

ORDINANCE NO. 14- 26

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

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

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

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

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

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

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

1. The statements made within the Petition are true and correct.
2. Amending the Ordinance is not inconsistent with any applicable element or portion of the comprehensive plan.
3. The land within the District continues to be of sufficient size, to be sufficiently compact, and to be sufficiently contiguous to be developable as a functionally interrelated community.

4. The Amendment will not expand the district greater than 50 percent of the land in the initial district, and in no event greater than 500 acres on a cumulative net basis.

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

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

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

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

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

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

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

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

SECTION TWO: EXTERNAL BOUNDARIES OF THE DISTRICT.

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

SECTION THREE: AUTHORIZATION TO EXERCISE SPECIAL POWERS.

The Board hereby consents to the exercise by the Board of Supervisors of the District of the special powers set forth in Section 190.012(2)(a) and (d), Florida Statutes, to plan establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for parcels and facilities for indoor and outdoor recreational, cultural, and

education uses and security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, as authorized by proper governmental agencies, provided however that the District may not exercise any police power, but may contract with the appropriate local general purpose government agencies for an increased level of such services within the District boundaries.

SECTION FOUR: CONFLICT AND SEVERABILITY.

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

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

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

SECTION SIX: EFFECTIVE DATE

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

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

ATTEST:
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: *[Signature]*
Deputy Clerk
Attest as to Chairman's

By: *[Signature]*
TOM HENNING, CHAIRMAN

Approved ~~signature only~~ and legality:

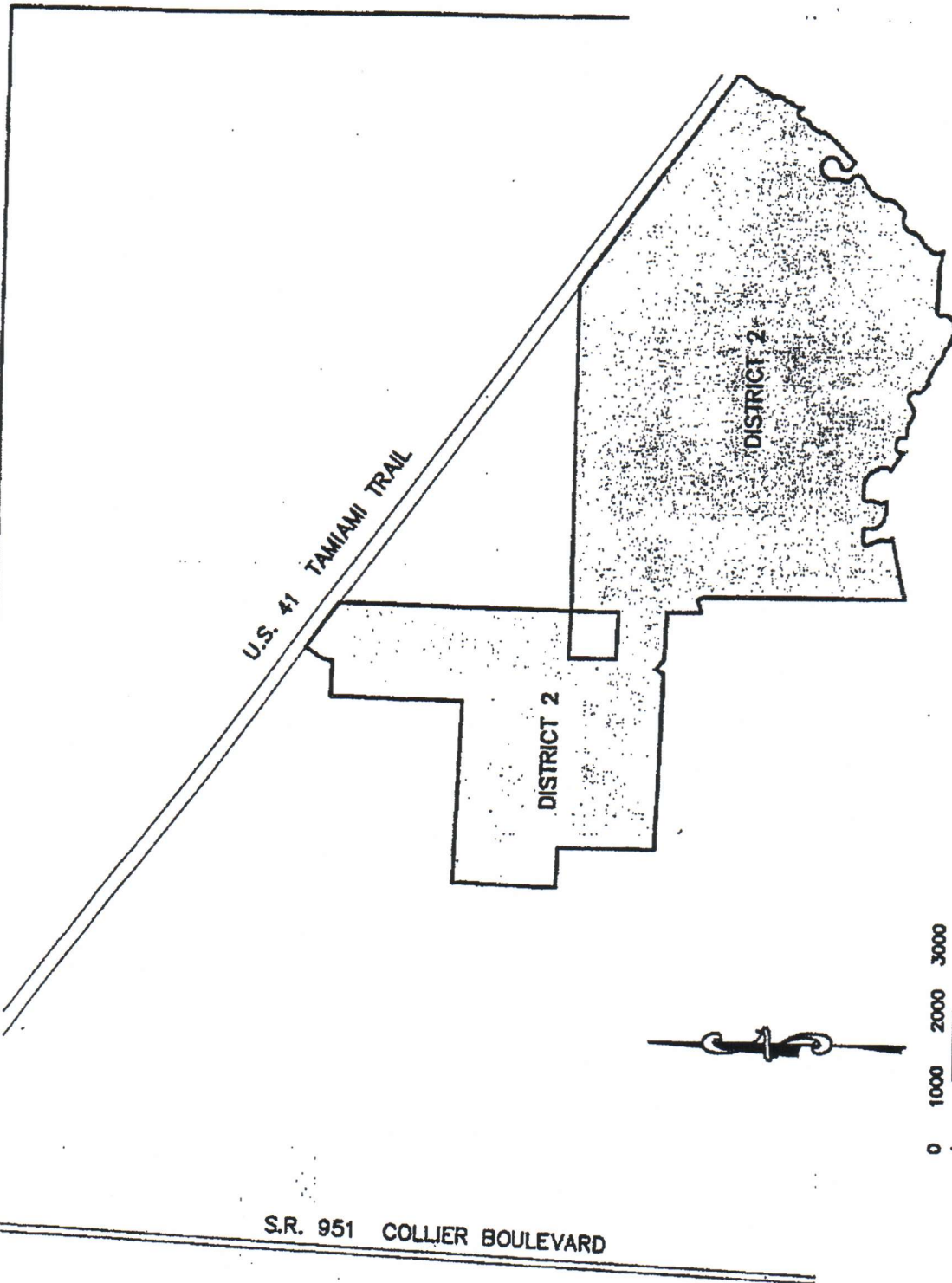
[Signature]
Emily R. Pepin ERP 6/4/14
Assistant County Attorney

This ordinance filed with the
Secretary of State's Office the
30th day of June, 2014
and acknowledgement of that
filing received this 30th day
of June, 2014
By: *[Signature]*
Deputy Clerk

ed by: JonSmith

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FIDDLER'S CREEK COMMUNITY DEVELOPMENT



950 Encore Way

DISTRICT 2

CHECKED BY : W.T.C./F.F.	PROJECT No. 98.70
DRAWN BY : JON	CAD FILE NAME: CDD2 EX-1
DATE : 03/02	EXHIBIT - ITEM 1

Exhibit B

LEGAL DESCRIPTION:

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

BEGINNING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN S.89°55'48"E. ALONG THE NORTH LINE OF SAID SECTION 13, FOR A DISTANCE OF 4,688.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF US 41 (TAMIAMI TRAIL) A 200 FOOT RIGHT-OF-WAY; THENCE RUN S.54°21'28"E. ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID US 41, FOR A DISTANCE OF 3,793.58 FEET; THENCE RUN S.35°38'17"W., FOR A DISTANCE OF 107.40 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE WESTERLY WHOSE RADIUS POINT BEARS S.44°05'24"W., THEREFROM; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 66°22'03", SUBTENDED BY A CHORD OF 383.13 FEET AT A BEARING OF S.12°43'35"E, FOR A DISTANCE OF 405.42 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 110°27'50", SUBTENDED BY A CHORD OF 246.44 FEET AT A BEARING OF S.34°46'28"E., FOR A DISTANCE OF 289.19 FEET TO THE END OF SAID CURVE; THENCE RUN N.89°59'37"E., FOR A DISTANCE OF 58.44 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 52°30'17", SUBTENDED BY A CHORD OF 17.69 FEET AT A BEARING OF N.63°44'28"E., FOR A DISTANCE OF 18.33 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, THROUGH A CENTRAL ANGLE OF 15°00'34", SUBTENDED BY A CHORD OF 24.82 FEET AT A BEARING OF N.44°59'37"E., FOR A DISTANCE OF 24.89 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 52°30'17", SUBTENDED BY A CHORD OF 17.69 FEET AT A BEARING OF N.26°14'45"E., FOR A DISTANCE OF 18.33 FEET TO THE END OF SAID CURVE; THENCE RUN N.89°59'37"E., FOR A DISTANCE OF 100.00 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHEASTERLY; WHOSE RADIUS POINT BEARS N.89°59'37"E., THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 52°30'17", SUBTENDED BY A CHORD OF 17.69 FEET AT A BEARING OF 8.26°15'32"E., FOR A DISTANCE OF 18.33 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, THROUGH A CENTRAL ANGLE OF 15°00'34", SUBTENDED BY A CHORD OF 24.82 FEET AT A BEARING OF S.45°00'23"E., FOR A DISTANCE OF 24.89 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 52°30'11", SUBTENDED BY A CHORD OF 17.69 FEET AT A BEARING OF S.63°45'11"E., FOR A DISTANCE OF 18.33 FEET TO THE END OF SAID CURVE; THENCE RUN S.00°00'23"E., FOR A DISTANCE OF 130.00 FEET; THENCE RUN N.89°59'37"E.,

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FOR A DISTANCE OF 113.79 FEET; THENCE RUN S.00°00'23"E., FOR A DISTANCE OF 150.36 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, THROUGH A CENTRAL ANGLE OF 29°39'13", SUBTENDED BY A CHORD OF 163.77 FEET AT A BEARING OF S.14°49'13"W., FOR A DISTANCE OF 165.62 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1190.00 FEET, THROUGH A CENTRAL ANGLE OF 18°38'38", SUBTENDED BY A CHORD OF 384.82 FEET AT A BEARING OF S.38°57'08"W., FOR A DISTANCE OF 386.52 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT BEARS S.15°24'12"W., THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 59°39'38", SUBTENDED BY A CHORD OF 44.77 FEET AT A BEARING OF S.44°45'59"E., FOR A DISTANCE OF 46.86 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 62.58 FEET, THROUGH A CENTRAL ANGLE OF 18°38'25", SUBTENDED BY A CHORD OF 20.27 FEET AT A BEARING OF S.32°15'23"E., FOR A DISTANCE OF 20.36 FEET TO A POINT OF REVERSE CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 61°46'37", SUBTENDED BY A CHORD OF 46.20 FEET AT A BEARING OF S.02°41'17"E., FOR A DISTANCE OF 48.52 FEET TO THE END OF SAID CURVE; THENCE RUN S.28°12'02"W., FOR A DISTANCE OF 70.46 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 28°33'18", SUBTENDED BY A CHORD OF 137.80 FEET AT A BEARING OF S.14°55'24"W., FOR A DISTANCE OF 139.04 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 74°19'47", SUBTENDED BY A CHORD OF 362.47 FEET AT A BEARING OF S.38°48'40"W., FOR A DISTANCE OF 389.19 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 85°58'55", SUBTENDED BY A CHORD OF 409.13 FEET AT A BEARING OF S.32°69'06"W., FOR A DISTANCE OF 450.20 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHERLY; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 111°49'56", SUBTENDED BY A CHORD OF 74.64 FEET AT A BEARING OF S.45°54'37"W., FOR A DISTANCE OF 87.83 FEET TO THE END OF SAID CURVE; THENCE RUN N.78°10'25"W., FOR A DISTANCE OF 194.68 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 118°41'28", SUBTENDED BY A CHORD OF 76.81 FEET AT A BEARING OF N.19°49'41"W., FOR A DISTANCE OF 91.65 FEET TO THE END OF SAID CURVE; THENCE RUN N.38°31'03"E., FOR A DISTANCE OF 111.08 FEET; THENCE RUN N.51°28'57"W., FOR A DISTANCE OF 105.27 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY; WHOSE RADIUS POINT BEARS N.49°18'14"W., THEREFROM; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 365.00 FEET, THROUGH A CENTRAL ANGLE OF 75°57'07", SUBTENDED BY A CHORD OF 449.19 FEET AT A BEARING OF S.78°42'20"W., FOR A

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DISTANCE OF 483.85 FEET TO A POINT OF COMPOUND CURVE CONCAVE WESTERLY; WHOSE RADIUS POINT BEARS S.53°08'27"W., THEREFROM; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 107°40'34", SUBTENDED BY A CHORD OF 72.66 FEET AT A BEARING OF S.16°58'44"W., FOR A DISTANCE OF 84.57 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHEASTERLY; WHOSE RADIUS POINT BEARS S.18°51'32"E., THEREFROM; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 74°43'05", SUBTENDED BY A CHORD OF 315.54 FEET AT A BEARING OF S.33°46'55"W., FOR A DISTANCE OF 339.06 FEET TO THE END OF SAID CURVE; THENCE RUN S.03°34'37"E., FOR A DISTANCE OF 87.88 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 94°37'47", SUBTENDED BY A CHORD OF 330.79 FEET AT A BEARING OF S.43°44'18"W., FOR A DISTANCE OF 371.61 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°56'50"W., FOR A DISTANCE OF 322.37 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 285.00 FEET, THROUGH A CENTRAL ANGLE OF 18°35'10", SUBTENDED BY A CHORD OF 92.05 FEET AT A BEARING OF N.79°39'15"W., FOR A DISTANCE OF 92.45 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°56'39"W., FOR A DISTANCE OF 664.33 FEET; THENCE RUN N.88°56'39"W., FOR A DISTANCE OF 164.75 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 34°37'19", SUBTENDED BY A CHORD OF 47.61 FEET AT A BEARING OF S.73°44'42"W., FOR A DISTANCE OF 48.34 FEET TO A POINT OF COMPOUND CURVE CONCAVE EASTERLY; WHOSE RADIUS POINT BEARS S.66°50'38"E., THEREFROM; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 141.52 FEET, THROUGH A CENTRAL ANGLE OF 50°15'07", SUBTENDED BY A CHORD OF 120.18 FEET AT A BEARING OF S.01°58'11"E., FOR A DISTANCE OF 124.12 FEET TO A POINT OF REVERSE CURVE, CONCAVE WESTERLY WHOSE RADIUS POINT BEARS S.62°57'42"W., THEREFROM; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 221.41 FEET, THROUGH A CENTRAL ANGLE OF 10°10'21", SUBTENDED BY A CHORD OF 39.26 FEET AT A BEARING OF S.21°57'07"E., FOR A DISTANCE OF 39.31 FEET TO A POINT OF CUSP; THENCE RUN N.77°46'12"W., FOR A DISTANCE OF 239.43 FEET; THENCE RUN N.88°51'53"W., FOR A DISTANCE OF 636.47 FEET; THENCE RUN S.45°53'28"W., FOR A DISTANCE OF 58.20 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS S.66°02'35"W., A DISTANCE OF 150.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 119°47'34", SUBTENDED BY A CHORD OF 259.54 FEET AT A BEARING OF S.35°56'21"W., FOR A DISTANCE OF 313.62 FEET TO THE END OF SAID CURVE; THENCE RUN S.07°24'26"E., FOR A DISTANCE OF 32.73 FEET; THENCE RUN N.71°08'30"W., FOR A DISTANCE OF 278.51 FEET; THENCE RUN N.49°32'33"W., FOR A DISTANCE OF 115.86 FEET; THENCE RUN N.73°21'57"W., FOR A DISTANCE OF 121.18 FEET; THENCE RUN N.47°48'15"W., FOR A DISTANCE OF 115.86 FEET; THENCE RUN N.62°56'36"W., FOR A DISTANCE OF 260.80 FEET; THENCE RUN S.67°49'42"W., FOR A DISTANCE OF 55.38 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS S.70°23'14"W., A DISTANCE OF 60.00

FEET THEREFROM; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 29°33'16", SUBTENDED BY A CHORD OF 30.61 FEET AT A BEARING OF N.34°23'24"W., FOR A DISTANCE OF 30.95 FEET TO THE END OF SAID CURVE; THENCE RUN N.49°10'02"W., FOR A DISTANCE OF 79.40 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 16°47'51", SUBTENDED BY A CHORD OF 64.27 FEET AT A BEARING OF N.40°46'06"W., FOR A DISTANCE OF 64.50 FEET TO A POINT OF COMPOUND CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 45°48'11", SUBTENDED BY A CHORD OF 23.36 FEET AT A BEARING OF N.09°28'05"W., FOR A DISTANCE OF 23.98 FEET TO THE END OF SAID CURVE; THENCE RUN N.13°26'00"E., FOR A DISTANCE OF 25.35 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 95.00 FEET, THROUGH A CENTRAL ANGLE OF 134°11'62", SUBTENDED BY A CHORD OF 175.02 FEET AT A BEARING OF N.53°39'55"W., FOR A DISTANCE OF 222.51 FEET TO THE END OF SAID CURVE; THENCE RUN S.59°14'09"W., FOR A DISTANCE OF 95.48 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 70°01'59", SUBTENDED BY A CHORD OF 177.88 FEET AT A BEARING OF N.85°44'52"W., FOR A DISTANCE OF 189.46 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 36°36'21", SUBTENDED BY A CHORD OF 163.30 FEET AT A BEARING OF N.69°02'03"W., FOR A DISTANCE OF 166.11 FEET TO THE END OF SAID CURVE; THENCE RUN N.87°20'14"W., FOR A DISTANCE OF 76.56 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 80°17'08", SUBTENDED BY A CHORD OF 38.68 FEET AT A BEARING OF N.47°11'40"W., FOR A DISTANCE OF 42.04 FEET TO THE END OF SAID CURVE; THENCE RUN N.07°03'06"W., FOR A DISTANCE OF 61.34 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 62°31'37", SUBTENDED BY A CHORD OF 62.28 FEET AT A BEARING OF N.38°18'54"W., FOR A DISTANCE OF 65.48 FEET TO THE END OF SAID CURVE; THENCE RUN N.69°34'43"W., FOR A DISTANCE OF 43.13 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 116°44'05", SUBTENDED BY A CHORD OF 170.29 FEET AT A BEARING OF S.52°03'15"W., FOR A DISTANCE OF 203.74 FEET TO THE END OF SAID CURVE; THENCE RUN N.55°53'04"W., FOR A DISTANCE 315.24 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS N.23°50'44"W., A DISTANCE OF 70.00 FEET THEREFROM; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 47°56'16", SUBTENDED BY A CHORD OF 56.87 FEET AT A BEARING OF N.42°11'06"E., FOR A DISTANCE OF 58.57 FEET TO A POINT OF COMPOUND CURVE, CONCAVE

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WESTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 46°13'15", SUBTENDED BY A CHORD OF 133.45 FEET AT A BEARING OF N.04°53'37"W., FOR A DISTANCE OF 137.14 FEET TO THE END OF SAID CURVE; THENCE RUN N.28°00'14"W., FOR A DISTANCE OF 88.72 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 60°36'38", SUBTENDED BY A CHORD OF 252.30 FEET AT A BEARING OF N.68°18'32"W., FOR A DISTANCE OF 264.46 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°36'51"W., FOR A DISTANCE OF 147.41 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 103°58'48", SUBTENDED BY A CHORD OF 94.55 FEET AT A BEARING OF S.39°23'46"W., FOR A DISTANCE OF 108.89 FEET TO A POINT OF REVERSE CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 35°43'08", SUBTENDED BY A CHORD OF 122.67 FEET AT A BEARING OF S.05°15'58"W., FOR A DISTANCE OF 124.68 FEET TO A POINT OF REVERSE CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 135.00 FEET, THROUGH A CENTRAL ANGLE OF 47°59'49", SUBTENDED BY A CHORD OF 109.81 FEET AT A BEARING OF S.00°52'24"E., FOR A DISTANCE OF 113.09 FEET TO THE END OF SAID CURVE; THENCE RUN S.24°52'19"E., FOR A DISTANCE OF 39.34 FEET; THENCE RUN S.89°40'18"W., FOR A DISTANCE OF 193.51 FEET; THENCE RUN N.13°18'01"E., FOR A DISTANCE OF 14.29 FEET; THENCE RUN N.74°11'31"W., FOR A DISTANCE OF 69.02 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 77°11'31", SUBTENDED BY A CHORD OF 249.53 FEET AT A BEARING OF N.35°35'46"W., FOR A DISTANCE OF 269.45 FEET TO THE END OF SAID CURVE; THENCE RUN N.03°00'00"E., FOR A DISTANCE OF 60.69 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 91°37'44", SUBTENDED BY A CHORD OF 50.20 FEET AT A BEARING OF N.42°48'52"W., FOR A DISTANCE OF 55.97 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°37'44"W., FOR A DISTANCE OF 109.05 FEET; THENCE RUN S.84°57'36"W., FOR A DISTANCE OF 58.87 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 109°47'15", SUBTENDED BY A CHORD OF 73.63 FEET AT A BEARING OF S.30°03'58"W., FOR A DISTANCE OF 86.23 FEET TO THE END OF SAID CURVE; THENCE RUN S.24°49'40"E., FOR A DISTANCE OF 92.45 FEET; THENCE RUN S.19°45'17"E., FOR A DISTANCE OF 120.70 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 37°39'13", SUBTENDED BY A CHORD OF 12.91 FEET AT A BEARING OF S.00°55'41"E., FOR A DISTANCE OF 13.14 FEET TO THE END OF SAID ; THENCE RUN S.17°53'56"W., FOR A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL

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ANGLE OF 70°28'21", SUBTENDED BY A CHORD OF 92.31 FEET AT A BEARING OF S.17°20'15"E., FOR A DISTANCE OF 98.40 FEET TO THE END OF SAID CURVE; THENCE RUN S.52°34'25"E., FOR A DISTANCE OF 25.66 FEET; THENCE RUN S.77°39'49"W., FOR A DISTANCE OF 931.81 FEET; THENCE RUN N.00°25'58"W., FOR A DISTANCE OF 2,870.69 FEET; THENCE RUN N.26°57'22"W., FOR A DISTANCE OF 100.00 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N.26°57'22"W., A DISTANCE OF 709.89 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 709.89 FEET, THROUGH A CENTRAL ANGLE OF 15°23'22", SUBTENDED BY A CHORD OF 190.10 FEET AT A BEARING OF S.70°44'19"W., FOR A DISTANCE OF 190.68 FEET TO THE END OF SAID CURVE AND TO A POINT ON THE WEST LINE OF SAID SECTION 13; THENCE RUN N.00°26'31"W. ALONG THE WEST LINE OF SAID SECTION 13, FOR A DISTANCE OF 495.82 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE QUARTER OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 28 EAST; THENCE RUN N.88°20'44"W. ALONG THE SOUTH LINE OF THE NORTH ONE QUARTER OF SAID SECTION 14, FOR A DISTANCE OF 892.50 FEET; THENCE RUN N.52°52'01"W., FOR A DISTANCE OF 173.23 FEET; THENCE RUN S.37°07'59"W., FOR A DISTANCE OF 123.46 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE QUARTER OF SAID SECTION 14; THENCE RUN N.88°20'44"W. ALONG THE SOUTH LINE OF THE NORTH ONE QUARTER OF SAID SECTION 14, FOR A DISTANCE OF 2,557.19 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE HALF, OF THE NORTHEAST ONE QUARTER, OF THE NORTHWEST ONE QUARTER OF SAID SECTION 14; THENCE RUN N.00°02'07"E. ALONG THE WEST LINE OF THE EAST ONE HALF, OF THE NORTHEAST ONE QUARTER, OF THE NORTHWEST ONE QUARTER OF SAID SECTION 14, FOR A DISTANCE OF 1,389.88 FEET TO A POINT ON THE SOUTH LINE OF SECTION 11, TOWNSHIP 51 S., RANGE 28 E. COLLIER COUNTY FLORIDA; THENCE RUN N.88°05'43"W. ALONG THE SOUTH LINE OF SAID SECTION 11, FOR A DISTANCE OF 590.35 FEET; THENCE RUN N.01°43'02"E., FOR A DISTANCE OF 1,493.79 FEET; THENCE RUN S.88°09'55"E., FOR A DISTANCE OF 1,274.00 FEET; THENCE RUN S.88°09'46"E., FOR A DISTANCE OF 1374.52 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE HALF OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 11; THENCE RUN N.01°13'54"E. ALONG THE WEST LINE OF EAST ONE HALF OF THE SOUTHEAST ONE QUARTER AND ALONG THE WEST LINE OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SAID SECTION 11, FOR A DISTANCE OF 1,860.10 FEET; THENCE RUN S.88°46'12"E., FOR A DISTANCE OF 518.33 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS N.88°32'40"E., A DISTANCE OF 350.00 FEET THEREFROM; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 37°05'11", SUBTENDED BY A CHORD OF 222.61 FEET AT A BEARING OF N.17°05'16"E., FOR A DISTANCE OF 226.55 FEET TO THE END OF SAID CURVE; THENCE RUN N.35°37'51"E., FOR A DISTANCE OF 214.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID US 41; THENCE RUN S.54°21'53"E. ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID US 41, FOR A DISTANCE OF 807.97 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11; THENCE RUN S.01°00'06"W. ALONG THE EAST LINE OF SAID SECTION 11, FOR A DISTANCE OF 3,308.61 FEET, TO THE POINT OF BEGINNING; CONTAINING OR 1,079.00 ACRES, MORE OR LESS.

LESS AND EXCEPT:

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

THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONTAINING 10.906 ACRES, MORE OR LESS.

TOTAL ACRES OF THE OVERALL PARCEL IS 1068.08 ACRES, MORE OF LESS.

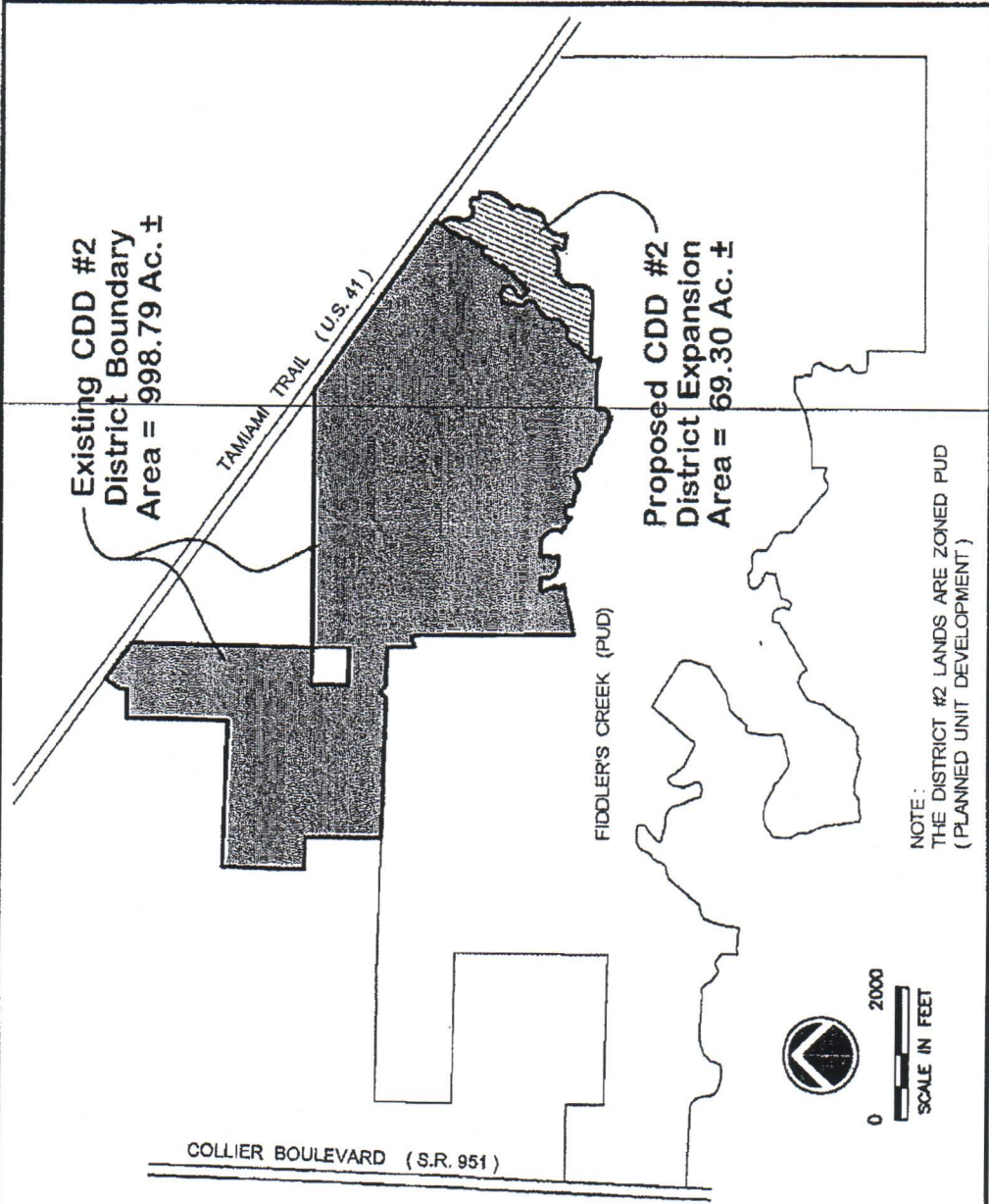
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS ARE BASED ON THE NORTH LINE OF SAID SECTION 13 AS BEING S.89°55'46"E.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

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

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NOTE:
THE DISTRICT #2 LANDS ARE ZONED PUD
(PLANNED UNIT DEVELOPMENT.)

FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #2



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

FIDDLER'S CREEK DISTRICT #2 LOCATION MAP

CHECKED BY : W.T.G.	PROJECT No. 2002.036
DRAWN BY : JON	CAD FILE NAME: SEE MARGIN
DATE : 04/2014	EXHIBIT - ITEM EXHIBIT 1