

FIDDLER'S CREEK

COMMUNITY DEVELOPMENT

DISTRICT #1

February 23, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Fiddler's Creek Community Development District #1

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

February 16, 2022

Board of Supervisors
Fiddler's Creek Community Development District #1

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Fiddler's Creek Community Development District #1 will hold a Regular Meeting on February 23, 2022 at 8:00 a.m., at the Fiddler's Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114. Members of the public may listen to and participate in the meeting via conference call at **1-888-354-0094**, Participant Passcode: **709 724 7992**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
3. Quality Control Lake Report - February, 2022: *SOLitude Lake Management*
4. Health, Safety and Environment Report
 - A. Irrigation and Pressure Cleaning Efforts: *Todd Lux*
 - B. Security and Safety Update: *Richard Renaud*
5. Developer's Report
 - Status of Truck Access Gate Across Back of Publix
6. Engineer's Report: *Hole Montes, Inc.*
7. Discussion: Preemptive Actions to Prevent Further Damage Between Valley Gutters and Sidewalks Caused by Trees in Affected Areas
8. Consideration of Professional Services Agreement with FL GIS Solutions, LLC
9. Continued Discussion: US 41 Traffic Signal Agreements
10. Status of Open Public Record on Petition to Amend the Fiddler's Creek Community Development District #1 Boundaries
11. Discussion/Review of Boundary Amendment Materials Presented at October Meeting
 - Public Hearing Date: March 23, 2022 at 8:00 A.M.

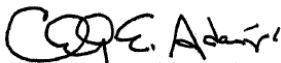
12. Consideration of IberiaBank Term Sheet for Revolving Line of Credit (Renewal)
13. Consideration of Resolution 2022-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Collier County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
14. Acceptance of Unaudited Financial Statements as of January 31, 2022
15. Approval of January 26, 2022 Public Hearing and Regular Meeting Minutes
16. Action/Agenda or Completed Items
17. Staff Reports
 - A. District Counsel: *Woodward, Pires and Lombardo, P.A.*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: March 23, 2022 at 8:00 A.M.
 - QUORUM CHECK
18. Update: Landscape Advisory Committee
19. Supervisors' Requests
20. Public Comments
21. Adjournment

Joseph Badessa	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Torben Christensen	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Joseph Schmitt	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Robert Slater	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Frank Weinberg	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- C. Operations Manager: *Wrathell, Hunt and Associates, LLC*

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,


 Chesley E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 709 724 7992

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

3

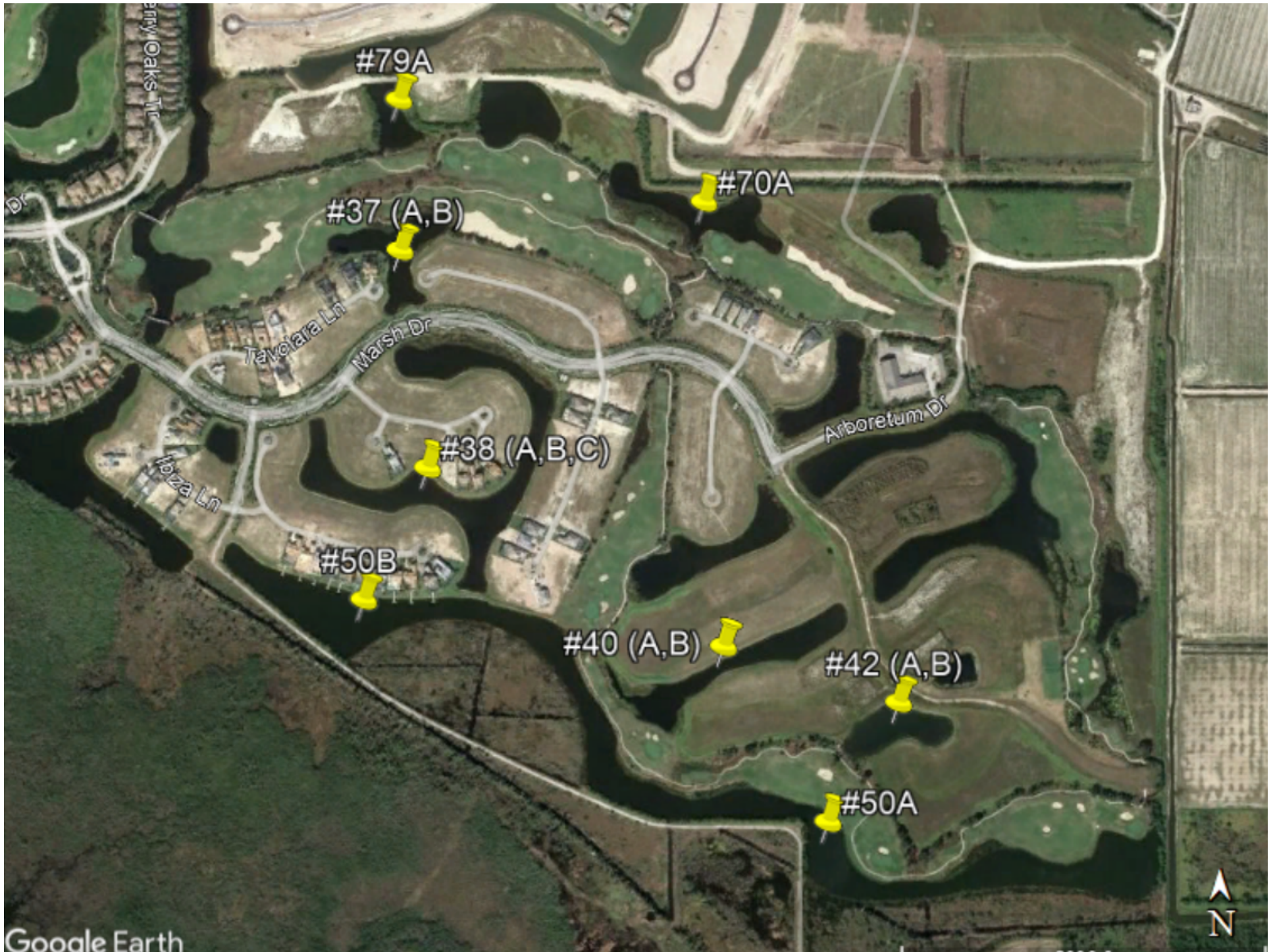
FIDDLER'S CREEK CDD #1
Quality Control Lake Report

#	Inspection Date	Action Items Observed	*Treatment Date	* Target
Group C				
36	2/4/2022			
37 A/B	2/4/2022	Spot treat new bulrush growth in N end off fairway. Spot treat Tg between the hole 7 green and hole 8 tee.	Site has a large gator on shelf making treatment unsafe, will attempt treatment on 2/10/2022	Tg, Bul
38 A/B/C	2/4/2022	Treatment in progress for Tg, and Vi, shoreline weeds show discoloration from treatment and are dying back	1/29/2022	Tg, Vi
39 A/B	2/4/2022			
40 A/B	2/4/2022	Continue to treat Aw on the littoral shelf. Treatment in progress for chara.	2/3/2022 (Chara), 2/10/2022 (Aw)	Ch, Aw
41 A/A1	2/4/2022			
41 B1/B2/C	2/4/2022			
42 A/B	2/4/2022	Treatment in progress for shoreline weeds and algae	1/27/2022, 2/10/2022	Tg, Vi, Algae
43B	2/4/2022			
44	2/4/2022			
50B	2/4/2022	Pi beginning to accumulate along shore	2/17/2022	Pi
50A	2/4/2022	Spot treat Wh and Wl along hole 12, traces of Pi noted as well	2/17/2022	Wh, Wl, Pi
65B	2/4/2022			
65E1	2/4/2022			
70A	2/4/2022	Spot treat Vi	2/10/2022	Vi
78A	2/4/2022			
79A	2/4/2022	Spot treat Vi	2/10/2022	Vi

* Treatment dates and targets are susceptible to change due to site conditions: wind, rain, flooding etc.

Abbreviation Key									
Alligator Weed	Aw	Chara	Ch	Illinois Pondweed	Pi	Southern Naiad	Ns	Water Hyacinth	Wh
Bottom Algae	Ba	Crested Floating Heart	CFH	Pennywort	Pw	Surface Filamentous Algae	SFA	Water Lettuce	WL
Bulrush	Bul	Duckweed	Dw	Primrose	Pr	Torpedograss	Tg	Brazilian Pepper	BP
Cattails	Ct	Hydrilla	H	Planktonic Algae	Pa	Vines	Vi		

FIDDLER'S CREEK CDD #1
Quality Control Lake Report

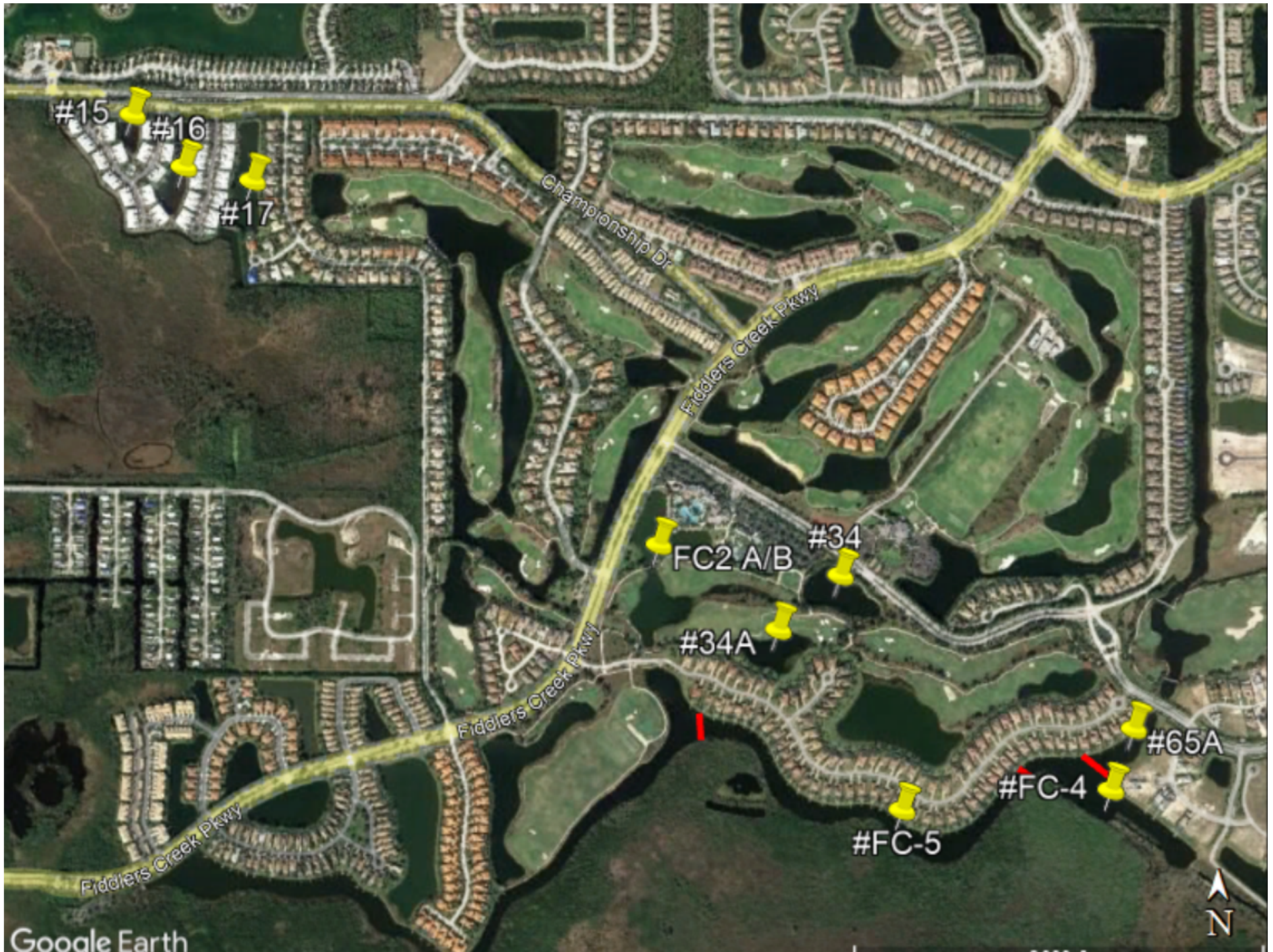


FIDDLER'S CREEK CDD #1
Quality Control Lake Report

#	Re-Evaluation	Action Items Observed	Completed
Group B			
15	February 2022	Tg and Ct	Follow up treatment 2/10/2022
16	February 2022	Tg in waters edge	Follow up treatment 2/10/2022
17	February 2022	Tg in spikerush in N corner	Follow up treatment 2/10/2022
34	February 2022	Majority of Tg treated, retreat remaining growth on outer edge of shelf	Yes
34A	February 2022	Treat shelf behind homes for Tg, Vi, and Pr. Spot treat CFH	Grasses look good/treated, CFH will be treated 2/10/2022
FC-2 (A/B)	February 2022	CFH	Some previous CFH gone, remainder will be treated 2/17/2022
FC-4	February 2022	Continue to treat Pi, damage noted requires follow up	Yes, continue to monitor
FC-5	February 2022	Continue to treat Pi, damage noted requires follow up	Yes, continue to monitor
65-A	February 2022	Continue to treat Pi, damage noted requires follow up	Yes, continue to monitor

* This portion will be completed the month following the initial inspection when the action items were identified to ensure compliance*

FIDDLER'S CREEK CDD #1
Quality Control Lake Report



FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

4A

CDD I

02/23/2022

TODD LUX, DIRECTOR OF FACILITIES

CDD I CONTRACTED RESPONSIBILITIES

- Tree Canopy Trimming
- Pressure Washing
 - Pressurewashing@Fiddlerscreek.com
- Irrigation
 - IrrigationUsers@Fiddlerscreek.com

TREE CANOPY TRIMMING



2022 trimmings will begin during March

- March
 - ✓ Fruited Palms
 - ✓ 2nd trimming will occur again in October

PRESSURE WASHING



Past 30 Days:

- Marsh Drive

Projected Next 30 Days:

- Marsh Cove Community
- Isla Del Sol
- **Delivery of New Clean Machine**

Future:

- Championship Dr.

Current Month's Projected Plan

- Completed
- Current Month Progress
- Scheduled Routes
- Other Pressure Cleanings

2022 Mapping





Questions?

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

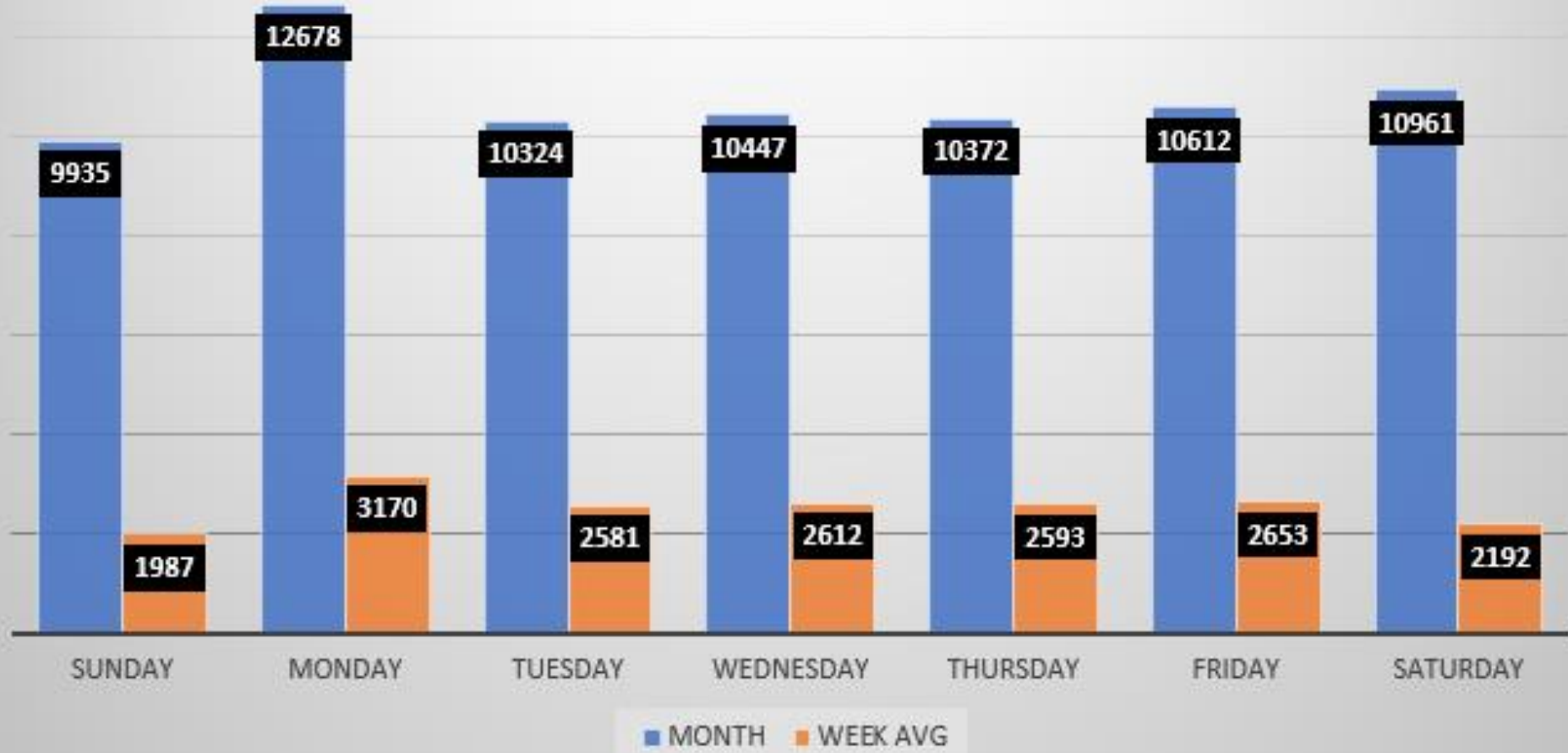
4B

Gate Access Control

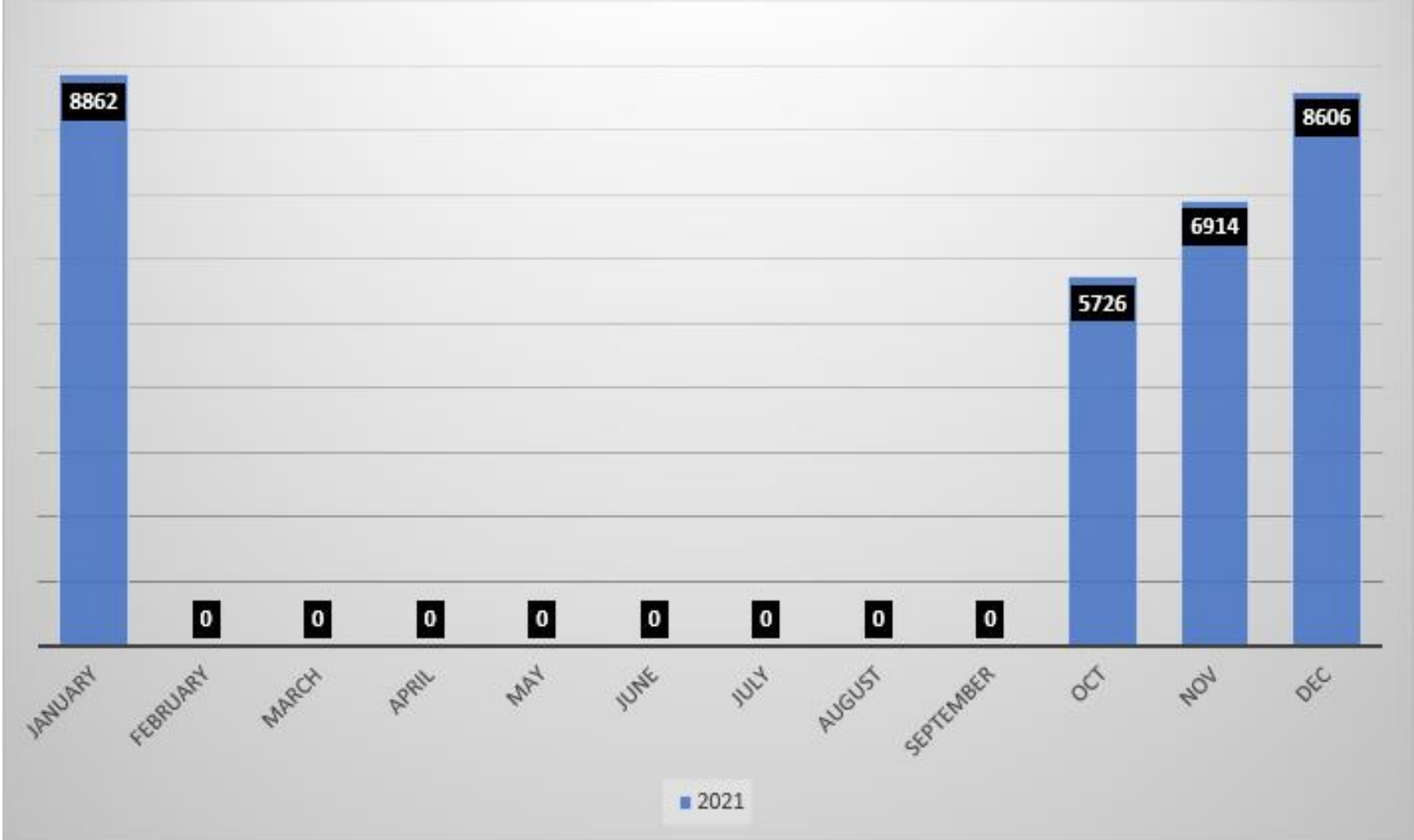
- Call the automated gate house at 239-529-4139
- Enter your guest information on the member's website
- Use the Fiddler's Creek mobile app to register guests
- IF YOU EXPERIENCE DIFFICULTY WITH ANY OF THESE, PLEASE SEND THE INFORMATION TO safety@fiddlerscreek.com, ALWAYS INCLUDE YOUR NAME AND ADDRESS.
- **Community Patrol 239-919-3705**

**WE ARE NOT FIRST RESPONDERS, ALWAYS CALL 911 FOR
AN EMERGENCY
THEN CALL COMMUNITY PATROL TO INFORM THEM OF
THE INCIDENT**

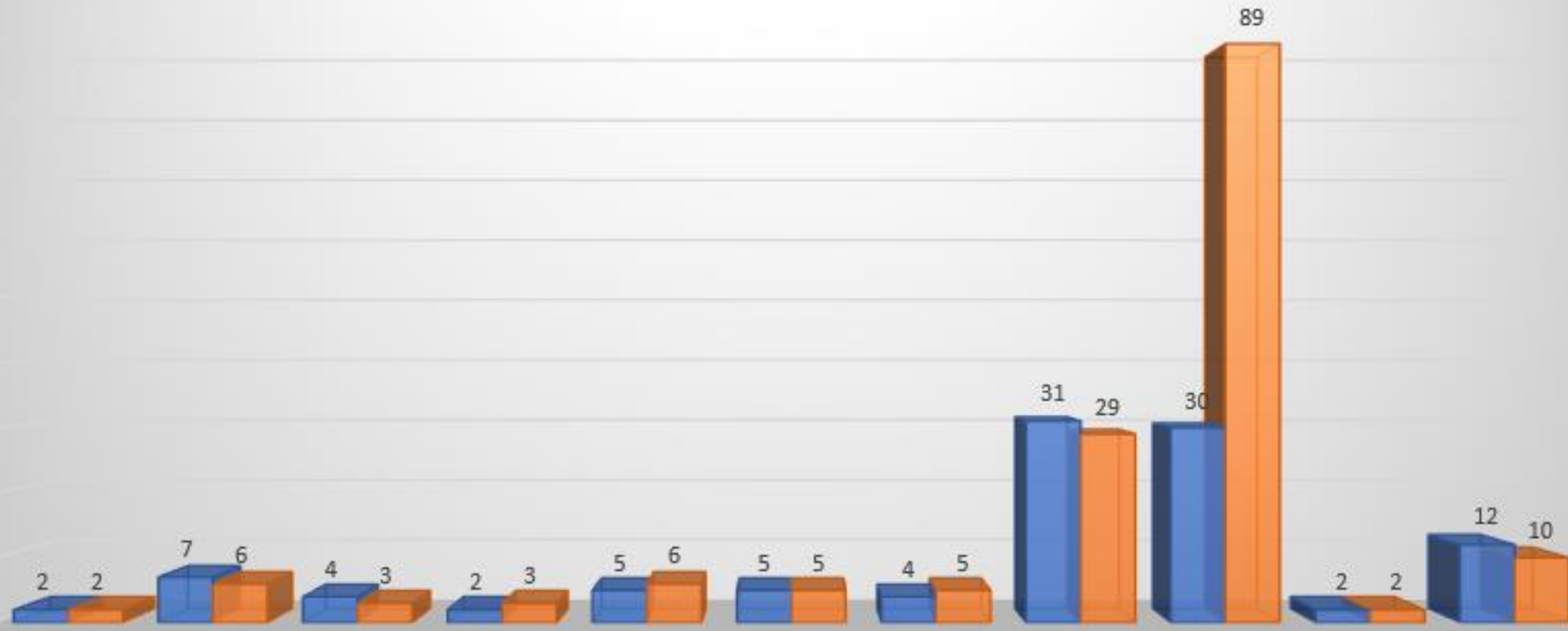
GATEHOUSE ACCESS CONTROL-JANUARY 2022



OCCUPANCY REPORT-2022



INCIDENTS-DECEMBER-JANUARY 2022



	Alarms	Animal Complaints	By-Law Violations	Gate Arm Damage	Medicals	Noise Complaints	Officer Observation	Open Garage Doors	Parking	Property Damage	Resident Complaints
■ JANUARY	2	7	4	2	5	5	4	31	30	2	12
■ DECEMBER	2	6	3	3	6	5	5	29	89	2	10

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

8



Mr. Chuck Adams
Fiddlers Creek Community Development District
c/o Wrathell, Hunt, and Associates, LLC
9220 Bonita Beach Road, Suite 214
Bonita Springs, Florida 34135

RE: Professional Services Agreement between FL GIS Solutions, LLC and Fiddlers Creek Community Development District

Dear Chuck:

We at FL GIS Solutions, LLC are excited to work with Fiddlers Creek Community Development District. Pursuant to our conversations, I am providing this professional services agreement.

General Agreements:

- I. **Services** – FL GIS Solutions, LLC will provide Geospatial services which include the following. Services performed by consultant include gathering and manipulating spatial data, inputting data into GIS geodatabase, and maintaining the CDD GIS Web application system.
 - A. For project maintenance Fiddlers Creek Community Development District (“FCCDD”) will be billed at a rate of \$110.00 per hour. Updates include revising ownership information, adding/revising website hyperlinks and incorporating any master plan changes.
- II. **Compensation** – “FCCDD” will pay FL GIS Solutions, LCC on a time and materials (T&M) basis for GIS services. FL GIS Solutions, LLC will provide monthly invoices to Fiddlers Creek Community Development District (“FCCDD”) per the hourly rate of \$110.00 per hour. FL GIS Solutions, LLC will invoice “FCCDD”, on the 1st of every month with payment expected within 15 days.
- III. **Termination** - This agreement may be terminated by either party with 30 days written notice. FL GIS Solutions, LLC will not assume liability for obligations to other parties caused by termination of this agreement.
- IV. **Data** - All data created for the project described in this agreement is the property of “FCCDD” and will be turned over to “FCCDD” at the completion or termination of this agreement.
- V. **Other** - This agreement is only between FL GIS Solutions, LCC and Fiddlers Creek Community Development District (“FCCDD”). No obligations to third parties are created by this agreement unless mutually agreed upon and amended in writing by both parties.
- VI. **Reimbursables** - Should “FCCDD” request paper prints and or paper plots, the standard rate will be \$4.50 per square foot.





GIS
SOLUTIONS, LLC

If you are in agreement with these conditions, please countersign below and send us a signed copy for our records.

Thank you.

FL GIS Solutions, LLC
1281 Fairway Cove Ct
Fort Myers, FL 33950

Fiddlers Creek CDD
c/o Wrathell, Hunt, and Associates, LLC
9220 Bonita Beach Rd. SE., Suite 214
Bonita Springs, FL 34135

Felipe Lemus Date
President

Chuck Adams Date
District Manager



FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

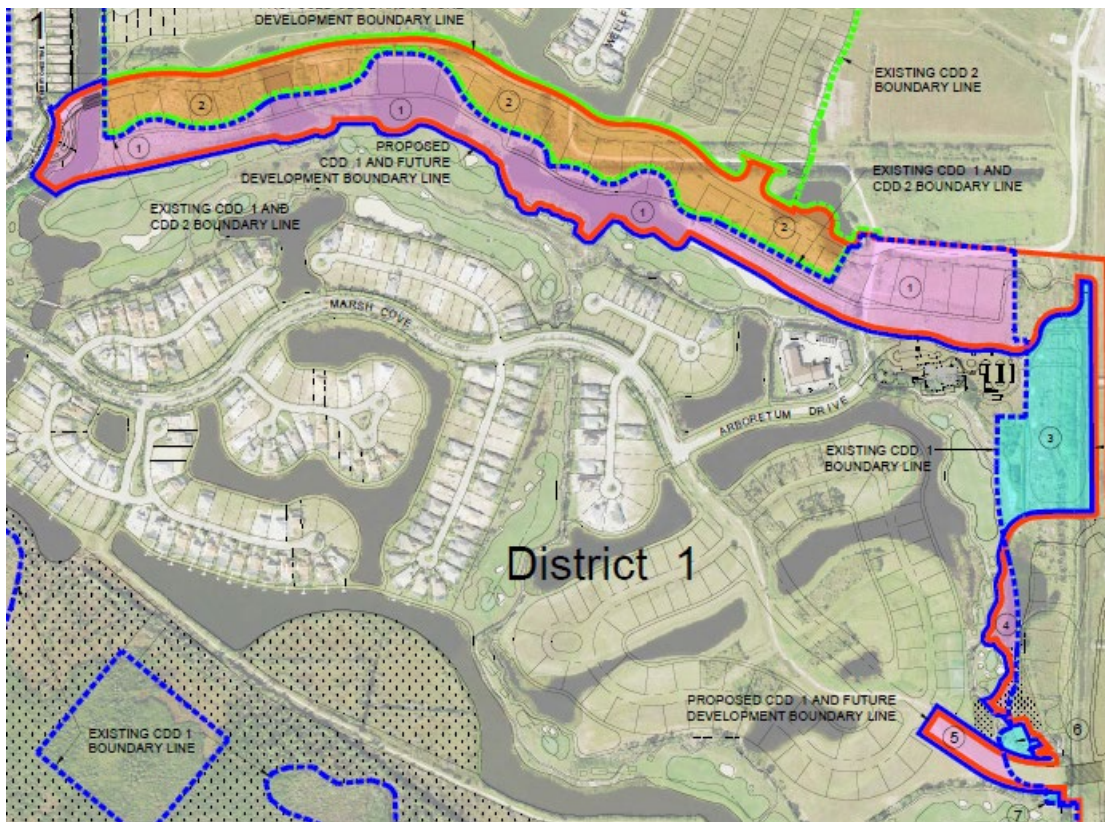
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BOUNDARY AMENDMENT MAP 4/21 DATE

LAND AREA	CDD 1	CDD 2	FUTURE DEVELOPMENT
1	-34.93	-	+34.93
2	-	-25.42	+25.42
3	+10.94	-	-10.94
4	- 1.73	-	+ 1.73
5	- 1.11	-	+ 1.11
6	+ 0.79	-	- 0.79
7	+ 0.14	-	- 0.14
Net Change	-25.90	-25.42	+51.32

AREAS OF CHANGE

CDD AREA	PREVIOUS AREA (Ac.)	PROPOSED AREA (Ac.)	NET CHANGE AREA (Ac.)
1	1,342.95	1,317.05	-25.90
2	849.73	824.31	-25.42



BOUNDARY AMENDMENT MAP 8/21

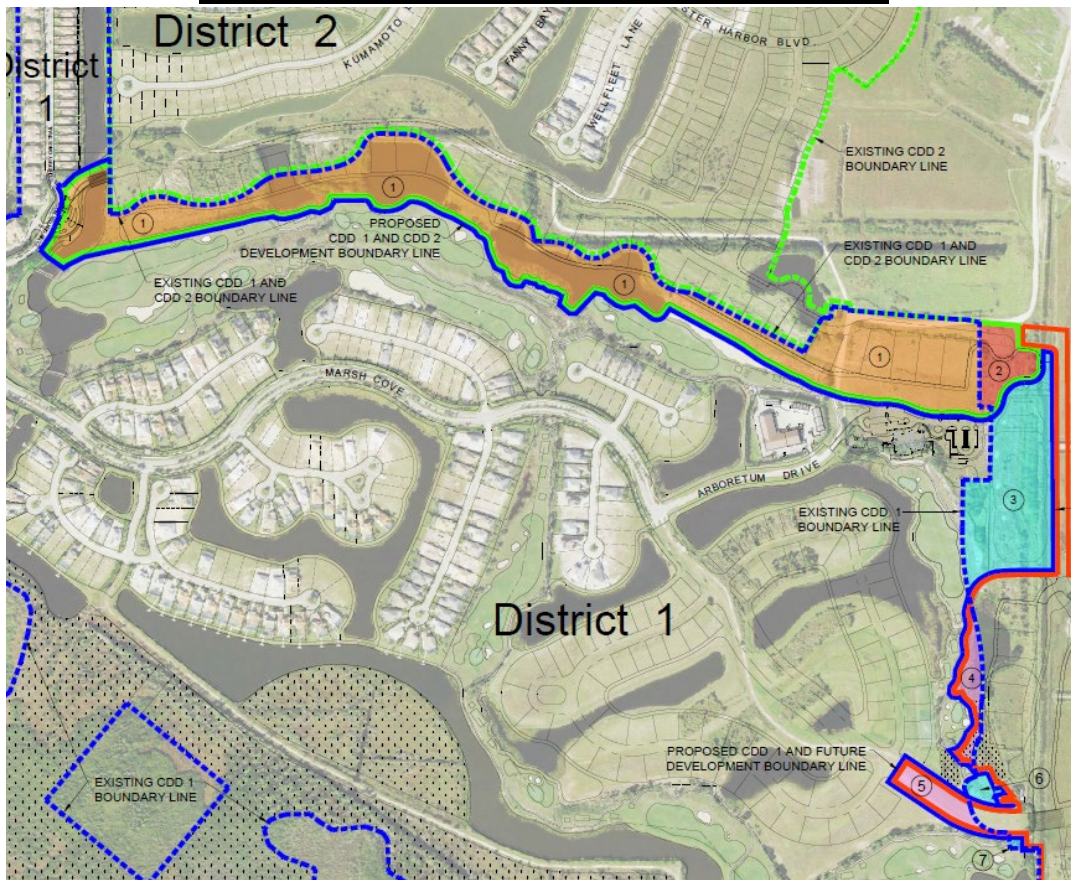
LAND AREA	CDD 1	CDD 2	FUTURE DEVELOPMENT
1	-34.97	+34.97	-
2	-	+2.73	-2.73
3	+10.94	-	-10.94
4	- 1.73	-	+ 1.73
5	- 1.80	-	+ 1.80
6	+ 0.79	-	- 0.79
7	+ 0.14	-	- 0.14
Net Change	-26.63	+37.70	-11.07

AREAS OF CHANGE

CDD AREA	PREVIOUS AREA (Ac.)	PROPOSED AREA (Ac.)	NET CHANGE AREA (Ac.)
1	1,342.95	1,316.31	-26.64
2	849.73	887.60	+37.87

NOTE:

MINOR DIFFERENCES BETWEEN INDIVIDUAL LAND USE AREAS AND NET EXCHANGE AREAS IS DUE TO ROUNDING.





RON DESANTIS
GOVERNOR

STATE OF FLORIDA

Office of the Governor

THE CAPITOL
TALLAHASSEE, FLORIDA 32399-0001

www.flgov.com
850-717-9418

December 3, 2021

Honorable Robert T. Slater
Vice Chair of the Board of Supervisors
Fiddler's Creek Community Development District 1
c/o Wrathell, Hunt and Associates, LLC
9220 Bonita Beach Road
Suite 214
Bonita Springs, Florida 34135

RE: Petition to Amend the Fiddler's Creek Community Development District 1
FLWAC Case No. CDD-21-004

Dear Vice Chairman Slater:

Pursuant to section 42-1.009(1), F.A.C., we have reviewed the attached Petition to Amend the Fiddler's Creek Community Development District 1 (Petition) located within Collier County, Florida. This letter constitutes certification that all required elements, as referenced in 190.046(1), F.S., are contained in the Petition. **We, however, do not make any representation as to the accuracy or sufficiency of these documents, and none should be inferred in considering the Petition during the public hearing.** This office is forwarding the Petition as provided by section 42-1.009(1)(b), F.A.C. We request you conduct a local public hearing pursuant to section 190.005(1)(d), F.S. For the purpose of preparing a Notice of Receipt of Petition for publication in the *Florida Administrative Register*, please notify this office, no later than December 16, 2021, of the assigned hearing date, time, and location.

Please contact Barbara Leighty at (850) 717-9432 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Spencer".

Chris Spencer, Secretary
Florida Land and Water Adjudicatory Commission

CS/bl

Enclosure

cc: Silvia Morell Alderman (without enclosure)
Kenza van Assenderp (without enclosure)
Anthony P. Pires (without enclosure)
Joshua E. Pratt (without enclosure)
Mark Buckles (without enclosure)



Silvia Morell Alderman

Akerman LLP
201 E. Park Avenue
Suite 300
Tallahassee, FL 32301

D: 850 425 1627
T: 850 224 9634
F: 850 222 0103
silvia.alderman@akerman.com

November 18, 2021

VIA E-MAIL(FLWAC.Clerk@LASPBS.STATE.FL.US)

Chris Spencer
Secretary
Florida Land and Water Adjudicatory Commission
Room 1802
The Capitol
Tallahassee, Florida 32399-0001

Barbara Leighty
Clerk
Florida Land and Water Adjudicatory Commission
Room 1802
The Capitol
Tallahassee, Florida 32399-0001

Re: Fiddler's Creek Community Development District #1

Enclosed for filing is a Petition to Amend the Fiddler's Creek Community Development District #1. On behalf of Fiddler's Creek Community Development District #1 (Petitioner), I represent that the original physically signed document will be retained by the undersigned law firm on behalf of the Petitioner for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause, and that said document will be produced upon request of other parties.

Please provide an acknowledgement of receipt of the petition and 8 exhibits via email to the undersigned.

Sincerely yours,
Akerman LLP

A handwritten signature in blue ink, appearing to read "Silvia Morell Alderman".

Silvia Morell Alderman

**BEFORE THE
FLORIDA LAND AND WATER ADJUDICATORY COMMISSION**

A Petition to Amend the Fiddler’s)
Creek Community Development)
District #1)
_____)

**PETITION TO AMEND THE FIDDLER’S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1**

Petitioner, Fiddler’s Creek Community Development District #1, a special and single-purpose local government created and chartered by, and established pursuant to, the provisions of Chapter 190, Florida Statutes, by the Florida Land and Water Adjudicatory Commission (hereafter “FLWAC”) Rule 42X-1.001, Florida Administrative Code, and located in Collier County, Florida (hereafter “District”), hereby petitions FLWAC by this Petition, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, and specifically Section 190.046(1), Florida Statutes, to amend FLWAC Rule 42X-1.001-1.002, to contract the boundaries of the District by taking out three land areas (the “Contraction Areas”) that total approximately 38.50 acres and to expand the boundaries of the District by adding three (3) land areas (the “Expansion Areas”) that total approximately 11.87 acres resulting in a net contraction of the District boundaries by approximately 26.64 acres.¹ In support of this Petition, the District states:

1. Location and Size. The District is located within Collier County, Florida. **Exhibit 1** depicts the general location of the existing District. The District currently encompasses

¹ Note: When adding up the acreage change based upon individual parcels, the computation of the net contraction is approximately 26.63 acres. However, the net computation based upon a comparison of the overall legal descriptions of the District before and after the amendment is 26.64 acres, which amount is referenced herein and most accurate. The nominal difference is due to rounding within individual parcel calculations.

approximately 1,342.95 acres and as a result of this amendment will encompass approximately 1,316.31 acres after the amendment.

The current metes and bounds legal description of the external boundaries of the District is set forth in **Exhibit 2**.

2. Expansion and Contraction. The District proposes to contract three (3) land areas (Land Areas 1, 4 & 5), referred to herein as the “Contraction Areas”, that total approximately 38.50 acres, which are located along its northern and eastern boundaries as shown on **Exhibit 8**. Additionally, the District proposes to expand its boundaries to include three (3) land areas (Land Areas 3, 6 & 7), referred to herein as the “Expansion Areas”, that total approximately 11.87 acres which are located along its eastern boundary as shown on **Exhibit 8**. The amendment will result in a net contraction of 26.64 acres from the District. These boundary changes are coordinated with the correlative boundary amendments to the contiguous Fiddler's Creek Community Development District #2 (“District 2”) which was established by the Board of Commissioners of Collier County, Florida by county ordinance. When effected, these boundary changes will not exclude any real property within the amended external boundaries of the District so that, therefore, there will be no enclave as a result of the boundary amendment to the rule. The District has reviewed the Contraction Areas and Expansion Areas and determined that it is in the best interest of the District to amend its boundaries to remove the Contraction Areas and add the Expansion Areas. The legal descriptions of each Contraction Area and Expansion Area proposed are set forth in **Exhibits 3-1-3-6**. As the total acres of the net contraction is 26.64 acres, the amendment will not result in a cumulative net total greater than 50 percent of the District’s initial acreage and will not be greater than 1,000 acres on a cumulative net basis. Therefore, neither the boundary changes from taking out the Contraction Areas nor the boundary changes from adding the Expansion Areas nor the

boundary changes from the net contraction exceeds the acreage requirements of Section 190.046(1)(e)1, Florida Statutes, and this Petition may be reviewed under Section 190.046(1)(e), Florida Statutes.

3. Acreage after Amendment. After the net contraction, the District will encompass approximately 1,316.31 acres. The metes and bounds description of the District, as amended to effect the net contraction, is set forth in **Exhibit 4**.

4. Landowner Consent. Pursuant to Section 190.046(1)(g), Florida Statutes, Petitioner has identified and obtained written consent to amend the boundaries of the District from one hundred percent of the landowners of the Contraction Areas and Expansion Areas. Documentation of this consent is found in **Exhibit 5**.

5. Future Land Uses. Contraction of the District in this manner is not inconsistent with and is consistent affirmatively with the adopted Collier County Comprehensive Plan (“Plan”). The designation of future general distribution, location, and extent of the public and private land uses of land proposed for the land in both the Contraction Areas and the Expansion Areas by the future land use plan element of the Plan are:

a. For the land in the Contraction Areas, there are no designated future general distribution, location and extent of public uses in the Plan and the designated general distribution, location and extent of private uses in the Plan are urban residential.

b. For the land in the Expansion Areas, there are no designated future general distribution, location and extent of public uses in the Plan and the designated future general distribution, location and extent of private uses in the Plan are urban residential.

6. Impact of the District On, and Provision of Its Services to, the Contraction Areas and the Expansion Areas. If its boundaries are expanded and contracted by the rule amendment as prayed for in this Petition and in compliance with Section 190.046(1)(a), Florida Statutes:

a. The limited impact of the District on each of the land areas constituting the land in the Contraction Areas is as follows:

- 1) for Land Area 1 is discontinuance of the services the District currently provides to this land area which are stormwater management. The existing storm water management facilities will be relocated and constructed as necessary and will be provided and funded by the developer of Land Area 1 and/or District 2 (into which the Land Area 1 will be annexed by separate petition to Collier County) subject to, not inconsistent with, and in compliance with all regulatory permits as required;
- 2) for Land Area 4 is discontinuance of the services the District currently provides to this land area which are storm water management. The existing storm water facilities will be relocated and constructed as necessary and will be provided and funded by the developer of Land Area 4 or a future community development district subject to, not inconsistent with, and in compliance with all regulatory permits as required; and
- 3) for Land Area 5 is discontinuance of the services the District currently provides to this land area which are storm water management. The existing storm water facilities will be relocated and constructed as necessary and will be provided and funded by the developer of Land Area 5 or a future community development

district subject to, not inconsistent with, and in compliance with all regulatory permits as required;

b. The limited impact of the District on each of the land areas constituting the land in the Expansion Areas is as follows:

- 1) for Land Area 3 is the provision to this land area of the stormwater management services currently provided by the District to other land within its jurisdiction which are non-existent currently as to Land Area 3; the proposed storm water management facilities will be funded and constructed by the developer of Land Area 3 and/or the District through special assessment revenue bonds subject to, not inconsistent with, and in compliance with all regulatory permits as required;
- 2) for Land Area 6 is the provision to this land area of the stormwater management services currently provided by the District to other land within its jurisdiction which are non-existent currently as to Land Area 6; the proposed storm water management facilities will be funded and constructed by the developer of Land Area 6 and/or the District through special assessment revenue bonds subject to, not inconsistent with, and in compliance with all regulatory permits as required;
and
- 3) for Land Area 7 is the provision to this land area of the stormwater management services currently provided by the District to the land within its jurisdiction which are non-existent currently as to Land Area 7; the proposed storm water management facilities will be funded and constructed by the developer of Land Area 7 and/or the District through special assessment revenue bonds subject to, not inconsistent with, and in compliance with all regulatory permits as required;

c. As to the land within the Expansion Areas the timetable for, and the estimated cost of, construction of any District services to each of the land areas are set forth in **Exhibit 6**.

7. Statement of Estimated Regulatory Costs. The statement of estimated regulatory costs (“**SERC**”) prepared in accordance with the requirements of Section 120.541, Florida Statutes is set forth in **Exhibit 7**. The SERC is based upon presently available data. The data and methodology used in the preparing the SERC accompany it.

8. Filing Fee. The District has submitted this Petition and the requisite \$1,500 filing fee, in conjunction with the Petition to Collier County, suffices for this Petition.

9. Reasons for the Contraction and Expansion Amendments Per Each Land Area.
The reasons for the boundary contractions and expansions are:

a. As for Land Area 1, lakes in the District will be filled in and integrated with productive developable land within District 2 so that landowners in the District will not have to pay for infrastructure to serve this developable land. Further, the Petitioner is interested in making the boundary changes to facilitate the more efficient delivery of services consistent with sound facilities planning.

b. As for Land Area 3, undeveloped land will be added to the District and will be integrated with existing developed land currently within the District to promote future land use as amenity (such as a golf course). The integration will promote future land use (such as a golf course) as well as the efficient maintenance of such future amenity within a single district. Finally, the Petitioner is interested in making the boundary changes to facilitate the more efficient delivery of services consistent with sound facilities planning.

c. As for Land Area 4, developed land will be removed from the District and integrated into a new development section of Fiddler’s Creek so that landowners within

the District will not have to pay for infrastructure to serve this land area. Further, the Petitioner is interested in making the boundary changes to facilitate the more efficient delivery of services consistent with sound facilities planning.

d. As for Land Area 5, developed land will be removed from the District and integrated into a new development section of Fiddler's Creek so that landowners within the District will not have to pay for infrastructure to serve this land area. Further, the Petitioner is interested in making the boundary changes to facilitate the more efficient delivery of services consistent with sound facilities planning.

e. As for Land Area 6, developed land (portion of a golf course) not currently within a district will be integrated with such other existing developed lands within the District to promote land use as an amenity (such as a golf course) as well as the efficient maintenance of such future amenity within a single district. Finally, the Petitioner is interested in making the boundary changes to facilitate the more efficient delivery of services consistent with sound facilities planning.

f. As for Land Area 7, developed land (portion of a golf course) not currently within a district will be integrated with such other existing developed lands within the District to promote land use as an amenity (such as a golf course) as well as the efficient maintenance of such future amenity within a single district. Finally, the Petitioner is interested in making the boundary changes to facilitate the more efficient delivery of services consistent with sound facilities planning.

10. The Petitioner respectfully asserts that this Petition to Amend the Fiddler's Creek Community Development District #1 should be granted for the following reasons:

a. All statements contained in this Petition are true and correct.

b. Amendment of the District and all land uses and infrastructure systems, facilities and services planned within the District, as amended, are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the Collier County Comprehensive Plan.

c. The land within the District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

d. The net contraction of the District is so that the District may deliver infrastructure systems, facilities and services more efficiently, consistent with sound facility planning. Thus, the District continues to be the best alternative available for delivering community development services and facilities to the area that will be served by the District.

e. The District's community development services and facilities, as amended, will continue not to be incompatible with the capacity and use of existing local and regional community development services and facilities.

f. The area to be served by the District continues to be amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the Florida Land and Water Adjudicatory Commission to:


a. refer this Petition to the Board of Supervisors of the Fiddler's Creek Community Development District #1 to conduct a local public hearing pursuant to Section 190.046(1)(d)(4), Florida Statutes;

b. consider the entire record of the local public hearing in accordance with the requirements of Section 190.046(1)(d)(4), Florida Statutes;

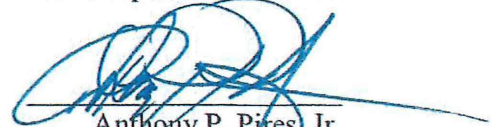
c. grant this Petition and amend FLWAC Rule 42X-1.001-1.002, Florida Administrative Code, to contract the boundaries of the District pursuant to Chapter 190, Florida Statutes.

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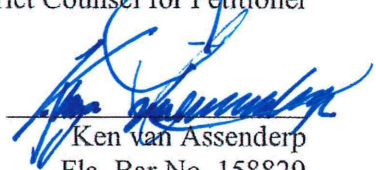
RESPECTFULLY SUBMITTED, this 18 day of November, 2021.

By 

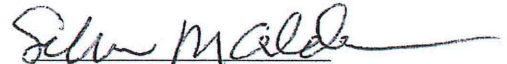
Robert T. Slater
Vice Chair of the Board for
Fiddler's Creek Community
Development District #1



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PETITION FOR AMENDMENT

FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #1

EXHIBITS

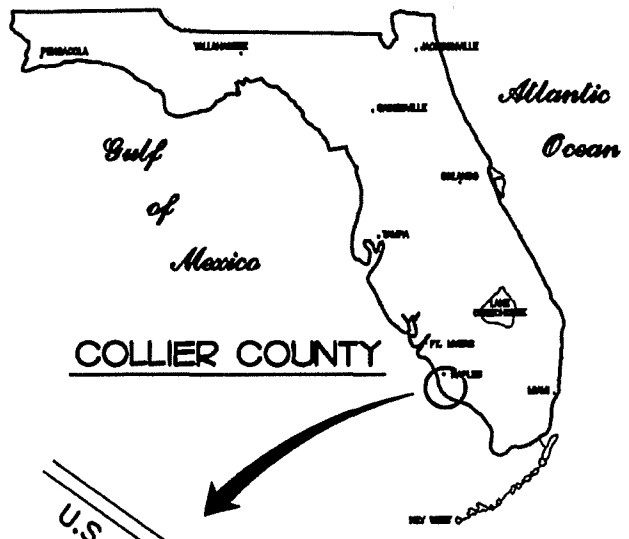
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Exhibit 5	Landowner’s Consent
Exhibit 6	Proposed Timetable for Construction
Exhibit 7	Statement of Estimated Regulatory Costs
Exhibit 8	Map of Contraction Areas and Expansion Areas

Exhibit “1”

Location Map

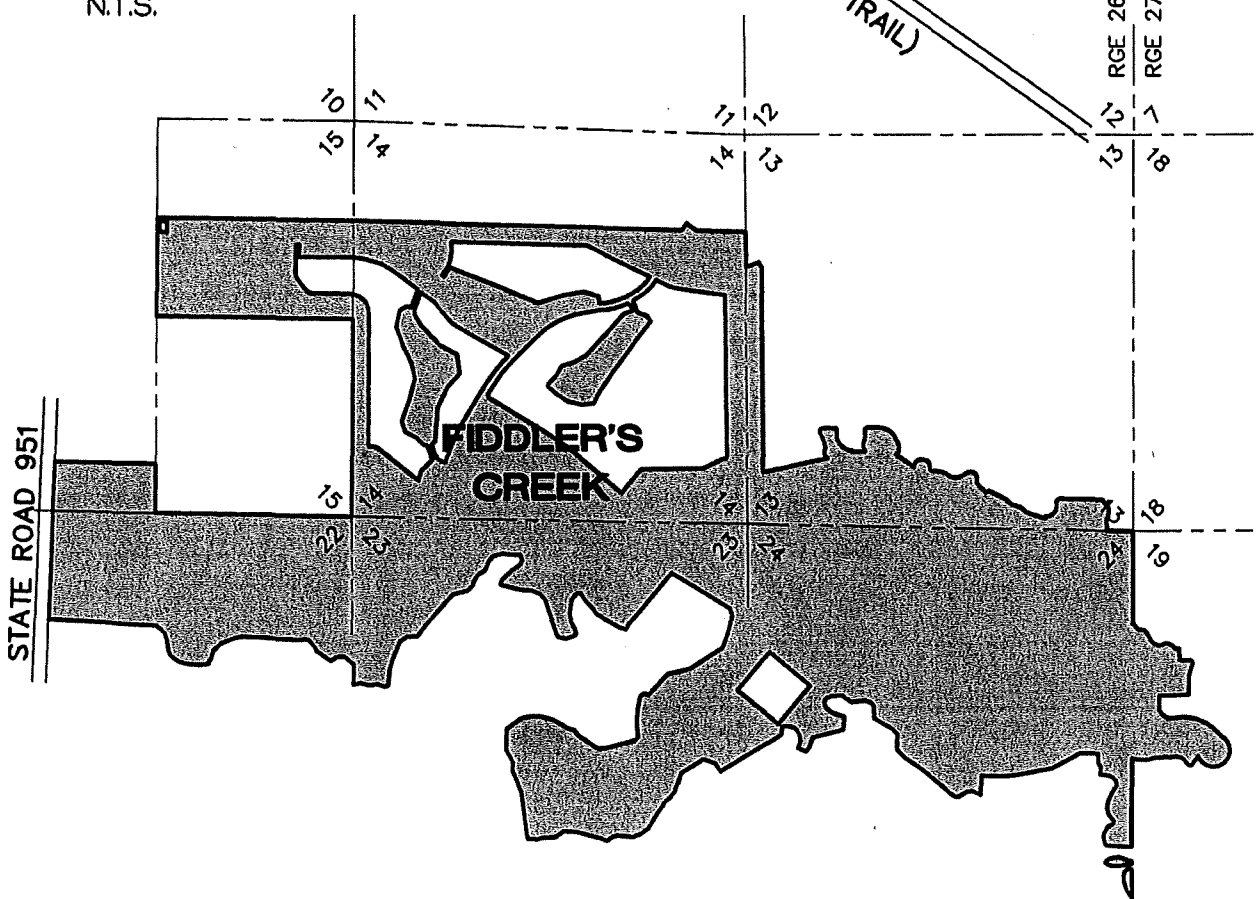
H:\1998\1998070\DWG\EXHIBITS\FCCDD\District 1 Ph 4\3132EX-LOC2.dwg Tab: LOCATION MAP Aug 20, 2013 - 11:32am



COLLIER COUNTY

VICINITY MAP
N.T.S.

U.S. 41 (TAMIAMI TRAIL)



FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT 1



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

LOCATION MAP

CHECKED BY : W.T.C.\F.F.	PROJECT No. 1998.070
DRAWN BY : JON	CAD FILE NAME: 3132EX-LOC2
DATE : 08/04	EXHIBIT - ITEM 1

Exhibit “2”

Current Legal Description

PARCEL 1:

A PARCEL OF LAND LYING IN SECTIONS 14, 16, 22, 23 AND 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, RUN N00°18'49"E FOR A DISTANCE OF 2787.38 FEET, TO THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST, RUN N89°08'35"W FOR A DISTANCE OF 2739.04 FEET, TO THE CENTERLINE OF SAID SECTION 15; THENCE ALONG THE WEST LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15, RUN N00°18'43"E FOR A DISTANCE OF 1392.98 FEET, TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15, RUN S89°13'52"E FOR A DISTANCE OF 2738.98 FEET, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST; THENCE ALONG THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 14, RUN S88°20'43"E FOR A DISTANCE OF 4835.22 FEET; THENCE LEAVING SAID QUARTER LINE, RUN N37°08'33"E FOR A DISTANCE OF 122.51 FEET; THENCE RUN S52°51'27"E FOR A DISTANCE OF 171.83 FEET, TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, RUN S88°20'43"E FOR A DISTANCE OF 893.91 FEET, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, RUN S00°25'37"E FOR A DISTANCE OF 1376.81 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, RUN S00°25'37"E FOR A DISTANCE OF 2749.82 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, RUN S88°59'02"E FOR A DISTANCE OF 2713.25 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION 24; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, RUN S88°58'54"E FOR A DISTANCE OF 2389.48 FEET; THENCE LEAVING SAID SECTION LINE, RUN S00°00'00"E FOR A DISTANCE OF 61.23 FEET; THENCE RUN N89°56'43"E FOR A DISTANCE OF 85.73 FEET; THENCE RUN S01°03'55"W FOR A DISTANCE OF 410.19 FEET; THENCE RUN N88°58'05"W FOR A DISTANCE OF 150.00 FEET; THENCE RUN S01°03'55"W FOR A DISTANCE OF 283.29 FEET, TO A POINT OF TANGENTIAL CIRCULAR CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1675.00 FEET, THROUGH A CENTRAL ANGLE OF 16°58'48", AND BEING SUBTENDED BY A CHORD OF 494.67 FEET, AT A BEARING OF S07°28'28"E, FOR AN ARC LENGTH OF 496.38, TO A POINT OF TANGENTIAL REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1325.00 FEET, THROUGH A CENTRAL ANGLE OF 21°15'19", AND BEING SUBTENDED BY A CHORD OF 488.73 FEET, AT A BEARING OF S05°17'11"E, FOR AN ARC LENGTH OF 491.54, TO A POINT OF TANGENTIAL REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1175.00 FEET, THROUGH A CENTRAL ANGLE OF 07°59'44", AND BEING SUBTENDED BY A CHORD OF 163.84 FEET, AT A BEARING OF S01°20'36"W, FOR AN ARC LENGTH OF 163.97, TO A POINT OF TANGENTIAL REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 32°38'49", AND BEING SUBTENDED BY A CHORD OF 50.54 FEET, AT A BEARING OF S13°39'09"W, FOR AN ARC LENGTH OF 51.23, TO A POINT OF TANGENTIAL REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 53°46'56", AND BEING SUBTENDED BY A CHORD OF 203.63 FEET, AT A BEARING OF S03°04'06"W, FOR AN ARC LENGTH OF 211.20; THENCE RUN S66°10'38"W FOR A DISTANCE OF 44.67 FEET, TO A POINT OF TANGENTIAL CIRCULAR CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 80°03'07", AND BEING SUBTENDED BY A CHORD OF 70.74 FEET, AT A BEARING OF S21°09'04"W, FOR AN ARC LENGTH OF 78.59, TO A POINT OF TANGENTIAL REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 539.33 FEET, THROUGH A CENTRAL ANGLE OF 10°57'48", AND BEING SUBTENDED BY A CHORD OF 103.04 FEET, AT A BEARING OF S18°23'35"E, FOR AN ARC LENGTH OF 103.20, TO A POINT OF TANGENTIAL REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 173.16 FEET, THROUGH A CENTRAL ANGLE OF 81°36'61", AND BEING SUBTENDED BY A CHORD OF 226.33 FEET, AT A BEARING OF S63°43'07"E, FOR AN ARC LENGTH OF 246.66, TO A POINT OF TANGENTIAL REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 98°43'00", AND BEING SUBTENDED BY A CHORD OF 45.53 FEET, AT A BEARING OF S48°10'03"E, FOR AN ARC LENGTH OF 51.69, TO A POINT OF TANGENTIAL REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 151.62 FEET, THROUGH A CENTRAL ANGLE OF 22°00'34", AND BEING SUBTENDED BY A CHORD OF 57.89 FEET, AT A BEARING OF S08°48'50"E, FOR AN ARC LENGTH OF 58.24; THENCE RUN N90°00'00"E FOR A DISTANCE OF 159.82 FEET, TO A POINT ON THE EAST LINE OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION 24, RUN S00°16'28"W FOR A DISTANCE OF 1952.34 FEET; THENCE LEAVING SAID SECTION LINE, RUN N88°28'10"W FOR A DISTANCE OF 202.16 FEET; THENCE RUN N85°18'35"W FOR A DISTANCE OF 184.23 FEET; THENCE RUN N20°38'43"W FOR A DISTANCE OF 82.59 FEET; THENCE RUN N08°54'48"W FOR A DISTANCE OF 85.19 FEET; THENCE RUN N23°42'39"E FOR A DISTANCE OF 130.40 FEET; THENCE RUN N80°16'31"E FOR A DISTANCE OF 106.48 FEET; THENCE RUN N08°16'17"E FOR A DISTANCE OF 34.66 FEET; THENCE RUN N42°28'24"W FOR A DISTANCE OF 116.91 FEET; THENCE RUN N10°07'11"W FOR A DISTANCE OF 107.10 FEET; THENCE RUN N10°56'20"E FOR A DISTANCE OF 105.37 FEET; THENCE RUN N25°22'43"E FOR A DISTANCE OF 103.06 FEET; THENCE RUN N28°46'39"E FOR A DISTANCE OF 75.80 FEET; THENCE RUN N37°18'09"E FOR A DISTANCE OF 50.11 FEET; THENCE RUN N10°29'59"W FOR A DISTANCE OF 78.18 FEET; THENCE RUN N44°52'32"W FOR A DISTANCE OF 54.42 FEET; THENCE RUN N63°38'63"W FOR A DISTANCE OF 64.07 FEET; THENCE RUN N82°33'24"W FOR A DISTANCE OF 120.72 FEET; THENCE RUN N01°53'33"E FOR A DISTANCE OF 116.89 FEET; THENCE RUN N40°21'48"W FOR A DISTANCE OF 52.95 FEET; THENCE RUN N00°12'52"E FOR A DISTANCE OF 141.71 FEET; 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DRAWN BY: R.A.K.	DATE: 1/21/18
SHEET # 1	OF SHEET 16
SEC-TWP-RGE 13,14,15,22,23,24-51S-28E	

HVM
HOLE MONTES
81288 RANGES SURVEYS

850 Encore Way
Naples, FL 34110
Phone: (239) 264-2000
Florida Certificate of
Authorization No.1772

LEGAL DESCRIPTION EXHIBIT#4
COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. B-7342
PROJECT NO. 1998070
FILE NAME 0001 SKD-REV1.DWG

DISTANCE OF 90.38 FEET; THENCE RUN N51°16'23"W FOR A DISTANCE OF 66.98 FEET; THENCE RUN S88°57'04"W FOR A DISTANCE OF 137.96 FEET; THENCE RUN S69°42'28"W FOR A DISTANCE OF 91.21 FEET; THENCE RUN S28°52'24"W FOR A DISTANCE OF 62.66 FEET; THENCE RUN S18°04'21"E FOR A DISTANCE OF 86.40 FEET; THENCE RUN S50°53'00"E FOR A DISTANCE OF 112.15 FEET; THENCE RUN S71°24'18"E FOR A DISTANCE OF 123.29 FEET; THENCE RUN S68°12'10"E FOR A DISTANCE OF 63.59 FEET; THENCE RUN S06°56'07"W FOR A DISTANCE OF 178.76 FEET; THENCE RUN S75°28'14"W FOR A DISTANCE OF 446.92 FEET; THENCE RUN S19°23'04"W FOR A DISTANCE OF 158.14 FEET; THENCE RUN S42°57'49"W FOR A DISTANCE OF 68.57 FEET; THENCE RUN N64°30'14"W FOR A DISTANCE OF 119.77 FEET; THENCE RUN N20°24'01"E FOR A DISTANCE OF 87.27 FEET; THENCE RUN N07°05'01"W FOR A DISTANCE OF 98.49 FEET; THENCE RUN N28°55'42"W FOR A DISTANCE OF 96.72 FEET; THENCE RUN N62°22'55"W FOR A DISTANCE OF 61.06 FEET; THENCE RUN N81°56'11"W FOR A DISTANCE OF 62.99 FEET; THENCE RUN S85°01'20"W FOR A DISTANCE OF 76.03 FEET; THENCE RUN S08°49'07"W FOR A DISTANCE OF 121.76 FEET; THENCE RUN S58°20'15"W FOR A DISTANCE OF 1006.12 FEET; THENCE RUN N32°20'50"W FOR A DISTANCE OF 134.28 FEET; THENCE RUN N68°05'01"W FOR A DISTANCE OF 88.10 FEET; THENCE RUN N72°39'46"W FOR A DISTANCE OF 90.19 FEET; THENCE RUN S58°55'34"W FOR A DISTANCE OF 367.04 FEET; THENCE RUN S18°03'03"W FOR A DISTANCE OF 285.56 FEET; THENCE RUN S40°09'31"W FOR A DISTANCE OF 96.63 FEET; THENCE RUN S48°38'03"W FOR A DISTANCE OF 111.62 FEET; THENCE RUN S33°14'22"W FOR A DISTANCE OF 199.08 FEET; THENCE RUN S32°25'17"W FOR A DISTANCE OF 235.08 FEET; THENCE RUN S55°32'22"W FOR A DISTANCE OF 148.01 FEET; THENCE RUN S68°54'10"W FOR A DISTANCE OF 100.70 FEET; THENCE RUN N83°23'30"W FOR A DISTANCE OF 128.98 FEET; THENCE RUN N85°53'26"W FOR A DISTANCE OF 92.10 FEET; THENCE RUN S71°22'37"W FOR A DISTANCE OF 85.20 FEET; THENCE RUN S53°12'13"W FOR A DISTANCE OF 77.41 FEET; THENCE RUN N74°07'29"W FOR A DISTANCE OF 184.37 FEET; THENCE RUN N75°30'01"W FOR A DISTANCE OF 292.58 FEET; 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THENCE RUN S12°06'43"E FOR A DISTANCE OF 69.72 FEET; THENCE RUN S47°34'17"W FOR A DISTANCE OF 55.95 FEET; THENCE RUN S74°25'22"W FOR A DISTANCE OF 115.09 FEET; THENCE RUN N76°44'28"W FOR A DISTANCE OF 125.83 FEET; THENCE RUN N18°33'08"W FOR A DISTANCE OF 163.52 FEET; THENCE RUN N21°18'18"W FOR A DISTANCE OF 172.00 FEET; THENCE RUN N18°34'02"W FOR A DISTANCE OF 220.03 FEET; THENCE RUN N43°13'27"W FOR A DISTANCE OF 112.77 FEET; THENCE RUN N88°28'26"W FOR A DISTANCE OF 116.50 FEET; THENCE RUN N87°00'56"W FOR A DISTANCE OF 151.16 FEET; THENCE RUN N76°14'25"W FOR A DISTANCE OF 287.74 FEET; THENCE RUN N59°03'57"W FOR A DISTANCE OF 32.28 FEET; THENCE RUN N24°17'17"E FOR A DISTANCE OF 78.88 FEET; THENCE RUN N46°59'04"E FOR A DISTANCE OF 88.08 FEET; THENCE RUN N48°14'20"E FOR A DISTANCE OF 110.87 FEET; THENCE RUN N56°50'17"E FOR A DISTANCE OF 141.77 FEET; THENCE RUN N23°58'59"E FOR A DISTANCE OF 58.61 FEET; THENCE RUN N14°15'46"W FOR A DISTANCE OF 83.69 FEET; THENCE RUN N86°19'59"W FOR A DISTANCE OF 263.41 FEET; THENCE RUN S78°07'18"W FOR A DISTANCE OF 77.37 FEET; THENCE RUN S67°14'28"W FOR A DISTANCE OF 68.26 FEET; THENCE RUN S34°55'40"W FOR A DISTANCE OF 81.02 FEET; THENCE RUN S22°53'12"W FOR A DISTANCE OF 132.57 FEET; THENCE RUN S58°07'35"W FOR A DISTANCE OF 115.20 FEET; THENCE RUN S32°16'13"W FOR A DISTANCE OF 99.28 FEET; THENCE RUN S16°25'45"W FOR A DISTANCE OF 68.07 FEET; THENCE RUN S41°29'16"W FOR A DISTANCE OF 102.86 FEET; THENCE RUN S77°28'10"W FOR A DISTANCE OF 117.54 FEET; THENCE RUN S74°20'58"W FOR A DISTANCE OF 101.17 FEET; THENCE RUN S44°48'34"W FOR A DISTANCE OF 108.44 FEET; THENCE RUN S39°43'19"W FOR A DISTANCE OF 299.43 FEET; THENCE RUN S38°00'59"W FOR A DISTANCE OF 366.42 FEET; THENCE RUN S88°01'01"W FOR A DISTANCE OF 145.07 FEET; THENCE RUN S53°47'38"W FOR A DISTANCE OF 116.07 FEET; THENCE RUN S23°51'20"W FOR A DISTANCE OF 142.54 FEET; THENCE RUN S21°55'44"W FOR A DISTANCE OF 141.05 FEET; THENCE RUN S15°43'51"W FOR A DISTANCE OF 164.05 FEET; THENCE RUN S01°41'54"W FOR A DISTANCE OF 77.72 FEET; THENCE RUN S05°41'54"W FOR A DISTANCE OF 125.88 FEET; THENCE RUN S78°58'26"W FOR A DISTANCE OF 51.97 FEET; THENCE RUN N73°31'25"W FOR A DISTANCE OF 108.53 FEET; THENCE RUN S85°11'20"W FOR A DISTANCE OF 115.84 FEET; THENCE RUN N77°52'52"W FOR A DISTANCE OF 122.93 FEET; THENCE RUN S80°34'08"W FOR A DISTANCE OF 106.80 FEET; THENCE RUN N02°12'06"E FOR A DISTANCE OF 166.85 FEET; THENCE RUN N00°11'44"E FOR A DISTANCE OF 120.56 FEET; THENCE RUN N51°36'21"W FOR A DISTANCE OF 159.30 FEET; THENCE RUN N82°07'55"W FOR A DISTANCE OF 60.59 FEET; THENCE RUN S74°58'13"W FOR A DISTANCE OF 64.15 FEET; THENCE RUN S55°30'51"W FOR A DISTANCE OF 83.75 FEET; THENCE RUN N54°17'48"W FOR A DISTANCE OF 252.73 FEET; THENCE RUN N12°45'05"W FOR A DISTANCE OF 48.21 FEET; THENCE RUN N39°51'17"W FOR A DISTANCE OF 55.10 FEET; THENCE RUN N43°21'06"W FOR A DISTANCE OF 96.83 FEET; THENCE RUN N87°50'25"W FOR A DISTANCE OF 53.97 FEET; THENCE RUN S85°51'57"W FOR A DISTANCE OF 86.76

DRAWN BY: R.A.K.	DATE: 1/21/16
SHEET # 2	OF SHEET 16
SEC-TWN-RGE 13,14,15,22,23,24-51S-20E	

HM
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Florida Certificate of
Authorization No.1772

LEGAL DESCRIPTION EXHIBIT#4
COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. B-7342
PROJECT NO. 1998070
FILE NAME C001 SKD-REV1.DWG

FEET; THENCE RUN N87°21'43"W FOR A DISTANCE OF 105.83 FEET; THENCE RUN N87°39'51"W FOR A DISTANCE OF 185.04 FEET; THENCE RUN N85°36'34"W FOR A DISTANCE OF 196.37 FEET; THENCE RUN N87°33'02"W FOR A DISTANCE OF 275.66 FEET; THENCE RUN S79°08'54"W FOR A DISTANCE OF 121.22 FEET; THENCE RUN S68°40'14"W FOR A DISTANCE OF 191.80 FEET; THENCE RUN S48°09'57"W FOR A DISTANCE OF 161.84 FEET; THENCE RUN S10°26'56"W FOR A DISTANCE OF 87.33 FEET; THENCE RUN S28°53'36"W FOR A DISTANCE OF 104.27 FEET; THENCE RUN S82°02'11"W FOR A DISTANCE OF 108.47 FEET; THENCE RUN N85°45'26"W FOR A DISTANCE OF 187.62 FEET; THENCE RUN N74°04'40"W FOR A DISTANCE OF 144.06 FEET; THENCE RUN N51°50'53"W FOR A DISTANCE OF 124.40 FEET; THENCE RUN N22°27'03"W FOR A DISTANCE OF 80.97 FEET; THENCE RUN N07°16'34"W FOR A DISTANCE OF 159.01 FEET; THENCE RUN N22°38'28"W FOR A DISTANCE OF 101.19 FEET; THENCE RUN N48°57'39"W FOR A DISTANCE OF 143.49 FEET; THENCE RUN N80°38'36"W FOR A DISTANCE OF 86.82 FEET; THENCE RUN N69°27'22"W FOR A DISTANCE OF 125.79 FEET; THENCE RUN N86°54'19"W FOR A DISTANCE OF 1322.20 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 951, A 200' WIDE RIGHT-OF-WAY; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 951, RUN N02°29'39"E FOR A DISTANCE OF 1537.88 FEET, TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 26 EAST; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, N02°28'39"E FOR A DISTANCE OF 884.55 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN S88°58'11"E FOR A DISTANCE OF 1422.07 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST; THENCE ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, RUN S00°18'43"W FOR A DISTANCE OF 695.26 FEET, TO THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 26 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION 15, RUN S88°59'57"E FOR A DISTANCE OF 2738.25 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 1,486.68 ACRES.

TOGETHER WITH

PARCEL 2:

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE ALONG THE EAST LINE OF SAID SECTION 24, RUN S00°15'28"W FOR A DISTANCE OF 4679.59 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID SECTION LINE, S00°15'28"W FOR A DISTANCE OF 43.21 FEET; THENCE LEAVING SAID SECTION LINE, RUN S84°27'57"W FOR A DISTANCE OF 82.74 FEET; THENCE RUN S83°27'32"W FOR A DISTANCE OF 84.68 FEET; THENCE RUN S88°47'42"W FOR A DISTANCE OF 97.62 FEET; THENCE RUN N81°19'02"W FOR A DISTANCE OF 71.38 FEET; THENCE RUN N54°05'10"W FOR A DISTANCE OF 62.53 FEET; THENCE RUN N46°52'35"E FOR A DISTANCE OF 76.76 FEET; THENCE RUN N78°39'42"E FOR A DISTANCE OF 79.41 FEET; THENCE RUN N85°05'50"E FOR A DISTANCE OF 80.86 FEET; THENCE RUN S89°28'32"E FOR A DISTANCE OF 94.14 FEET; THENCE RUN S72°12'44"E FOR A DISTANCE OF 86.92 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 0.78 ACRE.

TOGETHER WITH

PARCEL 3:

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE ALONG THE EAST LINE OF SAID SECTION 24, RUN S00°15'28"W FOR A DISTANCE OF 4790.92 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID SECTION LINE, S00°15'28"W FOR A DISTANCE OF 410.91 FEET; THENCE LEAVING SAID SECTION LINE, RUN N34°56'39"W FOR A DISTANCE OF 136.99 FEET; THENCE RUN N16°03'58"W FOR A DISTANCE OF 121.00 FEET; THENCE RUN N07°47'40"W FOR A DISTANCE OF 77.35 FEET; THENCE RUN N12°30'16"E FOR A DISTANCE OF 74.05 FEET; THENCE RUN N58°39'23"E FOR A DISTANCE OF 87.01 FEET; THENCE RUN S86°15'35"E FOR A DISTANCE OF 52.39 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 0.82 ACRE.

TOGETHER WITH

PARCEL B:

A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 13, THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, RUN N00°26'37"W FOR A DISTANCE OF 882.36 FEET TO A POINT OF NON-TANGENTIAL CIRCULAR CURVATURE; THENCE LEAVING SAID SECTION LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 07°06'35", AND BEING SUBTENDED BY A CHORD OF 31.00 FEET, AT A BEARING OF N69°34'04"E, FOR AN ARC LENGTH OF 31.02 FEET; THENCE RUN N66°00'46"E FOR A DISTANCE OF 50.27 FEET, TO A POINT OF TANGENTIAL CIRCULAR CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 194.18 FEET, THROUGH A CENTRAL ANGLE OF 17°03'25", AND BEING SUBTENDED BY A CHORD OF 57.59 FEET, AT A BEARING OF N57°29'04"E, FOR AN ARC LENGTH OF 57.80 FEET; THENCE RUN S41°02'39"E FOR A DISTANCE OF 15.32 FEET; THENCE RUN N77°39'49"E FOR A DISTANCE OF 93.04 FEET; THENCE RUN N00°26'58"W FOR A DISTANCE OF 196.86 FEET; THENCE RUN N89°33'44"E FOR A DISTANCE OF 33.81 FEET, TO A POINT OF TANGENTIAL CIRCULAR CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 43°19'39", AND BEING SUBTENDED BY A CHORD OF 110.75 FEET, AT A BEARING OF N67°53'55"E, FOR AN ARC LENGTH OF 113.43 FEET, TO A POINT OF TANGENTIAL REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 65°24'33", AND BEING SUBTENDED BY A CHORD OF 216.12 FEET, AT A BEARING OF N78°56'22"E, FOR AN ARC LENGTH OF 228.32 FEET, TO A POINT OF TANGENTIAL REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 62°08'00", AND BEING SUBTENDED BY A CHORD OF 490.23 FEET, AT A BEARING OF N80°34'39"E, FOR AN ARC LENGTH OF 515.11 FEET, TO A POINT OF NON-TANGENTIAL COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 247.67 FEET, THROUGH A CENTRAL ANGLE OF 10°45'46", AND BEING SUBTENDED BY A CHORD OF 46.45 FEET, AT A BEARING OF N54°50'30"E, FOR AN ARC LENGTH OF 46.62 FEET, TO A POINT OF NON-TANGENTIAL REVERSE CURVATURE;

DRAWN BY: R.A.K.	DATE: 1/21/16
SHEET # 3	OF SHEET 16
SEC-TWN-RGE: 13,14,15,22,23,24-51S-20E	



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LEGAL DESCRIPTION EXHIBIT#4
COMMUNITY DEVELOPMENT DISTRICT 1


DRAWING NO. B-7342
PROJECT NO. 1998070
FILE NAME CDD1.SKD-REV1.DWG

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 24°03'36", AND BEING SUBTENDED BY A CHORD OF 104.21 FEET, AT A BEARING OF N72°12'10"E, FOR AN ARC LENGTH OF 104.98 FEET; THENCE RUN N84°13'58"E FOR A DISTANCE OF 169.90 FEET, TO A POINT OF TANGENTIAL CIRCULAR CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET, THROUGH A CENTRAL ANGLE OF 13°28'58", AND BEING SUBTENDED BY A CHORD OF 164.34 FEET, AT A BEARING OF N77°29'29"E, FOR AN ARC LENGTH OF 164.72 FEET, TO A POINT OF TANGENTIAL COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 48°41'47", AND BEING SUBTENDED BY A CHORD OF 164.91 FEET, AT A BEARING OF N46°24'06"E, FOR AN ARC LENGTH OF 169.98 FEET, TO A POINT OF TANGENTIAL REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 69°20'20", AND BEING SUBTENDED BY A CHORD OF 113.77 FEET, AT A BEARING OF N56°43'22"E, FOR AN ARC LENGTH OF 121.02 FEET; THENCE RUN S88°38'28"E FOR A DISTANCE OF 125.93 FEET, TO A POINT OF TANGENTIAL CIRCULAR CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 60°36'37", AND BEING SUBTENDED BY A CHORD OF 262.39 FEET, AT A BEARING OF S58°18'09"E, FOR AN ARC LENGTH OF 275.04 FEET; THENCE RUN S27°59'51"E FOR A DISTANCE OF 47.49 FEET, TO A POINT OF TANGENTIAL CIRCULAR CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 48°56'36", AND BEING SUBTENDED BY A CHORD OF 398.30 FEET, AT A BEARING OF S51°28'09"E, FOR AN ARC LENGTH OF 409.66 FEET, TO A POINT OF TANGENTIAL REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 13°08'41", AND BEING SUBTENDED BY A CHORD OF 125.58 FEET, AT A BEARING OF S68°23'07"E, FOR AN ARC LENGTH OF 125.86 FEET, TO A POINT OF TANGENTIAL COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 54°47'04", AND BEING SUBTENDED BY A CHORD OF 92.02 FEET, AT A BEARING OF S34°26'15"E, FOR AN ARC LENGTH OF 95.62 FEET; THENCE RUN S07°02'43"E FOR A DISTANCE OF 40.73 FEET, TO A POINT OF TANGENTIAL CIRCULAR CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 80°16'50", AND BEING SUBTENDED BY A CHORD OF 12.89 FEET, AT A BEARING OF S47°11'08"E, FOR AN ARC LENGTH OF 14.01 FEET; THENCE RUN S87°19'33"E FOR A DISTANCE OF 86.72 FEET, TO A POINT OF TANGENTIAL CIRCULAR CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 38°03'09", AND BEING SUBTENDED BY A CHORD OF 163.00 FEET, AT A BEARING OF S68°17'59"E, FOR AN ARC LENGTH OF 166.04 FEET, TO A POINT OF TANGENTIAL REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 135.00 FEET, THROUGH A CENTRAL ANGLE OF 71°28'36", AND BEING SUBTENDED BY A CHORD OF 157.70 FEET, AT A BEARING OF S85°00'42"E, FOR AN ARC LENGTH OF 168.41 FEET; THENCE RUN N59°15'00"E FOR A DISTANCE OF 59.92 FEET, TO A POINT OF TANGENTIAL CIRCULAR CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 137.00 FEET, THROUGH A CENTRAL ANGLE OF 112°55'12", AND BEING SUBTENDED BY A CHORD OF 228.38 FEET, AT A BEARING OF S64°17'24"E, FOR AN ARC LENGTH OF 270.00 FEET, TO A POINT OF TANGENTIAL REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 61°29'33", AND BEING SUBTENDED BY A CHORD OF 153.37 FEET, AT A BEARING OF S38°34'34"E, FOR AN ARC LENGTH OF 160.99 FEET, TO A POINT OF TANGENTIAL COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 18°27'34", AND BEING SUBTENDED BY A CHORD OF 85.89 FEET, AT A BEARING OF S77°33'08"E, FOR AN ARC LENGTH OF 86.18 FEET, TO A POINT OF TANGENTIAL REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 23°47'41", AND BEING SUBTENDED BY A CHORD OF 82.46 FEET, AT A BEARING OF S73°53'04"E, FOR AN ARC LENGTH OF 83.06 FEET; THENCE RUN S61°59'14"E FOR A DISTANCE OF 667.71 FEET; THENCE RUN N28°00'46"E FOR A DISTANCE OF 219.00 FEET; THENCE RUN S84°17'11"E FOR A DISTANCE OF 48.52 FEET; THENCE RUN N05°42'49"E FOR A DISTANCE OF 66.04 FEET; THENCE RUN S84°45'39"E FOR A DISTANCE OF 685.72 FEET; THENCE RUN S88°51'53"E FOR A DISTANCE OF 85.94 FEET; THENCE RUN S77°48'12"E FOR A DISTANCE OF 78.84 FEET; THENCE RUN S00°00'00"E FOR A DISTANCE OF 420.62 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST; THENCE ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, RUN N88°58'55"W FOR A DISTANCE OF 2389.45 FEET; THENCE RUN N88°59'02"W FOR A DISTANCE OF 2713.25 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 95.73 ACRES.

TOGETHER WITH

PARCEL C:

A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, RUN N00°25'37"W FOR A DISTANCE OF 862.36 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, N00°25'37"W FOR A DISTANCE OF 2087.46 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, RUN N00°25'37"W FOR A DISTANCE OF 880.17 FEET, TO A POINT OF NON-TANGENTIAL CIRCULAR CURVATURE; THENCE LEAVING THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 708.81 FEET, THROUGH A CENTRAL ANGLE OF 15°25'28", AND BEING SUBTENDED BY A CHORD OF 190.23 FEET, AT A BEARING OF N70°44'39"E, FOR AN ARC LENGTH OF 190.81 FEET; THENCE RUN S26°57'22"E FOR A DISTANCE OF 100.00 FEET; THENCE RUN S00°26'58"E FOR A DISTANCE OF 2674.12 FEET; THENCE RUN S00°25'58"E FOR A DISTANCE OF 196.66 FEET; THENCE RUN S77°39'49"W FOR A DISTANCE OF 93.04 FEET; THENCE RUN N41°02'39"W FOR A DISTANCE OF 15.32 FEET TO A POINT OF NON-TANGENTIAL CIRCULAR CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 194.16 FEET, THROUGH A CENTRAL ANGLE OF 17°03'25", AND BEING SUBTENDED BY A CHORD OF 57.59 FEET AT A BEARING OF S57°29'04"W, FOR AN ARC LENGTH OF 57.80 FEET; THENCE RUN S66°00'46"W FOR A DISTANCE OF 50.27 FEET TO A POINT OF TANGENTIAL CIRCULAR CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 07°06'35", AND BEING SUBTENDED BY A CHORD OF 31.00 FEET, AT A BEARING OF S69°34'04"W, FOR AN ARC LENGTH OF 31.02, TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN, CONTAINING 15.23 ACRES.

DRAWN BY: R.A.K.	DATE: 1/21/16	 HOLE MONTES BOUNDARY PLANNERS SURVEYORS	950 Encore Way Naples, FL 34110 Phone: (239) 264-2000 Florida Certificate of Authorization No.1772	LEGAL DESCRIPTION EXHIBIT #4 COMMUNITY DEVELOPMENT DISTRICT 1	DRAWING NO. B-7342
SHEET 4	OF SHEET 18		SEC-TWN-RGE: 13,14,15,22,23,24-51S-26E	PROJECT NO. 1998070	FILE NAME CDD1 SKD-REV1.DWG

LESS AND EXCEPT

SCHOOL SITE NO. 2, DESCRIBED IN OFFICIAL RECORDS BOOK 1495, PAGE 384 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA:

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 N88°58'53"W, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 218.01 FEET; THENCE LEAVING SAID SECTION LINE, RUN S39°46'43"W A DISTANCE OF 711.68 FEET; THENCE RUN S50°13'17"E A DISTANCE OF 1,515.63 FEET; THENCE RUN S39°46'43"W A DISTANCE OF 1,050.00 FEET; THENCE RUN S50°13'17"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S50°13'17"E A DISTANCE OF 739.76 FEET; THENCE RUN N39°46'43"E A DISTANCE OF 706.62 FEET; THENCE RUN N50°13'17"W A DISTANCE OF 739.75 FEET; THENCE RUN S39°46'43"W A DISTANCE OF 706.62 FEET TO THE POINT OF BEGINNING. CONTAINING 12.00 ACRES, MORE OR LESS.

LESS AND EXCEPT

PUMP STATION SITE, DESCRIBED IN OFFICIAL RECORDS BOOK 1755, PAGE 361:

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°13'52" 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 147.98 FEET TO THE POINT OF BEGINNING. CONTAINING 0.38 ACRES, MORE OR LESS; SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD; BEARINGS ARE BASED ON THE SOUTHERLY LINE OF CHAMPIONSHIP DRIVE MARCO SHORES UNIT 30 GOLF COURSE, P.B. 17, PAGES 98-103, COLLIER COUNTY, FLORIDA, BEING SOUTH 89°13'52" EAST.

LESS AND EXCEPT

GOLF COURSE PARCEL 1, 2, 3 AND 4, MARCO SHORES UNIT 30 GOLF COURSE, AS RECORDED IN PLAT BOOK 17, PAGES 98 THROUGH 103 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, CONTAINING 243.98 ACRES.

TOGETHER WITH

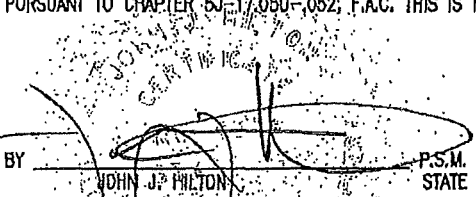
**PARCEL D
LAND AREA 9**

A PARCEL OF LAND LOCATED IN SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING A PORTION OF TRACT B-2, AS SHOWN ON THE PLAT OF FIDDLER'S CREEK PHASE 1B, UNIT TWO, RECORDED IN PLAT BOOK 29, PAGES 1-4 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT NORTHEAST CORNER OF LOT SAID TRACT B-2, AS SHOWN ON SAID FIDDLER'S CREEK PHASE 1B, UNIT TWO PLAT; THENCE ALONG THE EAST LINE OF SAID TRACT B-2, RUN S00°19'46"W FOR A DISTANCE OF 20.00 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT B-2; THENCE ALONG THE SOUTH LINE OF SAID TRACT B-2, RUN N89°40'14"W FOR A DISTANCE OF 150.00 FEET; THENCE LEAVING THE SOUTH LINE OF SAID TRACT B-2, RUN N00°19'46"E FOR A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTH LINE OF SAID TRACT B-2; THENCE ALONG THE NORTH LINE OF SAID TRACT B-2, RUN S89°40'14"E FOR A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 3,000 SQUARE FEET.

TOTAL DESCRIBED AREA OF LEGAL DESCRIPTIONS = 1,342.95 ACRES.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTIONS CONTAINED IN THIS DOCUMENT (SHEETS 1 THROUGH 16) WERE PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS DOCUMENT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5E, 17, 050-052, F.A.C. THIS IS NOT A SURVEY.

BY  JOHN J. PHILTON
P.S.M. #6278
STATE OF FLORIDA

DRAWN BY: R.A.K.	DATE: 1/21/18
SHEET 5	OF SHEET 16
SEC-TWN-RGE: 13,14,15,22,23,24-51S-26E	

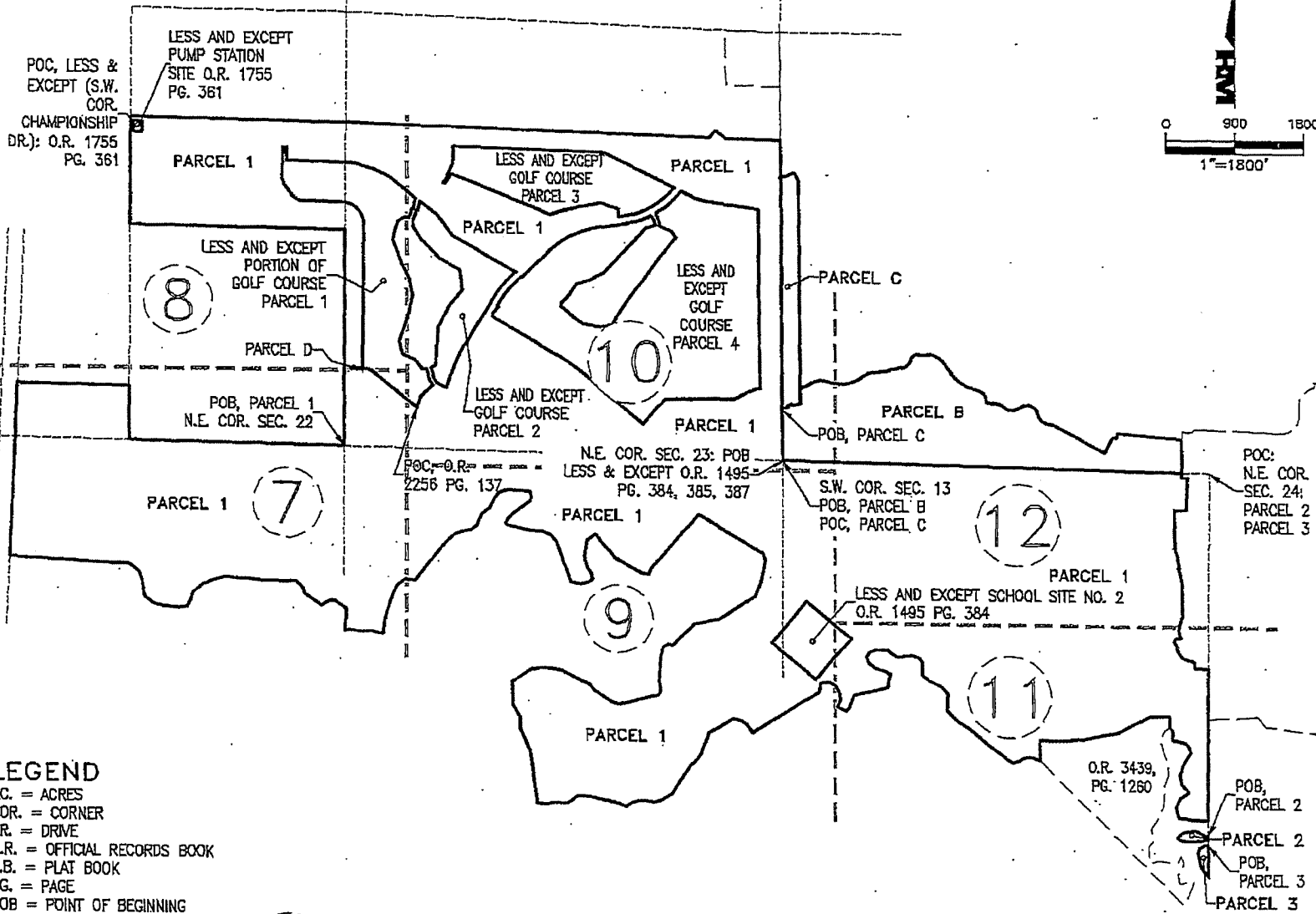
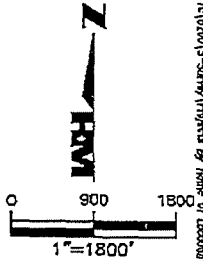


950 Encore Way
Naples, FL 34110
Phone: (239) 264-2000
Florida Certificate of
Authorization No.1772

LEGAL DESCRIPTION EXHIBIT#4
COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. B-7342
PROJECT NO. 1892070
FILE NAME CDD1 SKD-REV1.DWG

OVERALL MAP AND SHEET INDEX



LEGEND

- AC. = ACRES
- COR. = CORNER
- DR. = DRIVE
- O.R. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- S.R. = STATE ROAD
- SEC. = SECTION

= SHEET NUMBER

DRAWN BY: R.A.K. DATE: 1/21/18
 SHEET 6 OF SHEET 10
 SEC-TOWN-ROE 13-14-15-22-23-24-25-18-20E

H.M.
HOLE MONTES
 Florida Certified of
 Licensed Survey Engineers
 98D Encore Way
 Naples, FL 34110
 Phone: (239) 264-2000
 Authorization No. 1772

SKETCH OF LEGAL DESCRIPTION EXHIBIT #4
 COMMUNITY DEVELOPMENT DISTRICT 1

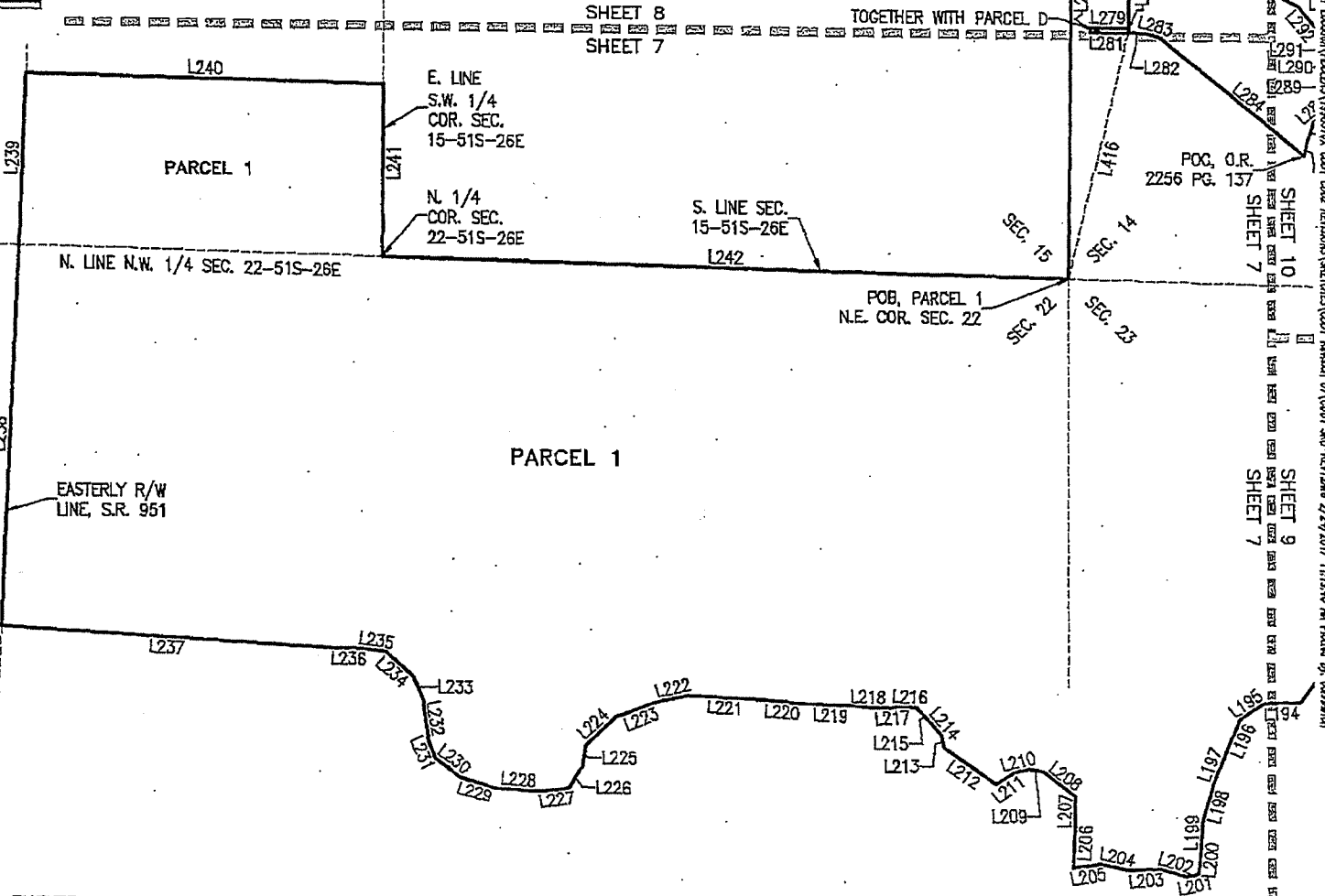
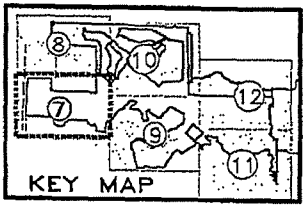
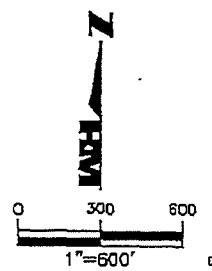
DRAWING NO. B-7342
 PROJECT NO. 1398070
 FILE NAME 001 SEC-20E18AW

141870015-Survey Project by Hole Montes Inc. 1/21/18 11:18:40 AM Printed by: dshilton

PARCEL 1,
P.B. 17
PG. 98
47.79 AC.

POB, O.R.
2256 PG. 137

18780015-Survey Plat for the Name of Lockheed Martin Corporation, together with other related instruments (2001) recorded on 07/10/01 and 02/27/08 2247/2017 11151540 All Rights Reserved by Lockheed Martin Corporation
SHEET 9
SHEET 7



NOTE: SEE SHEETS 13-16 FOR
LINE AND CURVE TABLES

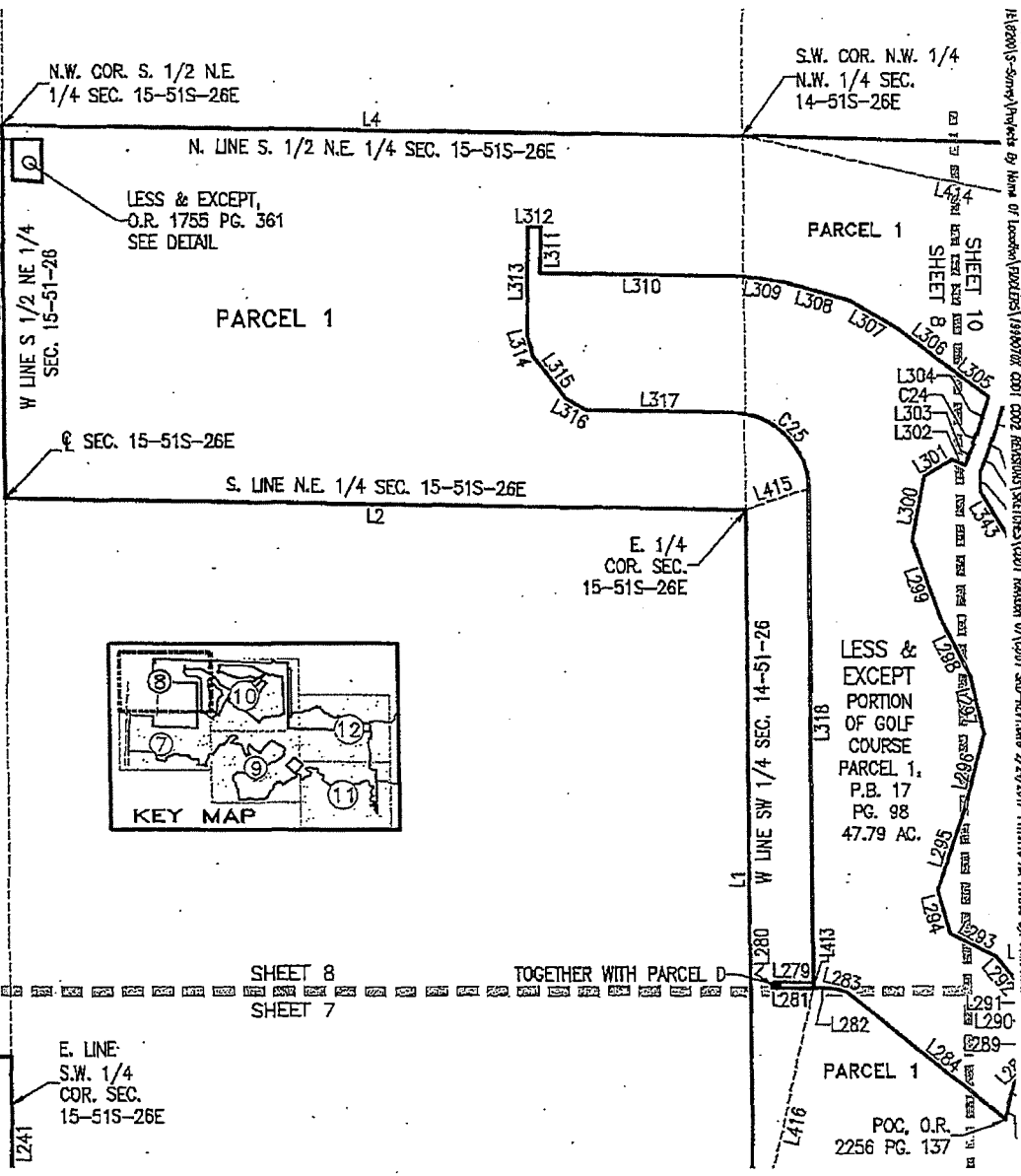
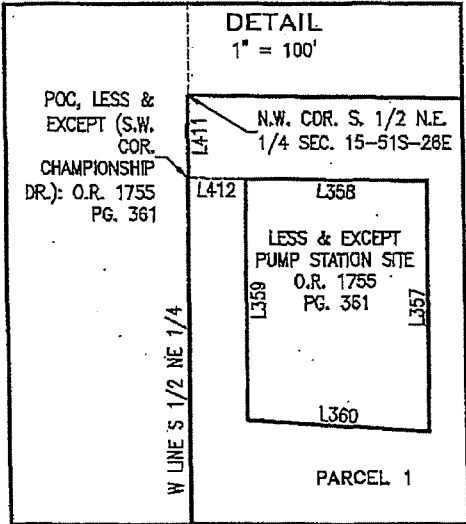
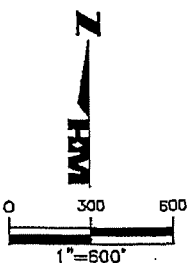
THIS IS NOT A SURVEY

DRAWN BY: R.A.K. DATE: 1/21/16
SHEET 7 OF SHEET 16
SER. TMM-ROBE 131415 22 23 24 51S-28E

HOM
HOLE MONTES
Business Matters Solutions
950 Encore Way
Naples, FL 34110
Phone: (239) 264-2000
Florida Certificate of
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SKETCH OF LEGAL DESCRIPTION EXHIBIT #4
COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. B-7342
PROJECT NO. 1398070
FILE NAME: DMI_S01-RV1.DWG



NOTE: SEE SHEETS 13-16 FOR LINE AND CURVE TABLES

THIS IS NOT A SURVEY

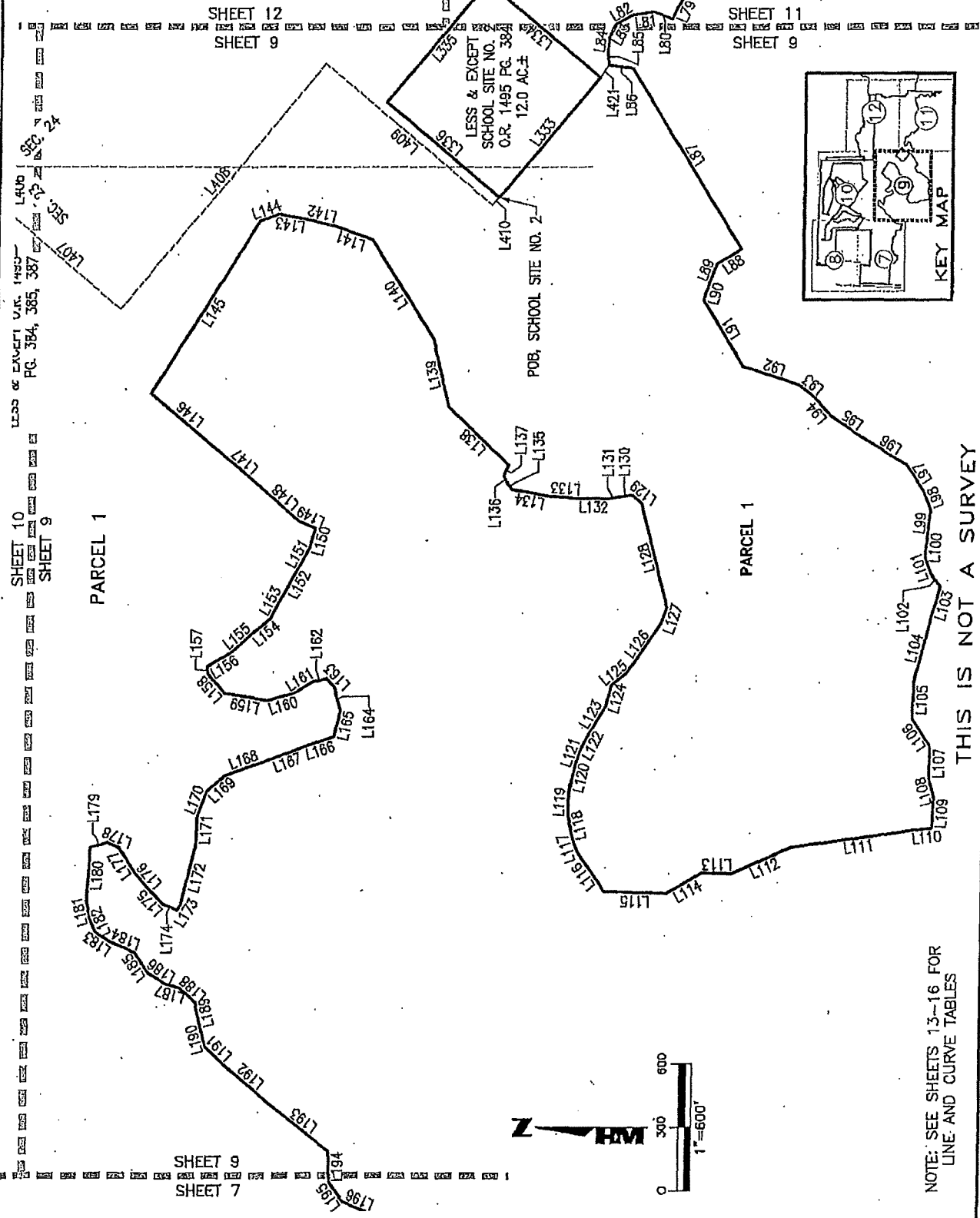
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SHEET 7
DATE: 1/21/16
OF SHEET: 18
SEC. 100, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000

HWM
HOLEMONTES
DESIGN PLANNING SERVICES
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Phone: (239) 254-2000
Florida Certificate of
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SKETCH OF LEGAL DESCRIPTION EXHIBIT #4
COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO.: B-7342
PROJECT NO.: 1998070
FILE NAME: CDD1 SDC-REPLDMS

14-02001-S-Survey/Projects by Name of Location/Address/ISSUE/DATE CDD1 CDD2 REASONS/REVISIONS/DATE/REVISION 07/10/2011 SDC-2011/ISS 2/24/2012 1118140 M4 Revised by: Administration



THIS IS NOT A SURVEY

NOTE: SEE SHEETS 13-16 FOR LINE AND CURVE TABLES

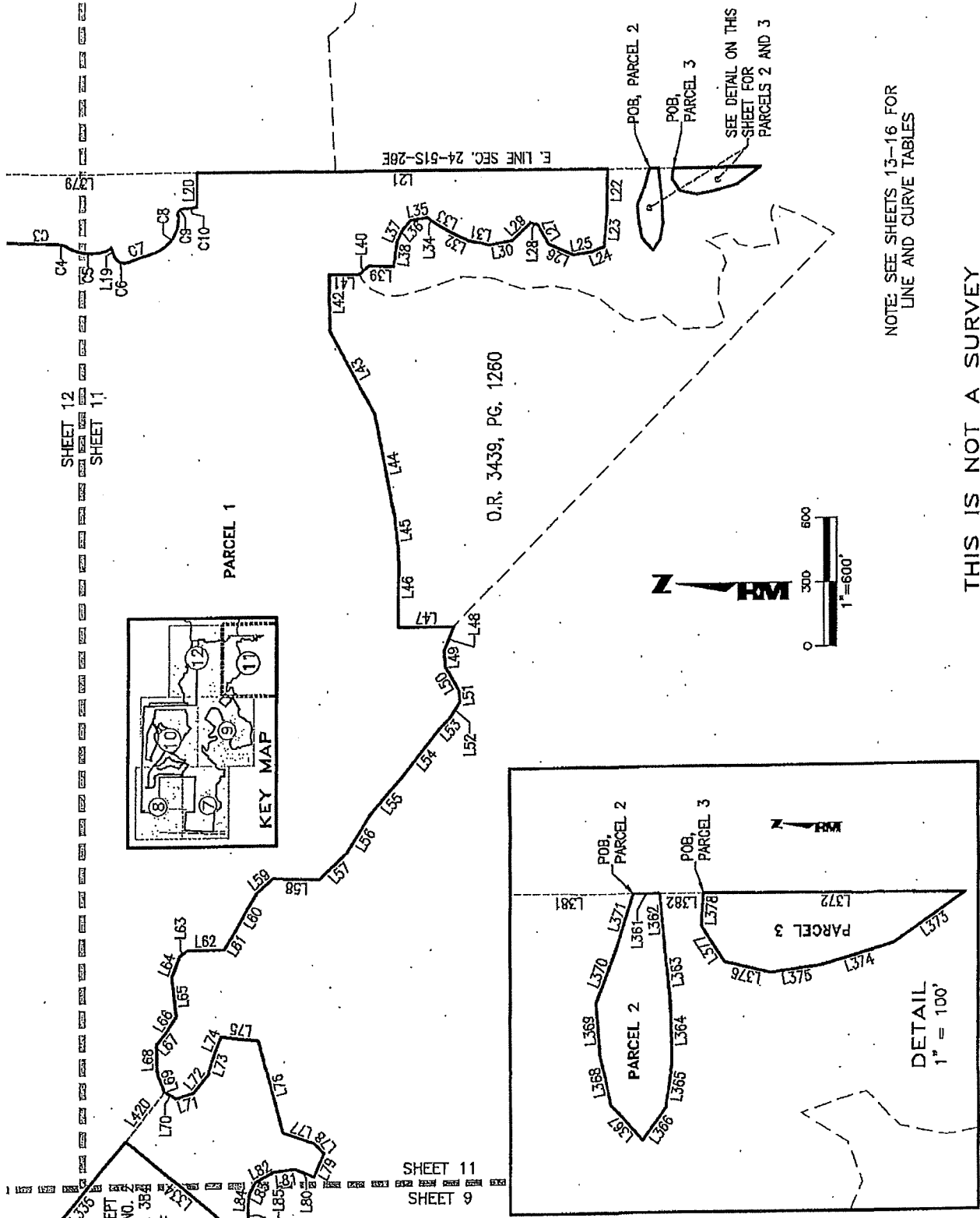
DRAWN BY: R.A.K.	DATE: 1/21/16
SHEET 9	OF SHEET 16
SEC-TWN-RGE: 13,14,15,22,23,24-51S-28E	

HM
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 ENGINEERS PLANNERS SURVEYORS

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SKETCH OF LEGAL DESCRIPTION EXHIBIT#4
 COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. B-7342
PROJECT NO. 1998070
FILE NAME CDD1 SKD-REV1.DWG



NOTE: SEE SHEETS 13-16 FOR LINE AND CURVE TABLES

THIS IS NOT A SURVEY

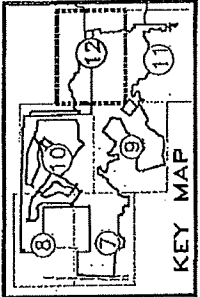
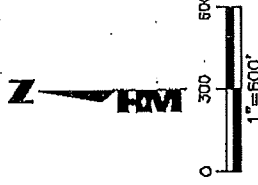
DRAWN BY: R.A.K.	DATE: 1/21/16
SHEET 11	OF SHEET 16
SEC-TWN-RGE: 13,14,15,22,23,24-51S-28E	

H M
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ENGINEERS PLANNERS SURVEYORS

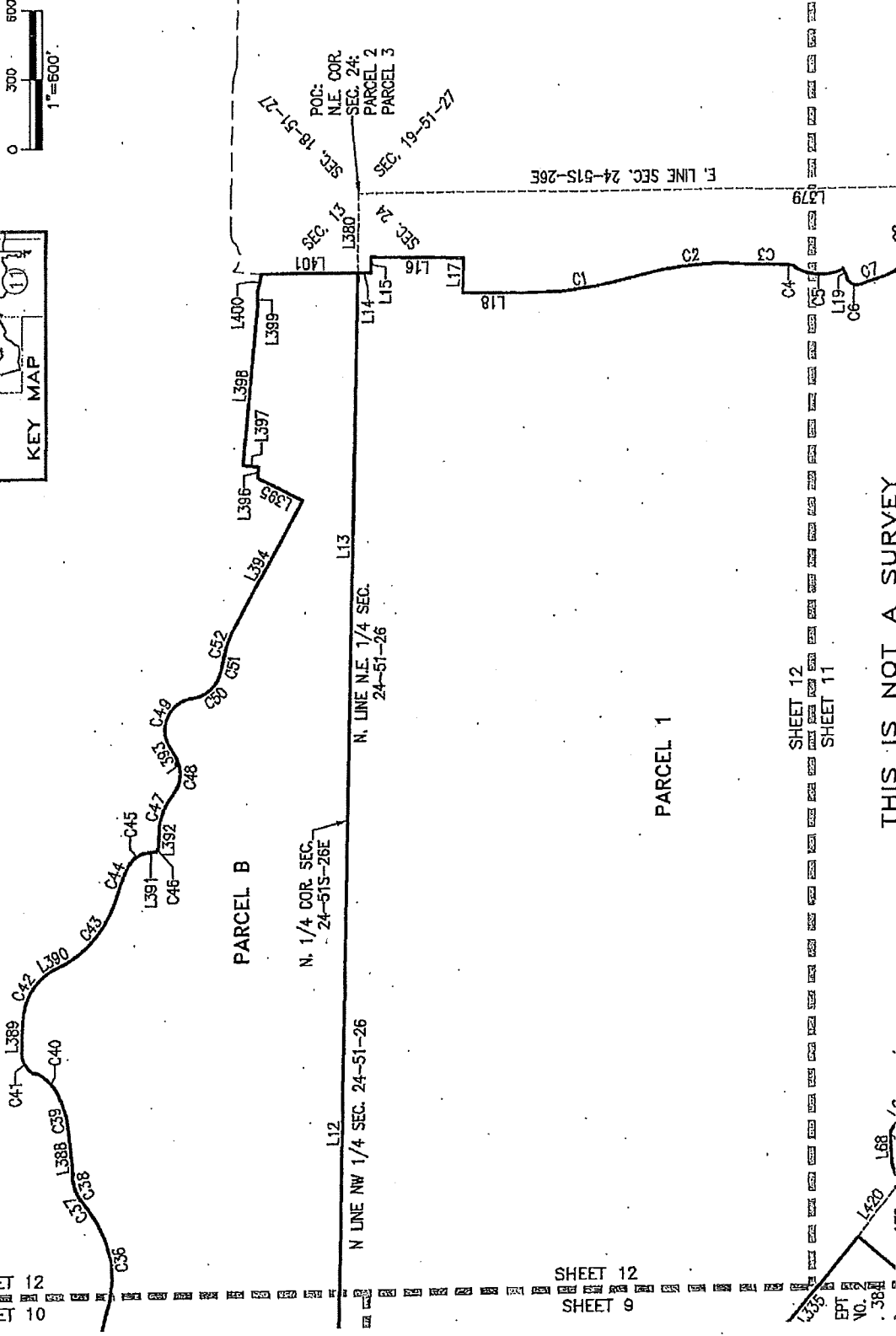
950 Encore Way
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Florida Certificate of
Authorization No.1772

SKETCH OF LEGAL DESCRIPTION EXHIBIT#4
COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. B-7342
PROJECT NO. 1998070
FILE NAME CDD1 SKD-REV1.DWG



NOTE: SEE SHEETS 13-16 FOR
LINE AND CURVE TABLES



SHEET 12
SHEET 11

THIS IS NOT A SURVEY

DRAWN BY: R.A.K.	DATE: 1/21/16
SHEET 12	OF SHEET 16
SEC-TWN-RGE 13,14,15,22,23,24-51S-28E	

H M
HOLE MONTES
SURVEYS EXAMINERS REGISTERED

950 Encore Way
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Authorization No.1772

SKETCH OF LEGAL DESCRIPTION EXHIBIT#4
COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. B-7342
PROJECT NO. 1998070
FILE NAME C001 SKD-REV.LDW

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N00°19'45"E	2787.36
L2	N89°06'35"W	2739.04
L3	N00°18'43"E	1392.96
L4	S89°13'52"E	2738.98
L5	S88°20'43"E	4835.22
L6	N37°08'33"E	122.51
L7	S52°51'27"E	171.83
L8	S88°20'43"E	693.91
L9	S00°25'37"E	495.85
L10	S00°25'37"E	2987.63
L11	N00°26'37"W	662.36
L12	S88°59'02"E	2713.25
L13	S88°58'55"E	2369.45
L14	S00°00'00"E	61.23
L15	N89°56'43"E	65.73
L16	S01°03'55"W	410.19
L17	N88°56'05"W	150.00
L18	S01°03'55"W	263.29
L19	S66°10'38"W	44.67
L20	N90°00'00"E	159.62
L21	S00°15'28"W	1952.34
L22	N88°28'10"W	202.16
L23	N85°18'35"W	164.23
L24	N20°38'43"W	62.59
L25	N08°54'48"W	85.19
L26	N23°42'39"E	130.40
L27	N60°16'31"E	108.48
L28	N08°16'17"E	34.86
L29	N42°29'24"W	116.91
L30	N10°07'11"W	107.10
L31	N10°56'20"E	105.37
L32	N25°22'43"E	103.06
L33	N29°46'39"E	75.80
L34	N37°18'09"E	50.11
L35	N10°29'59"W	79.18
L36	N44°52'32"W	54.42

LINE TABLE		
LINE	DIRECTION	LENGTH
L37	N83°38'53"W	64.07
L38	N82°33'24"W	120.72
L39	N01°53'33"E	116.69
L40	N40°21'48"W	62.95
L41	N00°12'52"E	141.71
L42	N89°44'32"W	264.73
L43	S61°23'47"W	447.97
L44	S79°01'58"W	484.64
L45	S84°04'19"W	149.18
L46	N89°44'32"W	375.00
L47	S00°15'28"W	265.00
L48	N67°00'30"W	118.46
L49	S86°08'02"W	77.48
L50	S59°38'02"W	133.38
L51	S83°37'01"W	64.43
L52	N55°26'26"W	87.85
L53	N46°48'39"W	77.27
L54	N51°45'12"W	285.65
L55	N48°41'28"W	234.47
L56	N57°17'08"W	194.86
L57	N44°25'43"W	177.22
L58	N01°41'10"E	221.55
L59	N40°50'50"W	100.90
L60	N59°52'00"W	215.96
L61	N57°10'59"W	90.42
L62	N01°07'11"W	176.02
L63	N33°27'20"W	47.82
L64	N69°53'36"W	103.27
L65	S83°57'39"W	185.80
L66	N57°59'46"W	90.38
L67	N51°15'23"W	86.98
L68	S88°57'04"W	137.98
L69	S69°42'28"W	91.21
L70	S28°52'24"W	82.66
L71	S16°04'21"E	86.40
L72	S50°53'00"E	112.15

LINE TABLE		
LINE	DIRECTION	LENGTH
L73	S71°24'18"E	123.29
L74	S66°12'10"E	63.59
L75	S06°58'07"W	178.75
L76	S75°28'14"W	446.92
L77	S19°23'04"W	158.14
L78	S42°57'49"W	68.57
L79	N64°30'14"W	119.77
L80	N20°24'01"E	97.27
L81	N07°05'01"W	98.49
L82	N28°55'42"W	96.72
L83	N62°22'56"W	61.06
L84	N81°56'11"W	62.99
L85	S66°01'20"W	78.03
L86	S08°49'07"W	121.76
L87	S68°20'15"W	1006.12
L88	N32°20'50"W	134.26
L89	N68°05'01"W	88.10
L90	N72°39'46"W	90.19
L91	S58°55'34"W	367.04
L92	S18°03'03"W	285.58
L93	S40°09'31"W	96.63
L94	S48°38'03"W	111.62
L95	S33°14'22"W	199.06
L96	S32°25'17"W	235.05
L97	S55°32'22"W	148.01
L98	S68°54'10"W	100.70
L99	N83°23'30"W	128.98
L100	N85°53'26"W	92.10
L101	S71°22'37"W	85.20
L102	S53°12'13"W	77.41
L103	N74°07'29"W	164.37
L104	N75°30'01"W	292.58
L105	N87°04'16"W	183.90
L106	S64°40'25"W	155.08
L107	S89°49'58"W	166.94
L108	S74°58'46"W	84.50

LINE TABLE		
LINE	DIRECTION	LENGTH
L109	N86°37'33"W	144.20
L110	N05°14'32"W	48.49
L111	N07°39'57"W	618.63
L112	N24°09'25"W	317.35
L113	N01°31'06"E	139.28
L114	N30°08'16"W	194.40
L115	N01°33'17"E	304.71
L116	N54°33'15"E	236.73
L117	N70°42'34"E	58.35
L118	N78°25'37"E	120.58
L119	S68°18'46"E	118.58
L120	S76°18'47"E	139.12
L121	S70°18'01"E	52.57
L122	S63°16'62"E	100.64
L123	S58°07'21"E	145.39
L124	S75°02'38"E	101.42
L125	S36°53'16"E	88.54
L126	S54°31'46"E	292.73
L127	S71°25'18"E	78.08
L128	N75°24'24"E	513.63
L129	N39°42'25"E	60.13
L130	N05°32'11"W	73.70
L131	N07°57'23"W	52.02
L132	N00°26'51"W	131.06
L133	N04°12'55"E	151.70
L134	N11°10'06"E	174.79
L135	N48°23'22"E	35.08
L136	N64°07'14"E	44.31
L137	S66°08'10"E	54.49
L138	N43°14'14"E	401.58
L139	N77°05'05"E	327.67
L140	N57°19'10"E	559.88
L141	N20°02'48"E	189.88
L142	N13°25'07"E	159.04
L143	N08°45'22"E	121.08
L144	N19°08'18"W	96.31

DRAWN BY: R.A.K. DATE: 1/21/16
 SHEET 13 OF SHEET 16
 SEC-TWN-ROE: 13,14,15,22,23,24-31S-28E

H.M.
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LINE TABLES EXHIBIT#4
 COMMUNITY DEVELOPMENT DISTRICT 1
 DRAWING NO. B-7342
 PROJECT NO. 1998070
 FILE NAME: CDD1 SKD-REV.LDW

LINE TABLE		
LINE	DIRECTION	LENGTH
L145	N58°13'26"W	962.09
L146	S39°53'20"W	411.53
L147	S40°23'40"W	276.26
L148	S40°52'29"W	247.62
L149	S24°24'43"W	91.83
L150	N74°50'34"W	94.71
L151	N59°49'44"W	115.57
L152	N61°21'50"W	121.40
L153	N62°18'24"W	145.81
L154	N39°17'22"W	115.08
L155	N40°52'24"W	125.01
L156	N32°37'51"W	138.09
L157	S87°30'26"W	33.64
L158	S48°28'23"W	119.96
L159	S09°53'00"W	213.52
L160	S16°38'57"E	133.88
L161	S31°18'44"E	100.54
L162	S12°08'43"E	69.72
L163	S47°34'17"W	55.95
L164	S74°25'22"W	115.09
L165	N76°44'28"W	125.93
L166	N18°33'08"W	163.52
L167	N21°18'18"W	172.00
L168	N18°34'02"W	220.03
L169	N43°13'27"W	112.77
L170	N68°28'26"W	115.50
L171	N87°00'56"W	151.16
L172	N76°14'25"W	287.74
L173	N59°03'57"W	32.26
L174	N24°17'17"E	78.68
L175	N46°59'04"E	86.08
L176	N48°14'20"E	110.87
L177	N58°50'17"E	141.77
L178	N23°58'59"E	58.61
L179	N14°15'46"W	83.69
L180	N86°19'59"W	283.41

LINE TABLE		
LINE	DIRECTION	LENGTH
L181	S76°07'18"W	77.37
L182	S67°14'28"W	58.26
L183	S34°55'40"W	81.02
L184	S22°53'12"W	132.57
L185	S56°07'35"W	115.20
L186	S32°16'13"W	99.28
L187	S16°25'45"W	68.07
L188	S41°29'16"W	102.88
L189	S77°28'10"W	117.54
L190	S74°20'58"W	101.17
L191	S44°48'34"W	108.44
L192	S39°43'19"W	299.43
L193	S38°00'59"W	359.42
L194	S88°01'01"W	145.07
L195	S53°47'38"W	118.07
L196	S23°51'20"W	142.54
L197	S21°55'44"W	141.05
L198	S15°43'51"W	164.05
L199	S01°41'54"W	77.72
L200	S05°41'54"W	125.98
L201	S78°58'26"W	51.97
L202	N73°31'25"W	106.53
L203	S85°11'20"W	115.84
L204	N77°52'52"W	122.93
L205	S80°34'08"W	106.80
L206	N02°12'08"E	166.85
L207	N00°11'44"E	120.56
L208	N51°36'21"W	159.30
L209	N82°07'55"W	60.59
L210	S74°56'13"W	64.15
L211	S55°30'51"W	83.75
L212	N54°17'48"W	252.73
L213	N12°45'05"W	48.21
L214	N39°51'17"W	55.10
L215	N43°21'06"W	96.83
L216	N87°50'25"W	53.97

LINE TABLE		
LINE	DIRECTION	LENGTH
L217	S85°51'57"W	86.75
L218	N87°21'43"W	105.83
L219	N87°39'51"W	185.04
L220	N85°36'34"W	196.37
L221	N87°33'02"W	275.66
L222	S76°08'54"W	121.22
L223	S68°40'14"W	191.80
L224	S46°09'57"W	161.84
L225	S10°26'58"W	87.33
L226	S28°53'38"W	104.27
L227	S82°02'11"W	108.47
L228	N85°45'26"W	187.62
L229	N74°04'40"W	144.06
L230	N51°50'53"W	124.40
L231	N22°27'03"W	80.97
L232	N07°16'34"W	159.01
L233	N22°38'28"W	101.19
L234	N48°57'39"W	143.49
L235	N80°38'36"W	86.82
L236	N89°27'22"W	125.79
L237	N86°54'18"W	1322.20
L238	N02°29'39"E	1537.88
L239	N02°29'39"E	694.55
L240	S88°58'11"E	1422.07
L241	S00°18'43"W	695.26
L242	S88°59'57"E	2738.25
L243	N89°01'40"E	888.17
L244	N64°05'37"E	106.87
L245	N64°05'37"E	204.42
L246	N87°42'01"E	47.48
L247	N00°25'53"W	2304.08
L248	N81°56'31"W	683.35
L249	N63°35'29"W	145.87
L250	S31°11'42"E	31.84
L251	S69°33'32"E	154.93
L252	S33°44'29"E	93.74

LINE TABLE		
LINE	DIRECTION	LENGTH
L253	S40°55'13"W	50.33
L254	S38°32'09"W	246.91
L255	S34°48'11"W	341.21
L256	S37°03'58"W	278.40
L257	S33°52'19"W	272.36
L258	S28°48'40"W	231.79
L259	S85°19'19"W	172.79
L260	N77°11'03"W	212.84
L261	N56°12'50"W	193.24
L262	N49°57'02"W	149.04
L263	N02°46'40"W	42.05
L264	N45°47'13"E	144.97
L265	N31°24'31"E	178.58
L266	N74°02'38"E	177.60
L267	N81°09'43"E	207.66
L268	N42°46'26"E	223.61
L269	N41°46'27"E	574.54
L270	N73°05'25"E	131.22
L271	N31°11'42"W	38.43
L272	S81°18'16"W	356.55
L273	S45°08'48"W	135.84
L274	S45°08'58"W	342.01
L275	S31°01'48"W	93.18
L276	S58°58'12"E	892.63
L277	S50°13'17"E	800.50
L278	N39°49'48"E	424.94
L279	N89°40'14"W	150.00
L280	S00°19'46"W	20.00
L281	S89°40'14"E	150.00
L282	S89°40'14"E	67.83
L283	S74°24'33"E	58.68
L284	S50°51'54"E	741.96
L285	N15°32'29"E	53.52
L286	N15°32'29"E	89.36
L287	N48°41'04"E	60.92
L288	N48°41'04"E	16.81

DRAWN BY: R.A.K.
 DATE: 1/21/16
 SHEET 14 OF SHEET 18
 SEC-TWN-RGE: 13,14,15,22,23,24-31S-28E



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LINE TABLES EXHIBIT#4
 COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. B-7342
 PROJECT NO. 1998070
 FILE NAME: CDD1 SKD-REV1.DWG

LINE TABLE		
LINE	DIRECTION	LENGTH
L289	N46°41'04"E	149.15
L290	N15°32'32"W	118.93
L291	N83°30'53"W	85.63
L292	N40°18'50"W	128.43
L293	N82°39'50"W	186.95
L294	N15°20'12"W	168.90
L295	N19°29'27"E	310.91
L296	N14°49'57"E	311.45
L297	N12°46'33"W	222.48
L298	N28°36'59"W	221.37
L299	N19°24'53"W	331.77
L300	N11°57'36"E	240.28
L301	N59°28'59"E	118.34
L302	S67°48'09"E	52.42
L303	N24°18'21"E	87.46
L304	N16°58'45"E	146.34
L305	N52°59'56"W	179.62
L306	N51°31'43"W	245.00
L307	N59°34'14"W	204.02
L308	N73°36'48"W	242.56
L309	N80°52'40"W	155.30
L310	N89°13'52"W	751.25
L311	N00°48'08"E	175.00
L312	N89°13'52"W	50.01
L313	S00°48'08"W	411.89
L314	S15°39'34"E	75.43
L315	S36°20'55"E	200.00
L316	S59°36'22"E	88.29
L317	S89°06'35"E	539.43
L318	S00°19'46"W	1748.56
L319	S32°54'47"W	97.71
L320	S57°05'13"E	25.00
L321	N32°54'56"E	149.99
L322	S87°58'59"E	689.46
L323	S67°59'03"E	661.55
L324	N73°07'05"E	382.16

LINE TABLE		
LINE	DIRECTION	LENGTH
L325	N81°11'18"E	241.77
L326	N81°11'18"E	54.51
L327	S72°33'30"E	220.98
L328	S05°29'30"E	101.16
L329	N81°18'16"E	97.92
L330	N63°35'29"W	995.33
L331	N88°20'10"W	1920.32
L332	S00°36'44"W	133.84
L333	S50°13'17"E	739.75
L334	N39°46'43"E	708.62
L335	N60°13'17"W	739.75
L336	S39°46'43"W	708.62
L337	N59°23'53"W	917.29
L338	N39°00'37"W	357.85
L339	N52°59'56"W	251.09
L340	S18°58'45"W	124.47
L341	S24°18'21"W	85.47
L342	S00°03'05"E	78.24
L343	S31°47'55"E	188.15
L344	S43°07'51"E	358.70
L345	S81°25'30"E	285.95
L346	S07°38'46"E	272.39
L347	S42°14'15"W	254.14
L348	S25°22'51"W	316.69
L349	S05°13'34"W	250.06
L350	S04°15'20"W	239.88
L351	S51°11'49"W	63.41
L352	S15°32'32"E	119.30
L353	S72°32'37"E	51.36
L354	N17°27'23"E	118.06
L355	N31°01'48"E	343.74
L356	N31°01'48"E	293.20
L357	N00°18'43"E	153.94
L358	N89°13'52"W	109.79
L359	S00°18'43"W	147.97
L360	S86°07'08"E	110.00

LINE TABLE		
LINE	DIRECTION	LENGTH
L361	S00°16'28"W	43.21
L362	S84°27'57"W	82.74
L363	S83°27'32"W	84.68
L364	S88°47'42"W	97.52
L365	N81°19'02"W	71.38
L366	N54°05'10"W	62.53
L367	N46°52'35"E	76.76
L368	N78°39'42"E	79.41
L369	N85°05'50"E	80.86
L370	S69°28'32"E	94.14
L371	S72°12'44"E	86.92
L372	S00°15'28"W	410.91
L373	N34°56'39"W	136.99
L374	N16°03'58"W	121.00
L375	N07°47'40"W	77.35
L376	N12°30'16"E	74.05
L377	N56°39'23"E	67.01
L378	S86°15'35"E	52.39
L379	S00°15'28"W	2524.00
L380	S88°58'55"E	344.26
L381	S00°15'28"W	203.08
L382	S00°15'28"W	68.12
L383	N66°00'46"E	50.27
L384	S41°02'39"E	16.32
L385	N77°39'49"E	93.04
L386	N00°25'58"W	196.56
L387	N89°33'44"E	33.81
L388	N84°13'58"E	189.90
L389	S88°36'28"E	125.93
L390	S27°59'51"E	47.49
L391	S07°02'43"E	40.73
L392	S87°19'33"E	86.72
L393	N69°15'00"E	59.92
L394	S61°59'14"E	667.71
L395	N28°00'48"E	219.00
L396	S84°17'11"E	48.52

LINE TABLE		
LINE	DIRECTION	LENGTH
L397	N05°42'49"E	66.04
L398	S84°45'39"E	685.72
L399	S88°51'53"E	85.94
L400	S77°46'12"E	78.84
L401	S00°00'00"E	420.62
L402	S00°25'58"E	2674.12
L403	S28°57'22"E	100.00
L404	N00°25'37"W	2749.82
L405	N00°25'37"W	1375.81
L406	N88°58'53"W	218.01
L407	S39°46'43"W	711.68
L408	S50°13'17"E	1515.83
L409	S39°46'43"W	1050.00
L410	S50°13'17"E	50.00
L411	S00°48'08"W	50.00
L412	N89°13'52"W	35.40
L413	S00°19'46"W	20.00
L414	N77°40'42"W	1405.94
L415	N71°03'58"E	243.87
L416	S13°21'55"W	1020.56
L417	N34°01'39"E	801.96
L418	N31°11'53"W	557.15
L419	N47°48'38"W	387.10
L420	S52°05'14"E	293.83
L421	S54°40'52"E	74.47

DRAWN BY: R.A.K.
 DATE: 1/21/16
 SHEET 15 OF SHEET 18
 SEC-TWN-ROE
 13,14,15,22,23,24-31S-28E



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LINE TABLES EXHIBIT#4
 COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. B-7342
 PROJECT NO. 1998070
 FILE NAME: C001 SKD-REV1.DWG

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD	CHORD BEARING	ARC LENGTH
C1	1675.00	18°58'46"	494.57	S07°25'28"E	496.38
C2	1325.00	21°15'19"	488.73	S05°17'11"E	491.54
C3	1175.00	7°59'44"	163.84	S01°20'36"W	163.97
C4	90.00	32°36'49"	50.54	S13°39'09"W	61.23
C5	225.00	53°46'56"	203.53	S03°04'06"W	211.20
C6	50.00	90°03'07"	70.74	S21°09'04"W	78.59
C7	539.33	10°57'48"	103.04	S18°23'36"E	103.20
C8	173.16	81°36'51"	226.33	S53°43'07"E	248.66
C9	30.00	98°43'00"	45.53	S45°10'03"E	51.69
C10	151.62	22°00'34"	57.89	S06°48'50"E	58.24
C11	580.00	18°21'03"	184.97	N72°46'00"W	185.76
C12	1050.00	23°00'52"	418.93	S47°47'13"W	421.76
C13	25.00	90°30'09"	35.51	S14°02'58"W	39.49
C14	230.00	28°11'30"	112.03	S17°05'55"E	113.17
C15	170.00	21°23'27"	63.10	N20°30'01"W	63.47
C16	25.00	83°38'28"	33.34	N73°00'45"W	36.50
C17	1050.00	16°08'03"	294.70	S73°14'14"W	295.68
C18	1200.00	38°11'16"	745.38	S63°12'38"W	767.91
C19	1950.00	14°05'12"	478.22	S38°04'24"W	479.42
C20	50.00	90°00'00"	70.71	S13°58'12"E	78.54
C21	4050.00	1°41'18"	119.33	S58°07'33"E	119.33
C22	4050.00	7°03'37"	498.75	S53°45'06"E	498.07
C23	230.00	24°36'22"	98.02	N28°12'06"W	98.78
C24	270.00	7°19'36"	34.50	N20°38'33"E	34.53
C25	280.00	89°26'21"	394.04	S44°23'25"E	437.09
C26	950.00	43°58'24"	711.34	N59°19'04"E	728.10
C27	479.88	32°18'03"	267.02	S18°45'48"W	270.59

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD	CHORD BEARING	ARC LENGTH
C28	330.00	7°19'36"	42.17	S20°38'33"W	42.20
C29	170.00	57°00'05"	162.24	S44°02'35"E	169.13
C30	2050.00	13°34'25"	484.52	N24°14'35"E	485.65
C31	2050.00	14°05'10"	502.72	N38°04'23"E	503.99
C32	250.00	7°06'35"	31.00	N69°34'04"E	31.02
C33	194.16	17°03'25"	57.59	N57°29'04"E	57.80
C34	150.00	43°19'39"	110.75	N67°53'55"E	113.43
C35	200.00	65°24'33"	218.12	N78°56'22"E	228.32
C36	475.00	62°08'00"	490.23	N80°34'39"E	515.11
C37	247.67	10°45'46"	46.45	N54°50'30"E	46.52
C38	250.00	24°03'36"	104.21	N72°12'10"E	104.98
C39	700.00	13°28'58"	164.34	N77°29'28"E	164.72
C40	200.00	48°41'47"	164.91	N46°24'06"E	169.98
C41	100.00	69°20'20"	113.77	N56°43'22"E	121.02
C42	250.00	60°36'37"	282.39	S58°18'09"E	275.04
C43	500.00	48°56'36"	398.30	S51°28'09"E	408.66
C44	550.00	13°08'41"	125.68	S68°23'07"E	125.86
C45	100.00	54°47'04"	92.02	S34°28'15"E	95.62
C46	10.00	80°16'50"	12.89	S47°11'08"E	14.01
C47	250.00	38°03'09"	183.00	S68°17'59"E	188.04
C48	135.00	71°28'36"	167.70	S86°00'42"E	168.41
C49	137.00	112°55'12"	228.38	S64°17'24"E	270.00
C50	150.00	61°29'33"	153.37	S38°34'34"E	160.99
C51	300.00	16°27'34"	85.89	S77°33'08"E	86.18
C52	200.00	23°47'41"	82.46	S73°53'04"E	83.06
C53	708.81	15°25'26"	190.23	N70°44'39"E	190.81

DRAWN BY: R.A.K.
 DATE: 1/21/16
 SHEET 1a OF SHEET 16
 REC-TWN-RGE: 13,14,15,22,23,24-31S-28E



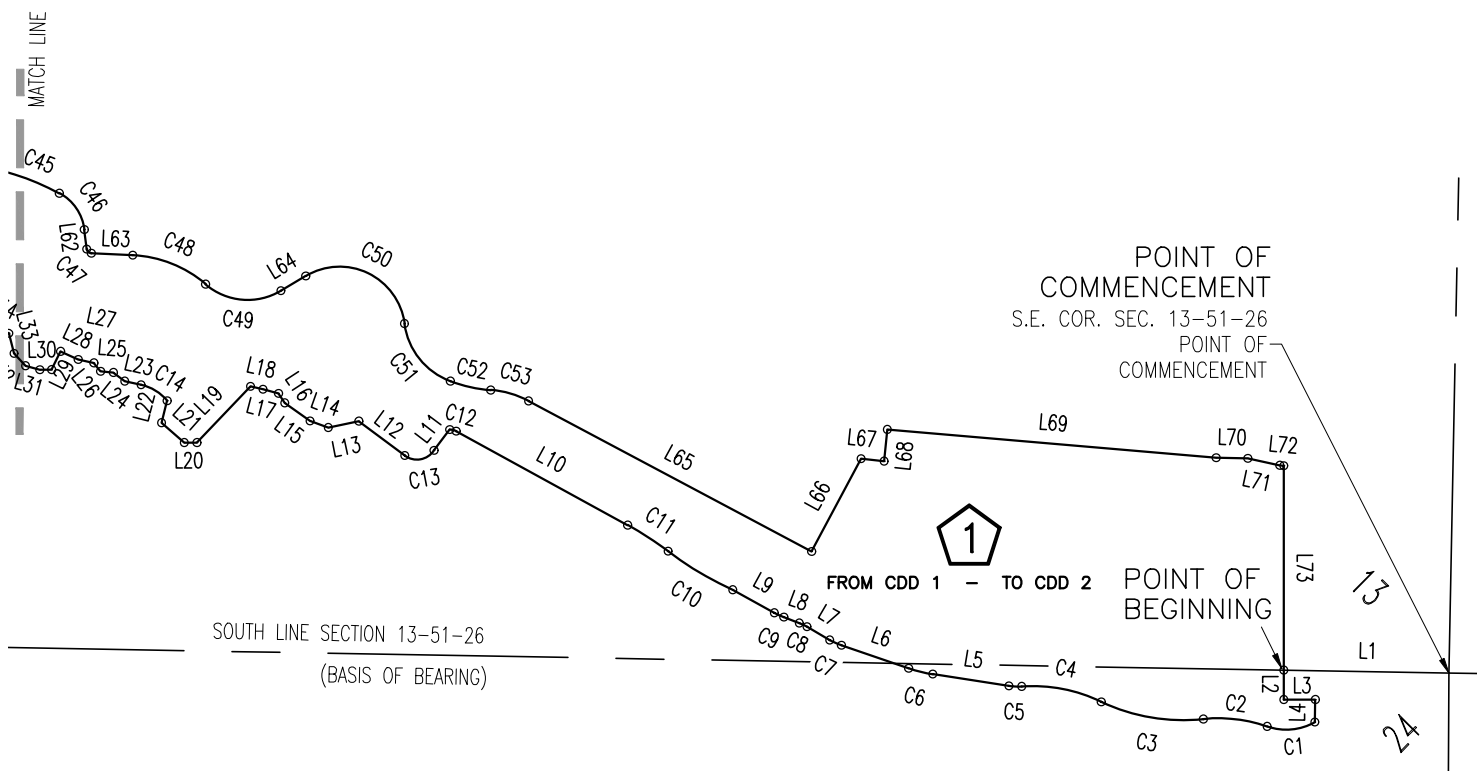
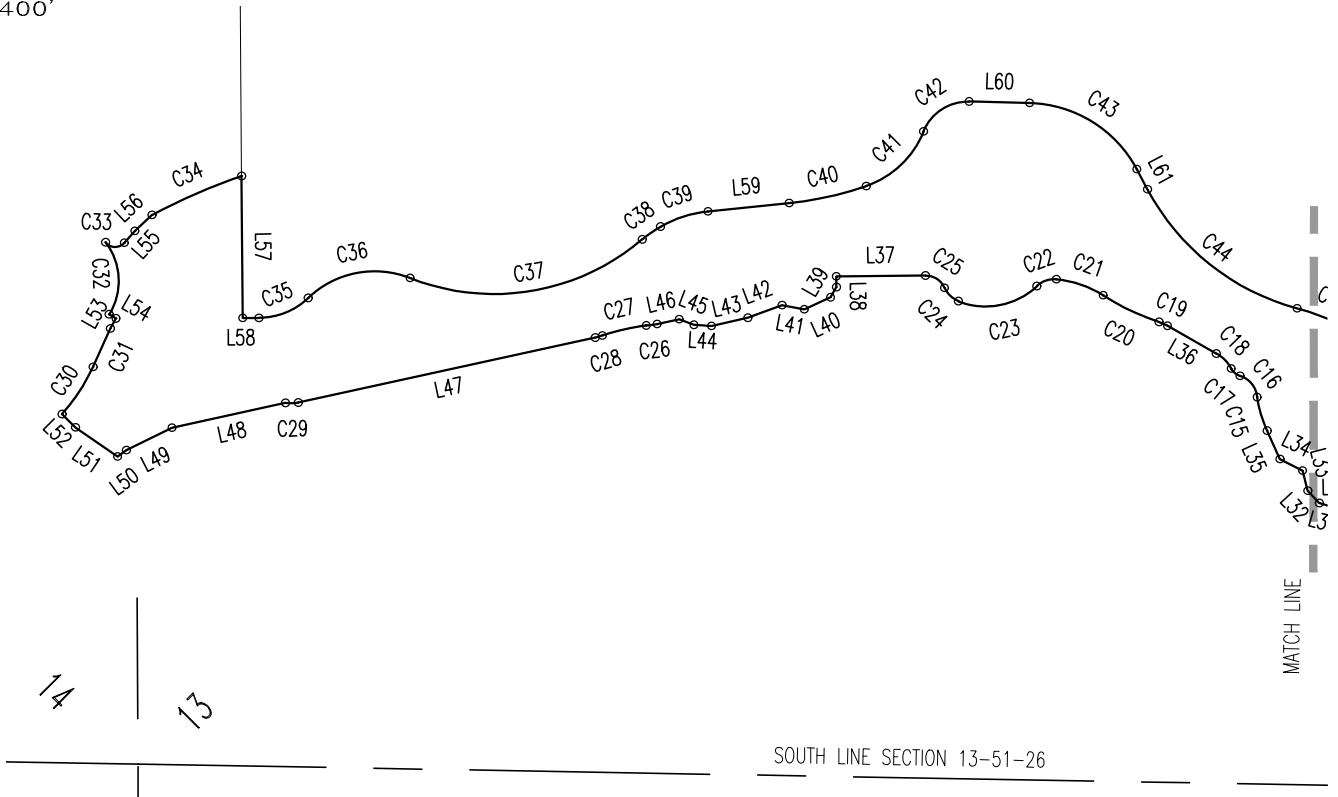
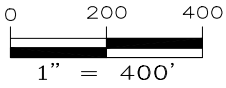
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CURVE TABLES EXHIBIT#4
 COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. B-7342
 PROJECT NO. 1998070
 FILE NAME: 001 SKD-REV1.DWG

Exhibit “3-1”

Sketch and Legal Description - Land Area 1



* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 1	OF SHEET 5
SEC-TWN-RGE: 13, 14, 24-51-26	



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SKETCH AND LEGAL DESCRIPTION
FIDDLER'S CREEK CDD TRANSFERS - No. 1

DRAWING NO. H-1654
PROJECT NO. 21.009
FILE NAME 21009 swap 01.dwg

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	120.01'	49°06'29"	99.74'	S 84°47'25" W	102.86'
C2	304.19'	25°25'07"	133.85'	N 83°21'54" W	134.95'
C3	402.41'	31°06'58"	215.86'	N 80°30'59" W	218.54'
C4	325.00'	30°05'59"	168.78'	N 78°56'52" W	170.74'
C5	120.00'	12°46'46"	26.71'	N 87°36'29" W	26.77'
C6	271.68'	10°56'29"	51.80'	N 76°32'40" W	51.88'
C7	140.00'	10°52'30"	26.53'	N 65°38'11" W	26.57'
C8	96.23'	10°36'19"	17.79'	N 64°55'59" W	17.81'
C9	140.00'	8°48'42"	21.51'	N 65°29'11" W	21.53'
C10	720.00'	12°30'32"	156.88'	N 59°08'56" W	157.19'
C11	680.00'	8°27'08"	100.22'	N 57°07'13" W	100.31'
C12	30.00'	26°22'37"	13.69'	N 74°32'05" W	13.81'
C13	42.54'	93°18'11"	61.87'	S 80°11'54" W	69.27'
C14	98.35'	37°51'20"	63.81'	N 58°33'08" W	64.98'
C15	247.83'	16°56'50"	73.04'	N 16°41'05" W	73.31'
C16	50.27'	69°00'31"	56.95'	N 38°42'54" W	60.55'
C17	31.19'	45°24'10"	24.07'	N 50°31'04" W	24.71'
C18	75.00'	33°51'50"	43.68'	N 44°44'54" W	44.33'
C19	100.00'	11°00'45"	19.19'	N 66°05'49" W	19.22'
C20	514.31'	14°23'31"	128.85'	N 64°24'26" W	129.19'
C21	214.22'	27°56'26"	103.43'	N 71°10'54" W	104.47'
C22	50.88'	49°55'53"	42.95'	S 70°37'08" W	44.34'
C23	155.35'	64°46'17"	166.41'	S 79°05'27" W	175.61'
C24	52.65'	44°41'17"	40.03'	N 46°10'47" W	41.06'
C25	43.00'	66°41'09"	47.27'	N 57°10'43" W	50.05'
C26	120.00'	11°00'24"	23.02'	S 83°10'24" W	23.05'
C27	542.06'	9°54'40"	93.65'	S 76°55'52" W	93.77'
C28	120.00'	7°23'59"	15.49'	S 73°58'13" W	15.50'
C29	70.00'	21°47'12"	26.46'	S 88°33'48" W	26.62'
C30	399.42'	16°56'44"	117.70'	N 33°24'14" E	118.13'
C31	3855.60'	1°18'19"	87.84'	N 24°16'42" E	87.84'
C32	132.52'	69°03'49"	150.24'	N 02°50'53" W	159.74'
C33	25.00'	103°08'09"	39.17'	S 88°42'50" E	45.00'
C34	1256.70'	9°17'39"	203.63'	N 66°29'07" E	203.86'
C35	150.00'	43°19'39"	110.75'	N 67°53'55" E	113.43'
C36	200.00'	65°24'33"	216.12'	N 78°56'22" E	228.32'
C37	475.00'	62°10'05"	490.48'	N 80°33'36" E	515.39'
C38	247.67'	10°41'47"	46.17'	N 54°52'29" E	46.24'
C39	250.00'	24°03'36"	104.21'	N 72°12'10" E	104.98'
C40	700.00'	13°28'58"	164.34'	N 77°29'29" E	164.72'
C41	200.00'	48°41'47"	164.91'	N 46°24'06" E	169.98'
C42	100.00'	69°20'20"	113.77'	N 56°43'22" E	121.02'
C43	260.00'	60°36'37"	262.39'	S 58°18'09" E	275.04'
C44	500.00'	46°56'36"	398.30'	S 51°28'09" E	409.66'
C45	550.00'	13°06'41"	125.58'	S 68°23'07" E	125.86'
C46	100.00'	54°47'04"	92.02'	S 34°26'15" E	95.62'
C47	10.00'	80°16'50"	12.89'	S 47°11'08" E	14.01'
C48	250.00'	38°03'09"	163.00'	S 68°17'59" E	166.04'
C49	135.00'	71°28'36"	157.70'	S 85°00'42" E	168.41'
C50	137.00'	112°55'12"	228.38'	S 64°17'24" E	270.00'
C51	150.00'	61°29'33"	153.37'	S 38°34'34" E	160.99'
C52	300.00'	16°27'34"	85.89'	S 77°33'08" E	86.18'
C53	200.00'	23°47'41"	82.46'	S 73°53'04" E	83.06'

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 2	OF SHEET 5
SEC-TWN-RGE: 13, 14, 24-51-26	



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SKETCH AND LEGAL DESCRIPTION
FIDDLER'S CREEK CDD TRANSFERS - No. 1

DRAWING NO. H-1654
PROJECT NO. 21.009
FILE NAME 21009 swap 01.dwg

LINE	BEARING	DISTANCE
L1	N 88°58'58" W	344.26'
L2	S 00°00'00" E	61.23'
L3	N 89°56'43" E	65.73'
L4	S 01°05'16" W	47.03'
L5	N 81°13'05" W	160.25'
L6	N 71°04'25" W	148.26'
L7	N 59°32'59" W	54.85'
L8	N 68°58'01" W	34.68'
L9	N 61°04'50" W	98.96'
L10	N 61°20'47" W	407.40'
L11	S 37°02'54" W	54.58'
L12	N 53°09'01" W	119.23'
L13	S 78°20'56" W	65.29'
L14	N 70°14'37" W	40.26'
L15	N 54°22'13" W	64.70'
L16	N 33°21'25" W	23.69'
L17	N 75°12'12" W	33.30'
L18	N 76°51'10" W	26.95'
L19	S 43°37'46" W	161.77'
L20	N 90°00'00" W	26.44'
L21	N 48°41'19" W	62.83'
L22	N 14°21'59" E	47.02'
L23	N 77°28'48" W	34.63'
L24	N 52°19'34" W	29.83'
L25	N 85°11'14" W	26.94'

LINE	BEARING	DISTANCE
L26	N 38°20'00" W	22.50'
L27	N 77°46'28" W	33.45'
L28	N 65°05'58" W	40.53'
L29	S 25°54'37" W	42.30'
L30	S 88°48'27" W	24.84'
L31	N 73°55'13" W	30.71'
L32	N 42°59'31" W	35.20'
L33	N 14°24'37" W	43.32'
L34	N 63°10'35" W	52.78'
L35	N 24°20'06" W	64.72'
L36	N 60°16'17" W	117.36'
L37	S 89°33'28" W	185.48'
L38	S 00°29'56" E	22.52'
L39	S 30°23'51" W	24.71'
L40	S 65°20'21" W	59.88'
L41	N 79°13'24" W	47.16'
L42	S 69°39'07" W	76.08'
L43	S 77°25'16" W	77.61'
L44	N 86°34'08" W	36.83'
L45	N 69°14'10" W	32.78'
L46	S 77°40'12" W	46.94'
L47	S 77°40'12" W	633.48'
L48	S 77°40'12" W	242.08'
L49	S 63°50'35" W	105.72'
L50	S 53°26'00" W	22.75'

LINE	BEARING	DISTANCE
L51	N 55°15'12" W	106.68'
L52	N 45°28'07" W	39.52'
L53	N 28°56'05" E	24.08'
L54	N 59°52'05" W	16.74'
L55	N 41°40'21" E	33.12'
L56	N 47°08'59" E	48.64'
L57	S 00°25'58" E	295.91'
L58	N 89°33'44" E	33.81'
L59	N 84°13'58" E	169.90'
L60	S 88°36'28" E	125.93'
L61	S 27°59'51" E	47.49'
L62	S 07°02'43" E	40.73'
L63	S 87°19'33" E	86.72'
L64	N 59°15'00" E	59.92'
L65	S 61°59'14" E	667.71'
L66	N 28°00'46" E	219.00'
L67	S 84°17'11" E	48.52'
L68	N 05°42'49" E	66.04'
L69	S 85°06'03" E	687.38'
L70	S 88°46'54" E	66.20'
L71	S 77°41'47" E	68.11'
L72	S 84°48'34" E	8.27'
L73	S 00°00'00" E	425.87'

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 13, 14 & 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN N88°58'58"W, ALONG THE SOUTH LINE OF SAID SECTION 13 FOR A DISTANCE OF 344.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S00°00'00"E FOR A DISTANCE OF 61.23 FEET; THENCE RUN N89°56'43"E FOR A DISTANCE OF 65.73 FEET; THENCE RUN S01°05'16"W FOR A DISTANCE OF 47.03 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 120.01 FEET, AT A BEARING OF N29°45'50"W THEREFROM, THROUGH A CENTRAL ANGLE OF 49°06'29" AND BEING SUBTENDED BY A CHORD OF 99.74 FEET AT A BEARING OF S84°47'25"W, FOR AN ARC LENGTH OF 102.86 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 304.19 FEET, THROUGH A CENTRAL ANGLE OF 25°25'07" AND BEING SUBTENDED BY A CHORD OF 133.85 FEET AT A BEARING OF N83°21'54"W, FOR AN ARC LENGTH OF 134.95 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 402.41 FEET, THROUGH A CENTRAL ANGLE OF 31°06'58" AND BEING SUBTENDED BY A CHORD OF 215.86 FEET AT A BEARING OF N80°30'59"W, FOR AN ARC LENGTH OF 218.54 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AT A BEARING OF S26°06'07"W THEREFROM, THROUGH A CENTRAL ANGLE OF 30°05'59" AND BEING SUBTENDED BY A CHORD OF 168.78 FEET AT A BEARING OF N78°56'52"W, FOR AN ARC LENGTH OF 170.74 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 12°46'46" AND BEING SUBTENDED BY A CHORD OF 26.71 FEET AT A BEARING OF N87°36'29"W, FOR AN ARC LENGTH OF 26.77 FEET; THENCE RUN N81°13'05"W FOR A DISTANCE OF 160.25 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 271.68 FEET, AT A BEARING OF N07°59'05"E THEREFROM, THROUGH A CENTRAL ANGLE OF 10°56'29" AND BEING SUBTENDED BY A CHORD OF 51.80 FEET AT A BEARING OF N76°32'40"W, FOR AN ARC LENGTH OF 51.88 FEET; THENCE RUN N71°04'25"W FOR A DISTANCE OF 148.26 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET, THROUGH A CENTRAL ANGLE OF 10°52'30" AND BEING SUBTENDED BY A CHORD OF 26.53 FEET AT A BEARING OF N65°38'11"W, FOR AN ARC LENGTH OF 26.57 FEET; THENCE RUN N59°32'59"W FOR A DISTANCE OF 54.85 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 96.23 FEET, AT A BEARING OF S30°22'10"W THEREFROM, THROUGH A CENTRAL ANGLE OF 10°36'19" AND BEING SUBTENDED BY A CHORD OF 17.79 FEET AT A BEARING OF N64°55'59"W, FOR AN ARC LENGTH OF 17.81 FEET; THENCE RUN N68°58'01"W FOR A DISTANCE OF 34.68 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET, AT A BEARING OF N20°06'28"E THEREFROM, THROUGH A CENTRAL ANGLE OF 08°48'42" AND BEING SUBTENDED BY A CHORD OF 21.51 FEET AT A BEARING OF N65°29'11"W, FOR AN ARC LENGTH OF 21.53 FEET; THENCE RUN N61°04'50"W FOR A DISTANCE OF 98.96 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 720.00 FEET, AT A BEARING OF N24°35'48"E THEREFROM, THROUGH A CENTRAL ANGLE OF 12°30'32" AND BEING SUBTENDED BY A CHORD OF 156.88 FEET AT A BEARING OF N59°08'56"W, FOR AN ARC LENGTH OF 157.19 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 680.00 FEET, THROUGH A CENTRAL ANGLE OF 08°27'08" AND BEING SUBTENDED BY A CHORD OF 100.22 FEET AT A BEARING OF N57°07'13"W, FOR AN ARC LENGTH OF 100.31 FEET; THENCE RUN N61°20'47"W FOR A DISTANCE OF 407.40 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 26°22'37" AND BEING SUBTENDED BY A CHORD OF 13.69 FEET AT A BEARING OF N74°32'05"W, FOR AN

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 3	OF SHEET 5
SEC-TWN-RGE: 13, 14, 24-51-26	



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Naples, FL. 34110
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Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
FIDDLER'S CREEK CDD TRANSFERS - No. 1

DRAWING NO. H-1654
PROJECT NO. 21.009
FILE NAME 21009 swap 01.dwg

ARC LENGTH OF 13.81 FEET; THENCE RUN S37°02'54"W FOR A DISTANCE OF 54.58 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 42.54 FEET, AT A BEARING OF N56°27'12"W THEREFROM, THROUGH A CENTRAL ANGLE OF 93°18'11" AND BEING SUBTENDED BY A CHORD OF 61.87 FEET AT A BEARING OF S80°11'54"W, FOR AN ARC LENGTH OF 69.27 FEET; THENCE RUN N53°09'01"W FOR A DISTANCE OF 119.23 FEET; THENCE RUN S78°20'56"W FOR A DISTANCE OF 65.29 FEET; THENCE RUN N70°14'37"W FOR A DISTANCE OF 40.26 FEET; THENCE RUN N54°22'13"W FOR A DISTANCE OF 64.70 FEET; THENCE RUN N33°21'25"W FOR A DISTANCE OF 23.69 FEET; THENCE RUN N75°12'12"W FOR A DISTANCE OF 33.30 FEET; THENCE RUN N76°51'10"W FOR A DISTANCE OF 26.95 FEET; THENCE RUN S43°37'46"W FOR A DISTANCE OF 161.77 FEET; THENCE RUN N90°00'00"W FOR A DISTANCE OF 26.44 FEET; THENCE RUN N48°41'19"W FOR A DISTANCE OF 62.83 FEET; THENCE RUN N14°21'59"E FOR A DISTANCE OF 47.02 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 98.35 FEET, AT A BEARING OF S50°22'32"W THEREFROM, THROUGH A CENTRAL ANGLE OF 37°51'20" AND BEING SUBTENDED BY A CHORD OF 63.81 FEET AT A BEARING OF N58°33'08"W, FOR AN ARC LENGTH OF 64.98 FEET; THENCE RUN N77°28'48"W FOR A DISTANCE OF 34.63 FEET; THENCE RUN N52°19'34"W FOR A DISTANCE OF 29.83 FEET; THENCE RUN N85°11'14"W FOR A DISTANCE OF 26.94 FEET; THENCE RUN N38°20'00"W FOR A DISTANCE OF 22.50 FEET; THENCE RUN N77°46'28"W FOR A DISTANCE OF 33.45 FEET; THENCE RUN N65°05'58"W FOR A DISTANCE OF 40.53 FEET; THENCE RUN S25°54'37"W FOR A DISTANCE OF 42.30 FEET; THENCE RUN S88°48'27"W FOR A DISTANCE OF 24.84 FEET; THENCE RUN N73°55'13"W FOR A DISTANCE OF 30.71 FEET; THENCE RUN N42°59'31"W FOR A DISTANCE OF 35.20 FEET; THENCE RUN N14°24'37"W FOR A DISTANCE OF 43.32 FEET; THENCE RUN N63°10'35"W FOR A DISTANCE OF 52.78 FEET; THENCE RUN N24°20'06"W FOR A DISTANCE OF 64.72 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 247.83 FEET, AT A BEARING OF N64°50'30"E THEREFROM, THROUGH A CENTRAL ANGLE OF 16°56'50" AND BEING SUBTENDED BY A CHORD OF 73.04 FEET AT A BEARING OF N16°41'05"W, FOR AN ARC LENGTH OF 73.31 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.27 FEET, AT A BEARING OF S85°47'21"W THEREFROM, THROUGH A CENTRAL ANGLE OF 69°00'31" AND BEING SUBTENDED BY A CHORD OF 56.95 FEET AT A BEARING OF N38°42'54"W, FOR AN ARC LENGTH OF 60.55 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 31.19 FEET, THROUGH A CENTRAL ANGLE OF 45°24'10" AND BEING SUBTENDED BY A CHORD OF 24.07 FEET AT A BEARING OF N50°31'04"W, FOR AN ARC LENGTH OF 24.71 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 33°51'50" AND BEING SUBTENDED BY A CHORD OF 43.68 FEET AT A BEARING OF N44°44'54"W, FOR AN ARC LENGTH OF 44.33 FEET; THENCE RUN N60°16'17"W FOR A DISTANCE OF 117.36 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, AT A BEARING OF S29°24'33"W THEREFROM, THROUGH A CENTRAL ANGLE OF 11°00'45" AND BEING SUBTENDED BY A CHORD OF 19.19 FEET AT A BEARING OF N66°05'49"W, FOR AN ARC LENGTH OF 19.22 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 514.31 FEET, THROUGH A CENTRAL ANGLE OF 14°23'31" AND BEING SUBTENDED BY A CHORD OF 128.85 FEET AT A BEARING OF N64°24'26"W, FOR AN ARC LENGTH OF 129.19 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 214.22 FEET, THROUGH A CENTRAL ANGLE OF 27°56'26" AND BEING SUBTENDED BY A CHORD OF 103.43 FEET AT A BEARING OF N71°10'54"W, FOR AN ARC LENGTH OF 104.47 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.88 FEET, AT A BEARING OF S05°35'05"W THEREFROM, THROUGH A CENTRAL ANGLE OF 49°55'53" AND BEING SUBTENDED BY A CHORD OF 42.95 FEET AT A BEARING OF S70°37'08"W, FOR AN ARC LENGTH OF 44.34 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 155.35 FEET, AT A BEARING OF N43°17'42"W THEREFROM, THROUGH A CENTRAL ANGLE OF 64°46'17" AND BEING SUBTENDED BY A CHORD OF 166.41 FEET AT A BEARING OF S79°05'27"W, FOR AN ARC LENGTH OF 175.61 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 52.65 FEET, THROUGH A CENTRAL ANGLE OF 44°41'17" AND BEING SUBTENDED BY A CHORD OF 40.03 FEET AT A BEARING OF N46°10'47"W, FOR AN ARC LENGTH OF 41.06 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 43.00 FEET, THROUGH A CENTRAL ANGLE OF 66°41'09" AND BEING SUBTENDED BY A CHORD OF 47.27 FEET AT A BEARING OF N57°10'43"W, FOR AN ARC LENGTH OF 50.05 FEET; THENCE RUN S89°33'28"W FOR A DISTANCE OF 185.48 FEET; THENCE RUN S00°29'56"E FOR A DISTANCE OF 22.52 FEET; THENCE RUN S30°23'51"W FOR A DISTANCE OF 24.71 FEET; THENCE RUN S65°20'21"W FOR A DISTANCE OF 59.88 FEET; THENCE RUN N79°13'24"W FOR A DISTANCE OF 47.16 FEET; THENCE RUN S69°39'07"W FOR A DISTANCE OF 76.08 FEET; THENCE RUN S77°25'16"W FOR A DISTANCE OF 77.61 FEET; THENCE RUN N86°34'08"W FOR A DISTANCE OF 36.83 FEET; THENCE RUN N69°14'10"W FOR A DISTANCE OF 32.78 FEET; THENCE RUN S77°40'12"W FOR A DISTANCE OF 46.94 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 11°00'24" AND BEING SUBTENDED BY A CHORD OF 23.02 FEET AT A BEARING OF S83°10'24"W, FOR AN ARC LENGTH OF 23.05 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 542.06 FEET, AT A BEARING OF S08°06'49"E THEREFROM, THROUGH A CENTRAL ANGLE OF 09°54'40" AND BEING SUBTENDED BY A CHORD OF 93.65 FEET AT A BEARING OF S76°55'52"W, FOR AN ARC LENGTH OF 93.77 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, AT A BEARING OF N19°43'47"W THEREFROM, THROUGH A CENTRAL ANGLE OF 07°23'59" AND BEING SUBTENDED BY A CHORD OF 15.49 FEET AT A BEARING OF S73°58'13"W, FOR AN ARC LENGTH OF 15.50 FEET; THENCE RUN S77°40'12"W FOR A DISTANCE OF 633.48 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 21°47'12" AND BEING SUBTENDED BY A CHORD OF 26.46 FEET AT A BEARING OF S88°33'48"W, FOR AN ARC LENGTH OF 26.62 FEET; THENCE RUN S77°40'12"W FOR A DISTANCE OF 242.08 FEET; THENCE RUN S63°50'35"W FOR A DISTANCE OF 105.72 FEET; THENCE RUN S53°26'00"W FOR A DISTANCE OF 22.75 FEET; THENCE RUN N55°15'12"W FOR A DISTANCE OF 106.68 FEET; THENCE RUN N45°28'07"W FOR A DISTANCE OF 39.52 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 399.42 FEET, AT A BEARING OF N48°07'24"W THEREFROM, THROUGH A CENTRAL ANGLE OF 16°56'44" AND BEING SUBTENDED BY A CHORD OF 117.70 FEET AT A BEARING OF N33°24'14"E, FOR AN ARC LENGTH OF 118.13 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3855.60 FEET, THROUGH A CENTRAL ANGLE OF 01°18'19" AND BEING SUBTENDED BY A CHORD OF 87.84 FEET AT A BEARING OF N24°16'42"E, FOR AN ARC LENGTH OF 87.84 FEET; THENCE RUN N28°56'05"E FOR A DISTANCE OF 24.08 FEET; THENCE RUN N59°52'05"W FOR A DISTANCE OF 16.74 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 132.52 FEET, AT A BEARING OF N58°18'58"W THEREFROM, THROUGH A CENTRAL ANGLE OF 69°03'49" AND BEING SUBTENDED BY A CHORD OF 150.24 FEET AT A BEARING OF N02°50'53"W, FOR AN ARC LENGTH OF 159.74 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AT A BEARING OF N52°51'14"E THEREFROM, THROUGH A CENTRAL ANGLE OF 103°08'09" AND BEING SUBTENDED BY A CHORD OF 39.17 FEET AT A BEARING OF S88°42'50"E, FOR AN ARC LENGTH OF 45.00 FEET; THENCE RUN N41°40'21"E FOR A DISTANCE OF 33.12 FEET; THENCE RUN N47°08'59"E FOR A DISTANCE OF 48.64 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1256.70 FEET, AT A BEARING OF S28°09'43"E THEREFROM, THROUGH A CENTRAL ANGLE OF 09°17'39" AND BEING SUBTENDED BY A CHORD OF 203.63

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 4	OF SHEET 5
SEC-TWN-RGE: 13, 14, 24-51-26	



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Authorization No.1772

SKETCH AND LEGAL DESCRIPTION FIDDLER'S CREEK CDD TRANSFERS - No. 1	DRAWING NO. H-1654
	PROJECT NO. 21.009
	FILE NAME 21009 swap 01.dwg

FEET AT A BEARING OF N66°29'07"E, FOR AN ARC LENGTH OF 203.86 FEET; THENCE RUN S00°25'58"E FOR A DISTANCE OF 295.91 FEET; THENCE RUN N89°33'44"E FOR A DISTANCE OF 33.81 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 43°19'39" AND BEING SUBTENDED BY A CHORD OF 110.75 FEET AT A BEARING OF N67°53'55"E, FOR AN ARC LENGTH OF 113.43 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 65°24'33" AND BEING SUBTENDED BY A CHORD OF 216.12 FEET AT A BEARING OF N78°56'22"E, FOR AN ARC LENGTH OF 228.32 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 62°10'05" AND BEING SUBTENDED BY A CHORD OF 490.48 FEET AT A BEARING OF N80°33'36"E, FOR AN ARC LENGTH OF 515.39 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 247.67 FEET, AT A BEARING OF S40°28'24"E THEREFROM, THROUGH A CENTRAL ANGLE OF 10°41'47" AND BEING SUBTENDED BY A CHORD OF 46.17 FEET AT A BEARING OF N54°52'29"E, FOR AN ARC LENGTH OF 46.24 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, AT A BEARING OF S29°49'39"E THEREFROM, THROUGH A CENTRAL ANGLE OF 24°03'36" AND BEING SUBTENDED BY A CHORD OF 104.21 FEET AT A BEARING OF N72°12'10"E, FOR AN ARC LENGTH OF 104.98 FEET; THENCE RUN N84°13'58"E FOR A DISTANCE OF 169.90 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET, THROUGH A CENTRAL ANGLE OF 13°28'58" AND BEING SUBTENDED BY A CHORD OF 164.34 FEET AT A BEARING OF N77°29'29"E, FOR AN ARC LENGTH OF 164.72 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 48°41'47" AND BEING SUBTENDED BY A CHORD OF 164.91 FEET AT A BEARING OF N46°24'06"E, FOR AN ARC LENGTH OF 169.98 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 69°20'20" AND BEING SUBTENDED BY A CHORD OF 113.77 FEET AT A BEARING OF N56°43'22"E, FOR AN ARC LENGTH OF 121.02 FEET; THENCE RUN S88°36'28"E FOR A DISTANCE OF 125.93 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 60°36'37" AND BEING SUBTENDED BY A CHORD OF 262.39 FEET AT A BEARING OF S58°18'09"E, FOR AN ARC LENGTH OF 275.04 FEET; THENCE RUN S27°59'51"E FOR A DISTANCE OF 47.49 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 46°56'36" AND BEING SUBTENDED BY A CHORD OF 398.30 FEET AT A BEARING OF S51°28'09"E, FOR AN ARC LENGTH OF 409.66 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 13°06'41" AND BEING SUBTENDED BY A CHORD OF 125.58 FEET AT A BEARING OF S68°23'07"E, FOR AN ARC LENGTH OF 125.86 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 54°47'04" AND BEING SUBTENDED BY A CHORD OF 92.02 FEET AT A BEARING OF S34°26'15"E, FOR AN ARC LENGTH OF 95.62 FEET; THENCE RUN S07°02'43"E FOR A DISTANCE OF 40.73 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 80°16'50" AND BEING SUBTENDED BY A CHORD OF 12.89 FEET AT A BEARING OF S47°11'08"E, FOR AN ARC LENGTH OF 14.01 FEET; THENCE RUN S87°19'33"E FOR A DISTANCE OF 86.72 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 38°03'09" AND BEING SUBTENDED BY A CHORD OF 163.00 FEET AT A BEARING OF S68°17'59"E, FOR AN ARC LENGTH OF 166.04 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 135.00 FEET, THROUGH A CENTRAL ANGLE OF 71°28'36" AND BEING SUBTENDED BY A CHORD OF 157.70 FEET AT A BEARING OF S85°00'42"E, FOR AN ARC LENGTH OF 168.41 FEET; THENCE RUN N59°15'00"E FOR A DISTANCE OF 59.92 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 137.00 FEET, THROUGH A CENTRAL ANGLE OF 112°55'12" AND BEING SUBTENDED BY A CHORD OF 228.38 FEET AT A BEARING OF S64°17'24"E, FOR AN ARC LENGTH OF 270.00 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 61°29'33" AND BEING SUBTENDED BY A CHORD OF 153.37 FEET AT A BEARING OF S38°34'34"E, FOR AN ARC LENGTH OF 160.99 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 16°27'34" AND BEING SUBTENDED BY A CHORD OF 85.89 FEET AT A BEARING OF S77°33'08"E, FOR AN ARC LENGTH OF 86.18 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 23°47'41" AND BEING SUBTENDED BY A CHORD OF 82.46 FEET AT A BEARING OF S73°53'04"E, FOR AN ARC LENGTH OF 83.06 FEET; THENCE RUN S61°59'14"E FOR A DISTANCE OF 667.71 FEET; THENCE RUN N28°00'46"E FOR A DISTANCE OF 219.00 FEET; THENCE RUN S84°17'11"E FOR A DISTANCE OF 48.52 FEET; THENCE RUN N05°42'49"E FOR A DISTANCE OF 66.04 FEET; THENCE RUN S85°06'03"E FOR A DISTANCE OF 687.38 FEET; THENCE RUN S88°46'54"E FOR A DISTANCE OF 66.20 FEET; THENCE RUN S77°41'47"E FOR A DISTANCE OF 68.11 FEET; THENCE RUN S84°48'34"E FOR A DISTANCE OF 8.27 FEET; THENCE RUN S00°00'00"E FOR A DISTANCE OF 425.87 FEET, TO THE POINT OF BEGINNING. CONTAINING 1523482.59 SQUARE FEET OR 34.97 ACRES, MORE OR LESS.

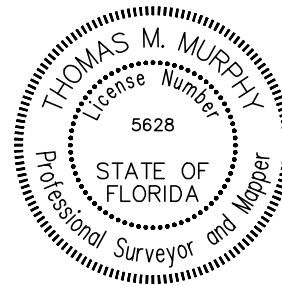
BEARINGS REFER TO THE SOUTH LINE OF SECTION 13, AS BEING N88°58'58"W.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

Thomas M. Murphy

Digitally signed by Tom Murphy
 DN: cn=Tom Murphy, o=Hole Montes Inc.,
 ou, email=tommurphy@hmeng.com, c=US
 Date: 2021.09.15 14:54:13 -04'00'

BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA



* NOT A SURVEY *


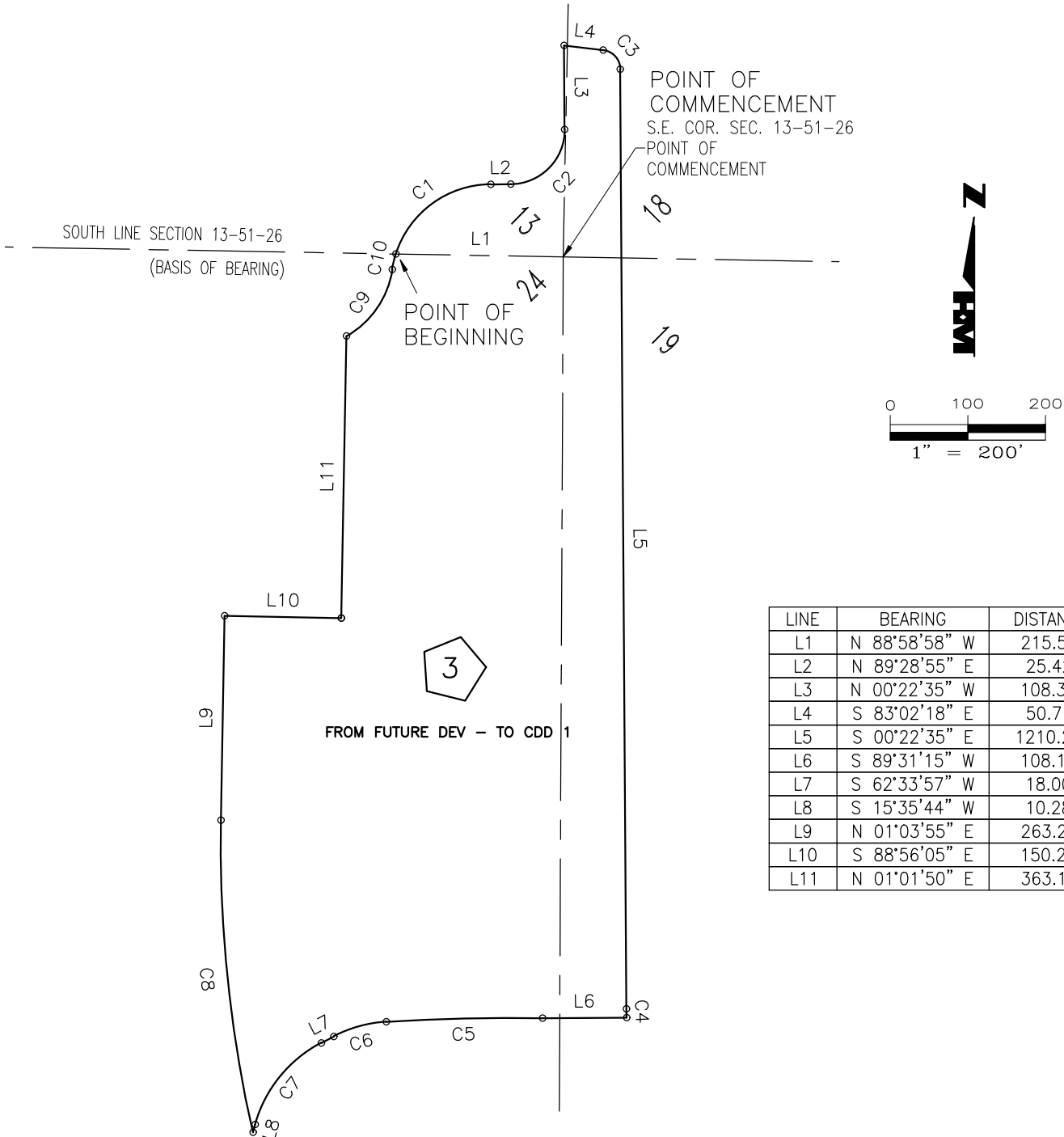
DRAWN BY: BEN	DATE: 7/21	 950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION FIDDLER'S CREEK CDD TRANSFERS - No. 1	DRAWING NO. H-1654
SHEET # 5	OF SHEET 5			PROJECT NO. 21.009
SEC-TWN-RGE: 13, 14, 24-51-26				FILE NAME 21009 swap 01.dwg

Exhibit “3-2”

Sketch and Legal Description - Land Area 3



LINE	BEARING	DISTANCE
L1	N 88°58'58" W	215.53'
L2	N 89°28'55" E	25.42'
L3	N 00°22'35" W	108.39'
L4	S 83°02'18" E	50.71'
L5	S 00°22'35" E	1210.20'
L6	S 89°31'15" W	108.16'
L7	S 62°33'57" W	18.00'
L8	S 15°35'44" W	10.28'
L9	N 01°03'55" E	263.29'
L10	S 88°56'05" E	150.25'
L11	N 01°01'50" E	363.19'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	129.37'	71°44'51"	151.62'	N 53°49'55" E	162.00'
C2	70.07'	89°48'12"	98.92'	N 44°34'49" E	109.82'
C3	25.00'	82°39'42"	33.02'	S 41°42'27" E	36.07'
C4	200.00'	3°13'48"	11.27'	S 01°59'30" E	11.27'
C5	2482.82'	4°38'49"	201.32'	S 88°41'10" W	201.37'
C6	170.00'	23°52'02"	70.30'	S 74°30'01" W	70.82'
C7	170.00'	46°58'13"	135.49'	S 39°04'50" W	139.36'
C8	1675.00'	13°51'13"	404.02'	N 05°51'42" W	405.00'
C9	120.01'	51°18'27"	103.92'	N 34°33'24" E	107.47'
C10	129.37'	9°15'18"	20.87'	N 13°19'50" E	20.90'

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 13, 24-51-26/18,19-51-27	



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Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
FIDDLER'S CREEK CDD TRANSFERS - No. 3

DRAWING NO. H-1656
PROJECT NO. 21.009
FILE NAME 21009 swap 03.dwg

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 13 AND 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, AND IN SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN N88°58'58"W ALONG THE SOUTH LINE OF SAID SECTION 13 FOR A DISTANCE OF 215.53 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 129.37 FEET, AT A BEARING OF S72°02'31"E THEREFROM, THROUGH A CENTRAL ANGLE OF 71°44'51" AND BEING SUBTENDED BY A CHORD OF 151.62 FEET AT A BEARING OF N53°49'55"E, FOR AN ARC LENGTH OF 162.00 FEET; THENCE RUN N89°28'55"E FOR A DISTANCE OF 25.42 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.07 FEET, THROUGH A CENTRAL ANGLE OF 89°48'12" AND BEING SUBTENDED BY A CHORD OF 98.92 FEET AT A BEARING OF N44°34'49"E, FOR AN ARC LENGTH OF 109.82 FEET; THENCE RUN N00°22'35"W FOR A DISTANCE OF 108.39 FEET; THENCE RUN S83°02'18"E FOR A DISTANCE OF 50.71 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 82°39'42" AND BEING SUBTENDED BY A CHORD OF 33.02 FEET AT A BEARING OF S41°42'27"E, FOR AN ARC LENGTH OF 36.07 FEET; THENCE RUN S00°22'35"E FOR A DISTANCE OF 1210.20 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 03°13'48" AND BEING SUBTENDED BY A CHORD OF 11.27 FEET AT A BEARING OF S01°59'30"E, FOR AN ARC LENGTH OF 11.27 FEET; THENCE RUN S89°31'15"W FOR A DISTANCE OF 108.16 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2482.82 FEET, AT A BEARING OF S01°00'35"W THEREFROM, THROUGH A CENTRAL ANGLE OF 04°38'49" AND BEING SUBTENDED BY A CHORD OF 201.32 FEET AT A BEARING OF S88°41'10"W, FOR AN ARC LENGTH OF 201.37 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, AT A BEARING OF S03°33'58"E THEREFROM, THROUGH A CENTRAL ANGLE OF 23°52'02" AND BEING SUBTENDED BY A CHORD OF 70.30 FEET AT A BEARING OF S74°30'01"W, FOR AN ARC LENGTH OF 70.82 FEET; THENCE RUN S62°33'57"W FOR A DISTANCE OF 18.00 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 46°58'13" AND BEING SUBTENDED BY A CHORD OF 135.49 FEET AT A BEARING OF S39°04'50"W, FOR AN ARC LENGTH OF 139.36 FEET; THENCE RUN S15°35'44"W FOR A DISTANCE OF 10.28 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1675.00 FEET, AT A BEARING OF N77°12'42"E THEREFROM, THROUGH A CENTRAL ANGLE OF 13°51'13" AND BEING SUBTENDED BY A CHORD OF 404.02 FEET AT A BEARING OF N05°51'42"W, FOR AN ARC LENGTH OF 405.00 FEET; THENCE RUN N01°03'55"E FOR A DISTANCE OF 263.29 FEET; THENCE RUN S88°56'05"E FOR A DISTANCE OF 150.25 FEET; THENCE RUN N01°01'50"E FOR A DISTANCE OF 363.19 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 120.01 FEET, AT A BEARING OF N29°47'23"W THEREFROM, THROUGH A CENTRAL ANGLE OF 51°18'27" AND BEING SUBTENDED BY A CHORD OF 103.92 FEET AT A BEARING OF N34°33'24"E, FOR AN ARC LENGTH OF 107.47 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 129.37 FEET, AT A BEARING OF S81°17'49"E THEREFROM, THROUGH A CENTRAL ANGLE OF 09°15'18" AND BEING SUBTENDED BY A CHORD OF 20.87 FEET AT A BEARING OF N13°19'50"E, FOR AN ARC LENGTH OF 20.90 FEET. TO THE POINT OF BEGINNING. CONTAINING 476731.63 SQUARE FEET OR 10.94 ACRES, MORE OR LESS.

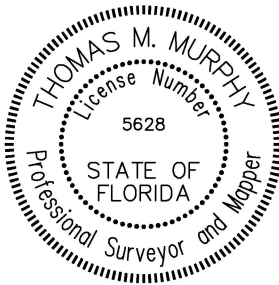
BEARINGS REFER TO THE SOUTH LINE OF SECTION 13, AS BEING N88°58'58"W.

**HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772**

Thomas M. Murphy

Digitally signed by Tom Murphy
DN: cn=Tom Murphy, o=Hole Montes Inc.,
ou,email=tommurphy@hmeng.com, c=US
Date: 2021.09.10 08:56:06 -04'00'

BY THOMAS M. MURPHY LS5628 STATE OF FLORIDA



* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 2	OF SHEET 2
SEC-TWN-RGE: 13, 24-51-26/18,19-51-27	

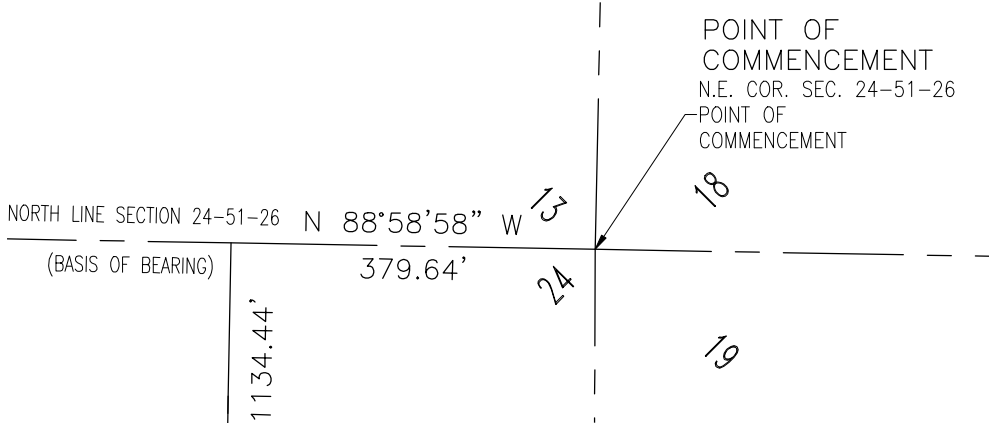
950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
FIDDLER'S CREEK CDD TRANSFERS - No. 3

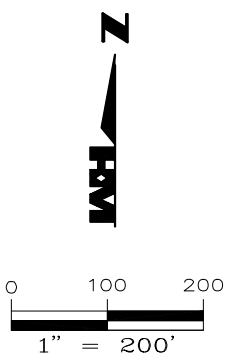
DRAWING NO. H-1656
PROJECT NO. 21.009
FILE NAME 21009 swap 03.dwg

Exhibit “3-3”

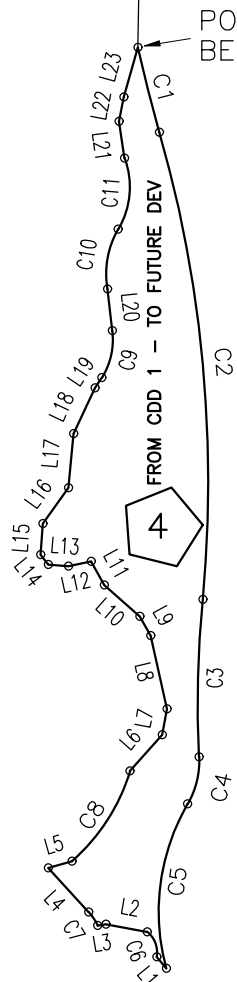
Sketch and Legal Description - Land Area 4



POINT OF COMMENCEMENT
N.E. COR. SEC. 24-51-26
POINT OF COMMENCEMENT



LINE	BEARING	DISTANCE
L1	N 39°43'50" W	15.69'
L2	N 79°30'58" W	43.53'
L3	S 80°19'05" W	8.96'
L4	N 42°16'58" W	62.25'
L5	N 73°40'24" E	25.42'
L6	N 41°37'25" E	50.66'
L7	N 10°22'25" E	27.22'
L8	N 12°32'25" W	78.23'
L9	N 29°37'21" W	23.12'
L10	N 48°22'44" W	49.41'
L11	N 29°07'55" W	28.24'
L12	S 78°03'56" W	24.27'
L13	N 85°22'05" W	20.88'
L14	N 38°23'02" W	12.94'
L15	N 04°02'33" E	32.41'
L16	N 35°37'38" E	45.87'
L17	N 05°20'25" E	56.76'
L18	N 25°11'01" E	52.77'
L19	N 33°20'03" E	12.47'
L20	N 06°33'33" W	43.67'
L21	N 08°09'49" W	38.87'
L22	N 11°08'27" E	25.82'
L23	N 15°35'44" E	53.71'



CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1675.00'	3°07'33"	91.37'	S 14°21'05" E	91.38'
C2	1325.00'	21°15'19"	488.73'	S 05°17'11" E	491.54'
C3	1175.00'	7°59'44"	163.84'	S 01°20'36" W	163.97'
C4	90.00'	32°36'49"	50.54'	S 13°39'09" W	51.23'
C5	225.00'	45°10'15"	172.83'	S 07°22'26" W	177.39'
C6	26.59'	63°26'12"	27.96'	N 20°45'36" W	29.44'
C7	54.99'	17°39'49"	16.89'	N 33°27'03" W	16.95'
C8	206.02'	31°25'54"	111.61'	N 32°54'04" E	113.02'
C9	74.56'	39°23'46"	50.26'	N 12°32'06" E	51.27'
C10	91.83'	40°23'53"	63.42'	N 10°15'31" E	64.75'
C11	86.10'	50°55'35"	74.03'	N 04°59'40" E	76.53'

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 24-51-26	



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SKETCH AND LEGAL DESCRIPTION
FIDDLER'S CREEK CDD TRANSFERS - No. 4

DRAWING NO. H-1657
PROJECT NO. 21.009
FILE NAME 21009 swap 04.dwg

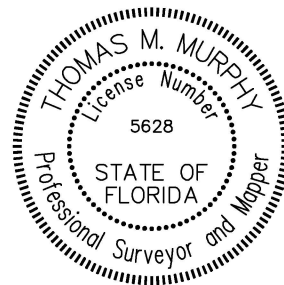
LEGAL DESCRIPTION


A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN N88°58'58"W ALONG THE NORTH LINE OF SAID SECTION 24 FOR A DISTANCE OF 379.64 FEET; THENCE RUN S01°01'02"W FOR A DISTANCE OF 1134.44 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1675.00 FEET, AT A BEARING OF N77°12'42"E THEREFROM, THROUGH A CENTRAL ANGLE OF 03°07'33" AND BEING SUBTENDED BY A CHORD OF 91.37 FEET AT A BEARING OF S14°21'05"E, FOR AN ARC LENGTH OF 91.38 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1325.00 FEET, THROUGH A CENTRAL ANGLE OF 21°15'19" AND BEING SUBTENDED BY A CHORD OF 488.73 FEET AT A BEARING OF S05°17'11"E, FOR AN ARC LENGTH OF 491.54 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1175.00 FEET, THROUGH A CENTRAL ANGLE OF 07°59'44" AND BEING SUBTENDED BY A CHORD OF 163.84 FEET AT A BEARING OF S01°20'36"W, FOR AN ARC LENGTH OF 163.97 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, THROUGH A CENTRAL ANGLE OF 32°36'49" AND BEING SUBTENDED BY A CHORD OF 50.54 FEET AT A BEARING OF S13°39'09"W, FOR AN ARC LENGTH OF 51.23 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 45°10'15" AND BEING SUBTENDED BY A CHORD OF 172.83 FEET AT A BEARING OF S07°22'26"W, FOR AN ARC LENGTH OF 177.39 FEET; THENCE RUN N39°43'50"W FOR A DISTANCE OF 15.69 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 26.59 FEET, AT A BEARING OF N79°02'30"W THEREFROM, THROUGH A CENTRAL ANGLE OF 63°26'12" AND BEING SUBTENDED BY A CHORD OF 27.96 FEET AT A BEARING OF N20°45'36"W, FOR AN ARC LENGTH OF 29.44 FEET; THENCE RUN N79°30'58"W FOR A DISTANCE OF 43.53 FEET; THENCE RUN S80°19'05"W FOR A DISTANCE OF 8.96 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 54.99 FEET, AT A BEARING OF S65°22'51"W THEREFROM, THROUGH A CENTRAL ANGLE OF 17°39'49" AND BEING SUBTENDED BY A CHORD OF 16.89 FEET AT A BEARING OF N33°27'03"W, FOR AN ARC LENGTH OF 16.95 FEET; THENCE RUN N42°16'58"W FOR A DISTANCE OF 62.25 FEET; THENCE RUN N73°40'24"E FOR A DISTANCE OF 25.42 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 206.02 FEET, AT A BEARING OF N41°22'59"W THEREFROM, THROUGH A CENTRAL ANGLE OF 31°25'54" AND BEING SUBTENDED BY A CHORD OF 111.61 FEET AT A BEARING OF N32°54'04"E, FOR AN ARC LENGTH OF 113.02 FEET; THENCE RUN N41°37'25"E FOR A DISTANCE OF 50.66 FEET; THENCE RUN N10°22'25"E FOR A DISTANCE OF 27.22 FEET; THENCE RUN N12°32'25"W FOR A DISTANCE OF 78.23 FEET; THENCE RUN N29°37'21"W FOR A DISTANCE OF 23.12 FEET; THENCE RUN N48°22'44"W FOR A DISTANCE OF 49.41 FEET; THENCE RUN N29°07'55"W FOR A DISTANCE OF 28.24 FEET; THENCE RUN S78°03'56"W FOR A DISTANCE OF 24.27 FEET; THENCE RUN N85°22'05"W FOR A DISTANCE OF 20.88 FEET; THENCE RUN N38°23'02"W FOR A DISTANCE OF 12.94 FEET; THENCE RUN N04°02'33"E FOR A DISTANCE OF 32.41 FEET; THENCE RUN N35°37'38"E FOR A DISTANCE OF 45.87 FEET; THENCE RUN N05°20'25"E FOR A DISTANCE OF 56.76 FEET; THENCE RUN N25°11'01"E FOR A DISTANCE OF 52.77 FEET; THENCE RUN N33°20'03"E FOR A DISTANCE OF 12.47 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 74.56 FEET, AT A BEARING OF N57°46'01"W THEREFROM, THROUGH A CENTRAL ANGLE OF 39°23'46" AND BEING SUBTENDED BY A CHORD OF 50.26 FEET AT A BEARING OF N12°32'06"E, FOR AN ARC LENGTH OF 51.27 FEET; THENCE RUN N06°33'33"W FOR A DISTANCE OF 43.67 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 91.83 FEET, AT A BEARING OF N80°03'35"E THEREFROM, THROUGH A CENTRAL ANGLE OF 40°23'53" AND BEING SUBTENDED BY A CHORD OF 63.42 FEET AT A BEARING OF N10°15'31"E, FOR AN ARC LENGTH OF 64.75 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 86.10 FEET, THROUGH A CENTRAL ANGLE OF 50°55'35" AND BEING SUBTENDED BY A CHORD OF 74.03 FEET AT A BEARING OF N04°59'40"E, FOR AN ARC LENGTH OF 76.53 FEET; THENCE RUN N08°09'49"W FOR A DISTANCE OF 38.87 FEET; THENCE RUN N11°08'27"E FOR A DISTANCE OF 25.82 FEET; THENCE RUN N15°35'44"E FOR A DISTANCE OF 53.71 FEET, TO THE POINT OF BEGINNING. CONTAINING 75359.62 SQUARE FEET OR 1.73 ACRES, MORE OR LESS.

BEARINGS REFER TO THE NORTH LINE OF SECTION 24, AS BEING N88°58'58"W.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



BY  Digitally signed by Tom Murphy
DN: cn=Tom Murphy, o=Hole Montes Inc., ou,
email=tom.murphy@hmemg.com, c=US
Date: 2021.09.10 08:56:44 -0400
THOMAS M. MURPHY LS5628
STATE OF FLORIDA

* NOT A SURVEY *


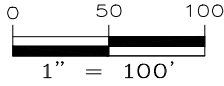
DRAWN BY: BEN	DATE: 7/21	 950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION FIDDLER'S CREEK CDD TRANSFERS - No. 4	DRAWING NO. H-1657
SHEET # 2	OF SHEET 2			PROJECT NO. 21.009
SEC-TWN-RGE: 24-51-26				FILE NAME 21009 swap 04.dwg

Exhibit “3-4”

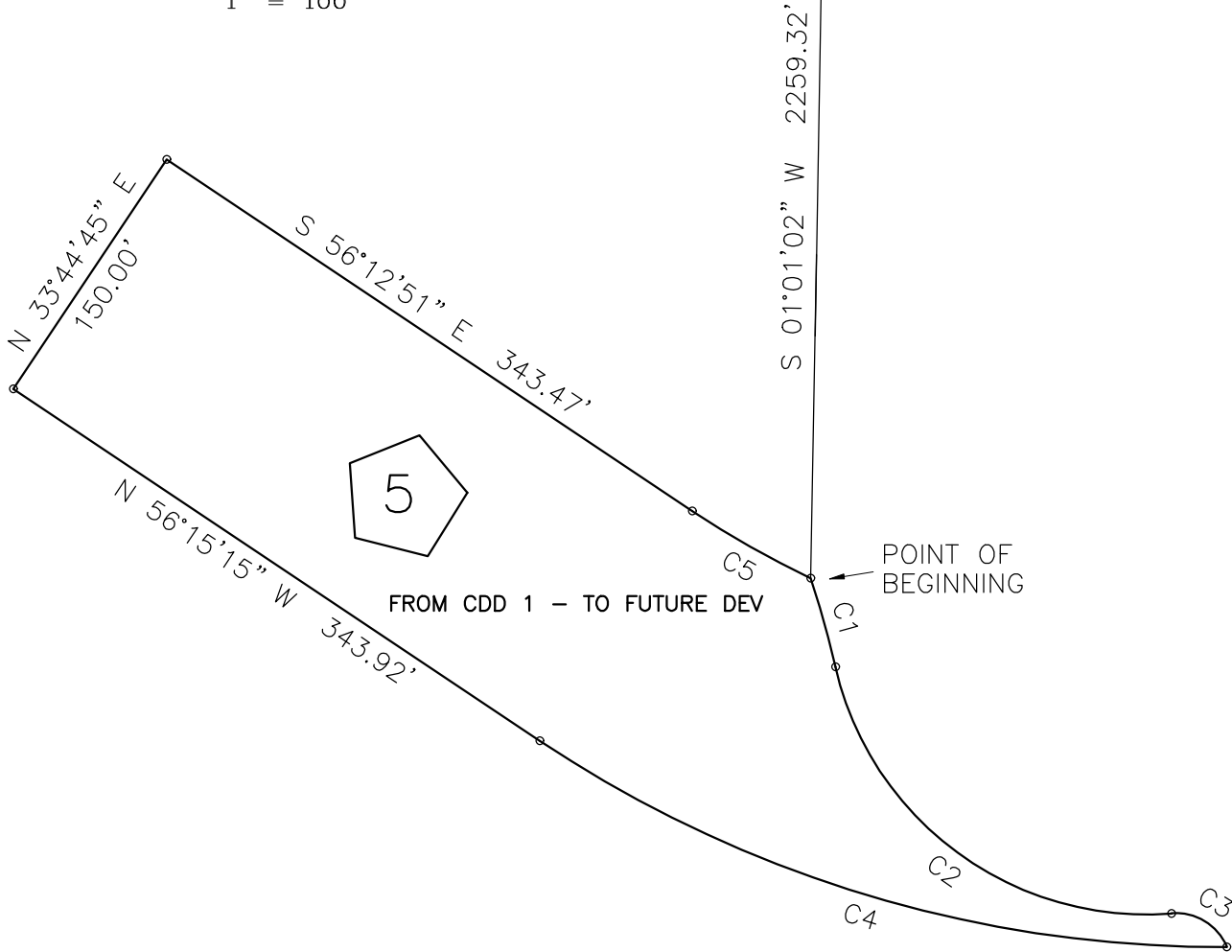
Sketch and Legal Description - Land Area 5



POINT OF
COMMENCEMENT
N.E. COR. SEC. 24-51-26
POINT OF
COMMENCEMENT

N LINE SECTION 24-51-26
(BASIS OF BEARING)

N 88°58'58" W
365.96'



CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	539.33'	5°18'50"	50.00'	S 15°34'07" E	50.02'
C2	173.16'	81°36'51"	226.33'	S 53°43'07" E	246.66'
C3	30.00'	71°33'53"	35.08'	S 58°44'36" E	37.47'
C4	665.00'	34°03'36"	389.52'	N 73°17'03" W	395.32'
C5	518.02'	8°11'37"	74.02'	S 60°26'32" E	74.08'

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 24-51-26	

950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
FIDDLER'S CREEK CDD TRANSFERS - No. 5

DRAWING NO. H-1658
PROJECT NO. 21.009
FILE NAME 21009 swap 05.dwg

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

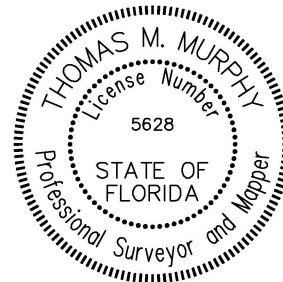
COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN N88°58'58"W ALONG THE NORTH LINE OF SAID SECTION 24 FOR A DISTANCE OF 365.96 FEET; THENCE RUN S01°01'02"W FOR A DISTANCE OF 2259.32 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 539.33 FEET, AT A BEARING OF S71°46'28"W THEREFROM, THROUGH A CENTRAL ANGLE OF 05°18'50" AND BEING SUBTENDED BY A CHORD OF 50.00 FEET AT A BEARING OF S15°34'07"E, FOR AN ARC LENGTH OF 50.02 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 173.16 FEET, THROUGH A CENTRAL ANGLE OF 81°36'51" AND BEING SUBTENDED BY A CHORD OF 226.33 FEET AT A BEARING OF S53°43'07"E, FOR AN ARC LENGTH OF 246.66 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 71°33'53" AND BEING SUBTENDED BY A CHORD OF 35.08 FEET AT A BEARING OF S58°44'36"E, FOR AN ARC LENGTH OF 37.47 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 665.00 FEET, AT A BEARING OF N00°18'51"W THEREFROM, THROUGH A CENTRAL ANGLE OF 34°03'36" AND BEING SUBTENDED BY A CHORD OF 389.52 FEET AT A BEARING OF N73°17'03"W, FOR AN ARC LENGTH OF 395.32 FEET; THENCE RUN N56°15'15"W FOR A DISTANCE OF 343.92 FEET; THENCE RUN N33°44'45"E FOR A DISTANCE OF 150.00 FEET; THENCE RUN S56°12'51"E FOR A DISTANCE OF 343.47 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 518.02 FEET, AT A BEARING OF N33°39'17"E THEREFROM, THROUGH A CENTRAL ANGLE OF 08°11'37" AND BEING SUBTENDED BY A CHORD OF 74.02 FEET AT A BEARING OF S60°26'32"E, FOR AN ARC LENGTH OF 74.08 FEET. TO THE POINT OF BEGINNING. CONTAINING 78479.71 SQUARE FEET OR 1.80 ACRES, MORE OR LESS.

BEARINGS REFER TO THE NORTH LINE OF SECTION 24, AS BEING N88°58'58"W.

**HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772**

Thomas M. Murphy
Digitally signed by Tom Murphy
DN: cn=Tom Murphy, o=Hole Montes Inc., ou,
email=tommurphy@hmemg.com, c=US
Date: 2021.09.10 08:57:26 -04'00'

BY THOMAS M. MURPHY LS5628
STATE OF FLORIDA



* NOT A SURVEY *


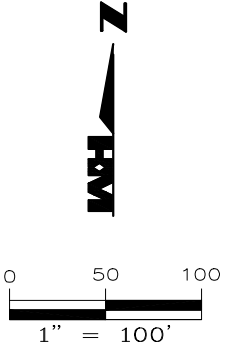
DRAWN BY: BEN	DATE: 7/21		950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION FIDDLER'S CREEK CDD TRANSFERS - No. 5	DRAWING NO. H-1658
SHEET # 2	OF SHEET 2				PROJECT NO. 21.009
SEC-TWN-RGE: 24-51-26					FILE NAME 21009 swap 05.dwg

Exhibit “3-5”

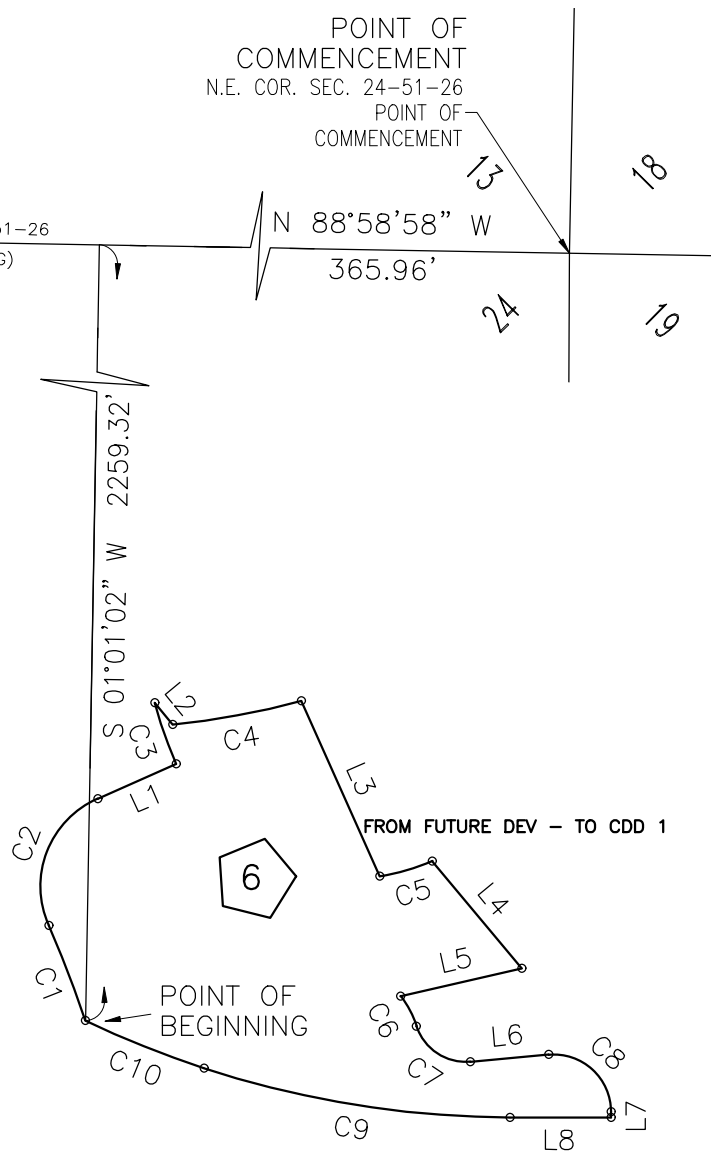
Sketch and Legal Description - Land Area 6

POINT OF COMMENCEMENT
N.E. COR. SEC. 24-51-26
POINT OF COMMENCEMENT

N LINE SECTION 24-51-26
(BASIS OF BEARING) N 88°58'58" W 365.96'



LINE	BEARING	DISTANCE
L1	N 66°10'38" E	44.67'
L2	S 39°43'50" E	14.69'
L3	S 24°07'50" E	100.00'
L4	S 39°51'28" E	72.80'
L5	S 77°09'19" W	64.77'
L6	N 84°51'02" E	41.08'
L7	S 00°03'28" W	3.02'
L8	N 89°56'32" W	52.74'



CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	539.33'	5°38'12"	53.04'	N 21°03'23" W	53.06'
C2	50.00'	90°03'07"	70.74'	N 21°09'04" E	78.59'
C3	225.00'	8°36'41"	33.78'	N 19°31'02" W	33.82'
C4	439.40'	8°53'20"	68.10'	N 79°36'47" E	68.17'
C5	116.17'	14°02'45"	28.41'	N 73°47'53" E	28.48'
C6	53.67'	19°03'16"	17.77'	S 27°45'14" E	17.85'
C7	26.99'	76°55'23"	33.58'	S 56°41'17" E	36.24'
C8	29.79'	95°12'27"	43.99'	S 47°32'45" E	49.50'
C9	518.02'	17°54'49"	161.30'	N 80°51'28" W	161.96'
C10	515.00'	7°24'50"	66.59'	N 68°08'28" W	66.64'

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 24-51-26	

950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
FIDDLER'S CREEK CDD TRANSFERS - No. 6

DRAWING NO. H-1659
PROJECT NO. 21.009
FILE NAME 21009 swap 06.dwg

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN N88°58'58"W ALONG THE NORTH LINE OF SAID SECTION 24 FOR A DISTANCE OF 365.96 FEET; THENCE RUN S01°01'02"W FOR A DISTANCE OF 2259.32 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 539.33 FEET, AT A BEARING OF S71°45'43"W THEREFROM, THROUGH A CENTRAL ANGLE OF 05°38'12" AND BEING SUBTENDED BY A CHORD OF 53.04 FEET AT A BEARING OF N21°03'23"W, FOR AN ARC LENGTH OF 53.06 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90°03'07" AND BEING SUBTENDED BY A CHORD OF 70.74 FEET AT A BEARING OF N21°09'04"E, FOR AN ARC LENGTH OF 78.59 FEET; THENCE RUN N66°10'38"E FOR A DISTANCE OF 44.67 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, AT A BEARING OF N66°10'38"E THEREFROM, THROUGH A CENTRAL ANGLE OF 08°36'41" AND BEING SUBTENDED BY A CHORD OF 33.78 FEET AT A BEARING OF N19°31'02"W, FOR AN ARC LENGTH OF 33.82 FEET; THENCE RUN S39°43'50"E FOR A DISTANCE OF 14.69 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 439.40 FEET, AT A BEARING OF N05°56'33"W THEREFROM, THROUGH A CENTRAL ANGLE OF 08°53'20" AND BEING SUBTENDED BY A CHORD OF 68.10 FEET AT A BEARING OF N79°36'47"E, FOR AN ARC LENGTH OF 68.17 FEET; THENCE RUN S24°07'50"E FOR A DISTANCE OF 100.00 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 116.17 FEET, AT A BEARING OF N09°10'44"W THEREFROM, THROUGH A CENTRAL ANGLE OF 14°02'45" AND BEING SUBTENDED BY A CHORD OF 28.41 FEET AT A BEARING OF N73°47'53"E, FOR AN ARC LENGTH OF 28.48 FEET; THENCE RUN S39°51'28"E FOR A DISTANCE OF 72.80 FEET; THENCE RUN S77°09'19"W FOR A DISTANCE OF 64.77 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 53.67 FEET, AT A BEARING OF S52°43'08"W THEREFROM, THROUGH A CENTRAL ANGLE OF 19°03'16" AND BEING SUBTENDED BY A CHORD OF 17.77 FEET AT A BEARING OF S27°45'14"E, FOR AN ARC LENGTH OF 17.85 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 26.99 FEET, THROUGH A CENTRAL ANGLE OF 76°55'23" AND BEING SUBTENDED BY A CHORD OF 33.58 FEET AT A BEARING OF S56°41'17"E, FOR AN ARC LENGTH OF 36.24 FEET; THENCE RUN N84°51'02"E FOR A DISTANCE OF 41.08 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 29.79 FEET, THROUGH A CENTRAL ANGLE OF 95°12'27" AND BEING SUBTENDED BY A CHORD OF 43.99 FEET AT A BEARING OF S47°32'45"E, FOR AN ARC LENGTH OF 49.50 FEET; THENCE RUN S00°03'28"W FOR A DISTANCE OF 3.02 FEET; THENCE RUN N89°56'32"W FOR A DISTANCE OF 52.74 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 518.02 FEET, AT A BEARING OF N00°11'08"E THEREFROM, THROUGH A CENTRAL ANGLE OF 17°54'49" AND BEING SUBTENDED BY A CHORD OF 161.30 FEET AT A BEARING OF N80°51'28"W, FOR AN ARC LENGTH OF 161.96 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 515.00 FEET, AT A BEARING OF N18°09'08"E THEREFROM, THROUGH A CENTRAL ANGLE OF 07°24'50" AND BEING SUBTENDED BY A CHORD OF 66.59 FEET AT A BEARING OF N68°08'28"W, FOR AN ARC LENGTH OF 66.64 FEET. TO THE POINT OF BEGINNING. CONTAINING 34447.03 SQUARE FEET OR 0.79 ACRES, MORE OR LESS.

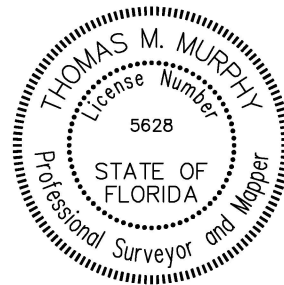
BEARINGS REFER TO THE NORTH LINE OF SECTION 24, AS BEING N88°58'58"W.

**HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772**



Digitally signed by Tom Murphy
DN: cn=Tom Murphy, o=Hole Montes Inc., ou,
email=tommurphy@hmemg.com, c=US
Date: 2021.09.10 08:58:35 -04'00'

BY THOMAS M. MURPHY LS5628
STATE OF FLORIDA



* NOT A SURVEY *


DRAWN BY: BEN	DATE: 7/21		950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION FIDDLER'S CREEK CDD TRANSFERS - No. 6	DRAWING NO. H-1659
SHEET # 2	OF SHEET 2				PROJECT NO. 21.009
SEC-TWN-RGE: 24-51-26					FILE NAME 21009 swap 06.dwg

Exhibit “3-6”

Sketch and Legal Description - Land Area 7

POINT OF COMMENCEMENT
 N.E. COR. SEC. 24-51-26
 POINT OF COMMENCEMENT

N 88°58'58" W

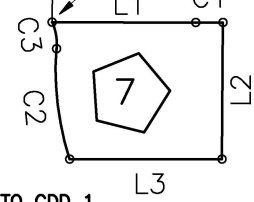
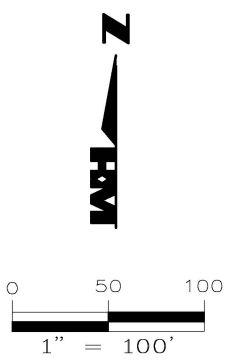
136.57'

N 01°01'02" E 2455.60'

POINT OF BEGINNING

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1010.00'	0°47'44"	14.02'	N 89°44'05" E	14.02'
C2	151.62'	22°00'34"	57.89'	N 06°48'50" W	58.24'
C3	30.00'	27°06'36"	14.06'	N 09°21'51" W	14.19'

LINE	BEARING	DISTANCE
L1	S 89°52'03" E	74.88'
L2	S 00°20'23" W	71.25'
L3	N 90°00'00" W	79.32'



FROM FUTURE DEV - TO CDD 1

LEGAL DESCRIPTION

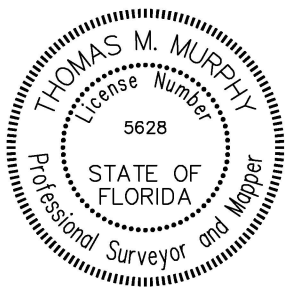
A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN N88°58'58" W ALONG THE NORTH LINE OF SAID SECTION 24 FOR A DISTANCE OF 365.96 FEET; THENCE RUN S01°01'02" W FOR A DISTANCE OF 2259.32 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S89°52'03" E FOR A DISTANCE OF 74.88 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1010.00 FEET, THROUGH A CENTRAL ANGLE OF 00°47'44" AND BEING SUBTENDED BY A CHORD OF 14.02 FEET AT A BEARING OF N89°44'05" E, FOR AN ARC LENGTH OF 14.02 FEET; THENCE RUN S00°20'23" W FOR A DISTANCE OF 71.25 FEET; THENCE RUN N90°00'00" W FOR A DISTANCE OF 79.32 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 151.62 FEET, AT A BEARING OF N72°10'54" E THEREFROM, THROUGH A CENTRAL ANGLE OF 22°00'34" AND BEING SUBTENDED BY A CHORD OF 57.89 FEET AT A BEARING OF N06°48'50" W, FOR AN ARC LENGTH OF 58.24 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 27°06'36" AND BEING SUBTENDED BY A CHORD OF 14.06 FEET AT A BEARING OF N09°21'51" W, FOR AN ARC LENGTH OF 14.19 FEET. TO THE POINT OF BEGINNING. CONTAINING 6074.66 SQUARE FEET OR 0.14 ACRES, MORE OR LESS.

BEARINGS REFER TO THE NORTH LINE OF SECTION 24, AS BEING N88°58'58" W.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY Thomas M. Murphy LS5628
 THOMAS M. MURPHY STATE OF FLORIDA



* NOT A SURVEY *


DRAWN BY: BEN	DATE: 7/21	 950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION FIDDLER'S CREEK CDD TRANSFERS - No. 7	DRAWING NO. H-1660
SHEET # 1	OF SHEET 1			PROJECT NO. 21.009
SEC-TWN-RGE: 24-51-26				FILE NAME 21009 swap 07.dwg

Exhibit “4”

Sketch and Legal Description of District as Amended to Effect the Net Contraction

POC, LESS & EXCEPT (S.W. COR. CHAMPIONSHIP DR.): O.R. 1755 PG. 361

LESS AND EXCEPT PUMP STATION SITE O.R. 1755 PG. 361

2

LESS AND EXCEPT PORTION OF GOLF COURSE PARCEL 1

POB, PARCEL 1 N.E. COR. SEC. 22

3

4

LESS AND EXCEPT GOLF COURSE PARCEL 3

LESS AND EXCEPT GOLF COURSE PARCEL 4

LESS AND EXCEPT GOLF COURSE PARCEL 2

5

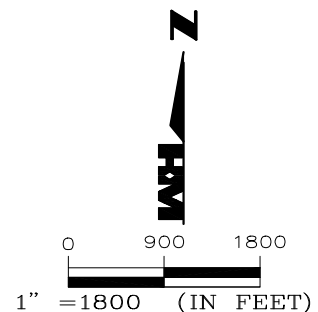
S.W. COR. SEC. 13
POB, PARCEL B
POC, PARCEL C

N. LINE N.E. 1/4 SEC. 24-51-26

LESS AND EXCEPT SCHOOL SITE NO. 2 O.R. 1495 PG. 384

6

PARCEL 2
PARCEL 3



LEGEND

SHEET NUMBER

* NOT A SURVEY *

C:\Users\GiangNgoc\AppData\Local\Temp\AcPublish_68632\2021009_CDD1.dwg Tab: Layout1 Aug 04, 2021 - 9:38am Plotted by: GIANGNGOC

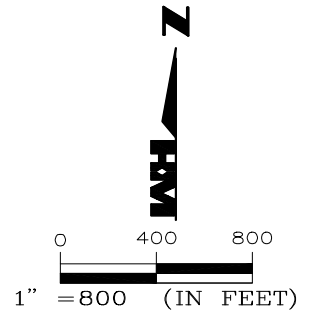
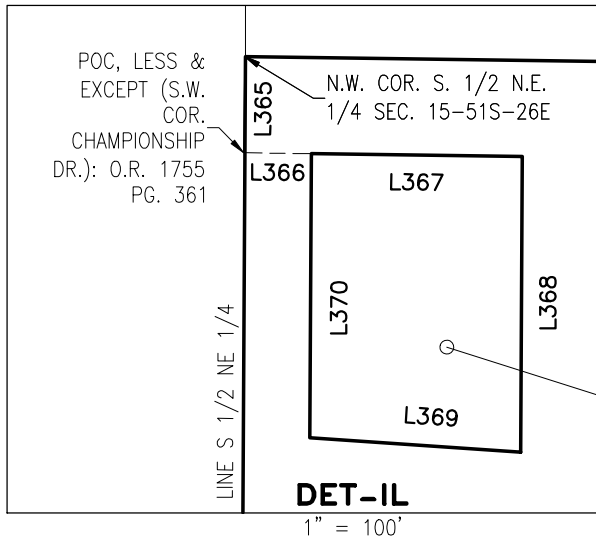
PARTY CHIEF/FIELD BOOK:	DATE:
DRAWN BY: G.N	DATE: 7/22/2021
SHEET # 1	OF SHEET 16
SEC-TWN-RGE 13,14,15,18,19,22,23,24-51-26,27E	



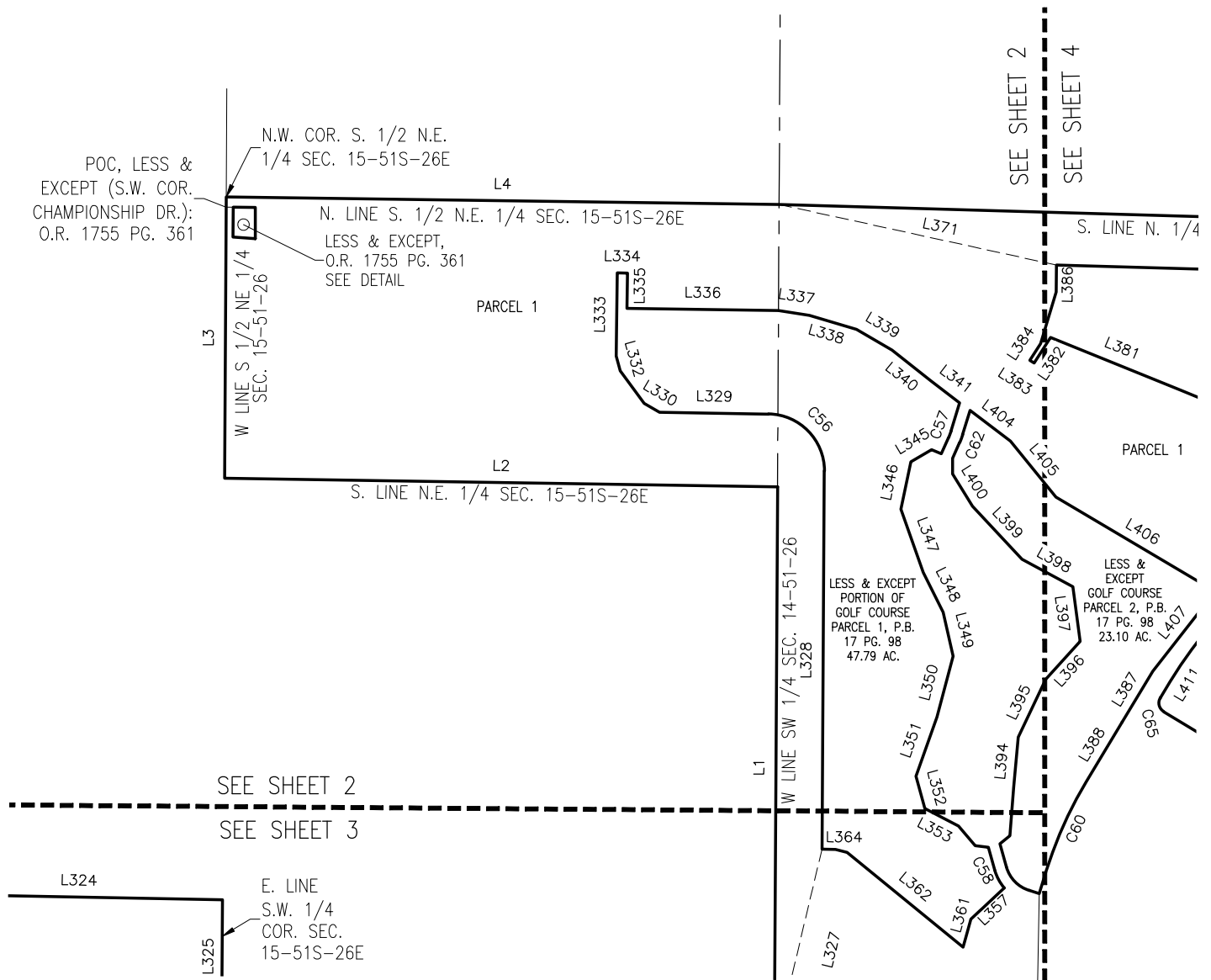
6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

LEGAL DESCRIPTION
COMMUNITY DEVELOPMENT
DISTRICT 1

DRAWING NO. H-1646-CDD1
PROJECT NO. 2021.009
FILE NAME: 2021009_CDD1.dwg



NOTE:
NOT ALL LINE & CURVE TAGS (L67) ARE SHOWN ON SKETCH, BUT THEY ARE SEQUENTIAL IN ORDER.



* NOT A SURVEY *

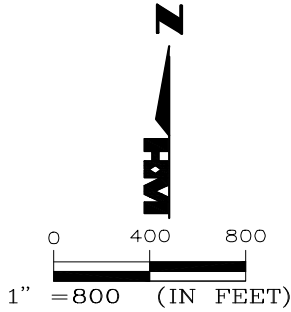
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SHEET # 2	OF SHEET 16
SEC-TWN-RGE: 13,14,15,18,19,22,23,24-51S-26,27E	



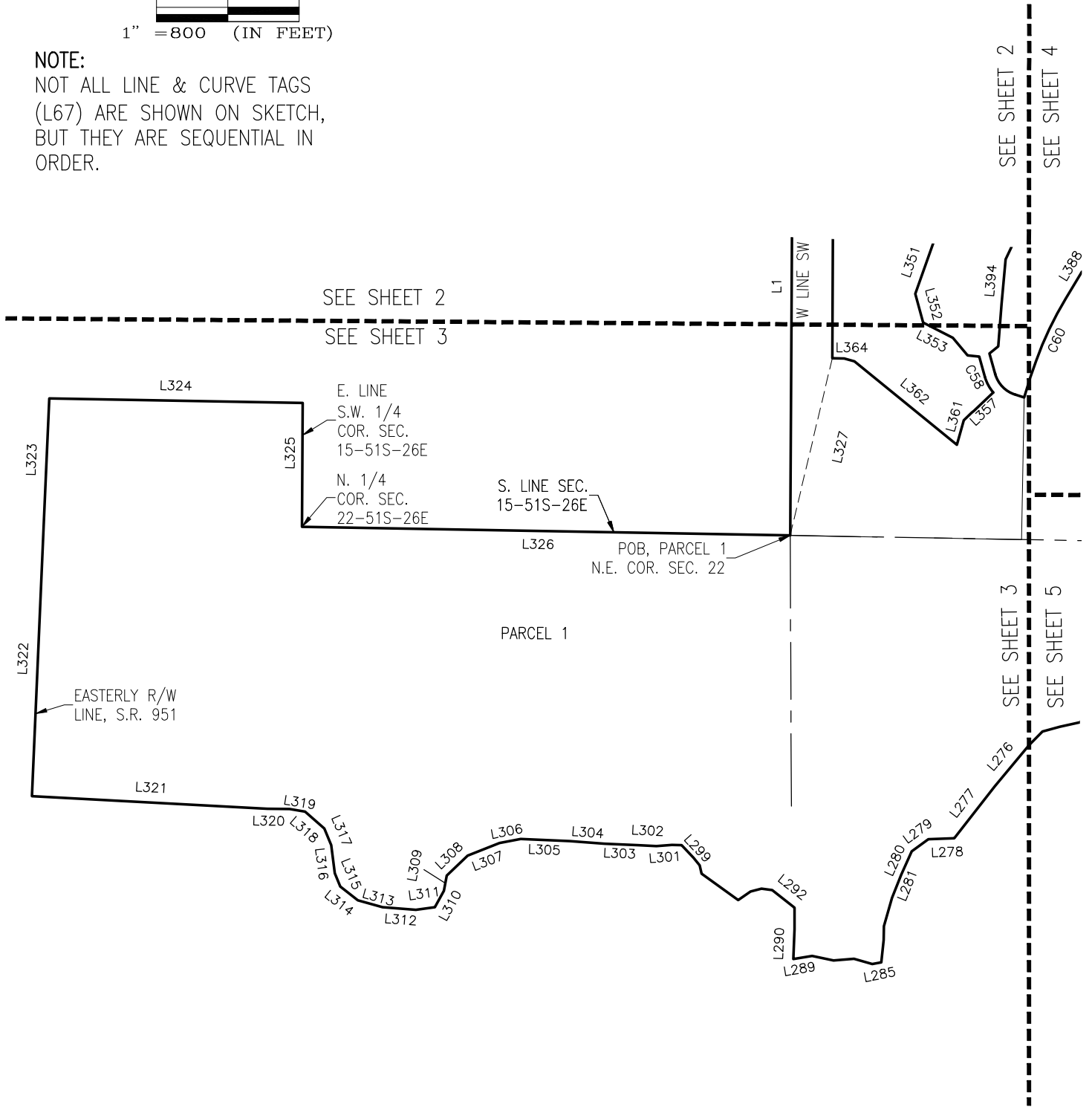
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LEGAL DESCRIPTION
COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. H-1646-CDD1
PROJECT NO. 2021.009
FILE NAME 2021009 CDD1.dwg



NOTE:
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 (L67) ARE SHOWN ON SKETCH,
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* NOT A SURVEY *

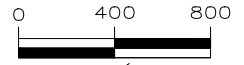
DRAWN BY: G.N	DATE: 7/14/2021
SHEET # 3	OF SHEET 16
SEC-TWN-RGE: 13,14,15,18,19,22,23,24-51S-26,27E	



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LEGAL DESCRIPTION
 COMMUNITY DEVELOPMENT DISTRICT 1

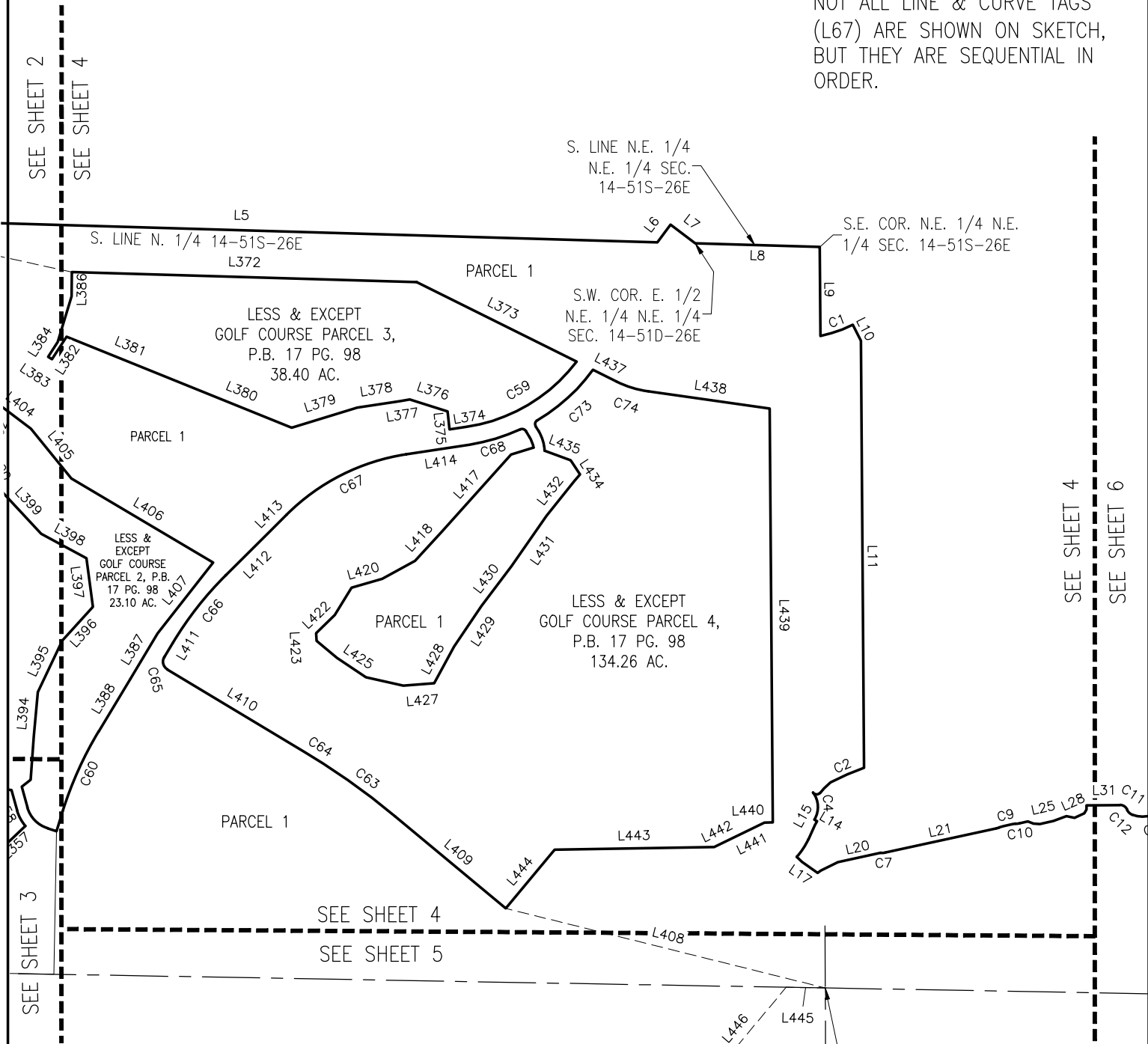
DRAWING NO. H-1646-CDD1
PROJECT NO. 2021.009
FILE NAME 2021009 CDD1.dwg



1" = 800 (IN FEET)

NOTE:

NOT ALL LINE & CURVE TAGS (L67) ARE SHOWN ON SKETCH, BUT THEY ARE SEQUENTIAL IN ORDER.



SEE SHEET 2
SEE SHEET 4

SEE SHEET 4
SEE SHEET 6

SEE SHEET 3

SEE SHEET 4
SEE SHEET 5

* NOT A SURVEY *

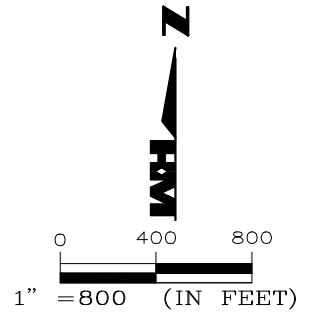
DRAWN BY: G.N	DATE: 7/22/2021
SHEET # 4	OF SHEET 16
SEC-TWN-RGE: 13,14,15,18,19,22,23,24-51S-26,27E	



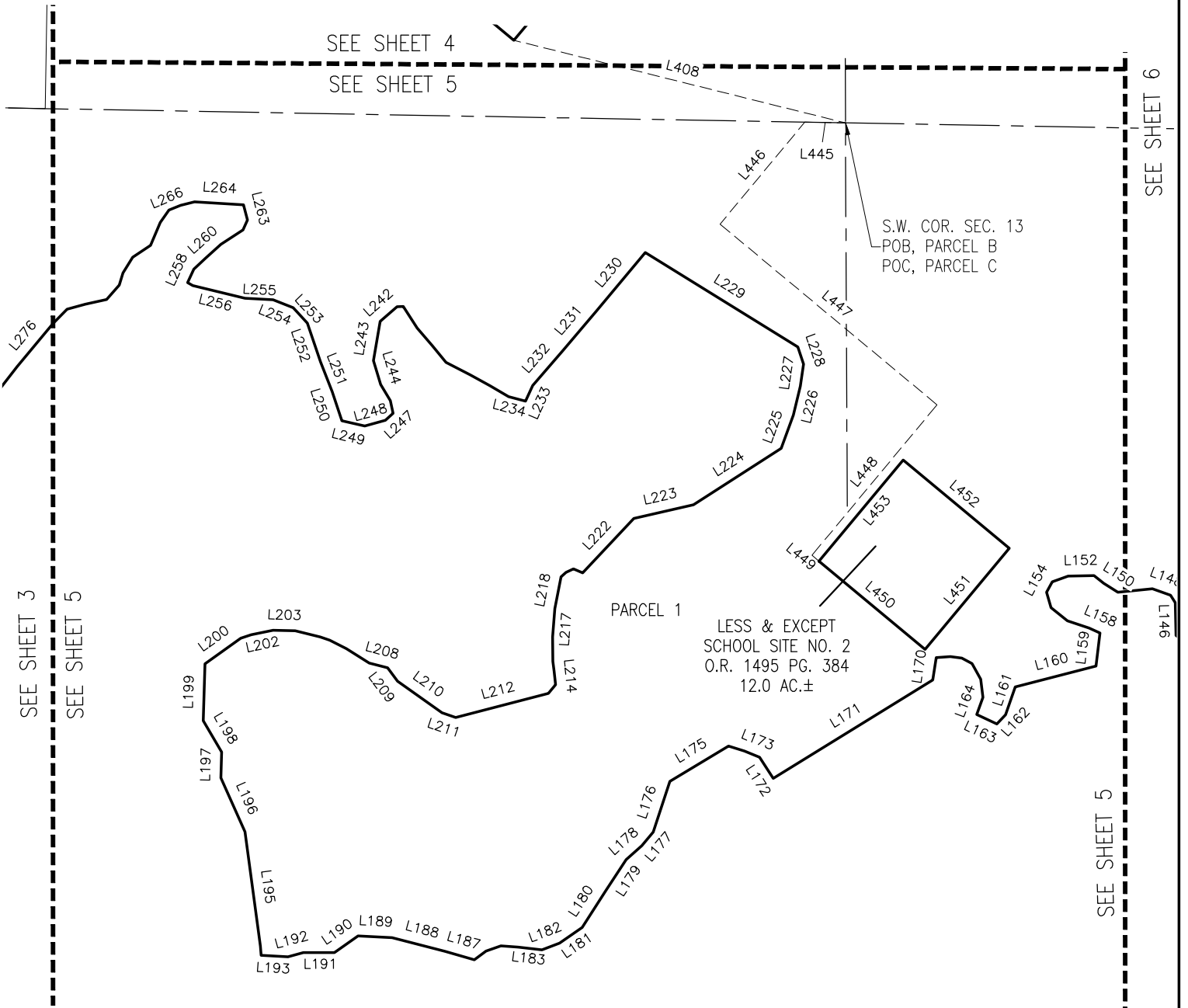
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LEGAL DESCRIPTION
COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. H-1646-CDD1
PROJECT NO. 2021.009
FILE NAME 2021009 CDD1.dwg



NOTE:
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 (L67) ARE SHOWN ON SKETCH,
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* NOT A SURVEY *

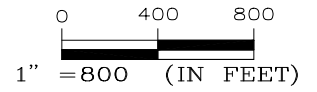
DRAWN BY: G.N	DATE: 7/22/2021
SHEET # 5	OF SHEET 16
SEC-TWN-RGE: 13,14,15,18,19,22,23,24-51S-26,27E	



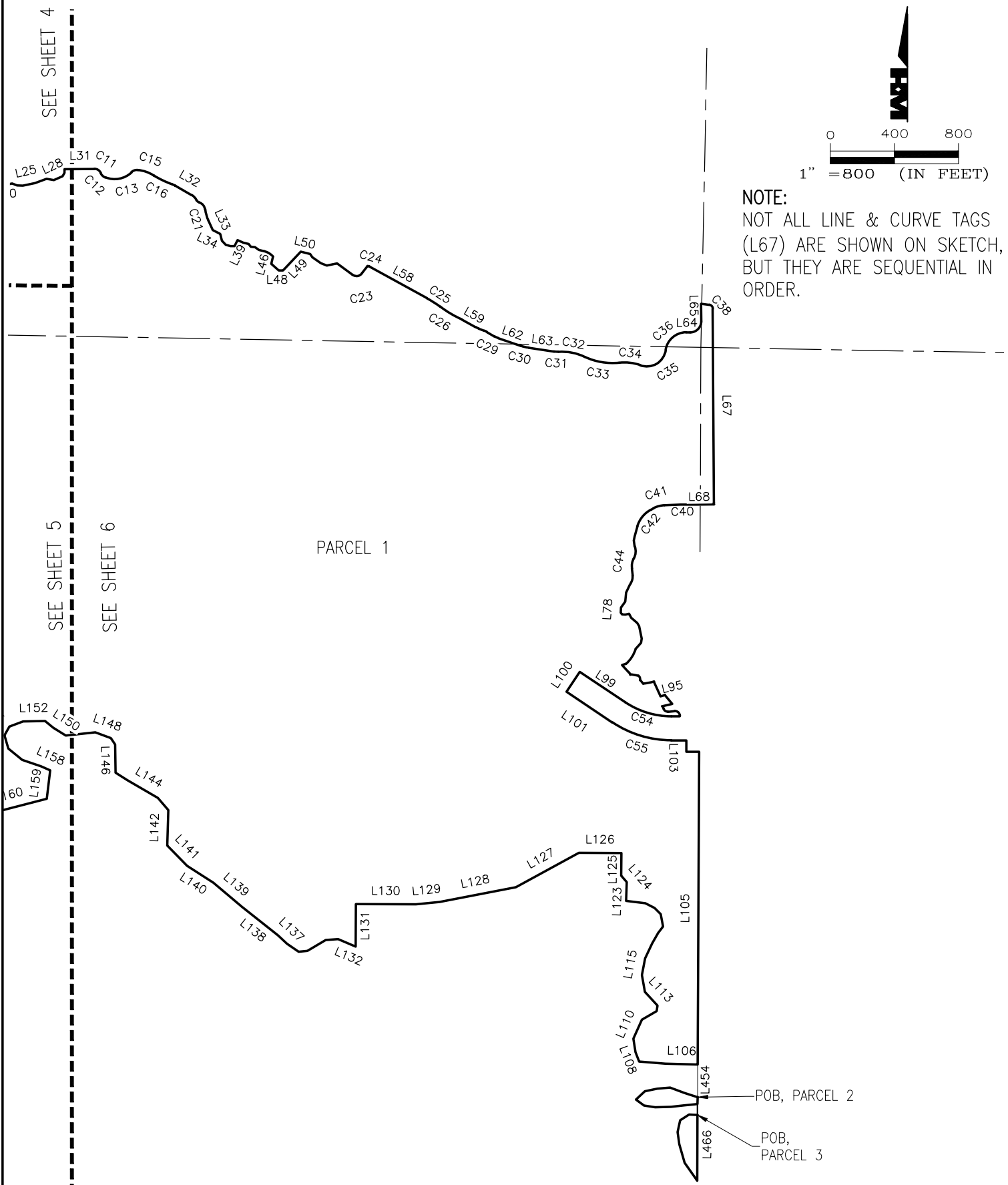
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LEGAL DESCRIPTION
 COMMUNITY DEVELOPMENT DISTRICT 1


DRAWING NO. H-1646-CDD1
PROJECT NO. 2021.009
FILE NAME 2021009 CDD1.dwg



NOTE:
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 (L67) ARE SHOWN ON SKETCH,
 BUT THEY ARE SEQUENTIAL IN
 ORDER.



* NOT A SURVEY *

DRAWN BY: G.N	DATE: 7/22/2021	 950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	LEGAL DESCRIPTION COMMUNITY DEVELOPMENT DISTRICT 1	DRAWING NO. H-1646-CDD1
SHEET # 6	OF SHEET 16			PROJECT NO. 2021.009
SEC-TWN-RGE: 13,14,15,18,19,22,23,24-51S-26,27E				FILE NAME 2021009 CDD1.dwg

LINE	BEARING	DISTANCE
L1	N 00°19'45" E	2787.36'
L2	N 89°06'35" W	2739.04'
L3	N 00°18'43" E	1392.96'
L4	S 89°13'52" E	2738.98'
L5	S 88°20'50" E	4635.09'
L6	N 37°08'33" E	122.51'
L7	S 52°51'27" E	171.83'
L8	S 88°20'43" E	693.91'
L9	S 00°25'37" E	495.65'
L10	S 26°57'22" E	100.00'
L11	S 00°25'53" E	2378.44'
L12	S 47°08'59" W	48.64'
L13	S 41°40'21" W	33.12'
L14	S 59°52'05" E	16.74'
L15	S 28°56'05" W	24.08'
L16	S 45°28'07" E	39.52'
L17	S 55°15'12" E	106.68'
L18	N 53°26'00" E	22.75'
L19	N 63°50'35" E	105.72'
L20	N 77°40'12" E	242.08'
L21	N 77°40'12" E	633.48'
L22	N 77°40'12" E	46.94'
L23	S 69°14'10" E	32.78'
L24	S 86°34'08" E	36.83'
L25	N 77°25'16" E	77.61'
L26	N 69°39'07" E	76.08'
L27	S 79°13'24" E	47.16'
L28	N 65°20'21" E	59.88'
L29	N 30°23'51" E	24.71'
L30	N 00°29'56" W	22.52'
L31	N 89°33'28" E	185.48'
L32	S 60°16'17" E	117.36'
L33	S 24°20'06" E	64.72'
L34	S 63°10'35" E	52.78'
L35	S 14°24'37" E	43.32'
L36	S 42°59'31" E	35.20'
L37	S 73°55'13" E	30.71'
L38	N 88°48'27" E	24.84'
L39	N 25°54'37" E	42.30'
L40	S 65°05'58" E	40.53'
L41	S 77°46'28" E	33.45'
L42	S 38°20'00" E	22.50'
L43	S 85°11'14" E	26.94'
L44	S 52°19'34" E	29.83'
L45	S 77°28'48" E	34.63'
L46	S 14°21'59" W	47.02'
L47	S 48°41'19" E	62.83'
L48	N 90°00'00" E	26.44'
L49	N 43°37'46" E	161.77'
L50	S 76°51'10" E	26.95'
L51	S 75°12'12" E	33.30'
L52	S 33°21'25" E	23.69'
L53	S 54°22'13" E	64.70'
L54	S 70°14'37" E	40.26'
L55	N 78°20'56" E	65.29'
L56	S 53°09'01" E	119.23'
L57	N 37°02'54" E	54.58'
L58	S 61°20'47" E	407.40'
L59	S 61°04'50" E	98.96'
L60	S 68°58'01" E	34.68'
L61	S 59°32'59" E	54.85'

LINE	BEARING	DISTANCE
L62	S 71°04'25" E	148.26'
L63	S 81°13'05" E	160.25'
L64	N 89°28'55" E	25.42'
L65	N 00°22'35" W	108.39'
L66	S 83°02'18" E	50.71'
L67	S 00°22'35" E	1210.20'
L68	S 89°31'15" W	108.16'
L69	S 62°33'57" W	18.00'
L70	S 15°35'44" W	64.00'
L71	S 11°08'27" W	25.82'
L72	S 08°09'49" E	38.87'
L73	S 06°33'33" E	45.24'
L74	S 33°20'03" W	9.60'
L75	S 25°11'01" W	52.77'
L76	S 05°20'25" W	56.76'
L77	S 35°37'38" W	45.87'
L78	S 04°02'33" W	32.41'
L79	S 38°23'02" E	12.94'
L80	S 85°22'05" E	20.88'
L81	N 78°03'56" E	24.27'
L82	S 29°07'55" E	28.24'
L83	S 48°22'44" E	49.41'
L84	S 29°37'21" E	23.12'
L85	S 12°32'25" E	78.23'
L86	S 10°22'25" W	27.22'
L87	S 41°37'25" W	50.66'
L88	S 73°40'24" W	25.42'
L89	S 42°16'58" E	62.25'
L90	N 80°19'05" E	8.96'
L91	S 79°30'58" E	43.53'
L92	S 39°43'50" E	30.38'
L93	S 24°07'50" E	100.00'
L94	S 39°51'28" E	72.80'
L95	S 77°09'19" W	64.77'
L96	N 84°51'02" E	41.08'
L97	S 00°03'28" W	3.02'
L98	N 89°56'32" W	52.74'
L99	N 56°12'51" W	341.09'
L100	S 33°44'45" W	150.00'
L101	S 56°15'15" E	343.92'
L102	S 89°55'36" E	94.09'
L103	S 00°10'40" E	70.98'
L104	N 90°00'00" E	80.30'
L105	S 00°16'36" W	1952.61'
L106	N 88°28'10" W	202.16'
L107	N 85°18'35" W	164.23'
L108	N 20°38'43" W	62.59'
L109	N 08°54'48" W	85.19'
L110	N 23°42'39" E	130.40'
L111	N 60°16'31" E	106.48'
L112	N 08°16'17" E	34.66'
L113	N 42°29'24" W	116.91'
L114	N 10°07'11" W	107.10'
L115	N 10°56'20" E	105.37'
L116	N 25°22'43" E	103.06'
L117	N 29°46'39" E	75.80'
L118	N 37°18'09" E	50.11'
L119	N 10°29'59" W	79.18'
L120	N 44°52'32" W	54.42'
L121	N 63°38'53" W	64.07'

* NOT A SURVEY *

DRAWN BY: G.N	DATE: 7/22/2021
SHEET # 7	OF SHEET 16
SEC-TWN-RGE: 13,14,15,18,19,22,23,24-51S-26,27E	



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LEGAL DESCRIPTION
COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. H-1646-CDD1
PROJECT NO. 2021.009
FILE NAME 2021009 CDD1.dwg

LINE	BEARING	DISTANCE
L122	N 82°33'24" W	120.72'
L123	N 01°53'33" E	116.69'
L124	N 40°21'48" W	52.95'
L125	N 00°12'52" E	141.71'
L126	N 89°44'32" W	264.73'
L127	S 61°23'47" W	447.97'
L128	S 79°01'56" W	484.64'
L129	S 84°04'19" W	149.18'
L130	N 89°44'32" W	375.00'
L131	S 00°15'28" W	265.00'
L132	N 67°00'30" W	118.46'
L133	S 86°08'02" W	77.48'
L134	S 59°38'02" W	133.38'
L135	S 83°37'01" W	54.43'
L136	N 55°26'25" W	87.85'
L137	N 46°48'39" W	77.27'
L138	N 51°45'12" W	285.65'
L139	N 49°41'29" W	234.47'
L140	N 57°17'08" W	194.66'
L141	N 44°25'43" W	177.22'
L142	N 01°41'10" E	221.55'
L143	N 40°50'50" W	100.90'
L144	N 59°52'00" W	215.96'
L145	N 57°10'59" W	90.42'
L146	N 01°07'11" W	176.02'
L147	N 33°27'20" W	47.82'
L148	N 69°53'36" W	103.27'
L149	S 83°57'39" W	185.60'
L150	N 57°59'46" W	90.38'
L151	N 51°15'23" W	66.98'
L152	S 88°57'04" W	137.96'
L153	S 69°42'26" W	91.21'
L154	S 28°52'24" W	62.66'
L155	S 16°04'21" E	86.40'
L156	S 50°53'00" E	112.15'
L157	S 71°24'18" E	123.29'
L158	S 66°12'10" E	63.59'
L159	S 06°56'07" W	178.75'
L160	S 75°28'14" W	446.92'
L161	S 19°23'04" W	158.14'
L162	S 42°57'49" W	68.57'
L163	N 64°30'14" W	119.77'
L164	N 20°24'01" E	97.27'
L165	N 07°05'01" W	98.49'
L166	N 28°55'42" W	96.72'
L167	N 62°22'55" W	61.06'
L168	N 81°56'11" W	62.99'
L169	S 86°01'20" W	76.03'
L170	S 08°49'07" W	121.76'
L171	S 58°20'15" W	1006.12'
L172	N 32°29'50" W	134.26'
L173	N 68°05'01" W	88.10'
L174	N 72°39'46" W	90.19'
L175	S 58°55'34" W	367.04'
L176	S 18°03'03" W	285.56'
L177	S 40°09'31" W	96.63'
L178	S 48°38'03" W	111.62'
L179	S 33°14'22" W	199.06'
L180	S 32°25'17" W	235.05'
L181	S 55°32'22" W	148.01'
L182	S 68°54'10" W	100.70'
L183	N 83°23'30" W	128.98'
L184	N 85°53'26" W	92.10'

LINE	BEARING	DISTANCE
L185	S 71°22'37" W	85.20'
L186	S 53°12'13" W	77.41'
L187	N 74°07'29" W	164.37'
L188	N 75°30'01" W	292.56'
L189	N 87°04'16" W	183.90'
L190	S 54°40'25" W	155.08'
L191	S 89°49'58" W	166.94'
L192	S 74°58'46" W	84.50'
L193	N 86°37'33" W	144.20'
L194	N 05°14'32" W	48.49'
L195	N 07°39'57" W	618.63'
L196	N 24°09'25" W	317.35'
L197	N 01°31'06" E	139.28'
L198	N 30°08'16" W	194.40'
L199	N 01°33'17" E	304.71'
L200	N 54°33'15" E	236.73'
L201	N 70°42'34" E	58.35'
L202	N 78°25'37" E	120.58'
L203	S 88°18'46" E	118.58'
L204	S 76°18'47" E	139.12'
L205	S 70°16'01" E	52.57'
L206	S 63°16'52" E	100.54'
L207	S 58°07'21" E	145.39'
L208	S 75°02'38" E	101.42'
L209	S 36°53'16" E	88.54'
L210	S 54°31'46" E	292.73'
L211	S 71°25'16" E	78.08'
L212	N 75°24'24" E	513.63'
L213	N 39°42'25" E	60.13'
L214	N 05°32'11" W	73.70'
L215	N 07°57'23" W	52.02'
L216	N 00°26'51" W	131.06'
L217	N 04°12'55" E	151.70'
L218	N 11°10'06" E	174.79'
L219	N 48°23'22" E	35.08'
L220	N 64°07'14" E	44.31'
L221	S 66°08'10" E	54.49'
L222	N 43°14'14" E	401.58'
L223	N 77°05'05" E	327.57'
L224	N 57°19'10" E	559.88'
L225	N 20°02'48" E	189.88'
L226	N 13°25'07" E	159.04'
L227	N 08°45'22" E	121.08'
L228	N 19°09'18" W	96.31'
L229	N 58°13'26" W	962.09'
L230	S 39°53'20" W	411.53'
L231	S 40°23'40" W	276.26'
L232	S 40°52'29" W	247.62'
L233	S 24°24'43" W	91.83'
L234	N 74°50'34" W	94.71'
L235	N 59°49'44" W	115.57'
L236	N 61°21'50" W	121.40'
L237	N 62°18'24" W	145.81'
L238	N 39°17'22" W	115.06'
L239	N 40°52'24" W	125.01'
L240	N 32°37'51" W	138.09'
L241	S 87°30'26" W	33.64'
L242	S 48°28'23" W	119.96'
L243	S 09°53'00" W	213.52'
L244	S 16°38'57" E	133.88'
L245	S 31°18'44" E	100.54'
L246	S 12°06'43" E	69.72'

* NOT A SURVEY *

DRAWN BY: G.N	DATE: 7/22/2021
SHEET # 8	OF SHEET 16
SEC-TWN-RGE: 13,14,15,18,19,22,23,24-51S-26,27E	



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COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. H-1646-CDD1
PROJECT NO. 2021.009
FILE NAME 2021009 CDD1.dwg

LINE	BEARING	DISTANCE
L247	S 47°34'17" W	55.95'
L248	S 74°26'22" W	115.09'
L249	N 76°44'26" W	125.93'
L250	N 18°33'08" W	163.52'
L251	N 21°18'18" W	172.00'
L252	N 18°34'02" W	220.03'
L253	N 43°13'27" W	112.77'
L254	N 68°28'26" W	115.50'
L255	N 87°00'56" W	151.16'
L256	N 76°14'25" W	287.74'
L257	N 59°03'57" W	32.26'
L258	N 24°17'17" E	78.68'
L259	N 46°59'04" E	86.08'
L260	N 48°14'20" E	110.87'
L261	N 56°50'17" E	141.77'
L262	N 23°58'59" E	58.61'
L263	N 14°15'46" W	83.69'
L264	N 86°19'59" W	263.41'
L265	S 76°07'18" W	77.37'
L266	S 67°14'28" W	68.26'
L267	S 34°55'40" W	81.02'
L268	S 22°53'12" W	132.57'
L269	S 56°07'35" W	115.20'
L270	S 32°16'13" W	99.28'
L271	S 16°25'45" W	68.07'
L272	S 41°29'16" W	102.86'
L273	S 77°28'10" W	117.54'
L274	S 74°20'58" W	101.17'
L275	S 44°48'34" W	108.44'
L276	S 39°43'19" W	299.43'
L277	S 38°00'59" W	369.42'
L278	S 88°01'01" W	145.07'
L279	S 53°47'38" W	116.07'
L280	S 23°51'20" W	142.54'
L281	S 21°55'44" W	141.05'
L282	S 15°43'51" W	164.05'
L283	S 01°41'54" W	77.72'
L284	S 05°41'54" W	125.98'
L285	S 78°58'26" W	51.97'
L286	N 73°31'25" W	106.53'
L287	S 85°11'20" W	115.84'
L288	N 77°52'52" W	122.93'
L289	S 80°34'08" W	106.80'
L290	N 02°12'06" E	166.85'
L291	N 00°11'44" E	120.56'
L292	N 51°36'21" W	159.30'
L293	N 82°07'55" W	60.59'
L294	S 74°56'13" W	64.15'
L295	S 55°30'51" W	83.75'
L296	N 54°17'48" W	252.73'
L297	N 12°45'05" W	48.21'
L298	N 39°51'17" W	55.10'
L299	N 43°21'06" W	96.83'
L300	N 87°50'25" W	53.97'
L301	S 85°51'57" W	86.75'
L302	N 87°21'43" W	105.83'
L303	N 87°39'51" W	185.04'
L304	N 85°36'34" W	196.37'
L305	N 87°33'02" W	275.66'
L306	S 79°08'54" W	121.22'
L307	S 68°40'14" W	191.80'
L308	S 46°09'57" W	161.84'
L309	S 10°26'56" W	87.33'
L310	S 28°53'36" W	104.27'
L311	S 82°02'11" W	108.47'

LINE	BEARING	DISTANCE
L312	N 85°45'26" W	187.62'
L313	N 74°04'40" W	144.06'
L314	N 51°50'53" W	124.40'
L315	N 22°27'03" W	80.97'
L316	N 07°16'34" W	159.01'
L317	N 22°38'28" W	101.19'
L318	N 48°57'39" W	143.49'
L319	N 80°38'36" W	86.82'
L320	N 89°27'22" W	125.79'
L321	N 86°54'19" W	1322.20'
L322	N 02°29'39" E	1537.88'
L323	N 02°29'39" E	694.55'
L324	S 88°58'11" E	1422.07'
L325	S 00°18'43" W	695.26'
L326	S 88°59'57" E	2738.25'
L327	N 13°21'56" E	1020.56'
L328	N 00°19'46" E	1873.56'
L329	N 89°06'35" W	539.43'
L330	N 59°36'22" W	88.29'
L331	N 36°20'55" W	200.00'
L332	N 15°39'34" W	75.43'
L333	N 00°46'08" E	411.99'
L334	S 89°13'52" E	50.01'
L335	S 00°46'08" W	175.00'
L336	S 89°13'52" E	751.25'
L337	S 80°52'40" E	155.30'
L338	S 73°36'48" E	242.56'
L339	S 59°34'14" E	204.02'
L340	S 51°31'43" E	245.00'
L341	S 52°59'56" E	179.62'
L342	S 16°58'45" W	146.34'
L343	S 24°18'21" W	87.46'
L344	N 67°48'09" W	52.42'
L345	S 59°28'59" W	118.34'
L346	S 11°57'36" W	240.26'
L347	S 19°24'53" E	331.77'
L348	S 26°36'59" E	221.37'
L349	S 12°46'33" E	222.46'
L350	S 14°49'57" W	311.45'
L351	S 19°29'27" W	310.91'
L352	S 15°20'12" E	166.90'
L353	S 62°39'50" E	186.95'
L354	S 40°18'50" E	128.43'
L355	S 83°30'53" E	65.63'
L356	S 15°32'32" E	118.93'
L357	S 46°41'04" W	149.15'
L358	S 46°41'04" W	16.81'
L359	S 46°41'04" W	60.92'
L360	S 15°32'29" W	89.36'
L361	S 15°32'29" W	53.52'
L362	N 50°51'54" W	741.96'
L363	N 74°24'33" W	58.68'
L364	N 89°40'14" W	67.63'
L365	S 00°46'08" W	50.00'
L366	S 89°13'52" E	35.40'
L367	S 89°13'52" E	109.79'
L368	S 00°18'43" W	153.94'
L369	N 86°07'06" W	110.00'
L370	N 00°18'43" E	147.97'
L371	S 77°40'42" E	1405.94'
L372	S 88°20'10" E	1920.32'
L373	S 63°35'29" E	995.33'
L374	S 81°18'16" W	97.92'
L375	N 05°29'30" W	101.16'
L376	N 72°33'30" W	220.98'

* NOT A SURVEY *

DRAWN BY: G.N	DATE: 7/22/2021
SHEET # 9	OF SHEET 16
SEC-TWN-RGE: 13,14,15,18,19,22,23,24-51S-26,27E	



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LEGAL DESCRIPTION
COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. H-1646-CDD1
PROJECT NO. 2021.009
FILE NAME 2021009 CDD1.dwg

LINE	BEARING	DISTANCE
L377	S 81°11'18" W	54.51'
L378	S 81°11'18" W	241.77'
L379	S 73°07'05" W	382.16'
L380	N 67°59'03" W	661.55'
L381	N 67°58'59" W	689.46'
L382	S 32°54'56" W	149.99'
L383	N 57°05'13" W	25.00'
L384	N 32°54'47" E	97.71'
L385	N 16°45'46" E	267.02'
L386	N 00°36'44" E	133.84'
L387	S 31°01'48" W	293.20'
L388	S 31°01'48" W	343.74'
L389	S 17°27'23" W	118.06'
L390	N 72°32'37" W	51.36'
L391	N 15°32'32" W	119.30'
L392	N 51°11'49" E	63.41'
L393	N 04°15'20" E	239.68'
L394	N 05°13'34" E	250.06'
L395	N 25°22'51" E	316.69'
L396	N 42°14'15" E	254.14'
L397	N 07°38'46" W	272.39'
L398	N 61°25'30" W	285.95'
L399	N 43°07'51" W	358.70'
L400	N 31°47'55" W	188.15'
L401	N 00°03'05" W	78.24'
L402	N 24°18'21" E	85.47'
L403	N 16°58'45" E	124.47'
L404	S 52°59'56" E	251.09'
L405	S 39°00'37" E	357.85'
L406	S 59°23'53" E	917.29'
L407	S 38°04'23" W	502.72'
L408	N 76°01'12" W	1833.73'
L409	N 50°13'17" W	800.50'
L410	N 58°58'12" W	892.53'
L411	N 31°01'48" E	93.18'
L412	N 45°06'58" E	342.01'
L413	N 45°06'48" E	135.84'
L414	N 81°18'16" E	356.55'
L415	S 31°11'42" E	38.43'
L416	S 73°05'25" W	131.22'
L417	S 41°46'27" W	574.54'
L418	S 42°46'26" W	223.61'
L419	S 61°09'43" W	207.66'
L420	S 74°02'38" W	177.60'
L421	S 31°24'31" W	178.58'
L422	S 45°47'13" W	144.97'
L423	S 02°46'40" E	42.05'
L424	S 49°57'02" E	149.04'
L425	S 56°12'50" E	193.24'

LINE	BEARING	DISTANCE
L426	S 77°11'03" E	212.84'
L427	N 85°19'19" E	172.79'
L428	N 28°46'40" E	231.79'
L429	N 33°52'19" E	272.36'
L430	N 37°03'56" E	278.40'
L431	N 34°48'11" E	341.21'
L432	N 38°32'09" E	246.91'
L433	N 40°55'13" E	50.33'
L434	N 33°44'29" W	93.74'
L435	N 69°33'32" W	154.93'
L436	N 31°11'42" W	31.84'
L437	S 63°35'29" E	145.87'
L438	S 81°56'31" E	683.35'
L439	S 00°25'53" E	2304.08'
L440	S 87°42'01" W	47.48'
L441	S 64°05'37" W	204.42'
L442	S 64°05'37" W	106.87'
L443	S 89°01'40" W	888.17'
L444	S 39°49'48" W	424.94'
L445	N 88°58'53" W	218.01'
L446	S 39°46'43" W	711.68'
L447	S 50°13'17" E	1515.63'
L448	S 39°46'43" W	1050.00'
L449	S 50°13'17" E	50.00'
L450	S 50°13'17" E	739.75'
L451	N 39°46'43" E	706.62'
L452	N 50°13'17" W	739.75'
L453	S 39°46'43" W	706.62'
L454	S 00°15'28" W	203.08'
L455	N 00°15'28" E	43.21'
L456	N 84°27'57" E	82.74'
L457	N 88°47'42" E	97.52'
L458	S 81°19'02" E	71.38'
L459	S 54°05'10" E	62.53'
L460	S 46°52'35" W	76.76'
L461	S 78°39'42" W	79.41'
L462	S 85°05'50" W	80.86'
L463	N 69°28'32" W	94.14'
L464	N 72°12'44" W	86.92'
L465	S 00°15'28" W	68.12'
L466	S 00°15'28" W	410.91'
L467	N 34°56'39" W	136.99'
L468	N 16°03'58" W	121.00'
L469	N 07°47'40" W	77.35'
L470	N 12°30'16" E	74.05'
L471	N 56°39'23" E	67.01'
L472	S 86°15'35" E	52.39'

* NOT A SURVEY *

DRAWN BY: G.N	DATE: 7/22/2021
SHEET # 10	OF SHEET 16
SEC-TWN-RGE: 13,14,15,18,19,22,23,24-51S-26,27E	



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LEGAL DESCRIPTION
COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. H-1646-CDD1
PROJECT NO. 2021.009
FILE NAME 2021009 CDD1.dwg

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	708.91'	15°25'19"	190.23'	N 70°44'39" E	190.81'
C2	1256.70'	9°17'06"	203.43'	S 66°28'50" W	203.65'
C3	25.00'	103°08'09"	39.17'	N 88°42'50" W	45.00'
C4	132.52'	69°03'49"	150.24'	S 02°50'53" E	159.74'
C5	3855.60'	1°18'19"	87.84'	S 24°16'42" W	87.84'
C6	399.42'	16°56'44"	117.70'	S 33°24'14" W	118.13'
C7	70.00'	21°47'12"	26.46'	N 88°33'48" E	26.62'
C8	120.00'	7°23'59"	15.49'	N 73°58'13" E	15.50'
C9	542.06'	9°54'40"	93.65'	N 76°55'52" E	93.77'
C10	120.00'	11°00'24"	23.02'	N 83°10'24" E	23.05'
C11	43.00'	66°41'09"	47.27'	S 57°10'43" E	50.05'
C12	52.65'	44°41'17"	40.03'	S 46°10'47" E	41.06'
C13	155.35'	64°46'17"	166.41'	N 79°05'27" E	175.61'
C14	50.88'	49°55'53"	42.95'	N 70°37'08" E	44.34'
C15	214.22'	27°56'26"	103.43'	S 71°10'54" E	104.47'
C16	514.31'	14°23'31"	128.85'	S 64°24'26" E	129.19'
C17	100.00'	11°00'45"	19.19'	S 66°05'49" E	19.22'
C18	75.00'	33°51'50"	43.68'	S 44°44'54" E	44.33'
C19	31.19'	45°24'10"	24.07'	S 50°31'04" E	24.71'
C20	50.27'	69°00'31"	56.95'	S 38°42'54" E	60.55'
C21	247.83'	16°56'50"	73.04'	S 16°41'05" E	73.31'
C22	98.35'	37°51'20"	63.81'	S 58°33'08" E	64.98'
C23	42.54'	93°18'11"	61.87'	N 80°11'54" E	69.27'
C24	30.00'	26°22'37"	13.69'	S 74°32'05" E	13.81'
C25	680.00'	8°27'08"	100.22'	S 57°07'13" E	100.31'
C26	720.00'	12°30'32"	156.88'	S 59°08'56" E	157.19'
C27	140.00'	8°48'42"	21.51'	S 65°29'11" E	21.53'
C28	96.23'	10°36'19"	17.79'	S 64°55'59" E	17.81'
C29	140.00'	10°52'30"	26.53'	S 65°38'11" E	26.57'
C30	271.68'	10°56'29"	51.80'	S 76°32'40" E	51.88'
C31	120.00'	12°46'46"	26.71'	S 87°36'29" E	26.77'
C32	325.00'	30°05'59"	168.78'	S 78°56'52" E	170.74'
C33	402.41'	31°06'58"	215.86'	S 80°30'59" E	218.54'
C34	304.19'	25°25'07"	133.85'	S 83°21'54" E	134.95'
C35	120.01'	100°26'29"	184.46'	N 59°07'25" E	210.39'
C36	129.37'	81°00'09"	168.04'	N 49°12'16" E	182.90'
C37	70.07'	89°48'12"	98.92'	N 44°34'49" E	109.82'
C38	25.00'	82°39'42"	33.02'	S 41°42'27" E	36.07'
C39	200.00'	3°13'48"	11.27'	S 01°59'30" E	11.27'
C40	2482.82'	4°38'49"	201.32'	S 88°41'10" W	201.37'
C41	170.00'	23°52'02"	70.30'	S 74°30'01" W	70.82'
C42	170.00'	46°58'13"	135.49'	S 39°04'50" W	139.36'
C43	86.10'	50°55'35"	74.03'	S 04°59'40" W	76.53'
C44	91.83'	40°23'53"	63.42'	S 10°15'31" W	64.75'
C45	74.56'	40°23'26"	51.48'	S 14°14'24" W	52.56'
C46	206.02'	31°25'54"	111.61'	S 32°54'04" W	113.02'
C47	54.99'	17°39'49"	16.89'	S 33°27'03" E	16.95'
C48	26.59'	63°26'12"	27.96'	S 20°45'36" E	29.44'
C49	439.40'	8°53'20"	68.10'	N 79°36'47" E	68.17'
C50	116.17'	14°02'45"	28.41'	N 73°47'53" E	28.48'
C51	53.67'	19°03'16"	17.77'	S 27°45'14" E	17.85'
C52	26.99'	76°55'23"	33.58'	S 56°41'17" E	36.24'
C53	29.79'	95°12'27"	43.99'	S 47°32'45" E	49.50'
C54	518.02'	33°43'54"	300.59'	N 72°56'55" W	304.97'
C55	665.00'	33°36'48"	384.56'	S 73°03'39" E	390.13'
C56	280.00'	89°26'21"	394.04'	N 44°23'25" W	437.09'
C57	270.00'	7°19'36"	34.50'	S 20°38'33" W	34.53'
C58	230.00'	24°36'22"	98.02'	S 28°12'06" E	98.78'
C59	950.00'	43°58'24"	711.34'	S 59°19'04" W	729.10'
C60	2050.00'	13°34'25"	484.52'	S 24°14'35" W	485.65'
C61	170.00'	57°00'05"	162.24'	N 44°02'34" W	169.13'
C62	330.00'	7°19'36"	42.17'	N 20°38'33" E	42.20'
C63	4050.00'	7°03'37"	498.75'	N 53°45'06" W	499.07'
C64	4050.00'	1°41'18"	119.33'	N 58°07'33" W	119.33'
C65	50.00'	90°00'00"	70.71'	N 13°58'12" W	78.54'
C66	1950.00'	14°05'12"	478.22'	N 38°04'24" E	479.42'
C67	1200.00'	36°11'16"	745.38'	N 63°12'38" E	757.91'
C68	1050.00'	16°08'03"	294.70'	N 73°14'14" E	295.68'
C69	25.00'	83°38'28"	33.34'	S 73°00'45" E	36.50'
C70	170.00'	21°23'27"	63.10'	S 20°30'01" E	63.47'
C71	230.00'	28°11'30"	112.03'	N 17°05'55" W	113.17'
C72	25.00'	90°30'09"	35.51'	N 14°02'58" E	39.49'
C73	1050.00'	23°00'52"	418.93'	N 47°47'13" E	421.76'
C74	580.00'	18°21'03"	184.97'	S 72°46'00" E	185.76'

* NOT A SURVEY *

DRAWN BY: G.N	DATE: 7/22/2021
SHEET # 11	OF SHEET 16
SEC-TWN-RGE: 13,14,15,18,19,22,23,24-51S-26,27E	



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LEGAL DESCRIPTION
COMMUNITY DEVELOPMENT DISTRICT 1


DRAWING NO. H-1646-CDD1
PROJECT NO. 2021.009
FILE NAME 2021009 CDD1.dwg

PARCEL 1:

A PARCEL OF LAND LYING IN SECTIONS 13, 14, 15, 18, 19, 22, 23 AND 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, RUN N00°19'45"E FOR A DISTANCE OF 2787.36 FEET, TO THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST, RUN N89°06'35"W FOR A DISTANCE OF 2739.04 FEET, TO THE CENTERLINE OF SAID SECTION 15; THENCE ALONG THE WEST LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15, RUN N00°18'43"E FOR A DISTANCE OF 1392.96 FEET, TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15, RUN S89°13'52"E FOR A DISTANCE OF 2738.98 FEET; TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST; THENCE ALONG THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 14, RUN S88°20'43"E FOR A DISTANCE OF 4635.22 FEET; THENCE LEAVING SAID QUARTER LINE, RUN N37°08'33"E FOR A DISTANCE OF 122.51 FEET; THENCE RUN S52°51'27"E FOR A DISTANCE OF 171.83 FEET, TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, RUN S88°20'43"E FOR A DISTANCE OF 693.91 FEET, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, RUN S00°25'37"E FOR A DISTANCE OF 495.65 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 708.91 FEET, AT A BEARING OF N11°32'42"W THEREFROM, THROUGH A CENTRAL ANGLE OF 15°25'19" AND BEING SUBTENDED BY A CHORD OF 190.23 FEET AT A BEARING OF N70°44'39"E, FOR AN ARC LENGTH OF 190.81 FEET; THENCE RUN S26°57'22"E FOR A DISTANCE OF 100.00 FEET; THENCE RUN S00°25'53"E FOR A DISTANCE OF 2378.44 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1256.70 FEET, AT A BEARING OF S18°52'37"E THEREFROM, THROUGH A CENTRAL ANGLE OF 09°17'06" AND BEING SUBTENDED BY A CHORD OF 203.43 FEET AT A BEARING OF S66°28'50"W, FOR AN ARC LENGTH OF 203.65 FEET; THENCE RUN S47°08'59"W FOR A DISTANCE OF 48.64 FEET; THENCE RUN S41°40'21"W FOR A DISTANCE OF 33.12 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AT A BEARING OF N50°16'55"W THEREFROM, THROUGH A CENTRAL ANGLE OF 103°08'09" AND BEING SUBTENDED BY A CHORD OF 39.17 FEET AT A BEARING OF N88°42'50"W, FOR AN ARC LENGTH OF 45.00 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 132.52 FEET, AT A BEARING OF S52°37'13"W THEREFROM, THROUGH A CENTRAL ANGLE OF 69°03'49" AND BEING SUBTENDED BY A CHORD OF 150.24 FEET AT A BEARING OF S02°50'53"E, FOR AN ARC LENGTH OF 159.74 FEET; THENCE RUN S59°52'05"E FOR A DISTANCE OF 16.74 FEET; THENCE RUN S28°56'05"W FOR A DISTANCE OF 24.08 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3855.60 FEET, AT A BEARING OF N66°22'27"W THEREFROM, THROUGH A CENTRAL ANGLE OF 01°18'19" AND BEING SUBTENDED BY A CHORD OF 87.84 FEET AT A BEARING OF S24°16'42"W, FOR AN ARC LENGTH OF 87.84 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 399.42 FEET, THROUGH A CENTRAL ANGLE OF 16°56'44" AND BEING SUBTENDED BY A CHORD OF 117.70 FEET AT A BEARING OF S33°24'14"W, FOR AN ARC LENGTH OF 118.13 FEET; THENCE RUN S45°28'07"E FOR A DISTANCE OF 39.52 FEET; THENCE RUN S55°15'12"E FOR A DISTANCE OF 106.68 FEET; THENCE RUN N53°26'00"E FOR A DISTANCE OF 22.75 FEET; THENCE RUN N63°50'35"E FOR A DISTANCE OF 105.72 FEET; THENCE RUN N77°40'12"E FOR A DISTANCE OF 242.08 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AT A BEARING OF N09°27'25"E THEREFROM, THROUGH A CENTRAL ANGLE OF 21°47'12" AND BEING SUBTENDED BY A CHORD OF 26.46 FEET AT A BEARING OF N88°33'48"E, FOR AN ARC LENGTH OF 26.62 FEET; THENCE RUN N77°40'12"E FOR A DISTANCE OF 633.48 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 07°23'59" AND BEING SUBTENDED BY A CHORD OF 15.49 FEET AT A BEARING OF N73°58'13"E, FOR AN ARC LENGTH OF 15.50 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 542.06 FEET, AT A BEARING OF S18°01'28"E THEREFROM, THROUGH A CENTRAL ANGLE OF 09°54'40" AND BEING SUBTENDED BY A CHORD OF 93.65 FEET AT A BEARING OF N76°55'52"E, FOR AN ARC LENGTH OF 93.77 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, AT A BEARING OF N01°19'24"W THEREFROM, THROUGH A CENTRAL ANGLE OF 11°00'24" AND BEING SUBTENDED BY A CHORD OF 23.02 FEET AT A BEARING OF N83°10'24"E, FOR AN ARC LENGTH OF 23.05 FEET; THENCE RUN N77°40'12"E FOR A DISTANCE OF 46.94 FEET; THENCE RUN S69°14'10"E FOR A DISTANCE OF 32.78 FEET; THENCE RUN S86°34'08"E FOR A DISTANCE OF 36.83 FEET; THENCE RUN N77°25'16"E FOR A DISTANCE OF 77.61 FEET; THENCE RUN N69°39'07"E FOR A DISTANCE OF 76.08 FEET; THENCE RUN S79°13'24"E FOR A DISTANCE OF 47.16 FEET; THENCE RUN N65°20'21"E FOR A DISTANCE OF 59.88 FEET; THENCE RUN N30°23'51"E FOR A DISTANCE OF 24.71 FEET; THENCE RUN N00°29'56"W FOR A DISTANCE OF 22.52 FEET; THENCE RUN N89°33'28"E FOR A DISTANCE OF 185.48 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 43.00 FEET, AT A BEARING OF S00°31'17"E THEREFROM, THROUGH A CENTRAL ANGLE OF 66°41'09" AND BEING SUBTENDED BY A CHORD OF 47.27 FEET AT A BEARING OF S57°10'43"E, FOR AN ARC LENGTH OF 50.05 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 52.65 FEET, THROUGH A CENTRAL ANGLE OF 44°41'17" AND BEING SUBTENDED BY A CHORD OF 40.03 FEET AT A BEARING OF S46°10'47"E, FOR AN ARC LENGTH OF 41.06 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 155.35 FEET, THROUGH A CENTRAL ANGLE OF 64°46'17" AND BEING SUBTENDED BY A CHORD OF 166.41 FEET AT A BEARING OF N79°05'27"E, FOR AN ARC LENGTH OF 175.61 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.88 FEET, AT A BEARING OF S44°20'48"E THEREFROM, THROUGH A CENTRAL ANGLE OF 49°55'53" AND BEING SUBTENDED BY A CHORD OF 42.95 FEET AT A BEARING OF N70°37'08"E, FOR AN ARC LENGTH OF 44.34 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 214.22 FEET, AT A BEARING OF S04°50'53"W THEREFROM, THROUGH A CENTRAL ANGLE OF 27°56'26" AND BEING SUBTENDED BY A CHORD OF 103.43 FEET AT A BEARING OF S71°10'54"E, FOR AN ARC LENGTH OF 104.47 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 514.31 FEET, THROUGH A CENTRAL ANGLE OF 14°23'31" AND BEING SUBTENDED BY A CHORD OF 128.85 FEET

* NOT A SURVEY *

DRAWN BY: G.N SHEET # 12 SEC-TWN-RGE: 13,14,15,18,19,22,23,24-51S-26,27E	DATE: 7/22/2021 OF SHEET 16	 950 Encore Way Naples, FL 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	DRAWING NO. H-1646-CDD1 PROJECT NO. 2021.009 FILE NAME 2021009 CDD1.dwg
LEGAL DESCRIPTION COMMUNITY DEVELOPMENT DISTRICT 1			


AT A BEARING OF S64°24'26"E, FOR AN ARC LENGTH OF 129.19 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 11°00'45" AND BEING SUBTENDED BY A CHORD OF 19.19 FEET AT A BEARING OF S66°05'49"E, FOR AN ARC LENGTH OF 19.22 FEET; THENCE RUN S60°16'17"E FOR A DISTANCE OF 117.36 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AT A BEARING OF S28°19'11"W THEREFROM, THROUGH A CENTRAL ANGLE OF 33°51'50" AND BEING SUBTENDED BY A CHORD OF 43.68 FEET AT A BEARING OF S44°44'54"E, FOR AN ARC LENGTH OF 44.33 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 31.19 FEET, THROUGH A CENTRAL ANGLE OF 45°24'10" AND BEING SUBTENDED BY A CHORD OF 24.07 FEET AT A BEARING OF S50°31'04"E, FOR AN ARC LENGTH OF 24.71 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.27 FEET, THROUGH A CENTRAL ANGLE OF 69°00'31" AND BEING SUBTENDED BY A CHORD OF 56.95 FEET AT A BEARING OF S38°42'54"E, FOR AN ARC LENGTH OF 60.55 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 247.83 FEET, AT A BEARING OF N81°47'20"E THEREFROM, THROUGH A CENTRAL ANGLE OF 16°56'50" AND BEING SUBTENDED BY A CHORD OF 73.04 FEET AT A BEARING OF S16°41'05"E, FOR AN ARC LENGTH OF 73.31 FEET; THENCE RUN S24°20'06"E FOR A DISTANCE OF 64.72 FEET; THENCE RUN S63°10'35"E FOR A DISTANCE OF 52.78 FEET; THENCE RUN S14°24'37"E FOR A DISTANCE OF 43.32 FEET; THENCE RUN S42°59'31"E FOR A DISTANCE OF 35.20 FEET; THENCE RUN S73°55'13"E FOR A DISTANCE OF 30.71 FEET; THENCE RUN N88°48'27"E FOR A DISTANCE OF 24.84 FEET; THENCE RUN N25°54'37"E FOR A DISTANCE OF 42.30 FEET; THENCE RUN S65°05'58"E FOR A DISTANCE OF 40.53 FEET; THENCE RUN S77°46'28"E FOR A DISTANCE OF 33.45 FEET; THENCE RUN S38°20'00"E FOR A DISTANCE OF 22.50 FEET; THENCE RUN S85°11'14"E FOR A DISTANCE OF 26.94 FEET; THENCE RUN S52°19'34"E FOR A DISTANCE OF 29.83 FEET; THENCE RUN S77°28'48"E FOR A DISTANCE OF 34.63 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 98.35 FEET, THROUGH A CENTRAL ANGLE OF 37°51'20" AND BEING SUBTENDED BY A CHORD OF 63.81 FEET AT A BEARING OF S58°33'08"E, FOR AN ARC LENGTH OF 64.98 FEET; THENCE RUN S14°21'59"W FOR A DISTANCE OF 47.02 FEET; THENCE RUN S48°41'19"E FOR A DISTANCE OF 62.83 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 26.44 FEET; THENCE RUN N43°37'46"E FOR A DISTANCE OF 161.77 FEET; THENCE RUN S76°51'10"E FOR A DISTANCE OF 26.95 FEET; THENCE RUN S75°12'12"E FOR A DISTANCE OF 33.30 FEET; THENCE RUN S33°21'25"E FOR A DISTANCE OF 23.69 FEET; THENCE RUN S54°22'13"E FOR A DISTANCE OF 64.70 FEET; THENCE RUN S70°14'37"E FOR A DISTANCE OF 40.26 FEET; THENCE RUN N78°20'56"E FOR A DISTANCE OF 65.29 FEET; THENCE RUN S53°09'01"E FOR A DISTANCE OF 119.23 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 42.54 FEET, THROUGH A CENTRAL ANGLE OF 93°18'11" AND BEING SUBTENDED BY A CHORD OF 61.87 FEET AT A BEARING OF N80°11'54"E, FOR AN ARC LENGTH OF 69.27 FEET; THENCE RUN N37°02'54"E FOR A DISTANCE OF 54.58 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AT A BEARING OF S02°16'36"W THEREFROM, THROUGH A CENTRAL ANGLE OF 26°22'37" AND BEING SUBTENDED BY A CHORD OF 13.69 FEET AT A BEARING OF S74°32'05"E, FOR AN ARC LENGTH OF 13.81 FEET; THENCE RUN S61°20'47"E FOR A DISTANCE OF 407.40 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, THROUGH A CENTRAL ANGLE OF 08°27'08" AND BEING SUBTENDED BY A CHORD OF 100.22 FEET AT A BEARING OF S57°07'13"E, FOR AN ARC LENGTH OF 100.31 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 720.00 FEET, THROUGH A CENTRAL ANGLE OF 12°30'32" AND BEING SUBTENDED BY A CHORD OF 156.88 FEET AT A BEARING OF S59°08'56"E, FOR AN ARC LENGTH OF 157.19 FEET; THENCE RUN S61°04'50"E FOR A DISTANCE OF 98.96 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 140.00 FEET, THROUGH A CENTRAL ANGLE OF 08°48'42" AND BEING SUBTENDED BY A CHORD OF 21.51 FEET AT A BEARING OF S65°29'11"E, FOR AN ARC LENGTH OF 21.53 FEET; THENCE RUN S68°58'01"E FOR A DISTANCE OF 34.68 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 96.23 FEET, AT A BEARING OF S19°45'51"W THEREFROM, THROUGH A CENTRAL ANGLE OF 10°36'19" AND BEING SUBTENDED BY A CHORD OF 17.79 FEET AT A BEARING OF S64°55'59"E, FOR AN ARC LENGTH OF 17.81 FEET; THENCE RUN S59°32'59"E FOR A DISTANCE OF 54.85 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 140.00 FEET, AT A BEARING OF N29°48'04"E THEREFROM, THROUGH A CENTRAL ANGLE OF 10°52'30" AND BEING SUBTENDED BY A CHORD OF 26.53 FEET AT A BEARING OF S65°38'11"E, FOR AN ARC LENGTH OF 26.57 FEET; THENCE RUN S71°04'25"E FOR A DISTANCE OF 148.26 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 271.68 FEET, THROUGH A CENTRAL ANGLE OF 10°56'29" AND BEING SUBTENDED BY A CHORD OF 51.80 FEET AT A BEARING OF S76°32'40"E, FOR AN ARC LENGTH OF 51.88 FEET; THENCE RUN S81°13'05"E FOR A DISTANCE OF 160.25 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 12°46'46" AND BEING SUBTENDED BY A CHORD OF 26.71 FEET AT A BEARING OF S87°36'29"E, FOR AN ARC LENGTH OF 26.77 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, THROUGH A CENTRAL ANGLE OF 30°05'59" AND BEING SUBTENDED BY A CHORD OF 168.78 FEET AT A BEARING OF S78°56'52"E, FOR AN ARC LENGTH OF 170.74 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 402.41 FEET, AT A BEARING OF N25°02'31"E THEREFROM, THROUGH A CENTRAL ANGLE OF 31°06'58" AND BEING SUBTENDED BY A CHORD OF 215.86 FEET AT A BEARING OF S80°30'59"E, FOR AN ARC LENGTH OF 218.54 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 304.19 FEET, THROUGH A CENTRAL ANGLE OF 25°25'07" AND BEING SUBTENDED BY A CHORD OF 133.85 FEET AT A BEARING OF S83°21'54"E, FOR AN ARC LENGTH OF 134.95 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 120.01 FEET, THROUGH A CENTRAL ANGLE OF 100°26'29" AND BEING SUBTENDED BY A CHORD OF 184.46 FEET AT A BEARING OF N59°07'25"E, FOR AN ARC LENGTH OF 210.39 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 129.37 FEET, AT A BEARING OF S81°17'49"E THEREFROM, THROUGH A CENTRAL ANGLE OF 81°00'09" AND BEING SUBTENDED BY A CHORD OF 168.04 FEET AT A BEARING OF N49°12'16"E, FOR AN ARC LENGTH OF 182.90 FEET; THENCE RUN N89°28'55"E FOR A DISTANCE OF 25.42 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.07 FEET, THROUGH A CENTRAL ANGLE OF 89°48'12" AND BEING SUBTENDED BY A CHORD OF 98.92 FEET AT A BEARING OF N44°34'49"E, FOR AN ARC LENGTH OF 109.82 FEET; THENCE RUN N00°22'35"W FOR A DISTANCE OF 108.39 FEET; THENCE RUN S83°02'18"E FOR A DISTANCE OF 50.71 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 82°39'42" AND BEING SUBTENDED BY A CHORD OF 33.02 FEET AT A BEARING OF S41°42'27"E, FOR AN ARC LENGTH OF 36.07 FEET; THENCE RUN S00°22'35"E FOR A DISTANCE OF 1210.20 FEET,

* NOT A SURVEY *

DRAWN BY: G.N	DATE: 7/22/2021	 950 Encore Way Naples, FL 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	LEGAL DESCRIPTION COMMUNITY DEVELOPMENT DISTRICT 1	DRAWING NO. H-1646-CDD1
SHEET # 13	OF SHEET 16			PROJECT NO. 2021.009
SEC-TWN-RGE: 13,14,15,18,19,22,23,24-51S-26,27E				FILE NAME 2021009 CDD1.dwg

TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 03°13'48" AND BEING SUBTENDED BY A CHORD OF 11.27 FEET AT A BEARING OF S01°59'30"E, FOR AN ARC LENGTH OF 11.27 FEET; THENCE RUN S89°31'15"W FOR A DISTANCE OF 108.16 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2482.82 FEET, AT A BEARING OF S01°00'35"W THEREFROM, THROUGH A CENTRAL ANGLE OF 04°38'49" AND BEING SUBTENDED BY A CHORD OF 201.32 FEET AT A BEARING OF S88°41'10"W, FOR AN ARC LENGTH OF 201.37 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, AT A BEARING OF S03°33'58"E THEREFROM, THROUGH A CENTRAL ANGLE OF 23°52'02" AND BEING SUBTENDED BY A CHORD OF 70.30 FEET AT A BEARING OF S74°30'01"W, FOR AN ARC LENGTH OF 70.82 FEET; THENCE RUN S62°33'57"W FOR A DISTANCE OF 18.00 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 46°58'13" AND BEING SUBTENDED BY A CHORD OF 135.49 FEET AT A BEARING OF S39°04'50"W, FOR AN ARC LENGTH OF 139.36 FEET; THENCE RUN S15°35'44"W FOR A DISTANCE OF 64.00 FEET; THENCE RUN S11°08'27"W FOR A DISTANCE OF 25.82 FEET; THENCE RUN S08°09'49"E FOR A DISTANCE OF 38.87 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 86.10 FEET, AT A BEARING OF S69°31'53"W THEREFROM, THROUGH A CENTRAL ANGLE OF 50°55'35" AND BEING SUBTENDED BY A CHORD OF 74.03 FEET AT A BEARING OF S04°59'40"W, FOR AN ARC LENGTH OF 76.53 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 91.83 FEET, THROUGH A CENTRAL ANGLE OF 40°23'53" AND BEING SUBTENDED BY A CHORD OF 63.42 FEET AT A BEARING OF S10°15'31"W, FOR AN ARC LENGTH OF 64.75 FEET; THENCE RUN S06°33'33"E FOR A DISTANCE OF 45.24 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 74.56 FEET, AT A BEARING OF S84°02'41"W THEREFROM, THROUGH A CENTRAL ANGLE OF 40°23'26" AND BEING SUBTENDED BY A CHORD OF 51.48 FEET AT A BEARING OF S14°14'24"W, FOR AN ARC LENGTH OF 52.56 FEET; THENCE RUN S33°20'03"W FOR A DISTANCE OF 9.60 FEET; THENCE RUN S25°11'01"W FOR A DISTANCE OF 52.77 FEET; THENCE RUN S05°20'25"W FOR A DISTANCE OF 56.76 FEET; THENCE RUN S35°37'38"W FOR A DISTANCE OF 45.87 FEET; THENCE RUN S04°02'33"W FOR A DISTANCE OF 32.41 FEET; THENCE RUN S38°23'02"E FOR A DISTANCE OF 12.94 FEET; THENCE RUN S85°22'05"E FOR A DISTANCE OF 20.88 FEET; THENCE RUN N78°03'56"E FOR A DISTANCE OF 24.27 FEET; THENCE RUN S29°07'55"E FOR A DISTANCE OF 28.24 FEET; THENCE RUN S48°22'44"E FOR A DISTANCE OF 49.41 FEET; THENCE RUN S29°37'21"E FOR A DISTANCE OF 23.12 FEET; THENCE RUN S12°32'25"E FOR A DISTANCE OF 78.23 FEET; THENCE RUN S10°22'25"W FOR A DISTANCE OF 27.22 FEET; THENCE RUN S41°37'25"W FOR A DISTANCE OF 50.66 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 206.02 FEET, AT A BEARING OF N72°48'53"W THEREFROM, THROUGH A CENTRAL ANGLE OF 31°25'54" AND BEING SUBTENDED BY A CHORD OF 111.61 FEET AT A BEARING OF S32°54'04"W, FOR AN ARC LENGTH OF 113.02 FEET; THENCE RUN S73°40'24"W FOR A DISTANCE OF 25.42 FEET; THENCE RUN S42°16'58"E FOR A DISTANCE OF 62.25 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 54.99 FEET, THROUGH A CENTRAL ANGLE OF 17°39'49" AND BEING SUBTENDED BY A CHORD OF 16.89 FEET AT A BEARING OF S33°27'03"E, FOR AN ARC LENGTH OF 16.95 FEET; THENCE RUN N80°19'05"E FOR A DISTANCE OF 8.96 FEET; THENCE RUN S79°30'58"E FOR A DISTANCE OF 43.53 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 26.59 FEET, AT A BEARING OF S37°31'18"W THEREFROM, THROUGH A CENTRAL ANGLE OF 63°26'12" AND BEING SUBTENDED BY A CHORD OF 27.96 FEET AT A BEARING OF S20°45'36"E, FOR AN ARC LENGTH OF 29.44 FEET; THENCE RUN S39°43'50"E FOR A DISTANCE OF 30.38 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 439.40 FEET, AT A BEARING OF N05°56'33"W THEREFROM, THROUGH A CENTRAL ANGLE OF 08°53'20" AND BEING SUBTENDED BY A CHORD OF 68.10 FEET AT A BEARING OF N79°36'47"E, FOR AN ARC LENGTH OF 68.17 FEET; THENCE RUN S24°07'50"E FOR A DISTANCE OF 100.00 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 116.17 FEET, AT A BEARING OF N09°10'44"W THEREFROM, THROUGH A CENTRAL ANGLE OF 14°02'45" AND BEING SUBTENDED BY A CHORD OF 28.41 FEET AT A BEARING OF N73°47'53"E, FOR AN ARC LENGTH OF 28.48 FEET; THENCE RUN S39°51'28"E FOR A DISTANCE OF 72.80 FEET; THENCE RUN S77°09'19"W FOR A DISTANCE OF 64.77 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 53.67 FEET, AT A BEARING OF S52°43'08"W THEREFROM, THROUGH A CENTRAL ANGLE OF 19°03'16" AND BEING SUBTENDED BY A CHORD OF 17.77 FEET AT A BEARING OF S27°45'14"E, FOR AN ARC LENGTH OF 17.85 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 26.99 FEET, THROUGH A CENTRAL ANGLE OF 76°55'23" AND BEING SUBTENDED BY A CHORD OF 33.58 FEET AT A BEARING OF S56°41'17"E, FOR AN ARC LENGTH OF 36.24 FEET; THENCE RUN N84°51'02"E FOR A DISTANCE OF 41.08 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 29.79 FEET, THROUGH A CENTRAL ANGLE OF 95°12'27" AND BEING SUBTENDED BY A CHORD OF 43.99 FEET AT A BEARING OF S47°32'45"E, FOR AN ARC LENGTH OF 49.50 FEET; THENCE RUN S00°03'28"W FOR A DISTANCE OF 3.02 FEET; THENCE RUN N89°56'32"W FOR A DISTANCE OF 52.74 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 518.02 FEET, AT A BEARING OF N00°11'08"E THEREFROM, THROUGH A CENTRAL ANGLE OF 33°43'54" AND BEING SUBTENDED BY A CHORD OF 300.59 FEET AT A BEARING OF N72°56'55"W, FOR AN ARC LENGTH OF 304.97 FEET; THENCE RUN N56°12'51"W FOR A DISTANCE OF 341.09 FEET; THENCE RUN S33°44'45"W FOR A DISTANCE OF 150.00 FEET; THENCE RUN S56°15'15"E FOR A DISTANCE OF 343.92 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 665.00 FEET, THROUGH A CENTRAL ANGLE OF 33°36'48" AND BEING SUBTENDED BY A CHORD OF 384.56 FEET AT A BEARING OF S73°03'39"E, FOR AN ARC LENGTH OF 390.13 FEET; THENCE RUN S89°55'36"E FOR A DISTANCE OF 94.09 FEET; THENCE RUN S00°10'40"E FOR A DISTANCE OF 70.98 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 80.30 FEET; THENCE RUN S00°16'36"W FOR A DISTANCE OF 1952.61 FEET; THENCE RUN N88°28'10"W FOR A DISTANCE OF 202.16 FEET; THENCE RUN N85°18'35"W FOR A DISTANCE OF 164.23 FEET; THENCE RUN N20°38'43"W FOR A DISTANCE OF 62.59 FEET; THENCE RUN N08°54'48"W FOR A DISTANCE OF 85.19 FEET; THENCE RUN N23°42'39"E FOR A DISTANCE OF 130.40 FEET; THENCE RUN N60°16'31"E FOR A DISTANCE OF 106.48 FEET; THENCE RUN N08°16'17"E FOR A DISTANCE OF 34.66 FEET; THENCE RUN N42°29'24"W FOR A DISTANCE OF 116.91 FEET; THENCE RUN N10°07'11"W FOR A DISTANCE OF 107.10 FEET; THENCE RUN N10°56'20"E FOR A DISTANCE OF 105.37 FEET; THENCE RUN N25°22'43"E FOR A DISTANCE OF 103.06 FEET; THENCE RUN N29°46'39"E FOR A DISTANCE OF 75.80 FEET; THENCE RUN N37°18'09"E FOR A DISTANCE OF 50.11 FEET; THENCE RUN N10°29'59"W FOR A DISTANCE OF 79.18 FEET; THENCE RUN N44°52'32"W FOR A DISTANCE OF 54.42 FEET; THENCE RUN N63°38'53"W FOR A DISTANCE OF 64.07 FEET; THENCE RUN N82°33'24"W FOR A DISTANCE OF 120.72 FEET; THENCE RUN N01°53'33"E FOR A DISTANCE OF 116.69 FEET; THENCE RUN N40°21'48"W FOR A DISTANCE OF 52.95 FEET; THENCE RUN N00°12'52"E FOR A DISTANCE OF 141.71 FEET; THENCE RUN N89°44'32"W FOR A DISTANCE OF 264.73 FEET; THENCE RUN S61°23'47"W FOR A DISTANCE OF 447.97 FEET; THENCE RUN S79°01'56"W FOR A DISTANCE OF 484.64 FEET; THENCE RUN S84°04'19"W FOR A DISTANCE OF 149.18 FEET; THENCE RUN N89°44'32"W FOR A DISTANCE OF 375.00 FEET; THENCE RUN S00°15'28"W FOR A DISTANCE OF 265.00 FEET; THENCE RUN N67°00'30"W FOR A DISTANCE OF 118.46 FEET; THENCE RUN S86°08'02"W FOR A DISTANCE OF 77.48 FEET; THENCE RUN S59°38'02"W FOR A DISTANCE OF 133.38 FEET; THENCE RUN S83°37'01"W FOR A DISTANCE OF 54.43 FEET; THENCE RUN N55°26'25"W FOR A DISTANCE OF 87.85 FEET; THENCE RUN N46°48'39"W FOR A DISTANCE OF 77.27 FEET; THENCE RUN N51°45'12"W FOR A DISTANCE OF 285.65 FEET; THENCE RUN N49°41'29"W FOR A DISTANCE OF 234.47 FEET; THENCE RUN N57°17'08"W FOR A DISTANCE OF 194.66 FEET; THENCE RUN N44°25'43"W FOR A DISTANCE OF 177.22 FEET; THENCE RUN N01°41'10"E FOR A DISTANCE OF 221.55 FEET; THENCE RUN N40°50'50"W FOR A DISTANCE OF 100.90 FEET; THENCE RUN N59°52'00"W FOR A DISTANCE OF 215.96 FEET; THENCE RUN N57°10'59"W FOR A DISTANCE OF 90.42 FEET; THENCE RUN N01°07'11"W FOR A DISTANCE OF 176.02 FEET; THENCE RUN N33°27'20"W FOR A DISTANCE OF 47.82 FEET; THENCE RUN N69°53'36"W FOR A DISTANCE OF 103.27 FEET; THENCE RUN S83°57'39"W FOR A DISTANCE OF 185.60 FEET; THENCE RUN N57°59'46"W FOR A DISTANCE OF 90.38 FEET; THENCE RUN N51°15'23"W FOR A DISTANCE OF 66.98 FEET; THENCE RUN S88°57'04"W FOR A DISTANCE OF 137.96 FEET;

* NOT A SURVEY *

DRAWN BY: G.N	DATE: 7/22/2021	 950 Encore Way Naples, FL 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	LEGAL DESCRIPTION COMMUNITY DEVELOPMENT DISTRICT 1	DRAWING NO. H-1646-CDD1
SHEET # 14	OF SHEET 16			PROJECT NO. 2021.009
SEC-TWN-RGE: 13,14,15,18,19,22,23,24-51S-26,27E				FILE NAME 2021009 CDD1.dwg

THENCE RUN S69°42'26"W FOR A DISTANCE OF 91.21 FEET; THENCE RUN S28°52'24"W FOR A DISTANCE OF 62.66 FEET; THENCE RUN S16°04'21"E FOR A DISTANCE OF 86.40 FEET; THENCE RUN S50°53'00"E FOR A DISTANCE OF 112.15 FEET; THENCE RUN S71°24'18"E FOR A DISTANCE OF 123.29 FEET; THENCE RUN S66°12'10"E FOR A DISTANCE OF 63.59 FEET; THENCE RUN S06°56'07"W FOR A DISTANCE OF 178.75 FEET; THENCE RUN S75°28'14"W FOR A DISTANCE OF 446.92 FEET; THENCE RUN S19°23'04"W FOR A DISTANCE OF 158.14 FEET; THENCE RUN S42°57'49"W FOR A DISTANCE OF 68.57 FEET; THENCE RUN N64°30'14"W FOR A DISTANCE OF 119.77 FEET; THENCE RUN N20°24'01"E FOR A DISTANCE OF 97.27 FEET; THENCE RUN N07°05'01"W FOR A DISTANCE OF 98.49 FEET; THENCE RUN N28°55'42"W FOR A DISTANCE OF 96.72 FEET; THENCE RUN N62°22'55"W FOR A DISTANCE OF 61.06 FEET; THENCE RUN N81°56'11"W FOR A DISTANCE OF 62.99 FEET; THENCE RUN S86°01'20"W FOR A DISTANCE OF 76.03 FEET; THENCE RUN S08°49'07"W FOR A DISTANCE OF 121.76 FEET; THENCE RUN S58°20'15"W FOR A DISTANCE OF 1006.12 FEET; THENCE RUN N32°29'50"W FOR A DISTANCE OF 134.26 FEET; THENCE RUN N68°05'01"W FOR A DISTANCE OF 88.10 FEET; THENCE RUN N72°39'46"W FOR A DISTANCE OF 90.19 FEET; THENCE RUN S58°55'34"W FOR A DISTANCE OF 367.04 FEET; THENCE RUN S18°03'03"W FOR A DISTANCE OF 285.56 FEET; THENCE RUN S40°09'31"W FOR A DISTANCE OF 96.63 FEET; THENCE RUN S48°38'03"W FOR A DISTANCE OF 111.62 FEET; THENCE RUN S33°14'22"W FOR A DISTANCE OF 199.06 FEET; THENCE RUN S32°25'17"W FOR A DISTANCE OF 235.05 FEET; THENCE RUN S55°32'22"W FOR A DISTANCE OF 148.01 FEET; THENCE RUN S68°54'10"W FOR A DISTANCE OF 100.70 FEET; THENCE RUN N83°23'30"W FOR A DISTANCE OF 128.98 FEET; THENCE RUN N85°53'26"W FOR A DISTANCE OF 92.10 FEET; THENCE RUN S71°22'37"W FOR A DISTANCE OF 85.20 FEET; THENCE RUN S53°12'13"W FOR A DISTANCE OF 77.41 FEET; THENCE RUN N74°07'29"W FOR A DISTANCE OF 164.37 FEET; THENCE RUN N75°30'01"W FOR A DISTANCE OF 292.56 FEET; THENCE RUN N87°04'16"W FOR A DISTANCE OF 183.90 FEET; THENCE RUN S54°40'25"W FOR A DISTANCE OF 155.08 FEET; THENCE RUN S89°49'58"W FOR A DISTANCE OF 166.94 FEET; THENCE RUN S74°58'46"W FOR A DISTANCE OF 84.50 FEET; THENCE RUN N86°37'33"W FOR A DISTANCE OF 144.20 FEET; THENCE RUN N05°14'32"W FOR A DISTANCE OF 48.49 FEET; THENCE RUN N07°39'57"W FOR A DISTANCE OF 618.63 FEET; THENCE RUN N24°09'25"W FOR A DISTANCE OF 317.35 FEET; THENCE RUN N01°31'06"E FOR A DISTANCE OF 139.28 FEET; THENCE RUN N30°08'16"W FOR A DISTANCE OF 194.40 FEET; THENCE RUN N01°33'17"E FOR A DISTANCE OF 304.71 FEET; THENCE RUN N54°33'15"E FOR A DISTANCE OF 236.73 FEET; THENCE RUN N70°42'34"E FOR A DISTANCE OF 58.35 FEET; THENCE RUN N78°25'37"E FOR A DISTANCE OF 120.58 FEET; THENCE RUN S88°18'46"E FOR A DISTANCE OF 118.58 FEET; THENCE RUN S76°18'47"E FOR A DISTANCE OF 139.12 FEET; THENCE RUN S70°16'01"E FOR A DISTANCE OF 52.57 FEET; THENCE RUN S63°16'52"E FOR A DISTANCE OF 100.54 FEET; THENCE RUN S58°07'21"E FOR A DISTANCE OF 145.39 FEET; THENCE RUN S75°02'38"E FOR A DISTANCE OF 101.42 FEET; THENCE RUN S36°53'16"E FOR A DISTANCE OF 88.54 FEET; THENCE RUN S54°31'46"E FOR A DISTANCE OF 292.73 FEET; THENCE RUN S71°25'16"E FOR A DISTANCE OF 78.08 FEET; THENCE RUN N75°24'24"E FOR A DISTANCE OF 513.63 FEET; THENCE RUN N39°42'25"E FOR A DISTANCE OF 60.13 FEET; THENCE RUN N05°32'11"W FOR A DISTANCE OF 73.70 FEET; THENCE RUN N07°57'23"W FOR A DISTANCE OF 52.02 FEET; THENCE RUN N00°26'51"W FOR A DISTANCE OF 131.06 FEET; THENCE RUN N04°12'55"E FOR A DISTANCE OF 151.70 FEET; THENCE RUN N11°10'06"E FOR A DISTANCE OF 174.79 FEET; THENCE RUN N48°23'22"E FOR A DISTANCE OF 35.08 FEET; THENCE RUN N64°07'14"E FOR A DISTANCE OF 44.31 FEET; THENCE RUN S66°08'10"E FOR A DISTANCE OF 54.49 FEET; THENCE RUN N43°14'14"E FOR A DISTANCE OF 401.58 FEET; THENCE RUN N77°05'05"E FOR A DISTANCE OF 327.57 FEET; THENCE RUN N57°19'10"E FOR A DISTANCE OF 559.88 FEET; THENCE RUN N20°02'48"E FOR A DISTANCE OF 189.88 FEET; THENCE RUN N13°25'07"E FOR A DISTANCE OF 159.04 FEET; THENCE RUN N08°45'22"E FOR A DISTANCE OF 121.08 FEET; THENCE RUN N19°09'18"W FOR A DISTANCE OF 96.31 FEET; THENCE RUN N58°13'26"W FOR A DISTANCE OF 962.09 FEET; THENCE RUN S39°53'20"W FOR A DISTANCE OF 411.53 FEET; THENCE RUN S40°23'40"W FOR A DISTANCE OF 276.26 FEET; THENCE RUN S40°52'29"W FOR A DISTANCE OF 247.62 FEET; THENCE RUN S24°24'43"W FOR A DISTANCE OF 91.83 FEET; THENCE RUN N74°50'34"W FOR A DISTANCE OF 94.71 FEET; THENCE RUN N59°49'44"W FOR A DISTANCE OF 115.57 FEET; THENCE RUN N61°21'50"W FOR A DISTANCE OF 121.40 FEET; THENCE RUN N62°18'24"W FOR A DISTANCE OF 145.81 FEET; THENCE RUN N39°17'22"W FOR A DISTANCE OF 115.06 FEET; THENCE RUN N40°52'24"W FOR A DISTANCE OF 125.01 FEET; THENCE RUN N32°37'51"W FOR A DISTANCE OF 138.09 FEET; THENCE RUN S87°30'26"W FOR A DISTANCE OF 33.64 FEET; THENCE RUN S48°28'23"W FOR A DISTANCE OF 119.96 FEET; THENCE RUN S09°53'00"W FOR A DISTANCE OF 213.52 FEET; THENCE RUN S16°38'57"E FOR A DISTANCE OF 133.88 FEET; THENCE RUN S31°18'44"E FOR A DISTANCE OF 100.54 FEET; THENCE RUN S12°06'43"E FOR A DISTANCE OF 69.72 FEET; THENCE RUN S47°34'17"W FOR A DISTANCE OF 55.95 FEET; THENCE RUN S74°26'22"W FOR A DISTANCE OF 115.09 FEET; THENCE RUN N76°44'26"W FOR A DISTANCE OF 125.93 FEET; THENCE RUN N18°33'08"W FOR A DISTANCE OF 163.52 FEET; THENCE RUN N21°18'18"W FOR A DISTANCE OF 172.00 FEET; THENCE RUN N18°34'02"W FOR A DISTANCE OF 220.03 FEET; THENCE RUN N43°13'27"W FOR A DISTANCE OF 112.77 FEET; THENCE RUN N68°28'26"W FOR A DISTANCE OF 115.50 FEET; THENCE RUN N87°00'56"W FOR A DISTANCE OF 151.16 FEET; THENCE RUN N76°14'25"W FOR A DISTANCE OF 287.74 FEET; THENCE RUN N59°03'57"W FOR A DISTANCE OF 32.26 FEET; THENCE RUN N24°17'17"E FOR A DISTANCE OF 78.68 FEET; THENCE RUN N46°59'04"E FOR A DISTANCE OF 86.08 FEET; THENCE RUN N48°14'20"E FOR A DISTANCE OF 110.87 FEET; THENCE RUN N56°50'17"E FOR A DISTANCE OF 141.77 FEET; THENCE RUN N23°58'59"E FOR A DISTANCE OF 58.61 FEET; THENCE RUN N14°15'46"W FOR A DISTANCE OF 83.69 FEET; THENCE RUN N86°19'59"W FOR A DISTANCE OF 263.41 FEET; THENCE RUN S76°07'18"W FOR A DISTANCE OF 77.37 FEET; THENCE RUN S67°14'28"W FOR A DISTANCE OF 68.26 FEET; THENCE RUN S34°55'40"W FOR A DISTANCE OF 81.02 FEET; THENCE RUN S22°53'12"W FOR A DISTANCE OF 132.57 FEET; THENCE RUN S56°07'35"W FOR A DISTANCE OF 115.20 FEET; THENCE RUN S32°16'13"W FOR A DISTANCE OF 99.28 FEET; THENCE RUN S16°25'45"W FOR A DISTANCE OF 68.07 FEET; THENCE RUN S41°29'16"W FOR A DISTANCE OF 102.86 FEET; THENCE RUN S77°28'10"W FOR A DISTANCE OF 117.54 FEET; THENCE RUN S74°20'58"W FOR A DISTANCE OF 101.17 FEET; THENCE RUN S44°48'34"W FOR A DISTANCE OF 108.44 FEET; THENCE RUN S39°43'19"W FOR A DISTANCE OF 299.43 FEET; THENCE RUN S38°00'59"W FOR A DISTANCE OF 369.42 FEET; THENCE RUN S88°01'01"W FOR A DISTANCE OF 145.07 FEET; THENCE RUN S53°47'38"W FOR A DISTANCE OF 116.07 FEET; THENCE RUN S23°51'20"W FOR A DISTANCE OF 142.54 FEET; THENCE RUN S21°55'44"W FOR A DISTANCE OF 141.05 FEET; THENCE RUN S15°43'51"W FOR A DISTANCE OF 164.05 FEET; THENCE RUN S01°41'54"W FOR A DISTANCE OF 77.72 FEET; THENCE RUN S05°41'54"W FOR A DISTANCE OF 125.98 FEET; THENCE RUN S78°58'26"W FOR A DISTANCE OF 51.97 FEET; THENCE RUN N73°31'25"W FOR A DISTANCE OF 106.53 FEET; THENCE RUN S85°11'20"W FOR A DISTANCE OF 115.84 FEET; THENCE RUN N77°52'52"W FOR A DISTANCE OF 122.93 FEET; THENCE RUN S80°34'08"W FOR A DISTANCE OF 106.80 FEET; THENCE RUN N02°12'06"E FOR A DISTANCE OF 166.85 FEET; THENCE RUN N00°11'44"E FOR A DISTANCE OF 120.56 FEET; THENCE RUN N51°36'21"W FOR A DISTANCE OF 159.30 FEET; THENCE RUN N82°07'55"W FOR A DISTANCE OF 60.59 FEET; THENCE RUN S74°56'13"W FOR A DISTANCE OF 64.15 FEET; THENCE RUN S55°30'51"W FOR A DISTANCE OF 83.75 FEET; THENCE RUN N54°17'48"W FOR A DISTANCE OF 252.73 FEET; THENCE RUN N12°45'05"W FOR A DISTANCE OF 48.21 FEET; THENCE RUN N39°51'17"W FOR A DISTANCE OF 55.10 FEET; THENCE RUN N43°21'06"W FOR A DISTANCE OF 96.83 FEET; THENCE RUN N87°50'25"W FOR A DISTANCE OF 53.97 FEET; THENCE RUN S85°51'57"W FOR A DISTANCE OF 86.75 FEET; THENCE RUN N87°21'43"W FOR A DISTANCE OF 105.83 FEET; THENCE RUN N87°39'51"W FOR A DISTANCE OF 185.04 FEET; THENCE RUN N85°36'34"W FOR A DISTANCE OF 196.37 FEET; THENCE RUN N87°33'02"W FOR A DISTANCE OF 275.66 FEET; THENCE RUN S79°08'54"W FOR A DISTANCE OF 121.22 FEET; THENCE RUN S68°40'14"W FOR A DISTANCE OF 191.80 FEET; THENCE RUN S46°09'57"W FOR A DISTANCE OF 161.84 FEET; THENCE RUN S10°26'56"W FOR A DISTANCE OF 87.33 FEET; THENCE RUN S28°53'36"W FOR A DISTANCE OF 104.27 FEET; THENCE RUN S82°02'11"W FOR A DISTANCE OF 108.47 FEET; THENCE RUN N85°45'26"W FOR A DISTANCE OF 187.62 FEET; THENCE RUN N74°04'40"W FOR A DISTANCE OF 144.06 FEET; THENCE RUN N51°50'53"W FOR A DISTANCE OF 124.40 FEET; THENCE RUN N22°27'03"W FOR A DISTANCE OF 80.97 FEET; THENCE RUN N07°16'34"W FOR A DISTANCE OF 159.01 FEET; THENCE RUN N22°38'28"W FOR A DISTANCE OF 101.19 FEET; THENCE RUN N48°57'39"W FOR A DISTANCE OF 143.49 FEET; THENCE RUN N80°38'36"W FOR A DISTANCE OF 86.82 FEET; THENCE RUN N89°27'22"W FOR A DISTANCE OF 125.79 FEET; THENCE RUN N86°54'19"W FOR A DISTANCE OF 1322.20 FEET; THENCE RUN N02°29'39"E FOR A DISTANCE OF 1537.88 FEET; THENCE RUN N02°29'39"E FOR A DISTANCE OF 694.55 FEET; THENCE RUN S88°58'11"E FOR A DISTANCE OF 1422.07 FEET; THENCE RUN S00°18'43"W FOR A DISTANCE OF 695.26 FEET; THENCE RUN S88°59'57"E FOR A DISTANCE OF 2738.25 FEET, TO THE POINT OF BEGINNING. CONTAINING 1571.07 ACRES, MORE OR LESS.

* NOT A SURVEY *

DRAWN BY: G.N	DATE: 7/22/2021
SHEET # 15	OF SHEET 16
SEC-TWN-RGE: 13,14,15,18,19,22,23,24-51S-26,27E	



950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

LEGAL DESCRIPTION
COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. H-1646-CDD1
PROJECT NO. 2021.009
FILE NAME 2021009 CDD1.dwg

TOGETHER WITH

PARCEL 2:

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE ALONG THE EAST LINE OF SAID SECTION 24, RUN S00°15'28"W FOR A DISTANCE OF 4679.59 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID SECTION LINE, S00°15'28"W FOR A DISTANCE OF 43.21 FEET; THENCE LEAVING SAID SECTION LINE, RUN S84°27'57"W FOR A DISTANCE OF 82.74 FEET; THENCE RUN S83°27'32"W FOR A DISTANCE OF 84.68 FEET; THENCE RUN S88°47'42"W FOR A DISTANCE OF 97.52 FEET; THENCE RUN N81°19'02"W FOR A DISTANCE OF 71.38 FEET; THENCE RUN N54°05'10"W FOR A DISTANCE OF 62.53 FEET; THENCE RUN N46°52'35"E FOR A DISTANCE OF 76.76 FEET; THENCE RUN N78°39'42"E FOR A DISTANCE OF 79.41 FEET; THENCE RUN N85°05'50"E FOR A DISTANCE OF 80.86 FEET; THENCE RUN S69°28'32"E FOR A DISTANCE OF 94.14 FEET; THENCE RUN S72°12'44"E FOR A DISTANCE OF 86.92 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 0.78 ACRE.

TOGETHER WITH

PARCEL 3:

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE ALONG THE EAST LINE OF SAID SECTION 24, RUN S00°15'28"W FOR A DISTANCE OF 4790.92 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID SECTION LINE, S00°15'28"W FOR A DISTANCE OF 410.91 FEET; THENCE LEAVING SAID SECTION LINE, RUN N34°56'39"W FOR A DISTANCE OF 136.99 FEET; THENCE RUN N16°03'58"W FOR A DISTANCE OF 121.00 FEET; THENCE RUN N07°47'40"W FOR A DISTANCE OF 77.35 FEET; THENCE RUN N12°30'16"E FOR A DISTANCE OF 74.05 FEET; THENCE RUN N56°39'23"E FOR A DISTANCE OF 67.01 FEET; THENCE RUN S86°15'35"E FOR A DISTANCE OF 52.39 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 0.82 ACRE.

LESS AND EXCEPT

SCHOOL SITE NO. 2, DESCRIBED IN OFFICIAL RECORDS BOOK 1495, PAGE 384 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA:

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 N88°58'53"W, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 218.01 FEET; THENCE LEAVING SAID SECTION LINE, RUN S39°46'43"W A DISTANCE OF 711.68 FEET; THENCE RUN S50°13'17"E A DISTANCE OF 1,515.63 FEET; THENCE RUN S39°46'43"W A DISTANCE OF 1,050.00 FEET; THENCE RUN S50°13'17"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S50°13'17"E A DISTANCE OF 739.75 FEET; THENCE RUN N39°46'43"E A DISTANCE OF 706.62 FEET; THENCE RUN N50°13'17"W A DISTANCE OF 739.75 FEET; THENCE RUN S39°46'43"W A DISTANCE OF 706.62 FEET TO THE POINT OF BEGINNING. CONTAINING 12.00 ACRES, MORE OR LESS.

LESS AND EXCEPT

PUMP STATION SITE, DESCRIBED IN OFFICIAL RECORDS BOOK 1755, PAGE 361:

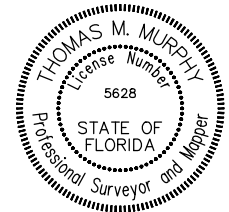
ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF CHAMPIONSHIP DRIVE, MARCO SHORES UNIT 30 GOLF COURSE, PLAT BOOK 17, PAGES 98 THROUGH 103, COLLIER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID CHAMPIONSHIP DRIVE SOUTH 89°13'52" 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; SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD; BEARINGS ARE BASED ON THE SOUTHERLY LINE OF CHAMPIONSHIP DRIVE MARCO SHORES UNIT 30 GOLF COURSE, P.B. 17, PAGES 98-103, COLLIER COUNTY, FLORIDA, BEING SOUTH 89°13'52" EAST.

LESS AND EXCEPT

GOLF COURSE PARCEL 1, 2, 3 AND 4, MARCO SHORES UNIT 30 GOLF COURSE, AS RECORDED IN PLAT BOOK 17, PAGES 98 THROUGH 103 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, CONTAINING 243.98 ACRES.

TOTAL DESCRIBED AREA OF LEGAL DESCRIPTIONS = 1,316.31 ACRES.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



Digitally signed by Tom Murphy
DN: cn=Tom Murphy, o=Hole Montes Inc., ou, email=tommurphy@hmeng.com, c=US
Date: 2021.09.10 09:01:27 -04'00'

Thomas M. Murphy

BY _____ THOMAS M. MURPHY _____ LS5628 STATE OF FLORIDA

* NOT A SURVEY *

DRAWN BY: G.N	DATE: 7/22/2021
SHEET # 16	OF SHEET 16
SEC-TWN-RGE: 13,14,15,18,19,22,23,24-51S-26,27E	

950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of Authorization No.1772

LEGAL DESCRIPTION
COMMUNITY DEVELOPMENT DISTRICT 1

DRAWING NO. H-1646-CDD1
PROJECT NO. 2021.009
FILE NAME 2021009 CDD1.dwg

Exhibit “5”

Landowner’s Consent

**LANDOWNERS' CONSENT TO INCLUSION AND EXCLUSION OF
CERTAIN PROPERTIES WITHIN THE MODIFIED BOUNDARIES OF THE
FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1**

GB HIDDEN COVE, LLC, a Florida limited liability company, **FCC CREEK, LLC**, a Delaware limited liability company, **FCC MARSH, LLC**, a Florida limited liability company, and **FCC GOLF CLUB, LLC**, a Florida limited liability company (collectively, "**Owners**"), certify that they are collectively the owners of the real property located in Collier County, Florida and more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Property**").

Owners understand and acknowledge that Fiddler's Creek Community Development District #1 (the "**District**") intends to submit a petition to amend its boundaries to the Florida Land and Water Adjudicatory Commission in accordance with the provisions of Chapter 190 of the Florida Statutes. As landowners (as defined by Chapter 190, Florida Statutes) of lands which are intended to be added to and/or removed from the District, Owners understand and acknowledge that pursuant to the provisions of Section 190.046, Florida Statutes, the District is required to include the written consent of one hundred percent (100%) of the owners of the lands to be added to and/or removed from the District.

Owners hereby consent to the respective inclusion and exclusion of the Property in the District and agree to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment to the boundaries of the District. Owners acknowledge that this consent will remain in full force and effect until the boundaries of the District are amended, provided that if final approval of the Petition is not granted by the Florida Land and Water Adjudicatory Commission within three (3) years from the date hereof, Owners shall have the right to withdraw this consent by delivering written notice to the District and the Florida Land and Water Adjudicatory Commission within any time thereafter, but prior to final approval of the Petition. If the Property is sold by Owners prior to final approval of the Petition, Owners further agree that Owners will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by District, the same consent in substantially this form. Owners represent and warrant that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument. Owners further agree to the recording of this document, if required by the Florida Land and Water Adjudicatory Commission.

{Remainder of page intentionally left blank. Signatures appear on next page.}

IN WITNESS WHEREOF, I hereunto set my hand this 18th day of October, 2021.

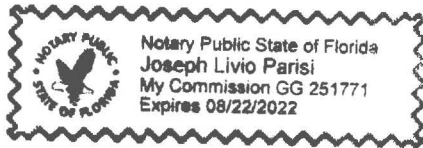
OWNERS:

GB HIDDEN COVE, LLC,
a Florida limited liability company

By: *Aubrey J. Ferrao*
Print Name: Aubrey J. Ferrao
Title: Manager, President and not individually

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of October, 2021, by Aubrey J. Ferrao, as Manager and President of GB Hidden Cove, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.



Joseph Livio Parisi
Notary Public
Print Name: Joseph Livio Parisi
My commission expires: 08/22/2022

{Signatures Continue on Next Page}

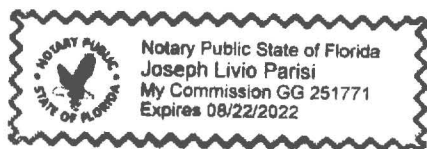
OWNERS:

FCC CREEK, LLC,
a Delaware limited liability company

By: *Aubrey J. Ferrao*
Print Name: Aubrey J. Ferrao
Title: Manager and not individually

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of October, 2021, by Aubrey J. Ferrao, as Manager of FCC Creek, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.



Joseph Livio Parisi
Notary Public
Print Name: Joseph Livio Parisi
My commission expires: 08/22/2022

{Signatures Continue on Next Page}

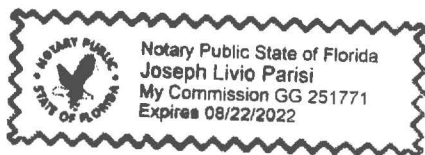
OWNERS:

FCC MARSH, LLC,
a Florida limited liability company

By: *Aubrey J. Ferrao* *z*
Print Name: Aubrey J. Ferrao
Title: Manager, President and not individually

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10th day of October, 2021, by Aubrey J. Ferrao, as Manager and President of FCC MARSH, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.



Joseph Livio Parisi
Notary Public
Print Name: Joseph Livio Parisi
My commission expires: 08/22/2022

{Signatures Continue on Next Page}

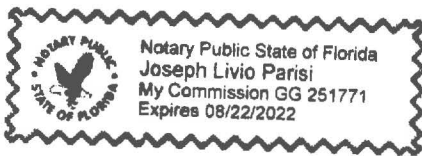
OWNERS:

FCC GOLF CLUB, LLC,
a Florida limited liability company

By: *Aubrey J. Ferrao*
Print Name: Aubrey J. Ferrao
Title: Manager, President and not individually

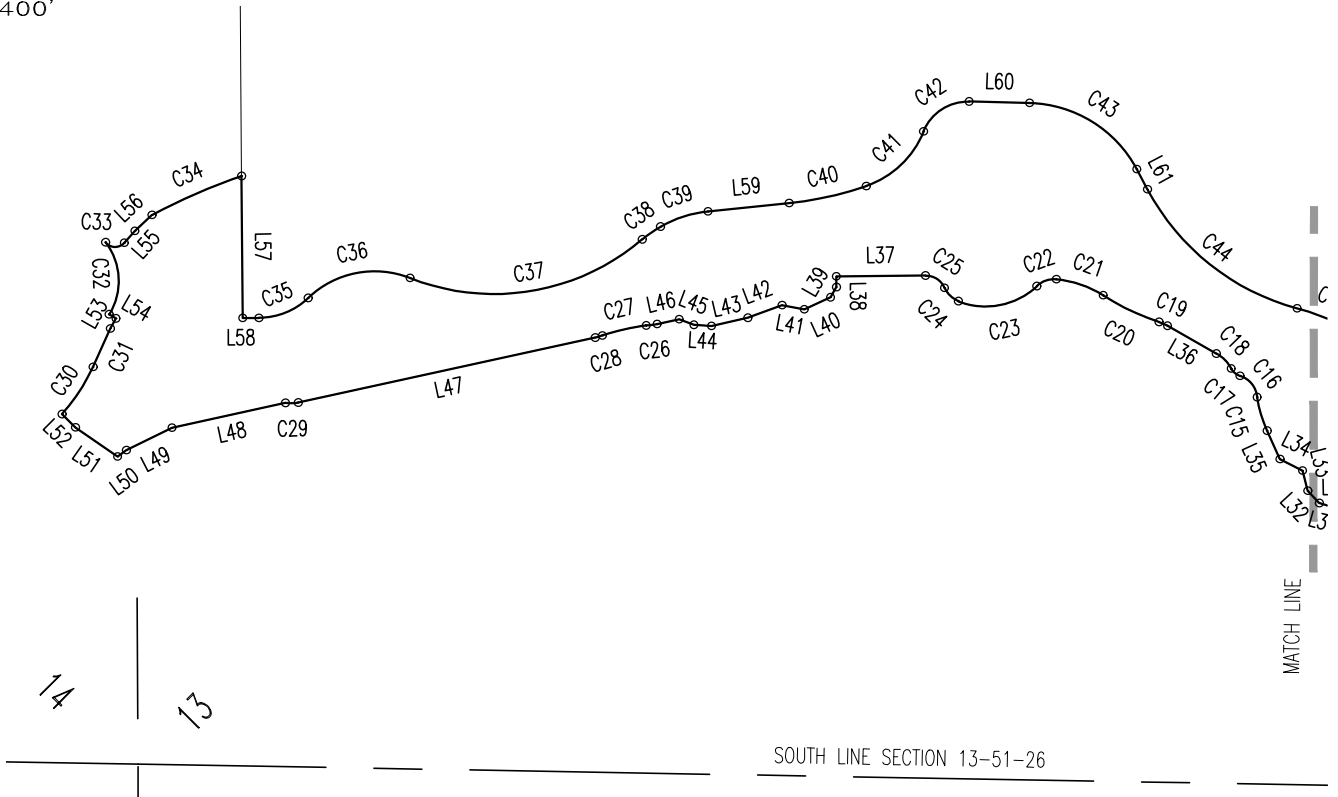
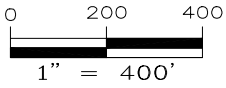
STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of October, 2021, by Aubrey J. Ferrao, as Manager and President of FCC GOLF CLUB, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

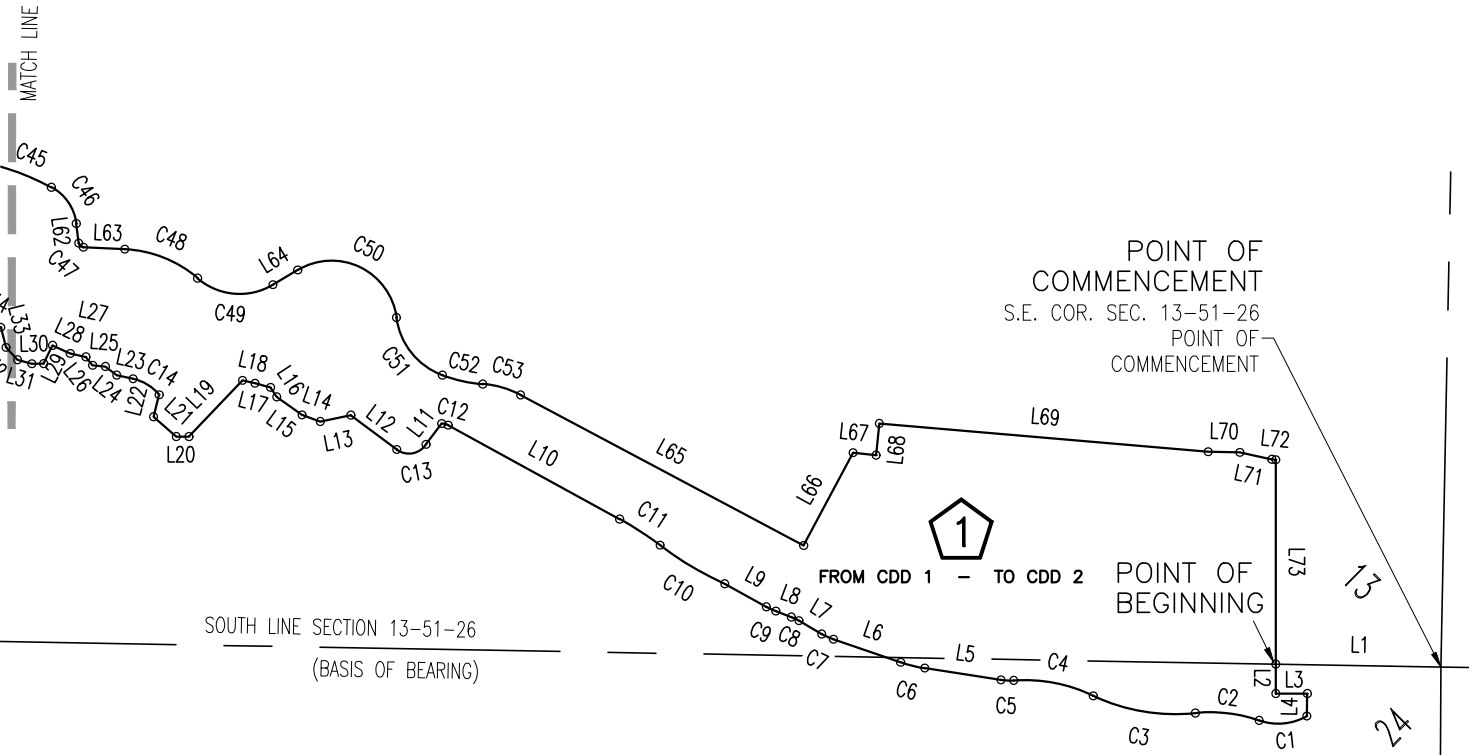


Joseph Livio Parisi
Notary Public
Print Name: Joseph Livio Parisi
My commission expires: 08/22/2022

EXHIBIT "A"
Legal Description of Property



SOUTH LINE SECTION 13-51-26



SOUTH LINE SECTION 13-51-26
(BASIS OF BEARING)

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 1	OF SHEET 5
SEC-TWN-RGE: 13, 14, 24-51-26	



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
FIDDLER'S CREEK CDD TRANSFERS - No. 1

DRAWING NO. H-1654
PROJECT NO. 21.009
FILE NAME 21009 swap 01.dwg

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	120.01'	49°06'29"	99.74'	S 84°47'25" W	102.86'
C2	304.19'	25°25'07"	133.85'	N 83°21'54" W	134.95'
C3	402.41'	31°06'58"	215.86'	N 80°30'59" W	218.54'
C4	325.00'	30°05'59"	168.78'	N 78°56'52" W	170.74'
C5	120.00'	12°46'46"	26.71'	N 87°36'29" W	26.77'
C6	271.68'	10°56'29"	51.80'	N 76°32'40" W	51.88'
C7	140.00'	10°52'30"	26.53'	N 65°38'11" W	26.57'
C8	96.23'	10°36'19"	17.79'	N 64°55'59" W	17.81'
C9	140.00'	8°48'42"	21.51'	N 65°29'11" W	21.53'
C10	720.00'	12°30'32"	156.88'	N 59°08'56" W	157.19'
C11	680.00'	8°27'08"	100.22'	N 57°07'13" W	100.31'
C12	30.00'	26°22'37"	13.69'	N 74°32'05" W	13.81'
C13	42.54'	93°18'11"	61.87'	S 80°11'54" W	69.27'
C14	98.35'	37°51'20"	63.81'	N 58°33'08" W	64.98'
C15	247.83'	16°56'50"	73.04'	N 16°41'05" W	73.31'
C16	50.27'	69°00'31"	56.95'	N 38°42'54" W	60.55'
C17	31.19'	45°24'10"	24.07'	N 50°31'04" W	24.71'
C18	75.00'	33°51'50"	43.68'	N 44°44'54" W	44.33'
C19	100.00'	11°00'45"	19.19'	N 66°05'49" W	19.22'
C20	514.31'	14°23'31"	128.85'	N 64°24'26" W	129.19'
C21	214.22'	27°56'26"	103.43'	N 71°10'54" W	104.47'
C22	50.88'	49°55'53"	42.95'	S 70°37'08" W	44.34'
C23	155.35'	64°46'17"	166.41'	S 79°05'27" W	175.61'
C24	52.65'	44°41'17"	40.03'	N 46°10'47" W	41.06'
C25	43.00'	66°41'09"	47.27'	N 57°10'43" W	50.05'
C26	120.00'	11°00'24"	23.02'	S 83°10'24" W	23.05'
C27	542.06'	9°54'40"	93.65'	S 76°55'52" W	93.77'
C28	120.00'	7°23'59"	15.49'	S 73°58'13" W	15.50'
C29	70.00'	21°47'12"	26.46'	S 88°33'48" W	26.62'
C30	399.42'	16°56'44"	117.70'	N 33°24'14" E	118.13'
C31	3855.60'	1°18'19"	87.84'	N 24°16'42" E	87.84'
C32	132.52'	69°03'49"	150.24'	N 02°50'53" W	159.74'
C33	25.00'	103°08'09"	39.17'	S 88°42'50" E	45.00'
C34	1256.70'	9°17'39"	203.63'	N 66°29'07" E	203.86'
C35	150.00'	43°19'39"	110.75'	N 67°53'55" E	113.43'
C36	200.00'	65°24'33"	216.12'	N 78°56'22" E	228.32'
C37	475.00'	62°10'05"	490.48'	N 80°33'36" E	515.39'
C38	247.67'	10°41'47"	46.17'	N 54°52'29" E	46.24'
C39	250.00'	24°03'36"	104.21'	N 72°12'10" E	104.98'
C40	700.00'	13°28'58"	164.34'	N 77°29'29" E	164.72'
C41	200.00'	48°41'47"	164.91'	N 46°24'06" E	169.98'
C42	100.00'	69°20'20"	113.77'	N 56°43'22" E	121.02'
C43	260.00'	60°36'37"	262.39'	S 58°18'09" E	275.04'
C44	500.00'	46°56'36"	398.30'	S 51°28'09" E	409.66'
C45	550.00'	13°06'41"	125.58'	S 68°23'07" E	125.86'
C46	100.00'	54°47'04"	92.02'	S 34°26'15" E	95.62'
C47	10.00'	80°16'50"	12.89'	S 47°11'08" E	14.01'
C48	250.00'	38°03'09"	163.00'	S 68°17'59" E	166.04'
C49	135.00'	71°28'36"	157.70'	S 85°00'42" E	168.41'
C50	137.00'	112°55'12"	228.38'	S 64°17'24" E	270.00'
C51	150.00'	61°29'33"	153.37'	S 38°34'34" E	160.99'
C52	300.00'	16°27'34"	85.89'	S 77°33'08" E	86.18'
C53	200.00'	23°47'41"	82.46'	S 73°53'04" E	83.06'

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 2	OF SHEET 5
SEC-TWN-RGE: 13, 14, 24-51-26	



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
FIDDLER'S CREEK CDD TRANSFERS - No. 1

DRAWING NO. H-1654
PROJECT NO. 21.009
FILE NAME 21009 swap 01.dwg

LINE	BEARING	DISTANCE
L1	N 88°58'58" W	344.26'
L2	S 00°00'00" E	61.23'
L3	N 89°56'43" E	65.73'
L4	S 01°05'16" W	47.03'
L5	N 81°13'05" W	160.25'
L6	N 71°04'25" W	148.26'
L7	N 59°32'59" W	54.85'
L8	N 68°58'01" W	34.68'
L9	N 61°04'50" W	98.96'
L10	N 61°20'47" W	407.40'
L11	S 37°02'54" W	54.58'
L12	N 53°09'01" W	119.23'
L13	S 78°20'56" W	65.29'
L14	N 70°14'37" W	40.26'
L15	N 54°22'13" W	64.70'
L16	N 33°21'25" W	23.69'
L17	N 75°12'12" W	33.30'
L18	N 76°51'10" W	26.95'
L19	S 43°37'46" W	161.77'
L20	N 90°00'00" W	26.44'
L21	N 48°41'19" W	62.83'
L22	N 14°21'59" E	47.02'
L23	N 77°28'48" W	34.63'
L24	N 52°19'34" W	29.83'
L25	N 85°11'14" W	26.94'

LINE	BEARING	DISTANCE
L26	N 38°20'00" W	22.50'
L27	N 77°46'28" W	33.45'
L28	N 65°05'58" W	40.53'
L29	S 25°54'37" W	42.30'
L30	S 88°48'27" W	24.84'
L31	N 73°55'13" W	30.71'
L32	N 42°59'31" W	35.20'
L33	N 14°24'37" W	43.32'
L34	N 63°10'35" W	52.78'
L35	N 24°20'06" W	64.72'
L36	N 60°16'17" W	117.36'
L37	S 89°33'28" W	185.48'
L38	S 00°29'56" E	22.52'
L39	S 30°23'51" W	24.71'
L40	S 65°20'21" W	59.88'
L41	N 79°13'24" W	47.16'
L42	S 69°39'07" W	76.08'
L43	S 77°25'16" W	77.61'
L44	N 86°34'08" W	36.83'
L45	N 69°14'10" W	32.78'
L46	S 77°40'12" W	46.94'
L47	S 77°40'12" W	633.48'
L48	S 77°40'12" W	242.08'
L49	S 63°50'35" W	105.72'
L50	S 53°26'00" W	22.75'

LINE	BEARING	DISTANCE
L51	N 55°15'12" W	106.68'
L52	N 45°28'07" W	39.52'
L53	N 28°56'05" E	24.08'
L54	N 59°52'05" W	16.74'
L55	N 41°40'21" E	33.12'
L56	N 47°08'59" E	48.64'
L57	S 00°25'58" E	295.91'
L58	N 89°33'44" E	33.81'
L59	N 84°13'58" E	169.90'
L60	S 88°36'28" E	125.93'
L61	S 27°59'51" E	47.49'
L62	S 07°02'43" E	40.73'
L63	S 87°19'33" E	86.72'
L64	N 59°15'00" E	59.92'
L65	S 61°59'14" E	667.71'
L66	N 28°00'46" E	219.00'
L67	S 84°17'11" E	48.52'
L68	N 05°42'49" E	66.04'
L69	S 85°06'03" E	687.38'
L70	S 88°46'54" E	66.20'
L71	S 77°41'47" E	68.11'
L72	S 84°48'34" E	8.27'
L73	S 00°00'00" E	425.87'

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 13, 14 & 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN N88°58'58"W, ALONG THE SOUTH LINE OF SAID SECTION 13 FOR A DISTANCE OF 344.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S00°00'00"E FOR A DISTANCE OF 61.23 FEET; THENCE RUN N89°56'43"E FOR A DISTANCE OF 65.73 FEET; THENCE RUN S01°05'16"W FOR A DISTANCE OF 47.03 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 120.01 FEET, AT A BEARING OF N29°45'50"W THEREFROM, THROUGH A CENTRAL ANGLE OF 49°06'29" AND BEING SUBTENDED BY A CHORD OF 99.74 FEET AT A BEARING OF S84°47'25"W, FOR AN ARC LENGTH OF 102.86 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 304.19 FEET, THROUGH A CENTRAL ANGLE OF 25°25'07" AND BEING SUBTENDED BY A CHORD OF 133.85 FEET AT A BEARING OF N83°21'54"W, FOR AN ARC LENGTH OF 134.95 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 402.41 FEET, THROUGH A CENTRAL ANGLE OF 31°06'58" AND BEING SUBTENDED BY A CHORD OF 215.86 FEET AT A BEARING OF N80°30'59"W, FOR AN ARC LENGTH OF 218.54 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AT A BEARING OF S26°06'07"W THEREFROM, THROUGH A CENTRAL ANGLE OF 30°05'59" AND BEING SUBTENDED BY A CHORD OF 168.78 FEET AT A BEARING OF N78°56'52"W, FOR AN ARC LENGTH OF 170.74 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 12°46'46" AND BEING SUBTENDED BY A CHORD OF 26.71 FEET AT A BEARING OF N87°36'29"W, FOR AN ARC LENGTH OF 26.77 FEET; THENCE RUN N81°13'05"W FOR A DISTANCE OF 160.25 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 271.68 FEET, AT A BEARING OF N07°59'05"E THEREFROM, THROUGH A CENTRAL ANGLE OF 10°56'29" AND BEING SUBTENDED BY A CHORD OF 51.80 FEET AT A BEARING OF N76°32'40"W, FOR AN ARC LENGTH OF 51.88 FEET; THENCE RUN N71°04'25"W FOR A DISTANCE OF 148.26 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET, THROUGH A CENTRAL ANGLE OF 10°52'30" AND BEING SUBTENDED BY A CHORD OF 26.53 FEET AT A BEARING OF N65°38'11"W, FOR AN ARC LENGTH OF 26.57 FEET; THENCE RUN N59°32'59"W FOR A DISTANCE OF 54.85 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 96.23 FEET, AT A BEARING OF S30°22'10"W THEREFROM, THROUGH A CENTRAL ANGLE OF 10°36'19" AND BEING SUBTENDED BY A CHORD OF 17.79 FEET AT A BEARING OF N64°55'59"W, FOR AN ARC LENGTH OF 17.81 FEET; THENCE RUN N68°58'01"W FOR A DISTANCE OF 34.68 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET, AT A BEARING OF N20°06'28"E THEREFROM, THROUGH A CENTRAL ANGLE OF 08°48'42" AND BEING SUBTENDED BY A CHORD OF 21.51 FEET AT A BEARING OF N65°29'11"W, FOR AN ARC LENGTH OF 21.53 FEET; THENCE RUN N61°04'50"W FOR A DISTANCE OF 98.96 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 720.00 FEET, AT A BEARING OF N24°35'48"E THEREFROM, THROUGH A CENTRAL ANGLE OF 12°30'32" AND BEING SUBTENDED BY A CHORD OF 156.88 FEET AT A BEARING OF N59°08'56"W, FOR AN ARC LENGTH OF 157.19 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 680.00 FEET, THROUGH A CENTRAL ANGLE OF 08°27'08" AND BEING SUBTENDED BY A CHORD OF 100.22 FEET AT A BEARING OF N57°07'13"W, FOR AN ARC LENGTH OF 100.31 FEET; THENCE RUN N61°20'47"W FOR A DISTANCE OF 407.40 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 26°22'37" AND BEING SUBTENDED BY A CHORD OF 13.69 FEET AT A BEARING OF N74°32'05"W, FOR AN

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 3	OF SHEET 5
SEC-TWN-RGE: 13, 14, 24-51-26	



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
FIDDLER'S CREEK CDD TRANSFERS - No. 1

DRAWING NO. H-1654
PROJECT NO. 21.009
FILE NAME 21009 swap 01.dwg

ARC LENGTH OF 13.81 FEET; THENCE RUN S37°02'54"W FOR A DISTANCE OF 54.58 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 42.54 FEET, AT A BEARING OF N56°27'12"W THEREFROM, THROUGH A CENTRAL ANGLE OF 93°18'11" AND BEING SUBTENDED BY A CHORD OF 61.87 FEET AT A BEARING OF S80°11'54"W, FOR AN ARC LENGTH OF 69.27 FEET; THENCE RUN N53°09'01"W FOR A DISTANCE OF 119.23 FEET; THENCE RUN S78°20'56"W FOR A DISTANCE OF 65.29 FEET; THENCE RUN N70°14'37"W FOR A DISTANCE OF 40.26 FEET; THENCE RUN N54°22'13"W FOR A DISTANCE OF 64.70 FEET; THENCE RUN N33°21'25"W FOR A DISTANCE OF 23.69 FEET; THENCE RUN N75°12'12"W FOR A DISTANCE OF 33.30 FEET; THENCE RUN N76°51'10"W FOR A DISTANCE OF 26.95 FEET; THENCE RUN S43°37'46"W FOR A DISTANCE OF 161.77 FEET; THENCE RUN N90°00'00"W FOR A DISTANCE OF 26.44 FEET; THENCE RUN N48°41'19"W FOR A DISTANCE OF 62.83 FEET; THENCE RUN N14°21'59"E FOR A DISTANCE OF 47.02 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 98.35 FEET, AT A BEARING OF S50°22'32"W THEREFROM, THROUGH A CENTRAL ANGLE OF 37°51'20" AND BEING SUBTENDED BY A CHORD OF 63.81 FEET AT A BEARING OF N58°33'08"W, FOR AN ARC LENGTH OF 64.98 FEET; THENCE RUN N77°28'48"W FOR A DISTANCE OF 34.63 FEET; THENCE RUN N52°19'34"W FOR A DISTANCE OF 29.83 FEET; THENCE RUN N85°11'14"W FOR A DISTANCE OF 26.94 FEET; THENCE RUN N38°20'00"W FOR A DISTANCE OF 22.50 FEET; THENCE RUN N77°46'28"W FOR A DISTANCE OF 33.45 FEET; THENCE RUN N65°05'58"W FOR A DISTANCE OF 40.53 FEET; THENCE RUN S25°54'37"W FOR A DISTANCE OF 42.30 FEET; THENCE RUN S88°48'27"W FOR A DISTANCE OF 24.84 FEET; THENCE RUN N73°55'13"W FOR A DISTANCE OF 30.71 FEET; THENCE RUN N42°59'31"W FOR A DISTANCE OF 35.20 FEET; THENCE RUN N14°24'37"W FOR A DISTANCE OF 43.32 FEET; THENCE RUN N63°10'35"W FOR A DISTANCE OF 52.78 FEET; THENCE RUN N24°20'06"W FOR A DISTANCE OF 64.72 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 247.83 FEET, AT A BEARING OF N64°50'30"E THEREFROM, THROUGH A CENTRAL ANGLE OF 16°56'50" AND BEING SUBTENDED BY A CHORD OF 73.04 FEET AT A BEARING OF N16°41'05"W, FOR AN ARC LENGTH OF 73.31 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.27 FEET, AT A BEARING OF S85°47'21"W THEREFROM, THROUGH A CENTRAL ANGLE OF 69°00'31" AND BEING SUBTENDED BY A CHORD OF 56.95 FEET AT A BEARING OF N38°42'54"W, FOR AN ARC LENGTH OF 60.55 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 31.19 FEET, THROUGH A CENTRAL ANGLE OF 45°24'10" AND BEING SUBTENDED BY A CHORD OF 24.07 FEET AT A BEARING OF N50°31'04"W, FOR AN ARC LENGTH OF 24.71 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 33°51'50" AND BEING SUBTENDED BY A CHORD OF 43.68 FEET AT A BEARING OF N44°44'54"W, FOR AN ARC LENGTH OF 44.33 FEET; THENCE RUN N60°16'17"W FOR A DISTANCE OF 117.36 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, AT A BEARING OF S29°24'33"W THEREFROM, THROUGH A CENTRAL ANGLE OF 11°00'45" AND BEING SUBTENDED BY A CHORD OF 19.19 FEET AT A BEARING OF N66°05'49"W, FOR AN ARC LENGTH OF 19.22 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 514.31 FEET, THROUGH A CENTRAL ANGLE OF 14°23'31" AND BEING SUBTENDED BY A CHORD OF 128.85 FEET AT A BEARING OF N64°24'26"W, FOR AN ARC LENGTH OF 129.19 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 214.22 FEET, THROUGH A CENTRAL ANGLE OF 27°56'26" AND BEING SUBTENDED BY A CHORD OF 103.43 FEET AT A BEARING OF N71°10'54"W, FOR AN ARC LENGTH OF 104.47 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.88 FEET, AT A BEARING OF S05°35'05"W THEREFROM, THROUGH A CENTRAL ANGLE OF 49°55'53" AND BEING SUBTENDED BY A CHORD OF 42.95 FEET AT A BEARING OF S70°37'08"W, FOR AN ARC LENGTH OF 44.34 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 155.35 FEET, AT A BEARING OF N43°17'42"W THEREFROM, THROUGH A CENTRAL ANGLE OF 64°46'17" AND BEING SUBTENDED BY A CHORD OF 166.41 FEET AT A BEARING OF S79°05'27"W, FOR AN ARC LENGTH OF 175.61 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 52.65 FEET, THROUGH A CENTRAL ANGLE OF 44°41'17" AND BEING SUBTENDED BY A CHORD OF 40.03 FEET AT A BEARING OF N46°10'47"W, FOR AN ARC LENGTH OF 41.06 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 43.00 FEET, THROUGH A CENTRAL ANGLE OF 66°41'09" AND BEING SUBTENDED BY A CHORD OF 47.27 FEET AT A BEARING OF N57°10'43"W, FOR AN ARC LENGTH OF 50.05 FEET; THENCE RUN S89°33'28"W FOR A DISTANCE OF 185.48 FEET; THENCE RUN S00°29'56"E FOR A DISTANCE OF 22.52 FEET; THENCE RUN S30°23'51"W FOR A DISTANCE OF 24.71 FEET; THENCE RUN S65°20'21"W FOR A DISTANCE OF 59.88 FEET; THENCE RUN N79°13'24"W FOR A DISTANCE OF 47.16 FEET; THENCE RUN S69°39'07"W FOR A DISTANCE OF 76.08 FEET; THENCE RUN S77°25'16"W FOR A DISTANCE OF 77.61 FEET; THENCE RUN N86°34'08"W FOR A DISTANCE OF 36.83 FEET; THENCE RUN N69°14'10"W FOR A DISTANCE OF 32.78 FEET; THENCE RUN S77°40'12"W FOR A DISTANCE OF 46.94 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 11°00'24" AND BEING SUBTENDED BY A CHORD OF 23.02 FEET AT A BEARING OF S83°10'24"W, FOR AN ARC LENGTH OF 23.05 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 542.06 FEET, AT A BEARING OF S08°06'49"E THEREFROM, THROUGH A CENTRAL ANGLE OF 09°54'40" AND BEING SUBTENDED BY A CHORD OF 93.65 FEET AT A BEARING OF S76°55'52"W, FOR AN ARC LENGTH OF 93.77 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, AT A BEARING OF N19°43'47"W THEREFROM, THROUGH A CENTRAL ANGLE OF 07°23'59" AND BEING SUBTENDED BY A CHORD OF 15.49 FEET AT A BEARING OF S73°58'13"W, FOR AN ARC LENGTH OF 15.50 FEET; THENCE RUN S77°40'12"W FOR A DISTANCE OF 633.48 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 21°47'12" AND BEING SUBTENDED BY A CHORD OF 26.46 FEET AT A BEARING OF S88°33'48"W, FOR AN ARC LENGTH OF 26.62 FEET; THENCE RUN S77°40'12"W FOR A DISTANCE OF 242.08 FEET; THENCE RUN S63°50'35"W FOR A DISTANCE OF 105.72 FEET; THENCE RUN S53°26'00"W FOR A DISTANCE OF 22.75 FEET; THENCE RUN N55°15'12"W FOR A DISTANCE OF 106.68 FEET; THENCE RUN N45°28'07"W FOR A DISTANCE OF 39.52 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 399.42 FEET, AT A BEARING OF N48°07'24"W THEREFROM, THROUGH A CENTRAL ANGLE OF 16°56'44" AND BEING SUBTENDED BY A CHORD OF 117.70 FEET AT A BEARING OF N33°24'14"E, FOR AN ARC LENGTH OF 118.13 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3855.60 FEET, THROUGH A CENTRAL ANGLE OF 01°18'19" AND BEING SUBTENDED BY A CHORD OF 87.84 FEET AT A BEARING OF N24°16'42"E, FOR AN ARC LENGTH OF 87.84 FEET; THENCE RUN N28°56'05"E FOR A DISTANCE OF 24.08 FEET; THENCE RUN N59°52'05"W FOR A DISTANCE OF 16.74 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 132.52 FEET, AT A BEARING OF N58°18'58"W THEREFROM, THROUGH A CENTRAL ANGLE OF 69°03'49" AND BEING SUBTENDED BY A CHORD OF 150.24 FEET AT A BEARING OF N02°50'53"W, FOR AN ARC LENGTH OF 159.74 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AT A BEARING OF N52°51'14"E THEREFROM, THROUGH A CENTRAL ANGLE OF 103°08'09" AND BEING SUBTENDED BY A CHORD OF 39.17 FEET AT A BEARING OF S88°42'50"E, FOR AN ARC LENGTH OF 45.00 FEET; THENCE RUN N41°40'21"E FOR A DISTANCE OF 33.12 FEET; THENCE RUN N47°08'59"E FOR A DISTANCE OF 48.64 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1256.70 FEET, AT A BEARING OF S28°09'43"E THEREFROM, THROUGH A CENTRAL ANGLE OF 09°17'39" AND BEING SUBTENDED BY A CHORD OF 203.63

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 4	OF SHEET 5
SEC-TWN-RGE: 13, 14, 24-51-26	



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SKETCH AND LEGAL DESCRIPTION FIDDLER'S CREEK CDD TRANSFERS - No. 1	DRAWING NO. H-1654
	PROJECT NO. 21.009
	FILE NAME 21009 swap 01.dwg

FEET AT A BEARING OF N66°29'07"E, FOR AN ARC LENGTH OF 203.86 FEET; THENCE RUN S00°25'58"E FOR A DISTANCE OF 295.91 FEET; THENCE RUN N89°33'44"E FOR A DISTANCE OF 33.81 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 43°19'39" AND BEING SUBTENDED BY A CHORD OF 110.75 FEET AT A BEARING OF N67°53'55"E, FOR AN ARC LENGTH OF 113.43 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 65°24'33" AND BEING SUBTENDED BY A CHORD OF 216.12 FEET AT A BEARING OF N78°56'22"E, FOR AN ARC LENGTH OF 228.32 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 62°10'05" AND BEING SUBTENDED BY A CHORD OF 490.48 FEET AT A BEARING OF N80°33'36"E, FOR AN ARC LENGTH OF 515.39 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 247.67 FEET, AT A BEARING OF S40°28'24"E THEREFROM, THROUGH A CENTRAL ANGLE OF 10°41'47" AND BEING SUBTENDED BY A CHORD OF 46.17 FEET AT A BEARING OF N54°52'29"E, FOR AN ARC LENGTH OF 46.24 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, AT A BEARING OF S29°49'39"E THEREFROM, THROUGH A CENTRAL ANGLE OF 24°03'36" AND BEING SUBTENDED BY A CHORD OF 104.21 FEET AT A BEARING OF N72°12'10"E, FOR AN ARC LENGTH OF 104.98 FEET; THENCE RUN N84°13'58"E FOR A DISTANCE OF 169.90 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET, THROUGH A CENTRAL ANGLE OF 13°28'58" AND BEING SUBTENDED BY A CHORD OF 164.34 FEET AT A BEARING OF N77°29'29"E, FOR AN ARC LENGTH OF 164.72 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 48°41'47" AND BEING SUBTENDED BY A CHORD OF 164.91 FEET AT A BEARING OF N46°24'06"E, FOR AN ARC LENGTH OF 169.98 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 69°20'20" AND BEING SUBTENDED BY A CHORD OF 113.77 FEET AT A BEARING OF N56°43'22"E, FOR AN ARC LENGTH OF 121.02 FEET; THENCE RUN S88°36'28"E FOR A DISTANCE OF 125.93 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 60°36'37" AND BEING SUBTENDED BY A CHORD OF 262.39 FEET AT A BEARING OF S58°18'09"E, FOR AN ARC LENGTH OF 275.04 FEET; THENCE RUN S27°59'51"E FOR A DISTANCE OF 47.49 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 46°56'36" AND BEING SUBTENDED BY A CHORD OF 398.30 FEET AT A BEARING OF S51°28'09"E, FOR AN ARC LENGTH OF 409.66 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 13°06'41" AND BEING SUBTENDED BY A CHORD OF 125.58 FEET AT A BEARING OF S68°23'07"E, FOR AN ARC LENGTH OF 125.86 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 54°47'04" AND BEING SUBTENDED BY A CHORD OF 92.02 FEET AT A BEARING OF S34°26'15"E, FOR AN ARC LENGTH OF 95.62 FEET; THENCE RUN S07°02'43"E FOR A DISTANCE OF 40.73 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 80°16'50" AND BEING SUBTENDED BY A CHORD OF 12.89 FEET AT A BEARING OF S47°11'08"E, FOR AN ARC LENGTH OF 14.01 FEET; THENCE RUN S87°19'33"E FOR A DISTANCE OF 86.72 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 38°03'09" AND BEING SUBTENDED BY A CHORD OF 163.00 FEET AT A BEARING OF S68°17'59"E, FOR AN ARC LENGTH OF 166.04 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 135.00 FEET, THROUGH A CENTRAL ANGLE OF 71°28'36" AND BEING SUBTENDED BY A CHORD OF 157.70 FEET AT A BEARING OF S85°00'42"E, FOR AN ARC LENGTH OF 168.41 FEET; THENCE RUN N59°15'00"E FOR A DISTANCE OF 59.92 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 137.00 FEET, THROUGH A CENTRAL ANGLE OF 112°55'12" AND BEING SUBTENDED BY A CHORD OF 228.38 FEET AT A BEARING OF S64°17'24"E, FOR AN ARC LENGTH OF 270.00 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 61°29'33" AND BEING SUBTENDED BY A CHORD OF 153.37 FEET AT A BEARING OF S38°34'34"E, FOR AN ARC LENGTH OF 160.99 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 16°27'34" AND BEING SUBTENDED BY A CHORD OF 85.89 FEET AT A BEARING OF S77°33'08"E, FOR AN ARC LENGTH OF 86.18 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 23°47'41" AND BEING SUBTENDED BY A CHORD OF 82.46 FEET AT A BEARING OF S73°53'04"E, FOR AN ARC LENGTH OF 83.06 FEET; THENCE RUN S61°59'14"E FOR A DISTANCE OF 667.71 FEET; THENCE RUN N28°00'46"E FOR A DISTANCE OF 219.00 FEET; THENCE RUN S84°17'11"E FOR A DISTANCE OF 48.52 FEET; THENCE RUN N05°42'49"E FOR A DISTANCE OF 66.04 FEET; THENCE RUN S85°06'03"E FOR A DISTANCE OF 687.38 FEET; THENCE RUN S88°46'54"E FOR A DISTANCE OF 66.20 FEET; THENCE RUN S77°41'47"E FOR A DISTANCE OF 68.11 FEET; THENCE RUN S84°48'34"E FOR A DISTANCE OF 8.27 FEET; THENCE RUN S00°00'00"E FOR A DISTANCE OF 425.87 FEET, TO THE POINT OF BEGINNING. CONTAINING 1523482.59 SQUARE FEET OR 34.97 ACRES, MORE OR LESS.

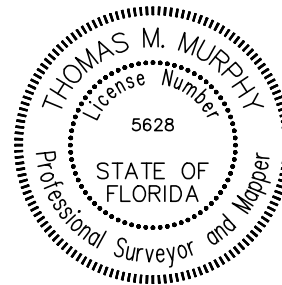
BEARINGS REFER TO THE SOUTH LINE OF SECTION 13, AS BEING N88°58'58"W.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772


Thomas M. Murphy

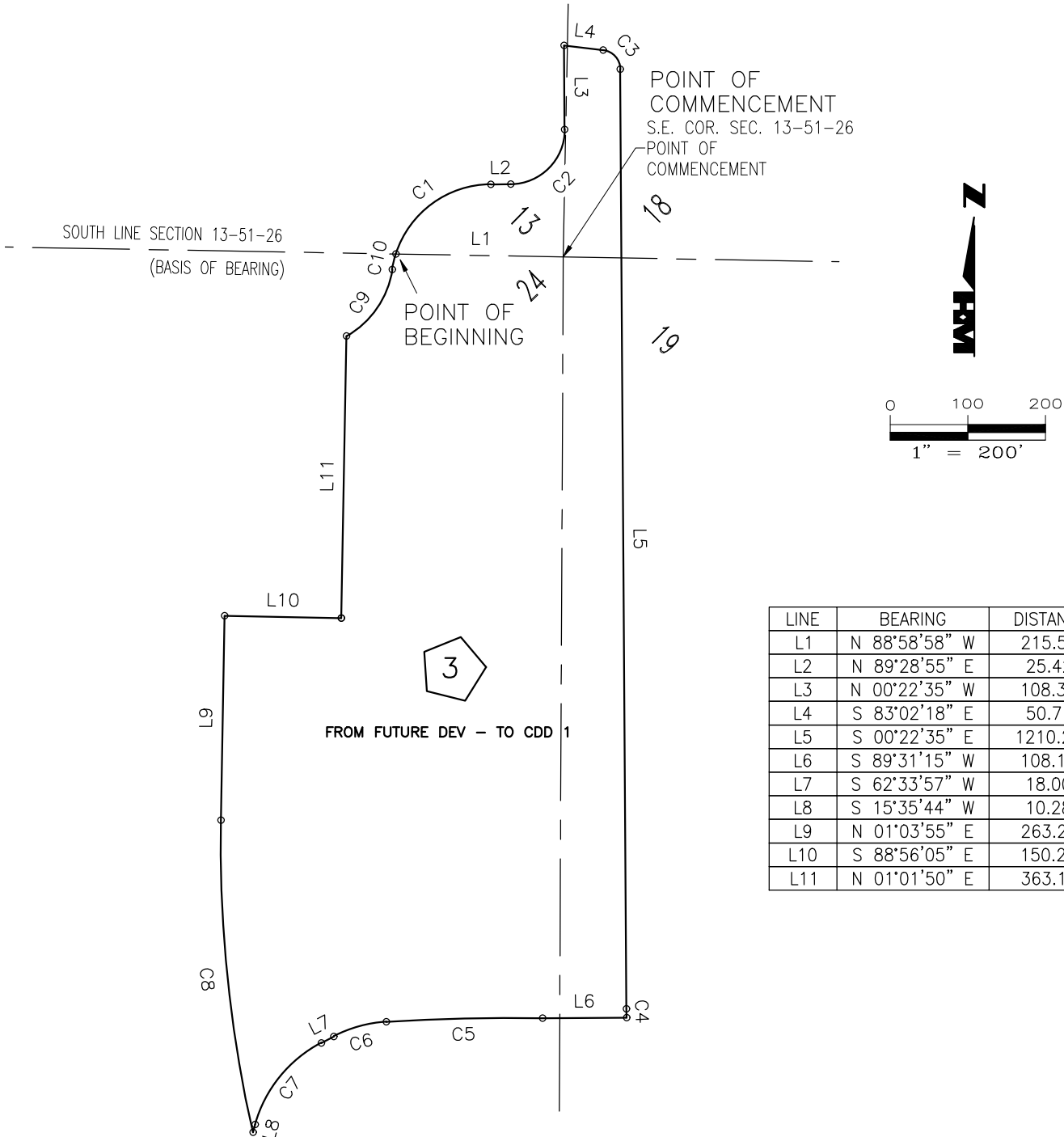
Digitally signed by Tom Murphy
 DN: cn=Tom Murphy, o=Hole Montes Inc.,
 ou, email=tommurphy@hmeng.com, c=US
 Date: 2021.09.15 14:54:13 -04'00'

BY _____ LS5628
 THOMAS M. MURPHY STATE OF FLORIDA



* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21	 950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION FIDDLER'S CREEK CDD TRANSFERS - No. 1	DRAWING NO. H-1654
SHEET # 5	OF SHEET 5			PROJECT NO. 21.009
SEC-TWN-RGE: 13, 14, 24-51-26				FILE NAME 21009 swap 01.dwg



LINE	BEARING	DISTANCE
L1	N 88°58'58" W	215.53'
L2	N 89°28'55" E	25.42'
L3	N 00°22'35" W	108.39'
L4	S 83°02'18" E	50.71'
L5	S 00°22'35" E	1210.20'
L6	S 89°31'15" W	108.16'
L7	S 62°33'57" W	18.00'
L8	S 15°35'44" W	10.28'
L9	N 01°03'55" E	263.29'
L10	S 88°56'05" E	150.25'
L11	N 01°01'50" E	363.19'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	129.37'	71°44'51"	151.62'	N 53°49'55" E	162.00'
C2	70.07'	89°48'12"	98.92'	N 44°34'49" E	109.82'
C3	25.00'	82°39'42"	33.02'	S 41°42'27" E	36.07'
C4	200.00'	3°13'48"	11.27'	S 01°59'30" E	11.27'
C5	2482.82'	4°38'49"	201.32'	S 88°41'10" W	201.37'
C6	170.00'	23°52'02"	70.30'	S 74°30'01" W	70.82'
C7	170.00'	46°58'13"	135.49'	S 39°04'50" W	139.36'
C8	1675.00'	13°51'13"	404.02'	N 05°51'42" W	405.00'
C9	120.01'	51°18'27"	103.92'	N 34°33'24" E	107.47'
C10	129.37'	9°15'18"	20.87'	N 13°19'50" E	20.90'

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 13, 24-51-26/18,19-51-27	



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
FIDDLER'S CREEK CDD TRANSFERS - No. 3

DRAWING NO. H-1656
PROJECT NO. 21.009
FILE NAME 21009 swap 03.dwg

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 13 AND 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, AND IN SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN N88°58'58"W ALONG THE SOUTH LINE OF SAID SECTION 13 FOR A DISTANCE OF 215.53 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 129.37 FEET, AT A BEARING OF S72°02'31"E THEREFROM, THROUGH A CENTRAL ANGLE OF 71°44'51" AND BEING SUBTENDED BY A CHORD OF 151.62 FEET AT A BEARING OF N53°49'55"E, FOR AN ARC LENGTH OF 162.00 FEET; THENCE RUN N89°28'55"E FOR A DISTANCE OF 25.42 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.07 FEET, THROUGH A CENTRAL ANGLE OF 89°48'12" AND BEING SUBTENDED BY A CHORD OF 98.92 FEET AT A BEARING OF N44°34'49"E, FOR AN ARC LENGTH OF 109.82 FEET; THENCE RUN N00°22'35"W FOR A DISTANCE OF 108.39 FEET; THENCE RUN S83°02'18"E FOR A DISTANCE OF 50.71 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 82°39'42" AND BEING SUBTENDED BY A CHORD OF 33.02 FEET AT A BEARING OF S41°42'27"E, FOR AN ARC LENGTH OF 36.07 FEET; THENCE RUN S00°22'35"E FOR A DISTANCE OF 1210.20 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 03°13'48" AND BEING SUBTENDED BY A CHORD OF 11.27 FEET AT A BEARING OF S01°59'30"E, FOR AN ARC LENGTH OF 11.27 FEET; THENCE RUN S89°31'15"W FOR A DISTANCE OF 108.16 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2482.82 FEET, AT A BEARING OF S01°00'35"W THEREFROM, THROUGH A CENTRAL ANGLE OF 04°38'49" AND BEING SUBTENDED BY A CHORD OF 201.32 FEET AT A BEARING OF S88°41'10"W, FOR AN ARC LENGTH OF 201.37 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, AT A BEARING OF S03°33'58"E THEREFROM, THROUGH A CENTRAL ANGLE OF 23°52'02" AND BEING SUBTENDED BY A CHORD OF 70.30 FEET AT A BEARING OF S74°30'01"W, FOR AN ARC LENGTH OF 70.82 FEET; THENCE RUN S62°33'57"W FOR A DISTANCE OF 18.00 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 46°58'13" AND BEING SUBTENDED BY A CHORD OF 135.49 FEET AT A BEARING OF S39°04'50"W, FOR AN ARC LENGTH OF 139.36 FEET; THENCE RUN S15°35'44"W FOR A DISTANCE OF 10.28 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1675.00 FEET, AT A BEARING OF N77°12'42"E THEREFROM, THROUGH A CENTRAL ANGLE OF 13°51'13" AND BEING SUBTENDED BY A CHORD OF 404.02 FEET AT A BEARING OF N05°51'42"W, FOR AN ARC LENGTH OF 405.00 FEET; THENCE RUN N01°03'55"E FOR A DISTANCE OF 263.29 FEET; THENCE RUN S88°56'05"E FOR A DISTANCE OF 150.25 FEET; THENCE RUN N01°01'50"E FOR A DISTANCE OF 363.19 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 120.01 FEET, AT A BEARING OF N29°47'23"W THEREFROM, THROUGH A CENTRAL ANGLE OF 51°18'27" AND BEING SUBTENDED BY A CHORD OF 103.92 FEET AT A BEARING OF N34°33'24"E, FOR AN ARC LENGTH OF 107.47 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 129.37 FEET, AT A BEARING OF S81°17'49"E THEREFROM, THROUGH A CENTRAL ANGLE OF 09°15'18" AND BEING SUBTENDED BY A CHORD OF 20.87 FEET AT A BEARING OF N13°19'50"E, FOR AN ARC LENGTH OF 20.90 FEET. TO THE POINT OF BEGINNING. CONTAINING 476731.63 SQUARE FEET OR 10.94 ACRES, MORE OR LESS.

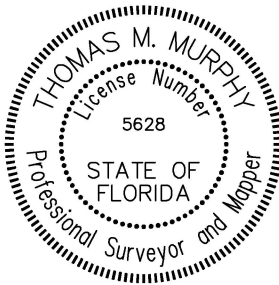
BEARINGS REFER TO THE SOUTH LINE OF SECTION 13, AS BEING N88°58'58"W.

**HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772**

Thomas M. Murphy


Digitally signed by Tom Murphy
DN: cn=Tom Murphy, o=Hole Montes Inc.,
ou,email=tommurphy@hmeng.com, c=US
Date: 2021.09.10 08:56:06 -04'00'

BY THOMAS M. MURPHY LS5628
STATE OF FLORIDA



* NOT A SURVEY *

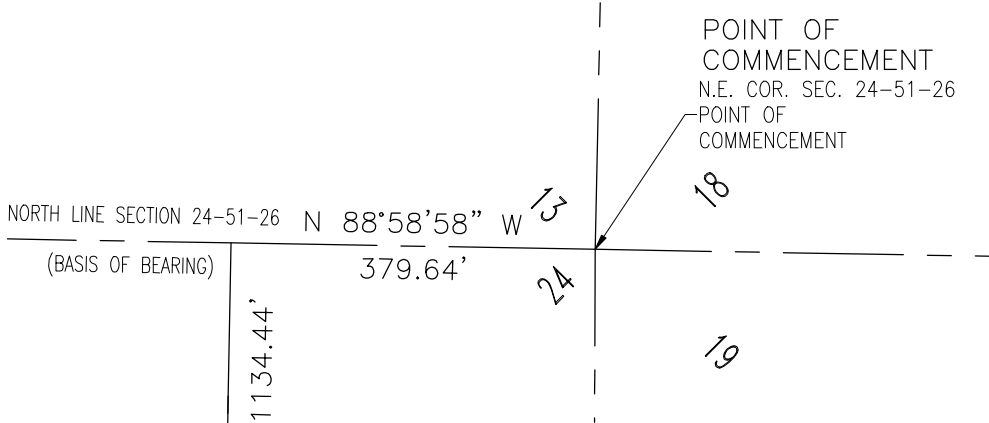
DRAWN BY: BEN	DATE: 7/21
SHEET # 2	OF SHEET 2
SEC-TWN-RGE: 13, 24-51-26/18,19-51-27	



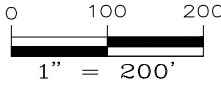
950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
FIDDLER'S CREEK CDD TRANSFERS - No. 3

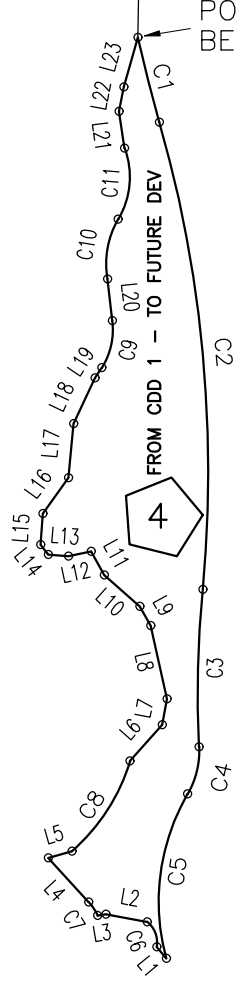
DRAWING NO. H-1656
PROJECT NO. 21.009
FILE NAME 21009 swap 03.dwg



POINT OF COMMENCEMENT
N.E. COR. SEC. 24-51-26
POINT OF COMMENCEMENT



LINE	BEARING	DISTANCE
L1	N 39°43'50" W	15.69'
L2	N 79°30'58" W	43.53'
L3	S 80°19'05" W	8.96'
L4	N 42°16'58" W	62.25'
L5	N 73°40'24" E	25.42'
L6	N 41°37'25" E	50.66'
L7	N 10°22'25" E	27.22'
L8	N 12°32'25" W	78.23'
L9	N 29°37'21" W	23.12'
L10	N 48°22'44" W	49.41'
L11	N 29°07'55" W	28.24'
L12	S 78°03'56" W	24.27'
L13	N 85°22'05" W	20.88'
L14	N 38°23'02" W	12.94'
L15	N 04°02'33" E	32.41'
L16	N 35°37'38" E	45.87'
L17	N 05°20'25" E	56.76'
L18	N 25°11'01" E	52.77'
L19	N 33°20'03" E	12.47'
L20	N 06°33'33" W	43.67'
L21	N 08°09'49" W	38.87'
L22	N 11°08'27" E	25.82'
L23	N 15°35'44" E	53.71'



CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1675.00'	3°07'33"	91.37'	S 14°21'05" E	91.38'
C2	1325.00'	21°15'19"	488.73'	S 05°17'11" E	491.54'
C3	1175.00'	7°59'44"	163.84'	S 01°20'36" W	163.97'
C4	90.00'	32°36'49"	50.54'	S 13°39'09" W	51.23'
C5	225.00'	45°10'15"	172.83'	S 07°22'26" W	177.39'
C6	26.59'	63°26'12"	27.96'	N 20°45'36" W	29.44'
C7	54.99'	17°39'49"	16.89'	N 33°27'03" W	16.95'
C8	206.02'	31°25'54"	111.61'	N 32°54'04" E	113.02'
C9	74.56'	39°23'46"	50.26'	N 12°32'06" E	51.27'
C10	91.83'	40°23'53"	63.42'	N 10°15'31" E	64.75'
C11	86.10'	50°55'35"	74.03'	N 04°59'40" E	76.53'

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 24-51-26	



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Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
FIDDLER'S CREEK CDD TRANSFERS - No. 4

DRAWING NO. H-1657
PROJECT NO. 21.009
FILE NAME 21009 swap 04.dwg

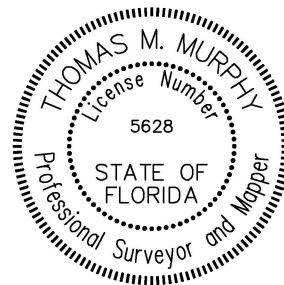
LEGAL DESCRIPTION


A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN N88°58'58"W ALONG THE NORTH LINE OF SAID SECTION 24 FOR A DISTANCE OF 379.64 FEET; THENCE RUN S01°01'02"W FOR A DISTANCE OF 1134.44 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1675.00 FEET, AT A BEARING OF N77°12'42"E THEREFROM, THROUGH A CENTRAL ANGLE OF 03°07'33" AND BEING SUBTENDED BY A CHORD OF 91.37 FEET AT A BEARING OF S14°21'05"E, FOR AN ARC LENGTH OF 91.38 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1325.00 FEET, THROUGH A CENTRAL ANGLE OF 21°15'19" AND BEING SUBTENDED BY A CHORD OF 488.73 FEET AT A BEARING OF S05°17'11"E, FOR AN ARC LENGTH OF 491.54 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1175.00 FEET, THROUGH A CENTRAL ANGLE OF 07°59'44" AND BEING SUBTENDED BY A CHORD OF 163.84 FEET AT A BEARING OF S01°20'36"W, FOR AN ARC LENGTH OF 163.97 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, THROUGH A CENTRAL ANGLE OF 32°36'49" AND BEING SUBTENDED BY A CHORD OF 50.54 FEET AT A BEARING OF S13°39'09"W, FOR AN ARC LENGTH OF 51.23 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 45°10'15" AND BEING SUBTENDED BY A CHORD OF 172.83 FEET AT A BEARING OF S07°22'26"W, FOR AN ARC LENGTH OF 177.39 FEET; THENCE RUN N39°43'50"W FOR A DISTANCE OF 15.69 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 26.59 FEET, AT A BEARING OF N79°02'30"W THEREFROM, THROUGH A CENTRAL ANGLE OF 63°26'12" AND BEING SUBTENDED BY A CHORD OF 27.96 FEET AT A BEARING OF N20°45'36"W, FOR AN ARC LENGTH OF 29.44 FEET; THENCE RUN N79°30'58"W FOR A DISTANCE OF 43.53 FEET; THENCE RUN S80°19'05"W FOR A DISTANCE OF 8.96 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 54.99 FEET, AT A BEARING OF S65°22'51"W THEREFROM, THROUGH A CENTRAL ANGLE OF 17°39'49" AND BEING SUBTENDED BY A CHORD OF 16.89 FEET AT A BEARING OF N33°27'03"W, FOR AN ARC LENGTH OF 16.95 FEET; THENCE RUN N42°16'58"W FOR A DISTANCE OF 62.25 FEET; THENCE RUN N73°40'24"E FOR A DISTANCE OF 25.42 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 206.02 FEET, AT A BEARING OF N41°22'59"W THEREFROM, THROUGH A CENTRAL ANGLE OF 31°25'54" AND BEING SUBTENDED BY A CHORD OF 111.61 FEET AT A BEARING OF N32°54'04"E, FOR AN ARC LENGTH OF 113.02 FEET; THENCE RUN N41°37'25"E FOR A DISTANCE OF 50.66 FEET; THENCE RUN N10°22'25"E FOR A DISTANCE OF 27.22 FEET; THENCE RUN N12°32'25"W FOR A DISTANCE OF 78.23 FEET; THENCE RUN N29°37'21"W FOR A DISTANCE OF 23.12 FEET; THENCE RUN N48°22'44"W FOR A DISTANCE OF 49.41 FEET; THENCE RUN N29°07'55"W FOR A DISTANCE OF 28.24 FEET; THENCE RUN S78°03'56"W FOR A DISTANCE OF 24.27 FEET; THENCE RUN N85°22'05"W FOR A DISTANCE OF 20.88 FEET; THENCE RUN N38°23'02"W FOR A DISTANCE OF 12.94 FEET; THENCE RUN N04°02'33"E FOR A DISTANCE OF 32.41 FEET; THENCE RUN N35°37'38"E FOR A DISTANCE OF 45.87 FEET; THENCE RUN N05°20'25"E FOR A DISTANCE OF 56.76 FEET; THENCE RUN N25°11'01"E FOR A DISTANCE OF 52.77 FEET; THENCE RUN N33°20'03"E FOR A DISTANCE OF 12.47 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 74.56 FEET, AT A BEARING OF N57°46'01"W THEREFROM, THROUGH A CENTRAL ANGLE OF 39°23'46" AND BEING SUBTENDED BY A CHORD OF 50.26 FEET AT A BEARING OF N12°32'06"E, FOR AN ARC LENGTH OF 51.27 FEET; THENCE RUN N06°33'33"W FOR A DISTANCE OF 43.67 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 91.83 FEET, AT A BEARING OF N80°03'35"E THEREFROM, THROUGH A CENTRAL ANGLE OF 40°23'53" AND BEING SUBTENDED BY A CHORD OF 63.42 FEET AT A BEARING OF N10°15'31"E, FOR AN ARC LENGTH OF 64.75 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 86.10 FEET, THROUGH A CENTRAL ANGLE OF 50°55'35" AND BEING SUBTENDED BY A CHORD OF 74.03 FEET AT A BEARING OF N04°59'40"E, FOR AN ARC LENGTH OF 76.53 FEET; THENCE RUN N08°09'49"W FOR A DISTANCE OF 38.87 FEET; THENCE RUN N11°08'27"E FOR A DISTANCE OF 25.82 FEET; THENCE RUN N15°35'44"E FOR A DISTANCE OF 53.71 FEET, TO THE POINT OF BEGINNING. CONTAINING 75359.62 SQUARE FEET OR 1.73 ACRES, MORE OR LESS.


BEARINGS REFER TO THE NORTH LINE OF SECTION 24, AS BEING N88°58'58"W.

**HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772**

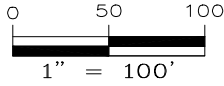


BY  Digitally signed by Tom Murphy
DN: cn=Tom Murphy, o=Hole Montes Inc., ou,
email=tom.murphy@hmemg.com, c=US
Date: 2021.09.10 08:56:44 -0400 LS5628
THOMAS M. MURPHY STATE OF FLORIDA

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21	 950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION FIDDLER'S CREEK CDD TRANSFERS - No. 4	DRAWING NO. H-1657
SHEET # 2	OF SHEET 2			PROJECT NO. 21.009
SEC-TWN-RGE: 24-51-26				FILE NAME 21009 swap 04.dwg

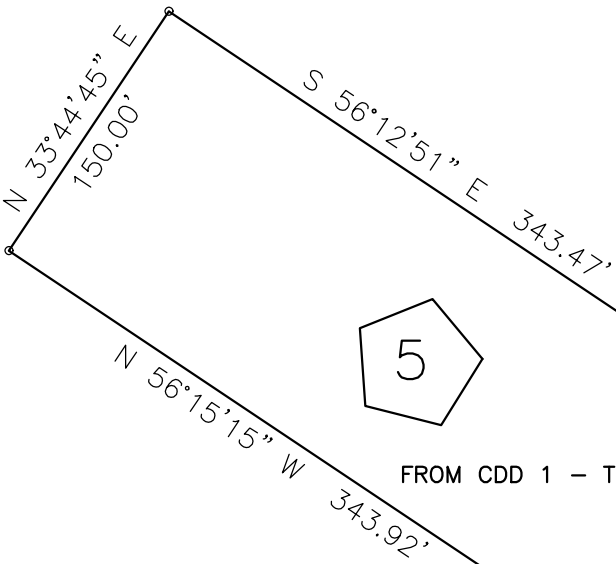
POINT OF COMMENCEMENT
 N.E. COR. SEC. 24-51-26
 POINT OF COMMENCEMENT



N LINE SECTION 24-51-26
 (BASIS OF BEARING)

N 88°58'58" W
 365.96'

S 01°01'02" W 2259.32'



POINT OF BEGINNING

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	539.33'	5°18'50"	50.00'	S 15°34'07" E	50.02'
C2	173.16'	81°36'51"	226.33'	S 53°43'07" E	246.66'
C3	30.00'	71°33'53"	35.08'	S 58°44'36" E	37.47'
C4	665.00'	34°03'36"	389.52'	N 73°17'03" W	395.32'
C5	518.02'	8°11'37"	74.02'	S 60°26'32" E	74.08'

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 24-51-26	

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 Naples, FL. 34110
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SKETCH AND LEGAL DESCRIPTION
 FIDDLER'S CREEK CDD TRANSFERS - No. 5

DRAWING NO. H-1658
PROJECT NO. 21.009
FILE NAME 21009 swap 05.dwg

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

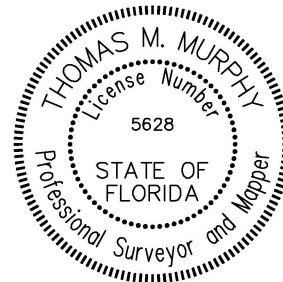
COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN N88°58'58"W ALONG THE NORTH LINE OF SAID SECTION 24 FOR A DISTANCE OF 365.96 FEET; THENCE RUN S01°01'02"W FOR A DISTANCE OF 2259.32 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 539.33 FEET, AT A BEARING OF S71°46'28"W THEREFROM, THROUGH A CENTRAL ANGLE OF 05°18'50" AND BEING SUBTENDED BY A CHORD OF 50.00 FEET AT A BEARING OF S15°34'07"E, FOR AN ARC LENGTH OF 50.02 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 173.16 FEET, THROUGH A CENTRAL ANGLE OF 81°36'51" AND BEING SUBTENDED BY A CHORD OF 226.33 FEET AT A BEARING OF S53°43'07"E, FOR AN ARC LENGTH OF 246.66 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 71°33'53" AND BEING SUBTENDED BY A CHORD OF 35.08 FEET AT A BEARING OF S58°44'36"E, FOR AN ARC LENGTH OF 37.47 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 665.00 FEET, AT A BEARING OF N00°18'51"W THEREFROM, THROUGH A CENTRAL ANGLE OF 34°03'36" AND BEING SUBTENDED BY A CHORD OF 389.52 FEET AT A BEARING OF N73°17'03"W, FOR AN ARC LENGTH OF 395.32 FEET; THENCE RUN N56°15'15"W FOR A DISTANCE OF 343.92 FEET; THENCE RUN N33°44'45"E FOR A DISTANCE OF 150.00 FEET; THENCE RUN S56°12'51"E FOR A DISTANCE OF 343.47 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 518.02 FEET, AT A BEARING OF N33°39'17"E THEREFROM, THROUGH A CENTRAL ANGLE OF 08°11'37" AND BEING SUBTENDED BY A CHORD OF 74.02 FEET AT A BEARING OF S60°26'32"E, FOR AN ARC LENGTH OF 74.08 FEET. TO THE POINT OF BEGINNING. CONTAINING 78479.71 SQUARE FEET OR 1.80 ACRES, MORE OR LESS.

BEARINGS REFER TO THE NORTH LINE OF SECTION 24, AS BEING N88°58'58"W.


**HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772**

Thomas M. Murphy
Digitally signed by Tom Murphy
DN: cn=Tom Murphy, o=Hole Montes Inc., ou,
email=tommurphy@hmemg.com, c=US
Date: 2021.09.10 08:57:26 -04'00'

BY THOMAS M. MURPHY LS5628
STATE OF FLORIDA



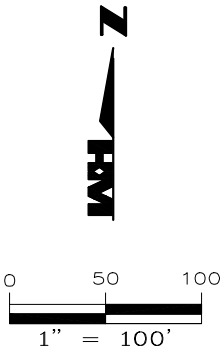
* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21		950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION FIDDLER'S CREEK CDD TRANSFERS - No. 5	DRAWING NO. H-1658
SHEET # 2	OF SHEET 2				PROJECT NO. 21.009
SEC-TWN-RGE: 24-51-26					FILE NAME 21009 swap 05.dwg

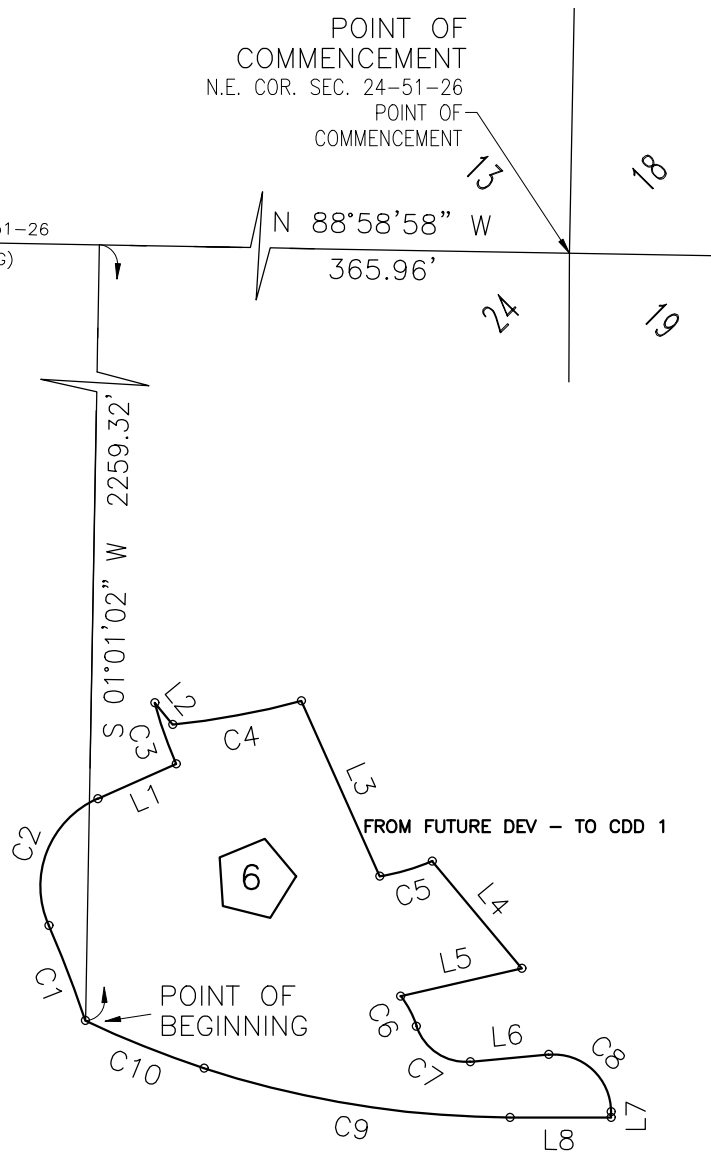
POINT OF COMMENCEMENT
N.E. COR. SEC. 24-51-26
POINT OF COMMENCEMENT

N LINE SECTION 24-51-26
(BASIS OF BEARING)

N 88°58'58" W
365.96'



LINE	BEARING	DISTANCE
L1	N 66°10'38" E	44.67'
L2	S 39°43'50" E	14.69'
L3	S 24°07'50" E	100.00'
L4	S 39°51'28" E	72.80'
L5	S 77°09'19" W	64.77'
L6	N 84°51'02" E	41.08'
L7	S 00°03'28" W	3.02'
L8	N 89°56'32" W	52.74'



CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	539.33'	5°38'12"	53.04'	N 21°03'23" W	53.06'
C2	50.00'	90°03'07"	70.74'	N 21°09'04" E	78.59'
C3	225.00'	8°36'41"	33.78'	N 19°31'02" W	33.82'
C4	439.40'	8°53'20"	68.10'	N 79°36'47" E	68.17'
C5	116.17'	14°02'45"	28.41'	N 73°47'53" E	28.48'
C6	53.67'	19°03'16"	17.77'	S 27°45'14" E	17.85'
C7	26.99'	76°55'23"	33.58'	S 56°41'17" E	36.24'
C8	29.79'	95°12'27"	43.99'	S 47°32'45" E	49.50'
C9	518.02'	17°54'49"	161.30'	N 80°51'28" W	161.96'
C10	515.00'	7°24'50"	66.59'	N 68°08'28" W	66.64'

* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 24-51-26	



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
FIDDLER'S CREEK CDD TRANSFERS - No. 6

DRAWING NO. H-1659
PROJECT NO. 21.009
FILE NAME 21009 swap 06.dwg

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN N88°58'58"W ALONG THE NORTH LINE OF SAID SECTION 24 FOR A DISTANCE OF 365.96 FEET; THENCE RUN S01°01'02"W FOR A DISTANCE OF 2259.32 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 539.33 FEET, AT A BEARING OF S71°45'43"W THEREFROM, THROUGH A CENTRAL ANGLE OF 05°38'12" AND BEING SUBTENDED BY A CHORD OF 53.04 FEET AT A BEARING OF N21°03'23"W, FOR AN ARC LENGTH OF 53.06 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90°03'07" AND BEING SUBTENDED BY A CHORD OF 70.74 FEET AT A BEARING OF N21°09'04"E, FOR AN ARC LENGTH OF 78.59 FEET; THENCE RUN N66°10'38"E FOR A DISTANCE OF 44.67 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, AT A BEARING OF N66°10'38"E THEREFROM, THROUGH A CENTRAL ANGLE OF 08°36'41" AND BEING SUBTENDED BY A CHORD OF 33.78 FEET AT A BEARING OF N19°31'02"W, FOR AN ARC LENGTH OF 33.82 FEET; THENCE RUN S39°43'50"E FOR A DISTANCE OF 14.69 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 439.40 FEET, AT A BEARING OF N05°56'33"W THEREFROM, THROUGH A CENTRAL ANGLE OF 08°53'20" AND BEING SUBTENDED BY A CHORD OF 68.10 FEET AT A BEARING OF N79°36'47"E, FOR AN ARC LENGTH OF 68.17 FEET; THENCE RUN S24°07'50"E FOR A DISTANCE OF 100.00 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 116.17 FEET, AT A BEARING OF N09°10'44"W THEREFROM, THROUGH A CENTRAL ANGLE OF 14°02'45" AND BEING SUBTENDED BY A CHORD OF 28.41 FEET AT A BEARING OF N73°47'53"E, FOR AN ARC LENGTH OF 28.48 FEET; THENCE RUN S39°51'28"E FOR A DISTANCE OF 72.80 FEET; THENCE RUN S77°09'19"W FOR A DISTANCE OF 64.77 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 53.67 FEET, AT A BEARING OF S52°43'08"W THEREFROM, THROUGH A CENTRAL ANGLE OF 19°03'16" AND BEING SUBTENDED BY A CHORD OF 17.77 FEET AT A BEARING OF S27°45'14"E, FOR AN ARC LENGTH OF 17.85 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 26.99 FEET, THROUGH A CENTRAL ANGLE OF 76°55'23" AND BEING SUBTENDED BY A CHORD OF 33.58 FEET AT A BEARING OF S56°41'17"E, FOR AN ARC LENGTH OF 36.24 FEET; THENCE RUN N84°51'02"E FOR A DISTANCE OF 41.08 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 29.79 FEET, THROUGH A CENTRAL ANGLE OF 95°12'27" AND BEING SUBTENDED BY A CHORD OF 43.99 FEET AT A BEARING OF S47°32'45"E, FOR AN ARC LENGTH OF 49.50 FEET; THENCE RUN S00°03'28"W FOR A DISTANCE OF 3.02 FEET; THENCE RUN N89°56'32"W FOR A DISTANCE OF 52.74 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 518.02 FEET, AT A BEARING OF N00°11'08"E THEREFROM, THROUGH A CENTRAL ANGLE OF 17°54'49" AND BEING SUBTENDED BY A CHORD OF 161.30 FEET AT A BEARING OF N80°51'28"W, FOR AN ARC LENGTH OF 161.96 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 515.00 FEET, AT A BEARING OF N18°09'08"E THEREFROM, THROUGH A CENTRAL ANGLE OF 07°24'50" AND BEING SUBTENDED BY A CHORD OF 66.59 FEET AT A BEARING OF N68°08'28"W, FOR AN ARC LENGTH OF 66.64 FEET. TO THE POINT OF BEGINNING. CONTAINING 34447.03 SQUARE FEET OR 0.79 ACRES, MORE OR LESS.

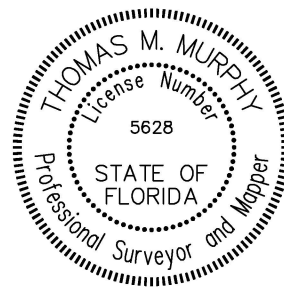
BEARINGS REFER TO THE NORTH LINE OF SECTION 24, AS BEING N88°58'58"W.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772




Digitally signed by Tom Murphy
 DN: cn=Tom Murphy, o=Hole Montes Inc., ou,
 email=tommurphy@hmemeng.com, c=US
 Date: 2021.09.10 08:58:35 -04'00'

BY THOMAS M. MURPHY LS5628
 STATE OF FLORIDA



* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21		950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION FIDDLER'S CREEK CDD TRANSFERS - No. 6	DRAWING NO. H-1659
SHEET # 2	OF SHEET 2				PROJECT NO. 21.009
SEC-TWN-RGE: 24-51-26					FILE NAME 21009 swap 06.dwg

POINT OF COMMENCEMENT
 N.E. COR. SEC. 24-51-26
 POINT OF COMMENCEMENT

N 88°58'58" W

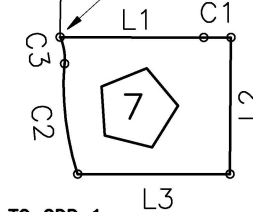
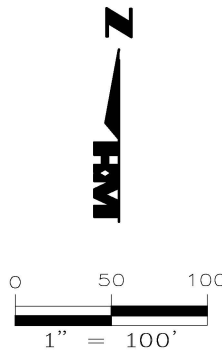
136.57'

N 01°01'02" E 2455.60'

POINT OF BEGINNING

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1010.00'	0°47'44"	14.02'	N 89°44'05" E	14.02'
C2	151.62'	22°00'34"	57.89'	N 06°48'50" W	58.24'
C3	30.00'	27°06'36"	14.06'	N 09°21'51" W	14.19'

LINE	BEARING	DISTANCE
L1	S 89°52'03" E	74.88'
L2	S 00°20'23" W	71.25'
L3	N 90°00'00" W	79.32'



FROM FUTURE DEV - TO CDD 1

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

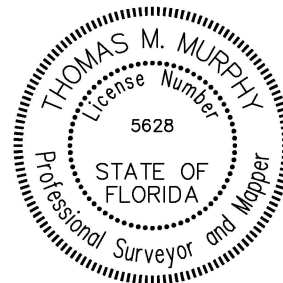
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BEARINGS REFER TO THE NORTH LINE OF SECTION 24, AS BEING N88°58'58"W.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY Thomas M. Murphy Digitally signed by Tom Murphy
 DN: cn=Tom Murphy, o=Hole Montes Inc., ou,
 email=tonmurphy@hmemg.com, c=US
 Date: 2021.09.10 08:59:29 -0400

LS5628
 STATE OF FLORIDA



* NOT A SURVEY *

DRAWN BY: BEN	DATE: 7/21		950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION FIDDLER'S CREEK CDD TRANSFERS - No. 7	DRAWING NO. H-1660
SHEET # 1	OF SHEET 1				PROJECT NO. 21.009
SEC-TWN-RGE: 24-51-26					FILE NAME 21009 swap 07.dwg

Exhibit “6”

Proposed Timetable for Construction

Exhibit “6”

Proposed Timetable for Construction

The proposed timetable for construction of the infrastructure improvements in the proposed area of District 1 boundary revisions is for work to occur from 2023 to 2026 (preliminary and subject to change).

The estimated cost of construction of the infrastructure improvements in the proposed area of the District 1 boundary revisions is \$50,000.

Exhibit “7”

Statement of Estimated Regulatory Costs

STATEMENT OF ESTIMATED REGULATORY COSTS
Fiddler's Creek Community Development District #1

1.0 Introduction

1.1 Purpose

This statement of estimated regulatory costs ("SERC") supports the petition for Fiddler's Creek Community Development District #1 ("District #1") to remove portions of developed and undeveloped land and move those land areas out of the present District #1 boundary to adjacent future development parcels and add undeveloped land to a future golf course clubhouse parcel to be located within the proposed revised District #1 boundary, and thereby change the boundary of District #1. District #1 is presently comprised of approximately 1,342.95 acres of land. With the proposed changes, District #1 will be comprised of approximately 1,316.31 acres of land. District #1 has 1,397 registered voters as of April 15, 2021 according to the Collier County Supervisor of Elections.

Developed and undeveloped land (Land Area 1 = 34.97 AC) will be removed from the present District #1 boundary and integrated into a new development section of Fiddler's Creek Community Development District #2. Landowners within District #1 will not have to pay for additional infrastructure to serve this land. The existing storm water management facilities will be relocated and constructed as necessary and will be provided and funded by the developer of Land Area 1 and/or Fiddler's Creek Community Development District #2 (into which the Land Area 1 will be annexed by separated petition to Collier County) subject to, not inconsistent with, and in compliance with all regulatory permits as required.

Undeveloped land (Land Area 3 = 10.94 AC) adjacent to the present District #1 boundary will be added to a future golf course clubhouse parcel presently within District #1. The future golf course clubhouse parcel already has District #1 capital improvements installed to the parcel's property line (potable water main, irrigation main, and sanitary sewer force main). Existing landowners in District #1 will not have to pay additional infrastructure costs to serve this parcel and its additional lands. The existing storm water management facilities will be relocated and constructed as necessary and will be provided and funded by the developer of Land Area 3, and or District #1 through special assessment revenue bonds subject to, not inconsistent with, and in compliance with all regulatory permits as required.

An existing lake in District #1 (Land Area 4 = 1.73 AC) will be removed from the present District #1 boundary and integrated into a new development section of Fiddler's Creek. Landowners within District #1 will not have to pay for additional infrastructure to serve this land. The existing storm water management facilities will be relocated and constructed as necessary and will be provided and funded by the developer of Land Area 4 or a future community development district subject to, not inconsistent with, and in compliance with all regulatory permits as required.

Developed and undeveloped land (Land Area 5 = 1.80 AC) will be removed from the present District #1 boundary and integrated into a new development section of Fiddler's Creek. Landowners within District #1 will not have to pay for additional infrastructure to serve this land. The existing storm water management facilities will be relocated and constructed as necessary and will be provided and funded by the developer of Land Area 5 or a future community development district subject to, not inconsistent with, and in compliance with all regulatory permits as required.

Developed land (Land Area 6 = 0.79 AC) adjacent to the present District #1 boundary will be added to the existing golf course parcel within District #1. There are existing District #1 storm drainage piping capital improvements within this land area. Existing landowners in District #1 will not have to pay additional infrastructure costs to serve this land. The existing storm water management facilities will be relocated and constructed as necessary and will be provided and funded by the developer of Land Area 6 and/or District #1 through special assessment revenue bonds subject to, not inconsistent with, and in compliance with all regulatory permits as required.

Developed land (Land Area 7 = 0.14 AC) adjacent to the present District #1 boundary District #1 will be added to the existing golf course parcel within District #1. There are no existing District #1 capital improvements with this land area. Existing landowners in District #1 will not have to pay additional infrastructure costs to serve this land. Storm water management facilities will be constructed as necessary and will be provided and funded by the developer of Land Area 7 and /or District #1 through special assessment revenue bonds subject to, not inconsistent with, and in compliance with all regulatory permits as required.

District #1 plans to continue providing localized infrastructure improvements and services (“District #1 Infrastructure”) to serve the land within District #1 boundaries. District #1 may finance future District #1 infrastructure by issuing bonds, including tax-exempt bonds from time to time (“Bonds”) secured by proceeds of non-ad valorem special assessments (the “Assessments”) levied on benefitted land within District #1.

District #1 proposes to continue maintaining existing infrastructure and provide future infrastructure to the land within District #1 to support the overall development program.

District #1 is interested in making the land exchanges and boundary changes to facilitate the more efficient delivery of services consistent with sound facilities planning.

1.2 Scope of the Analysis

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2) (d), F.S. (governing District establishment or boundary expansion and contraction) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

As noted above, District #1 provides infrastructure, services, and facilities along with their operations and maintenance, to the approximately 1,342.95 acres within District #1 boundaries. Once the changes take place, District #1 will be comprised of 1,316.31 acres.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. defines the elements a statement of estimated regulatory costs must contain:

“(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within five years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within five years after the implementation of the rule;
or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within five years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting and any other cost necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S. Collier County is not defined as a small County for purposes of this requirement.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.”

2.0 An economic analysis showing whether the rule directly or indirectly:

- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within five years after the implementation of the rule;**
- 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within five years after the implementation of the rule; or**
- 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within five years after the implementation of the rule.**

Section 120.541(2)(a), F.S., requires an economic analysis showing whether the boundary expansion and contraction of District #1's boundaries will directly or indirectly have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs exceeding \$1 million in the aggregate within 5 years after the establishment or boundary expansion and contraction takes place.

The answer, based upon the history of such boundary changes in other Florida residential/commercial community development districts, is that the boundary expansion and contraction of the District #1 boundaries and the subsequent District #1's size reduction by 26.64 acres will not have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule

District #1 provides infrastructure and related services plus infrastructure operations and maintenance to the existing 1,342.95 acres within the District #1 boundaries. Current and future property owners including the Developer and any other property owner in District #1 are and will be required to comply with District #1 rules and their properties will be encumbered with District #1 obligations to pay for infrastructure and operations and maintenance expenses incurred by District #1.

4.0 A good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues

4.1 Costs to Governmental Agencies of Implementing and Enforcing Rule

State Governmental Entities

The cost to State entities to review or enforce the proposed rule will be modest. District #1 is comprised of 1,000 acres or more and will be reviewed by the Florida Land and Water Adjudicatory Commission (“FLWAC”). However, FLWAC will just be implementing the rule by changing the boundary, there is no enforcement necessary. The net contraction in the legal description constitutes implementation by the State and no enforcement is necessary. Chapter 189 F.S. is the District accountability law and accountability is not being changed here. The change in the boundary is taking some lands in and out nothing more.

Collier County

This petition to alter the District #1 boundary will require the County to review the petition and its supporting exhibits. In addition, the County may hold public hearings to discuss the petition and to take public input. These activities will absorb staff time and time of the County Commission.

However, these costs are very modest at most for the following reasons. First, the review of this petition to contract District #1 does not include an analysis of the development itself. In fact, such a review of the project is prohibited by statute. Second, the petition contains all of the information necessary for its review. Third, the County already has the staff necessary to review the petition. Fourth, no capital costs are involved in the review. Fifth, the County routinely processes similar petitions for land use and zoning changes that are far more complicated than this petition to alter District #1's boundaries. Finally, the \$1,500 filing fee which District #1 will pay to the County with the petition's filing is designed to offset these costs in part.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State or local revenues. District #1 is an independent unit of local government. It is designed to provide community facilities and services to the real property within the development. It has its own sources of revenue. No State or local subsidies are required or expected. The State doesn't impose property taxes and other State revenues are determined independent of whether the referenced lands and any taxable activities therein are within the amended District #1 boundaries or not. Ad valorem taxes are applied locally and are applied whether the lands are within District #1 or not. The County, School Board and other governmental agencies impose ad valorem taxes over these lands and are levied whether the lands are within or outside District #1. Therefore, there will be no impact on State and local revenues.

In this regard it is important to note that any debt obligations incurred by District #1 are not debts of the State of Florida or any unit of local government. By State law debts of District #1 are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the rule

"Transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting and any other cost necessary to comply with the rule.

District #1 will have decreased lake maintenance costs with the removal of the current lake within the 34.97 acres being transferred to District 2 and the transfer of the 1.73-acre lake to a future development parcel. The two smaller parcels being transferred into District #1 will require minimal landscape maintenance costs but those costs will be more than offset by the reduction in the above-mentioned lake maintenance cost reductions.

The existing landowners in District #1 will not have to pay additional infrastructure costs to serve the additional lands being added to the District. The existing storm water management facilities related to Land Area 3 will be relocated and constructed as necessary and will be provided and funded by the Developer of Land Area 3 and/or District #1 through special assessment revenue bonds subject to, not inconsistent with, and in compliance with all regulatory permits as required.

Other than the fee owners of the property being added or subtracted from District #1, no other property owners, renters, lessees or tourists will incur additional transactional costs.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no impact on small businesses because of the alteration of District #1 boundaries.

The development is located in Collier County. As of the 2020 Census, the unincorporated area of the County has an un-incarcerated population of 382,074. Therefore, District #1 even with the boundary contractions and expansions as proposed is not located in a County defined as a "small" (i.e., 75,000 or less) according to Section 120.52, F.S.

7.0 Any additional useful information.

No additional information is necessary.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

No alternatives to the proposed rule have been received because there is no other way to change the boundary.

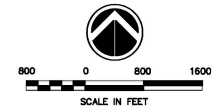
Real Estate Econometrics, Inc. certifies that this SERC meets the requirements for a SERC as set out in Chapter 120.541, F.S.

Below is a listing of some of the SERCs developed by Real Estate Econometrics, Inc.

- Capital Region Community Development District
- Cypress Shadows Community Development District
- City Gate Community Development District
- Twin Lakes Community Development District
- One Daytona Community Development District
- Hacienda Lakes Community Development District
- Fronterra Community Development District
- Fiddler's Creek Community Development District #1 (Boundary Scrivener's Error)
- Fiddler's Creek Community Development District #2 (Boundary Scrivener's Error)

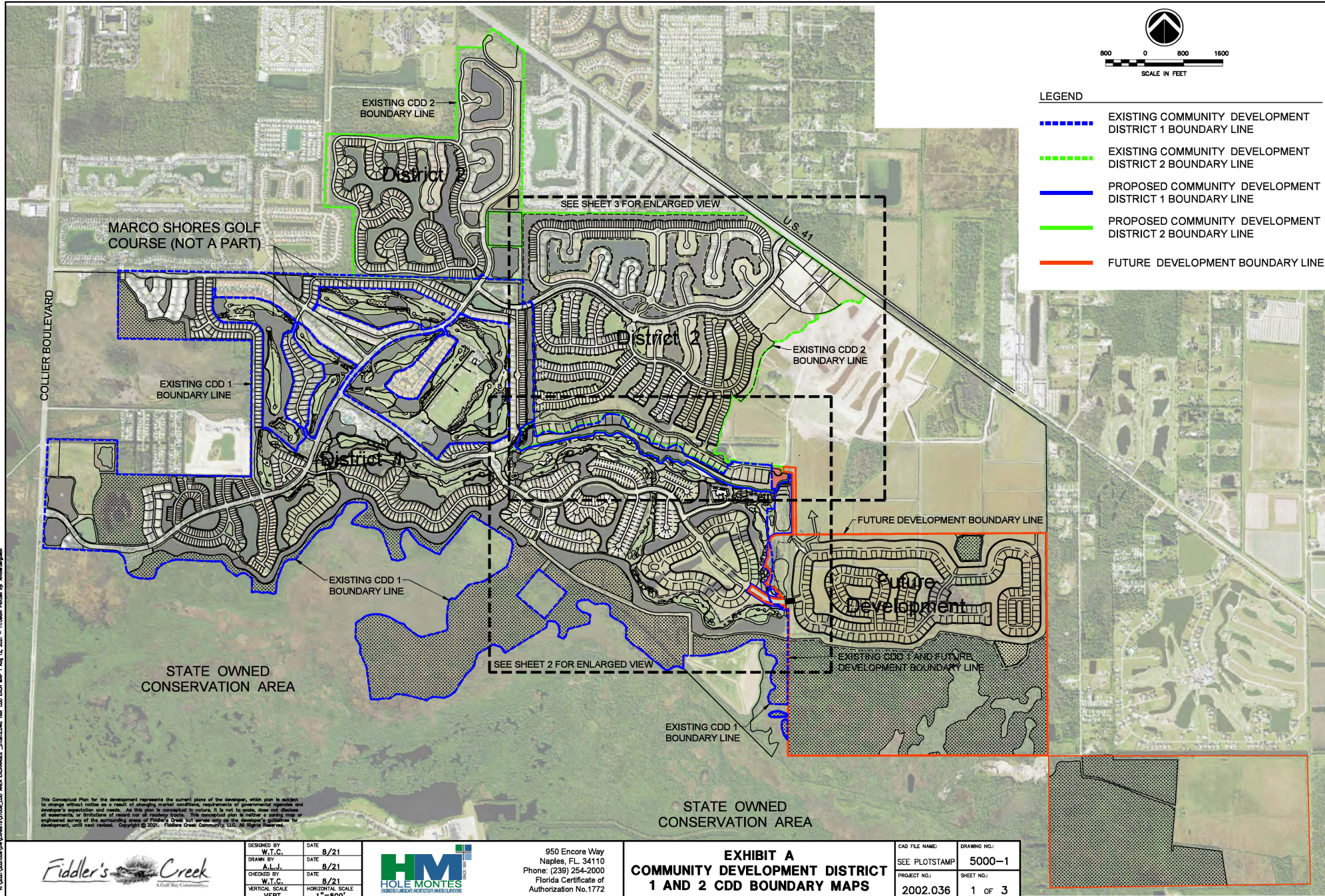
Exhibit “8”

Map of Contraction Areas and Expansion Areas



LEGEND

- - - - - EXISTING COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
- - - - - EXISTING COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
- PROPOSED COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
- PROPOSED COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
- FUTURE DEVELOPMENT BOUNDARY LINE



The Conceptual Plan for the development represents the current plans of the developer, which plan is subject to change without notice as a result of changing market conditions, requirements of governmental agencies and developer's expectation and needs. As this plan is conceptual in nature, it is not to be used, does not disclose all covenants, or limitations of record nor all roadway tracks. This conceptual plan is neither a zoning map or engineered survey of the surrounding areas of Fiddler's Creek, but serve only as the developer's guidelines for development, until next revised. Copyright © 2021, Fiddler's Creek Community, LLC. All Rights Reserved.



DESIGNED BY	DATE
W.T.C.	8/21
DRAWN BY	DATE
A.L.J.	8/21
CHECKED BY	DATE
W.T.C.	8/21
VERTICAL SCALE	HORIZONTAL SCALE
VERT	1"=800'



950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

**EXHIBIT A
COMMUNITY DEVELOPMENT DISTRICT
1 AND 2 CDD BOUNDARY MAPS**

CAO FILE NAME:	DRAWING NO.:
SEE PLOTSTAMP	5000-1
PROJECT NO.:	SHEET NO.:
2002.036	1 OF 3

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LEGEND

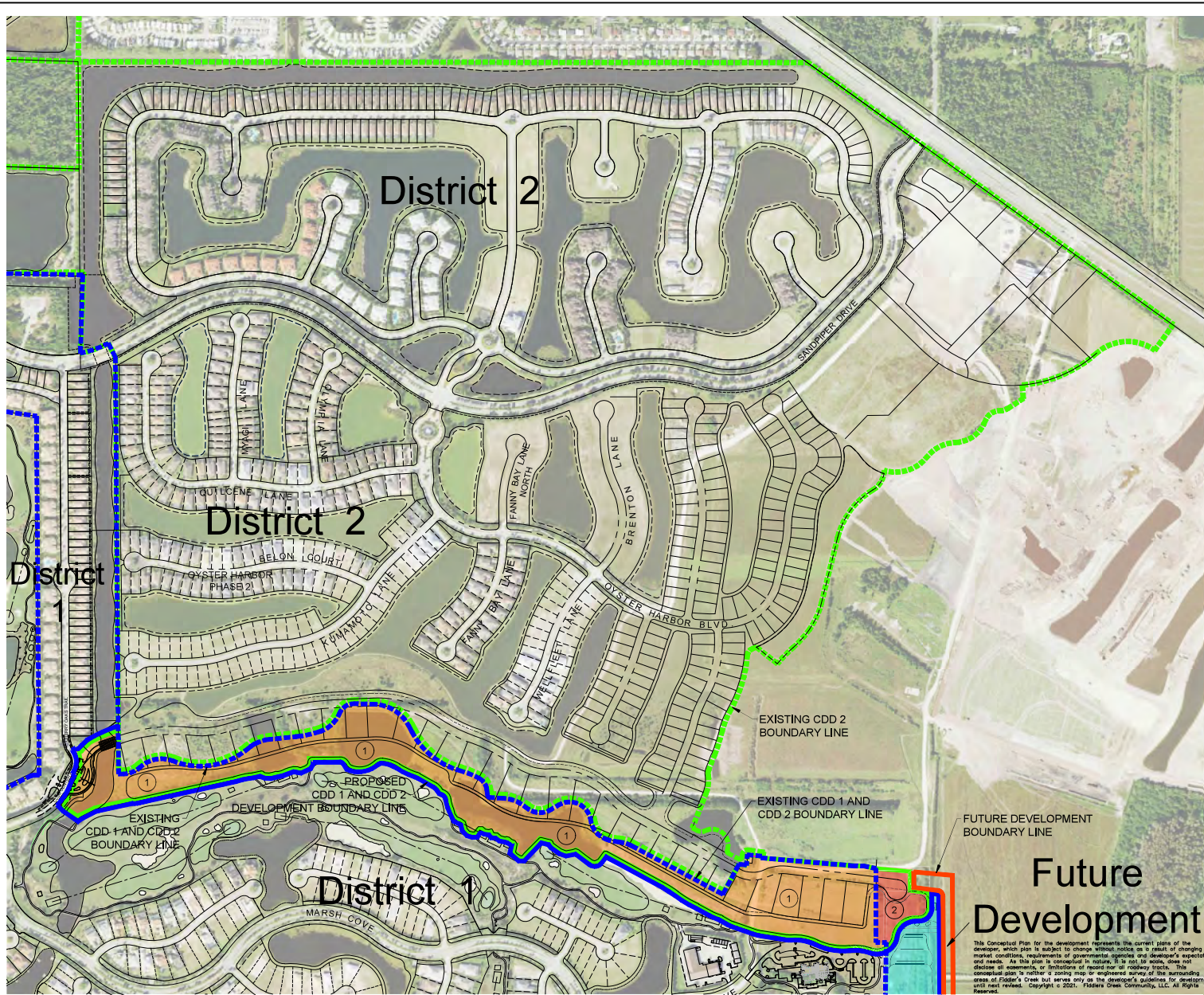
- - - - - EXISTING COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
- - - - - EXISTING COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
- PROPOSED COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
- PROPOSED COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
- FUTURE DEVELOPMENT BOUNDARY LINE
- FROM COMMUNITY DEVELOPMENT DISTRICT 1 TO FUTURE DEVELOPMENT
- FROM COMMUNITY DEVELOPMENT DISTRICT 2 TO FUTURE DEVELOPMENT
- FROM FUTURE DEVELOPMENT TO DISTRICT 1
- FROM FUTURE DEVELOPMENT TO DISTRICT 2

LAND AREA	CDD 1	CDD 2	FUTURE DEVELOPMENT
1	-34.97	+34.97	-
2	-	+2.73	-2.73
3	+10.94	-	-10.94
4	-1.73	-	+1.73
5	-1.80	-	+1.80
6	+0.79	-	-0.79
7	+0.14	-	-0.14
Net Change	-26.63	+37.70	-11.07

AREAS OF CHANGE

CDD AREA	PREVIOUS AREA (Ac.)	PROPOSED AREA (Ac.)	NET CHANGE AREA (Ac.)
1	1,342.95	1,316.31	-26.64
2	849.73	887.60	+37.87

NOTE:
MINOR DIFFERENCES BETWEEN INDIVIDUAL LAND USE AREAS AND NET EXCHANGE AREAS IS DUE TO ROUNDING.



This Conceptual Plan for the development represents the current plans of the developer, which plan is subject to change without notice as a result of changing market conditions, requirements of governmental agencies and developer's expectation and needs. As this plan is developed in nature, it is not for work, does not disclose all easements, or limitations of record nor of roadway tracks. This conceptual plan is neither a zoning map or engineered survey of the surrounding areas of Fiddler's Creek but serves only as the developer's guidelines for development, and not release. Copyright © 2021, Fiddler's Creek Community, LLC. All Rights Reserved.

ALL CITY VENDOR AND COUNTY VENDOR CDD AREAS, CDD CDD001 Aug 12, 2020 - 11:07am. Revised by: Architecture

LETTER	REVISIONS	DATE



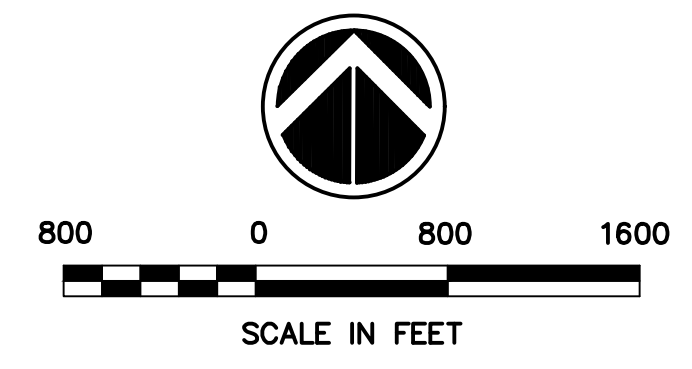
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DRAWN BY	A.L.J.	DATE	8/21
CHECKED BY	W.T.C.	DATE	8/21
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 300'



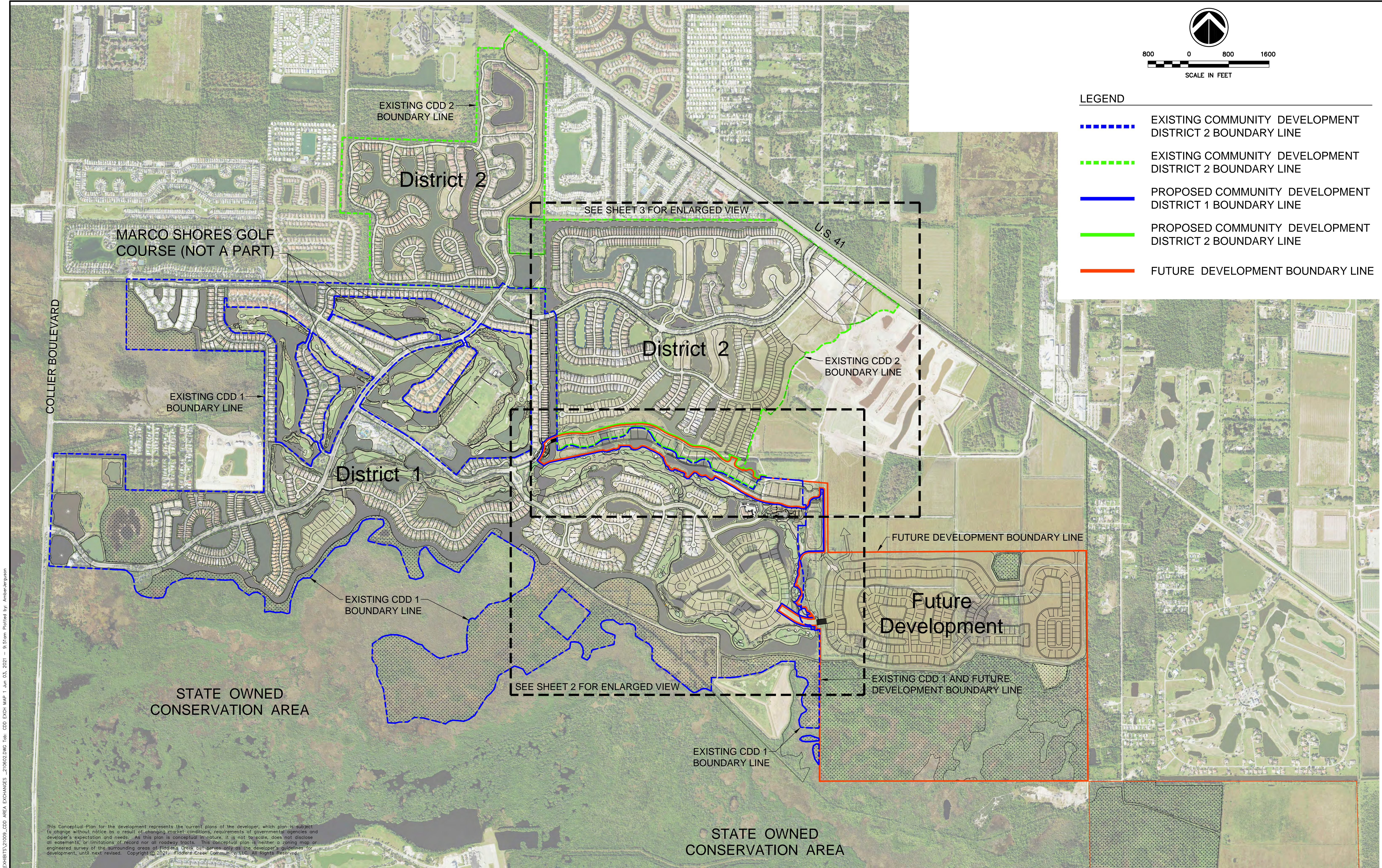
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Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No. 1772

**COMMUNITY DEVELOPMENT
DISTRICT 2
PROPOSED REVISIONS MAP**

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SEE PLOTSTAMP	PROJECT NO.:	5000-3
DATE:	2021.009	SHEET NO.:
		3 OF 3



- LEGEND**
- - - - - EXISTING COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
 - - - - - EXISTING COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
 - PROPOSED COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
 - PROPOSED COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
 - FUTURE DEVELOPMENT BOUNDARY LINE



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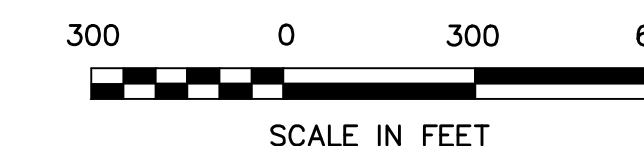
DESIGNED BY W.T.C.	DATE 4/21
DRAWN BY A.L.J.	DATE 4/21
CHECKED BY W.T.C.	DATE 4/21
VERTICAL SCALE VERT	HORIZONTAL SCALE 1"=800'



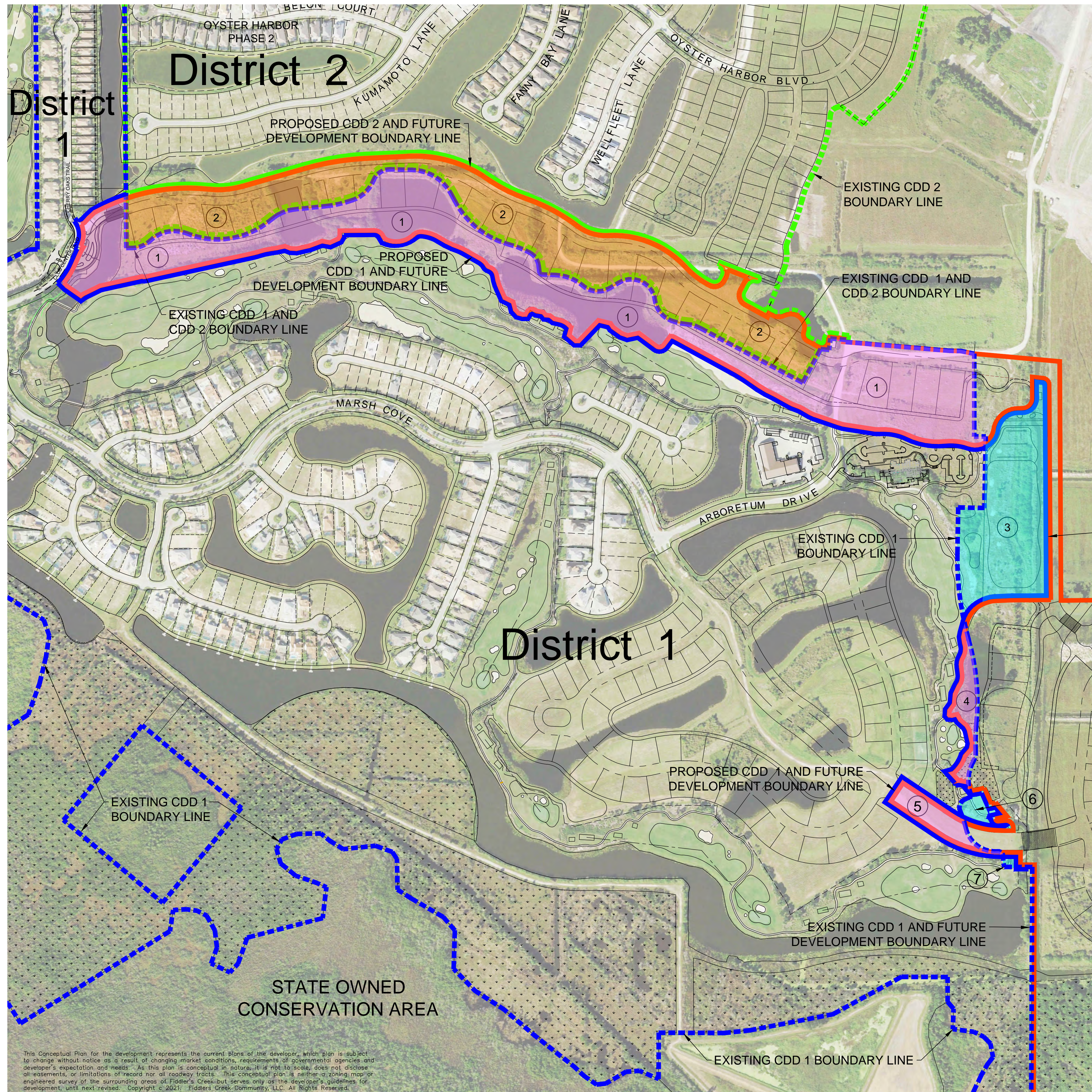
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Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

**COMMUNITY DEVELOPMENT DISTRICT
1 AND 2 CDD BOUNDARY MAPS**

CAD FILE NAME:	DRAWING NO.:
SEE PLOTSTAMP	5000-1
PROJECT NO.:	SHEET NO.:
2002.036	1 OF 3



HW 2021.009 CDD EXCHANGE MAP



LEGEND

- EXISTING COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
- EXISTING COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
- PROPOSED COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
- PROPOSED COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
- FUTURE DEVELOPMENT BOUNDARY LINE
- FROM COMMUNITY DEVELOPMENT DISTRICT 1 TO FUTURE DEVELOPMENT
- FROM COMMUNITY DEVELOPMENT DISTRICT 2 TO FUTURE DEVELOPMENT
- FROM FUTURE DEVELOPMENT TO DISTRICT 1

LAND AREA	CDD 1	CDD 2	FUTURE DEVELOPMENT
1	-34.93	-	+34.93
2	-	-25.42	+25.42
3	+10.94	-	-10.94
4	-1.73	-	+1.73
5	-1.11	-	+1.11
6	+0.79	-	-0.79
7	+0.14	-	-0.14
Net Change	-25.90	-25.42	+51.32

AREAS OF CHANGE

CDD AREA	PREVIOUS AREA (Ac.)	PROPOSED AREA (Ac.)	NET CHANGE AREA (Ac.)
1	1,342.95	1,317.05	-25.90
2	849.73	824.31	-25.42

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HW 2021.009 CDD EXCHANGE MAP AREA EXCHANGES - 2/16/2021 DWG Tab: CDD3 EXCH10 Jun 03, 2021 - 9:52am Plotted by: Amberlegason

LETTER	REVISIONS	DATE



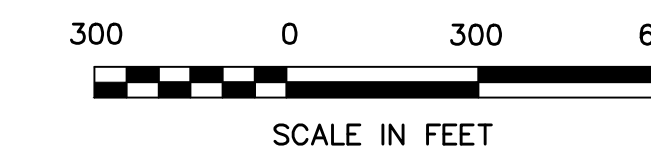
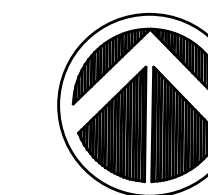
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DRAWN BY	A.L.J.	DATE	4/21
CHECKED BY	W.T.C.	DATE	4/21
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 300'



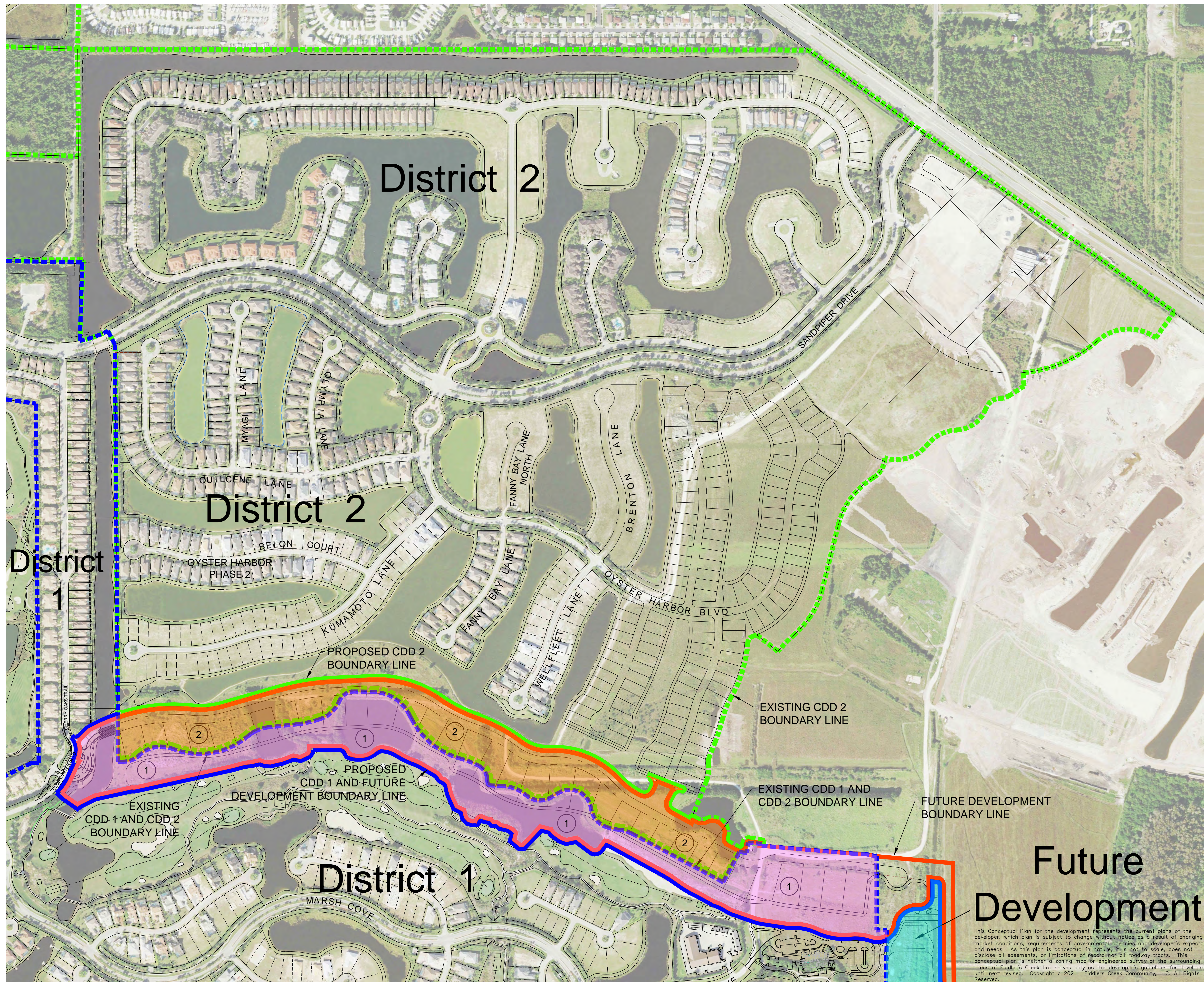
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Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

**COMMUNITY DEVELOPMENT
DISTRICT 1
PROPOSED REVISIONS MAP**








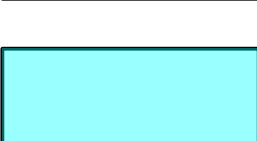
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	SEE PLOTSTAMP	5000-2
	PROJECT NO.:	SHEET NO.:
	2021.009	2 OF 3



HW 2021.009 CDD3 EXCHANGE MAP



LEGEND

-  EXISTING COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
-  EXISTING COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
-  PROPOSED COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
-  PROPOSED COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
-  FUTURE DEVELOPMENT BOUNDARY LINE
-  FROM COMMUNITY DEVELOPMENT DISTRICT 1 TO FUTURE DEVELOPMENT
-  FROM COMMUNITY DEVELOPMENT DISTRICT 2 TO FUTURE DEVELOPMENT
-  FROM FUTURE DEVELOPMENT TO DISTRICT 1

AREAS OF CHANGE

CDD AREA	PREVIOUS AREA (Ac.)	PROPOSED AREA (Ac.)	NET CHANGE AREA (Ac.)
1	1,342.95	1,317.05	-25.90
2	849.73	824.31	-25.42

LAND AREA	CDD 1	CDD 2	FUTURE DEVELOPMENT
1	-34.93	-	+34.93
2	-	-25.42	+25.42
3	+10.94	-	-10.94
4	-1.73	-	+1.73
5	-1.11	-	+1.11
6	+0.79	-	-0.79
7	+0.14	-	-0.14
Net Change	-25.90	-25.42	+51.32

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HW 2021.009 CDD3 EXCHANGE MAP - CDD3 EXCHANGES - 2/16/2021 DWG Tab: CDD3 EXCHANGES - 9:54am Plotted by: Amberberger

LETTER	REVISIONS	DATE



DESIGNED BY
W.T.C./A.L.J.
DATE 4/21

DRAWN BY
A.L.J.
DATE 4/21

CHECKED BY
W.T.C.
DATE 4/21

VERTICAL SCALE
N/A

HORIZONTAL SCALE
1" = 300'



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
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Authorization No.1772

**COMMUNITY DEVELOPMENT
DISTRICT 2
PROPOSED REVISIONS MAP**

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	CAD FILE NAME: SEE PLOTSTAMP	DRAWING NO.: 5000-3
DATE	PROJECT NO.: 2021.009	SHEET NO.: 3 OF 3

RESOLUTION NO. 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1 AUTHORIZING THE FILING OF A PETITION WITH THE FLORIDA LAND AND WATER ADJUDICATORY COMMISSION FOR A MODIFICATION OF THE DISTRICT'S BOUNDARIES AND THE JURISDICTION OF THE DISTRICT THROUGH EXPANSION AND CONTRACTION; PROVIDING FOR CERTAIN REQUIREMENTS IMPLEMENTING SECTION 190.046(1), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Fiddler's Creek Community Development District #1 (the "**District**") is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes by the Florida Land and Water Adjudicatory Commission on August 13, 1996, as amended on September 16, 2003, which establishment is codified under Rule 42X-1.001-1.003, Florida Administrative Code; and

WHEREAS, the District is in legal existence and in good standing; and

WHEREAS, GB Hidden Cove, LLC, a Florida limited liability company ("**GBHC**"), and FCC Marsh, LLC, a Florida limited liability ("**FCCM**") (GBHC and FCCM are referred to collectively herein as the "**Developer**") and their affiliates are presently developing real property within and/or adjacent to the District; and

WHEREAS, the Developer has approached the Board of Supervisors of the District (the "**Board**") and requested the District petition the Florida Land and Water Adjudicatory Commission to amend the District's boundaries to remove certain lands currently located within the District and to add in certain adjacent lands currently outside of the District as generally depicted on **Exhibit "A"** attached hereto and made a part hereof; and

WHEREAS, the Developer has agreed to pay all costs, fees and expenses associated with the preparation, filing and pursuit of the aforesaid described petition to the Florida Land and Water Adjudicatory Commission ("**Petition**"); and

WHEREAS, the modification of the external boundaries and jurisdiction of the District through expansion and contraction will provide better service to the landowners, both existing and future, and ultimately the residents and citizens of the District; and

WHEREAS, Chapter 190, Florida Statutes, provides a mechanism by which the land area and jurisdiction of the District may be modified by expansion and contraction; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, Florida Statutes, the District desires to authorize the District staff including, without limitation, legal, engineering, and managerial staff, to provide such services as are necessary through the pendency of the boundary amendment process subject to the terms herein; and

WHEREAS, subject to the terms herein, the District desires to authorize the District Manager and District Counsel to assist Developer and Developer's counsel (Coleman, Yovanovich & Koester, P.A. and/or van Assenderp Law) in a petition to the Florida Land and Water Adjudicatory Commission to amend its boundaries in accordance with the procedures and processes described in Chapter 190, Florida Statutes,

which includes the preparation of a petition to the Florida Land and Water Adjudicatory Commission, the holding of a local public hearing in accordance with Section 190.046(1), Florida Statutes, if applicable, and such other actions as are necessary in furtherance of the boundary amendment process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT 1:

SECTION 1. INCORPORATION OF RECITALS. All of the above representations, findings and determinations contained within the foregoing recitals of this Resolution are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. PETITION. The District hereby authorizes the preparation and filing of a Petition acceptable to and approved by the Board, with the Florida Land and Water Adjudicatory Commission for a modification of the external boundaries and jurisdiction of the District through expansion and contraction under Section 190.046(1), Florida Statutes to amend the boundaries generally as depicted on Exhibit "A" attached hereto and made a part hereof. The District Manager and District Counsel are authorized to assist the Developer and Developer's counsel (Coleman, Yovanovich & Koester, P.A. and/or van Assenderp Law) in the filing and pursuit of such Petition. The District staff and Developer's counsel are authorized to take all steps necessary to effectuate the intent of this Resolution, including, without limitation, such work to assist in the pursuit of the Petition acceptable to and approved by the Board to the Florida Land and Water Adjudicatory Commission, preparation of necessary Petition attachments, paying appropriate filing fees, coordinating the notice and the conduct of the public hearing required pursuant to Section 190.046(1), Florida Statutes. The District is authorized to enter into that certain "Boundary Amendment Funding Agreement with the Developer, in the form and content as that attached as Exhibit "B" hereto, whereby the Developer covenants to pay the costs, fees and expenses relating to the boundary modification process and the Petition, including but not limited to paying the costs and expenses of District staff.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 4. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Fiddler's Creek Community Development District #1 this 23rd day of June, 2021.

ATTEST:


Chesley E. Adams, Jr., Secretary

**FIDDLER'S CREEK COMMUNITY
DEVELOPMENT DISTRICT #1**


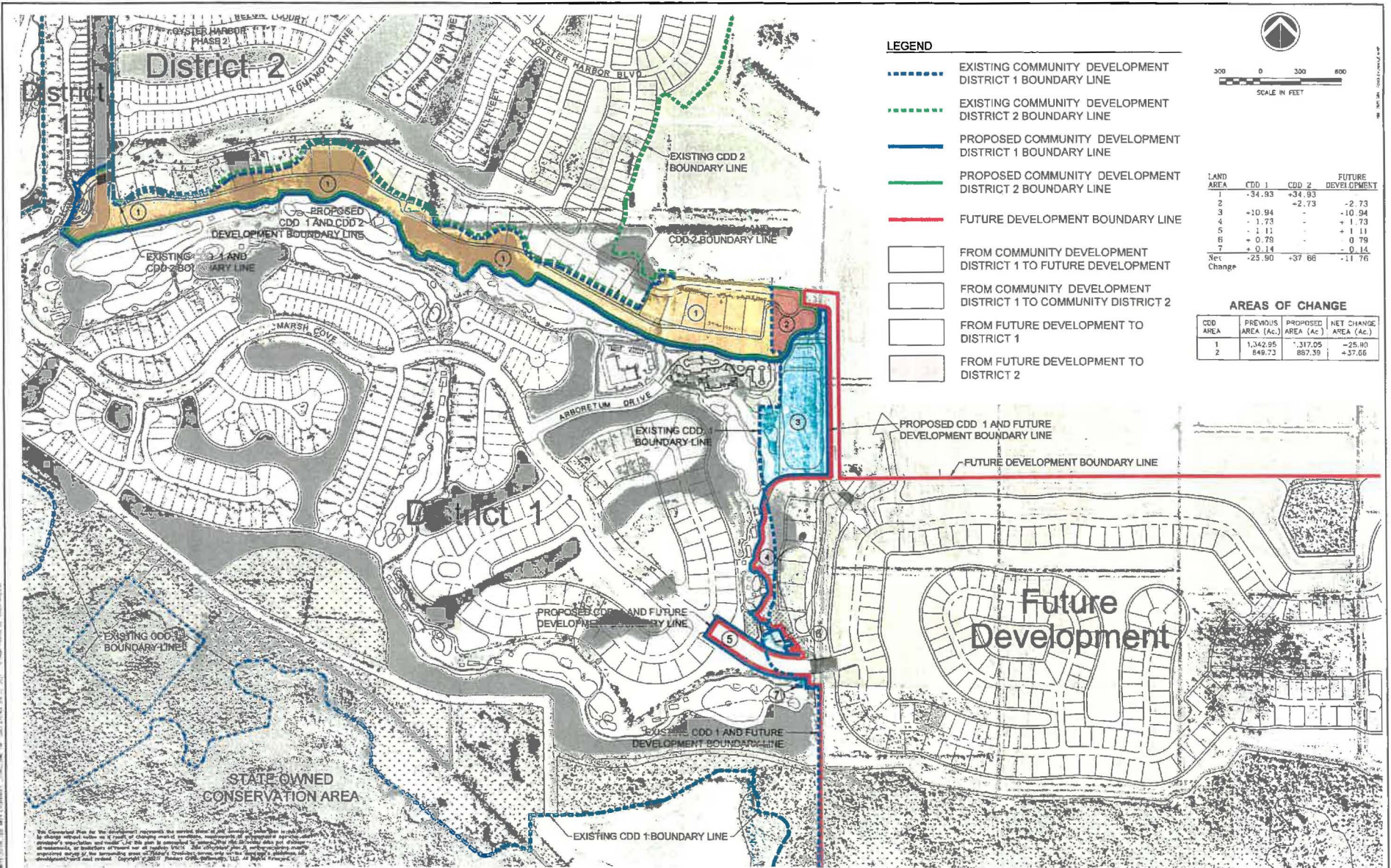

Phillip Brougham, Chair

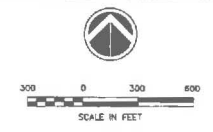
EXHIBIT "A"

DEPICTION OF BOUNDARY AMENDMENT



LEGEND

- - - - - EXISTING COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
 - - - - - EXISTING COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
 - PROPOSED COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
 - PROPOSED COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
 - FUTURE DEVELOPMENT BOUNDARY LINE
-
- FROM COMMUNITY DEVELOPMENT DISTRICT 1 TO FUTURE DEVELOPMENT
 - FROM COMMUNITY DEVELOPMENT DISTRICT 1 TO COMMUNITY DEVELOPMENT DISTRICT 2
 - FROM FUTURE DEVELOPMENT TO DISTRICT 1
 - FROM FUTURE DEVELOPMENT TO DISTRICT 2



LAND AREA	CDD 1	CDD 2	FUTURE DEVELOPMENT
1	-34.93	+34.93	-2.73
2		+2.73	-10.94
3	+10.94	-	+1.73
4	-1.73	-	+1.11
5	-1.11	-	0.79
6	+0.79	-	-0.14
7	+0.14	-	-
Net Change	-25.90	+37.66	-11.76

AREAS OF CHANGE

CDD AREA	PREVIOUS AREA (Ac.)	PROPOSED AREA (Ac.)	NET CHANGE AREA (Ac.)
1	1,342.95	1,317.05	-25.90
2	849.73	887.39	+37.66

The Conceptual Plan for the development represents the general intent of the project and is not intended to be a final plan. It is subject to change without notice as a result of changing market conditions, measurements of proposed services and equipment's specifications and materials. The final plan is subject to change without notice. The final plan shall be approved by the appropriate authorities. The final plan shall be approved by the appropriate authorities. The final plan shall be approved by the appropriate authorities.

LETTER	REVISIONS	DATE



DESIGNED BY	DATE
W.T.C./A.L.J.	4/21
DRAWN BY	DATE
A.L.J.	4/21
CHECKED BY	DATE
W.T.C.	4/21
VERTICAL SCALE	HORIZONTAL SCALE
N/A	1" = 300'



950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of Authorization No. 1772

COMMUNITY DEVELOPMENT DISTRICT 1 PROPOSED REVISIONS MAP

DATE	CAD FILE NAME	DRAWING NO.
	SEE PLOTSTAMP	5000-2
	PROJECT NO.	SHEET NO.
	2021.009	2 OF 3

EXHIBIT "B"

BOUNDARY AMENDMENT FUNDING AGREEMENT

BOUNDARY AMENDMENT FUNDING AGREEMENT

THIS BOUNDARY AMENDMENT FUNDING AGREEMENT (this "**Agreement**") is made and entered into this 23 day of JUNE, 2021, by and between **FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "**District**"), and **GB HIDDEN COVE, LLC**, a Florida limited liability company, ("**GBHC**") and **FCC MARSH, LLC**, a Florida limited liability company ("**FCCM**"). **GBHC** and **FCCM** are landowners and developers of lands within the District (collectively, the "**Developer**").

WHEREAS, the District is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes, by the Florida Land and Water Adjudicatory Commission on August 13, 1996, as amended on September 16, 2003, which establishment is codified under Rule 42X-1.001-1.003, Florida Administrative Code; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District is authorized to construct, acquire, and maintain infrastructure improvements and services, including but not limited to roadways, stormwater management facilities, utilities, security facilities, and other public infrastructure; and

WHEREAS, the District currently provides public infrastructure systems, facilities, and services to the real property within the District, and

WHEREAS, the Developer and its affiliates presently are developing real property within and adjacent to the District; and

WHEREAS, the Developer has approached the District and requested that the District's boundaries be amended pursuant to Section 190.046, Florida Statutes to remove certain lands currently located within the District and to add in certain adjacent lands currently outside of the District as generally depicted on **Exhibit "A"** attached hereto and made a part hereof (the "**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment proposed by the Developer is within the amendment size restrictions contained within Section 190.046(1), Florida Statutes; and

WHEREAS, the District has authorized the pursuit of the Boundary Amendment pursuant to Resolution No. 2021- 06; and

WHEREAS, the Developer, in conjunction with the District, agrees to pursue the Boundary Amendment in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which processes include the preparation of a petition acceptable to and approved by the Board of Supervisors ("**Board**") of the District to the Florida Land and Water Adjudicatory Commission and such other actions as are necessary in furtherance of the Boundary Amendment process; and

WHEREAS, the District has authorized District staff, including but not limited to legal, engineering, and managerial staff, to assist Developer and Developer's counsel and other retained professionals and consultants to provide such services as are reasonably necessary throughout the Boundary Amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District; and

WHEREAS, the Developer agrees to provide sufficient funds to the District to reimburse the District for any such expenditures that are necessary or required relating to the Boundary Amendment including, but not limited, to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses.

NOW, THEREFORE, the parties agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and incorporated herein by reference.

2. **PROVISION OF FUNDS.** The Developer, through Developer's counsel, agrees to assume the primary role for the pursuit of the Boundary Amendment. The Developer shall be solely responsible for the payment of the costs and expenses of its counsel and consultants and the payment of all filing and advertising fees relating to the Boundary Amendment. The District has authorized District staff, including but not limited to legal, engineering, and managerial staff, to assist Developer and Developer's counsel and retained consultants to provide such services as are reasonably necessary and requested by the Developer to process the petition acceptable to and approved by the Board throughout the Boundary Amendment process. The Developer agrees to make available to the District such funds as are necessary to enable the District to pay the cost and expense of District staff in their assistance in the Boundary Amendment process and proceedings. The Developer will remit such funds to the District on a monthly basis, within twenty (20) days after a written request by the District.

3. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

4. **ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. Venue and jurisdiction for any litigation arising out of or related to this Agreement shall be in the Florida state court of appropriate jurisdiction in Collier County, Florida

5. **AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

6. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be hand delivered, mailed by first class regular U.S. mail, commercial overnight delivery service or email, to the parties, as follows:

If to GBHC: GB Hidden Cove, LLC
8156 Fiddler's Creek Parkway
Naples, FL 34114
Attn: Aubrey J. Ferrao and Joe Parisi
ajf@gulfbay.com
parisiJ@gulfbay.com

With a copy to: Coleman, Yovanovich & Koester, P.A.
c/o Gregory L. Urbancic, Esq.
4001 Tamiami Trail N., Suite 300
Naples, FL 34103
gurbancic@cyklawfirm.com

If to FCCM: FCC Marsh, LLC
8156 Fiddler's Creek Parkway
Naples, FL 34114
Attn: Aubrey J. Ferrao and Joe Parisi
ajf@gulfbay.com
parisiJ@gulfbay.com

With a copy to: Coleman, Yovanovich & Koester, P.A.
c/o Gregory L. Urbancic, Esq.
4001 Tamiami Trail N., Suite 300
Naples, FL 34103
gurbancic@cyklawfirm.com

If to District: Fiddler's Creek Community Development District 1
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Attn: District Manager
adamsc@whhassociates.com

With a copy to: Woodward, Pires & Lombardo, P.A.
c/o Anthony P. Pires, Esq.
3200 North Tamiami Trail, Suite 200
Naples, FL 34103
APires@wpl-legal.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notices on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. **ASSIGNMENT.** Neither party may assign this Agreement or any money to become due hereunder without the prior written approval of the other party.

11. **CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

12. **EFFECTIVE DATE.** This Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

13. **PUBLIC RECORDS.** Developer understands and agrees that all documents of any kind provided to the District, Coleman, Yovanovich & Koester, P.A. or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law. During the term of the Agreement, the Developer shall comply with the Florida Public Records Law. The Developer shall do the following: (1) keep and maintain public records required by the District in order to perform the work; (2) Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost allowed by law; (3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Developer does not transfer the records to the public agency; (4) Upon completion of the Agreement, transfer, at no cost, to the District all public records in possession of the Developer or keep and maintain public records required by the District to perform the service. If the Developer transfers all public records to the District upon completion of the Agreement, the Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Developer keeps and maintains public records upon completion of the Agreement, the Developer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT CUSTODIAN OF RECORDS, AT CHESLEY 'CHUCK' ADAMS, DIRECTOR OF OPERATIONS, WRATHELL, HUNT AND ASSOCIATES, LLC; (239) 464-7114; ADAMSC@WHHASSOCIATES.COM.

The Developer shall keep and make available to the District for inspection and copying, upon written request by the District all records in the Developer's possession relating to the Agreement. Any document submitted to the District may be a public record and is open for inspection or copying by any person or entity unless considered confidential and exempt. Public records are defined as all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by an agency. Any document in the Developer's possession is subject to inspection and copying unless exempted under Chapter 119 of the Florida Statutes. If the Developer fails to comply with the Public Records Law, the Developer shall be deemed to have breached a material provision of the Agreement.

14. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

15. **SOVEREIGN IMMUNITY.** Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

16. **E-VERIFY.** Developer shall comply with all applicable requirements of Section 448.095, Florida Statutes. Developer shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If Developer enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide Developer with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Developer shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this section, the term "subcontractor" shall have such meaning as provided in Section 448.095(1)(j), Florida Statutes and the term "unauthorized alien" shall have such meaning as provided in Section 448.095(k), Florida Statutes. If Developer has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then Developer shall terminate the contract with such person or entity. Further, if District has a good faith belief that a subcontractor of Developer knowingly violated Section 448.095, Florida Statutes, but Developer otherwise complied with its obligations hereunder, District shall promptly notify the Developer and upon said notification, Developer shall immediately terminate its contract with the subcontractor. Notwithstanding anything else in this Agreement to the contrary, District may immediately terminate this Agreement for cause if there is a good faith belief that Developer knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by District.

By entering into this Agreement, Developer represents that no public employer has terminated a contract with Developer under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement. District has materially relied on this representation in entering into this Agreement with Developer.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

{Remainder of the page intentionally left blank. Signatures appear on the following page.}

IN WITNESS THEREOF, the parties have executed this Agreement as of the day and year first written above.

DISTRICT:

**FIDDLER'S CREEK COMMUNITY
DEVELOPMENT District #1**

ATTEST:

CEA
Chesley E. Adams, Jr., Secretary

By: *P. Brougham*
Phillip Brougham, Chair

GBHC:

**GB HIDDEN COVE, LLC,
a Florida limited liability company**

By: *A. J. Ferrao*
Print Name: Aubrey J. Ferrao
Title: President and not individually

FCCM:

**FCC MARSH, LLC,
a Florida limited liability company**

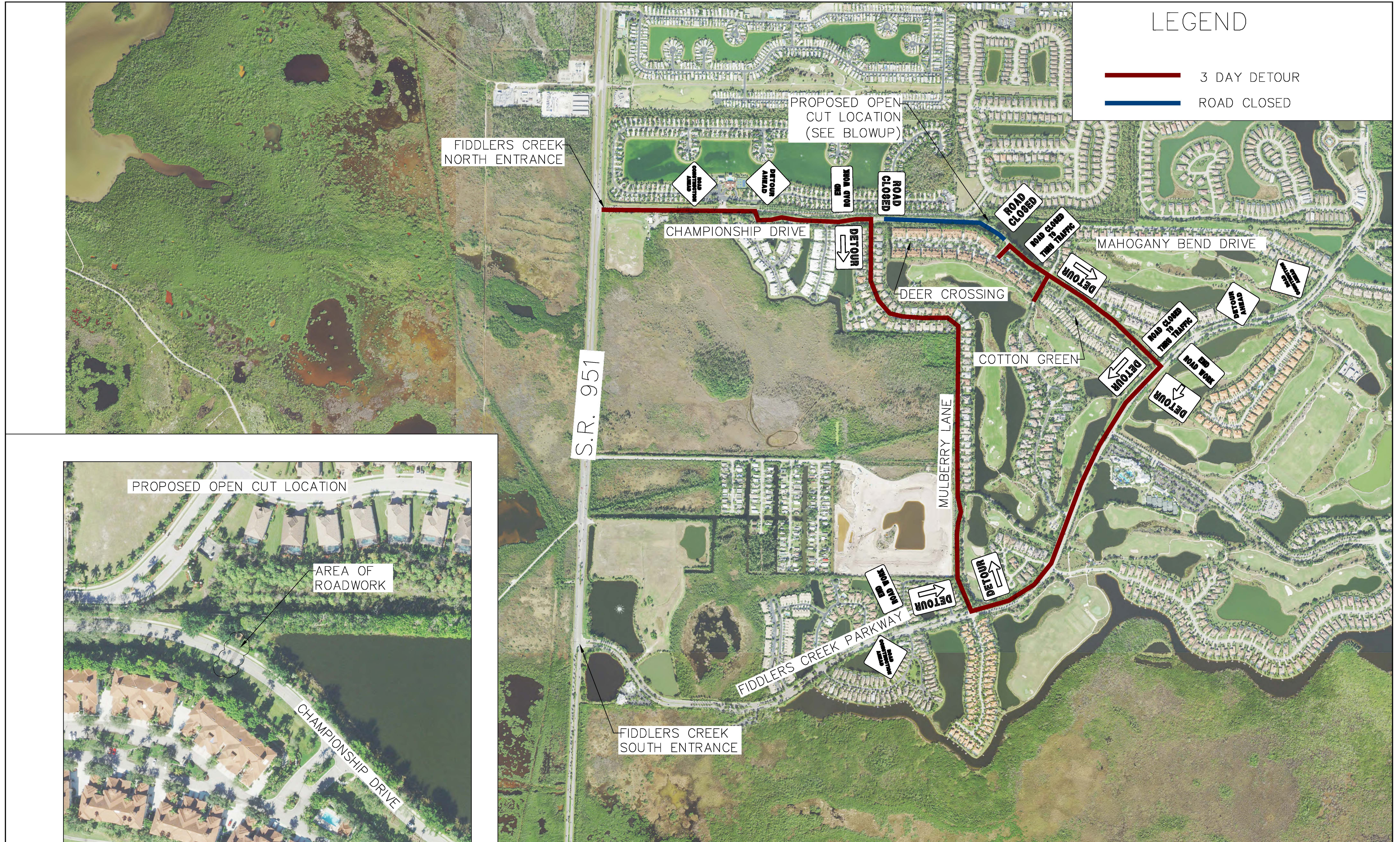
By: *A. J. Ferrao*
Print Name: Aubrey J. Ferrao
Title: President/Manager and not individually

EXHIBIT "A"

DEPICTION OF BOUNDARY AMENDMENT

LEGEND

- 3 DAY DETOUR
- ROAD CLOSED



NO.	DATE	REVISIONS	BY



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

DESIGN BY: J.M.M.
DRAWN BY: J.M.M.
CHECKED BY: D.W.S.
CAD FILE: 2020001-MOT

Jared M. Mellein, PE
Florida Reg. No. 89872



COUNTY WATER-SEWER DISTRICT
COLLIER COUNTY, FLORIDA
SOUTH COUNTY WATER RECLAMATION FACILITY
MAHOGANY BEND FORCE MAIN EXTENSION (FIDDLERS CREEK)
MOT - DETOUR PLAN

PROJECT NO. : 2020.001
DATE : 1/21
SHEET NO. : M-10

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

12

FOR DISCUSSION PURPOSES ONLY

TERM SHEET

BY AND BETWEEN

**IBERIABANK, a Division of First Horizon National Corporation
AND
Fiddler's Creek Community Development District 1**

February, 02, 2022

<u>Borrower:</u>	Fiddler's Creek Community Development District 1
<u>Loan Amount:</u>	\$500,000.00
<u>Interest Rate:</u>	WSJ Prime +.50, floating (as of 02/02/22 3.75%)
<u>Loan Fee:</u>	1,250.00 (1/4 pt. of amount financed)
<u>Facility Type:</u>	Revolving Line of Credit (Renewal)
<u>Term:</u>	364 days
<u>Purpose:</u>	To serve as an immediate source of capital upon the occurrence of an unexpected emergency, as determined in the discretion of the Borrower by the adoption of a resolution of the Board of Supervisors of the Borrower.
<u>Repayment Terms:</u>	Monthly interest only payments. Principal and any unpaid interest due at maturity
<u>Prepayment Penalty:</u>	None
<u>Collateral:</u>	Pledge of maintenance assessments i.e. assessments imposed, levied and collected by Borrower for operations and maintenance (O&M) activities, including any special assessments imposed, levied and collected by the Borrower related to O&M activities
<u>Guarantor(s):</u>	None required
<u>Financial Reporting:</u>	<ol style="list-style-type: none">1. Annual audited Financial Statement2. Annual budget
<u>Other Terms & Conditions:</u>	<ol style="list-style-type: none">1. Borrower shall maintain a general fund deposit relationship with IBERIABANK with a minimum balance of at least \$300,000. In the event of an emergency these funds can be used prior to using the line of credit.

2. The note and other documentation evidencing the facility will establish such conditions as are required by IBERIABANK to enter into the facility, as well as conditions to be met by the District for drawing on the facility including, but limited to, (a) a representation by the District that it will include in the O&M budget for the next ensuing fiscal year of the District an amount sufficient to repay the amount of the drawing (including interest) in the next ensuing fiscal year of the District, and (b) the provision of evidence that the District holds sufficient funds to pay the interest on the amount drawn until it begins collecting the O&M assessments identified in clause (b) above.
3. Draw down to occur upon delivery of Resolution determining an emergency accompanied by the signature (s) of either the Chair/Vice-Chair/Treasurer of Borrower and the District Manager.
4. No mandatory drawdown.

Costs:

Borrower will be responsible for all costs associated with this transaction, consisting of the renewal loan fee.

This Term Sheet is for your information exclusively.

This Term Sheet is for discussion purposes only. This is not intended to be a loan commitment. If the foregoing terms and conditions are acceptable to you, we will process your loan application request.

Thank you for this financing opportunity. We look forward to working with you and continuing our mutually beneficial relationship.

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

13

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1 IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE COLLIER COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Fiddler's Creek Community Development District #1 ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of Fiddler's Creek Community Development District #1 seeks to implement section 190.006(3), Florida Statutes, and to instruct the Collier County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1:

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Joseph Badessa and Seat 2, currently held by Torben Christensen are scheduled for the General Election in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Collier County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November, 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 23RD DAY OF FEBRUARY, 2022.

**FIDDLER'S CREEK COMMUNITY DEVELOPMENT
DISTRICT #1**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE
FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Fiddler's Creek Community Development District #1 will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Collier County Supervisor of Elections located at 3750 Enterprise Avenue, Naples Florida 34104, (239) 252-VOTE (8683). All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Collier County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Fiddler's Creek Community Development District #1 has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information please contact the Collier County Supervisor of Elections.

District Manager
Fiddler's Creek Community Development District #1

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

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**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2022**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2022**

	General 001	Debt Service Series 2013 Refunded 1999	Debt Service Series 2014-1 Refunded 2002B	Debt Service Series 2014-2A Refunded 2002A	Debt Service Series 2014-2B Refunded 2002A	Debt Service Series 2014-3 Refunded 2005	Debt Service Series 2014-4 Refunded 2005	Total Governmental Funds
ASSETS								
Operating accounts								
SunTrust	\$ 2,343,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,343,032
Assessment account-Iberia	300,908	-	-	-	-	-	-	300,908
Centennial Bank - MMA	77,723	-	-	-	-	-	-	77,723
Finemark - MMA	249,015	-	-	-	-	-	-	249,015
Finemark - ICS	725,149	-	-	-	-	-	-	725,149
Investments								
Revenue	-	-	488,933	-	407,027	-	-	895,960
Reserve - series B	-	-	-	-	104,003	-	-	104,003
Prepayment	-	-	-	978	214,813	-	-	215,791
Prepayment - 2002B exchange	-	-	41,197	-	-	-	-	41,197
Due from general fund	-	-	17,050	-	11,020	-	-	28,070
Due from Fiddler's Creek CDD #2	25,680	-	-	-	-	-	-	25,680
Prepaid expense	1,262	-	-	-	-	-	-	1,262
Deposits	5,125	-	-	-	-	-	-	5,125
Total Assets	<u>\$ 3,727,894</u>	<u>\$ -</u>	<u>\$ 547,180</u>	<u>\$ 978</u>	<u>\$ 736,863</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,012,915</u>
LIABILITIES & FUND BALANCES								
Liabilities:								
Due to other funds								
Debt service 2014-1	17,050	-	-	-	-	-	-	17,050
Debt service 2014-2B	11,020	-	-	-	-	-	-	11,020
Total liabilities	<u>28,070</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>28,070</u>
Fund balances:								
Restricted for								
Debt service	-	-	547,180	978	736,863	-	-	1,285,021
Unassigned	3,699,824	-	-	-	-	-	-	3,699,824
Total fund balances	<u>3,699,824</u>	<u>-</u>	<u>547,180</u>	<u>978</u>	<u>736,863</u>	<u>-</u>	<u>-</u>	<u>4,984,845</u>
Total liabilities and fund balance	<u>\$ 3,727,894</u>	<u>\$ -</u>	<u>\$ 547,180</u>	<u>\$ 978</u>	<u>\$ 736,863</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,012,915</u>

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 106,037	\$ 2,100,481	\$ 2,450,351	86%
Assessment levy: off-roll	31,418	125,672	377,017	33%
Interest	57	192	-	N/A
Total revenues	<u>137,512</u>	<u>2,226,345</u>	<u>2,827,368</u>	79%
EXPENDITURES				
Administrative				
Supervisors	-	2,799	12,918	22%
Management	5,044	20,175	60,525	33%
Assessment roll preparation	-	-	25,490	0%
Accounting services	1,647	6,588	19,764	33%
Audit	-	-	15,400	0%
Legal	3,092	5,918	25,000	24%
Engineering	4,572	11,003	50,000	22%
Telephone	68	270	810	33%
Postage	-	255	2,300	11%
Insurance	-	30,343	30,000	101%
Printing and binding	55	220	659	33%
Legal advertising	1,003	1,406	2,000	70%
Office supplies	-	-	750	0%
Annual district filing fee	-	175	175	100%
Trustee	-	-	15,500	0%
Arbitrage rebate calculation	-	-	4,000	0%
Contingencies	59	632	4,000	16%
ADA website compicance	-	-	920	0%
Dissemination agent	986	3,943	11,828	33%
Total administrative	<u>16,526</u>	<u>83,727</u>	<u>282,039</u>	30%
Field management				
Field management services	2,186	8,745	26,237	33%
Total field management	<u>2,186</u>	<u>8,745</u>	<u>26,237</u>	33%
Water management maintenance				
Other contractual	16,370	63,530	267,506	24%
Fountains	7,684	32,570	65,000	50%
Total water management maintenance	<u>24,054</u>	<u>96,100</u>	<u>332,506</u>	29%
Street lighting				
Contractual services	2,227	4,510	15,000	30%
Electricity	2,925	9,687	28,000	35%
Holiday lighting program	8,250	16,500	16,500	100%
Miscellaneous	-	-	1,500	0%
Total street lighting	<u>13,402</u>	<u>30,697</u>	<u>61,000</u>	50%

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
Landscaping				
Other contractual - landscape maintenance	57,860	120,170	895,000	13%
Other contractual - flowers	-	18,980	52,000	37%
Other contractual - mosquito control	-	-	40,000	0%
Improvements and renovations	-	8,780	125,000	7%
Contingencies	-	-	15,000	0%
Total landscaping	<u>57,860</u>	<u>147,930</u>	<u>1,127,000</u>	13%
Roadway				
Roadway maintenance	-	9,633	85,000	11%
Capital outlay	-	-	400,000	0%
Total roadway	<u>-</u>	<u>9,633</u>	<u>485,000</u>	2%
Irrigation supply				
Electricity	50	178	750	24%
Repairs and maintenance	1,085	40,570	5,000	811%
Other contractual-irrigation manager	-	-	50,000	0%
Supply system	6,853	34,389	368,500	9%
Total irrigation supply	<u>7,988</u>	<u>75,137</u>	<u>424,250</u>	18%
Other fees & charges				
Property appraiser	-	-	38,287	0%
Tax collector	2,121	21,017	51,049	41%
Total other fees & charges	<u>2,121</u>	<u>21,017</u>	<u>89,336</u>	24%
Total expenditures	<u>124,137</u>	<u>472,986</u>	<u>2,827,368</u>	17%
Excess/(deficiency) of revenues over/(under) expenditures	13,375	1,753,359	-	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	118,266	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>118,266</u>	<u>-</u>	N/A
Net change in fund balances	13,375	1,871,625	-	
Fund balances - beginning	3,686,449	1,828,199	1,810,790	
Fund balances - ending	<u>\$ 3,699,824</u>	<u>\$ 3,699,824</u>	<u>\$ 1,810,790</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013 (REFUNDED SERIES 1999)
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfers out	-	(118,266)
Total other financing sources/(uses)	<u>-</u>	<u>(118,266)</u>
Net change in fund balances	-	(118,266)
Fund balances - beginning	-	118,266
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-1 (REFUNDED SERIES 2002B)
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 17,373	\$ 344,148	\$ 450,432	76%
Interest	1	6	-	N/A
Total revenues	<u>17,374</u>	<u>344,154</u>	<u>450,432</u>	76%
EXPENDITURES				
Debt service				
Principal	-	-	190,000	0%
Principal prepayment	-	155,000	-	N/A
Interest	-	110,472	220,944	50%
Total debt service	<u>-</u>	<u>265,472</u>	<u>410,944</u>	65%
Other fees & charges				
Property appraiser	-	-	7,038	0%
Tax collector	347	3,444	9,384	37%
Total other fees & charges	<u>347</u>	<u>3,444</u>	<u>16,422</u>	21%
Total expenditures	<u>347</u>	<u>268,916</u>	<u>427,366</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	17,027	75,238	23,066	
Fund balances - beginning	530,153	471,942	309,377	
Fund balances - ending	<u>\$ 547,180</u>	<u>\$ 547,180</u>	<u>\$ 332,443</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-2A (REFUNDED SERIES 2002A)
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 361,094	0%
Total revenues	<u>-</u>	<u>-</u>	<u>361,094</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	160,000	0%
Interest	-	100,547	201,094	50%
Total debt service	<u>-</u>	<u>100,547</u>	<u>361,094</u>	28%
Excess/(deficiency) of revenues over/(under) expenditures	-	(100,547)	-	
Fund balances - beginning	978	101,525	331	
Fund balances - ending	<u>\$ 978</u>	<u>\$ 978</u>	<u>\$ 331</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-2B (REFUNDED SERIES 2002A)
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 11,229	\$ 222,437	\$ 313,344	71%
Assessment prepayments	35,391	176,953	-	N/A
Interest	2	12	-	N/A
Total revenues	<u>46,622</u>	<u>399,402</u>	<u>313,344</u>	127%
EXPENDITURES				
Debt service				
Principal	-	-	135,000	0%
Principal prepayment	-	375,000	-	N/A
Interest	-	82,500	165,000	50%
Total debt service	<u>-</u>	<u>457,500</u>	<u>300,000</u>	153%
Other fees & charges				
Property appraiser	-	-	4,896	0%
Tax collector	224	2,226	6,528	34%
Total other fees & charges	<u>224</u>	<u>2,226</u>	<u>11,424</u>	19%
Total expenditures	<u>224</u>	<u>459,726</u>	<u>311,424</u>	148%
Excess/(deficiency) of revenues over/(under) expenditures	46,398	(60,324)	1,920	
Fund balances - beginning	690,465	797,187	386,561	
Fund balances - ending	<u>\$ 736,863</u>	<u>\$ 736,863</u>	<u>\$ 388,481</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-3 (REFUNDED SERIES 2005)
FOR THE PERIOD ENDED JANUARY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 595,000	0%
Total revenues	<u>-</u>	<u>-</u>	<u>595,000</u>	<u>0%</u>
EXPENDITURES				
Debt service				
Principal	-	-	220,000	0%
Interest	-	187,500	375,000	50%
Total debt service	<u>-</u>	<u>187,500</u>	<u>595,000</u>	<u>32%</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(187,500)	-	
Fund balances - beginning	-	187,500	1	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-4 (REFUNDED SERIES 2005)
FOR THE PERIOD ENDED JANUARY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 626,000	0%
Total revenues	<u>-</u>	<u>-</u>	<u>626,000</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	230,000	0%
Interest	-	198,000	396,000	50%
Total debt service	<u>-</u>	<u>198,000</u>	<u>626,000</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	-	(198,000)	-	
Fund balances - beginning	-	198,000	2,672	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,672</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

15

DRAFT

**MINUTES OF MEETING
FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #1**

The Board of Supervisors of the Fiddler’s Creek Community Development District #1 held a Public Hearing and Regular Meeting on January 26, 2022 at 8:00 a.m., at the Fiddler’s Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114. Members of the public were able to participate in the meeting at 1-888-354-0094, Participant Passcode: 709 724 7992.

Present at the meeting were:

Robert Slater	Vice Chair
Joseph Badessa	Assistant Secretary
Joseph Schmitt	Assistant Secretary
Torben Christensen (via telephone)	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tony Pires	District Counsel
Terry Cole	District Engineer
Greg Urbancic (via telephone)	Coleman Yovanovich Koester
Russ Weyer (via telephone)	Real Estate Econometrics
Silvia Alderman (via telephone)	Akerman Law Firm
Kenza van Assenderp (via telephone)	van Assenderp Law
Joe Parisi	Developer’s Counsel
Ron Albeit	Foundation General Manager
Todd Lux	Fiddler’s Creek Director of Facilities
Richard Renaud	Fiddler’s Creek Security
Christina Kennedy	SOLitude Lake Management (SOLitude)
Dennis Bretz	LandCare
Chad Mitchell	LandCare
Paula Carlson	Hawk’s Nest Board Member
Shannon Benedetti	Resident
Frank Weinberg	Resident
Rob Richards	Resident
Court Reporter	

**THE FOLLOWING PORTION OF THE MINUTES
ARE THE
COURT REPORTER VERBATIM TRANSCRIPTION**

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PUBLIC HEARING ON PETITION TO AMEND THE
FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT # 1

BEFORE THE BOARD OF SUPERVISORS

BOB SLATER - CHAIRMAN

JOE SCHMITT - BOARD MEMBER

JOE BADESSA - BOARD MEMBER

TORBEN CHRISTENSEN - BOARD MEMBER

CHUCK E. ADAMS, JR. - DISTRICT MANAGER

CLEO ADAMS - ASSISTANT DISTRICT MANAGER

ANTHONY PIRES, ESQUIRE

January 26, 2022

8:00 a.m. until 8:54 a.m.

PROCEEDINGS

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MR. SLATER: Good morning, everyone.

I'm going to call to order the meeting, CDD
Number 1 meeting.

It's not going to be to the agenda that you
see right there. We're going to do a little bit of
changing, but first thing is, are there any public
comments?

MS. ADAMS: Yes, sir. I have public --

MR. SLATER: Oh, excuse me. Maybe we
should find out who's on the phone.

MS. ADAMS: Also, Torben is on the phone,
so we'd look for a motion authorizing attendance and
full participation due to exceptional circumstances.

Second?

MR. SCHMITT: Second.

MS. ADAMS: All in favor?

MR. SCHMITT: Aye.

MS. ADAMS: Motion passes.

Thank you very much.

Public comment non-agenda items: I have
Rob Richards of 4630 Hawks Nest, and he wants to talk
about the Champion Gate House.

MR. SLATER: I would like to hold that one
off until later because there's going to be a little

1 more discussion on it, if you don't mind. I'd like
2 to hold that one off.

3 MS. ADAMS: Okay. And the second one is
4 Shannon Benadetti (phonetic) wants to talk about
5 Hawks Nest non-agenda item.

6 MR. SLATER: That's the same subject, I
7 presume? No?

8 MS. ADAMS: Would you like to hold it off
9 to --

10 MR. SLATER: Is it going to be short?

11 MS. BENADETTI: No. It's about, you know,
12 where the wall is placed and --

13 MR. SLATER: That's going to be a long one.

14 MS. BENADETTI: No, it's not a long one.
15 It's a short one.

16 MR. SLATER: Am I speaking about a
17 resolution arrangement?

18 MS. BENADETTI: Yeah.

19 MR. SLATER: Okay.

20 MS. BENADETTI: Cleo is taking care of it,
21 some of it.

22 MR. SLATER: Okay.

23 MS. BENADETTI: Okay. So I'm with Paula
24 Carlson. She's on the board at Hawks Nest and we got
25 a couple issues. One, where the wall was actually

1 built next to the security house over there. It went
2 through the property line, and so part of the
3 ownership of CDD is on the Hawks Nest side. And we
4 have maintenance issues, so I go over there to check
5 as part of the landscape committee. And I went to
6 Paula. So we had a lot of issues there. We had a
7 lot of debris, dead things, plants that need to be
8 replaced, and Cleo is taking care of all of that. I
9 sent you that e-mail. That's on her list already.

10 The other issue is Paula wants to talk
11 about a utility box there, and it has to do with
12 their irrigation issue, and it -- it belongs to both
13 of you.

14 So Paula.

15 MS. CARLSON: Sure.

16 Thank you for your time today. Appreciate
17 it.

18 This is kind of a problem that's been
19 happening since Irma. So there is ir- -- it's about
20 irrigation, and as there is an irrigation box -- and
21 Cleo, I know that we talked about this through
22 e-mail, and Land Care was supposed to deal with it,
23 but it has not been accomplished yet.

24 There's an irrigation box that controls
25 part of our land that goes along that fence by that

1 sewage treatment plant. It's a battery-operated
2 irrigation valve, and so the battery never gets
3 changed, and we never get any water. We had asked
4 that that be cut off so you control yours; we control
5 ours.

6 Kenney from Land Care was supposed to get
7 this accomplished back in August, September. We were
8 told that it was done, and during a recent audit of
9 our irrigation system, our landscape company
10 determined that it, in truth, hasn't happened yet,
11 and so we're relying on your water to water our side.

12 MS. ADAMS: That's -- actually that's a
13 Jody Bennett -- that's a Jody Bennett thing.

14 MS. CARLSON: That would be awesome.

15 MS. ADAMS: Yep. Yep.

16 MS. CARLSON: Perfect. We appreciate it.

17 And thank you for taking care -- Cleo, the
18 plants were planted. And, Shannon, they must have
19 been planted just within the last couple days. I did
20 a walk last night. We appreciate that.

21 MS. ADAMS: Okay.

22 MS. CARLSON: We also would like to make
23 sure we're on a regular maintenance schedule.

24 MS. ADAMS: Yes, you should be.

25 MS. CARLSON: Okay. And if we aren't, I'll

1 just let Shannon know.

2 MS. ADAMS: Let me know, and the man in
3 charge is right over there in that corner, so --

4 MS. CARLSON: Okay. All right. Great.
5 Thank you.

6 MS. ADAMS: Land Care just heard you,
7 so . . .

8 MS. CARLSON: Thank you.

9 MS. ADAMS: Thank you.

10 MR. SLATER: Now, the other gentleman,
11 then, I guess, is that on the same side?

12 MS. ADAMS: No. His is under the public
13 hearing.

14 MR. SLATER: Okay.

15 MS. ADAMS: So he'll get to speak under the
16 public hearing on that.

17 I -- I don't have anything additional.

18 MR. SLATER: We're going to go to Item
19 Number 7.

20 MS. ADAMS: Oh, wait. You wanted to let
21 Dennis --

22 MR. SLATER: Oh, introduce --

23 MS. ADAMS: Dennis, you want to come and
24 introduce yourself with Land Care, please?

25 MR. BRETZ: Hi. Good morning, everybody.

1 Appreciate the opportunity to show up at the meeting
2 and introduce myself. My name is Dennis Bretz. I'm
3 the branch manager with Land Care. Our previous
4 branch manager left, I think, back in October. I
5 have 28 years in the landscape industry. 15 or 16 of
6 that is here in the state of Florida, both West Coast
7 and East Coast.

8 Been working with Cleo, out of the 12 years
9 that I've been here on the West Coast, previously on
10 another site, for about seven years, so I'm fully
11 aware of the expectations and what we need to do here
12 in Fiddler's Creek, CDD-1. So I just appreciate the
13 opportunity to introduce myself.

14 In relation to Hawks Nest, you're right,
15 the irrigation fell through the cracks. It's being
16 addressed this morning.

17 MS. CARLSON: Awesome.

18 MR. BRETZ: So it should be done by the end
19 of the day.

20 MS. ADAMS: Good. We have that on record.

21 MR. BRETZ: I also want to introduce Chad
22 Mischel. Chad is our production manager. Previously
23 you may have known Kenny Flage, who is no longer with
24 us. Kenney left at the end of December.

25 The fortunate thing is is that Chad was

1 Kenney's partner down here for many years, and Chad
2 understands the property. He ran all the production.
3 He knows what we need to do down here, so everything
4 will continue to -- to move along.

5 And I'm in the process -- I think Cleo and
6 I have had 30, 40 e-mails back and forth over the
7 last couple of weeks, so I'm getting caught up on
8 everything, and I want to assure you that we'll get
9 everything -- anything that's falling through the
10 cracks addressed as soon as possible.

11 So, again, thank you for your -- for the
12 time.

13 MR. SLATER: Thank you.

14 MR. BRETZ: Thank you.

15 MR. BADESSA: A question: That e-mail we
16 received -- Shannon, we got an e-mail from the
17 committee. I guess we were all copied on that, the
18 CDD --

19 MS. ADAMS: I would have forwarded it over
20 to you.

21 MR. SCHMITT: Yeah. I'm assuming that
22 that's all being taken care of then?

23 MS. ADAMS: Yes.

24 MR. SCHMITT: All right.

25 MS. ADAMS: He's -- he's addressing those

1 items.

2 MR. SCHMITT: All right. So it's a --

3 MS. ADAMS: Along with lots of others --

4 MR. SCHMITT: -- non-issue and overcome by
5 events, meaning it's being taken care?

6 MS. ADAMS: Yes.

7 MR. SCHMITT: All right. Those are nice
8 pictures anyway.

9 MS. ADAMS: Oh, great reports they put
10 together.

11 MR. BRETZ: Yeah, so that report that was
12 sent out, we addressed quite a few things on there.
13 We have replaced a lot of Bougainville throughout. I
14 know there's still some more that we're working on.

15 MS. ADAMS: There is --

16 MR. SCHMITT: My compliments to the
17 committee for the perseverance --

18 MS. ADAMS: Oh, yeah. Great --

19 MR. SCHMITT: -- and attentiveness.

20 MS. ADAMS: -- great reports.

21 MS. BENADETTI: Can I make a comment?

22 Our committee right now, you know, we work
23 for Ron, we're volunteers under Ron with his group,
24 but we are -- we have dedicated to different areas
25 now. There are five of us. And so I have CDD 1. I

1 have the properties up there.

2 MS. ADAMS: 2.

3 MS. BENADETTI: And so we are making our
4 reports and sending it to Cleo. So you will see
5 there are three of us that actually are kind of
6 working for Cleo, and we have two that are handling
7 the club and working with Todd. So it gives us a
8 little bit more diligence, and it gives us the
9 opportunity, then, to give her our list directly.

10 MR. SCHMITT: Okay.

11 MS. BENADETTI: I think it will help.

12 MR. SCHMITT: Well, I have an issue on
13 landscape, but I'll bring it up later because it has
14 to do with with the foundation -- or the -- actually
15 with the developer, and when -- when Ron speaks, I'll
16 bring it up then.

17 MR. SLATER: Okay. That's it.

18 MS. ADAMS: Thank you, Dennis.

19 MR. Bretz: Okay. Thank you.

20 MR. SLATER: Thank you, Dennis.

21 We can go to Item Number 7 and --

22 MR. PIRES: Oh, Mr. Chairman.

23 MR. SLATER: -- if you want to start this.

24 Mr. PIRES: Mr. Chairman, what I would
25 suggest first is that -- have the board approve the

1 agenda and move item -- Agenda Item 7 up to the next
2 agenda item for -- the public knows what that item is
3 also.

4 MR. SLATER: Make a motion --

5 MR. SCHMITT: Second.

6 MR. SLATER: All in favor?

7 MR. SCHMITT: Aye.

8 MR. BADESSA: AYE.

9 MR. PIRES: Thank you.

10 MR. ADAMS: This item has been officially
11 moved, and this is the public hearing on the petition
12 to amend the Fiddler's Creek Community Development
13 District Number 1 boundary. The purpose of the
14 public hearing is to determine whether to recommend
15 that the petition be granted and to prepare a report
16 and conclusions to be sent to the Florida Land and
17 Water Adjudicatory Commission, also known as FLWAC,
18 which consists of the Florida Governor and cabinet.

19 On the phone today we have Ms. Silvia
20 Alderman, Mr. Kenza Van Assenderp, and I believe
21 Mr. Russell Weyer.

22 And at this point I'll turn this over to
23 Silvia to open up the FLWAC considerations.

24 MR. PIRES: Greg Urbancic, is he on the
25 phone also?

1 MR. ADAMS: That I have no idea. Is Greg
2 on the phone?

3 UNIDENTIFIED SPEAKER: Greg is on the line,
4 yes.

5 MR. URBANCIC: Yes, I am.

6 MR. ADAMS: Okay. Greg is on the phone as
7 well, and Megan Magaldi is also with us in person.

8 MR. PIRES: Yeah, and for the record, Greg
9 Urbancic is special counsel to the district along
10 with his -- the law firm, and Megan, to assist in the
11 processing, filing of the petition to amend the
12 boundaries.

13 MR. ADAMS: Silvia?

14 MS. ALDERMAN: Yeah. Good morning.

15 Silvia Alderman with Akerman Law Firm.

16 It's a pleasure to be here by phone. Sorry I
17 couldn't be there in person with you.

18 Greg, is Terry Cole present?

19 MR. COLE: Yes. Good morning.

20 MS. ALDERMAN: It's my understanding that
21 Terry is going to begin our presentation by
22 addressing the petition.

23 MR. PIRES: And -- and, Mr. Chairman, I
24 think -- Chuck, I don't know if you read the other
25 part, the copy of the agenda.

1 For the record, the copy of the agenda is
2 available in the back of the room, and the first item
3 is this opportunity for, you know, comment on this
4 item. And also a copy of the petition is available
5 by the sign-up sheets at the front of the room.

6 MR. ADAMS: It is.

7 Mr. Cole?

8 MR. COLE: Good morning.

9 I am the district engineer for CDD Number 1
10 and Number 2, and have worked on Fiddler's Creek
11 since the beginning back in the early '90s. And we
12 have made, over the years, a few different boundary
13 revision changes based on the land plan changing, and
14 this is another land plan change that we worked with
15 the developer on for the last year and a half or so
16 preparing these documents.

17 These maps were presented to the CDDs back
18 last year in the fall, and so this is just really
19 revisiting information that's been shared, but
20 nevertheless, I'll go through this.

21 There are some changes to the land plan
22 within this area along the current CDD 1.

23 Thank you, Joe. Appreciate it. Thank you.
24 I don't see it. Trying to get the clicker working.

25 MR. SLATER: Having problems here with

1 the --

2 MR. COLE. There it is. This we go.

3 Okay. This is the -- the current CDD
4 boundary right here, and I -- I'll show a blowup of
5 this plan on the next one in a minute, but this shows
6 all of Fiddler's Creek development here. You've got
7 District 1 that is generally this shape, and District
8 2 with -- with this shape with the yellow boundary.
9 And --

10 MR. SCHMITT: Terry, can I interrupt to
11 just make sure Torben on the phone is aware --
12 Torben, we're on the Figure 1 of those three figures
13 that were at the end of the document.

14 MR. CHRISTENSEN: Okay. Got it.

15 MR. SCHMITT: Okay.

16 MR. COLE: Chuck, if you could go to the --
17 to the next page. Thank you.

18 This -- this shows the detailed view of
19 what's proposed in the changes and, unfortunately,
20 this part over here got cut off, but I -- I can read
21 it from my copy.

22 MS. ADAMS: There you go.

23 MR. COLE: Okay. There we go. Thank you.

24 So, as I mentioned, this -- this line right
25 here, the dashed blue line and yellow line is the

1 present CDD boundary line between CDD 1 and 2. And
2 the land plan changes are shown here. There -- there
3 are a few -- some future lots and right-of-way here
4 in the Hidden Cove area, and this is the revised land
5 plan. And so in order to fit in that revised land
6 plan, what's proposed is that several land area
7 changes will be made, and I'll go through -- through
8 those individually.

9 So presently, CDD 1 has 1342.95 acres, and
10 what's proposed is 1316.31 acres. A net change of
11 minus 26.64 acres. And what changes are being made
12 consists of that Land Area 1 -- this larger land area
13 here of 34.97 acres is -- is coming out of CDD 1 and
14 going into CDD 2.

15 In addition, Land Area 3, which is over
16 here, presently it is not -- it's not located within
17 -- within either district, but it is proposed that
18 that land area would come into CDD 1.

19 UNIDENTIFIED SPEAKER: How big is that?

20 MR. COLE: And that's 10.94 acres.

21 And then we've got a few minor ins and outs
22 down here. We've got Land Area 4 is coming out.
23 That's minus 1.73 acres. We've got Land Area 5
24 coming out. That's minus 1.8 acres. We've got Land
25 Area 6 of -- of .79 acres that's coming into CDD 1.

1 And then, lastly, we've got Land Area 7 of .14 acres
2 coming into CDD 1. The net change of all those is --
3 is 26.64 acres as far as the -- the net.

4 Now, the reason for these changes, as I've
5 explained, is the land area is -- the land plan has
6 changed, and it's important to capture, for ownership
7 and maintenance purposes, these land areas within
8 District 1 so that we can have proper maintenance
9 overall.

10 Now, the reason for some of these minor
11 changes down in this area is we have a future
12 development area here to the east of CDD 1, and so
13 with the land plan changes, these changes are being
14 made so that -- that these areas 4 through 7 are
15 either coming into or out of CDD 1 to match the land
16 plan and make sense with the future maintenance.

17 Now, I'll also mention that presently the
18 -- the Land Area 1, you can see up here, there are a
19 few different lakes that are existing, and these
20 lakes are going to be modified such that some of them
21 are going to be filled in, and then this long lake
22 here will be created to replace the lake areas that
23 are being filled in.

24 So the developer is going to be paying for
25 all of those improvements, and it's possible that a

1 future bond might be created to pay for those
2 improves or to reimburse the developer for those
3 improvements, but those bonds would be assessed on
4 future lots, not on any current lots. And then some
5 of -- some of this work would be put into CDD Number
6 2. So it would not be affecting CDD Number 1.

7 MR. SCHMITT: Terry, I have a question.

8 MR. COLE: Yes.

9 MR. SCHMITT: Two meetings ago, we -- we
10 had a map that somewhat, I believe, indicated that
11 both CDD 1 and CDD 2 would be given up land and that
12 would be all tied to what is called future
13 development. So Hidden Cove is not part of either
14 CDD 1 or CDD 2, but it will be separate. That's why
15 you have that little pipe stem running north/south
16 behind what is identified as the -- that blue area to
17 connect, and then that would all be separated and
18 become part of the future development.

19 Is that not the case?

20 MR. COLE: Hidden Cove --

21 MR. SCHMITT: So -- so to be clear, you're
22 saying that the orange is going to go to CDD 2, but
23 isn't -- aren't both districts giving up land so that
24 it becomes a separate development?

25 MR. COLE: I'll address that. So --

1 MR. SCHMITT: Okay.

2 MR. COLE: The Hidden Cove area right now,
3 with the new land plan, part of it is in CDD 2 --

4 MR. SCHMITT: Yes.

5 MR. COLE: -- and part of it is presently
6 in CDD 1. We're going to take land area out of CDD 1
7 so that all of Hidden Cove is in CDD 2.

8 The -- the only portion -- the stovepipe
9 here to the east of the future driving range, that's
10 the only portion that is not going to be in District
11 1 or District 1. Hidden Cove will be in District 2.

12 UNIDENTIFIED SPEAKER: That's correct.

13 MR. SCHMITT: Well, that's not what I asked
14 you before the meeting, so . . .

15 Can I ask --

16 MR. PIRES: What -- what I -- what I would
17 suggest is that if we can let Terry do his
18 presentation, answer the questions. Then if there
19 needs to be any clarification from the developer, I
20 think that might be separate.

21 MR. SCHMITT: Well, I appreciate that,
22 Counsel, but I'm going to ask the questions anyway.

23 MR. PIRES: Okay.

24 MR. SLATER: Well --

25 MR. SCHMITT: Because I need -- sorry, Bob.

1 I need to have this cleared.

2 MR. SLATER: Can we wait until he finishes
3 then, please?

4 MR. SCHMITT: All right. I'll wait.

5 MR. SLATER: Thank you.

6 MR. COLE: Okay. The only other thing I
7 was going to mention is -- is, like I said, Land Area
8 1 is the area that has most of the existing
9 infrastructure that may be impacted. And as I -- as
10 I said, the water management within Land Area 1 will
11 be modified and addressed through permitting through
12 the South Florida Water District and Collier County,
13 and the net impact to the water management system
14 will be no changes.

15 Now, there also -- this Land Area 2 that
16 will be going into CDD 2, there's -- there's no
17 development in there presently. Land Area 3, that
18 area's been cleared and filled, but there's no
19 development in there presently. It will become a
20 future driving range.

21 And then Land Area four contains an
22 existing lake. That -- that will be taken out of CDD
23 1 and going into future development area. And then
24 Land Area 6 is presently part of the golf course, and
25 that will be going into CDD 1. Land Area 5 is coming

1 out of CDD 1 and going into future development.

2 There is presently a golf course tunnel
3 here with an embankment that -- that has been placed
4 many years ago coming up over that golf course
5 tunnel, and so from this point to the east, that area
6 would be included in the future development for
7 future roadways, utility extensions, and drainage.
8 And then Land Area 7 is a small little piece of a
9 golf course that's being added into CDD 1.

10 So that's a summary of the existing
11 infrastructure and the proposed land area changes.

12 And -- and with that, I'll entertain any
13 instructions questions.

14 MR. SCHMITT: So then what is the purpose
15 of that pipestem then. I -- I don't -- I don't
16 understand --

17 MR. COLE: This -- this is --

18 MR. SCHMITT: Somehow it wants to add
19 conductivity to what?

20 MR. COLE: This -- this is shown for the
21 purposes of planning to show that you -- future
22 utility extensions, if necessary, would be run
23 through this stovepipe area.

24 MR. SCHMITT: Okay. So any bonds that are
25 going to be floated for what is termed to be -- what

1 you stated as Hidden Cove, will be now part of CDD 2?

2 MR. COLE: Correct.

3 MR. SCHMITT: To include the bridge or
4 anything that is going to be constructed there at the
5 end of . . .

6 MR. COLE: At the end of Club Center,
7 that's correct.

8 MR. SCHMITT: Yeah, Club Center.

9 MR. COLE: That's correct.

10 MR. SLATER: Let's just --

11 MR. SCHMITT: Well --

12 MR. SLATER: I'm sorry.

13 MR. SCHMITT: -- two meetings ago, one of
14 the enclosures we got kind of tied that all together
15 as future development. That is not the case then?

16 MR. COLE: I don't recall these documents
17 ever showing that.

18 MR. SCHMITT: Okay. I don't have that
19 document with me, but it was two meetings ago. It
20 was part of the handout. That's why I was confused.

21 Thank you.

22 UNIDENTIFIED SPEAKER: Joe, if I could --

23 MR. PIRES: Mr. Chairman. Mr. Chairman,
24 what I would suggest, anybody who speaks identify
25 themselves because this is being transcribed by the

1 court reporter.

2 So, Mr. Parisi (phonetic)?

3 MR. PARISI: Joe Parisi with the developer.

4 The -- the -- the only -- and I think since
5 the first presentation the only person -- the -- the
6 boundary modification was to slide all of Hidden Cove
7 into one CDD. So it was just moving that borderline
8 up to -- to -- to match the property development.

9 MR. SCHMITT: Okay. I understand that.
10 That makes sense.

11 MR. PARISI: Yeah.

12 MR. SCHMITT: No question.

13 MR. PARISI: Sorry about that.

14 MR. SCHMITT: I just was kind of confused
15 because I saw it as tying it together with future
16 development, and that's not the case. It's part
17 of --

18 MR. PIRES: Terry, if you could --

19 MR. SCHMITT: It's part of CDD 2.

20 MR. PIRES: -- if you could articulate your
21 answer. I think you said no to the last question by
22 Schmitt. The court reporter cannot take down nods or
23 shakes or grunts.

24 MR. COLE: The answer is no --

25 MR. PIRES: Thank you.

1 MR. COLE: -- Hidden Cove is part of CDD 2
2 and not future development.

3 MR. SCHMITT: Okay.

4 MR. SLATER: Any other questions?

5 MR. BADESSA: I have one.

6 MR. PIRES: After Mr. Badessa.

7 Mr. -- Mr. Chairman, if I may.

8 Terry, for the record, you've been pointing
9 to a map, an exhibit, that's been up on the screen
10 using a laser pointer. Is that the same document
11 that is Exhibit Number 8, the map of contraction
12 areas and contraction areas attached to the Petition
13 to Amend the Boundaries of Fiddler's Creek CDD Number
14 1?

15 MR. COLE: Yes.

16 MR. PIRES: Thank you.

17 MR. DELCO: My -- my name is Alfred Delco.
18 I'm in Montro.

19 I was not here for the meeting two meetings
20 ago, but I did see that the public notice in the
21 Naples News adding and subtracting acreage. And I
22 see that we have involved the district manager, the
23 district counsel, the special counsel, and district
24 engineer to prepare the final report, and I'm sure
25 there's going to be a financial impact.

1 In the public notice it said, If you are
2 interested in further information, financial
3 information of the financial impact, you had to go to
4 Tallahassee to find out that information.

5 Shouldn't that information be available
6 here on site?

7 Thank you.

8 MR. SLATER: The entire cost of this
9 project is going to be borne by --

10 MR. PARISI: That's by -- Joe Parisi again,
11 for the record.

12 That was part -- in our first meeting, as
13 you recall, we'd gone through a number of agreements.
14 One of those agreements was the funding of all this
15 operation, and that's through us, through the
16 developer.

17 MR. SLATER: Anything else on this?

18 MR. PIRES: Silvia, if you may, I think --

19 MS. ALDERMAN: Yeah.

20 MR. PIRES: -- I think what the gentleman
21 -- I think the gentleman that just commented was
22 referring to the ability for a person to obtain the
23 statement of estimated regulatory cost, that it's
24 available for Land and Water Adjudicatory Commission,
25 and that's something -- if you can address that, that

1 that's something that is in conformance with the
2 Florida statutes for this process.

3 MS. ALDERMAN: Yes. And I understand
4 there's a copy of it available locally, that you
5 don't have to go to the Governor's cabinet offices to
6 see that. It's attached to the petition, isn't it?

7 MR. PIRES: Yes.

8 MR. DELCO: And do you know where that is?

9 MR. PIRES: A copy of the petition is up at
10 the front of the boardroom today. It's available by
11 the sign-up slips. And the statement of estimated
12 regulatory cost is attached to the petition.

13 And for reference purpose, to make it
14 easier to review it, it is Exhibit Number 7 to the
15 statement of estimated regulatory costs that's
16 attached to the petition.

17 MR. SCHMITT: We have Mr. Russ Weyer on the
18 phone.

19 Russ did the study. Can he make a public
20 statement?

21 MR. PIRES: He -- he will. We have a
22 few --

23 MR. ADAMS: Sure. When we get to that
24 point.

25 MR. SCHMITT: Okay.

1 MR. PIRES: Right. In the meeting book is
2 the outline for the hearing, and that will happen,
3 yes.

4 MR. ADAMS: I also want to --

5 MS. ALDERMAN: And I think it's my turn,
6 maybe, or -- or are we still taking public comments?

7 MS. ADAMS: Yeah. Real -- real quickly,
8 and just for the record, I do want to make a note on
9 the record that today's public hearing was properly
10 noticed, and there's copies of the newspaper notice
11 included in the agenda and also as a part of the
12 petition.

13 MR. SCHMITT: Do we also have to make it a
14 public notice that the -- the Governor's cabinet
15 delegated this to us.

16 MR. ADAMS: Today is your required local
17 public hearing on it.

18 MR. PIRES: And -- and I think Silvia
19 and/or Ken will get into the fact, or maybe Greg, and
20 we will later on with regards to the County
21 Commission waiving the opportunity to have the
22 optional local public hearing and that this board is
23 conducting that hearing.

24 And, again, the chair previously opened the
25 public hearing formally, and Terry made his first

1 presentation.

2 So I think it is either Ken's or Silvia's
3 time if that's appropriate, Mr. Chairman.

4 MR. ADAMS: I think we're at Item 6.

5 MR. SLATER: Ken or Silvia, either one?

6 MS. ALDERMAN: Yeah.

7 MR. VAN ASSENDERP: Go ahead, Silvia.

8 MS. ALDERMAN: Thank you.

9 Once again, good morning. And once again,
10 for the court reporter, this is Silvia Alderman with
11 Akerman Law Firm.

12 Ken Van Assenderp and I will be reviewing
13 for you the communications that we have had on behalf
14 of the Florida Land and Water Regulatory Commission,
15 which is called FLWAC for short. We will also review
16 the statutory factors that the FLWAC will consider
17 when it takes up the petition.

18 And as was discussed just a few moments
19 ago, this meeting is being held on behalf of FLWAC so
20 that you can address this petition at the local level
21 and make a recommendation to FLWAC and the actions
22 that they will take.

23 And so your public hearing is being
24 transcribed by a court reporter and the transcript of
25 that hearing will be provided to the Governor's

1 cabinet.

2 So first let's review the communications
3 that we have had with FLWAC. The petition that is
4 before you today was filed on November 18th, 2021.
5 Ken Van Assenderp and I met with the clerk of FLWAC
6 on November 22nd, 2021. The clerk's name is Barbara
7 Leighty, L-E-I-G-H-T-Y, for the court reporter.
8 Mr. Terry Cole, the district engineer, joined us by
9 phone.

10 The key elements of the petition were
11 reviewed with Ms. Leighty by the three of us, and we
12 went over the procedure for action before FLWAC.

13 Subsequent to that meeting, we received
14 correspondence from Chris Spencer, secretary of FLWAC
15 or Barbara Leighty as follows:

16 On December 3rd, 2021, we received a
17 certification that all required elements as
18 referenced in Section 190.046 of the Florida statute
19 are contained in the petition, and the letter
20 requested that this particular public hearing be
21 held.

22 On December 3rd, 2021, a copy of a letter
23 to the Department of Economic Opportunity, which I
24 will refer to here as DEO, was sent by FLWAC
25 requesting its review of the petition.

1 On December 15th, 2021, we received a copy
2 of a letter from the DEO to FLWAC noting that DEO had
3 reviewed the petition and does not identify any
4 potential inconsistency, which after 163 Part 2
5 Florida statutes, or that Collier County
6 Comprehensive Plan.

7 On January 14th, 2022, a copy of the notice
8 of receipt of petition was published in the Florida
9 administrative register on January 12th. The letter
10 -- or the e-mail to us of that information came on
11 the 14th.

12 Now, review of FLWAC considerations.
13 Section 190.005 and 190.046 of the Florida statutes
14 provide that after the record of this hearing is
15 transmitted to Tallahassee, FLWAC will make a
16 determination to grant or deny the petition.

17 In so doing, the commission will consider
18 six factors. The factors that are considered when
19 there is a contraction or expansion of district
20 boundaries are the same as when a new district is
21 established; however, because the six factors were
22 initially considered with favor when the district was
23 established, considerations as to the efficacy of the
24 original determination is not before us nor will it
25 be before FLWAC. The focus of the consideration of

1 the six factors at this time is only the effect of
2 the contraction and expansion of the boundary on the
3 existing district.

4 With that understanding, let's look at the
5 six factors: The first factor is whether all
6 statements contained within the petition have been
7 found to be true and correct. And we have heard from
8 Mr. Cole and will later hear from Mr. Weyer both
9 attesting to the veracity of the facts alleged in the
10 petition.

11 The second factor is whether the proposed
12 boundary changes are inconsistent with any applicable
13 element or portion of the state comprehensive plan or
14 of the effective local government comprehensive plan.

15 So looking at the state comprehensive plan
16 first, that is found in Chapter 187 and provides
17 long-range policy guidance for the orderly social,
18 economic, and physical growth of the state. A key
19 element of that plan, for purposes of your review, is
20 found in Section 187.201, parens, 20, which sets
21 forth the following goals: Florida government -- and
22 this is a quote -- "Florida government shall
23 economically and efficiently provide the amount and
24 quality of services required by the public."

25 The policies that the legislature adopted

1 to implement that goal include these two
2 provisions -- and I'm going to read you the first
3 two, Number 1 and Number 1. There are several
4 others, but it's -- it's -- it's just an interesting
5 note that we're very fortunate to have with us today
6 the author of that language, Mr. Ken Van Assenderp,
7 and he'll be talking to you later.

8 But the policy that the legislature adopted
9 in the statute as part of the law are as follows:

10 Number 1, encourage greater cooperation between,
11 among, and within all levels of Florida government
12 through the use of appropriate interlocal agreements
13 and mutual participation for mutual benefit. And
14 Number 2, allow the creation of independent special
15 taxing districts which have uniform general law
16 standards and procedures, and do not overburden other
17 governments and their taxpayers while preventing the
18 proliferation of independent special taxing districts
19 which do not meet these standards.

20 These provisions confirm the essence of
21 Chapter 190, which is the law that governs special
22 districts like yours. Though I have highlighted the
23 above-mentioned provisions, I have reviewed the
24 totality of the state comprehensive plan found in
25 Section 187.201 Florida statutes, and have found no

1 inconsistency between any applicable elements or
2 portion of the state comprehensive plan and the
3 changes proposed in the petition before the board
4 today.

5 Now, the other part of that factor that I
6 mentioned to you is a review of the local government
7 comprehensive plan. So, likewise, with regard to the
8 local government comprehensive plan, I have reviewed
9 the comprehensive plan of Collier County, which is
10 called the Collier County group management plan, and
11 have found no inconsistency between any applicable
12 element or portion of the county comprehensive plan
13 and the petition before the board today.

14 My review is consistent with the
15 conclusions reached by DEO in its own review of said
16 plan, which, quote, did not identify any potential
17 inconsistencies with Chapter 163, Part 2, Florida
18 statutes, or with the Collier County comprehensive
19 plan, unquote.

20 We will have some discussion about action
21 before Collier County later. I think maybe
22 Mr. Vanchick (phonetic) is going to present something
23 on that.

24 But to continue our report, Mr. Van
25 Assenderp will now review factors three through six.

1 MR. VAN ASSENDERP: Thank you, Silvia.

2 This is Ken Van Assenderp, also Kenza Van
3 Assenderp with Van Assenderp Law.

4 Good morning to everyone.

5 The third factor to be considered is
6 whether the area within the proposed district is of
7 sufficient size, sufficiently compact and
8 sufficiently contiguous to be developed as one
9 functional interrelated community.

10 So at this morning's meeting of your board,
11 there is no new district, as Ms. Alderman explained,
12 that is being proposed because your district exists
13 already.

14 What is being proposed is limited only to
15 the boundary change of your district due to the
16 contraction and to the expansion of the acreage that
17 Mr. Cole described.

18 The land in your district, after those
19 boundary changes are made, still remains developable
20 as one functional interrelated community because
21 after the boundary changes of the land within your
22 district are approved by the governor cabinet, the
23 land within your district remains of sufficient size
24 and sufficient compactness and sufficient continuity
25 to function as such as community.

1 The fourth factor is whether the district
2 is the best alternative available for delivery of
3 community developer services and facilities to your
4 area that will be served by your district.

5 The governor cabinet, sitting as FLWAC, in
6 establishing your district on the property that your
7 district now serves already considered this factor.

8 Our review is that the proposed boundary
9 changes proposed by Mr. Cole, when approved, do not
10 present any inconsistency with that decision at
11 FLWAC, the Governor's cabinet.

12 The fifth factor is whether community
13 development services and facilities of the district
14 will be incompatible with the capacity and uses of
15 existing local and regional community development
16 services and facilities. And due to this fifth
17 factor, there is no community development -- there
18 are no community development services and facilities
19 to be provided by your district to the land within
20 the proposed -- proposed expansion areas that would
21 be incompatible. It wouldn't be incompatible with
22 any local or regional community development services
23 and facilities being provided already to the land
24 within the expansion parcels.

25 The sixth and final factor is whether the

1 area that will be served by your district is amenable
2 to the special district government. The expansion
3 areas will be included in an existing district,
4 yours, and therefore, are amenable to special
5 district government. There's no aspect or
6 configuration of the land within the expansion areas
7 that Mr. Cole described that make the land not
8 amenable to special district government.

9 That completes the estimate and report to
10 your board on these six factors to be considered.

11 MS. ALDERMAN: We would like to ask that
12 Exhibit 2, which is copies of correspondence with
13 FLWAC, be included in the record.

14 MR. PIRES: Mr. Chairman, if you could have
15 a motion and approval of that.

16 MR. SLATER: I make a motion that the
17 correspondence be included in the documentation going
18 to FLWAC.

19 MR. SCHMITT: Second.

20 MR. SLATER: All in favor?

21 MR. SCHMITT: Aye.

22 MR. BADESSA: Aye.

23 MR. CHRISTENSEN: Aye.

24 MR. PIRES: Thank you.

25 MS. ALDERMAN: And -- and just for the

1 record, before we, Ken and I, finish our part here,
2 just to go back and clarify that the petition and the
3 notices of public hearing certified by the newspaper
4 are included as part of the record as well --

5 MR. PIRES: Mr. Chairman --

6 MR. SLATER: I'd make a motion -- make a
7 motion to -- as presented to us.

8 MR. SCHMITT. Second.

9 MR. SLATER: All in favor?

10 MR. SCHMITT: Aye.

11 MR. BADESSA: Aye.

12 MR. CHRISTENSEN: Aye.

13 MR. PIRES: Thank you.

14 And, Silvia and Mr. Chairman, if I may,
15 before Greg -- and I'm volunteering Greg to do the
16 next item. Before -- because Greg has had the
17 communications and correspondence.

18 If I -- if you may, with the Chair and the
19 boards' indulgence, have Terry Cole come back up for
20 just a moment and provide some additional testimony.
21 And, Terry, if you could testify and confirm --
22 confirm that everything alleged in the petition is
23 accurate, including that the consent of all affected
24 property owners have been obtained and submitted with
25 the petition.

1 MR. COLE: Yes. Thank you, Mr. Pires.

2 As part of the petition, Exhibit 5, I
3 believe it is -- give me a second -- Exhibit 5
4 contained the landowners' consent to the changes that
5 are being made for the seven different land areas
6 which I described previously.

7 MR. PIRES: And it's your testimony that
8 that is the consent of all affected property owners?

9 MR. COLE: Yes.

10 MR. PIRES: And that -- and the consent has
11 been obtained and submitted with the petition?

12 MR. COLE: Yes.

13 MR. PIRES: And I believe you also
14 testified you described the areas coming in and going
15 -- and out. You also testified no adverse impacts on
16 services. And as to new services, the developer will
17 pay and obtain all necessary permits?

18 MR. COLE: Yes. That is correct.

19 MR. PIRES: And that there is no impact?

20 MR. COLE: Correct.

21 MR. PIRES: Silvia, Ken, anything further
22 for Mr. Cole?

23 MS. ALDERMAN: No.

24 MR. VAN ASSENDERP: Not from me.

25 MR. SLATER: Thank you very much.

1 MR. PIRES: Thank you.

2 I'll volunteer Greg to have -- next,
3 Mr. Chairman, if I may.

4 Greg, you had the communications with
5 Collier County on this application. Would you -- and
6 I appreciate you appearing by phone, Greg. It's
7 always good to work with Greg.

8 MR. URBANCIC: Yes. Thank you. I apprec-
9 -- no problem.

10 This is Greg Urbancic, for the record, with
11 Coleman Yovanovich & Koester. I apologize I'm not
12 able to be there in person.

13 But, yes, the next item that we wanted to
14 present to you is a summary of Collier County's
15 waiver of its optional public hearing on this matter.
16 And just a background, when the petition was filed
17 with FLWAC, it also required that we file a copy of
18 the petition with Collier County, and that was done
19 along with the payment of a filing fee of \$1500,
20 which was paid by the developer in this matter to
21 cover that filing fee.

22 And essentially what -- under Section
23 190.046-1.b.3, the county had the -- the option of
24 holding its own public hearing in addition to this
25 public hearing on this petition to amend the

1 boundaries of CDD Number 1. After discussions with
2 the county, they took forward to the Board of County
3 Commissioners a resolution to waive their option of
4 public hearing.

5 So what you have on the record today as
6 Exhibit 3 is Collier County Resolution 22-03 that was
7 adopted by the Board of County Commissioners on
8 January 11th, 2022, which -- which is the waiver of
9 Collier County of its right to hold the public
10 hearing.

11 So I would ask that -- similar to what the
12 board of supervisors did with the other exhibits, I
13 would ask that we accept Exhibit 3, which is
14 resolution -- Collier County Resolution 22-03 into
15 the record.

16 MR. SLATER: I make a motion that we accept
17 Number 3 into the -- into the record.

18 MR. SCHMITT: Second as proposed.

19 MR. SLATER: All in favor?

20 MR. BADESSA: Aye.

21 MR. SCHMITT: Aye.

22 MR. CHRISTENSEN: Aye.

23 MR. URBANCIC: All right. Thank you.

24 MR. SLATER: Thank you.

25 MR. URBANCIC: Tony, I -- I didn't have

1 anything else unless you want to add anything with
2 respect to that resolution.

3 MR. PIRES: Nothing to add. Thank you very
4 much, Greg, and get well.

5 MR. URBANCIC: Thank you.

6 MR. PIRES: Greg -- Greg will be on the
7 phone for the rest of the hearing, just . . .

8 Mr. Chairman and Chuck, you want -- the
9 next is Russ Weyer.

10 MR. ADAMS: Russ is on the phone, I
11 believe.

12 MR. SLATER: Russ?

13 MR. WEYER: I'm on the phone.

14 MR. PIRES: Yeah. Russ, if you can state
15 your name, your -- name your position, and then
16 provide your testimony.

17 MR. WEYER: Yes, I will go through that --
18 that whole situation, Mr. Pires.

19 For the record -- first of all, good
20 morning to everybody. I apologize I can't be there
21 in person.

22 For the record, I'm George Russell Weyer,
23 and I'm here to testify to my affidavit regarding the
24 statement of estimated regulatory cost prepared by my
25 company Real Estate Econometrics under my supervision

1 for the Fiddler's Creek CDD Number 1.

2 I have reviewed and am familiar with the
3 petition to amend the Fiddler's Creek CDD Number 1
4 boundary. This statement of estimated regulatory
5 cost supports the petition for the CDD to remove
6 portions of developed and undeveloped land and move
7 those lands -- land areas out of the present District
8 Number 1 boundary to adjacent future development
9 parcels and add undeveloped land to a future golf
10 course club parcel to be located within the proposed
11 revised District 1 boundary, thereby changing the
12 boundary of District 1.

13 Again, District 1 is -- is presently
14 comprised of approximately 1,343 acres of land, and
15 with the proposed changes, District 1 will be
16 comprised of approximately 1,316 acres.

17 First of all, District 1, the -- to
18 understand that the -- the -- the process of -- first
19 of all, the boundary -- the -- the limitation of the
20 -- of the scope of the cert are exclusively set out
21 in Section 190.002, Section 2D, Florida statute
22 governing the district establishment of boundary
23 expansion and contraction as follows: That the
24 process of establishing such a district pursuant to
25 uniform general law shall be fair and based on

1 factors material to managing and financing the
2 service delivery function of the district so that any
3 matter concerning permitting to planning -- or
4 permitting or planning of the development is not
5 material or relevant.

6 So based on my review of the petition, my
7 knowledge and experience in -- in my expert opinion
8 and in all instances, I agree with the following:
9 That the petition will have limited impact on the
10 area described in Sections 2 and 6 of the petition;
11 that the petition will not directly or indirectly
12 result in any adverse impact on economic growth, job
13 creation, employment, private sector investment,
14 business competitiveness or regulatory cost or
15 increased regulatory costs of any kind; that the
16 petition will require all current and future property
17 owners within the district, including the developer,
18 to comply with the rule; that the petition will not
19 directly or indirectly result in any additional cost
20 to the agency or any other state or local government
21 entity; that the petition will not directly or
22 indirectly result in increased transactional costs as
23 defined -- defined in Section 5 of the cert to any
24 individual or entity; that the petition would have no
25 adverse impact on small businesses, small counties,

1 or small cities; that no additional information is
2 necessary; and, finally, and most importantly, that
3 no alternatives are available or have been received
4 because there is no other way to change the boundary
5 of the district, accordingly no alternatives are
6 necessary.

7 And, remember, as was mentioned earlier,
8 that, you know, the -- there's -- there's development
9 funding agreement for this change so there's no
10 impact to the district in terms of the funding, and
11 there was a \$1500 fee that was paid to the county to
12 cover their cost and services for reviewing the
13 petition.

14 And with that, I would open it up to any
15 questions.

16 MR. SLATER: Any questions at all?

17 Thank you very much.

18 MR. PIRES: Mr. Chairman, we would like --
19 if we could, have the board include in the record by
20 motion the affidavit of George Russell Weyer to be
21 included as Exhibit 4, and that's the thing that --
22 that's the affidavit that's in your agenda packet.

23 MR. SLATER: So be it.

24 MR. SCHMITT: Second.

25 MR. SLATER: All in favor?

1 MR. SCHMITT: Aye.

2 MR. BADESSA: Aye.

3 MR. CHRISTENSEN: Aye.

4 MR. PIRES: Thank you.

5 Silvia, Ken, do you have anything -- or
6 Greg, do you have anything further for Mr. Weyer?

7 MS. ALDERMAN: No, I do not.

8 MR. VAN ASSENDERP: No, not from me.

9 MR. PIRES: Thank you.

10 MR. ADAMS: It would be appropriate to
11 entertain any final comments from the audience.
12 Members of the public, anybody like to speak on this
13 item?

14 Anything from the board?

15 At this point we would entertain closing
16 the public hearing.

17 MR. SLATER: I make a motion to close the
18 public hearing.

19 MR. SCHMITT: Second.

20 MR. SLATER: All in favor?

21 MR. BADESSA: Aye.

22 MR. SCHMITT: Aye.

23 MR. CHRISTENSEN: Aye.

24 MR. URBANCIC: This is Greg Urbancic.

25 I -- I just wanted to -- to jump in real

1 quick. If we could ask that the board agree to keep
2 the record open for 10 days up until February 7,
3 2022, to allow for the receipt by the district
4 manager for any additional comments that might come
5 in with respect to this matter.

6 You'll see that as Item 10-B on our
7 outline, to make sure that we stipulate that the
8 record would stay open. So I would ask for the
9 board's indulgence to allow that.

10 MR. SLATER: I make a motion to keep that
11 open until the next 10 days --

12 MR. PIRES: For 10 days until February 7th,
13 2022, to allow for the receipt by the district
14 manager of additional written comments.

15 MR. SCHMITT: Second.

16 MR. PIRES: Is that the motion?

17 MR. SLATER: All in favor?

18 MS. ALDERMAN: And to make sure that we're
19 clear, you are closing the public hearing; you are
20 just leaving the record open for the next 10 days.

21 MR. ADAMS: Yes. We have closed the public
22 hearing, and we're keeping the record open.

23 MR. SCHMITT: So does that mean when we
24 vote on the final of this that we vote on it, but
25 it's held until the rest of the record is -- is

1 cleared, or does -- is today's vote final with just
2 additional information coming in for 10 days?

3 MR. PIRES: The board today will be asked
4 to adopt the resolution and it will be a final action
5 by the board.

6 Correct, Silvia?

7 MS. ALDERMAN: Yes.

8 MR. SCHMITT: And for clarity then -- this
9 is Joe Schmitt.

10 For clarity, then, the next 10 days is
11 nothing more than receiving additional comment, but
12 where do those comments go? Do they come back to
13 this board? Or do they impact the resolution in any
14 manner? If there's -- if they do, does it come back
15 to us for another vote?

16 MR. ADAMS: It would flow through this
17 district manager's office and be submitted along with
18 the petition, as I understand it.

19 MR. PIRES: With the reporting conclusion,
20 as I understand it.

21 Correct, Silvia and Ken?

22 MR. VAN ASSENDERP: Yes.

23 MS. ALDERMAN: Correct.

24 MR. VAN ASSENDERP: It would not come back
25 to the board at all.

1 MR. SCHMITT: So today's action is final?

2 MR. PIRES: As to this board, yes.

3 MR. VAN ASSENDERP: Yes.

4 MR. SLATER: Thank you.

5 MR. PIRES: So the motion was to close the
6 public hearing but keep the record open for 10 days
7 until February 7th, 2022, to allow for the receipt by
8 the district manager of additional comments?

9 That was the motion?

10 MR. SLATER: That was the motion.

11 MS. ADAMS: All in favor?

12 MR. SLATER: Aye.

13 MR. SCHMITT: Aye.

14 MR. BADESSA: Aye.

15 MS. ADAMS: Any opposed?

16 Motion passes.

17 MR. SCHMITT: Well, was that -- Action 11,
18 it says --

19 MR. PIRES: That's the next action, I
20 think.

21 MR. SCHMITT: Okay. Sorry. I'm -- I'm --
22 I'm just watching the agenda and then I'm looking at
23 the next action because the other one -- the action
24 was to approve the resolution.

25 MR. PIRES: No. That's the next action.

1 MR. SCHMITT: Okay.

2 MR. PIRES: That's Action Number 11.

3 Chuck, do you want to do that?

4 MR. ADAMS: Sure.

5 This is to the Governor and cabinet to
6 approve the petition for the board to adopt the
7 proposed resolution and to authorize Ken Van
8 Assenderp and Silvia Morrell Alderman, and Anthony
9 Pires, Jr., and Gregory -- Gregory L. Urbancic to
10 prepare and submit the report and recommendations to
11 the Governor and cabinet.

12 MR. PIRES: And that's Resolution 2022-03.
13 That's in your agenda books.

14 MR. ADAMS: Correct.

15 MR. SLATER: I make a motion.

16 MR. SCHMITT: Second.

17 MR. SLATER: All in favor?

18 MR. SCHMITT: Aye.

19 MR. BADESSA: Aye.

20 MR. SLATER: Does that close that?

21 MR. ADAMS: That concludes the item.

22 Thank you everyone.

23 MR. SLATER: Shall we thank -- thank you
24 very much. We appreciate it.

25 MR. PIRES: And the court reporter can stop

1 transcribing now.

2 MR. ADAMS: Yes.

3 (This portion of the meetings were
4 concluded at 8:54 a.m.)

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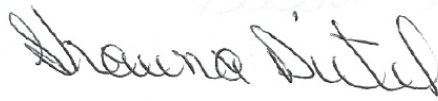
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CERTIFICATE OF REPORTER

- - - -

I, SHAUNA T. DIETEL, Registered Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the excerpt of the transcript, pages 1 through 49, is a true and complete record of my stenographic notes.

Dated this 3rd day of February, 2022.



SHAUNA T. DIETEL, RPR

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SUMMARY TRANSCRIPTION COMMENCED

Ms. Magaldi stated that an expedited transcript was requested.

Mr. Schmitt stated that there is no cost to the CDD for any of these proceedings.

On MOTION by Mr. Slater and seconded by Mr. Schmitt, with all in favor, presenting the Sixth Order of Business before the Third Order of Business, was approved.

▪ **Quality Control Lake Report – January, 2022: SOLitude Lake Management**

This item, previously the Sixth Order of Business, was presented out of order.

Ms. Kennedy presented the Quality Control Lake Report and highlighted the following:

➤ The section of lakes treated were in the Group B section, the southern homeowners’ section. Some shoreline weeds, such as torpedograss and vines, were observed; algae issues are not typical at this time of year.

➤ An additional crew would treat larger littoral shelf areas on the golf course due to the size of the area and safety issues with large alligators. No additional cost would be incurred.

THIRD ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 5; Term Expires November 2024

- A. Thomas Hoel [3755 Montreux Ln #104]**
- B. Joseph Mayer [3286 Ibiza Ln]**
- C. George Varianides [3755 Montreux Ln #201]**
- D. Frank M Weinberg [3832 Mahogany Bend Dr]**

Mr. Slater read the names of the candidates. The Board Members discussed the qualifications they felt are most important in selecting an appointee.

Mr. Slater nominated Mr. Frank Weinberg to fill Seat 5.

No other nominations were made.

On MOTION by Mr. Slater and seconded by Mr. Badessa, with all in favor, the appointment of Mr. Frank Weinberg to Seat 5, term expires November 2024, was approved.

Mr. Slater thanked all the candidates for their interest in serving on the Board.

FOURTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Appointed Supervisor *(the following will be provided in a separate package)*

Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Frank Weinberg. She reviewed guidelines for recordkeeping, public records requests, email and communications and provided and explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B – Memorandum of Voting Conflict**

Mrs. Adams stated that Board Members are eligible to receive compensation of \$200 per meeting, up to \$4,800 per year. Mr. Weinberg elected to receive compensation.

Mr. Pires discussed the Sunshine Law prohibition against Board Members discussing any CDD business outside of a noticed public meeting. Anything that comes before the Board may reasonably come back before the Board so a very conservative position is required. This includes all kinds of interactions and communications including social media, Facebook posts and reactions and conversations with intermediaries. He noted that civil and criminal penalties are associated with the Sunshine Law and violations may void actions taken by the Board. Board Members are also subject to Chapter 112 of the Florida Code of Ethics, which includes conflict of interest statutes and other provisions. He discussed public records and email procedures and encouraged Mr. Weinberg to contact him with any questions.

1 Mr. Slater asked if a similar boundary amendment proceeding would be held for CDD
 2 #2. Mr. Adams stated CDD #2 was created by local ordinance and the change would be handled
 3 by Collier County. Mr. Pires stated the CDD #2 boundary change might be addressed by the
 4 County Commission meeting in February; like last time, the CDD #2 boundary change would
 5 become effective when the boundary change for CDD #1 becomes effective.

6 With regard to the Exhibits distributed by Mr. Cole, Mr. Schmitt asked if the underlying
 7 development plan was conceptual only, as he did not want the community to believe that what
 8 was presented is codified and can never be changed. He asked for confirmation that the
 9 Developer can make changes to streets and future development, as necessary. Mr. Cole stated
 10 that is correct.

11
 12 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2022-02,**
 13 **Designating Certain Officers of the District;**
 14 **and Providing for an Effective Date**
 15

16 Mr. Slater presented Resolution 2022-02. He suggested that the Chair should be a full-
 17 time CDD resident.

18 Mr. Christensen nominated Mr. Slater for Chair. No other nominations were made.

19 Mr. Badessa nominated Mr. Schmitt for Vice Chair. No other nominations were made.

20 The entire slate of officers was as follows:

- | | | |
|----|---------------------|---------------------|
| 21 | Chair | Robert Slater |
| 22 | Vice Chair | Joseph Schmitt |
| 23 | Secretary | Chuck E. Adams, Jr. |
| 24 | Assistant Secretary | Joseph Badessa |
| 25 | Assistant Secretary | Torben Christensen |
| 26 | Assistant Secretary | Frank Weinberg |
| 27 | Assistant Secretary | Craig Wrathell |

28

29 **MOTION by Mr. Slater and seconded by Mr. Weinberg, with all in favor,**
 30 **Resolution 2022-02, Designating Certain Officers of the District; and Providing**
 31 **for an Effective Date, was adopted.**

32
 33

1 Prior appointments by the Board for Treasurer and Assistant Treasurer remain
2 unaffected by this Resolution.

3

4 **SIXTH ORDER OF BUSINESS** **Quality Control Lake Report – January,**
5 **2022: SOLitude Lake Management**

6

7 This item was presented before the Third Order of Business.

8

9 **SEVENTH ORDER OF BUSINESS** **Public Hearing on Petition to Amend the**
10 **Fiddler’s Creek Community Development**
11 **District #1 Boundaries**

12

- 13 **A. Affidavit/ Proof of Publication**
- 14 **B. Outline for Local Public Hearing**
- 15 **C. Consideration of Resolution 2022-03, Concerning the Petition to Expand its Boundaries**
16 **by Approximately 11.87 Acres and Contract its Boundaries by Approximately 38.50**
17 **Acres (the "Petition"); Authorizing the Chairman, District Manager, District Counsel,**
18 **Special Counsel and District Engineer to Prepare, Finalize and Submit a Report and**
19 **Conclusions Concerning the Petition to the Governor and Cabinet of the State of**
20 **Florida Sitting as the Florida Land and Water Adjudicatory Commission ("FLAWAC")**

21 This item was presented following the Second Order of Business.

- 22 **▪ Public Comments**
- 23 **This item was an addition to the agenda.**

24 Mr. Richards discussed aesthetic concerns about the Championship Gatehouse and
25 asked the Board to consider pressure cleaning, painting and landscaping in the area. He
26 believed that, with increased traffic, there is a need for a second lane and asked if that was
27 planned for the future.

28 Mr. Parisi stated he would meet with Mr. Lux to determine when pressure washing
29 would be scheduled and what could be done for aesthetics. There are no current plans for
30 renovation of the Championship Gatehouse but that would also be considered. There are no
31 plans for further development such as an extra lane in the area.

32

1 **EIGHTH ORDER OF BUSINESS** **Health, Safety and Environment Report**

2

3 **A. Irrigation and Pressure Cleaning Efforts – Todd Lux**

4 Mr. Lux gave a PowerPoint presentation and reported the following:

5 ➤ His department is responsible for tree canopy trimming, pressure cleaning sidewalks
6 and curbs and ensuring that irrigation is supplied to the various communities.

7 ➤ Tree Canopy Trimming: Trimming was all caught up and will resume in March with the
8 fruited palms, which will be cut first in March and again in October.

9 ➤ Pressure Washing: In the past 30 days crews have been working on Club Center
10 Boulevard and Mulberry Lane. Crews are currently working in Marsh Cove and pressure
11 washing a pump station on Aviamar Circle. In the future, pressure washing would proceed on
12 Championship Drive.

13 ➤ The Current Month Projected Plan map shows a bird's eye view of what is happening.
14 Areas in red on the graphic were completed and areas in yellow were scheduled. Crews are
15 currently scheduled in Marsh Cove for January. When Marsh Cove is completed, crews would
16 proceed to Isla Del Sol and then to Championship Drive.

17 Mr. Schmitt asked if reimbursement was received from the HOA for pressure cleaning
18 on private roads. Mr. Lux stated he was directed to clean all community streets.

19 Mr. Albeit stated it was decided long ago that, because the equipment is owned by The
20 Foundation, all private roads would be cleaned.

21 Ms. Benedetti stated she volunteers and works with Mr. Lux and, in observing the
22 streets, they were finding ghosting, which means stains are embedded in the materials. She
23 stated that many owners complained that the streets have not been cleaned even when they
24 were cleaned.

25 Mr. Lux stated that progress is so slow because the current machine requires two passes
26 over the curb. The new machine will be more efficient; however, a delivery time was not
27 available. He noted that some roads were not done in previous calendar years and stated that
28 his plan is developed to allow the team to clean everything one time each year. As new
29 communities are released, pressure washing is done and hazards are addressed promptly.

30 Ms. Benedetti stated, when she advises Mr. Lux of muddy areas and liability due to the
31 possibility of slipping, Mr. Lux sends someone right away.

1 A resident asked when Championship Drive would be cleaned. Mr. Lux reviewed the
2 progress map and estimated that Championship Drive would be cleaned in February. He noted
3 that progress reports are sent monthly.

4 With regard to irrigation, Mr. Schmitt stated his belief that some areas are overwatered
5 and noted that trucks leave 6" to 8" ruts in the mud, even when it is the dry season and there
6 has been very little rain. He asked for Mulberry Road and the Fiddler's Creek Parkway median
7 to be reviewed. Mr. Lux stated he is aware of those two areas and Staff is actively programming
8 the irrigation. Mr. Parisi stated some areas remain on battery power; staff would need to verify
9 whether some of those areas might be receiving double watering.

10 **B. Security and Safety Update – Dan Frechette**

11 Mr. Renaud presented the monthly Security and Safety PowerPoint presentation. He
12 noted the methods available for gate access and discussed the following:

- 13 ➤ Gate Access: Guest access for December was high.
- 14 ➤ Occupancy Report: The fifth week of December had the highest occupancy.
- 15 ➤ Incidents Report: Open garage doors and parking were the most common incidents.

16 Mr. Christensen asked why the main gate exit arm was inoperable for two weeks during
17 the holidays. Mr. Renaud stated there was an issue with the relay that has since been fixed. The
18 gate is now operational.

19 Mr. Christensen asked why several big trucks have been permitted to enter and exit the
20 main gate to access the kitchen. Mr. Renaud stated, while construction vehicles are not
21 permitted to use the main gate, vehicles making deliveries to The Club and Spa are allowed to
22 enter because it is The Club's property; lumber and wood deliveries are sent to the US 41 gate.

23

24 **NINTH ORDER OF BUSINESS**

Developer's Report

25

26 Mr. Parisi stated the last lift of asphalt was nearly done in Oyster Harbor; it was
27 expected to be completed by January 29, 2022. Marsh Cove was being reviewed and might be
28 scheduled in the near future.

29 Ms. Slater asked if any progress was made on the truck access gate across the back of
30 Publix. Mr. Parisi stated it is under contract but might be delayed due to COVID; he would look
31 into it and provide an update.

1 Mr. Schmitt asked for the Developer to address the parcel of land that was formerly
2 used as the Design Center. He discussed unsightly conditions, including a damaged gate, and
3 stated that, while it is well screened from the street, the property is visible to residents and
4 visitors. Mr. Parisi agreed and stated it would be addressed.

5

6 **TENTH ORDER OF BUSINESS**

Engineer's Report: *Hole Montes, Inc.*

7

8 Mr. Cole reported the following:

9 ➤ The Mahogany Bend force main schedule is on hold because the boring machine will not
10 be received for a few weeks. Work was anticipated to resume in mid-February and the project
11 should be completed at the end of March. Crews have fused together most of the High Density
12 Polyethylene (HDPE) pipe currently stored on the north side of Mahogany Bend Drive.

13 In response to Mr. Schmitt's inquiry, Mr. Cole stated the HDPE pipe would be installed
14 along the fence line; the boring machine would be on the west side of the lake to the west of
15 Mahogany Bend. He explained how the project would be accomplished; the staging area and
16 the Championship Drive right-of-way (ROW) would be restored after the project is completed.

17 ➤ Collier Paving will replace approximately 30' of valley gutter and install root barrier
18 along the portion damaged by trees.

19 Mr. Schmitt stated he received a copy of a resident petition that was never officially
20 sent to the Board. He believed it was a moot point because the Board had agreed to the repairs
21 and asked if that intent was communicated to the property owner, who was not present. Mr.
22 Slater stated he would notify the homeowner.

23 Mr. Cole stated that, as requested, staff inspected and mapped the locations of trees
24 between the valley gutters and the sidewalk. A spreadsheet and map would be prepared
25 showing the affected addresses; he estimated that 25 to 30 were identified. Mr. Schmitt asked
26 if there are preemptive actions the Board should take to prevent further damage to the curb
27 and sidewalk. Mr. Cole stated, to his recollection, all damage has been on the northern portion.
28 Mr. Slater stated discussion of this issue would be added to the next agenda.

29 ➤ Traffic Signal Consultant Jim Banks completed the traffic counts now that traffic has
30 increased; the counts were sent to the Department of Transportation (DOT) and, if the warrants

1 are met, work would begin on the plans for the signalization project. No permitting issues were
2 anticipated; however, the warrants need to be met to allow installation of the signal.

3 Mr. Schmitt stated that many local residents have been complaining about that
4 intersection, unaware that both CDDs and others are working together to have a signal
5 installed. He felt that the signal would be greatly appreciated by the community. He stated this
6 is not a County issue; the road is a State road, so the State must approve the signal.

7 A Board Member asked Mr. Cole about the irrigation main along Championship Drive
8 that has failed many times. Mr. Cole stated he received an email from AquaMatic and the
9 preliminary estimate is \$800,000 for the initial work and the estimate for the open cut solution
10 is \$1.7 million. Additional information was requested from AquaMatic.

11 Discussion ensued regarding the last repair, which cost approximately \$40,000.

12

13 **ELEVENTH ORDER OF BUSINESS**

**Continued Discussion: US 41 Traffic Signal
14 Agreements**

15

16 Mr. Badessa stated he was invited to discuss the matter with the CDD #2 Board. Mr.
17 Slater stated the traffic signal funding discussion between CDDs #1 and #2 is ongoing.

18

19 **TWELFTH ORDER OF BUSINESS**

**Discussion/Consideration of Proposed
20 Amendment to the Rule Regarding
21 Sidewalk Maintenance Responsibilities**

22

- 23 • **Public Hearing Date: February 23, 2022 at 8:00 A.M.**

24 Mr. Pires stated he expanded the scope of the Rule based on the last discussion. Mr.
25 Schmitt noted some edits to the document numbering were required. Mr. Pires stated the
26 meeting may need to be scheduled for March due to advertising requirements.

27 Mr. Schmitt asked if the individual HOAs should be contacted directly. Mr. Pires
28 discussed the public notice process and stated he is in favor of additional proactive notifications
29 but it is at the Board’s discretion. He suggested that The Foundation could be a resource in this
30 regard and a banner could maybe be included on the CDD website.

31

1 **SIXTEENTH ORDER OF BUSINESS** **Action/Agenda or Completed Items**

2
3 According to the meeting notes, Items 4, 5, 7, 8, 10, 12 and 15 were completed.
4 Item 11: Installing a pressure release valve would be included as a future agenda item.
5

6 **SEVENTEENTH ORDER OF BUSINESS** **Staff Reports**

7
8 **A. District Counsel: *Woodward, Pires and Lombardo, P.A.***

9 Mr. Pires stated that Mr. Dan Rodriguez would contact Mr. Slater and Mr. Miller
10 regarding Ms. Nancy Parks.

11 **B. District Manager: *Wrathell, Hunt and Associates, LLC***

- 12 • **NEXT MEETING DATE: February 23, 2022 at 8:00 A.M.**

- 13 ○ **QUORUM CHECK**

14 All Supervisors confirmed their attendance at the February 23, 2022 meeting.

15 **C. Operations Manager: *Wrathell, Hunt and Associates, LLC***

16 The Field Operations Report was provided for informational purposes.
17

18 **EIGHTEENTH ORDER OF BUSINESS** **Supervisors' Requests**

19
20 There were no Supervisors' requests.
21

22 **NINETEENTH ORDER OF BUSINESS** **Public Comments**

23
24 There were no public comments.
25

26 **TWENTIETH ORDER OF BUSINESS** **Adjournment**

27
28 There being nothing further to discuss, the meeting adjourned at 9:58 a.m.
29
30

31 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

16

FIDDLER'S CREEK CDD #1

0 #	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	03.27.18	ACTION	Per Mr. Brougham, Ms. Lord to request that the District receive a status report on its boundary legal bills. As of 10.24.18 , Mr. Pires working with Ms. Lord to resolve a few items. As of 12.09.20 , Mr. Pires to speak with Mr. Parisi regarding reimbursement of District legal costs. 05.26.21 Mr. Pires to pursue settlement offer and discuss with Mr. Parisi.	X			
2	08.26.20	ACTION	Mr. Adams to draft FEMA request and send to Congressmen/women, Senators and Representatives as appropriate. 08.25.21 Scheduling conference call for next week; updates to follow. 09.22.21 Mr. Adams discussed conversations with FEMA and State Representative, FEMA returned item to the State due to a technicality, they are working on clarifying and submitting item back to FEMA. 12.08.21 Mr. Adams is waiting for a new determination memo on two of the three claims. The certified copy would be sent in the mail. No determination on the third claim was made. Further updates would be provided.	X			
3	09.23.20	ACTION	Mr. Cole to prepare a memo memorializing the rainfall events related to Tropical Storm Sally. 09.22.21 Terry Cole to send via email.	X			
4	09.22.21	ACTION	Mr. Parisi to send Mr. Pires a link to access the warranty documents for the guardhouses and Fiddler's Creek Parkway.	X			
5	10.27.21	ACTION	Mr. Cole to have GradyMinor determine if the Publix sign was installed to code, due to line-of-sight issues. 12.08.21 Line of sight issues exiting the gatehouse not addressed; to be discussed in the CDD #2 meeting	X			
6	10.27.21	ACTION	LandCare to trim the sea grapes growing into the sidewalk along Fiddler's Creek Parkway, Mulberry and Championship Drive.	X	X		
7	10.27.21	ACTION/ AGENDA	Mr. Cole presented quotes using two methods to repair pipes and discuss with Contractor if installing pressure relief valves was an option to prevent further irrigation breaks/hammer incidents. 12.08.21 Proposal in progress; pending additional information. 01.26.22 This would be a future Agenda Item.	X			
8	12.08.21	ACTION	Mr. Cole to review the 4 affected Mulberry Lane properties and advise Mr. Adams. Mr. Adams to send letter to HOA Manager. Field Supervisor to identify other areas that may need immediate attention including root treatment.	X			

FIDDLER'S CREEK CDD #1

0 #	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
9	12.08.21	ACTION	Mr. Pires to present suggested language to expand the scope of the notice regarding rule	X			
10	01.26.22	ACTION	Staff to verify whether some areas receive double watering due to battery issues.	X			
11	01.26.22	ACTION	Mr. Parisi to address unsightly parcel of land formerly used as the Design Center.	X			
12	01.26.22	ACTION/AGENDA	Mr. Cole to prepare a spreadsheet and a map showing addresses with trees between the valley gutters and sidewalks.	X			
13	01.26.22	ACTION	Information regarding the sidewalk maintenance responsibilities and Public Hearing to be sent to Mr. Albeit for an e-blast to residents.	X			
14							
15							

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

17B

FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Fiddler's Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2021	Regular Meeting	8:00 AM
<i>The Rookery at Marco Golf Club, 3433 Club Center Drive, Naples, Florida, 34114</i>		
Join Zoom Meeting https://us02web.zoom.us/j/83356980751 Meeting ID: 833 5698 0751 Dial by your location 929 205 6099 US Meeting ID: 833 5698 0751		
December 8, 2021*	Regular Meeting	8:00 AM
January 26, 2022	Regular Meeting	8:00 AM
February 23, 2022	Regular Meeting	8:00 AM
March 23, 2022	Regular Meeting	8:00 AM
April 27, 2022	Regular Meeting	8:00 AM
May 25, 2022	Regular Meeting	8:00 AM
June 22, 2022	Regular Meeting	8:00 AM
July 27, 2022	Regular Meeting	8:00 AM
August 24, 2022	Public Hearing & Regular Meeting	8:00 AM
September 28, 2022	Regular Meeting	8:00 AM

*Exceptions

December meeting date is two weeks earlier to accommodate Christmas Holiday

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

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Fiddlers Creek Landscape Advisory Committee

Meeting Agenda - February 7, 2022

Landscape Advisory Team and Areas of Coverage:

Shannon Benedetti

Entrances/Security Buildings

Fiddlers Creek Parkway

Veneta

Club Center

Marsh Entrance

Club Center

Cherry Oaks Trail

Championship

Monuments and curbs (report to Todd Lux)

Joan Smith

Aviamar

Aviamar side of Sandpiper

Linda Fox

Oyster Harbor

Oyster side of Sandpiper

Judy Tibbs and Margi Cardillo

Fiddlers Creek Clubhouse Grounds

Advisory Charter:

Make observations of landscape, monuments, road gutters and report.

Club: Ron Albeit, General Manager, Sean Gradomski, Club Manager, Todd Lux Facilities

CDD#1&2 Boards and to Cleo Adams, Wrathall, Hunt & Associates

ADVISORY TEAM REPORTS AND DISCUSSION TOPICS:

Fiddlers Creek Main Entrance Area

Current annuals at entrance - from ClubCare, planted by Landcare - Red and White Sun Impatiens. Next planting Feb/Mar Big Begonia, Red & White

The two dead palms on the left side of entrance, between two pyramids were removed and cannot be replaced for ten years due to ***Ganoderma*** disease (will cover with tree update)

Entrance to Fiddlers Creek Parkway - CDD#1

Examples of dead or sad bougainvillea shrubs in medians and in outer beds. The area along the side of roads and the medians need attention. This should have been completed before the mulch was installed.

Picture 1 and 2: *Bed areas in center island are being addressed and should be completed by EOB Feb 14th. 7gallon Bougainvilleas have been ordered and will be installed as soon as they arrive to our office(week of Feb 14th).*

Picture 3: *Bougainvillea are alive and healthy. This area had significant leaf drop but is recovering.*

NOTE: Many bougainvillea plants in this area and many areas in Fiddlers Creek are aged and some areas need renovation with newer plants that are thriving (copperleaf, arbocola). There are many areas where bougainvillea are doing well but other areas a different plant needs to be installed.



Parkway entrance to Security building - CDD#1

Area along the right side of the road needs attention. Shrubs are not thriving and some are dead. Possibly the wrong shrub for this area. Kenny at Landcare was going to observe, but is no longer with the company.

1. *Bougainvillea are alive but dropped their leaves. Some of these are being tipped back and cleaned up and should recover soon. 25 - 7 gallon Bougs were installed middle of 2021 however havent thrived. Same service, fertilization and irrigation on both sides of street - exit side is doing very well, this side is not.*



Fiddlers Creek Parkway, CDD#1 -

dead Bougainvillea shrubs along roadway on both sides and in median beds. Beds have been mulched without attention to dead shrubs. Not impressive

Photo examples below. Runaway to Club, Cascada to Cherry Oaks, Isla, Majorca. Reported in November 2021, no action from Landcare.

- 1. Many 7 gallon bougs were recently replaced and additional 4 more are being installed this week



Club Center - CDD#1. (No change from last report)

Median across from Clubhouse - dead and dying Bougainvillea
Corner of FC Pkwy and Club Center (next to Marriott Golf) Dead and dying Bougainvillea
Adjacent to FC Golf, dead and dying shrubs along the walkway between club and Marsh

Picture 1: Area was cleaned up and bouganvilleas were recently installed

Picture 2: 4 - 7gl Jasmine are being installed to fill gap

Picture 3 and 4: There are a few different issues in this area - 1. The durantha have never thrived and need to be removed and replaced with a more hearty shrub that will do better. 2. Some bouganvillea are wedged in behind other plants and will not do well. 3. Most of the bougs along this guard rail are very old and the whole area needs a plant renovation. Recommend a redesign that will highlight the exit from Club as well as drive up to intersection.

Picture 5 and 6: Area is being addressed.





Fiddlers Creek Parkway and Sandpiper

Dead Bougainvillea in FC Pkwy median
Adjacent corner across from Cherry Oaks, dead Goldmounds

1. This area has been addressed and has had replacements. Didn't see anything else to address in this area.



Edge cap of median - some shrubs added, some dead ones left in bed. Mulch has been added to cover weeds and debris.



No change except mulch added

1. Gold mound were removed to clean up corner. Actually looks better just being pine straw. Plants were replaced in this area many times and haven't done well. Recommend a different plant. Variegated arboicola would look better in this area.

Hawks Nest CDD#1

Irrigation Clock is being repaired by Landcare and Jody Benet.
CDD#1 beds inside of wall have been cleaned and shrubs added.

1. Irrigation has been completed. Do not recommend running new wire to Hawks Nest Clock

Championship CDD#1

Many dead and/or missing shrubs. Will take pictures and send to Cleo.

Security Building at Championship. CDD#1

Dead shrubs in front of building, Red Ti in front and behind building need to be cut back, currently very leggy. Will take pictures and send to Cleo.

1. Looked at area - Ti plants being addressed this week. Dead shrubs area alive(bouganvillea) but have dropped their leaves.