 52.95 feet; thence run South 01°53'33" West for a distance of 116.69 feet; thence run South 82°33'24" East for a distance of 120.72 feet; thence run South 63°38'53" East for a distance of 64.07 feet; thence run South 44°52'32" East for a distance of 54.42 feet; thence run South 10°29'59" East for a distance of 79.18 feet; thence run South 37°18'09" West for a distance of 50.11 feet; thence run South 29°46'39" West for a distance of 75.80 feet; thence run South 25°22'43" West for a distance of 103.06 feet; thence run South 10°56'20" West for a distance of 105.37 feet; thence run South 10°07'11" East for a distance of 107.10 feet; thence run South 42°29'24" East for a distance of 116.91 feet; thence run South 08°16'17" West for a distance of 34.66 feet; thence run South 60°16'31" West for a distance of 106.48 feet; thence run South 23°42'39" West for a distance of 130.40 feet; thence run South 08°54'48" East for a distance of 85.19 feet; thence run South 20°38'43" East for a distance of 62.59 feet; thence run South 85°18'35" East for a distance of 164.23 feet; thence run South 88°28'10" East for a distance of 201.60 feet; to a point on the East line of Section 24, Township 51 South, Range 26 East, Collier County, Florida; thence

run North  $00^{\circ}15'28''$  East, along the East line of said Section 24, for a distance of 4476.41 feet to the Northeast corner of said Section 24; thence run North  $88^{\circ}58'55''$  West, along the North line of the Northeast  $1/4$  of said Section 24, for a distance of 2713.71 feet to the North  $1/4$  corner of said Section 24; thence run North  $88^{\circ}59'02''$  West, along the North line of the Northwest  $1/4$  of said Section 24, for a distance of 2713.25 feet to the Northwest corner of said Section 24; thence run North  $00^{\circ}25'53''$  West, along the East line of the Southeast  $1/4$  of Section 14, Township 51 South, Range 26 East, for a distance of 2749.82 feet to the East  $1/4$  Corner of said Section 14; thence continue North  $00^{\circ}25'53''$  West, along the East line of the Southeast  $1/4$  of the Northeast  $1/4$  of said Section 14, for a distance of 1374.91 feet to the Southeast corner of the Northeast  $1/4$  of the Northeast  $1/4$  of said Section 14; thence run North  $88^{\circ}20'09''$  West, along the South line of the East  $1/2$  of the Northeast  $1/4$  of the Northeast  $1/4$  of said Section 14, for a distance of 692.50 feet to the Southwest corner of the East  $1/2$  of the Northeast  $1/4$  of the Northeast  $1/4$  of said Section 14; thence run North  $00^{\circ}20'11''$  West, along the West line of the East  $1/2$  of the Northeast  $1/4$  of the Northeast  $1/4$  of said Section 14, for a distance 1377.88 feet to the Northwest corner of the East  $1/2$  of the Northeast  $1/4$  of the Northeast  $1/4$  of said Section 14; thence run South  $88^{\circ}04'59''$  East, along the North line of the East  $1/2$  of the Northeast  $1/4$  of the Northeast  $1/4$  of said Section 14, for a distance of 690.34 feet to the Northeast corner of said Section 14; thence run North  $01^{\circ}00'45''$  East, along the East line of the Southeast  $1/4$  of Section 11, Township 51 South, Range 26 East, for

a distance of 2749.58 feet to the East 1/4 corner of said Section 11; thence continue North 01°00'45" East, along the East line of the Northeast 1/4 of said Section 11, for a distance of 559.15 feet to a point on the Southerly right-of-way line of U.S. Highway No. 41 (Tamiami Trail), a 200.00 foot right-of-way; thence run North 54°21'15" West, along the Southerly right-of-way line of U.S. Highway No. 41, for a distance of 1244.99 Feet; thence run South 01°14'40" West for a distance of 100.00 feet; thence run North 88°45'20" West for a distance of 10.00 feet; thence run South 01°14'40" West for a distance of 293.15 feet; thence run North 54°21'15" West for a distance of 400.00 feet to a point on the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 11; thence run South 01°14'40" West, along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 11, for a distance 1082.83 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 11; thence run South 01°14'30" West, along the West line of the East 1/2 of the Southeast 1/4 of said Section 11, for a distance of 2745.91 feet to the Southwest corner of the East 1/2 of the Southeast 1/4 of said Section 11; thence run South 00°14'31" East, along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 14, for a distance of 1380.85 feet to the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 14; thence run North 88°20'10" West, along the South line of the North 1/4 of said Section 14, for a distance of 4154.87 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 14; thence run North 89°13'52" West, along the North line of the South

1/2 of the Northeast 1/4 of Section 15, Township 51 South, Range 26 East, for a distance of 2738.98 feet to the Northwest corner of the South 1/2 of the Northeast 1/4 of said Section 15; thence run South 00°18'43" West, along the West line of the South 1/2 of the Northeast 1/4 of said Section 15, for a distance of 1392.96 feet to the center of said Section 15; thence run South 89°06'35" East, along the South line of the Northeast 1/4 of said Section 15, for a distance of 2739.04 feet to the East 1/4 corner of said Section 15; thence run South 00°19'46" West, along the East line of the Southeast 1/4 of said Section 15, for a distance of 2787.36 feet to the Southeast corner of said Section 15 and the POINT OF BEGINNING; containing 1687.5109 acres, more or less.

AND

Parcel 2

A parcel of land located in Section 24, Township 51 South, Range 26 East, Collier County, Florida; being more particularly described as follows: COMMENCE at the Northeast corner of Section 24, Township 51 South, Range 26 East, Collier County, Florida; thence run South 00°15'28" West, along the East line of said Section 24, for a distance 4679.59 feet to the POINT OF BEGINNING of the parcel of land herein described; thence run North 72°12'44" West for a distance of 86.92 feet; thence run North 69°28'32" West for a distance of 94.14 feet; thence run South 85°05'50" West for a distance of 80.86 feet; thence run South 78°39'42" West for a

distance of 79.41 feet; thence run South  $46^{\circ}52'35''$  West for a distance of 76.76 feet; thence run South  $54^{\circ}05'10''$  East for a distance of 62.53 feet; thence run South  $81^{\circ}19'02''$  East for a distance of 71.38 feet; thence run North  $88^{\circ}47'42''$  East for a distance of 97.52 feet; thence run North  $83^{\circ}27'32''$  East for a distance of 84.68 feet; thence run North  $84^{\circ}27'57''$  East for a distance of 82.73 feet; thence run North  $00^{\circ}15'28''$  East, along the East line of Section 24, for a distance of 43.22 feet to the POINT OF BEGINNING; containing 0.779 acre, more or less.

AND

Parcel 3

A parcel of land located in Section 24, Township 51 South, Range 26 East, Collier County, Florida, being more particularly described as follows: COMMENCE at the Northeast corner of Section 24, Township 51 South, Range 26 East, Collier County, Florida; thence run South  $00^{\circ}15'28''$  West, along the East line of said Section 24, for a distance 4790.92 feet to the POINT OF BEGINNING of the parcel of land herein described; thence run North  $86^{\circ}15'35''$  West for a distance of 52.39 feet; thence run South  $56^{\circ}39'23''$  West for a distance of 67.01 feet; thence run South  $12^{\circ}30'16''$  West for a distance of 74.05 feet; thence run South  $07^{\circ}47'40''$  East for a distance of 77.35 feet; thence run South  $16^{\circ}03'58''$  East for a distance of 121.00 feet; thence run South  $34^{\circ}56'39''$  East for a distance of 136.99 feet; thence run North  $00^{\circ}15'28''$  East, along the

East line of said Section 24, for a distance 410.92 feet to the POINT OF BEGINNING; containing 0.824 acre, more or less.

LESS AND EXCEPT THEREFROM PROPERTY CONVEYED TO DELTONA UTILITIES, INC., (C/O SOUTHERN STATES UTILITIES, INC.) AS RECORDED IN OFFICIAL RECORDS BOOK 1483, PAGES 497 TO 499, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel No. 7

That certain parcel of land, lying in Sections 24 and 25, Township 51 South, Range 26 East, Collier County, Florida, being more particularly described as follows: Commence at the Northeast boundary corner of said Section 24, thence along the East boundary of said Section 24 South  $00^{\circ}15'28''$  West a distance of 4,476.41 feet to a point on said boundary; thence leaving said East boundary North  $88^{\circ}28'10''$  West a distance of 201.60 feet; thence North  $85^{\circ}18'35''$  West a distance of 164.23 feet; thence North  $20^{\circ}38'43''$  West a distance of 62.59 feet; thence North  $08^{\circ}54'48''$  West a distance of 85.19 feet; thence North  $23^{\circ}42'39''$  East a distance of 130.40 feet; thence North  $60^{\circ}16'31''$  East a distance of 106.48 feet; thence North  $08^{\circ}16'17''$  East a distance of 34.66 feet; thence North  $42^{\circ}29'24''$  West a distance of 116.91 feet; thence North  $10^{\circ}07'11''$  West a distance of 107.10 feet; thence North  $10^{\circ}56'20''$  East a distance of 105.37 feet, thence North  $25^{\circ}22'43''$  East a distance of 103.06 feet; thence North  $29^{\circ}46'39''$  East a distance of 75.80 feet; thence North  $37^{\circ}18'09''$  East a distance of 50.11 feet; thence North

10°29'59" West a distance of 79.18 feet; thence North 44°52'32" West a distance of 54.42 feet; thence North 63°38'53" West a distance of 64.07 feet, thence North 82°33'24" West a distance of 120.72 feet; thence North 01°53'33" East a distance of 116.69 feet; thence North 40°21'48" West a distance of 52.95 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence South 59°22'21" West a distance of 73.73 feet; thence South 25°39'35" West a distance of 95.53 feet (96.63 Calculated); thence South 00°05'49" East a distance of 73.02 feet; thence South 15°13'39" East a distance of 140.97 feet; thence South 17°32'07" East a distance of 160.04 feet; thence South 03°46'25" West a distance of 148.33 feet; thence South 20°30'53" West a distance of 147.93 feet; thence South 04°59'51" East a distance of 137.15 feet; thence South 08°08'12" West a distance of 108.72 feet; thence South 19°33'02" West a distance of 118.95 feet; thence South 37°19'10" West a distance of 162.48 feet, thence South 22°37'48" West a distance of 51.15 feet; thence South 10°55'24" West a distance of 140.47 feet; thence South 36°23'56" West a distance of 106.80 feet; thence South 01°12'06" East a distance of 153.58 feet; thence South 31°09'56" East a distance of 62.54 feet; thence North 69°48'24" East a distance of 95.29 feet; thence South 86°16'33" East a distance of 109.50 feet; thence South 65°02'17" East a distance of 75.05 feet; thence North 69°25'44" East a distance of 67.21 feet; thence North 32°11'57" East a distance of 85.42 feet; thence South 19°55'33" East a distance of 74.92 feet; thence South 12°46'58 East a distance of 32.83 feet; thence South 46°03'43" West a distance of 74.51 feet; thence South 12 °06'14" West a



distance of 74.75 feet; thence South 09°04'17" East a distance of 117.55 feet; thence North 75°26'58" East a distance of 151.66 feet; thence South 69°44'52" East a distance of 38.61 feet; thence South 21°40'44" West a distance of 96.89 feet; thence South 25°35'58" West a distance of 48.08 feet; thence South 27°30'00" West a distance of 86.22 feet; thence South 29°52'54" West a distance of 85.21 feet; thence North 45°08'14" West a distance of 2,560.69 feet; thence North 00°15'28" East a distance of 265.00 feet; thence South 89°44'32" East a distance of 375.00 feet; thence North 84°04'19" East a distance of 149.18 feet; thence North 79°01'56" East a distance of 484.64 feet; thence North 61°23'47" East a distance of 447.94; thence South 89°44'32" East a distance of 264.73 feet; thence South 00°15'28" West a distance of 141.70 feet to the POINT OF BEGINNING. Containing 43.00 acres, more or less.

LESS AND EXCEPT THEREFROM PROPERTY CONVEYED TO THE SCHOOL BOARD OF COLLIER COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 1495, PAGES 384, 385 AND 387, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

That certain parcel of land lying in and being a part of Sections 23 and 24, Township 51 South, Range "26 East, Collier County, Florida, being more particularly described as follows: Commence at the Northeast corner of said Section 23; thence run North 88°58'53" West, run South 39°46'43" West a distance of 711.68 feet; thence run South 50°13'17" East a distance of 1,515.63 feet; thence run South 39°46'43" West a distance of 1,050.00 feet; thence run South 50°13'17" East a distance of 50.00 feet to the POINT OF BEGINNING

of the parcel of land hereinafter described; thence continue South 50°13'17" East a distance of 739.75 feet; thence run North 39°46'43" East a distance of 706.62 feet; thence run North 50°13'17" West a distance of 739.75 feet; thence run South 39°46'43" West a distance of 706.62 feet to the POINT OF BEGINNING. Containing 12.00 acres, more or less.

LESS AND EXCEPT THEREFROM PROPERTY CONVEYED TO BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 1755, PAGE 361, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that part of the Northeast 1/4 of Section 15, Township 51 South, Range 26 East, Collier County, Florida and being more particularly described as follows;

Commencing at the Southwesterly most corner of Championship Drive, Marco Shores Unit 30 Golf Course, Plat Book 17, pages 98 through 103, Collier County, Florida; thence along the Southerly line of said Championship Drive South 89°13'53" East 35.40 feet to the Point of Beginning of the parcel herein described; thence continue along said line South 89°13'52" East 109.79 feet; thence leaving said line South 00°18'43" West 153.94 feet; thence North 86°07'06" West 110.00 feet; thence North 00°18'43" East 147.96 feet to the Point of Beginning. Containing 0.38 acres, more or less.

LESS AND EXCEPT

ALL THAT PORTION OF GOLF COURSE PARCELS 1, 2, 3 AND 4 "MARCO SHORES UNIT 30 GOLF COURSE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, AT PAGES 98 THROUGH 103 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. CONTAINING 243.96 ACRES, MORE OR LESS

Subject to easements, reservations or restrictions of record.

Net Property Acreage = 1389.7739 Acres, More or Less.

Bearings shown hereon refer to the North line of the Northeast 1/4 of Section 22, Township 51 South, Range 26 East, Collier County, Florida, as being North 88°58'51" West.

Property Description for Parcel 1 is composed entirely from that certain map titled MARCO SHORES UNIT 30 BOUNDARY MAP created by the Deltona Corporation - Dept. of Real Estate Services in July 1989 and revised November 20, 1989 and again September 24, 1991 as provided by Gulf Bay Development Inc. and has been prepared without benefit of survey.

Property Descriptions for Parcels 2 and 3 are based on Exhibit "A" of the SPECIAL WARRANTY DEED as recorded in Official Record Book 1911 Page 144 Et. Seq. of the Public Records of Collier County, Florida and has been prepared without benefit of survey.

These descriptions of all Parcels shown hereon are intended only as

representations of specific data in the above referenced documents and not intended as certification of actual field locations.

Specific Authority 120.53(1), 190.005, F.S.

Law Implemented 190.004, 190.005, F.S.

History--New \_\_\_\_\_.

42X-1.003 Supervisors. The following five persons are designated as the initial members of the Board of Supervisors: John Passidomo, Arthur (Art) V. Woodward, Paul Riegelhaupt, Clifford (Chip) Olsen, and Q. Grady Minor.

Specific Authority 120.53(1), 190.005, F.S.

Law Implemented 190.006(1), F.S.

History--New \_\_\_\_\_.

NAME OF PERSON ORIGINATING RULE: Dr. Robert B. Bradley,  
Secretary, Florida Land and Water Adjudicatory Commission, Room  
2105, The Capitol, Tallahassee, Florida 32399-0001.

NAME OF SUPERVISOR OR PERSON WHO APPROVED THE RULE: The Florida  
Land and Water Adjudicatory Commission as to the information  
required by law to constitute the basis for the Rule.

DATE RULE APPROVED: 7/23/96

# State of Florida



## Department of State Division of Elections

I, SANDRA B. MORTHAM, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of Rule Chapter 42X-1, Florida Administrative Code, rules and regulations of the Land and Water Adjudicatory Commission, Fiddler's Creek Community Development District, filed pursuant to Chapter 120, Florida Statutes, on July 24, 1996, and will become effective on August 13, 1996, as shown by the records of this office.



Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
7th. day of August,  
A.D., 1996.

*Sandra B. Mortham*

Sandra B. Mortham  
Secretary of State