

AMENDMENT TO MARCO SHORES
PLANNED UNIT DEVELOPMENT

AS IT RELATES TO:

FIDDLER'S CREEK

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DATE FILED: _____

DATE APPROVED BY CCPC:.. _____

DATE APPROVED BY BCC: _____

ORDINANCE NUMBER: _____

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Words underlined are additions; words ~~struck through~~ are deletions

SECTION I

PROPERTY OWNERSHIP AND DESCRIPTION

1.1 PURPOSE

The purpose of this Section is to set forth the location and ownership of the property, and to describe the existing conditions of the property proposed to be developed under the project name of MARCO SHORES PLANNED UNIT DEVELOPMENT.

1.2 LEGAL DESCRIPTION

The development is comprised of several geographic areas generally referred to as Unit 30, Unit 24, Isle of Capri, Barfield Bay Multi-family, John Stevens Creek, Horr's Island (Key Marco), and Goodland Marina. The legal description for these parcels will be found in Exhibit "C" to this document. The legal description for the Fiddler's Creek area of the PUD is found in Exhibit "FC-C1" to this document.

1.3 PROPERTY OWNERSHIP

The subject property, with the exception of Unit 30, is currently under the ownership of The Deltona Corporation, 3250 S. W. 3 Avenue, Miami, Florida 33129. A portion of Unit 30 (243± acres) has been developed as a resort golf course and is owned by Massachusetts Mutual Life Insurance Company. Another tract (43.01± acres) is owned by Southern States Utilities and is utilized as part of their wastewater treatment operations. The Collier County School Board owns a twelve (12) acre tract in Unit 30. The subject property, with the exception of Unit 30, is currently under the ownership of The Deltona Corporation, 3250 S. W. 3 Avenue, Miami, Florida 33129. A portion of Unit 30 (243± acres) has been developed as a resort golf course and is owned by Massachusetts Mutual Life Insurance Company. Another tract (43.01± acres) is owned by Southern States Utilities and is utilized as part of their wastewater treatment operations. The Collier County School Board owns a twelve (12) acre tract in Unit 30. The remainder of Unit 30 within the Fiddler's Creek PUD is owned by 951 Land Holdings, Ltd., a Florida limited partnership, FCC Marsh, LLC, a Florida limited liability company, hereinafter referred to as Developer, which owns undeveloped portions of Fiddler's Creek DRI; GBFC Development, Ltd., a Florida limited partnership, FCC Aviamar, LLC, a Florida limited liability company, which owns developed portions of Fiddler's Creek, and DY Land Associates, Ltd., a Florida limited partnership, FCC Preserve, LLC, a Florida limited liability company, which owns the eastern undeveloped Fiddler's Creek Addition; G.B. Peninsula, Ltd., a Florida limited partnership, FCC Veneta, LLC, a Florida limited liability company, all successors by conversion; FCC Commercial, LLC, a Florida limited liability company, FCC Creek, LLC, a Delaware limited liability company, FCC Golf Club, LLC, a Florida limited liability company, and FC Oyster Harbor, LLC, a Delaware limited liability company; GB Hidden Cove, LLC, a Florida Limited

liability company. ~~Charles R. Markham, as Trustee of the Charles R. Markham Trust dated September 15, 1982; James E. Williams Jr., and Dianne R. Williams, husband and wife.~~ Unit 30 will be known as and referred to as Fiddler's Creek.

1.4 GENERAL DESCRIPTION OF PROPERTY AREA

A. Marco Shores Planned Unit Development lies in and north of the present existing community of Marco Island. The project areas have been defined in a Stipulation for Dismissal and Settlement Agreement (herein "Settlement Agreement") between The Deltona Corporation and federal and state agencies, Collier County, and various conservation groups. That Settlement Agreement was dated July 20, 1982, and provides for the development of the areas defined in this document as well as provision for a minor amount of development of single-family lots presently platted on the west shore of Barfield Bay on Marco Island. The total area of development included in this planned unit development project is ~~2133.22~~ 4439.31 acres. The Unit 30 and Unit 24 development areas are on the mainland north of Marco Island and both front on State Road 951. The Unit 30 area extends to the east and north and fronts on U.S. Highway 41. The Isle of Capri business tract is located on the northwest corner of the intersection of State Road 951 and 953. The Barfield Bay Multi-family, John Stevens Creek and Goodland Marina development areas are located in the eastern section of Marco Island and occupy areas previously platted into residential property but not developed due to environmental constraints.

Horr's Island (Key Marco) is a separate island south of but immediately adjacent to the Barfield Bay Multi-family area in the eastern portion of Marco Island.

B. Various current zoning classifications are applicable to the separate areas of the development. Unit 30, Isle of Capri, and Horr's Island development areas are currently zoned Agricultural with some ST overlay classification. Unit 24, Barfield Bay Multi-family, John Stevens Creek and Goodland Marina areas are currently platted and zoned as Residential Property with some ST overlay.

1.5 PHYSICAL DESCRIPTION

The Unit 30 development tract is flat pineland gently sloping to the south. Typical elevation of the property is approximately 4-1/2 feet above mean sea level. The southern boundary of the tract has been established by federal and state agencies as the northern limit of the adjacent impounded wetlands in the area east of State Road 951.

The Unit 24 development area is comprised of some impounded wetlands and pine and palmetto vegetation established on land reaching an elevation in some spots to 8 feet above mean sea level. The boundaries of this development tract have been established by state and federal agencies as the landward limits of the valuable mangrove wetlands in the area.

Isle of Capri business tract is comprised of an upland area that previously has been used as a dump site as well as some fringing wetlands. The development boundary of this site has been established by state and federal agencies.

Barfield Bay Multi-family and John Stevens Creek areas are comprised of large areas of scarified land where the high ridge fill has been removed in past years. The fringes to these areas are composed of hammock vegetation.

Goodland Marina site has been a historic dump site in the Goodland area. Some wetland areas have been approved for development to allow this water related recreational facility. The waterward boundary of this Tract has also been established by state and federal agencies.

Horr's Island (Key Marco): This island is characterized by a high ridge reaching to 38 feet above sea level. Historic occupation of this island has variously used it for pineapple plantations and other farming. The natural hammock vegetation however has been reestablished on these farmed areas. The island is characterized by steep side slopes and high central spine elevations.

Water Management for the proposed project will be as conceptually described in the state- federal agreement as modified by stipulations included in this document as a result of a detailed review by the Water Management and Environmental Review Committees.

The Unit 30 portion of the Marco Shores PUD is now known as and shall be referred to hereinafter as Fiddler's Creek.

1.6 PROPER NAME

The Unit 30 portion of the Marco Shores PUD is now known as and shall be referred to hereinafter as Fiddler's Creek.

1.7 COMMUNITY DEVELOPMENT DISTRICT

The developer of Fiddler's Creek has established a Community Development District ("CDD") for the property owned by developer within the Unit 30 portion of the Marco Shores PUD, together with the adjacent 22.9 acre parcel which was previously incorporated into Fiddler's Creek. The Developer of Fiddler's Creek may establish a Community Development District for the Fiddler's Creek Addition, and the 168 acres added to the Fiddler's Creek PUD by this amendment. As recognized by Development Order 84-3, as amended, a CDD constitutes a timely, efficient, effective, responsive and economical way to ensure the provision of facilities and infrastructure to Fiddler's Creek, including the additions thereto.

The Fiddler's Creek Addition and the 168 acres added to Fiddler's Creek by this amendment are

amenable to infrastructure provision by a district that has the powers set forth in Chapter 190, F.S. (1999).

The 690 acre addition to Fiddler's Creek in Section 13, Township 51 South, Range 26 East (herein "Section 13") approved in Collier County Development Order 96-4 (Res. No. 96-530), and the 1385 acres in Sections 18, 19, and 29, Township 51 South, Range 27 East approved in Collier County Development Order 98-1, (Res. No. 98-49) are herein collectively referred to as the Fiddler's Creek Addition.

SECTION II
PROJECT DEVELOPMENT

2.1 PURPOSE

The purpose of this Section is to delineate and generally describe the project plan of development, the respective land uses of the tracts included in the project, as well as the project criteria for MARCO SHORES PLANNED UNIT DEVELOPMENT.

2.2 GENERAL

- A. Regulations for development of MARCO SHORES PLANNED UNIT DEVELOPMENT shall be in accordance with the contents of this document, PUD- Planned Unit Development District and other applicable section and parts of the "Collier County Land Development Code".
- B. Unless otherwise noted, the definitions of all terms shall be the same as the definitions set forth in "Collier County Land Development Code".

2.3 PROJECT PLAN AND LAND USE TRACTS

- A. The project site plan, including layout of streets and land use of the various tracts, is illustrated graphically by Exhibit "A", Master Plan, for all areas other than Unit 30, Fiddler's Creek. The development tracts are illustrated individually and each development tract includes various land uses. A summary of the land uses in each development area is summarized on the table below.
- B. Areas illustrated as lakes on the site development plan shall be constructed as lakes and the interconnecting waterway systems. In Unit 24, these lakes provide the necessary fill to elevate the development tracts for their assigned uses. The detailed lake system construction plan shall be approved by the appropriate county and regional agencies prior to commencement of construction. The remaining development tracts will be filled to design elevation by the importation of off-site fill.
- C. In addition to the various areas and specific items shown in the development site plans, such easements (utility, private, semi-public, etc.) shall be established within or along the various tracts as may be necessary or deemed desirable for the service, function or convenience of the project's inhabitants.
- D. The PUD Master Plan, as amended, for Fiddler's Creek Exhibit "FC-A1" (this Exhibit supersedes the Marco Shores Master Plan Exhibit "A"), is attached hereto and made a part hereof by reference. The land uses in Fiddler's Creek (Unit 30) are included in the Land Use Summary below:

LAND USE SUMMARY
MARCO SHORES PLANNED UNIT DEVELOPMENT

LAND USE	UNIT 30	UNIT 24	ISLE OF CAPRI	HORR'S ISLAND	BARFIELD BAY MF	J S CREEK MF	GOODLAND MARINA	Total
Residential Multi-family		142.30		105.89	28.80	12.10		289.09
Single-Family								0.00
Residential	1226.89	142.30		105.89	28.80	12.10		1515.98 289.09
Business	33.62	12.60	7.44			1.70		55.36 21.74
Parks	128.16 *****	13.20		32.30	4.10			177.76 49.6
Recreation and Open Space**	1593.1	10.00		4.70			15.02	1622.82 29.72
Schools	12	12.00						2412.00
Utility	43.41	10.00						53.41 10.00
Comm. Facilities	6.03	2.00						8.03 2.00
Churches		5.00						5.00
Lakes	687.7	30.80						718.5 30.80
Roads	190.8	23.60			10.60	.30	.81	226.11 35.31
Other	10.28	16.07			5.54	.44		32.33 22.05
TOTAL PUD ACRES****	3931.99	277.57	7.44	142.89	49.04	14.54	15.83	4439.3 507.31
Residential Units	6000	2544		300	314	72		93230
Development Tract Density	1.53	9.17		2.10	6.40	4.95	0.00	2.08 6.04

*Not differentiated

**Includes 756.4 acres of preserve

****Original PUD did not include 42± acres of preserve in acreage

*****100± acre park with lake in Section 29 will originally contain nursery, and park uses will be developed later in project.

LAND USE SUMMARY

FIDDLER'S CREEK PLANNED UNIT DEVELOPMENT (UNIT 30)

<u>LAND USE</u>	<u>DESCRIPTION</u>	<u>ACREAGE</u>
<u>R</u>	<u>Residential</u>	<u>1,280</u>
<u>R-GC-LAKE</u>	<u>Residential/Golf/ Lake</u>	<u>140</u>
<u>B</u>	<u>Business/Commercial</u>	<u>55</u>
<u>P</u>	<u>Parks</u>	<u>116</u>
<u>GC</u>	<u>Golf Course</u>	<u>393</u>
<u>RA</u>	<u>Recreational Amenities</u>	<u>43</u>
<u>CF</u>	<u>Community Facility</u>	<u>6</u>
	<u>Road Right-Of-Way</u>	<u>199</u>
	<u>Reserve</u>	<u>767</u>
	<u>Lakes</u>	<u>641</u>
	<u>Miscellaneous (Open Space/Buffers, Drainage Easement</u>	<u>249</u>
<u>U</u>	<u>Utility (Existing)</u>	<u>43</u>
	<u>TOTAL PUD ACRES****</u>	<u>3932</u>
	<u>Residential Units</u>	<u>6000</u>

***Original PUD did not include 42± acres of preserve in acreage

2.4 MAXIMUM PROJECT DENSITY

No more than a maximum of 9,230 residential dwelling units, single and multi-family, shall be constructed in the total project area. The gross project is 4439.30 acres. The gross project density, therefore, is 2.08 per acre. The following is a summary of acreage, dwelling units and density of each of the development areas shown on the site development plans.

Development Area	Acres	Dwelling Unit	Gross Density
Fiddler's Creek (Unit 30)	3,932.99	6,000	1.53
Unit 24	277.57	2,544	9.17
Isle of Capri	7.44	0	N/A
Horr's Island	142.89	300	2.10
Barfield Bay MF	49.04	314	6.40
John Stevens Creek	14.54	72	4.95
Goodland Marina	15.83	0	N/A
	4,439.31	9,230	2.08

2.5 PROJECT PLAN APPROVAL REQUIREMENTS

- A. Prior to the recording of the Record Plat, final plans of the required improvements shall receive the approval of all appropriate Collier County governmental agencies to insure compliance with the Plan of Development, the County Subdivision Regulations and the platting laws of the State of Florida. If exceptions to the Subdivision Regulations are requested for any plat, those exceptions shall be reviewed and approved by the Subdivision Review Committee.
- B. Exhibit "A" - Master Plan, constitutes the required PUD Development Plan and the Subdivision Master Plan. Subsequent to its approval, the Final Site Plans and Final Subdivision Plat shall be submitted for approval. Exhibit "FC-A1" Fiddler's Creek Master Plan constitutes the PUD Development Plan for the property described in Exhibit "FC-C1" hereof.

2.6 SITE PLAN APPROVAL

When site plan approval is required by this document, the following procedure shall be

followed:

- A. A written request for site plan approval shall be submitted to the Development Services Director for approval. The request shall include materials necessary to demonstrate that the approval of the site plan will be in harmony with the general intent and purpose of this document, will not be injurious to the neighborhood or to adjoining properties, or otherwise detrimental to the public welfare.

2.7 FRACTIONALIZATION OF TRACTS

- B. When the developer sells an entire Tract or a building parcel (Fraction of Tract) to a subsequent owner, or proposes development of such property himself, the developer shall provide to the Development Services Director for approval, prior to the development of the tract by the developer or prior to the sale to a subsequent owner of such property, a boundary drawing showing the tract and the building parcel therein (when applicable) and the square footage assigned to the property. The drawing shall also show the location and size of access to those fractional parts that do not abut a public street. An updated Master Plan showing the fractional parcel also shall be submitted.
- C. In the event any tract or building parcel is sold by any subsequent owner, as identified in Section 2.7A in fractional parts to other parties for development, the subsequent owner shall provide to the Development Services Director for approval, prior to development of the tract by the developer or prior to the sale to a subsequent owner of a fractional part, a boundary drawing showing his originally purchased tract or building parcel and the fractional parts therein and the square footage assigned to each of the fractional parts. The drawing shall also show the location and size of access to those fractional parts that do not abut a public street. An updated Master Plan showing the fractional parcel also shall be submitted.
- D. The developer of any tract must submit a Conceptual Site Plan for the entire tract in accordance with Section 2.6 of this document prior to Final Site Development Plan submittal for any portion of that tract. The developer may choose not to submit a Conceptual Site Plan for the entire tract if a Final Site Plan is submitted and approved for the entire tract.
- E. The developer of any tract or building parcel must submit, prior to or at the same time of application for a building permit, a detailed site development plan for his tract or parcel in conformance with the Land Development Code requirements for site development plan approval. This plan shall be in compliance with any approved Conceptual Site Plan as well as all criteria within this document.

- F. In evaluating the fractionalization plans, the Development Services Director's decision for approval or denial shall be based on compliance with the criteria and the development intent as set forth in this document, conformance with allowable amount of building square footage and the reasonable accessibility of the fractional parts to public or private roadways, common areas, or other means of ingress and egress.
- G. If approval or denial is not issued within twenty (20) working days, the submission shall be considered automatically approved.
- H. In the event the Developer violates any of the conditions of this PUD Ordinance, or otherwise fails to act in full compliance with this PUD Ordinance, the County shall, pursuant to the notice and hearing requirements of this Section:
 - 1. Stay the effectiveness of this PUD Ordinance; and
 - 2. Withhold further permits, approvals and services for development.

The above County actions shall apply to the tract or parcel, or portion of the tract or parcel upon which the violative activity or conduct has occurred. As a prerequisite to such action, the Board of County Commissioners shall conduct a public hearing, following notice as provided below, to consider the matter and adopt a resolution finding that such a violation has occurred.

If a violation takes place, the County shall give the violator written notice by certified mail, return receipt requested. Said notice shall state the following:

- 1. The nature of the alleged violation; and
- 2. The tract or parcel or portion of the tract or parcel, upon which the violative activity or conduct has occurred; and
- 3. That the violation must be cured within fifteen (15) days of the date of the notice, unless it is not curable within fifteen (15) days in which event the violator will so advise the County in writing within seven (7) days of receipt of this notice; and
- 4. That if the violation is not cured within such time period, the Board of County Commissioners shall hold a public hearing to consider the matter; and
- 5. That the hearing must be held no less than fifteen (15) days nor more than thirty

(30) days from the date of the notice.

In the event that the violator advises the County that the violation is not curable within the fifteen (15) day period, the violator's commencement of diligent, good faith efforts to cure said violation within this period shall obviate the need to hold the public hearing. The PUD Ordinance shall remain in full force and effect during the pendency of the cure period.

In the event the violator fails to commence diligent good faith efforts to cure or to pursue the curative action to completion within a reasonable time as determined by the County, the County shall give written notice as set forth herein.

The provisions of this Section shall apply to violation by the Developer, its agents, grantees, successors or assigns.

For purposes of this Section, the word "tract" or "parcel" shall be defined to mean any area of development created by plat or otherwise delineated as a separate development area.

2.8 LAKE SETBACK AND EXCAVATION

Within Fiddler's Creek, the lake setback requirements specified in the Land Development Code may be reduced with the administrative approval of the Collier County Development Services Director. All lakes may be excavated in accordance with the cross-sections set forth in the Settlement Agreement, as those cross-sections may be amended in the Settlement Agreement, except for the Fiddler's Creek Addition, which shall be pursuant to the Land Development Code requirements.

2.9 USE OF RIGHTS-OF-WAY

Within Fiddler's Creek, lands within project rights-of-way may be utilized for landscaping, decorative entranceways, gates, gatehouses, and signage subject to review and administrative approval of the Collier County Development Services Director for engineering and safety considerations during the development review process and prior to any such installations.

2.10 ROADWAYS

Standards for roads within Fiddler's Creek shall be in compliance with the applicable provisions of the Collier County Land Development Code regulating subdivisions, unless otherwise modified, waived, or excepted by this PUD or as approved during the platting process. The

Developer reserves the right to request substitutions to Code design standards in accordance with Article 3, Division 3.2, Section 3.2.7.2 of the Land Development Code. The Developer also reserves the right to install gates, gatehouses, and other access controls on all project roadways.

2.11 LANDSCAPE BUFFERS, BERMS, FENCES AND WALLS

Landscape buffer, berms, fences and walls are generally permitted as a principal use throughout Fiddler's Creek. The following standards shall apply:

A. Landscape berms over two feet (2') in height shall have the following maximum side slopes:

- (1) Grassed berms 3:1
- (2) Ground covered berms 2:1
- (3) Rip-Rap berms 1: 1
- (4) Structural walled berms – vertical

When the provisions of 2.11A are utilized, native shade trees shall be planted twenty-five feet (25') on center, along the exterior side of the berm, equal in height or greater than the completed height of the berm.

B. Fence or wall maximum height: six feet (6'), as measured from the finished grade of the ground at the base of the fence or wall, except that an eight foot (8') fence or wall may be permitted, with the approval of the Development Services Director, at the perimeter of the project, where the project uses would be proximate to dissimilar uses. For the purpose of this provision, finished grade shall be considered to be no greater than eighteen inches (18") above the highest crown elevation of the nearest existing road unless the fence or wall is constructed on a perimeter landscape berm. In these cases, the wall or fence shall not exceed six feet (6') in height from the top of berm elevation for berm elevation with an average side slope of 4:1 or less, and shall not exceed four feet (4') in height from the top of berm elevation for berms with an average side slope of greater than 4:1 (i.e. 3:1).

C. Landscape buffers, berms, fences and walls may be constructed along the perimeter of the Fiddler's Creek portion of the PUD boundary prior to preliminary subdivision plat and site development plan submittal. All such areas must be included in a landscape easement on final plats, or in a separate recorded instrument.

D. Fence, and walls which are an integral part of security and access control structures such as gatehouses and control gates shall not be subject to the height limitations set forth under 2.11 B, and shall be governed by the height limitations for principal structures of

the district in which they are located. In the case of access control structures within right-of-ways adjoining two or more different districts, the more restrictive height standard shall apply.

- E. Pedestrian sidewalks and/or bike paths, water management systems and drainage may be allowed in landscape buffers in accordance with Collier County Land Development Code Division 2.4 Landscaping and Buffering.

2.12 MARCO ISLAND EXECUTIVE AIRPORT

The following provisions are applicable to the Fiddler's Creek portion of the PUD only.

- F. Collier County has adopted special regulations for specified areas in and around the airports in Collier County in the form of Airport Overlay Zoning Districts. Some of the property within Fiddler's Creek is within the Airport Overlay District adopted for Marco Island Executive Airport ("APO"). This Airport Overlay Zoning District concept is codified as Section 2.2.23., Land Development Code.
- G. Notwithstanding any other provision of this Ordinance, there shall be no uses or structures within that part of Fiddler's Creek owned by developer that conflict with the height restrictions depicted on Exhibit "FC-G", which portray the applicable provisions of Part 77, Federal Aviation Regulations, applicable to this other than utility non-precision instrument approach airport having visibility minimums greater than 3/4 of a statute mile, or provisions of Section 2.2.23., Land Development Code, relating to land uses, as it exists on the day of approval of this Ordinance.
- H. Developer shall give notice of the existence and restrictions of Section 2.12B by noticing the same, along with Exhibit "FC-G", in the restrictive covenants for Fiddler's Creek and by providing notice thereof in its contracts for the sale of property and residential units within Fiddler's Creek.

2.13 DEED RESTRICTIONS

Some properties within the Fiddler's Creek portion of Unit 30 may be governed by recorded covenants, conditions or restrictions which will limit types of structures and specify development standards that are more stringent than those specified in this PUD document.

SECTION III
RESIDENTIAL LAND USE DISTRICT
FIDDLER'S CREEK

3.1 PURPOSE

The purpose of this Section is to identify permitted uses and development standards for areas within Fiddler's Creek designated on Exhibit "FC-A1" as Residential - "R".

Each residentially designated tract or parcel shall be developed with similar or compatible structures within that tract or parcel.

3.2 MAXIMUM DWELLING UNITS

A maximum number of 6000 residential dwelling units may be constructed on lands designated "R".

3.3 GENERAL DESCRIPTION

Areas designated as "R" on the Fiddler's Creek Master Plan are designed to accommodate a full range of residential dwelling types, compatible non-residential uses, a full range of recreational facilities, essential services, and customary accessory uses.

The approximate acreage of the "R" district indicated on the Master Plan is 1227 acres. This acreage is based on conceptual designs and is approximate. Actual acreage of all development tracts will be provided at the time of Conceptual Site Plan approval or Preliminary Subdivision Plat approvals. Residential tracts are designed to accommodate internal roadways, open spaces, parks and amenity areas, lakes and water management facilities, and other similar uses found in residential areas.

Each residentially designated tract or parcel shall be developed with similar or compatible structures within that tract or parcel.

3.4 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or part, for other than the following:

A. Principal Uses:

- (1) Single Family Detached Dwellings.
- (2) Single Family Patio and Zero Lot Line Dwellings.
- (3) Two-family and Duplex Dwellings.
- (4) Single Family Attached and Townhouse Dwellings.
- (5) Cluster Housing
- (6) Multi-Family Dwellings including Garden Apartments.
- (7) Churches and other places of worship, subject to Collier County staff administrative approval during Site Development Plan review to address site location, size, ingress and egress, and buffering requirements, and subject to the Multi-family Development Standards set forth in Table 1.
- (8) Model Homes and Sales Centers, as provided in Section 3.6.
- (9) Group Care Family Care Facilities only on ~~Parcels 21, 22, 60, 61, 62, 64, 65, 66, 67, 68, 69 and 70, locations shown on E~~ Exhibit "FC-A1".
- (10) Any other principal use which is comparable in nature with the foregoing uses and which the Development Services Director determines to be compatible in the "R" District.

B. Accessory Uses and Structures:

- (1) Accessory uses and structures customarily associated with principal uses permitted in this district.
- (2) Any other accessory use which is comparable in nature with the foregoing uses and which the Development Services Director determines to be compatible in the "R" District.

3.5 DEVELOPMENT STANDARDS

- A. Table I sets forth the development standards for land uses within the "R" Residential District.

- B. Site development standards for categories 1 - 4 uses apply to individual residential lot boundaries. Category 5 standards apply to platted parcel boundaries.
- C. Standards for parking, landscaping, signs and other land uses where such standards are not specified herein or within adopted Fiddler's Creek design guidelines and standards, are to be in accordance with Collier County Land Development Code in effect at the time of Site Plan Approval. Unless otherwise indicated, required yards, heights, and floor area standards apply to principal structures.
- D. Development standards for uses not specifically set forth in Table I shall be established during Site Plan approval as set forth in Article 3, Division 3.3. of the Land Development Code in accordance with those standards of the zoning district which is most similar to the proposed use.
- E. In the case of residential structures with a common architectural theme, required property development regulations may be reduced provided a site plan is approved by the Collier County Planning Commission in accordance with Article 2, Division 2.6, Section 2.6.27.4.6 of the Collier County Land Development Code. Common open space requirements are deemed satisfied pursuant to the Settlement Agreement and the overall Master Plan.
- F. Off-street parking required for multi-family uses shall be accessed by parking aisles or driveways which are separate from any roads which serve more than one development. A green space area of not less than ten feet (10') in width as measured from pavement edge to pavement edge shall separate any parking aisle or driveway from any abutting road.
- G. Single family patio and zero lot line dwellings are identified separately from single family detached dwellings with conventional side yard requirements to distinguish these types for the purpose of applying development standards under Table 1. Patio and zero lot line dwellings shall be defined as any type of detached single family structure employing a zero or reduced side yard as set forth herein, and which conform to the requirements of Collier County Land Development Code Article 2, Division 2.6, Subsection 2.6.27.
- H. Property abutting RSF-3 zoned land shall have a fifty foot (50') minimum setback from the PUD boundary and a Type "B" buffer as specified in LDC Subsection 2.4.7.4.
- I. Parking for pool and recreational areas within residential development tracts shall be at a minimum of two (2) spaces for each fifty (50) dwelling units.

3.6 MODEL HOMES/SALES CENTERS

Model homes, sales centers and other uses and structures related to the promotion and sale of real estate such as, but not limited to pavilions, gazebos, parking areas, tents, and signs shall be permitted principal uses in this and Sections VI and VII, as those sections relate to Fiddler's Creek, subject to the requirements of Article 2, Division 2.6, Section 2.6.33.4 and Article 3, Division 3.2, Section 3.2.6.3.6 of the Collier County Land Development Code.

3.7 ADULT CONGREGATE LIVING FACILITIES (ACLF)

The development standards for ACLF units and other permitted Group Care units shall be as set forth for multi-family dwellings. The maximum density for ACLF and other types of elderly care/group care housing shall be 26 units per gross acre.

**TABLE I
FIDDLER'S CREEK
DEVELOPMENT STANDARDS FOR
"R" RESIDENTIAL AREAS**

PERMITTED USES AND STANDARDS	SINGLE FAMILY DETACHED	PATIO & ZERO LOT LINE	TWO FAMILY & DUPLEX	SINGLE FAMILY DETACHED	MULTI-FAMILY DWELLINGS
Category	1	2	3	4	5
Minimum Lot Area	6500 SF	5000 SF	3500 SF *4	3000 SF	1 AC
Minimum Lot Width *5	50	40	35	30	150
Front Yard	25	20 *3	20 *3	20 *3	25
Front Yard for Side Entry Garage	15	10	10	10	15
Side Yard	7.5	*6	0 or 7.5	0 or .5 BH	.5 BH
Rear Yard Principal	20	10	20	20	BH
Rear Yard Accessory	10	5	10	10	15
Rear Yard Special *1	10	5	10	10	.5 BH
Maximum Building Height *2	35	35	35	35	100 *7 *8
Distance Between Principal Structures	15	10	0 or 15	.5 SBH	.5 SBH
Floor Area Min. (S.F.)	1500 SF	1250 SF	1400 SF	1200 SF	1000 SF

BH: Building Height

SBH: (Sum of Building Heights): Combined height of two adjacent buildings for the purpose of determining setback requirements.

All distances are in feet unless otherwise noted.

*1 With approval from Fiddler's Creek Design Review Committee, rear yards for principal structures on lots which abut golf course, lake, open space, or reserve areas. Setback from lake for all principal and accessory uses may be 0' providing architectural bank treatment is incorporated into design and subject to written approval from Project Plan Review.

With approval from Fiddler's Creek Design Review Committee, front yards shall be measured as follows:

- If the parcel is served by a private road, setback is measured from the back of curb (if curbed) or edge of pavement (if not curbed).

- *2 Building height shall be the vertical distance measured from the first habitable finished floor elevation to the uppermost finished ceiling elevation of the structure.
- *3 Single family dwellings which provide for two (2) parking spaces within an enclosed garage and provide for guest parking other than in private driveways may reduce the front yard requirement to five feet (5') for the garage and fifteen feet (15') for the remaining structures.
- *4 Each half of a duplex unit requires a lot area allocation of 3,500 S.F. for a total minimum lot area of 7,000 S.F.
- *5 Minimum lot width may be reduced by fifty percent (50%) for cul-de-sac or curved frontage lots provided minimum lot area requirement is still maintained, and minimum lot widths are obtained at front of the buildable area when setbacks are applied.
- *6 Zero feet (0') or a minimum of five feet (5') on either side except that where the zero foot (0') yard option is utilized, the opposite side of the structure shall have a ten foot (10') yard, or a minimum of ten feet (10') of separation between structures shall be maintained at all points.
- *7 Maximum height of structures shall be ten (10) stories or one-hundred feet (100'), whichever is greater.
- *8 Structures over four (4) stories and fifty feet (50') in height shall be set back a minimum of the building height from (a) PUD boundaries, except where the boundary is abutting state owned conservation land, or where the PUD abuts rural designated land; and (b) where the abutting land use (on a separate tract) is a single family, attached or detached, dwelling unit.

SECTION IV
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
MAP DESIGNATION "MF"
UNIT 24, BARFIELD BAY MF, JOHN STEVENS CREEK
AND HERR'S ISLAND DEVELOPMENT AREAS

4.1 PURPOSE

The purpose of this Section is to indicate the development plan land regulations for the areas designated on Exhibit "A" as Low Density Multi-Family Residential - Map Designation "MF". Detailed architectural site plans will be developed when appropriate and must be approved by the proper County agencies as in conformance with the Final Development Plan and the PUD document prior to the issuance of any construction permit.

4.2 MAXIMUM DWELLING UNITS

A maximum number of multi-family dwelling units may be constructed.

<u>DEVELOPMENT AREA</u>	<u>TOTAL MF DWELLING UNITS</u>
Unit 24	2,544
Barfield Bay MF	314
John Stevens Creek	72
Herr's Island	300
Isle of Capri	0
Goodland Marina	<u>0</u>
Total Multi-Family Units	3,230

4.3 USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, or altered, or used, or land or water used, in whole or in part, for other than the following:

A Permitted Principal Uses and Structures:

- (1) Multi-family dwellings.
- (2) Group housing, patio housing and cluster housing.
- (3) Townhouses.

B. Permitted Accessory Uses and Structures:

- (1) Customary accessory uses and structures.

- (2) Model homes as permitted by the Land Development Code in effect at the time a permit is requested.
- C. Prohibited Uses and Structures: Any use or structure specifically permitted herein is prohibited.

4.4 DEVELOPMENT STANDARDS

- A. Minimum Lot Area: one (1) acre.
- B. Minimum Lot Width: 150 feet.
- C. Minimum Yard Requirements:
 - (1) Buildings up to and including forty (40) feet in height:
 - (a) Front - Thirty-Five (35) feet.
 - (b) Side - Twenty-Five (25) feet.
 - (c) Rear - Thirty-Five (35) feet.
 - (2) Buildings over forty (40) feet in height:
 - (a) Fifty-five (55) percent of the building height.
 - (3) Lots abutting Settlement Agreement Development Line - Thirty-five (35) feet. However, in John Stevens Creek, Hon's Island and Barfield Bay Multi-family Areas the setback may be altered as determined by EAB or the County Environmentalist to protect or enhance rare, unique or endangered vegetation.
- D. Maximum Height of Structures: Ten (10) stories or one-hundred (100) feet whichever is greater.
- E. Maximum Density: Net site densities for each development area as follows:

Unit 24	- 19 DU/AC
Key Marco	- 10 DU/AC
Barfield Bay	- 16 DU/AC
John Stevens Creek	- 10 DU/AC
- F. Distance Between Structures: Between any two (2) principal structures on the same parcel there shall be provided a distance equal to one-half (½) the sum of their heights.
- G. Minimum Floor Area: 750 square feet.

- H. In the case of group housing, patio housing or clustered housing with a common architectural theme the minimum lot area, lot width and/or yard requirements may be less provided that a site plan is approved in accordance with Section 2.6.

4.5 SIGNS

As permitted or required by the Land Development Code in effect at the time a permit is requested.

4.6 MINIMUM OFF-STREET PARKING

As required by the Land Development Code in effect at the time a permit is requested except that the Development Services Director may permit a lesser number of parking spaces to be paved when circumstances indicate infrequent use and the need to preserve rare, unique or endangered vegetation as determined by the County Environmentalist.

4.7 MINIMUM LANDSCAPE REQUIREMENTS

As required by the Land Development Code in effect at the time a permit is requested.

SECTION V
RESERVE DISTRICT
FIDDLER'S CREEK

5.1 PURPOSE

The purpose of this Section is to identify permitted uses and development standards for areas within Fiddler's Creek designated on the Master Plan, as Reserve.

5.2 GENERAL DESCRIPTION

Areas designated as Reserve on the Master Plan are designed to accommodate a full range of conservation and limited water management uses and functions. The primary purpose of the Reserve district is to retain viable naturally functioning systems, to allow for restoration and enhancement of impacted or degraded systems, to provide a buffer between the Fiddler's Creek development and the adjoining state owned lands, and to provide an open space amenity for the enjoyment of Fiddler's Creek residents.

5.3 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered, or used, or land or water used, in whole or in part, for other than the following:

A. Permitted Principal Uses and Structures:

- (1) Passive recreational areas, boardwalks, including recreational shelters and restrooms.
- (2) Biking, hiking, and nature trails (excluding asphalt paved trails in wetlands).
- (3) Non-gasoline powered boating trails.
- (4) Water management facilities, structures and lakes, including lakes with bulkheads or other architectural treatments.
- (5) Roadway crossings and utility crossings as designated on the Master Plan.
- (6) Those activities reasonably necessary to effectuate the Fiddler's Creek Wildlife Habitat Enhancement and Management Plan adopted as mitigation for the United States Corps of Engineers Dredge and Fill Permit No. 78B-0683, as amended.
- (7) Any other conservation and related open space activity or use which is comparable in nature with the foregoing uses and which the Development Services Director determines to be compatible in the Reserve District.

- B. Access to Parcel 110 may be constructed through the Reserve District in Section 19, so as to provide internal access to the facilities thereon. Developer shall utilize upland areas to maximum extent practicable in providing said access through the Reserve District.
- (1) The accessway shall be coordinated with County Development Services Staff, subject to permitting requirements of state and federal agencies.
 - (2) The accessway shall be for purposes of providing vehicular and pedestrian access to the lake and other recreational facilities to be located in Section 29 of Fiddler's Creek.
 - (3) The accessway shall not be considered a road or right-of-way, but shall be treated as a private accessway for the residents of Fiddler's Creek. Therefore, the accessway may be limited in width and materials utilized to minimize environmental impacts.
 - (4) If deemed necessary by the Department Services Director, any Site Development Plan for the accessway may be reviewed by the Environmental Advisory Board ("EAB").

5.4 DEVELOPMENT STANDARDS

- A. Within Fiddler's Creek, with the exception of Section 13 Addition, all structures shall setback a minimum of five feet (5') from Reserve district boundaries and roads, except for pathways, boardwalks and water management structures, which shall have no required setback. Buffers shall be provided around wetlands in Fiddler's Creek Extension, extending at least fifteen feet (15') landward from the edge of wetland preserves in all places and averaging twenty-five feet (25') from the landward edge of wetlands.
- B. Lighting facilities shall be arranged in a manner which will protect roadways and residential properties from direct glare or unreasonable interference.
- C. Maximum height of structures - Twenty-five feet (25').
- D. Minimum distance between principal structures -Ten feet (10').
- E. Minimum distance between accessory structures - Five feet (5').
- F. Minimum floor area - None required.
- G. Minimum lot or parcel area - None required.
- H. Standards for parking, landscaping, signs and other land uses where such standards are not specified herein or within adopted Fiddler's Creek design guidelines and standards, are to be in accordance with the Collier County Land Development Code in effect at the time of Site Plan approval. Unless otherwise indicated, required yards, heights, and floor area standards apply to principal structures.

5.5 RESERVE DISTRICT CONSERVATION EASEMENT

A non-exclusive conservation easement will be established pursuant to the Fiddler's Creek Wildlife Habitat Enhancement and Management Plan and Collier County Land Development Code Section 3.2.8.4.7.3, to the extent such section does not conflict with said Management Plan requirements. For the Fiddler's Creek Addition, the non-exclusive easement shall comply with Collier County Land Development Code Section 3.2.8.4.7.3, without qualification.

SECTION VI
BUSINESS (MAP DESIGNATION "BUSINESS")
UNIT 30, UNIT 24, AND JOHNS STEVENS CREEK
DEVELOPMENT AREAS

6.1 PURPOSE

The purpose of this Section is to indicate the development plan land regulations for the areas designated on Exhibit "A" and "FC-A1" as Business.

6.2 USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

A. Permitted Principal Uses and Structures:

- (1) Antique shops; appliance stores; art studios; art supply shops; automobile parts stores; automobile service stations without repairs; and awning shops.
- (2) Bakery shops; bait and tackle shops; banks and financial institutions; barber and beauty shops; bath supply stores; bicycle sales and services; blueprint shops; bookbinders; book stores; and business machine services.
- (3) Carpet and floor covering sales - which may include storage and installation; churches and other places of worship; clothing stores; cocktail lounges; commercial recreation uses - indoor; commercial schools; confectionery and candy stores.
- (4) Delicatessens; department stores; drug stores; dry cleaning shops; dry goods stores; and drapery shops.
- (5) Dwelling units, multi-family
- ~~(5)~~ (6) Electrical supply stores; equipment rentals including lawn mowers and power saws.
- ~~(6)~~ (7) Fish market - retail only; florist shops; fraternal and social clubs; funeral homes; furniture stores; and furrier shops.
- ~~(7)~~ (8) Garden supply stores, outside display in side and rear yards; gift shops; glass and mirror sales -including storage and installation; and gourmet shops.
- ~~(8)~~ (9) Hardware stores; hat cleaning and blocking; health food stores; homes for the aged; hospitals and hospices.

~~(9)~~(10) Ice cream stores.

~~(10)~~(11) Jewelry stores.

~~(11)~~(12) Laundries - self -service only; leather goods; legitimate theaters; liquor stores; and locksmiths.

~~(12)~~(13) Markets - food; markets - meat, medical offices and clinics; millinery shops; motion picture theaters; museums; and music stores.

~~(13)~~(14) Office - general; and office supply stores.

~~(14)~~(15) Paint and wallpaper stores; pet shops; pet supply shops; photographic equipment stores; pottery stores; printing; publishing and mimeograph service shops; private clubs; and professional offices.

(16) Radio and television sales and services; research and design labs; rest homes; restaurants -including drive-in or fast food restaurants.

~~(15)~~(17) Self-storage (indoor)

~~(16)~~(18) Shoe repair, shoe stores; shopping centers; souvenir stores; stationery stores; supermarkets and sanitoriums.

~~(17)~~(19) Tailor shops; tile sales - ceramic tiles; tobacco shops; toy shops; and tropical fish stores.

~~(18)~~(20) Upholstery shops.

~~(19)~~(21) Variety stores; veterinarian offices and clinics -no outside kennels.

~~(20)~~(22) Watch and precision instrument repair shops.

~~(21)~~(23) Car wash.

~~(22)~~(24) Any other commercial use or professional service which is comparable in nature with the foregoing uses and which the Development Services Director determines to be compatible in the district.

~~(23)~~(25) Group Care Facilities (Category I and II); Care Units; Family Care Units; Adult Congregate Living Facilities in Fiddler's Creek only, subject to Section 6.9 hereof.

B. Permitted Accessory Uses and Structures: Accessory uses and structures customarily associated with the uses permitted in this district.

- C. Prohibited Uses and Structures: Any use or structure not specifically allowed by reasonable implication permitted herein is prohibited.

6.3 DEVELOPMENT STANDARDS

- A. Minimum Lot Area: Ten thousand (10,000) square feet.
- B. Minimum Lot Width: One hundred (100) feet.
- C. Minimum Yard Requirements:
 - (1) Front yard -Twenty-five (25) feet.
 - (2) Side yard - None, or a minimum of five (5) feet unobstructed passage from front to rear yard.
 - (3) Rear yard - Twenty-five (25) feet.
- D. Maximum Height: Fifty (50) feet within Fiddler's Creek, and forty (40) feet elsewhere.
- E. Minimum Floor Area of Structures: One thousand (1,000) square feet per building on the ground floor.
- F. Distance Between Structures: Same as for side yard setback.

6.4 SIGNS

As permitted or required by the Land Development Code in effect at the time the permit is required.

6.5 MINIMUM OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS

As required by the Land Development Code in effect at the time a permit is requested.

6.6 MERCHANDISE STORAGE AND DISPLAY

Unless specifically permitted for a given use, outside storage or display of merchandise is prohibited.

6.7 MINIMUM LANDSCAPE REQUIREMENTS

As required by the Land Development Code in effect at the time a permit is requested.

6.8 FIDDLER'S CREEK BUSINESS INTENSITY

A maximum of ~~33.655~~ acres and a maximum of 325,000 square feet of gross floor area shall be used for the purposes set forth in Section VI in the Fiddler's Creek development.

6.9 FIDDLER'S CREEK DEVELOPMENT STANDARDS FOR ACLF

Fiddler's Creek Development Standards for Adult Congregate Living Facilities (ACLF) Development Standards for use 23 as set forth in Section 6.2A hereof shall be as set forth in Section 3 with regard to multi-family dwelling development and not as set forth in Section 6.3 hereof. The limitations of Section 3.7 shall also apply. For every acre of Business designated property dedicated to ACLF or other group care use; the allowed square footage will be reduced by 10,000 square feet.

SECTION VI A
ISLE OF CAPRI COMMERCIAL DEVELOPMENT AREA

6A.1 PURPOSE

The purpose of this Section is to indicate the development plan and regulations for the Isle of Capri business area in relation to the uses and structures. No building or structure or part thereof shall be erected, altered or used or land or water used in whole or in part for other than the following:

- A. Permitted Principal Uses and Structures:
 - (1) One 150 room hotel/motel. Maximum four stories in height.
 - (2) Restaurants - not including fast food or drive-in restaurants provided however, there shall be no prohibition of a drive-in as an accessory to a full service restaurant (see Section 8.11 of the Zoning Ordinance 82-2).
- B. Permitted Accessory Uses and Structures: Accessory uses and structures customarily associated with the uses permitted in this district.
- C. Prohibited Uses and Structures: Any use or structure not specifically allowed by reasonable implication permitted herein is prohibited.

6A.2 DEVELOPMENT STANDARDS

- A. Minimum Lot Area: Ten thousand (10,000) square feet.
- B. Minimum Lot Width: One hundred (100) feet.
- C. Minimum Yard Requirements:
 - (1) Setback from S.R. 951 and the Isle of Capri Road -Fifty (50) feet.
 - (2) Setback from perimeter development line -Ten (10) feet.
 - (3) Setbacks from fractionalized tracts, if any-Twenty-five (25) feet.
- D. Maximum Height - Four (4) stories.
- E. Minimum floor area of structures - One thousand (1,000) square feet per building on the ground floor.
- F. Distance between structures on the same development tract -Twenty (20) feet.

6A.3 SIGNS

As permitted or required by the Land Development Code in effect at the time a permit is required.

6A.4 MINIMUM OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS

As required by the Land Development Code in effect at the time a permit is requested.

6A.5 MERCHANDISE STORAGE

Unless specifically permitted for a given use, outside storage or display of merchandise is prohibited.

6A.6 MINIMUM LANDSCAPE REQUIREMENTS

As required by the Land Development Code in effect at the time a permit is requested.

6A.7 UTILITY SITE BUFFERING

The utility site in the northwest corner of this tract shall be buffered in accordance with Section 8.37 of the Zoning Ordinance 82-2. This buffering shall be placed on all sides of the utility site, with the exception of the northern edge, where the preserve area will act as a buffer.

SECTION VI B
ISLE OF CAPRI COMMERCIAL DEVELOPMENT AREA
STIPULATIONS AND COMMITMENTS

6B.1 PURPOSE

The purpose of this Section is to indicate the stipulations and commitments which were placed upon this particular tract as a result of the 1988 P.U.D. amendment procedure. The stipulations and commitments contained in this Section are in addition to those contained in Sections 11 and 12 of this document. Where two or more stipulations or commitments are contained in this document, the more restrictive stipulation or commitment shall apply.

6B.2 ENVIRONMENTAL CONSIDERATIONS

- A. Petitioner shall be subject to Ordinance 75-21 (or the tree/vegetation removal ordinance in existence at the time of permitting), requiring the acquisition of a tree removal permit prior to any land clearing. A site clearing plan shall be submitted to the Natural Resources Management Department and the Community Development Division for their review and approval prior to any substantial work of the site. This plan may be submitted in phases to coincide with the development schedule. The site clearing plan shall clearly depict how the final site layout incorporates retained native vegetation to the maximum extent possible and how roads, buildings, lakes, parking lots, and other facilities have been oriented to accommodate this goal.
- B. Native species shall be utilized, where available, to the maximum extent possible in the site landscaping design. A landscaping plan will be submitted to the Natural Resources Management Department and the Community Development Division for their review and approval. This plan will depict the incorporation of native species and their mix with other species, if any. The goal of site landscaping shall be the re-creation of native vegetation and habitat characteristics lost on the site during construction or due to past activities.
- C. All exotic plants as defined in the County Code shall be removed during each phase of construction from development areas, open space areas, and preserve areas. Following site development, a maintenance program shall be implemented to prevent reinvasion of the site by such exotic species. This plan, which will describe control techniques and inspection intervals, shall be filed with and approved by the Natural Resources Management Department and the Community Development Division.
- D. If during the course of site clearing, excavation, or other constructional activities, and archaeological or historical site, artifact, or other indicator is discovered, all development at that location shall be immediately stopped and the Natural Resources Management Department notified. Development will be suspended for a sufficient length of time to enable the Natural Resources Management Department or a designated consultant to assess the find and determine the proper course of action in regard to its salvageability. The Natural Resources Management Department will respond to any such notification in a timely and efficient manner so as to provide only a minimal interruption to any

constructional activities.

- E. The petitioner shall submit project designs that will minimize the destruction of native habitats. The investigation of possible habitat saving designs should include, but not be limited to: 1) increasing the number of stories of the proposed hotel to reduce the amount of area necessary to the building (presumably the number of hotel units will remain the same; 2) reducing the amount of parking area, and 3) modifying drainage plans.
- F. Certain native plant species that must be removed to accommodate structures shall be, where feasible, transplanted to suitable habitat areas within the project. These plants shall include, but not be limited to tillandsioid epiphytes and epiphytic members of the family Orchidaceae, and the species that are listed in the edition of the Florida Game and Fresh Water Fish Commission's publication "Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida" that is current at the time of land clearing. The petitioner is specifically encouraged to preserve and/or transplant into compatible habitats large oak trees that contain protected epiphytes, and native hammock communities.
- G. Final alignment and configurations of water management structures shall be subject to minor field adjustments to minimize habitat destruction. Prior to construction, areas subject to alterations must be flagged by the petitioner; the alignment/configurations shall be subject to the review and approval of the Natural Resources Management Department.
- H. All preserve areas as designated on the Master Plan must be flagged by the petitioner prior to any construction in the abutting area, and habitat preserve boundaries will be subject to the review and approval of the Natural Resources Management Department.
- I. Any proposed construction of docking facilities and/or related structures shall be subject to the review and approval of the NRMD and EAC as part of the review process with all concerned regulatory agencies.
- J. All the Stipulations of the original Marco Shores PUD shall be included.
- K. All mangrove trimming shall be subject to review and approval by the NRMD. The goal of any approved trimming shall be to maintain the biological, ecological integrity of the mangrove system.
- L. The final Water Management Plan shall be designed so that the water inputs into the authentic Florida water and the aquatic preserve shall be kept to an absolute minimum, and the need for testing will be considered at the time the Preliminary Drainage Plan is submitted.

6B.3 WATER MANAGEMENT CONSIDERATIONS

- A. Detailed site drainage plans shall be submitted to the County Engineer for review. No construction permits shall be issued unless and until approval of the proposed construction in accordance with the submitted plans is granted by the County Engineer.

- B. Water management criteria and design shall be in accordance with the so-called "Settlement Agreement" between Deltona Corporation and the State of Florida.
- C. Petitioner shall provide written authorization from Lee County Electric Cooperative, Inc. to use the powerline easement for drainage retention purposes.
- D. No building permits will be issued until the petitioner can demonstrate that an adequate water supply is available to this project, either from the County or from the Deltona Corporation while maintaining acceptable water service to the Isles of Capri.

6B.4 TRAFFIC

- A. Construction of the hotel and restaurant may not commence until S.R 951 is four-laned.
- B. Site development work will be allowed provided that the petitioner agrees to any traffic operation measures required by the County Engineer.

6B.5 UTILITIES

- A. All utilities stipulations contained in County Ordinance No. 84-42 for Petition R-84- 7C shall not be amended or modified by the Ordinance approving PDA-87-1C.
- B. In the Purpose of Requested PUD Modification, Impact of the Development, Utilities Explanation, the statement is made that potable water for the Isles of Capri development area is proposed to be provided by the County (County Water-Sewer District). No guarantee of commitment can be made by the District that potable water will be available to serve the proposed uses in the development area until:
 - (1) Water of adequate volume and pressure is determined to be available to the project site.
 - (2) Construction documents for the proposed project are submitted and approved by the Utilities Division.
 - (3) All necessary County and State construction permits are obtained.
 - (4) An application for water service is approved by the Utilities Division.
 - (5) All system development and connection charges and fees are paid.
- C. The development of this site shall be in compliance with the stipulations contained in the Utilities memorandum dated January 9, 1987.

6B.6 ENGINEERING

- A. The Master Site Plan shows parking and retention areas within the Lee County Electric

easement. Prior to construction of any facilities within this easement, written permission from Lee County Electric shall be obtained.

- B. The original PUD stated that this site could be developed until the completion of S.R. 951, this site should not be developed until S.R. 951 is four-laned as originally stipulated.
- C. Any access off Isles of Capri Road shall be in accordance with Ordinance 82-91 including left and right turn lanes if required by said Ordinance.

6B.7 LETTER OF COMMITMENT

Exhibit "E" (attached) is a letter dated May S, 1988; from Robert B. Leeber, President of R&L Development of Marco, Inc. to William Hanley, President of the Isles of Capri Civic Association, committing not to do site clearing or filling prior to the completion of the four- laning of S.R. 951.

SECTION VII
GOLF COURSE AND CLUB CENTER
FIDDLER'S CREEK DEVELOPMENT AREA

7.1 PURPOSE

The purpose of this Section is to indicate the development plan land regulations for the areas designated on Exhibits "A" and "FC-A1" as Golf Course and Club Center.

7.2 PERMITTED USES AND STRUCTURES

A. Permitted Principal Uses and Structures:

- (1) Golf courses and golf club facilities, including temporary golf clubhouses.
- (2) Tennis clubs, health spas, and other recreational clubs.
- (3) Project information and sales centers.
- (4) Community Center facilities, including multiple use buildings for the community, active and passive indoor and outdoor recreational facilities, and boat launching and storage areas.
- (5) Community and golf course maintenance areas, maintenance buildings, essential services, irrigation water and effluent storage tanks and ponds, water and wastewater treatment facilities, utilities pumping facilities and pump buildings, utility and maintenance staff offices.
- (6) Open space and recreational uses and structures.
- (7) Pro shop, practice driving range and other customary accessory uses of golf courses, or other permitted recreational facilities.
- (8) Small commercial establishments customarily associated with the principal uses or community center, including gift shops, postal services, barber and beauty shops, ice cream parlor, dry cleaning store (pick-up and delivery only), golf and tennis equipment sales, restaurants, cocktail lounges, and similar uses, intended to exclusively serve patrons of the golf club, tennis center, community center, or other permitted recreational facilities.
- (9) Shuffleboard courts, tennis courts, swimming pools, and other types of facilities intended for outdoor recreation.
- (10) Signs as permitted by the Land Development Code in effect at the time a permit is requested.

- (11) Golf cart barns, restrooms, shelters, snack bars, and golf maintenance yards.
- (12) Part time day care facilities.
- (13) Any other principal use which is compatible in nature with the foregoing uses and which is determined to be compatible with this district by the Development Services Director.

7.3 DEVELOPMENT STANDARDS

- A. Principal structures shall be setback a minimum of twenty feet (20') from district boundaries and roads, and fifty feet (50') from all residential tracts.
- B. Accessory structures shall be setback a minimum of ten feet (10') from district boundaries and roads, and twenty feet (20') from residential tracts.
- C. Lighting facilities shall be arranged in a manner which will protect roadways and residential properties from direct glare or unreasonable interference.
- D. Maximum height of structures - Sixty feet (60').
- E. Minimum distance between principal or accessory structures which are a part of an architecturally unified grouping - Ten feet (10').
- F. Minimum distance between all other principal structures -Twenty feet (20').
- G. Minimum distance between all other accessory structures -Ten feet (10').
- H. Minimum floor area - None required.
- I. Minimum lot or parcel area- None required.
- J. Standards for parking, landscaping, signs and other land uses where such standards are not specified herein or within adopted Fiddler's Creek design guidelines and standards, are to be in accordance with Collier County Land Development Code in effect at the time of Site Development Plan Approval. Unless otherwise indicated, required yards, heights, and floor area standards apply to principal structures.

SECTION VIII
PARKS (MAP DESIGNATION "PARK")
UNIT 30, UNIT 24, BARFIELD BAY ME,
HORR'S ISLAND, AND
SECTION 29 OF THE FIDDLER'S CREEK ADDITION
DEVELOPMENT AREAS

8.1 PURPOSE

The purpose of this Section is to indicate the development plan land regulations for the areas designated on Exhibits "A" and "FC-A1" as Parks.

8.2 USES AND STRUCTURES

No building or structure or part thereof, shall be erected, altered, or used, or land used, in whole or in part for other than the following:

A. Permitted Principal Uses and Structures:

- (1) Parks and playgrounds.
- (2) Biking, hiking, and nature trails.
- (3) Nature preserves and wildlife sanctuaries.
- (4) Any other open space activity which is comparable in nature with the foregoing uses and which the Development Services Director determines to be compatible in the district.

B. Permitted Accessory Uses and Structures: Accessory uses and structures customarily associated with the principal uses.

- (1) Customary accessory uses of recreational facilities.

8.3 DEVELOPMENT STANDARDS

A. Minimum Lot Area: 2½ acres.

B. Minimum Lot Width: 150 feet.

C. Yard Requirements for Structures:

- (1) Front Yard: Fifty feet (50')
- (2) Side Yard Thirty feet (30')

(3) Rear Yard Fifty feet (50')

D. Maximum Height of Structures: Thirty-five feet (35').

E. There shall be no minimum acreage or Lot width for parks within Fiddler's Creek, so that Sections 8.3A and 8.3B are not applicable to Fiddler's Creek. Within Fiddler's Creek, 8.3C shall apply only where property line abuts residential property or external PUD boundaries. In addition, there shall be a Zero (0') feet setback required from waterbodies for such structures.

8.4 PURPOSE

The purpose of this Section is to establish development regulations applicable to Section 29 of the Fiddler's Creek Addition, particularly Tract 110, the adjoining lake and the adjoining reserve area.

8.5 USES PERMITTED

The uses on Section 29 are limited to the following:

- A. Uses set forth in Reserve Areas as set forth in Section 5.1.1 of this PUD;
- B. Passive recreation, nature trails, picnic facilities, gazebo and other similar uses;
- C. Biking, hiking and nature trails;
- D. Launching and storage facilities for watercraft
- E. Active recreational activities;
- F. Agricultural, including nursery;
- G. Any other conservation, recreation, or related open space activity or use which is comparable in nature with the foregoing uses which in turn would be compatible.

SECTION IX
"UTILITY" "ELECTRIC"
UNIT 30, UNIT 24 DEVELOPMENT AREAS

9.1 PURPOSE

The purpose of this Section is to indicate the development plan land regulations for the areas designated on Exhibits "A" and "FC-A1" as "Utility" "Electric".

9.2 ESSENTIAL SERVICES

Essential services are hereby defined as services designed and operated to provide water, sewer, gas, telephone, electricity, cable television or communications to the general public by providers which have been approved and authorized according to laws having appropriate jurisdiction. Permitted uses would include potable and irrigation water lines, sewer lines, gas lines, telephone lines, cable television, electric transmission and distribution lines, substations, lift stations, pump stations, utility plants and similar installations necessary for the performance of these services.

Essential services shall not be deemed to include the erection of structures for commercial activities such as sales or the collection of bills.

The utility site in the southeastern corner of Unit 30 development shall be used as a utility plant site for sewer or water system utilities and/or distribution and storage facilities for treated effluent.

The utility site in Unit 24 shall be used as a site for a potable water treatment plant. Storage and supply facilities related to gas utility systems and a site for any minor transmission related pumping stations and such for any essential utilities.

SECTION X
MARINA
GOODLAND MARINA DEVELOPMENT AREA

10.1 PURPOSE

The purpose of this Section is to indicate the development plan land regulations for the Goodland Marina Development Area.

10.2 USES AND STRUCTURES

No building or part thereof shall be erected, altered or used or land used in whole or in part for other than the following:

A. Permitted Principal Uses and Structures:

- (1) Boat docking facilities.
- (2) Facilities necessary for and associated with trailer launched recreational boating.
- (3) Dry boat storage areas and structures.
- (4) Structures to provide for the following facilities: attendant's office, attendant's living quarters, bait and tackle shop, and maintenance facilities.
- (5) Any other open space activity which is comparable in nature with the foregoing and which the Development Services Director determines to be compatible in the district.

B. Permitted Accessory Uses and Structures:

Accessory uses and structures customarily associated with the principal uses.

- (1) Customary accessory uses of marina and recreational facilities.

10.3 DEVELOPMENT STANDARDS

- A. Minimum Lot Area: Goodland Marina area to be operated as one entity and not to be subdivided.
- B. Minimum Lot Width: Not applicable.
- C. Yard Requirements for Structures:
- (1) Setback from east property line: Forty (40) feet.

(2) Setback from other property lines: Zero (0).

D. Maximum Height of Structures: Thirty-five (35) feet.

10.4 FLOOD ELEVATION REQUIREMENTS

Flood elevation requirements in order to comply with the minimum flood elevation requirements, the maximum height of a structure shall be measured from the minimum base flood elevation required by the flood damage protection ordinance.

10.5 SIGNS

As permitted or required by the Land Development Code in effect at the time a permit is requested.

10.6 MINIMUM OFF-STREET PARKING REQUIREMENTS

As required by the Land Development Code in effect at the time a permit is requested.

10.7 MINIMUM LANDSCAPE REQUIREMENTS

As required by the Land Development Code in effect at the time a permit is requested.

SECTION XI

DEVELOPMENT STANDARDS

11.1 PURPOSE

The purpose of this Section is to set forth the standards for the development of the project.

11.2 GENERAL

The facilities shall be constructed in accordance with the final development plan and all applicable state and local laws, codes and requirements. Except where specifically noted or stated herein, the standards and specifications of the current official County Subdivision Regulations shall apply to this project.

11.3 MASTER PLAN

- A. Exhibits "A", and "FC-A1" Master Plans, illustrate the proposed development.
- B. The design criteria and design illustrated on Exhibits "A", and "FC-A1" and stated herein shall be understood as flexible so that the final development may best satisfy the project, the neighborhood and general local environment. Minor site alterations may be permitted subject to planning staff and administrative approval.
- C. All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all service utilities and all areas in the project.
- D. To protect the integrity of the multi-family residential neighborhood, internal roads within the multi-family development tracts will be private. All other roads as shown on the Exhibit "A" development plans of Unit 24 and John Stevens Creek will be public. It is intended that the major road system within Fiddler's Creek will be developed and maintained by the Fiddler's Creek Community Development District. Developer may, at its option, develop any roadway within Fiddler's Creek as a private road. Those portions of the roads depicted on the development plan of Barfield Bay Multi-family and Hon's Island that lie within the security entrance adjacent to S.R. 951 shall be private roads. The other roads in the Barfield Bay Multi-family area will be public roads.

11.4 PROJECT DEVELOPMENT AND RECREATION FACILITIES

The proposed development is illustrated in Exhibits "A" and "FC-A1". (for Fiddler's Creek). The proposed construction shall comply with all standards set forth and the resulting complete project shall adequately serve its occupants and members and will not cause a general public problem. Such measures as the construction of streets, screens, signs, landscaping, erosion control and other similar-in-function facilities shall be taken to accomplish the above set forth objectives.

Recreation facilities shown on Exhibit "A" and "FC-A1" (for Fiddler's Creek) development plan

shall be provided and completed in timing with the adjacent residential units. The Mariott golf course in Fiddler's Creek has been constructed by a resort hotel corporation. This course will be primarily for the recreational use of their guests. Secondly, residents of the Fiddler's Creek area will have access to this course on an as space is available basis, and the public may have access on a similar basis. The remaining golf courses in Fiddler's Creek ~~shall~~may be constructed when feasible to serve the surrounding residential units. The remaining golf courses and community center (including tennis facilities) shall be privately owned facilities and constructed on the designated site in conformance with the development needs of the project.

Neighborhood parks, bicycle paths, and other community recreation facilities shall be constructed and completed in conformance with the general development schedule of the project.

Those facilities scheduled for donation to the County as part of the development plan are community facility sites, school sites, neighborhood park sites. Those facilities within Fiddler's Creek scheduled for donation to the County are two community facility sites.

Neighborhood park sites within Fiddler's Creek will be dedicated to the homeowners association or the Community Development District upon their completion in conformance with the developer's progressive development schedule of the project. A community facility site will be dedicated to the East Naples Fire Control District in Unit 27. In Fiddlers Creek, a site will be dedicated for a library and another site will be dedicated for fire station, EMS, and other public purposes. Deltona previously dedicated school sites within Fiddler's Creek to the Collier County School Board. Subsequently, the Collier County School Board has agreed to trade at least two of said sites to the developer for other needed sites in Collier County. The community facility sites in Fiddler's Creek will be dedicated to the County upon request.

11.5 CLEARING, GRADING, EARTHWORK, AND SITE DRAINAGE

All clearing, grading, earthwork and site drainage work shall be performed in accordance with the applicable state and local codes as modified in this document and by the Fill Agreement dated April 4, 1995, between Collier County and the Developer.

The Settlement Agreement and the conceptual drainage plans submitted with this application along with the recommendations of the various review committees will be used as a guide to the final development of the drainage and road systems within the various development areas.

Pursuant to the Agreement between the Developer and Collier County dated April 4, 1995, land clearing, excavation, and filling may occur within Fiddler's Creek prior to platting, site development plan approval, or building permit issuance.

The Fiddler's Creek Addition was not covered by the Settlement Agreement or the Fill Agreement. The Fiddler's Creek Addition shall be governed by the provisions of the Land Development Code, except as modified herein, without reference to the Settlement Agreement or Fill Agreement.

11.6 STREET CONSTRUCTION

All public street design and construction shall meet the Collier County standards that are in effect at the time of the approval of this ordinance, except as otherwise specified herein with regard to Fiddler's Creek. Certain streets have been proposed for development in Fiddler's Creek which will be constructed pursuant to right-of-way cross-section depicted on Exhibit "FC-F". The drainage system for these streets will be subject to the approval of the County Engineering Department in conformance with the conceptual drainage plans and provision and requirements of other sections of this document.

11.7 EASEMENTS FOR UNDERGROUND UTILITIES

Easements for underground utilities such as power, telephone, cable television, wastewater collection and transport, water distribution lines and other similar utilities necessary for the service of the project shall be located as required and granted for those purposes. Clearing of the easements for installation of underground utilities shall be selective so as to protect the maximum number of trees and natural vegetation.

11.8 WASTEWATER COLLECTION, TRANSPORT AND DISPOSAL

See 12.4 of Section XII.

11.9 WATER SYSTEM

See 12.4 of Section XII.

11.10 SOLID WASTE DISPOSAL

Arrangements and agreements shall be made with the approved solid waste disposal service to provide for solid waste collection service to all areas of the project.

11.11 OTHER UTILITIES

Telephone power, and cable television service shall be made available to all residential areas. Such utility lines shall be installed underground with the exception of the primary electric service as described in 11.7 above.

11.12 TRAFFIC SIGNAL

See 12.6 of Section XII.

11.13 FLOOD ELEVATION REQUIREMENTS

In order to comply with the minimum flood elevation requirements, the maximum height of a structure shall be measured from the minimum base flood elevation required by The Collier County Building Construction Administrative Code.

11.14 ARCHITECTURAL REVIEW

All buildings constructed within the development areas must comply with the architectural review standards which shall be specified by the recorded covenants, deed restrictions and development documents.

11.15 SIGNS

All signs shall be in accordance with the appropriate Collier County Ordinances, except as set forth for Fiddler's Creek in Section 11.22 hereof.

11.16 LANDSCAPING FOR OFF-STREET PARKING AREAS

All landscaping for off-street parking areas shall be in accordance with the appropriate Collier County Ordinances.

11.17 WATER MANAGEMENT

Detailed site drainage plans shall be submitted to the County Engineer for review. No construction permits shall be issued unless and until approval of the proposed construction in accordance with the submitted plans is granted by the County Engineer, except to the extent permitted by the Fill Agreement described in Section 11.5 hereof.

A. FIDDLER'S CREEK SECTION 13

The following standards and stipulations shall apply to Section 13 of the Fiddler's Creek portion of the PUD:

1. The perimeter berm for Section 13 shall meet Land Development Code requirements as to setbacks from the property line.
2. Provisions for Section 13 to accept or pass through existing flows from culverts SIS-001-SO 150 and 180 under U.S. 41 shall be addressed by one or more of the following methods:
 - a) Routing west along north line of Section 13 connecting to U.S. 41 outfall Swale No. 1.
 - b) Routing south along east side of Section 13, and further south connecting to Fiddler's Creek spreader facility.
 - c) Routing through project's internal water management system.

All of the above are subject to permitting by South Florida Water Management District (SFWMD).

3. Within six (6) months of approval of the rezone of Section 13, Developer shall grant a "temporary" easement to accommodate the construction of U.S. 41 outfall

Swale No. 1 along the west and north sides of Section 13, the profile of which shall not exceed that set forth in the construction plans therefor, as revised May 1992. Developer shall grant permanent easements as part of the platting process for properties adjacent to the temporary easement, and shall have the ability to change the boundaries of the easement, and the profile of the drainage swale during said platting process, provided minimum flows are maintained.

- 4 Any other drainage easements required in Section 13 for the conveyance of off-site flows shall be dedicated and recorded within one (1) year of the approval of the rezone of Section 13, pursuant to the process set forth in 3 above.

B. FIDDLER'S CREEK SECTIONS 18 AND 19

The following standards and stipulations shall apply to Sections 18 and 19 of the Fiddler's Creek portion of the PUD:

1. Any perimeter berm for Sections 18 and 19 shall meet Land Development Code requirements as to setbacks from property line.
2. The developer shall provide for a water management easement along the east sides of Sections 18 and 19 to pass through existing flows from culverts SIS-00-S0220 and SIS-00-S0110 to assist the County in managing drainage on the U.S. 41 corridor and to attempt to re-establish historical flow patterns. The following shall apply to such an easement:
 - a. The temporary easement shall not exceed eighty-five feet (85') in width.
 - b. County shall be responsible for all permitting regarding said easement and constructing any needed outfall structures if the County desires to build the facilities prior to the development of Sections 18 and 19.
 - c. The above is subject to permitting by South Florida Water Management District ("SFWMD").
3. Within 6 months of the acquisition of Sections 18 and 19, Developer shall grant to Collier County an eighty-five foot (85') "temporary" easement to accommodate the construction of a drainage easement along the east side of Sections 18 and 19. Developer shall grant permanent easements as part of the platting process for properties adjacent to the temporary easement and shall have the ability to change the boundaries of the easement and profile of the drainage swale during said platting process, provided minimum flows are maintained.
4. The purpose of the Easement set forth above is to provide for acceptance of the flows from north of U.S. 41 which historically would have sheet-flowed across Sections 18 and 19.

5. Any temporary outfall constructed by the County may be removed by Developer if the flows accommodated by water said outfall are routed into the Fiddler's Creek spreader swale system.

C. FIDDLER'S CREEK ADDITION OF 168 ACRES

The following standards and stipulations shall apply to the 168-acre addition to the Fiddler's Creek portion of the PUD: Provisions for the 168-acre addition to accept or pass through existing flows from the existing canals which convey flow from the North and West, shall be addressed by one or more of the following methods:

- a. Continued use of the existing easements provided to Collier County for pass through of existing flows until such time that alternative easements could be provided.
- b. Rerouting of the existing flows through the internal lake system to be developed within Fiddler's Creek. The existing easements (a. above) shall then be replaced with a permanent easement not exceeding 85' in width encompassing the rerouted flows.
- c. The above methods are subject to permitting by South Florida Water Management District ("SFWMD").

Developer shall grant permanent easements as part of the platting process and shall have the ability to change the boundaries of the easements and profiles of the drainage swales during said platting process, provided minimum flows are maintained. The Developer shall be responsible for all permitting and construction costs for any new easements and drainage swales.

11.18 POLLING PLACES

Community facility sites have been provided throughout the major development areas to provide for this facility. If no appropriate county facilities are available, rooms will be provided within a building or buildings designated by the Developer and approved by the Collier County Supervisor of Elections of the purpose of permitting residents to vote during all elections. The number and location of needed rooms within such building or buildings will be determined by Collier County Supervisor of Elections.

11.19 GENERAL LANDSCAPE DEVELOPMENT CONCEPT

The development of all tracts shall be subject to the then current County regulations concerning landscaping.

Special provisions for the possible preservation of selected vegetation are provided in the stipulations relating to Hon's Island, Barfield Bay and John Stevens Creek development areas. Special procedures are anticipated to provide for the maximum possible preservation of native vegetation in these areas.

A. Preservation and Reservation Areas:

Approximately 15,000 acres of valuable wetlands and other preservation areas have been deeded to the State of Florida in conjunction with the Settlement Agreement referred to elsewhere in this document. In addition to these areas, approximately 756.4 acres of additional land is set aside in Fiddler's Creek as depicted on Exhibit "FC-A1", and as regulated by Section V hereof. Other than incorporation into the approved drainage design or as allowed by permits or by this PUD, these areas will be left untouched, with the exception of the required removal of exotic vegetation, and deeded to the homeowners association or approved entity upon platting of these specific areas.

11.20 MAINTENANCE FACILITIES

A. Unit 24 and Fiddler's Creek

Developer may create a community development district for Fiddler's Creek. If such a district is created it will comply with the following requirements.

If the Fiddler's Creek Developer creates a community development district ("The Fiddler's Creek Community Development District") pursuant to Chapter 190, Florida Statutes, the property in Unit 30 owned by Developer may be included within the Fiddler's Creek Community Development District.

The Fiddler's Creek Community Development District may own and may have the responsibility for operating, maintaining, and as appropriate, improving and expanding the following common areas and facilities:

- (1) Any drainage facilities and rights-of-way (streets and roads) that are not dedicated to the County at the time of platting;
- (2) The water management systems within Fiddler's Creek owned and developed by Developer, including lake and lakeshore maintenance;
- (3) Parks, other than those dedicated to the homeowners association;
- (4) Certain recreational amenities and facilities which are not owned and operated by the Developer, other private interests, the homeowners association. or individual condominium associations;
- (5) Street lighting, and;
- (6) Other allowed facilities and services pursuant to Chapter 190, Florida Statutes.

Chapter 190, Florida Statutes, grants community development districts created thereunder all powers necessary to achieve their purposes, including the power to levy and collect taxes and special assessments, borrow money and issue bonds.

B. Horr's Island and the Horr's Island Entrance Road Within the Barfield Bay Multi-family Area.

A community association (the "Key Marco Community Association") will be set up by deed restriction. The owners of all property on Horr's Island and along the entranceway to Horr's Island will be members of the Key Marco Community Association. Property Owner's will be assessed a monthly maintenance fee to support the work of the Association. The Association will have lien rights to enforce collection of monthly fees.

The Key Marco Community Association will own and will have the responsibility for operating and maintaining the following common areas and facilities:

- (1) The entranceway to Horr's Island, including any security system;
- (2) The roadway from County Road 92 to Horr's Island and all internal streets and roads on Horr's Island, including all drainage facilities that are not the responsibility of individual condominium associations;
- (3) Parks and recreation areas;
- (4) Street lighting;
- (5) The historical preservation site and Indian mounds on Horr's Island, including the public dock and accessway to the Captain Horr House (the Key Marco Community Association may cooperate with local historical societies to maintain and/or restore the Captain Horr house);
- (6) The bridge across Blue Hill Creek to Horr's Island, including maintenance of all required navigational lighting; and
- (7) Such other community areas and facilities which are desired by the residents of Horr's Island but which are not available through local government or private enterprise.

C. Barfield Bay Multi-family, John Stevens Creek, Isle of Capri and Goodland Marina Roads in these areas either already exist and are being maintained by the State or County or they will be dedicated to the County at the time of platting. All common areas and facilities will be the responsibility of the individual condominium associations (Barfield Bay Multi-family and John Stevens Creek) or individual commercial owners and operators (Isle of Capri and Goodland Marina).

11.21 LAND DEVELOPMENT CODE SUBSTITUTIONS FOR FIDDLER'S CREEK

The following Subdivision Regulations from the Land Development Code ("LDC") shall be waived and modified as follows:

- A. Land Development Code §3.2.8.3.17.2 - Sidewalks will be constructed as shown on the roadway cross-sections attached as Exhibit "FC-F". At Developer's option, bikepaths may be substituted for sidewalks and sidewalks shall be optional for roadways with fifty foot (50') right-of-ways and that serve only one tract or parcel.
- B. Land Development Code §3.2.8.4.1 - The access requirements of this Section are waived and connections shall be as shown on the Master Plan.
- C. Land Development Code §3.2.8.4.3 - Block lengths shall be as shown on the Master Plan.
- D. Land Development Code §3.2.8.4.16.5 -Right of way widths shall be as shown on the roadway cross-sections attached as Exhibit "FC-F".
- E. Land Development Code §3.2.8.4.16.6 -The length of dead-end streets or cul-de-sacs shall be as shown on the Master Plan.
- F. Land Development Code §3.2.8.4.16.9 & .10 – The minimum of these sections are waived and the tangents shall be depicted on the Master Plan, except for the Fiddler’s Creek Addition. As to the Fiddler’s Creek Addition, the minimum of these sections may be waived administratively at the time of PSP or development plan submittal with justification based on design speed.
- G. Land Development Code §3.2.8.3.19 - Developer reserves the right, subject to approval of Collier County Transportation Department, to seek substitutes for traffic and street signs within the boundaries of Fiddler's Creek.
- H. Land Development Code §3.5.7. 1 - Excavation setback distances may be reduced by the Collier County Engineering Review upon demonstration by Developer that traffic safety considerations are addressed.
- I. Land Development Code §3.5.7.2 & .3 – Excavation side slopes and depths shall be in accordance with the aforementioned Settlement Agreement, except for the Fiddler’s Creek Addition, which shall be in accordance with Division 3.5 of the Land Development Code.
- J. Land Development Code §3.2.8.4.16.12.d – The pavement surface coarse thickness shall be as shown on roadway cross-sections as Exhibit “FC-F”, except for the Fiddler’s Creek Addition, where the pavement surface course thickness shall be pursuant to Appendix “B” of the Land Development Code.
- K. Collier County Land Development Code provisions requiring platting, site development, plan approval and/or issuance of building permits as preconditions for land clearing, excavation and filling of land within the Fiddler’s Creek PUD portion of the PUD, as amended, shall not apply to those lands which have been previously utilized and cultivated as farm fields. Excavations will conform to the excavation requirements contained in Division 3.5 of the LDC, except as may be provided herein.

11.22 SIGNS IN FIDDLER'S CREEK

Alt signs in Fiddler's Creek shall be in accordance with Division 2.5 of Collier County's Land Development Code, as the same may be in effect at the time of Site Development Plan approval, with the following exceptions:

A. Permanent Community Signage

1. Project Identification Signs - Two ground, wall, or gate project identification signs may be located at each entrance to the development, subject to the following requirements:
 - (a) Such signs shall only contain the name of the development and any symbol or icon identifying the development, and shall not contain any promotional or sales information.
 - (b) Project identification signs shall not exceed sixty (60) square feet excluding mounting surfaces or structures. Where signage is affixed or an integral part of a wall or fence, *the* face of the sign may protrude above the upper edge of the wall or fence, but remain subject to height restrictions.
 - (c) No project identification signs shall exceed the height often feet (10') above the finished ground level of the sign site.
2. Boundary Monument Signage - Project monument signs may be located at or near each boundary of the project on S.R. 951 and U.S. 41, provided that no such sign shall exceed twelve (12) square feet, excluding mounting surfaces or structures, and further providing that all other requirements of Section 11.22.A.1) not in conflict herewith are met.
3. Tract Identification Signs - Each tract containing a different use may have at each entrance or in other approved location an identification sign not more than eight feet (8') in height and thirty-two (32) square feet in area, provided the requirements of Section 11.22.A.1) not in conflict herewith are met.
4. Directional Signs - At each intersection in the development, four (4) square foot directional identification signs are permitted for each separate use being identified for directional purposes. One sign may incorporate all uses being identified, shall maintain a common architectural theme, such sign shall not exceed six feet (6') in height and twenty (20) square feet in area, and shall meet the requirements of Section 11.22.A.1) not in conflict herewith.

B. Temporary or Promotional Signage; These signs are to direct prospective purchasers and identify the various projects being developed.

1. One development announcement sign may be erected on each project street frontage for each tract or parcel, identifying the proposed project or project under construction, subject to the following requirements:
 - (a) There shall be no more than two (2) signs per tract, parcel or project.

- (b) Such signs shall not exceed sixty (60) square feet in area, excluding mounting surfaces or structures. Where such signage is attached or affixed to a wall or fence, the face of the sign may protrude above the upper edge of the wall or fence, but remain subject to height restrictions.
 - (c) No development announcement signs shall exceed ten feet (10') above the finished grade of the sign site.
- 2. Residential Lot Signs - Individual residential lots may be identified by a sign not to exceed two (2) square feet or protrude more than three feet (3') above the finished grade of the lot, provided such sign shall only contain the following information: lot number, name of owner or builder, and telephone number for contact, and shall comply with the requirements of Section 11.22.B.1) not in conflict herewith.
- 3. Residential Construction Lot Signs - During the construction phase on any residential lot, a temporary sign identifying the owner, builder, lot number, and phrase such as “the new home of _____” may be erected, subject to the following requirements:
 - (a) Such signs shall not exceed six (6) square feet in area or protrude more than four feet (4') above the finished grade.
 - (b) Such signs shall meet the requirements of Section 11.22B.1) not in conflict herewith.

SECTION XII
STIPULATIONS AND COMMITMENTS

12.1 STIPULATIONS AND COMMITMENTS - ENVIRONMENTAL ADVISORY BOARD

A. Conditions Recommended by Environmental Advisory Board ("EAB")

- (1) Staff recommends approval for all development areas of Rezone Petition R-84-7C with specific regards to PUD Zoning Classification.
- (2) Staff recommends Conceptual Drainage Approval of the following development areas:
 - (a) Fiddler's Creek
 - (b) Unit 24
 - (c) Goodland Marina
- (3) Resubmission to EAB for Conceptual Drainage approval for the Isle of Capri Business Tract and the unique development areas of Horr's Island, Barfield Bay Multi-family and John Stevens Creek will be required that includes site specific information and coordination of recommendations made by the County Environmentalists in Memorandum dated April 27, 1984 as may be amended and endorsed by EAB.
- (4) Detailed site drainage plans for all development areas shall be submitted to the EAB for review and approval. No construction permits shall be issued unless and until approval of the proposed construction in accordance with the submitted plans is granted by the county Engineer and the Environmental Advisory Board.
- (5) Detailed site drainage plans showing the effectiveness of the golf course lake system and the extent of the water management system, including spreaders, that will be constructed as part of the initial phase shall be submitted to Project Review Services for review. No construction permits shall be issued unless and until approval of the proposed construction in accordance with the submitted plans is granted by Project Review Services.
- (6) Historically, off-site flows have been and continue to be routed through the easterly portion of the proposed development. Should the existing routing of off-site flows be impacted by the initial proposed development, provisions shall be made for re-routing and/or continuing to allow historic off-site flows to pass through the initial phase proposed for development.
- (7) Based on prior commitments, Ordinance 88-26 is to apply except as Section 8

thereof is modified by the approved "Conceptual Drainage Plan, Marco Shores Unit 30", Sheet G-1, dated January 1984, "Typical Lake Section", with respect to lake slopes and depths, and further, the lake setbacks from abutting rights-of-way will not be required provided safety barriers (which may include landscaping with berms) are utilized to the extent that such setbacks are not met, nor will the restoration requirements contained in Subsection F apply. The above does not apply to the Fiddler's Creek Addition, which shall meet the requirements of Division 3.5 of the Land Development Code.

12.2 STIPULATIONS AND COMMITMENTS - ENVIRONMENTAL ADVISORY BOARD ("EAB")

A. Stipulations To Rezoning of Category I Lands: Fiddler's Creek, Unit 24, Isle of Capri, Goodland Marina

(1) Native Vegetation and Habitats

- (a) During development Deltona will fill all areas of Unit 24 under an elevation of six feet and construct the roads, lake, and other water management facilities as proposed on the conceptual plan for both those areas under and over the six-foot contour.
- (b) Following this a vegetation survey of the remaining unaltered areas of Unit 24 will be prepared by Deltona and submitted to the County Environmentalist.
- (c) The County Environmentalist will use the vegetation survey and work with Deltona or the architects hired by future owners of multi-family lots of Unit 24 to arrive at a final building and parking lot layout that would minimize the destruction of remaining undisturbed native vegetation.
- (d) Approximately 15,000 acres of valuable wetlands and other preservation areas have been deeded to the State of Florida in conjunction with the Settlement Agreement referred to elsewhere in this document. In addition to these areas, approximately 693 acres of additional land is set aside in Fiddler's Creek as depicted on Exhibit "FC-A", and as regulated by Section V hereof. Other than incorporation into the approved drainage design or as allowed by permits, these areas will be left untouched, with the exception of the required removal of exotic vegetation, and deeded to the homeowners association or approved entity upon platting of these specific areas.

(2) Archaeological Resources

- (a) The Developer of each of the above described projects will design and implement a plan so that if an archaeological site or artifact is uncovered during site clearing, grading, or excavation, construction in that location will be stopped for a sufficient length of time to give both Developer's

archaeological consultant and/or one selected by the Environmental Section to assess the find and determine whether excavation is necessary.

- (b) The Environmental Section or its selected consultant will respond to such a find in a timely manner so that construction is not unnecessarily delayed.
 - (c) Prior to any work in the Goodland Marina area, the Environmental Section, with the assistance of selected local archeological assistance, will survey the development area to determine the validity of reported sites in that vicinity.
 - (d) If a significant site is discovered, the Environmental Section will coordinate the excavation of the site, consistent with Developer's construction schedule, to remove any significant artifacts.
- (3) Water Resources - Quality
- (a) To ensure sufficient treatment of water runoff from development areas, final water management plans will retain and treat all runoff in development area swales and/or lakes prior to discharge from lakes through spreader waterways.
- (4) Water Resources - Quantity
- (a) Final water management plans, control structure elevations, lake levels, etc., are to replicate, as closely as possible, the seasonal pattern of water discharge as necessary to comply with the applicable requirements of the South Florida Water Management District and the Settlement Agreement, except for the Fiddler's Creek Addition, which shall comply with the applicable requirements of South Florida Water Management District and Collier County.
 - (b) Water will be retained on site during the natural dry season and will be discharged at a rate similar to pre-development conditions during the wet season pursuant to the applicable requirements of the South Florida Water Management District and the Settlement Agreement, except for the Fiddler's Creek Addition, which shall comply with the applicable requirements of South Florida Water Management District and Collier County
- (5) Other
- (a) Native vegetation should be retained and used where possible for ground cover.
 - (b) If feasible species should be transplanted from development sites to border

areas.

- (c) Where transplanting is not feasible, make native species, that would otherwise be destroyed, available for the use of qualified individuals (e.g. the Native Plant Society, Applied Environmental and Engineering Services) in the restoration or enhancement of other Marco Island areas (e.g. County Park sites on Marco including Tigertail Park, other Marco Island development areas).
- (d) Remove all existing exotics on site as described by County Ordinance.
- (e) Follow design considerations as outline in County Environmentalist's memorandum dated May 15, 1984.

B. Stipulations to Rezoning of Category II Lands: Horr's Island, Barfield Bay Multi-Family, John Stevens Creek

(1) Native Vegetation and Habitats

- (a) Final site plans and drainage plans for Category Two Lands shall be designed to minimize the destruction of vegetation classified on Figures 1 and 2 as rare, unique, or endangered.
- (b) The final location of roads buildings, parking areas, water management components, and other facilities shall be carefully chosen to minimize impacts on R.U.E. lands will be mitigated, where possible, by the transplantation of native plants to adjacent undisturbed areas.
- (c) At there areas the loss of R.U.E. lands will be mitigated, where possible, by the transplantation of native plants to adjacent undisturbed areas.
- (d) Figures 3 and 4 depict typical, conceptual site development and drainage plans that reflect these guidelines.
- (e) Prior to construction, the final site plans and drainage plans for development within Category Two Lands shall be reviewed and approved by the EAB to ensure that the final designs meet the goals and comply with the concepts of development as expressed in the County Environmentalist's memorandum dated May 15, 1984.

The following area-specific recommendations further clarify these general comments:

Horr's Island and Barfield Bay Multi-Family Area C

- (f) The majority of Horr's Island (excluding the mangrove areas within the

development limit line) and all of Barfield Bay Multi-Family Area C (Figure 1) are classified as R.U.E. lands because the exact composition and location of the rare, unique, or endangered plant communities contained thereon and the occurrence and distribution of any classified rare, endangered, or threatened species were neither adequately addressed nor mapped in the Army Corps of Engineers Environmental Impact Statement or associated reports.

- (g) A vegetational survey and an analysis of the presence and location of endangered, threatened or rare species is a normal requirement of the County E.I.S. Ordinance. Because the information supplied on the characteristics of the upland areas of Horr's Island was not site-specific, a detailed survey (Including an upland plant community map) of the composition and distribution of upland vegetation and the occurrence of rare, endangered, or threatened species shall be conducted by the applicant in consultation with a qualified South Florida tropical systematic botanist.
- (h) The vegetation survey, which will be utilized in the final site and drainage plans developed for Horr's Island and incorporated into the final EAB review and approval of the site and drainage plans for the area, is required by County Ordinance 77-66 under the terms of Resolution R-82-86.
- (i) It is suggested that the Developer or a third party purchaser, have similar surveys conducted for proposed development sites in other Category Two Lands and incorporated into the design for the final site and drainage plans.
- (j) If the Developer or the third party purchaser declines to have such surveys conducted (Resolution R-82-86 precludes the County from requiring such surveys as a part of the EIS review on Category Two Lands other than Horr's Island), the County Environmental Section (with the assistance of local experts) will undertake these analyses in conjunction with Applied Environmental and Engineering Services, if desired, and incorporate the results into the recommendations regarding the site plan before final approval will be considered.
- (k) All site-specific surveys will be conducted prior to any site alteration.
- (l) Those surveys conducted by the Environmental Section will not delay Developer's timetable.
- (m) Surveys for multi-family lots on Horr's Island may be delayed until future lot owners are ready to develop the site.
- (n) To this extent, the Developer needs only to have surveys conducted on those areas where they will undertake land alteration activities (i.e. roads,

water management facilities).

- (o) Surveys for Developer's activities must however cover enough of the surrounding areas to enable the selection of potentially more suitable locations.

John Steven's Creek and Areas A and B of the Barfield Bay Multi-Family Area.

- (p) The majority of site development construction, clearing, grading, and filling will be concentrated in those areas' disturbed by previous activities and therefore not classified as R.U.E. lands.
- (q) At these sites, R.U.E. lands will be retained as developmental buffers utilizing extant native landscaping, and as an incorporation of natural amenities.
- (r) Land use is not precluded from R.U.E. areas, however, only those activities that will not significantly alter those areas' natural characteristics will be acceptable. Such activities could include bike paths, vita courses, nature trails and other low impact activities.
- (s) Road corridors through R.U.E. areas, and locations where buildings or parking lots extend into these areas because of space limitations, will be carefully selected to ensure minimal loss of habitat and mitigated by the transplantation, where possible, of native vegetation to adjacent, unaltered R.U.E. areas.

(2) Archaeological Resources

- (a) The archaeological survey of Herr's Island to be conducted by Developer's archaeological consultants will classify all sites as significant (those needing to be preserved) and marginal (those where only a recovery dig is necessary prior to site development).
- (b) The results of this survey will be incorporated in the final site and drainage plans for Horr's Island.
- (c) Although not required, a similar survey is strongly recommended for other development sites within Category Two Lands which are classified as R.U.E. for incorporation into final design plans.
- (d) If not conducted by Developer, the Environmental Section, with the assistance of local archaeological groups will conduct a similar survey and include the results in the review and before any approval of the final site and drainage plans for these areas.

- (e) In addition to the pre-development surveys a program will be established allowing assessment of any archaeological sites or artifacts uncovered during site clearing, grading, excavation, or construction.
- (f) In such case, any development activity considered inimical to the integrity of the archeological find will be stopped temporarily to give the Developer, or the County, or the State of Florida archaeological consultant a chance to excavate the find.
- (g) The Environmental Section or its selected consultant will respond to such a find and conduct necessary excavation in a timely manner so that construction is not unnecessarily delayed.

3. Water Resources

- (a) The final water management plans for Category Two Lands shall be designated to minimize the clearing and alteration of land in R.U.E. areas.
- (b) This will be accomplished by designing the water management facilities to direct the majority of runoff from building pads and parking lots to roadside swales.
- (c) Overflow from these swales will be discharged through storm swales and spreaders at the wetland borders, carefully located to take advantage of the existing topography and flow channels and to minimize alteration of R.U.E. areas.
- (d) Conceptual site plans with water management features incorporating these comments are depicted in a generalized scheme in Figure 3, and for a section of Horr's Island in Figure 4.
- (e) The benefits of following such plans include: (i) development along existing topographic gradients will retain natural flow and filtration characteristics; (ii) direction of runoff to roadside swales, located in most cases near the center of existing ridges, will take advantage of the natural capacity of the sand and shell soils to percolate and filter water; (iii) the retention of side-slope R.U.E. areas to buffer development areas from the preserved wetlands will provide further filtration of runoff from the rear of development areas while maintaining the existing natural conditions; and (iv) the water entering the ground and/or adjoining wetlands will be partially or completely treated in the roadside and discharge swales, the wetland spreaders, and by percolation through ridge substrates and filtration through retained native wetland buffer vegetation.
- (f) The ultimate stormwater discharge points for Category Two Lands will be

carefully located in areas most suited for receiving such waters.

- (g) Low quality, semi-impounded wetlands, buffered from productive aquative and wetland areas by distance, topography, or existing roads will be utilized.
- (h) Potential discharge points are indicated on Figure 1.
- (i) In order to minimize the degradation of water quality by the addition of fertilizers, pesticides, and herbicides, the area extent of lawns around the development will be kept to a minimum.
- (j) The Environmental Section recommends a sodded area of no more than five percent (5%) of any structure's area.
- (k) The use of retained and transplanted native cover naturally occurring under existing conditions will be emphasized.
- (l) The final water management plans for all Category Two Lands will be reviewed by EAB to ensure that they integrate native vegetation and existing drainage features and are designed following the concepts stated in the County Environmentalist's May 15, 1984 memorandum depicted in Figures 3 and 4.
- (m) During plan preparation, Developer will work with County staff to arrive at a final product compatible with these general guidelines and the associated conceptual diagrams.
- (n) Where two alternative water management approached exist, that approach which will best serve to minimize alteration of R.U.E. areas will be chosen.

4. Other.

- (a) Native species will be transplanted from development sites to border areas.
- (b) Where transplanting is not feasible, native species, that would otherwise be destroyed, will be made available for the use of qualified individuals (e.g. the Native Plant Society, Applied Environmental and Engineering Services) in the restoration and enhancement of other Marco Island areas (e.g. County Park sites on Marco including Tigertail Park, other Developer development areas).
- (c) Native vegetation either existing in situ, or transplanted from construction sites will be retained and used where possible for landscaping and/or ground cover.

- (d) All existing exotics on site will be removed as required by County Ordinance.
- (e) The use of introduced non-native species for landscaping will be severely restricted.
- (f) All construction, clearing, and filling locations in or adjacent to designated R.U.E. areas will be flagged and field approved by the Environmental Section prior to the commencement of site work.
- (g) Turbidity screens, or other similar devices, will be used in association with work within or adjacent to wetlands.
- (h) All work in Category Two Lands will be conducted following the design considerations and conceptual drawings contained in the County Environmentalist's May 15, 1984 memorandum.

C. Additional Stipulations

- (1) The EIS prepared by the Corps of Engineers will be accepted to fulfill the requirements of Division 3.8 of the Collier County Land Development Code with the condition that the stipulations contained in the County Environmentalist's May 15, 1984, Memorandum are followed.
- (2) Specific stipulations to modify site plans for all Category I and II Lands except for Fiddler's Creek, in order to minimize impact on native upland vegetation and habitats and to require for Category Two Lands final site plan review and approval by the EAB are contained herein to bring the development proposals into compliance with County environmental policies and standard review procedures and requirements. Fiddler's Creek shall not be required to comply with the provisions hereof.
- (3) Modifications to the conceptual drainage plans along with new conceptual plans to incorporate environmental concerns are recommended for Category Two Lands and Unit 24 to ensure that the final water management design does not unnecessarily destroy native upland vegetation, habitats, and associated wildlife.
- (4) The EAB will review and approve final drainage plans for Category Two Lands prior to construction for compliance with conceptual comments and designs outlined in the County Environmentalist's May 15, 1984 memorandum.
- (5) Tree removal permits are not issued at the time of rezone approval because of the conceptual nature of rezone plans and the lack of site-specific information, to the extent this provision is not modified by the Agreement between the applicant and Collier County, dated April 4, 1995.

- (6) Tree removal permits for all Category I and II Lands, will be issued for the proposed individual developments after the final site plans and drainage plans, based in some cases on required vegetational surveys, are reviewed and approved by staff and advisory boards, except as modified for Fiddler's Creek by the Agreement between County and Developer dated April 4, 1995.
- (7) Flagging and approval by the Environmental Section of the final alignment of the proposed docks and boardwalks is required prior to construction.
- (8) The rezone petition contains no plans for dredging associated with these structures. If required, dredging will therefore have to be reviewed under a separate petition.
- (9) The exact locations of the roads in Category Two Lands, will be approved during the review of the final site plans.
- (10) Because some of the recommendations, particularly those involving development in areas of Horr's Island or other Category II Lands designated as rare, unique, or endangered, would require specific actions and further review to ensure environmentally sensitive development, it is suggested that the County allow a certain amount of flexibility in the site plans and density spread associated with these petitions. For example, site plans could be shifted and density units transferred from areas of high environmental concern to those with lower potential impact.
- (11) Some of the recommendations contained herein constitute variations from the Settlement Agreement. Within the Agreement, however, provision has been made for modifications of the plans such as proposed in the County Environmentalist's May 15, 1984 memorandum. Informal conversations with some of the other parties to the Agreement indicate that changes to further protect the natural resources of the area could be made with a minimum of difficulty. Staff believes that the design recommendations embodied in the May 15th memorandum represent additional methods, above and beyond those contained in the Settlement Agreement, to permit the proposed development while protecting the natural and cultural resources of Collier County. Staff, as representatives of Collier County, a party to the Settlement Agreement, will, in cooperation with the Developers of all Category I and II Lands except for Fiddler's Creek, initiate and attempt to negotiate the addition of the following Exhibits to the Settlement Agreement and any resulting modifications that may be necessary to the existing U.S. Army Corps Engineers permit:

Exhibit D - 12A

Wherever vegetation is discovered on any Category I or II Lands, which is deemed by Collier County to be rare, unique or endangered, Developer

may eliminate rear yard and roadside swales and other drainage design features shown on D-2, D-3, D-11, D-46, D-47 and D-48 of this Exhibit to the extent Developer and Collier County determine that to do so will reduce the adverse impact on such vegetation. In the event the Engineering Detail Drawings are varied in accordance herewith, Developer shall be excused from compliance with the drainage retention requirements shown on D-11, D-46 and D-47.

Note:

The above applies to the following development areas: 1. Barfield Bay multi-family 2. John Steven's Creek; and 3. Horr's Island

Exhibit E – 1A

Wherever vegetation is discovered in the Barfield Bay Multi-family, John Steven's Creek and Horr's Island development areas which is deemed by Collier County to be rare, unique or endangered, the following design criteria shall apply, to the extent the Developer of Horr's Island and Collier County determine that to do so will reduce the adverse impact on such vegetation, in this Exhibit E:

- 1) Multi-family tracts and roadways abutting wetlands shall not be required to have a minimum ten foot (10') wide by six inches (6") deep swale.
- 2) Multi-family areas shall not be required to drain toward rear yard swales.
- 3) Developer shall be excused from compliance with the one-half inch (½") dry retention storage requirement.
- 4) Drainage may discharge via sheet flow from roadside spreader swale, or rear yard swale, or through the rare, unique or endangered vegetation.

To the extent that some or all of the provisions of the foregoing additional exhibits are not approved in accordance with the terms of the Settlement Agreement or are not approved by permit modification or otherwise by the U.S. Army Corps of Engineers or are otherwise not legally permitted, the Developer of Horr's Island shall design the Barfield Bay multi-family, John Steven's Creek and Horr's Island development areas as provided for in the Settlement Agreement; however, taking into consideration any provisions of the additional Exhibits as have been fully approved.

12.3 STIPULATIONS AND COMMITMENTS - SUBDIVISION REVIEW COMMITTEE

- A. The approved stipulations of the EAB pursuant to the memorandum from County

Environmentalist dated May 15, 1984, may necessitate exceptions from the Subdivision Regulations to accommodate fine tuning of the final site plan;

- B. Detailed engineering drawings as shown in the Marco Agreement will not necessarily apply, or would be subject to the County Engineer's approval at the time of platting in conjunction with the best development procedures.
- C. Platting and construction plan approval will be granted on a segmental basis with applicable time restraints imposed by the Subdivision Regulations being applied to each segment.
- D. For the purposes of platting and replatting within the project area, assurance for the completion of subdivision improvements will be provided by Developer subject to approval by the County Attorney.

12.4 STIPULATIONS AND COMMITMENTS – UTILITIES

A. Waste Water Management

- (1) Under the franchise modification, as provided for below in "2" and this Section, Deltona, through Deltona Utilities, Inc., shall assume responsibility for constructing and operating additional wastewater treatment collection and disposal facilities and necessary to provide sewer service to the Marco Development areas, and to those areas known as Unit 24 and Unit 27.
- (2) The Board of County Commissioners hereby authorizes Deltona to undertake the responsibility for sewer service, as provided in "1" of this Section, by granting the following modification to Deltona's Sewer Franchise Agreement, dated April 27, 1971 and recorded in the public records of Collier County in Official Records Book 401, Page 304 et seq. (the "Sewer Franchise Agreement:):
 - (a) The sewer franchise area is hereby modified by deleting therefrom all property that is not designated as "Development Area" under the Marco Agreement and substituting therefore all property, not presently within the sewer franchise area, that is included within such Development Area.
 - (b) Notwithstanding this modification to the Sewer Franchise Agreement, Collier County shall provide sewer service to those areas known as Unit 24 and Fiddler's Creek, provided Collier County has the capability and has committed to provide such sewer service prior to commencement by Developer of construction of any additional sewage treatment facilities to serve such areas.
 - (c) With respect only to those areas known as Unit 24, Developer shall dedicate all sewage collection facilities to Collier County at the time such areas are platted or replatted (whether or not the plats or replats are identified as Unit 24). Simultaneously with such dedication(s), Collier

County shall lease the collection facilities back to Developer alternatively, Collier County may commit to provide immediate sewer service to the platted area, as provided in "b" above. In the event the collection facilities are leased back to Developer, the lease shall be on the following terms and conditions:

- (1) Lease Term - The lease term shall commence from the date of platting and continue uninterrupted for 30 years or until Collier County purchases the sewage treatment facilities as provided for in "d" below, whichever first occurs.
 - (2) Annual Rent - \$1.00 per annum payable annually in advance.
 - (3) Lessee's Rights - Lessee shall have the right to use and operate the sewage collection system, and during the lease term, all connections to the system shall be customers of the lessee. Customers outside the Deltona Franchise Area but served through this facility shall be customers of the County.
 - (4) Lessee's Obligations - Lessee shall have the responsibility to provide sewer service to the areas served by the sewage collection and lessee shall maintain and repair the sewage collection system so that upon termination of the lease, the system will be turned over to Collier County in good condition, reasonable wear and tear expected.
 - (5) Other Provisions - The lease shall contain such other provisions as are typically included in commercial net leaseback agreements as Developer and Collier County shall deem reasonable and appropriate.
- (d) In addition to any other rights of Collier County to purchase the sewer system, as provided in the Sewer Franchise Agreement, Collier County shall have the option at any time, upon twelve (12) months prior notice to Deltona, to purchase the sewage treatment facilities serving Unit 24. In the event Collier County exercises this option, the purchase price shall be determined by adding:
- (1) The amount of Deltona's investment in the sewage treatment facilities serving such Units less any salvage value of the treatment facilities (if Collier County does not desire to take title to such treatment facilities) and less any portion of Deltona's investment previously recovered from Customer credit impact fees to be collected by the County and returned to Deltona as a credit and
 - (2) any accumulated net operating loss attributable to that portion of

the sewer system occurring during that period commencing after 100 customers have been connected to the system through the date of closing.

- (e) Either Collier County Water-Sewer District or other central provider shall provide all wastewater treatment services to that part of Fiddler's Creek owned or developed by Developer.
- (f) It is anticipated that Developer will use treated wastewater effluent to meet the non-potable water demands for Unit 24. The effluent distribution lines will be dedicated to Collier County at the time of platting, and in the event Developer leases back the sewage collection system as provided for in (2) above, the effluent distribution lines will be included in the leaseback.
- (g) Deltona shall be required to locate the construction of a regional sewage facility in the general location of Unit 30.

B. Water Supply and Treatment and Distribution

- (1) The County Water-Sewer District through its Regional Water System shall be the sole provider and purveyor of water to those portions of the development lying within any non-franchised areas.
- (2) All plans and specifications for transmission and distribution facilities proposed for the areas under this petition shall be reviewed by the Utilities Division for conformance with current subdivision requirements and Utilities Division standards for construction.
- (3) All transmission and distribution facilities within the non-franchised areas shall be dedicated to the County Water-Sewer District prior to being placed into service.
- (4) All water users in the non-franchised areas shall be County customers.
- (5) Prior to the issuance of building permits for new water demanding facilities, the applicant for the building permit shall pay an appropriate system development charges applicable at the time application for the building permits are made.

12.5 STIPULATIONS AND COMMITMENTS – TRAFFIC

Subject to FDOT approval, the Developer or a Community Development District formed for Fiddler's Creek shall provide the following:

- A. Traffic signals at each of the new intersections created on SR-951 and US-41 when deemed warranted by the County Engineer. The signals shall be owned, operated and maintained by Collier County.

- B. All required auxiliary turn lanes at each new intersection created on SR-951 and US- 41.
- C. Street Lighting at major entrances into the development.
- D. The Developer of Fiddler's Creek has contributed an 18.4 acre fill source to Collier County to supply fill for the widening of State Road 951 to four lanes between New York Avenue and the Marco Bridge. Pursuant to that certain Agreement between the County and Developer relating to the widening of State Road 951 dated April 4, 1995, all Development of Regional Impact (DRI) and PUD conditions which had restricted development and construction traffic have been fully satisfied by construction of the existing four lanes of State Road 951 and by execution of said Agreement. All such prior restrictions and conditions on development related to traffic impacts are no longer applicable. All prior obligations of Developer under this PUD document relating to the provision of fill for State Road 951 have been fully satisfied by execution of the Agreement between Developer and Collier County granting the County the right to enter upon the property for the purpose of excavation of the fill needed for the four-laning of State Road 951.

The Developer shall provide traffic signals at internal intersections when deemed warranted by the County Engineer.

12.6 PLANNING DEPARTMENT

The Planning Department reviewed this petition and has the following recommendations:

- A. That the staff report recognizes that SR-951, after four-laning, will be approaching its capacity in 1990 and that appropriate recommendations be made to include the future 6-laning of the northern most section in the county's Comprehensive Plan.
- B. That Unit 24 be prohibited from any development until SR-951 is 4-laned or the applicant be required to donate to the County the cash equivalent of the construction cost for the 4-laning of 500 feet of SR-951. This donation, to be used by the County solely for the 4-laning of 951, shall be determined according to FDOT's SR-951 construction plans and shall be made either prior to Unit 24's a) development in whole or in part of b) the transfer to any other person or entity of any ownership interest or right to control Unit 24, in whole or in part. This donation shall be independent of the other fair-share contributions included within these recommendations.
- C. That the Isle of Capri Commercial PUD, due to the level of service of SR-951 closely approaching "D", be prohibited from any development until SR-951 is 4-laned. However, site development work including clearing and filling may be performed on the site prior to the 4-laning of SR-951, provided that such activity is otherwise in conformance with this PUD Ordinance particularly, but not limited to, the environmental and water management sections.
- D. That the Developers of Horr's Island and John Stevens Creek be responsible for the reconstruction of the intersections of SR-92, with the road to Horr's Island and John

Stevens Creek. In the event that the State purchases Horr's Island, Developer of Hort's Island will not be obligated to bear the cost of improvement to that portion of the intersection.

- E. If the marina is developed, the developer of the marina will be responsible for the reconstruction (if necessary) of the intersection of SR-92 and the road to Goodland.
- F. The Developer's contribution to the County of an 18.4 acre lake as a source for all the fill needs of the entire redevelopment of SR-951, which has been accomplished, shall constitute its entire fair share obligation for surrounding traffic related construction, with the exception of needed improvements at newly created development road intersections with SR-951 and US-41, and compliance at the time of building permit with Collier County Ordinance 8S-SS, u amended from time to time. The fill contribution, any required intersection improvements and compliance with Ordinance 85-55 have been determined to satisfy the conditions of former Section 4.D.9.K.(4) of Collier County Development Order 84-3.

The Agreement between Collier County and Developer as described in Paragraph 9.C. fully and completely satisfies Developer's obligations for all "fair share" contributions for the resident's use of State Road 951 as a hurricane evacuation route, for transportation and for mitigation of traffic impacts under this ORI Development Order and PUD document over and above legally imposed county-wide transportation impact fees.

- G. Any construction road or private roads installed from Fiddler's Creek to U.S. Hwy 41 will be made available to Collier County as an alternative emergency evacuation route upon request by the appropriate Collier County governmental official.

It is intended that these recommendations supplement any other transportation related recommendations. If any of these recommendations conflict with any other recommendations, then the more restrictive should apply.

12.7 FIDDLER'S CREEK STIPULATIONS AND CONDITIONS

- A. No filling of the east-west canals/ditches contained on the 22.9-acre parcel described on page 7 of Exhibit "FC-C" hereof shall occur prior to the removal of exotics from the Preserve parcel located between Parcels 1 and 49 as depicted on Exhibit "FC-A" hereof.
- B. If the development activities in Fiddler's Creek are the cause of flooding in the Port-Au-Prince Project, Developer shall take immediate corrective action.
- C. Agricultural uses shall continue to be permitted on the undeveloped portions of Fiddler's Creek lying within the Fiddler's Creek Addition.

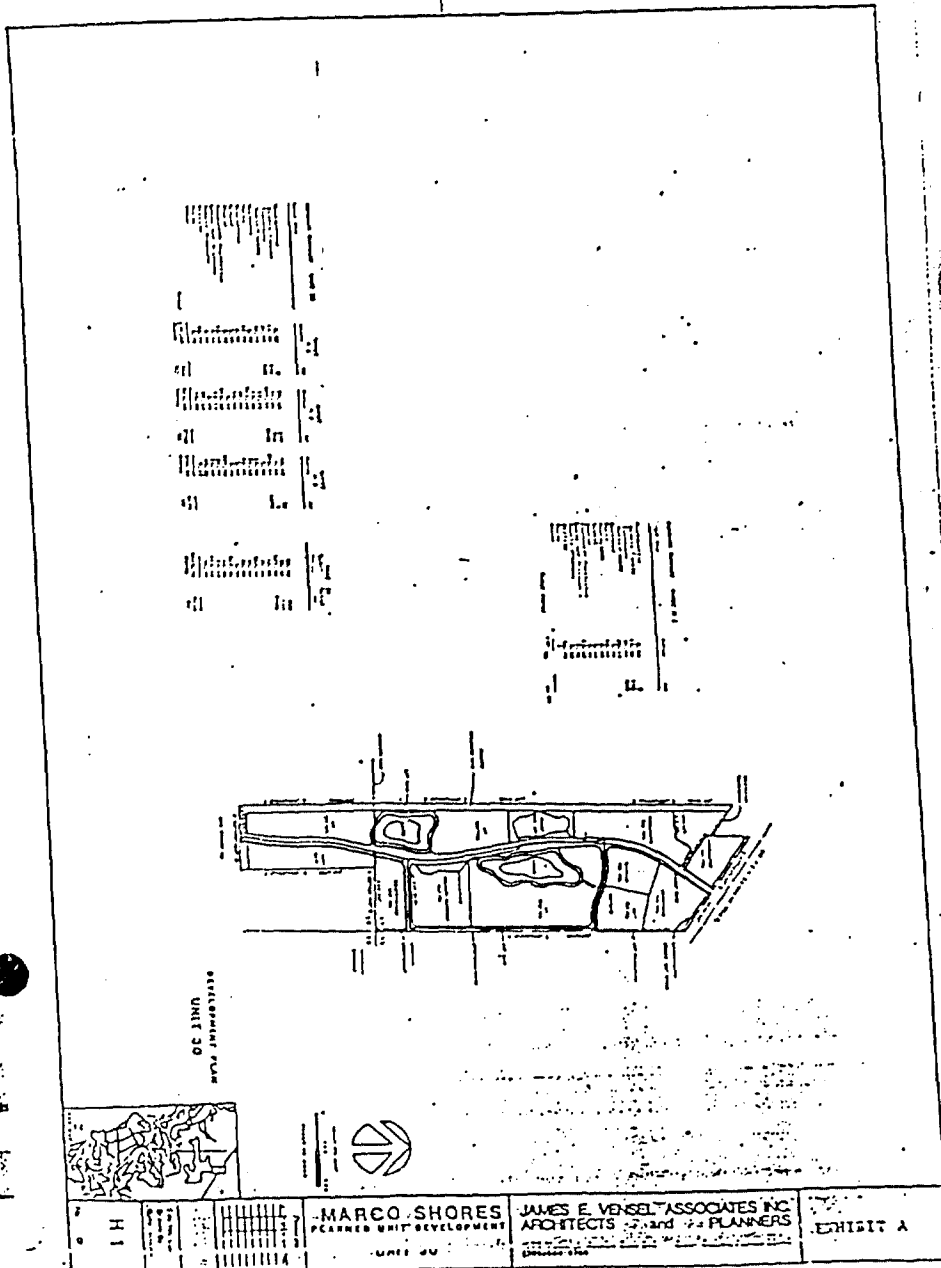
12.8 FIDDLER'S CREEK STIPULATIONS AND CONDITIONS - WATER MANAGEMENT

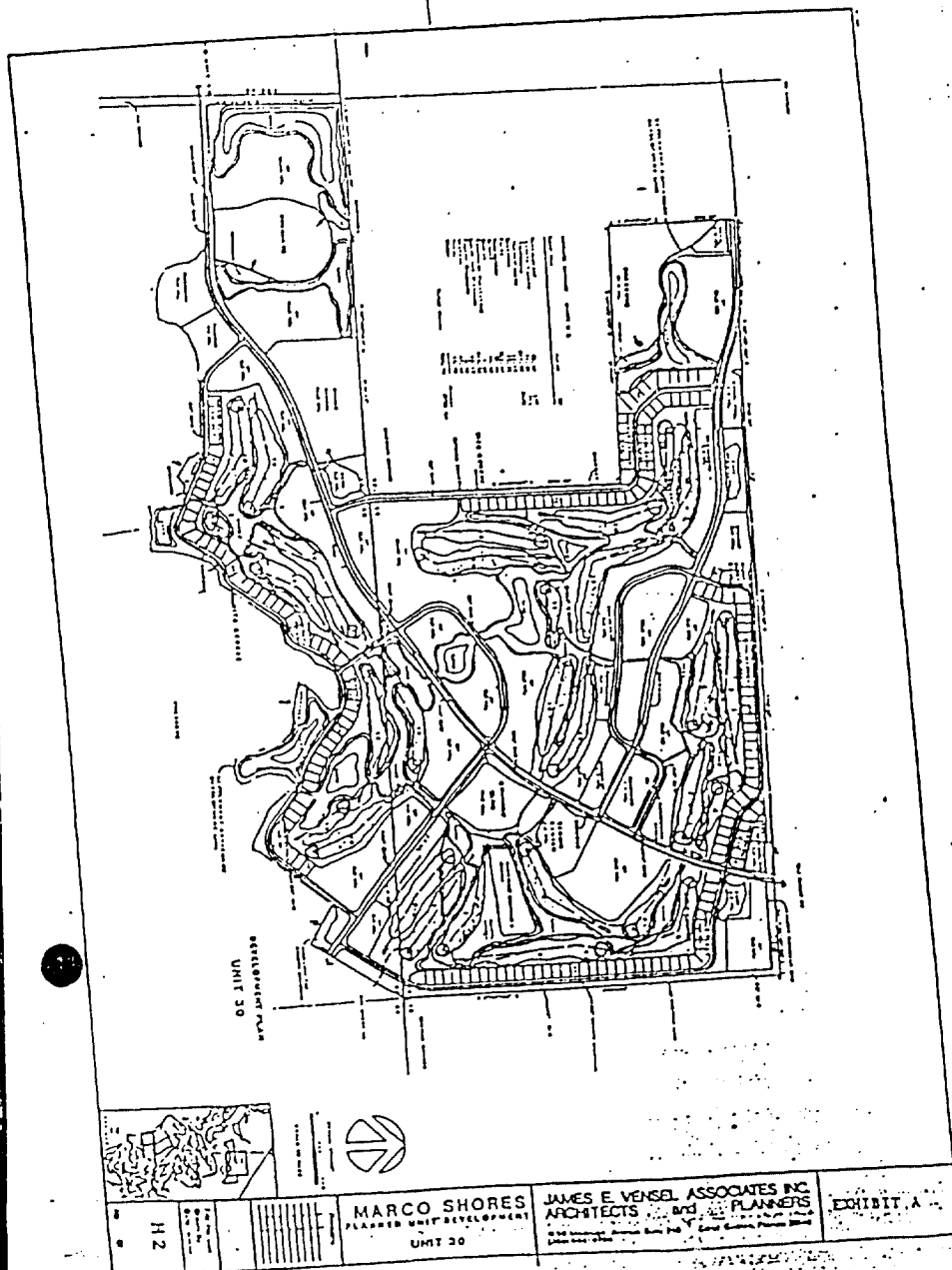
- A. The Developer shall make provision to accept or pass through existing flows from culverts SIS-00-SO 150 and 180 under U.S. 41 by one or more of the following methods:

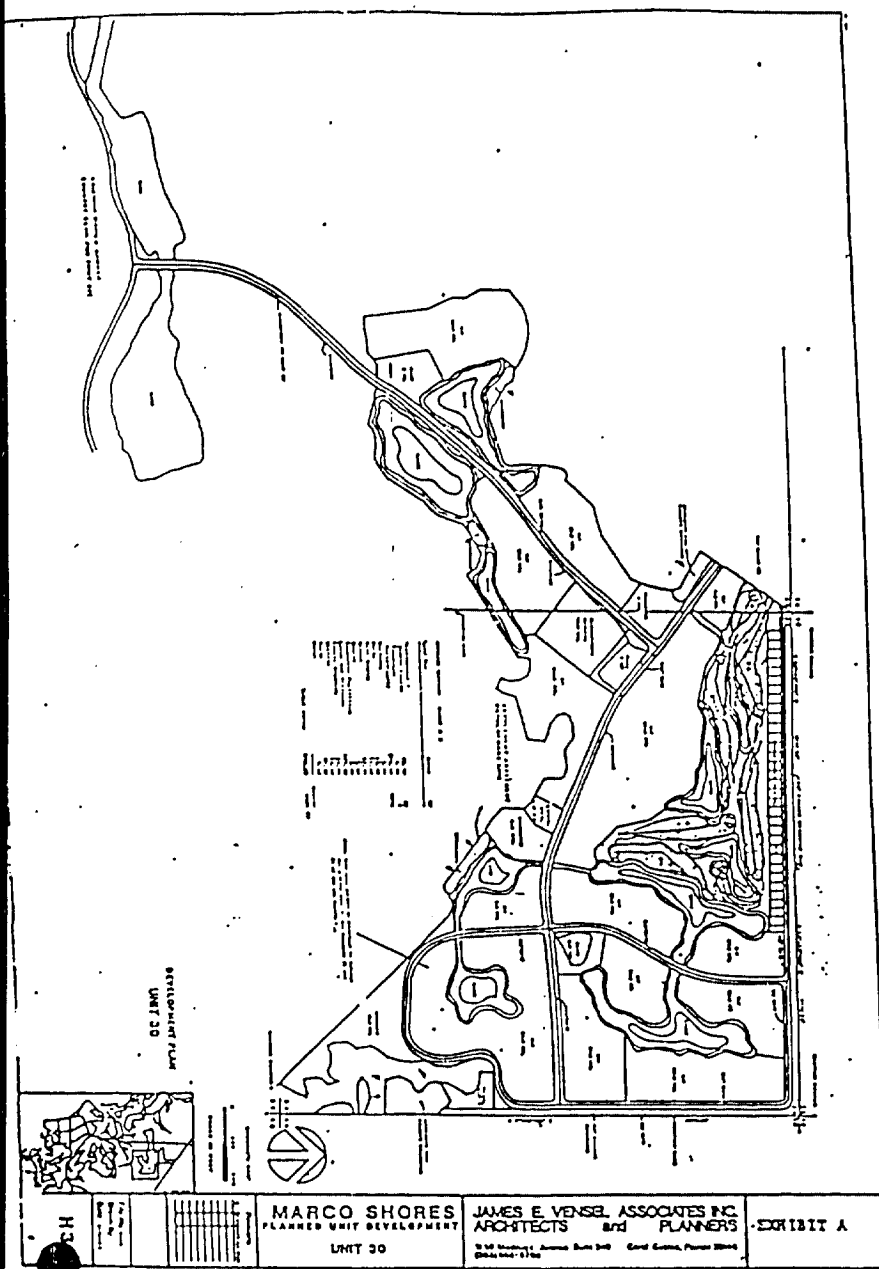
- i) Routing west along north line of Section 13 connecting to U.S. 41 outfall Swale No. 1.
- ii) Routing south along east side of Section 13, and further South connecting to Fiddlers Creek spreader facility.
- iii) Routing through project's internal water management system.

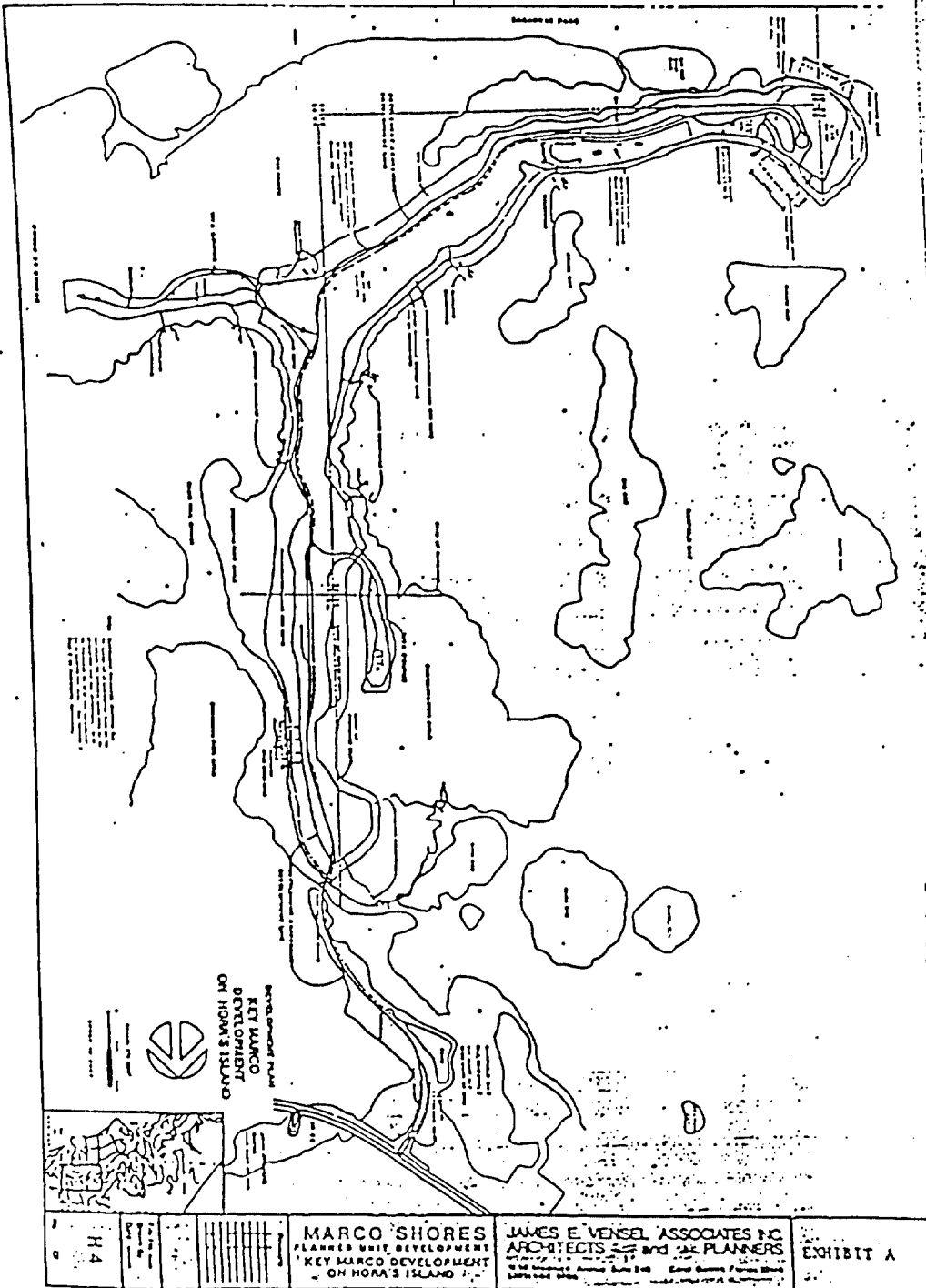
All of the above are subject to permitting by South Florida Water Management District.

- B. Within six (6) months of approval of the rezone of Section 13, Developer shall grant a "temporary" easement to accommodate the construction of U.S. 41 outfall Swale No. 1 along the west side of Section 13, the profile of which shall not exceed that set forth in the construction plans therefor, as revised May 1992. Developer shall grant permanent easements as part of the platting process for properties adjacent to the temporary easement, and shall have the ability to change the boundaries of the easement, and the profile of the drainage swale during said platting process, provided minimum flows are maintained.
- C. Any other drainage easements required in Section 13 for the conveyance of off-site flows shall be dedicated and recorded within one (1) year of the approval of the rezone of Section 13, pursuant to the process set forth in 16.B) hereof.

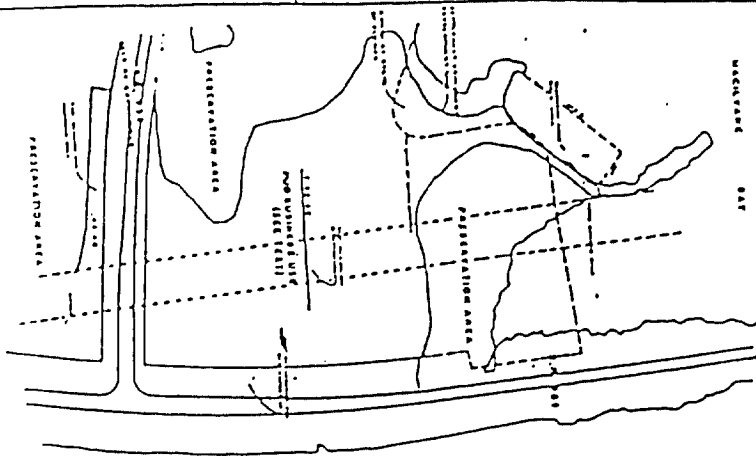




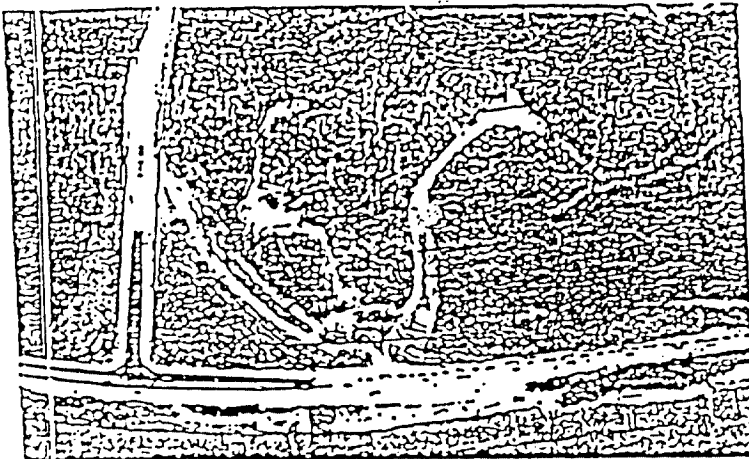




DEVELOPMENT PLAN
 SCALE: 1" = 1/4" MILE
 DATE: 1971



AERIAL PHOTOGRAPH
 SCALE: 1" = 1/4" MILE
 DATE: 1971



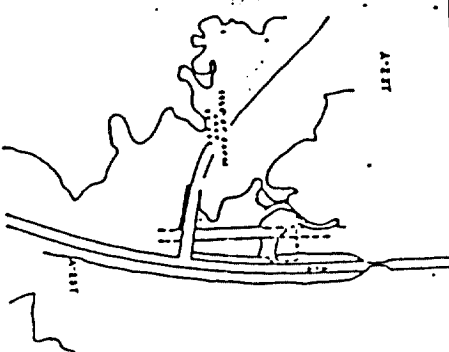
ISLE OF CAPRI



EXISTING LAND USE MAP



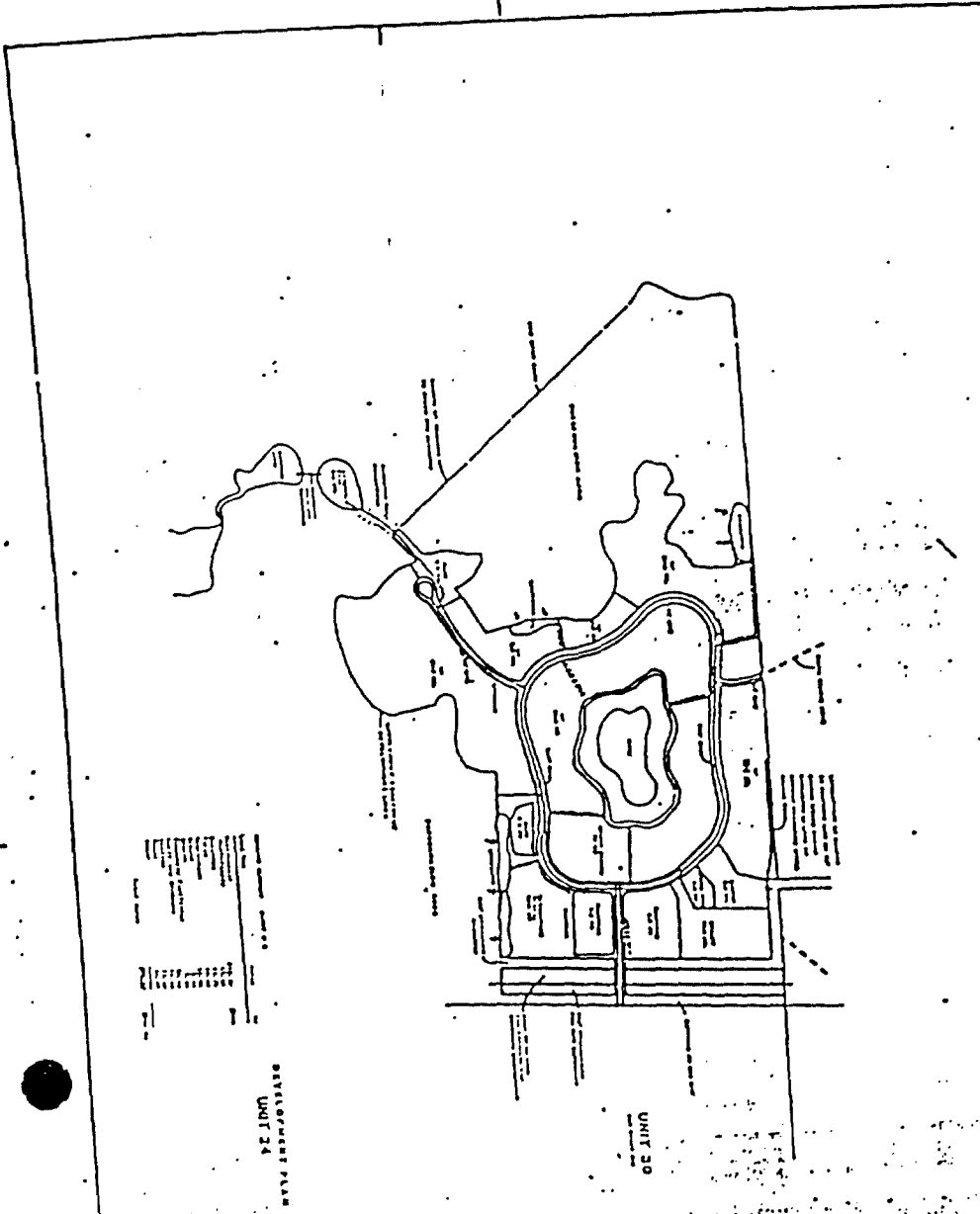
EXISTING LAND USE MAP



MARCO SHORES
 PLANNED UNIT DEVELOPMENT
 ISLE OF CAPRI

JAMES E. VENSEL ASSOCIATES INC.
 ARCHITECTS and PLANNERS
 1000 Broadway, Suite 1000, New York, New York 10018
 (212) 691-1100

EXHIBIT A



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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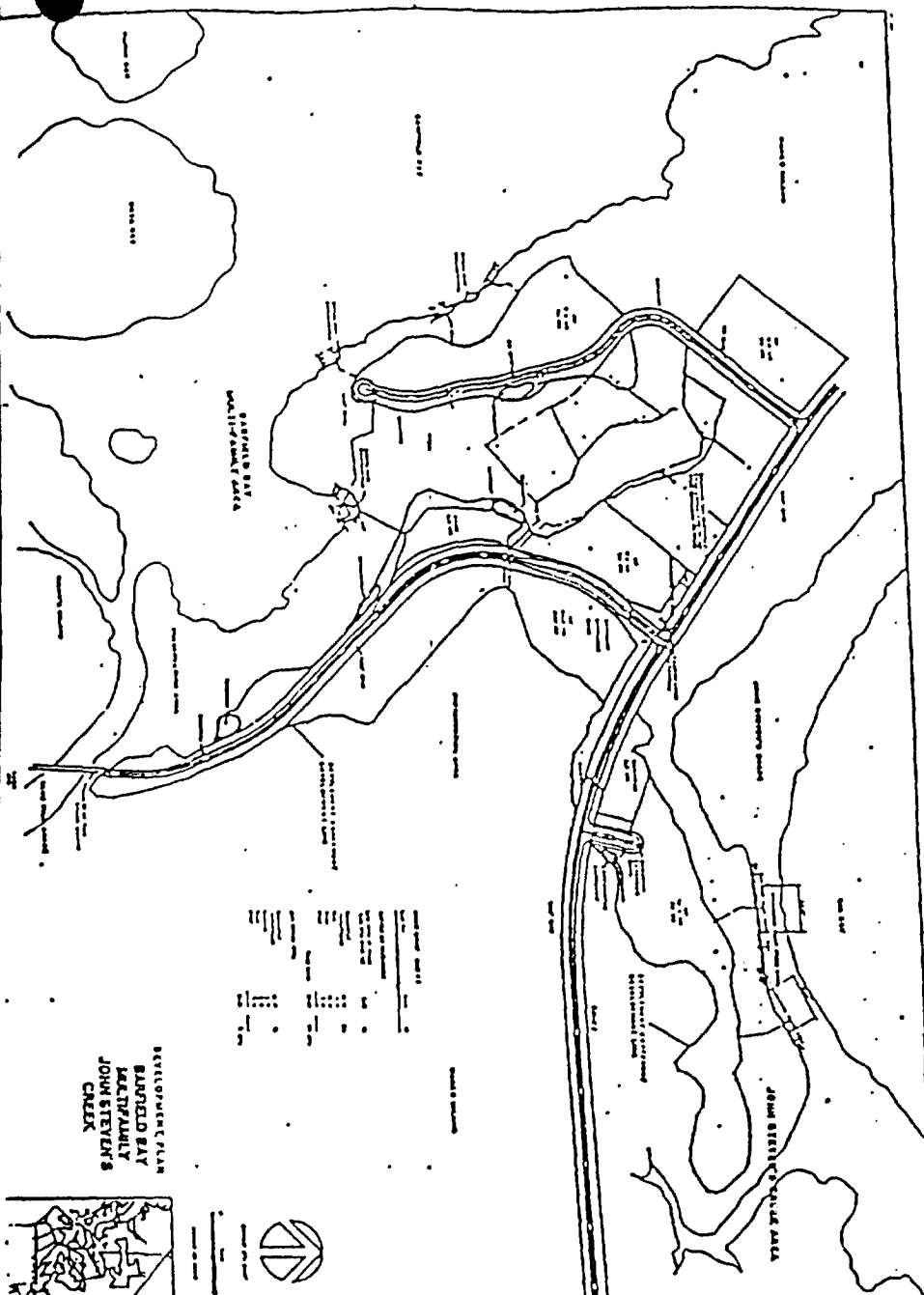
MARCO SHORES
PLANNED UNIT DEVELOPMENT

UNIT 24

JAMES E. VENSEL ASSOCIATES INC.
ARCHITECTS AND PLANNERS

1000 N. W. 10th Ave., Suite 100, Fort Lauderdale, Florida 33304
(305) 555-1111

EXHIBIT A



DEVELOPMENT PLAN
BARFIELD BAY
MULTI-FAMILY
JOHN STEVEN'S
CREEK



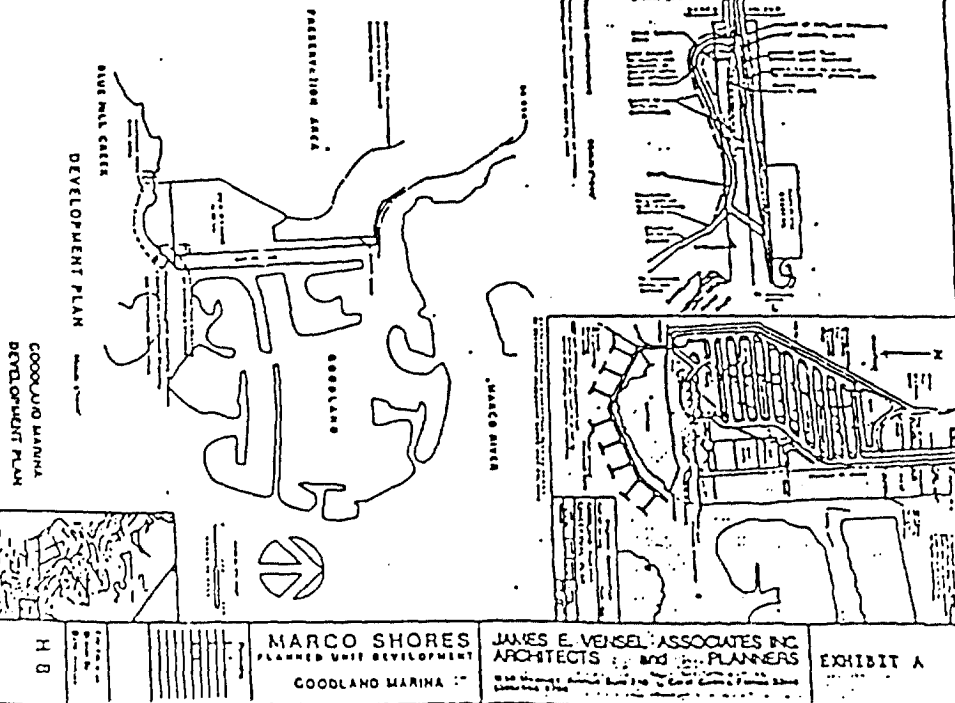
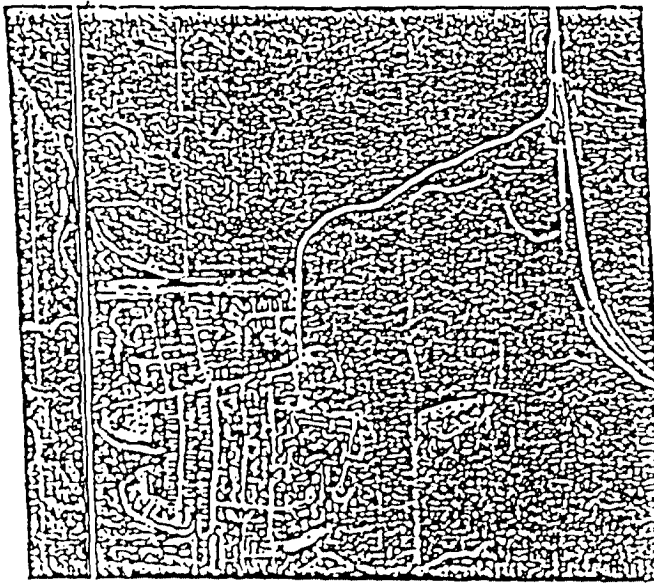
MARCO SHORES
PLANNED UNIT DEVELOPMENT
BARFIELD BAY MULTI-FAMILY
& JOHN STEVEN'S CREEK

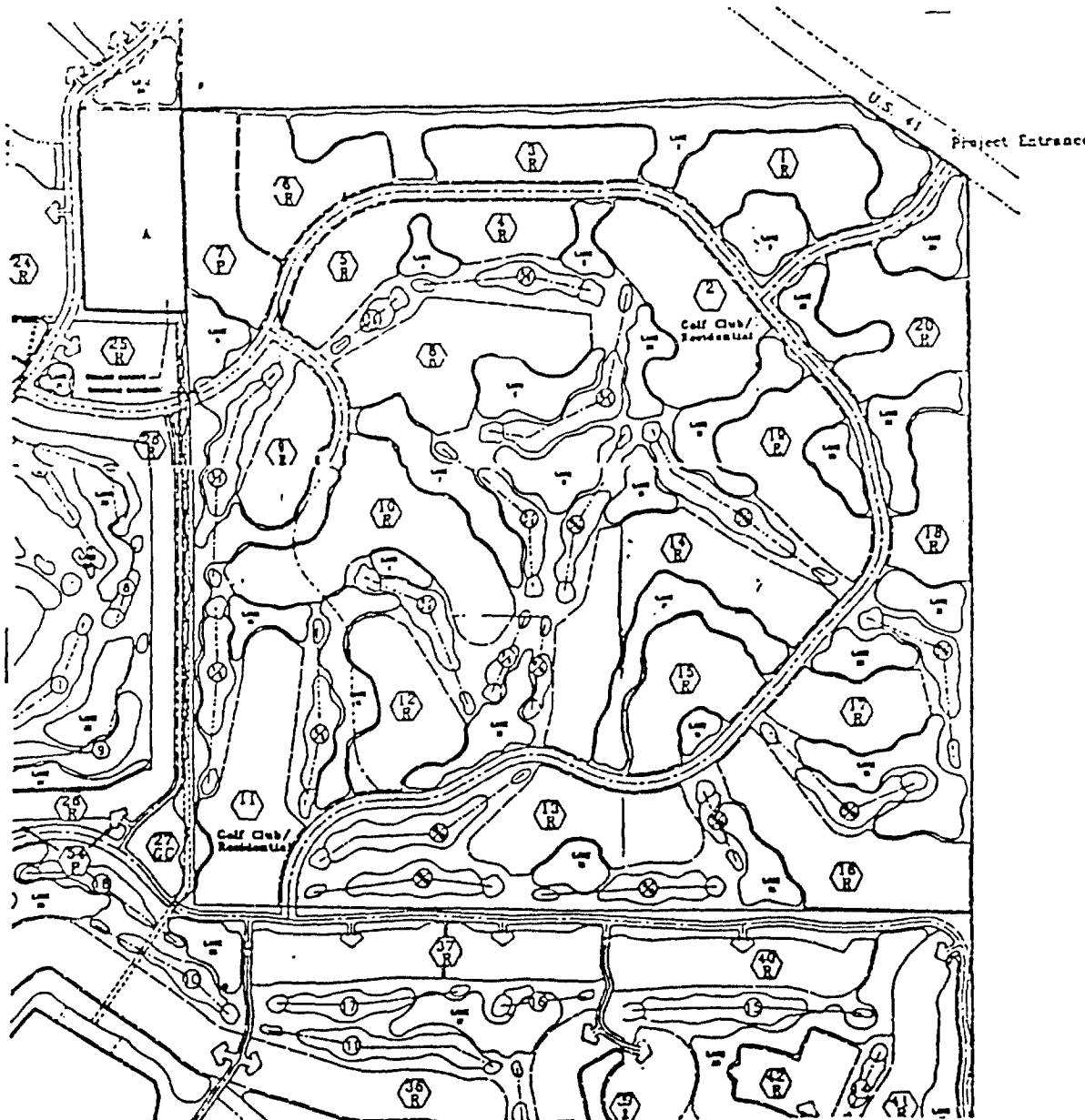
JAMES E. VENSEL ASSOCIATES INC.
ARCHITECTS and PLANNERS
1510 McKinley Avenue Suite 200 - Coral Gables, Florida 33134
(305) 444-1100

EXHIBIT A

M 7

AERIAL PHOTOGRAPH





10 Ac.
5 Ac.

Fiddler's Creek Tract 13

Team Plan, Inc.
Planning urban design projects
landscape architecture

Gulf Bay Communities

DATE: 12/10/99
REV: 1

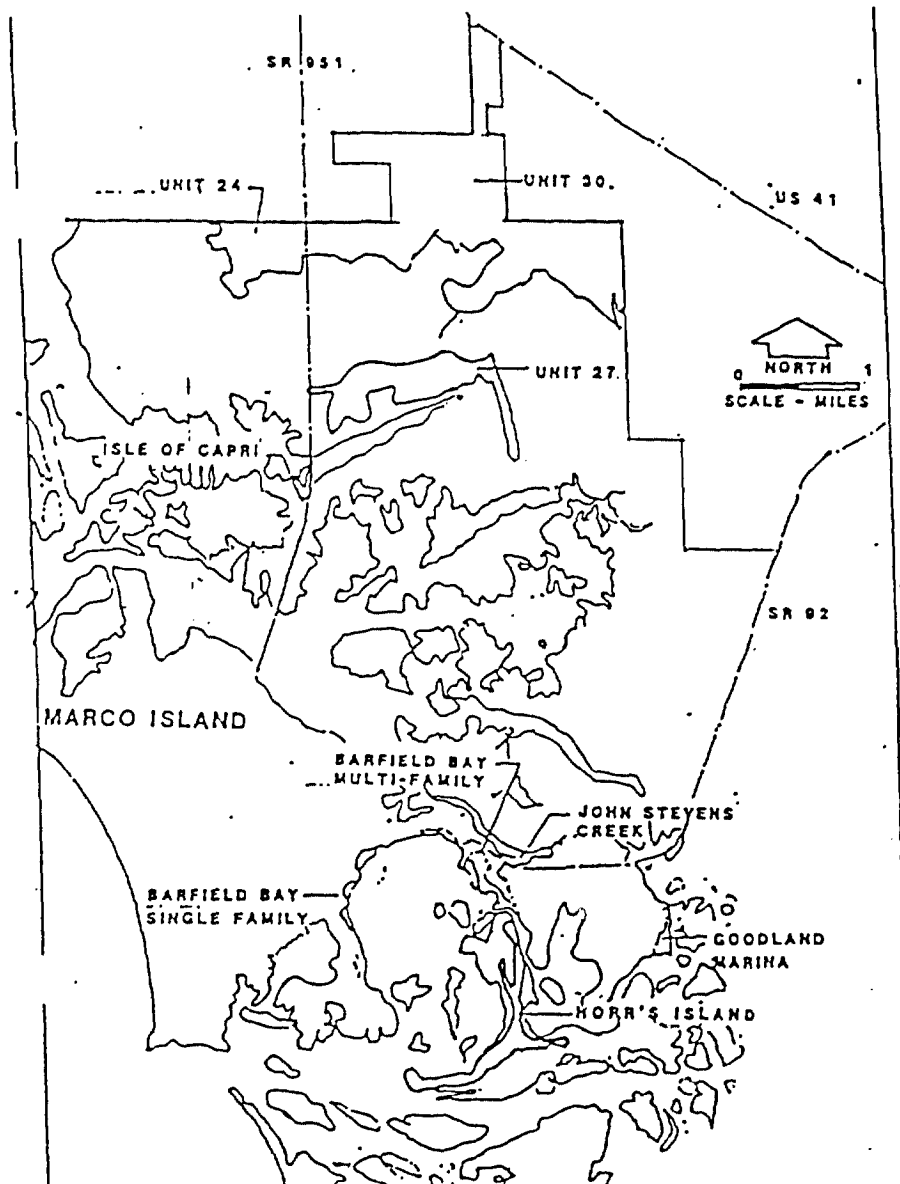
SCALE: 1"=100'



SHEET NORTH

TEAM PLAN, INC. • 1000 SOUTH BRIDGES • SUITE 200 • FORT MYERS, FL 33901 • PHONE 941-938-2000 • FAX 941-938-2001 • WWW.TEAMPLAN.COM

EXHIBIT "A"



LOCATION MAP

EXHIBIT B

EXHIBIT "C"

JANUARY 12, 1964

UNIT 36-8

DEVELOPMENT AREA

Legal Description

That part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of SECTION 11, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida, lying South of Tamiel Trail (U.S. 94, 41), LESS AND EXCEPTING THEREFROM the following described lands: BEGIN at the Northwest corner of the said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of SECTION 11; thence run S81°15'15"E for a distance of 11.97 feet to the Southern Right-of-Way Line of the Tamiel Trail; thence S54°30'07"W along said Southern Right-of-Way Line for a distance of 112.17 feet; thence leaving said Southern Right of Way Line run S81°15'15"W for a distance of 108.06 feet; thence S88°44'44"W for a distance of 10.06 feet; thence S81°15'15"W for a distance of 193.15 feet; thence S34°30'07"W for a distance of 400.05 feet; thence N81°15'15"E for a distance of 306.63 feet to the Point of Beginning.

ALSO

The Northeast Quarter (NE 1/4) of the Southeast (SE 1/4) of SECTION 11, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of SECTION 11, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The West One-Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of SECTION 14, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The South One-Half (S 1/2) of the Northeast Quarter (NE 1/4) of SECTION 14, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The South One-Half (S 1/2) of the Northeast Quarter (NE 1/4) of SECTION 14, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of SECTION 14, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of SECTION 14, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The Southeast Quarter (SE 1/4) of SECTION 11, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida. And the South One-Half (S 1/2) of the Southwest Quarter (SW 1/4) of SECTION 14, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

EXHIBIT

ALSO

The East One-Half (E 1/2) of the Southwest Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of SECTION 13, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The West One-Half (W 1/2) of the Southwest Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of SECTION 13, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The East One-Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of SECTION 13, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The West One-Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of SECTION 13, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

Containing 714.21 acres, more or less.

JANUARY 12, 1914

RANCO BEACH UNIT 36-A
DEVELOPMENT LINE

LEGAL DESCRIPTION

A parcel of land, lying in SECTIONS 11, 12 and 14, TOWNSHIP 11
SOUTH, RANGE 16 EAST, Collier County, Florida, being more
particularly described as follows:

Commence at the Northwest corner of said Section 11, thence run
S11°18'10"E along the North line thereof for a distance of
1221.56 feet to an intersection with the Easterly Right of Way
line of State Road No. 911, said intersection being the POINT OF
BEGINNING of the parcel of land hereinafter described; thence
S41°19'37"W along said Easterly Right of Way line of State Road
No. 911 a distance of 1227.37 feet; thence leaving said Easterly
Right of Way line, run S41°54'19"E a distance of 1227.30 feet;
thence S49°27'12"E a distance of 122.79 feet; thence S40°34'34"E
a distance of 64.42 feet; thence S46°37'39"E a distance of 162.49
feet; thence S22°28'10"E a distance of 161.19 feet; thence
S27°14'34"E a distance of 129.01 feet; thence S12°27'03"E a
distance of 64.37 feet; thence S11°10'12"E a distance of 121.66
feet; thence S74°04'40"E a distance of 144.86 feet; thence
S43°45'14"E a distance of 167.43 feet; thence S12°21'11"E a
distance of 166.47 feet; thence S10°13'36"E a distance of 164.17
feet; thence S10°16'34"E a distance of 67.33 feet; thence
S44°09'37"E a distance of 161.44 feet; thence S41°08'11"E a
distance of 191.80 feet; thence S79°04'54"E a distance of 121.22
feet; thence S17°22'03"E a distance of 175.44 feet; thence
S43°24'34"E a distance of 196.37 feet; thence S47°23'11"E a
distance of 162.84 feet; thence S47°21'42"E a distance of 161.43
feet; thence S42°31'37"E a distance of 64.76 feet; thence
S47°34'35"E a distance of 53.97 feet; thence S42°21'04"E a
distance of 96.83 feet; thence S27°21'17"E a distance of 11.10
feet; thence S12°43'03"E a distance of 44.21 feet; thence
S14°17'48"E a distance of 252.73 feet; thence S11°20'11"E a
distance of 63.73 feet; thence S74°24'13"E a distance of 64.13
feet; thence S47°07'52"E a distance of 60.33 feet; thence
S11°24'11"E a distance of 129.30 feet; thence S40°11'44"W a
distance of 126.34 feet; thence S42°11'04"W a distance of 164.83
feet; thence S40°24'08"E a distance of 166.10 feet; thence
S77°22'12"E a distance of 122.92 feet; thence S43°11'20"E a
distance of 123.84 feet; thence S77°21'23"E a distance of 166.33
feet; thence S78°24'26"E a distance of 31.37 feet; thence
S43°41'34"E a distance of 123.94 feet; thence S41°41'34"E a
distance of 77.72 feet; thence S13°02'51"E a distance of 164.03
feet; thence S11°13'44"E a distance of 141.03 feet; thence
S12°21'20"E a distance of 142.34 feet; thence S12°47'28"E a
distance of 116.07 feet; thence S40°01'01"E a distance of 165.67
feet; thence S10°00'59"E a distance of 169.42 feet; thence
S12°43'19"E a distance of 129.43 feet; thence S44°41'34"E a
distance of 166.44 feet; thence S74°20'34"E a distance of 161.17
feet; thence S77°20'10"E a distance of 117.34 feet; thence
S41°29'14"E a distance of 162.44 feet; thence S11°23'43"E a
distance of 68.07 feet; thence S22°41'13"E a distance of 29.20
feet; thence S16°07'33"E a distance of 115.20 feet; thence
S12°33'13"E a distance of 122.37 feet; thence S16°33'40"E a
distance of 61.03 feet; thence S47°14'28"E a distance of 41.24
feet; thence S74°07'18"E a distance of 77.37 feet; thence
S44°19'39"E a distance of 163.41 feet; thence S11°13'44"E a
distance of 62.69 feet; thence S22°24'39"W a distance of 34.61
feet; thence S16°50'17"W a distance of 141.77 feet; thence
S44°14'20"W a distance of 116.87 feet; thence S46°33'04"W a
distance of 36.08 feet; thence S24°17'17"W a distance of 71.10
feet; thence S39°03'37"E a distance of 32.26 feet; thence
S74°14'23"E a distance of 167.74 feet; thence S47°00'34"E a
distance of 131.46 feet; thence S40°28'16"E a distance of 115.20
feet; thence S42°11'27"E a distance of 111.27 feet; thence
S16°34'01"E a distance of 228.03 feet; thence S11°16'18"E a
distance of 172.60 feet; thence S16°23'08"E a distance of 163.33

EXHIBI

feet; thence S76°44'36"E a distance of 133.93 feet; thence
N71°14'12"E a distance of 111.01 feet; thence S47°34'37"E a
distance of 33.73 feet; thence S17°06'43"W a distance of 41.73
feet; thence S31°18'44"W a distance of 100.34 feet; thence
S16°36'37"W a distance of 133.40 feet; thence S07°53'00"E a
distance of 313.33 feet; thence N07°30'33"E a distance of 119.66
feet; thence S07°30'36"E a distance of 33.44 feet; thence
S31°37'31"E a distance of 130.49 feet; thence S46°11'14"E a
distance of 113.01 feet; thence S27°17'11"E a distance of 113.44
feet; thence S43°30'24"E a distance of 143.41 feet; thence
S41°11'30"E a distance of 111.40 feet; thence S31°49'44"E a
distance of 113.37 feet; thence S76°34'37"E a distance of 94.71
feet; thence S31°24'43"E a distance of 31.43 feet; thence
N10°33'23"E a distance of 147.42 feet; thence N44°23'40"E a
distance of 276.16 feet; thence N27°33'30"E a distance of 411.33
feet; thence S16°13'14"E a distance of 942.07 feet; thence
S13°09'16"E a distance of 94.31 feet; thence S03°43'21"W a
distance of 111.40 feet; thence S17°23'07"W a distance of 137.06
feet; thence S16°02'48"W a distance of 143.40 feet; thence
S17°19'18"W a distance of 537.30 feet; thence S77°43'01"W a
distance of 327.37 feet; thence S47°14'18"W a distance of 401.30
feet; thence S44°00'10"W a distance of 34.43 feet; thence
S44°47'14"W a distance of 44.31 feet; thence S44°23'23"W a
distance of 33.40 feet; thence S11°16'44"W a distance of 174.79
feet; thence S44°12'33"W a distance of 131.70 feet; thence
S00°26'51"E a distance of 131.46 feet; thence S07°37'23"E a
distance of 32.02 feet; thence S03°23'11"E a distance of 77.70
feet; thence S31°41'33"W a distance of 46.13 feet; thence
S73°11'24"W a distance of 113.63 feet; thence N71°23'16"W a
distance of 70.40 feet; thence N17°21'46"W a distance of 172.73
feet; thence N31°33'16"W a distance of 40.34 feet; thence
N31°01'30"W a distance of 101.43 feet; thence N10°27'21"W a
distance of 143.39 feet; thence N43°14'13"W a distance of 140.34
feet; thence S70°14'01"W a distance of 31.37 feet; thence
N16°18'47"W a distance of 133.13 feet; thence N17°18'44"W a
distance of 110.30 feet; thence S70°23'33"W a distance of 126.10
feet; thence S17°42'34"W a distance of 31.33 feet; thence
S14°33'13"W a distance of 134.73 feet; thence S41°33'17"W a
distance of 304.71 feet; thence S30°04'16"E a distance of 194.40
feet; thence S41°21'04"W a distance of 137.30 feet; thence
S14°07'23"E a distance of 317.33 feet; thence S47°29'31"E a
distance of 418.43 feet; thence S43°14'37"E a distance of 44.43
feet; thence S44°37'33"E a distance of 144.10 feet; thence
N74°36'44"E a distance of 84.30 feet; thence N19°49'34"E a
distance of 146.94 feet; thence N16°40'23"E a distance of 132.00
feet; thence S07°04'14"E a distance of 101.30 feet; thence
S73°20'01"E a distance of 272.34 feet; thence S74°03'23"E a
distance of 144.37 feet; thence N33°13'13"E a distance of 77.41
feet; thence N11°21'37"E a distance of 43.10 feet; thence
S13°33'26"E a distance of 32.10 feet; thence S43°23'30"E a
distance of 120.30 feet; thence N44°34'10"E a distance of 134.70
feet; thence N13°32'22"E a distance of 140.01 feet; thence
N11°23'17"E a distance of 233.03 feet; thence N11°16'21"E a
distance of 139.44 feet; thence N10°30'03"E a distance of 111.63
feet; thence N10°03'21"E a distance of 94.43 feet; thence
N15°43'43"E a distance of 143.16 feet; thence N10°55'14"E a
distance of 347.44 feet; thence S72°29'46"E a distance of 94.13
feet; thence S44°03'01"E a distance of 80.10 feet; thence
S12°19'30"E a distance of 114.14 feet; thence N10°30'11"E a
distance of 1006.13 feet; thence S00°43'07"E a distance of 131.76
feet; thence N44°01'20"E a distance of 76.02 feet; thence
S13°34'11"E a distance of 42.39 feet; thence S47°23'31"E a
distance of 41.04 feet; thence S16°31'47"E a distance of 94.73
feet; thence S07°03'01"E a distance of 90.49 feet; thence
S10°14'01"W a distance of 97.27 feet; thence S46°30'14"E a
distance of 113.77 feet; thence N42°37'49"E a distance of 66.37
feet; thence N19°23'44"E a distance of 130.14 feet; thence
N73°28'14"E a distance of 446.93 feet; thence S04°34'07"E a
distance of 170.73 feet; thence N46°13'10"W a distance of 41.39
feet; thence N71°26'16"W a distance of 133.39 feet; thence
N14°53'00"W a distance of 112.13 feet; thence N14°04'11"W a
distance of 80.40 feet; thence N18°33'24"E a distance of 82.08
feet; thence N49°43'16"E a distance of 92.21 feet; thence
N18°17'04"E a distance of 137.96 feet; thence S11°13'23"E a
distance of 66.30 feet; thence S37°33'44"E a distance of 90.10
feet; thence N03°37'39"E a distance of 143.40 feet; thence

841°33'16"E a distance of 183.27 feet; thence 833°27'30"E a distance of 47.82 feet; thence 861°03'11"E a distance of 176.42 feet; thence 837°10'31"E a distance of 98.42 feet; thence 839°31'00"E a distance of 313.96 feet; thence 840°30'30"E a distance of 146.30 feet; thence 861°41'10"W a distance of 231.33 feet; thence 844°23'43"E a distance of 177.23 feet; thence 837°27'00"E a distance of 174.86 feet; thence 842°41'29"E a distance of 234.47 feet; thence 831°43'12"E a distance of 283.43 feet; thence 846°48'39"E a distance of 77.27 feet; thence 833°26'23"E a distance of 47.83 feet; thence 861°27'01"E a distance of 14.43 feet; thence 839°38'02"E a distance of 123.28 feet; thence 866°08'02"E a distance of 77.48 feet; thence 867°01'33"E a distance of 118.38 feet; thence 845°00'14"E a distance of 236.63 feet; thence 839°32'34"E a distance of 83.23 feet; thence 837°36'00"E a distance of 86.23 feet; thence 835°23'38"E a distance of 46.00 feet; thence 821°40'44"E a distance of 76.63 feet; thence 849°44'32"W a distance of 24.41 feet; thence 873°26'30"W a distance 131.46 feet; thence 849°04'17"W a distance of 117.13 feet; thence 817°06'14"E a distance of 74.73 feet; thence 846°03'42"E a distance of 74.51 feet; thence 837°44'30"W a distance of 21.43 feet; thence 819°31'33"W a distance of 74.51 feet; thence 832°11'37"W a distance of 83.43 feet; thence 849°21'44"W a distance of 67.33 feet; thence 863°01'17"W a distance of 73.83 feet; thence 864°16'33"W a distance of 149.16 feet; thence 849°48'24"W a distance of 93.28 feet; thence 811°09'36"W a distance of 63.34 feet; thence 861°22'04"W a distance of 113.36 feet; thence 834°23'34"E a distance of 166.46 feet; thence 818°33'24"W a distance of 146.47 feet; thence 832°27'44"E a distance of 51.13 feet; 837°13'18"E a distance of 162.48 feet; thence 819°23'07"E a distance of 118.33 feet; thence 869°08'12"E a distance of 188.73 feet; thence 864°23'31"W a distance of 137.13 feet; thence 836°34'33"E a distance of 147.33 feet; thence 863°46'23"E a distance of 148.33 feet; thence 817°23'07"W a distance of 160.84 feet; thence 833°23'29"W a distance of 140.27 feet; thence 860°23'49"W a distance of 72.61 feet; thence 833°21'33"E a distance of 34.33 feet; thence 839°21'21"E a distance of 72.73 feet; thence 848°21'48"E a distance of 32.23 feet; thence 861°23'27"W a distance of 116.49 feet; thence 842°23'24"E a distance of 126.73 feet; thence 863°28'33"E a distance of 64.07 feet; thence 846°32'32"E a distance of 34.43 feet; thence 818°29'19"E a distance of 79.18 feet; thence 837°18'09"W a distance of 36.11 feet; thence 819°46'29"W a distance of 73.88 feet; thence 823°22'42"W a distance of 183.84 feet; thence 818°36'20"W a distance of 183.27 feet; thence 818°03'11"E a distance of 187.18 feet; thence 842°23'24"E a distance of 116.31 feet; thence 864°16'17"W a distance of 34.46 feet; thence 846°26'32"W a distance of 166.46 feet; thence 832°42'29"W a distance of 136.46 feet; thence 836°11'46"E a distance of 83.19 feet; thence 818°38'42"E a distance of 42.33 feet; thence 843°28'33"E a distance of 144.33 feet; thence 846°28'18"E a distance of 261.66 feet to an intersection with the East Line of aforesaid Section 24; thence 860°13'26"E along said East Section Line a distance of 4176.11 feet to the Northeast corner thereof; thence 868°26'31"W along the North line of said Section 24 a distance of 2713.71 feet to the North 1/4 corner thereof; thence continuing along the North line of said Section 24, run 861°33'03"W a distance of 2713.23 feet to the Northwest corner thereof, said corner also being the Northeast corner of aforesaid Section 23; thence 868°26'31"W along the North line of said Section 23 a distance of 2716.24 feet to the North 1/4 corner thereof; thence continuing along the North line of said Section 23, run 864°26'32"W a distance of 2716.43 feet to the Northwest corner thereof, said corner also being the Northeast corner of aforesaid Section 22; thence 868°26'31"W along the North line of said Section 22 a distance of 2724.88 feet to the North 1/4 corner thereof; thence continuing along the North line of said Section 22, run 862°26'10"W a distance of 1461.33 feet to the Point of Beginning.

LESS AND EXCEPT from the above described that certain parcel of land, lying in aforesaid SECTION 13, TOWNSHIP 11 SOUTH, RANGE 16 EAST, Collier County, Florida, being more particularly described as follows:

Commence at aforesaid Northwest corner of Section 13, thence run S11°10'10"E along the north line thereof for a distance of 1111.10 feet to an intersection with the easterly right of Way Line of State Road No. 911; thence S82°29'33"W along said easterly right of Way line of State Road No. 911 a distance of 1177.37 feet; thence leaving said easterly right of Way Line run S84°34'13"E a distance of 1116.46 feet; thence N30°40'40"E a distance of 123.36 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence S46°19'04"E a distance of 143.74 feet; thence S16°40'03"E a distance of 127.31 feet; thence N18°48'26"E a distance of 119.11 feet; thence N33°03'39"E a distance of 143.19 feet; thence N26°34'28"E a distance of 149.12 feet; thence N11°39'38"E a distance of 144.41 feet; thence N10°20'09"E a distance of 122.33 feet; thence N04°11'31"W a distance of 110.97 feet; thence N17°40'13"W a distance of 106.44 feet; thence N38°34'33"W a distance of 123.09 feet; thence N34°01'44"W a distance of 110.14 feet; thence N11°03'13"W a distance of 111.77 feet; thence N33°21'38"W a distance of 91.39 feet; thence N49°13'18"W a distance of 92.66 feet; thence S71°19'31"W a distance of 67.42 feet; thence S13°41'39"W a distance of 89.66 feet; thence S46°12'41"W a distance of 114.41 feet; thence S19°39'13"W a distance of 110.46 feet; thence S11°03'13"W a distance of 113.11 feet; thence S11°31'26"W a distance of 100.41 feet; thence S04°33'37"W a distance of 113.32 feet; thence S07°31'11"E a distance of 123.10 feet; thence S17°10'18"E a distance of 124.32 feet; thence S16°08'34"E a distance of 98.14 feet; thence S04°01'48"E a distance of 93.71 feet; thence S06°46'44"W a distance of 116.13 feet to the Point of Beginning.

Containing 688.11 acres, more or less.

-ALSO-

A parcel of land, lying in aforesaid SECTION 14, TOWNSHIP 11 SOUTH, RANGE 16 EAST, Collier County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 14, thence run S00°13'34"W along the East Section line thereof for a distance of 4111.33 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence N71°13'44"W a distance of 84.33 feet; thence N41°28'12"W a distance of 94.14 feet; thence S11°01'10"W a distance of 86.46 feet; thence S74°19'41"W a distance of 79.41 feet; thence S46°11'11"W a distance of 74.76 feet; thence S14°03'10"E a distance of 62.33 feet; thence S11°19'02"E a distance of 71.36 feet; thence N00°03'41"E a distance of 97.32 feet; thence N11°27'32"E a distance of 84.46 feet; thence N44°27'37"E a distance of 87.77 feet; thence N04°13'38"E a distance of 42.32 feet to the Point of Beginning.

Containing 6.78 acres, more or less.

-ALSO-

A parcel of land, lying in aforesaid SECTION 14, TOWNSHIP 11 SOUTH, RANGE 16 EAST, Collier County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 14, thence run S00°13'34"W along the East Section line thereof for a distance of 4190.32 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence N04°13'35"W a distance of 12.39 feet; thence S14°25'33"W a distance of 67.01 feet; thence S13°30'16"W a distance of 74.03 feet; thence S07°47'40"E a distance of 77.33 feet; thence S10°43'36"E a distance of 122.40 feet; thence S14°34'39"E a distance of 136.39 feet; thence N00°13'36"E a distance of 410.92 feet to the Point of Beginning.

Containing 0.82 acres, more or less.

JANUARY 13, 1914

ISLAND'S ISLAND
DEVELOPMENT AREA

Legal Description

A parcel of land lying in SECTIONS 14, 15, 21, 22, 23, 27 and 28,
TOWNSHIP 12 SOUTH, RANGE 16 EAST, Collier County, Florida, being
more particularly described as follows:

Commence at the Northwest corner of said Section 23, thence run
S17°11'15"E along the North Section Line thereof a distance of
9.41 feet to the POINT OF BEGINNING of the parcel of land
hereinafter described thence, leaving said North Section Line
run S17°11'17"E a distance of 111.49 feet; thence S47°16'12"E a
distance of 91.30 feet; thence S27°39'01"W a distance of 107.39
feet to an intersection with the East line of the aforementioned
Section 23 and lying S44°22'14"E a distance of 272.16 feet from
the Northwest corner thereof; thence continue S27°39'01"W a
distance of 30.91 feet; thence S27°33'06"W a distance of 59.21
feet; thence S16°43'41"W a distance of 22.82 feet; thence
S74°14'41"E a distance of 32.30 feet; thence S82°32'42"W a
distance of 41.21 feet; thence S11°29'12"W a distance of 41.22
feet; thence N16°26'02"W a distance of 61.03 feet; thence
N18°13'13"W a distance of 41.12 feet; thence N10°11'21"W a
distance of 34.44 feet; thence N10°13'43"E a distance of 14.13
feet; thence N04°13'10"E a distance of 34.71 feet; thence
N10°37'13"E a distance of 113.01 feet; thence S11°16'03"E a
distance of 3.97 feet to an intersection with South line of the
aforementioned Section 13 and lying S87°10'19"W a distance of
211.01 feet from the Southeast corner thereof; thence, continue
S13°16'01"W a distance of 72.34 feet; thence N00°41'11"W a
distance of 130.42 feet; thence N04°19'04"W a distance of 121.48
feet; thence N11°26'24"W a distance of 34.39 feet; thence
N03°16'34"W a distance of 42.14 feet; thence N00°37'01"W a
distance of 104.10 feet; thence N02°04'34"E a distance of 103.02
feet; thence N03°37'13"E a distance of 113.51 feet; thence
N03°06'14"E a distance of 123.45 feet; thence N14°00'39"E a
distance of 83.43 feet; thence N00°46'04"W a distance of 30.09
feet; thence N21°22'49"W a distance of 22.44 feet; thence
N46°43'30"W a distance of 20.74 feet; thence S47°21'11"W a
distance of 112.71 feet; thence N44°44'34"W a distance of 43.19
feet; thence S78°13'44"W a distance of 33.31 feet; thence
S27°11'20"W a distance of 43.16 feet; thence S13°01'23"W a
distance of 76.22 feet; thence S07°10'34"W a distance of 70.18
feet; thence S00°43'46"E a distance of 41.34 feet; thence
S17°13'16"W a distance of 119.13 feet; thence S18°33'31"W a
distance of 76.48 feet; thence S03°31'41"W a distance of 36.44
feet; thence S00°01'22"E a distance of 83.43 feet; thence
S13°10'10"E a distance of 73.90 feet; thence S23°16'46"E a
distance of 41.40 feet; thence S13°47'41"E a distance of 110.36
feet; thence S01°34'48"E a distance of 109.40 feet; thence
S00°23'23"E a distance of 73.02 feet; thence S10°21'23"E a
distance of 34.43 feet to an intersection with the North line of
aforementioned Section 23 and lying N07°10'19"W a distance of 348.02
feet from the Northeast corner thereof; thence, continue
S10°21'23"E a distance of 34.03 feet; thence S17°10'01"E a
distance of 82.44 feet; thence S26°37'04"E a distance of 46.44
feet; thence S29°03'27"E a distance of 34.21 feet; thence
S13°11'13"E a distance of 30.74 feet; thence S23°13'13"E a
distance of 33.03 feet; thence S20°44'31"E a distance of 114.00
feet; thence S17°46'31"E a distance of 117.89 feet; thence
S03°00'10"E a distance of 43.41 feet; thence S06°13'37"E a
distance of 100.39 feet; thence S12°34'44"E a distance of 77.03

EXHIB

feet; thence S17°11'11"E a distance of 57.43 feet; thence S14°33'21"W a distance of 47.18 feet; thence S14°44'18"E a distance of 74.97 feet; thence S17°16'11"E a distance of 54.61 feet; thence S14°40'33"E a distance of 49.41 feet; thence S17°41'19"E a distance of 29.46 feet to an intersection with the West Line of Aforesaid Section 23 and lying S08°33'31"W a distance of 1191.87 feet from the Northwest corner thereof; thence, continue S17°41'19"E a distance of 49.83 feet; thence S16°02'33"E a distance of 45.34 feet; thence S03°01'33"W a distance of 52.33 feet; thence S01°43'36"W a distance of 121.26 feet; thence S18°19'01"W a distance of 104.21 feet; thence S11°30'40"W a distance of 38.42 feet to an intersection with the Aforesaid East Line of Section 23 and lying S08°33'31"W a distance of 1107.02 feet from the Northwest corner thereof; thence, continue S13°30'40"W a distance of 16.13 feet; thence S09°14'11"E a distance of 44.39 feet; thence S13°14'46"W a distance of 93.33 feet; thence S11°30'40"W a distance of 94.22 feet; thence S11°33'59"W a distance of 92.81 feet; thence S14°07'04"E a distance of 212.73 feet; thence S07°18'33"W a distance of 37.99 feet; thence S07°01'20"W a distance of 103.49 feet; thence S03°03'16"W a distance of 104.20 feet; thence S01°33'16"E a distance of 37.23 feet; thence S03°11'42"W a distance of 84.64 feet; thence S11°31'43"W a distance of 84.61 feet; thence S03°30'13"W a distance of 37.07 feet; thence S11°17'31"W a distance of 104.34 feet; thence S13°47'34"W a distance of 136.41 feet; thence S12°33'23"W a distance of 103.63 feet; thence S14°18'30"W a distance of 101.83 feet; thence S12°21'23"W a distance of 70.43 feet; thence S10°33'12"W a distance of 104.44 feet; thence S14°48'16"W a distance of 139.26 feet; thence S10°37'19"W a distance of 87.46 feet; thence S14°07'07"W a distance of 74.39 feet; thence S13°42'00"W a distance of 70.40 feet; thence S12°04'49"W a distance of 112.80 feet; thence S10°23'38"W a distance of 32.23 feet; thence S13°28'32"W a distance of 34.49 feet; thence S07°16'23"W a distance of 88.31 feet; thence S14°07'13"W a distance of 33.18 feet; thence S12°09'20"W a distance of 72.89 feet; thence S12°16'33"E a distance of 25.23 feet; thence S12°21'14"W a distance of 103.08 feet; thence S12°34'42"W a distance of 114.92 feet; thence S12°07'32"W a distance of 81.33 feet; thence S13°10'33"W a distance of 82.39 feet; thence S16°31'40"W a distance of 104.34 feet; thence S12°43'07"W a distance of 72.43 feet; thence S18°04'44"W a distance of 10.44 feet; thence S16°31'03"W a distance of 70.07 feet; thence S13°24'42"W a distance of 87.71 feet; thence S12°31'46"W a distance of 112.80 feet; thence S12°13'13"W a distance of 32.48 feet; thence S13°03'40"E a distance of 25.31 feet; thence S12°31'46"E a distance of 81.84 feet; thence South a distance of 35.40 feet; thence S12°09'12"W a distance of 44.31 feet; thence S07°11'01"W a distance of 22.74 feet; thence S14°23'43"W a distance of 37.46 feet; thence S07°13'12"W a distance of 30.91 feet; thence S12°03'21"W a distance of 41.33 feet; thence S07°21'37"W a distance of 43.33 feet; thence S16°38'37"W a distance of 34.41 feet; thence S11°04'46"W a distance of 73.81 feet; thence S02°23'37"W a distance of 82.03 feet; thence S03°39'49"W a distance of 122.00 feet; thence S14°01'43"W a distance of 102.47 feet; thence S03°33'36"W a distance of 37.42 feet; thence S03°33'23"W a distance of 103.43 feet; thence S12°32'17"W a distance of 86.37 feet; thence S18°27'33"W a distance of 116.03 feet; thence S18°22'36"W a distance of 139.74 feet; thence S14°30'19"W a distance of 112.20 feet; thence S11°37'44"W a distance of 132.31 feet; thence S16°44'33"W a distance of 110.37 feet; thence S14°48'33"W a distance of 113.30 feet; thence S11°34'23"W a distance of 77.43 feet; thence S11°43'37"W a distance of 134.30 feet; thence S08°43'30"W a distance of 47.97 feet; thence S16°00'36"W a distance of 116.44 feet; thence S02°33'43"W a distance of 172.33 feet; thence S07°42'08"W a distance of 24.00 feet; thence S08°37'23"W a distance of 94.44 feet; thence S11°03'01"W a distance of 37.86 feet; thence S04°34'13"W a distance of 70.39 feet; thence S11°24'33"W a distance of 37.90 feet; thence S14°24'01"W a distance of 41.47

N17°03'44"E a distance of 117.11 feet; thence N14°11'33"E a distance of 111.40 feet; thence N46°09'31"E a distance of 71.14 feet; thence N41°49'35"E a distance of 101.44 feet; thence N41°33'08"E a distance of 1.71 feet to an intersection with the (extended) west line of Section 11 and lying N08°33'34"E a distance of 143.19 feet from the Southwest corner thereof; thence, continue N17°33'04"E a distance of 81.13 feet; thence N11°41'34"E a distance of 73.43 feet; thence N43°27'35"E a distance of 77.70 feet; thence N41°13'27"E a distance of 170.30 feet; thence N08°33'33"E a distance of 104.10 feet; thence N41°33'30"E a distance of 133.46 feet; thence N07°45'35"E a distance of 73.43 feet; thence N16°43'30"E a distance of 41.33 feet; thence N33°13'16"E a distance of 64.66 feet; thence N44°34'00"E a distance of 136.33 feet; thence N72°36'30"E a distance of 42.46 feet; thence N46°39'37"E a distance of 214.21 feet; thence N08°16'46"E a distance of 107.34 feet; thence N13°18'10"E a distance of 84.30 feet; thence N71°43'43"E a distance of 123.13 feet; thence N46°00'37"E a distance of 72.34 feet; thence N41°31'27"E a distance of 96.33 feet; thence N10°24'23"E a distance of 10.33 feet; thence N41°04'40"E a distance of 142.17 feet; thence N07°13'49"E a distance of 107.49 feet; thence N07°01'01"E a distance of 211.37 feet; thence N11°31'44"E a distance of 103.73 feet; thence N41°30'47"E a distance of 81.03 feet; thence N47°13'38"E a distance of 118.23 feet; thence N72°41'16"E a distance of 89.35 feet; thence N41°12'33"E a distance of 97.70 feet; thence N03°16'37"E a distance of 10.33 feet; thence N01°12'37"E a distance of 10.36 feet; thence N41°11'37"W a distance of 131.32 feet; thence N41°10'33"W a distance of 83.30 feet; thence N41°12'21"W a distance of 64.73 feet; thence N03°41'33"E a distance of 64.00 feet; thence N71°44'43"W a distance of 73.33 feet; thence N10°41'43"W a distance of 47.11 feet; thence N07°40'13"W a distance of 12.34 feet; thence N71°12'21"W a distance of 34.83 feet; thence N08°47'16"W a distance of 64.07 feet; thence N46°19'33"W a distance of 43.64 feet; thence N78°18'11"W a distance of 173.09 feet; thence N76°33'02"W a distance of 104.07 feet; thence N78°09'31"W a distance of 91.39 feet; thence N11°14'37"W a distance of 174.76 feet; thence N76°31'37"W a distance of 118.43 feet; thence N41°03'36"W a distance of 141.77 feet; thence N43°26'07"W a distance of 110.34 feet; thence N44°19'36"W a distance of 131.34 feet; thence N74°39'41"W a distance of 84.31 feet; thence N77°16'13"W a distance of 84.47 feet; thence N43°43'07"W a distance of 33.39 feet; thence N11°00'33"W a distance of 114.41 feet; thence N13°23'01"W a distance of 110.70 feet; thence N14°14'00"W a distance of 134.83 feet; thence N44°21'37"W a distance of 136.43 feet; thence N39°19'20"W a distance of 142.42 feet; thence N37°34'34"W a distance of 94.13 feet; thence N37°31'36"E a distance of 142.63 feet; thence N13°24'33"W a distance of 132.70 feet; thence N18°16'43"E a distance of 118.30 feet; thence N13°27'00"E a distance of 47.38 feet; thence N06°34'06"W a distance of 73.17 feet; thence N06°38'46"W a distance of 97.40 feet; thence N08°33'00"E a distance of 103.43 feet; thence N01°10'07"W a distance of 77.30 feet; thence N06°33'40"E a distance of 117.13 feet; thence N13°26'10"E a distance of 419.80 feet; thence N11°06'40"E a distance of 103.34 feet; thence N11°24'30"E a distance of 43.40 feet; thence N41°27'28"E a distance of 32.43 feet; thence N11°23'00"W a distance of 62.46 feet; thence N23°40'09"W a distance of 111.44 feet; thence N27°17'04"W a distance of 70.96 feet; thence N16°43'27"W a distance of 72.93 feet; thence N11°33'06"W a distance of 43.83 feet; thence N01°14'03"W a distance of 32.61 feet; thence N17°46'46"E a distance of 31.00 feet; thence N11°00'34"E a distance of 71.00 feet; thence N46°11'36"E a distance of 69.33 feet; thence N10°23'12"E a distance of 62.90 feet; thence N11°24'37"E a distance of 49.39 feet; thence N17°24'41"E a distance of 63.94 feet; thence N16°03'30"E a distance of 114.94 feet; thence N4°19'13"W a distance of 61.17 feet; thence N16°00'09"W a distance of 12.40 feet; thence N13°23'34"W a distance of 114.19 feet; thence N03°23'01"E a distance of 124.86 feet; thence

JANUARY 13, 1984 ✓

ISLE OF CAPRI
DEVELOPMENT AREA

Legal Description

A parcel of land lying in DEVELOPMENT TRACT-A, of the COLLIER-ROAD TRACT MAP, according to the plat thereof, as recorded in Plat Book 8, Pages 46 and 47 of the Public Records of Collier County, Florida, being more particularly described as follows:

Commence at the intersection of the North tract boundary of said Development Tract-A and the Westerly Right of Way Line of State Road No. 951, said intersection being shown on aforesaid plat as Point Number 3, thence run S82°23'37"W along said Westerly Right of Line a distance of 268.89 feet; thence continue along said Westerly Right of Way Line N67°18'21"W a distance of 48.50 feet to the point of curvature of a circular curve concave to the West having a radius of 3887.79 feet; thence southerly along said Westerly Right of Way Line and the arc of said curve through a central angle of 81°32'15" an arc distance of 184.32 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence leaving said Westerly Right of Way Line and the arc of said curve run N57°23'38"W a distance of 4.50 feet; thence N57°08'31"W a distance of 17.89 feet; thence N63°33'19"W a distance of 14.79 feet; thence N61°23'03"W a distance of 15.70 feet; thence N61°31'41"W a distance of 17.44 feet; thence N69°39'34"W a distance of 16.12 feet; thence N82°23'54"W a distance of 19.93 feet; thence N86°04'30"W a distance of 33.46 feet; thence N77°39'37"W a distance of 16.07 feet; thence N77°46'21"W a distance of 28.32 feet; thence N84°54'12"W a distance of 22.88 feet; thence N83°41'44"W a distance of 16.64 feet; thence N87°12'40"W a distance of 2.84 feet to the Easterly Line of that certain 100 foot wide, Lee County Electric Cooperative, Inc., Right of Way; thence continue N87°12'40"W a distance of 22.88 feet; thence S88°30'07"W a distance of 15.20 feet; thence S82°30'52"W a distance of 17.97 feet; thence S81°44'22"W a distance of 13.16 feet; thence S88°35'05"W a distance of 15.91 feet; thence N74°09'04"W a distance of 15.88 feet to the Westerly Line of the aforesaid 100 foot wide, Lee County Electric Cooperative, Inc., Right of Way; thence continue N74°09'04"W a distance of 7.40 feet; thence N79°23'23"W a distance of 18.09 feet; thence N64°31'02"W a distance of 17.58 feet; thence N68°22'31"W a distance of 12.74 feet; thence N50°13'36"W a distance of 16.47 feet; thence N43°57'28"W a distance of 24.09 feet; thence N42°15'28"W a distance of 16.78 feet; thence N23°38'27"W a distance of 16.96 feet; thence N38°04'56"W a distance of 11.40 feet; thence N31°34'39"W a distance of 28.66 feet; thence N27°33'36"W a distance of 31.01 feet; thence N24°47'43"W a distance of 16.99 feet; thence N11°04'53"W a distance of 25.44 feet; thence N00°27'01"W a distance of 20.44 feet; thence N22°40'11"E a distance of 31.91 feet; thence N19°38'21"E a distance of 32.42 feet; thence N25°18'16"E a distance of 25.88 feet; thence N14°28'35"E a distance of 9.79 feet; thence N26°42'43"E a distance of 14.03 feet; thence N49°23'35"E a distance of 33.67 feet to a point of intersection with aforesaid North tract boundary of Development Tract-A, said point being on the arc of a circular curve, concave to the Southeast, having a radius of 100.00 feet and bears N02°16'34"E from the center of the circle of said curve; thence Westerly along said North tract boundary and the arc of said curve, through a central angle of 18°48'06" an arc distance of 32.82 feet to a point, said point bearing N16°21'32"W from the center of the circle of said curve; thence leaving said North tract boundary and the arc of said curve, run S46°43'15"W a distance of 17.47 feet; thence S53°13'08"W a distance of 26.23 feet; thence S46°18'28"W a distance of 21.43 feet; thence S53°33'05"W a distance of 14.26 feet to a point of intersection with the aforesaid North tract boundary of Development Tract-A and the arc of aforesaid curve concave to the Southeast having a radius of 100.00 feet, said point bears N63°01'05"W from the center of the circle of said curve; thence southerly along said North tract boundary and the arc of said curve, through a central

N01°11'33"W a distance of 47.21 feet; thence N06°29'12"E a distance of 44.38 feet; thence N01°34'14"W a distance of 11.96 feet to an intersection with the South line of aforementioned Section 14 and lying S87°31'33"E a distance of 401.01 feet from the Southwest corner thereof; thence, continue N01°34'14"W a distance of 121.21 feet; thence N04°18'33"E a distance of 129.45 feet; thence N08°46'40"E a distance of 105.07 feet; thence N03°34'17"E a distance of 114.80 feet; thence N16°11'02"W a distance of 94.98 feet; thence N16°01'14"W a distance of 34.33 feet; thence N00°03'42"W a distance of 30.93 feet; thence N04°11'14"W a distance of 81.79 feet; thence N08°33'42"W a distance of 244.17 feet; thence N04°24'14"E a distance of 81.72 feet; thence N01°43'23"E a distance of 213.74 feet; thence N03°36'03"W a distance of 30.40 feet; thence N03°38'36"W a distance of 130.94 feet; thence N03°33'42"W a distance of 133.02 feet; thence N10°14'04"W a distance of 101.17 feet; thence N11°49'47"W a distance of 39.32 feet; thence N01°38'31"W a distance of 108.13 feet; thence N08°48'01"W a distance of 111.44 feet; thence N06°04'38"W a distance of 114.47 feet; thence N12°14'42"W a distance of 129.40 feet; thence N17°00'27"W a distance of 172.11 feet; thence N18°49'07"W a distance of 122.33 feet; thence N17°03'41"W a distance of 103.43 feet; thence N04°19'47"W a distance of 30.39 feet; thence S33°18'30"W a distance of 31.32 feet; thence S11°41'00"W a distance of 17.13 feet to an intersection with the East line of aforesaid Section 13 and lying N00°13'14"E a distance of 2000.31 feet from the Southeast corner thereof; thence, continue S11°41'00"W a distance of 84.20 feet; thence S38°39'33"W a distance of 39.47 feet; thence S48°22'10"W a distance of 39.22 feet; thence S10°06'42"W a distance of 94.76 feet; thence S41°30'37"W a distance of 34.17 feet; thence S38°44'18"W a distance of 66.67 feet; thence S16°32'16"W a distance of 39.00 feet; thence S04°31'03"W a distance of 107.47 feet; thence S03°54'44"E a distance of 110.33 feet; thence S07°42'21"E a distance of 34.76 feet; thence S33°37'40"E a distance of 61.09 feet; thence S72°36'43"E a distance of 91.23 feet; thence S72°40'34"E a distance of 92.88 feet; thence S16°33'03"E a distance of 78.19 feet; thence S39°26'47"E a distance of 42.94 feet to an intersection with the West line of aforesaid Section 14 and lying N00°13'14"E a distance of 2033.33 feet from the Southwest corner thereof; thence, continue S39°26'47"E a distance of 13.33 feet; thence S18°00'30"E a distance of 89.96 feet; thence S21°33'12"E a distance of 82.83 feet; thence S38°48'18"E a distance of 86.39 feet; thence S42°43'36"E a distance of 101.40 feet; thence S09°13'04"E a distance of 44.69 feet; thence S01°30'10"E a distance of 179.32 feet; thence S00°13'21"E a distance of 163.47 feet; thence S49°11'11"W a distance of 126.17 feet; thence S16°34'42"W a distance of 49.34 feet; thence S27°03'11"W a distance of 77.70 feet; thence S10°33'49"W a distance of 34.17 feet; thence S04°00'31"W a distance of 64.13 feet; thence S02°24'42"W a distance of 80.30 feet; thence S03°41'13"E a distance of 30.43 feet; thence S06°09'03"E a distance of 116.41 feet; thence S04°01'21"E a distance of 131.36 feet; thence S01°13'09"W a distance of 91.19 feet; thence S13°47'04"W a distance of 102.86 feet; thence S10°40'43"W a distance of 81.47 feet; thence S06°30'37"W a distance of 120.17 feet; thence S00°32'43"W a distance of 66.00 feet; thence S04°13'02"E a distance of 39.20 feet; thence S17°23'17"E a distance of 7.21 feet to the Point of Beginning.

Containing 142.09 acres, more or less.

angle of $21^{\circ}29'45''$ an arc distance of 42.75 feet to the point of tangency; thence continuing along said North tract boundary $S02^{\circ}29'11''W$ a distance of 179.73 feet to the point of curvature of a circular curve concave to the Northwest having a radius of 60.19 feet; thence southerly along said North tract boundary and the arc of said curve through a central angle of $111^{\circ}38'54''$ an arc distance of 117.29 feet to the point of tangency; thence continue along said North tract boundary $N63^{\circ}31'55''W$ a distance of 1.33 feet to the point of curvature of a circular curve, concave to the Northeast having a radius of 1310.08 feet; thence Northwesterly along said North tract boundary and the arc of curve, through a central angle of $05^{\circ}11'07''$ an arc distance of 118.56 feet to a point, said point bears $S29^{\circ}19'11''W$ from the center of the circle of said curve; thence, leaving said North tract line and the arc of said curve, run $N89^{\circ}28'37''W$ distance of 31.60 feet; thence $S82^{\circ}41'37''W$ a distance of 12.64 feet; thence $S63^{\circ}56'13''W$ a distance of 12.19 feet; thence $S46^{\circ}54'04''W$ a distance of 11.88 feet; thence $S29^{\circ}07'43''W$ a distance of 11.22 feet; thence $S04^{\circ}17'30''E$ a distance of 17.62 feet; thence $S12^{\circ}14'50''E$ a distance of 12.22 feet; thence $S01^{\circ}00'53''E$ a distance of 19.13 feet; thence $S31^{\circ}13'58''E$ a distance of 10.06 feet; thence $S34^{\circ}58'16''E$ a distance of 20.26 feet; thence $S71^{\circ}41'07''E$ a distance of 19.03 feet; thence $S60^{\circ}09'25''E$ a distance of 18.70 feet; thence $S41^{\circ}40'03''E$ a distance of 24.06 feet; thence $S46^{\circ}51'40''E$ a distance of 34.51 feet; thence $S47^{\circ}24'39''E$ a distance of 25.94 feet; thence $S33^{\circ}00'20''E$ a distance of 44.11 feet; thence $S19^{\circ}50'40''E$ a distance of 23.79 feet; thence $S04^{\circ}09'10''E$ a distance of 27.81 feet; thence $S04^{\circ}49'30''E$ a distance of 30.02 feet; thence $S00^{\circ}19'39''W$ a distance of 30.33 feet; thence $S08^{\circ}41'17''E$ a distance of 35.82 feet; thence $S34^{\circ}43'23''E$ a distance of 36.80 feet; thence $S68^{\circ}27'39''E$ a distance of 22.20 feet; thence $S71^{\circ}41'07''E$ a distance of 38.09 feet; thence $S72^{\circ}36'15''E$ a distance of 37.15 feet; thence $S59^{\circ}26'35''E$ a distance of 47.41 feet; thence $S24^{\circ}12'18''E$ a distance of 23.47 feet; thence $S07^{\circ}18'17''W$ a distance of 26.20 feet; thence $S38^{\circ}50'36''W$ a distance of 21.61 feet; thence $S62^{\circ}03'37''W$ a distance of 43.04 feet; thence $S36^{\circ}46'06''W$ a distance of 21.31 feet; thence $S62^{\circ}47'37''W$ a distance of 30.28 feet; thence $S34^{\circ}28'08''W$ a distance of 34.58 feet; thence $S85^{\circ}10'14''W$ a distance of 30.77 feet; thence $N84^{\circ}07'35''W$ a distance of 83.18 feet; thence $N78^{\circ}43'58''W$ a distance of 43.01 feet; thence $N83^{\circ}33'28''W$ a distance of 26.47 feet to the Northerly Right of Way Line of State Road No. 951-B, said point being on the arc of a circular curve concave to Northeast having a radius of 1860.08 feet and bears $S20^{\circ}00'10''W$ from the center of the circle of said curve; thence southeasterly along said Northerly Right of Way Line and the arc of said curve through a central angle of $05^{\circ}48'53''$ an arc distance of 188.77 feet to the point of tangency; thence $S73^{\circ}48'43''E$ along, said Northerly Right of Way Line a distance of 181.79 feet to the aforesaid westerly line of the Lee County Electric Cooperative, Inc., Right of Way; thence continue, $S73^{\circ}48'43''E$ along said Northerly Right of Way Line of State Road No. 951-B, a distance of 102.12 feet to the aforesaid easterly line of the Lee County Electric Cooperative, Inc., Right of Way; thence continue $S73^{\circ}48'43''E$ along said Northerly Right of Way Line of State Road No. 951-B a distance of 139.13 feet to the aforesaid westerly Right of Way Line of State Road No. 951 and the arc of said curve concave to the West having a radius of 3887.79 feet, said point bears $S76^{\circ}19'40''E$ from the center of the circle of said curve; thence Northerly along said westerly Right of Way Line and arc of said curve, through a central angle of $09^{\circ}18'27''$ for an arc distance of 634.17 feet to the Point of Beginning.

LESS AND EXCEPT from the above described parcel of land lying in aforesaid Development Tract-A, that portion being more particularly described as follows:

Commence at the intersection of the North tract boundary of said Development Tract-A and the westerly Right of Way Line of State Road No. 951, said intersection being shown on aforesaid plat as Point Number 3, thence run $S02^{\circ}29'39''W$ along said westerly Right of Way Line a distance of 268.09 feet; thence continue along said westerly Right of Way Line $N87^{\circ}30'21''W$ a distance of 40.00 feet to the point of curvature of a circular curve concave to the West having a radius of 3887.79 feet; thence southerly along said westerly Right of Way Line and the arc of said curve through a

central angle of $01^{\circ}22'15''$ an arc distance of 104.32 feet; thence leaving said Westerly Right of Way Line and the arc of said curve run $N57^{\circ}23'38''W$ a distance of 4.50 feet; thence $N57^{\circ}08'51''W$ a distance of 17.89 feet; thence $N63^{\circ}33'19''W$ a distance of 14.79 feet; thence $N61^{\circ}23'03''W$ a distance of 15.70 feet; thence $N61^{\circ}51'42''W$ a distance of 17.44 feet; thence $N69^{\circ}39'54''W$ a distance of 16.12 feet; thence $N82^{\circ}25'54''W$ a distance of 19.93 feet; thence $N86^{\circ}04'50''W$ a distance of 33.46 feet; thence $N77^{\circ}39'37''W$ a distance of 16.07 feet; thence $N77^{\circ}46'21''W$ a distance of 20.32 feet; thence $N84^{\circ}54'12''W$ a distance of 22.80 feet; thence $N83^{\circ}41'44''W$ a distance of 16.64 feet; thence $N87^{\circ}12'40''W$ a distance of 2.84 feet to the Easterly Line of that certain 100 foot wide Lee County Electric Cooperative, Inc., Right of Way and the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue $N87^{\circ}12'40''W$ a distance of 22.88 feet; thence $S88^{\circ}50'07''W$ a distance of 15.20 feet; thence $S83^{\circ}50'52''W$ a distance of 17.97 feet; thence $S81^{\circ}44'32''W$ a distance of 13.16 feet; thence $S88^{\circ}33'03''W$ a distance of 15.91 feet; thence $N74^{\circ}09'04''W$ a distance of 15.80 feet to the West Line of aforesaid Lee County Electric Cooperative, Inc., Right of Way; thence $S82^{\circ}29'39''W$ along said West Right of Way Line a distance of 644.08 feet to the Northerly Right of Way Line of State Road No. 931-B; thence along said Northerly Right of Way Line run $S73^{\circ}48'43''E$ a distance of 102.12 feet to the aforesaid East Line of the Lee County Electric Cooperative, Inc., Right of Way; thence $N02^{\circ}29'39''E$ a distance of 668.22 feet to the Point of Beginning.

Containing 7.03 acres, more or less.

ALSO

A parcel of land lying in aforesaid DEVELOPMENT TRACT-A, of the COLLIER READ TRACT MAP, according to the plat thereof, as recorded in plat Book 8, Pages 46 and 47 of the Public Records of Collier County, Florida, being more particularly described as follows:

Commence at the intersection of the North tract boundary of said Development Tract-A and the Westerly Right of Way Line of State Road No. 931, said intersection being shown on aforesaid plat as Point Number 3, thence run $S07^{\circ}29'39''W$ along said Westerly Right of Way Line a distance of 268.09 feet; thence continue along said Westerly Right of Way Line $N87^{\circ}30'21''W$ a distance of 40.00 feet to the point of curvature of a circular curve concave to the West having a radius of 1887.79 feet; thence Southerly along said Westerly Right of Way Line and the arc of said curve through a central angle of $12^{\circ}39'07''$ an arc distance of 838.49 feet to the Southerly Right of Way Line of State Road No. 931-B, said point bears $S74^{\circ}31'14''E$ from the center of the circle of said curve; thence along said Southerly Right of Way Line of State Road No. 931-B, run $N73^{\circ}48'43''W$ a distance of 220.17 feet to the POINT OF BEGINNING of the hereinafter described parcel of land said point also being the Westerly Line of aforesaid Lee County Electric Cooperative, Inc. Right of Way; thence continue along said Southerly Right of Way Line of State Road No. 931-B $N73^{\circ}48'43''W$ a distance of 282.49 feet to a point of curvature of a circular curve concave the Northeast having a radius of 1968.88 feet; thence Northwesterly along said Southerly Right of Way Line and the arc of said curve through a central angle of $06^{\circ}18'38''$ an arc distance of 213.89 feet to a point bearing $S20^{\circ}23'55''W$ from the center of the circle of said curve; thence leaving said Southerly Right of Way Line and the arc of said curve run $S20^{\circ}03'27''W$ a distance of 48.22 feet; thence $S73^{\circ}15'46''E$ a distance of 137.08 feet; thence $S74^{\circ}13'46''E$ a distance of 71.04 feet; thence $S73^{\circ}25'05''E$ a distance of 131.88 feet; thence $S67^{\circ}18'17''E$ a distance of 75.62 feet; thence $S63^{\circ}17'18''E$ a distance of 20.24 feet to the aforesaid westerly Line of Lee County Electric Cooperative, Inc., Right of Way; thence $N02^{\circ}29'39''E$ a distance of 57.02 feet to the Point of Beginning.

Containing 0.41 acres, more or less.

JANUARY 12, 1961

MARCO BEACH UNIT 24
DEVELOPMENT AREA

LEGAL DESCRIPTION

That certain parcel of land, lying in and being part of MARCO BEACH UNIT TWENTY-FOUR, according to the plat thereof, as recorded in Plat Book 18, Pages 1 through 32, inclusive of the Public Records of Collier County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 21 Township 11 South, Range 26 East Collier County, Florida, said corner also being on the Northerly Plat Boundary of aforesaid Marco Beach Unit Twenty-Four, as shown on said plat; thence run S89°15'12"E along the North line of said Section 21 and said Northerly Plat Boundary a distance of 1726.66 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence leaving said line run S45°26'28"W a distance of 37.37 feet; thence S33°33'33"W a distance of 46.14 feet; thence S17°23'38"W a distance of 46.41 feet; thence S48°28'32"E a distance of 63.44 feet; thence S88°37'36"E a distance of 23.70 feet; thence S61°03'54"E a distance of 36.64 feet; thence S86°39'41"E a distance of 32.99 feet; thence S16°23'43"E a distance of 14.54 feet; thence S83°00'47"E a distance of 87.66 feet; thence S83°03'18"E a distance of 64.90 feet; thence S86°07'07"E a distance of 67.84 feet; thence S86°23'18"E a distance of 33.98 feet; thence S76°32'13"E a distance of 49.99 feet; thence S83°14'36"E a distance of 14.62 feet; thence S38°03'53"E a distance of 48.14 feet; thence S88°26'31"W a distance of 143.53 feet; thence S87°33'28"W a distance of 96.46 feet; thence S83°28'47"W a distance of 86.74 feet; thence S61°26'16"W a distance of 163.88 feet; thence S44°48'48"W a distance of 79.89 feet; thence S13°31'33"W a distance of 99.33 feet; thence S77°33'27"W a distance of 61.29 feet; thence S61°41'33"W a distance of 99.73 feet; thence S49°28'27"W a distance of 109.37 feet; thence S21°01'36"W a distance of 146.48 feet; thence S87°41'06"W a distance of 78.76 feet; thence S28°21'43"W a distance of 44.83 feet; thence S83°03'23"W a distance of 127.35 feet; thence S76°33'16"W a distance of 26.49 feet; thence S70°34'04"W a distance of 181.43 feet; thence S17°06'18"W a distance of 28.75 feet; thence S82°29'13"W a distance of 61.80 feet; thence S27°00'02"W a distance of 36.71 feet; thence S57°42'11"W a distance of 38.76 feet; thence S21°39'33"W a distance of 43.38 feet; thence S13°11'32"E a distance of 41.69 feet; thence S23°06'01"W a distance of 62.36 feet; thence S82°36'44"W a distance of 48.88 feet; thence S22°21'55"E a distance of 61.41 feet; thence S37°21'24"E a distance of 93.38 feet; thence S81°23'30"E a distance of 92.93 feet; thence S87°32'34"E a distance of 73.14 feet; thence S88°33'26"E a distance of 44.92 feet; thence S46°53'08"E a distance of 33.86 feet; thence S72°26'50"E a distance of 98.77 feet; thence S32°48'62"E a distance of 82.88 feet; thence S21°18'48"E a distance of 76.33 feet; thence S88°14'13"W a distance of 51.74 feet; thence S83°08'38"W a distance of 38.83 feet; thence S13°48'08"E a distance of 66.84 feet; thence S48°33'37"E a distance of 82.70 feet; thence S87°59'31"E a distance of 120.77 feet; thence S73°07'03"E a distance of 82.16 feet; thence S46°18'38"E a distance of 132.13 feet; thence S81°18'58"E a distance of 116.88 feet; thence S73°28'44"E a distance of 93.19 feet; thence S43°17'23"E a distance of 187.83 feet; thence S83°23'03"E a distance of 127.27 feet; thence S40°34'24"E a distance of 114.80 feet; thence S38°12'53"E a distance of 62.48 feet; thence S83°47'54"E a distance of 91.26 feet; thence S17°06'40"W a distance of 109.37 feet; thence S88°39'43"W a distance of 183.76 feet; thence S82°01'58"E a distance of 49.33 feet; thence S83°22'34"W a distance of 116.89 feet; thence S22°03'38"E a distance of 93.46 feet; thence S14°47'31"E a distance of 36.19 feet; thence S86°21'33"W a distance of 422.36 feet; thence S11°13'27"W a distance of 88.46 feet; thence S22°33'22"W a distance of 93.31 feet; thence S70°07'09"W a distance of 188.54 feet; thence S16°23'33"W a distance of 168.03 feet; thence S60°06'17"W a distance of 63.23 feet; thence S83°16'34"W a distance of 61.73

S67°23'33"W along said Westerly Right of Way Line of E.L. No. 931 a distance of 2112.37 feet; thence leaving said Right of Way Line run N88°21'06"W a distance of 230.0 feet to the Easterly Line of the aforesaid Lee County Electric Cooperative Right of Way as shown on said plat; thence S67°23'33"E along said Easterly Right of Way Line a distance of 2409.87 feet to the Point of Beginning.

Containing 14.99 acres, more or less

ALSO

That certain parcel of land, lying in and being part of aforesaid MARCO BEACH UNIT TWENTY-FOUR, being more particularly described as follows:

Commence at the Northwest corner of aforesaid Section 21, Township 31 South, Range 16 East, Collier County, Florida, said corner also being on the Northerly Plat Boundary of Marco Beach Twenty-Four, as shown on said plat; thence run S67°15'12"E along the North line of said Section 21 and said Northerly Plat Boundary a distance of 1728.86 feet; thence leaving said line run S17°36'26"W a distance of 39.94 feet; thence S33°38'33"W a distance of 46.14 feet; thence S13°23'38"W a distance of 46.42 feet; thence S48°30'32"E a distance of 63.84 feet; thence S88°27'36"E a distance of 29.70 feet; thence S61°03'36"E a distance of 36.84 feet; thence S66°39'41"E a distance of 32.39 feet; thence S34°23'42"E a distance of 14.34 feet; thence S63°00'07"E a distance of 87.60 feet; thence N83°03'20"E a distance of 84.70 feet; thence S66°07'07"E a distance of 62.64 feet; thence N60°23'10"E a distance of 32.98 feet; thence N74°32'13"E a distance of 63.99 feet; thence S83°14'36"E a distance of 54.02 feet; thence S38°03'53"E a distance of 41.24 feet; thence S88°26'31"W a distance of 161.33 feet; thence S67°33'30"W a distance of 90.46 feet; thence S83°38'47"W a distance of 86.74 feet; thence S61°26'16"W a distance of 162.06 feet; thence S44°46'40"W a distance of 73.81 feet; thence S15°33'53"W a distance of 99.92 feet; thence S77°31'27"W a distance of 61.39 feet; thence N61°41'53"W a distance of 91.73 feet; thence N49°38'27"W a distance of 189.37 feet; thence N11°03'56"W a distance of 140.40 feet; thence S67°41'06"W a distance of 76.76 feet; thence S38°31'49"W a distance of 46.93 feet; thence S83°03'23"W a distance of 127.33 feet; thence S76°33'16"W a distance of 36.09 feet; thence N58°34'04"W a distance of 182.43 feet; thence S17°06'18"W a distance of 38.73 feet; thence S82°29'13"W a distance of 81.88 feet; thence S37°08'02"W a distance of 36.70 feet; thence S37°42'13"W a distance of 38.76 feet; thence S21°39'33"W a distance of 43.38 feet; thence S13°11'32"E a distance of 41.49 feet; thence S27°06'03"W a distance of 62.36 feet; thence S82°36'44"W a distance of 48.88 feet; thence S32°31'53"E a distance of 63.41 feet; thence S37°21'26"E a distance of 93.58 feet; thence S61°23'56"E a distance of 92.93 feet; thence S87°32'34"E a distance of 73.34 feet; thence N10°33'36"E a distance of 44.92 feet; thence N43°33'04"E a distance of 33.88 feet; thence S77°26'30"E a distance of 98.77 feet; thence S33°48'03"E a distance of 82.08 feet; thence S31°18'40"E a distance of 78.53 feet; thence S88°14'13"W a distance of 33.34 feet; thence S63°08'38"W a distance of 38.83 feet; thence S15°45'08"E a distance of 66.84 feet; thence S46°23'37"E a distance of 82.70 feet; thence N87°39'31"E a distance of 12.73 feet; thence N73°07'03"E a distance of 82.16 feet; thence N64°18'38"E a distance of 132.13 feet; thence N61°18'38"E a distance of 116.88 feet; thence S79°38'44"E a distance of 92.19 feet; thence S63°17'23"E a distance of 107.03 feet; thence S11°22'03"E a distance of 127.27 feet; thence S48°24'24"E a distance of 114.40 feet; thence S28°33'53"E a distance of 62.46 feet; thence S83°47'34"E a distance of 91.26 feet; thence S17°06'40"W a distance of 189.37 feet; thence S88°33'43"W a distance of 183.76 feet; thence S82°01'38"E a distance of 63.53 feet; thence S83°22'34"W a distance of 116.09 feet; thence S22°03'30"E a distance of 92.46 feet; thence S14°49'51"E a distance of 346.19 feet; thence S68°51'33"W a distance of 422.36 feet; thence S31°15'27"W a distance of 88.46 feet; thence N22°33'32"W a distance of 93.32 feet; thence N38°07'09"W a distance of 208.34 feet; thence N51°23'33"W a distance of 161.03 feet; thence N80°01'17"W a distance of 63.23 feet; thence S83°16'34"W a distance of 61.73

feet; thence S01°30'33"E a distance of 71.37 feet; thence S11°21'16"W a distance of 144.04 feet; thence S01°46'43"W a distance of 81.78 feet; thence S10°53'43"E a distance of 114.91 feet; thence S02°17'49"E a distance of 79.39 feet; thence S10°22'41"W a distance of 214.06 feet; thence S43°36'37"E a distance of 181.79 feet; thence N17°13'00"E a distance of 197.42 feet; thence N44°30'16"E a distance of 114.38 feet; thence S22°34'11"E a distance of 143.34 feet; thence S29°01'36"E a distance of 181.27 feet; thence S42°41'36"E a distance of 137.42 feet; thence S16°31'34"E a distance of 122.51 feet; thence S23°12'34"E a distance of 63.73 feet; thence S01°31'01"E a distance of 138.63 feet; thence S14°33'33"W a distance of 127.76 feet; thence S21°33'46"E a distance of 59.03 feet; thence S48°17'33"E a distance of 148.84 feet; thence S49°38'36"E a distance of 123.76 feet; thence N03°29'04"E a distance of 162.82 feet; thence N74°13'30"E a distance of 144.38 feet; thence N73°38'43"E a distance of 168.25 feet; thence N44°13'13"E a distance of 214.39 feet; thence N54°07'16"E a distance of 169.18 feet; thence N22°02'38"E a distance of 128.27 feet; thence N18°42'29"E a distance of 44.03 feet; thence N12°29'21"W a distance of 212.64 feet; thence N11°19'31"W a distance of 204.47 feet; thence N79°59'13"W a distance of 52.12 feet; thence N42°29'36"W a distance of 38.90 feet; thence N03°47'28"W a distance of 32.38 feet; thence N03°49'14"E a distance of 41.67 feet; thence N10°07'30"E a distance of 38.87 feet; thence N76°17'23"E a distance of 49.14 feet; thence S19°33'31"E a distance of 43.14 feet; thence S45°41'54"E a distance of 197.79 feet; thence S48°20'37"E a distance of 114.27 feet; thence N77°00'38"E a distance of 82.78 feet; thence N76°03'22"E a distance of 84.87 feet; thence N31°03'13"E a distance of 82.46 feet; thence N11°16'32"E a distance of 134.13 feet; thence N01°47'23"E a distance of 71.01 feet; thence N06°19'46"E a distance of 47.06 feet; thence S46°34'40"E a distance of 1781.78 feet to an intersection with the westerly line of the Lee County Electric Cooperative Inc., Right of Way as shown on aforesaid plat of Marco Beach Unit Twenty-four; thence N02°29'39"E along said westerly Right of Way line a distance of 2111.96 feet to an intersection with the southerly line of aforesaid Lee County Electric Cooperative Inc., Right of Way as shown on aforesaid plat of Marco Beach Unit Twenty-four; thence N8°38'18"W along said southerly Right of Way line a distance of 766.18 feet; thence leaving said southerly Right of Way line N74°41'38"W a distance of 43.68 feet; thence N74°08'18"W a distance of 71.26 feet; thence N08°19'38"W a distance of 91.00 feet; thence N10°22'18"W a distance of 77.45 feet; thence N43°26'11"W a distance of 67.03 feet; thence N49°04'00"W a distance of 74.23 feet; thence S49°13'27"W a distance of 143.23 feet; thence S47°28'47"W a distance of 89.06 feet; thence N49°34'22"W a distance of 93.70 feet; thence S44°32'16"W a distance of 83.13 feet; thence N48°39'37"W a distance of 187.79 feet; thence N1°12'32"W a distance of 113.17 feet; thence N49°36'01"W a distance of 124.63 feet; thence N08°24'38"W a distance of 36.21 feet to aforesaid North Line of Section 21 and Northerly Plat Boundary of Marco Beach Unit Twenty-four, said point bears N19°43'01"W a distance of 1130.39 feet from the Northeast corner of said Section 21; thence N49°43'01"W along said line a distance of 1444.75 feet to the North 1/4 corner of aforesaid Section 21; thence N49°15'13"W along the North Line of said Section 21 and Northerly Plat Boundary of Marco Beach Unit Twenty-four a distance of 812.14 feet to the Point of Beginning.

Containing 259.35 acres, more or less

ALSO

That certain parcel of land, lying in and being part of aforesaid MARCO BEACH UNIT TWENTY-FOUR, being more particularly described as follows:

Commence at the Northwest corner of Section 21, Township 31 South, Range 26 East, Collier County, Florida, said corner also being on aforesaid Northerly Plat Boundary of Marco Beach Unit Twenty-four; thence run S48°38'14"E along said line a distance of 872.38 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue S48°38'18"E a distance of 138.08 feet to its intersection with the westerly Right of Way Line of State Road No. 331 as shown on said plat; thence run

feet; thence $S11^{\circ}40'07''W$ a distance of 63.45 feet; thence $S11^{\circ}10'19''W$ a distance of 44.49 feet; thence $S40^{\circ}36'39''W$ a distance of 47.77; thence $S23^{\circ}43'31''W$ a distance of 48.87 feet; thence $S00^{\circ}30'33''W$ a distance of 49.93; thence $S16^{\circ}00'59''E$ a distance of 79.29 feet; thence $S04^{\circ}52'21''W$ a distance of 38.17 feet; thence $S30^{\circ}46'24''W$ a distance of 44.23 feet; thence $S49^{\circ}41'18''W$ a distance of 37.47 feet; thence $S73^{\circ}33'33''W$ a distance of 70.33 feet; thence $S30^{\circ}35'07''W$ a distance of 46.39 feet; thence $S73^{\circ}10'04''W$ a distance of 100.24 feet; thence $N78^{\circ}41'48''W$ a distance of 81.44 feet; thence $N63^{\circ}33'23''W$ a distance of 54.84 feet; thence $S82^{\circ}37'40''W$ a distance of 51.02 feet; thence $S40^{\circ}39'40''W$ a distance of 61.73 feet; thence $S33^{\circ}27'26''W$ a distance of 51.93 feet; thence $S44^{\circ}31'06''W$ a distance of 49.94 feet to a point of intersection with the aforesaid Northerly Right-of-Way line of State Road No. 97, said point of intersection being on the arc of the aforesaid circular curve concave to the Northwest having a radius of 2331.16 feet and bearing radially $S12^{\circ}26'26''W$ a distance of 2331.16 feet from the center of the circle of said curve; thence Northwestery, along the arc of said curve, through a central angle of $13^{\circ}47'03''$ an arc distance of 617.30 feet to the point of beginning.

Containing 16.34 acres, more or less.

feet; thence S87°36'35"E a distance of 71.57 feet; thence S15°23'16"W a distance of 144.84 feet; thence S61°48'43"W a distance of 83.78 feet; thence S18°05'45"E a distance of 114.91 feet; thence S82°17'49"E a distance of 79.59 feet; thence S10°22'42"W a distance of 214.44 feet; thence S31°49'19"W a distance of 37.65 feet; thence S44°08'50"W a distance of 53.84 feet; thence S11°27'01"W a distance of 33.89 feet; thence S22°44'38"W a distance of 50.86 feet; thence S22°11'06"W a distance of 47.34 feet; thence S23°28'40"W a distance of 43.63 feet; thence S33°05'13"W a distance of 41.76 feet; thence S77°48'20"W a distance of 31.88 feet; thence S33°25'44"W a distance of 68.89 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence S88°50'09"W a distance of 31.41 feet; thence S83°17'16"W a distance of 73.62 feet; thence S81°23'18"W a distance of 68.24 feet; thence S79°48'03"W a distance of 68.71 feet; thence S73°26'14"W a distance of 54.88 feet; thence S18°50'45"W a distance of 78.93 feet; thence S77°46'22"W a distance of 70.27 feet; thence S17°42'35"W a distance of 68.63 feet; thence S87°24'36"E a distance of 68.53 feet; thence S27°13'46"E a distance of 63.76 feet; thence S43°15'27"E a distance of 64.38 feet; thence S75°30'44"E a distance of 81.41 feet; thence N79°11'34"E a distance of 88.77 feet; thence N71°05'31"E a distance of 76.92 feet; thence N22°31'35"E a distance of 72.16 feet; thence N38°15'30"E a distance of 71.83 feet; thence N28°47'21"E a distance of 57.18 feet; thence N15°16'22"E a distance of 77.63 feet; thence N12°22'19"E a distance of 83.59 feet; thence N25°23'07"W a distance of 39.31 feet; thence S88°50'09"W a distance of 43.88 feet to the Point of Beginning.

Containing 3.22 acres, more or less.

JANUARY 13, 1984

JOHN STEVENS CREEK
DEVELOPMENT AREA

LEGAL DESCRIPTION

That certain parcel of land, lying in and being part of MARCO BEACH UNIT SEVENTEEN, according to the plat thereof, as recorded in Plat Book 6, Pages 119 through 124, inclusive of the Public Records of Collier County, Florida, being more particularly described as follows:

Commence at the centerline intersection of Portland Court and State Road No. 92 (realigned) as shown on the plat of A REPLAT OF MARCO BEACH UNIT FIFTEEN, according to the plat thereof, as recorded in Plat Book 8, Page 43 of the Public Records of Collier County, Florida; thence run S33°01'14"E along said centerline of State Road No. 92 a distance of 188.14 feet; thence N14°36'46"E a distance of 19.88 feet to the Northerly Right of Way Line of said State Road No. 92, and the point of curvature of a circular curve concave to the Northeast having a radius of 2531.16 feet; thence run southeasterly along the arc of said curve through a central angle of 86°43'19" an arc distance of 238.43 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence, leaving said Northerly Right of Way Line of State Road No. 92 run N19°41'03"E a distance of 34.86 feet; thence N14°06'43"E a distance of 45.87 feet; thence N74°18'17"E a distance of 43.38 feet; thence S58°34'31"E a distance of 47.87 feet; thence S13°39'32"E a distance of 66.44 feet; thence S68°13'45"E a distance of 16.76 feet; thence N33°48'16"E a distance of 64.23 feet; thence N71°47'06"E a distance of 68.55 feet; thence N18°37'23"E a distance of 73.44 feet; thence N60°41'13"E a distance of 69.62 feet; thence N37°12'36"E a distance of 73.53 feet; thence N76°41'47"E a distance of 60.61 feet; thence N19°01'10"E a distance of 65.89 feet; thence N73°02'02"E a distance of 88.30 feet; thence N73°18'13"E a distance of 66.70 feet; thence N63°47'16"E a distance of 101.03 feet; thence S18°01'41"E a distance of 59.53 feet; thence N56°56'41"E a distance of 94.33 feet; thence N36°12'52"E a distance of 71.82 feet; thence N59°24'37"E a distance of 67.43 feet; thence N71°39'37"E a distance of 63.67 feet; thence N18°26'19"E a distance of 66.63 feet; thence S70°33'30"E a distance of 55.51 feet; thence N82°52'02"E a distance of 143.84 feet; thence N19°20'30"E a distance of 36.35 feet; thence N88°10'21"E a distance of 48.10 feet; thence S74°02'37"E a distance of 36.96 feet; thence N84°08'44"E a distance of 131.83 feet; thence S39°17'31"E a distance of 71.86 feet; thence N72°30'03"E a distance of 48.60 feet; thence N69°38'01"E a distance of 86.63 feet; thence N70°26'40"E a distance of 37.43 feet; thence N10°33'19"E a distance of 41.46 feet; thence N87°56'47"E a distance of 31.63 feet; thence S83°41'43"E a distance of 71.74 feet; thence S81°33'21"E a distance of 65.64 feet; thence S19°43'30"E a distance of 42.33 feet; thence S11°21'01"E a distance of 136.73 feet; thence S20°43'28"E a distance of 40.17 feet; thence S89°10'33"W a distance of 43.03 feet; thence S32°27'46"W a distance of 49.02 feet; thence S19°33'37"W a distance of 73.57 feet; thence S70°25'38"W a distance of 51.26 feet; thence N89°12'56"W a distance of 50.18 feet; thence N76°47'00"W a distance of 77.81 feet; thence N78°00'33"W a distance of 84.39 feet; thence N53°23'45"W a distance of 60.30 feet; thence N84°36'37"W a distance of 46.40 feet; thence S12°30'13"W a distance of 41.13 feet; thence S32°11'10"W a distance of 33.03 feet; thence S32°02'02"W a distance of 33.33 feet; thence S21°03'25"W a distance of 42.47 feet; thence S70°36'25"W a distance of 40.09 feet; thence N30°23'41"W a distance of 63.56 feet; thence N17°34'16"W a distance of 86.37 feet; thence N15°21'49"W a distance of 73.73 feet; thence N32°09'32"W a distance of 67.38 feet; thence N70°18'52"W a distance of 43.03 feet; thence S79°36'03"W a distance of 53.04

JANUARY 13, 1966

BARFIELD BAY
MULTIFAMILY DEVELOPMENT AREA

LEGAL DESCRIPTION

That parcel land lying in and being part of A REPLAT OF A PORTION OF MARCO BEACH UNIT FIFTEEN according to the plat thereof as recorded in Plat Book 8, Page 43 of the Public Records of Collier County, Florida and of MARCO BEACH UNIT FIFTEEN, according to the plat thereof as recorded in Plat Book 4, Pages 184 through 188, inclusive of the Public Records of Collier County, Florida, being more particularly described as follows:

Commence at the centerline intersection of Portland Court and State Road No. 92 (reassigned) as shown on said plat of A REPLAT OF A PORTION OF MARCO BEACH UNIT FIFTEEN; thence run S33°01'14"E along said centerline of State Road No. 92 a distance of 188.16 feet; thence S34°33'46"W a distance of 30.00 feet to the Southeasterly Right of Way line of said State Road No. 92, and the POINT OF BEGINNING of the hereinafter described parcel of land, said point also being the point of curvature of a circular curve, concave Northeasterly having a radius of 1631.16 feet; thence run Southeasterly along the arc of said curve through a central angle of 17°29'35" an arc distance of 892.43 feet; thence leaving said Southeasterly Right of Way line and arc of said curve, run S72°38'27"W a distance of 31.16 feet; thence S18°43'33"W a distance of 43.30 feet; thence N73°36'48"W a distance of 40.60 feet; thence S81°07'08"W a distance of 42.03 feet; thence N82°23'10"W a distance of 31.39 feet; thence N76°03'37"W a distance of 38.87 feet; thence N36°11'42"W a distance of 113.43 feet; thence N78°20'31"W a distance of 37.73 feet; thence N64°34'54"W a distance of 39.35 feet; thence N76°39'02"W a distance of 37.66 feet; thence N57°36'14"W a distance of 35.77 feet; thence S61°10'36"W a distance of 62.27 feet; thence S41°18'23"W a distance of 36.29 feet; thence S43°17'47"W a distance of 31.30 feet; thence S17°36'04"W a distance of 38.68 feet; thence S27°25'46"W a distance of 42.41 feet; thence S43°22'30"W a distance of 33.10 feet; thence S43°12'49"W a distance of 33.30 feet; thence S47°14'35"W a distance of 63.34 feet; thence S67°46'33"W a distance of 63.73 feet; thence S73°44'33"W a distance of 67.30 feet; thence S73°17'43"W a distance of 80.92 feet; thence S74°33'23"W a distance of 60.33 feet; thence S77°00'26"W a distance of 43.63 feet; thence S83°39'47"E a distance of 43.74 feet; thence S23°39'39"E a distance of 36.71 feet; thence S43°19'30"E a distance of 39.93 feet; thence S43°49'04"E a distance of 46.13 feet; thence S51°17'47"E a distance of 36.25 feet; thence S47°31'13"E a distance of 168.37 feet; thence S41°43'41"E a distance of 80.17 feet; thence S51°41'30"E a distance of 91.81 feet; thence S43°40'10"E a distance of 82.16 feet; thence S39°31'11"E a distance of 66.27 feet; thence S43°34'24"E a distance of 63.35 feet; thence S43°10'21"E a distance of 70.10 feet; thence S54°33'37"E a distance of 63.09 feet; thence S18°10'11"E a distance of 33.61 feet; thence S18°34'56"W a distance of 39.73 feet; thence S21°44'44"W a distance of 38.63 feet; thence S02°40'37"W a distance of 65.22 feet; thence S06°14'02"E a distance of 31.16 feet; thence S24°11'30"E a distance of 63.73 feet; thence S18°37'55"E a distance of 72.66 feet; thence S13°11'10"E a distance of 36.73 feet; thence S11°30'43"E a distance of 47.48 feet; thence S23°05'10"E a distance of 66.61 feet; thence S33°23'07"E a distance of 110.33 feet; thence S21°02'47"E a distance of 119.14 feet; thence S33°03'11"E a distance of 76.30 feet; thence S23°42'33"E a distance of 75.69 feet; thence S19°22'14"E a distance of 62.34 feet; thence S16°49'04"E a distance of 73.86 feet; thence S14°46'31"E a distance of 48.83 feet; thence S13°33'09"E a distance of 65.00 feet; thence S08°43'26"E a distance of 66.41 feet; thence S04°23'02"W a distance of 72.29 feet; thence S46°09'47"W a distance of 30.44 feet; thence N53°03'33"W a distance of 37.43

feet; thence N11°11'45"W a distance of 66.26 feet; thence
 N12°23'12"W a distance of 55.53 feet; thence N14°04'16"W a
 distance of 31.55 feet; thence N05°39'10"W a distance of 114.09
 feet; thence N40°03'33"W a distance of 34.53 feet; thence
 N18°38'24"W a distance of 30.67 feet; thence N13°08'43"E a
 distance of 34.34 feet; thence N12°17'06"E a distance of 31.97 feet;
 thence N12°25'00"E a distance of 34.89 feet; thence N11°03'34"W a
 distance of 34.87 feet; thence N21°23'04"W a distance of 72.19
 feet; thence N11°41'12"W a distance of 60.02 feet; thence
 N13°47'22"W a distance of 30.60 feet; thence N57°19'36"W a
 distance of 22.09 feet; thence N27°11'31"W a distance of 94.60
 feet; thence N17°37'55"W a distance of 101.22 feet; thence
 N41°38'36"W a distance of 34.74 feet; thence N12°11'40"W a
 distance of 82.57 feet; thence N10°21'10"W a distance of 62.29
 feet; thence N01°21'18"W a distance of 70.34 feet; thence
 N13°49'52"W a distance of 73.14 feet; thence N43°09'22"W a
 distance of 222.34 feet; thence N67°34'51"W a distance of 41.03
 feet; thence N46°07'23"W a distance of 49.67 feet; thence
 N13°34'51"W a distance of 45.00 feet; thence N71°42'41"W a
 distance of 42.93 feet; thence N16°39'33"W a distance of 31.06
 feet; thence N17°51'04"W a distance of 70.80 feet; thence
 N19°17'31"W a distance of 80.03 feet; thence N62°14'21"W a
 distance of 98.73 feet; thence N12°48'01"W a distance of 66.23
 feet; thence N66°04'21"W a distance of 93.70 feet; thence
 N19°42'11"W a distance of 71.70 feet; thence N13°36'20"W a
 distance of 63.11 feet; thence N23°22'34"W a distance of 66.49
 feet; thence N10°19'44"E a distance of 30.42 feet; thence
 N19°33'21"E a distance of 149.03 feet; thence N01°43'30"W a
 distance of 46.62 feet; thence N10°17'30"W a distance of 46.31
 feet; thence N00°39'31"W a distance of 67.64 feet; thence
 N12°11'13"E a distance of 39.96 feet; thence N41°22'32"E a
 distance of 68.93 feet; thence N68°23'13"E a distance of 63.83
 feet; thence N63°43'27"E a distance of 34.02 feet; thence
 N19°19'30"E a distance of 31.84 feet; thence N13°43'37"E a
 distance of 42.56 feet; thence N10°04'11"W a distance of 30.44
 feet; thence N24°39'13"W a distance of 60.13 feet; thence
 N13°20'30"W a distance of 74.73 feet; thence N44°28'06"W a
 distance of 77.32 feet; thence N41°39'03"W a distance of 60.84
 feet; thence N19°38'13"W a distance of 73.76 feet; thence
 N14°01'01"W a distance of 74.47 feet; thence N17°30'33"W a
 distance of 86.06 feet; thence N14°21'33"W a distance of 30.69
 feet; thence N13°32'13"W a distance of 62.34 feet; thence
 N11°04'27"W a distance of 66.07 feet; thence N16°39'11"W a
 distance of 118.71 feet; thence N10°47'30"W a distance of 94.97
 feet; thence N79°30'43"W a distance of 87.83 feet; thence
 N12°21'09"W a distance of 41.85 feet; thence N46°41'23"W a
 distance of 56.30 feet; thence S13°46'34"W a distance of 121.07
 feet; thence N01°04'44"W a distance of 121.71 feet to a point of
 intersection with the Northwest boundary line of Lot 6, Block 427
 of aforesaid Marco Beach Unit Fifteen, said point also being on
 the Southeastery Right of Way Line of Goodland Drive as shown on
 said plat; thence S17°00'16"W along said Southeastery Right of
 Way Line of Goodland Drive, a distance of 107.03 feet to the
 Point of Curvature of a circular curve, thence to the East
 having a radius of 140.00 feet; thence Southwesterly, Southerly
 and Southeastery along the arc of said curve through a central
 angle of 72°21'00" an arc distance of 203.03 feet; thence leaving
 said Right of Way line run N01°32'23"E a distance of 80.69 feet;
 thence N04°14'36"E a distance of 39.67 feet; thence S07°34'47"E a
 distance of 27.10 feet; thence N03°06'29"E a distance of 42.73
 feet; thence S72°03'34"E a distance of 32.00 feet; thence
 S11°39'40"E a distance of 33.81 feet; thence S05°29'11"E a
 distance of 19.39 feet; thence S16°29'49"W a distance of 39.94
 feet; thence S30°37'14"W a distance of 39.22 feet; thence
 S13°30'20"W a distance of 44.91 feet; thence S04°23'32"W a
 distance of 33.13 feet; thence S02°46'37"E a distance of 34.38
 feet; thence S07°23'31"E a distance of 60.45 feet; thence
 S00°02'00"E a distance of 70.76 feet; thence S10°27'10"E a
 distance of 127.47 feet; thence S12°37'06"E a distance of 40.03
 feet; thence S07°47'13"E a distance of 38.30 feet; thence
 S07°34'38"W a distance of 42.37 feet; thence S14°16'30"W a
 distance of 44.73 feet; thence S04°57'31"W a distance of 31.66
 feet; thence S04°31'33"E a distance of 79.47 feet; thence
 S10°00'29"E a distance of 62.33 feet; thence S16°12'31"E a

2
JANUARY 13, 1984

COOGLAND MARINA
DEVELOPMENT AREA

LICAL DESCRIPTION

A parcel of land, lying in and being part of the plat of MARCO BEACH UNIT SIXTEEN, according to the plat thereof as recorded in Plat Book 6, Pages 113 through 118 of the Public Records of Collier County, Florida, and part of the plat of MARCO BEACH UNIT TWENTY, according to the plat thereof as recorded in Plat Book 6-A, Pages 16-A through 18-A of the Public Records of Collier County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of Section 16, Township 31 South, Range 16 East, Collier County, Florida, said corner being on the Easterly plat boundary of aforesaid Marco Beach Unit Sixteen; thence run along said Easterly plat boundary S83°28'43"E a distance of 313.13 feet; thence leaving said Easterly plat boundary S13°23'41"W a distance of 491.30 feet to an intersection with the Southerly plat boundary of said Unit Sixteen; thence along said Southerly plat boundary run N87°26'27"W a distance of 13.81 feet; thence leaving said Southerly plat boundary run N83°43'41"W a distance of 483.93 feet; thence N17°21'45"E a distance of 463.67 feet; thence N17°12'38"E a distance of 24.10 feet; thence N13°33'81"E a distance of 23.30 feet; thence S88°04'11"E a distance of 16.63 feet; thence S14°03'21"E a distance of 18.34 feet; thence S13°01'14"E a distance of 24.31 feet; thence S13°46'47"E a distance of 184.88 feet; thence N83°48'48"E a distance of 139.48 feet; thence N83°11'20"W a distance of 907.73 feet; thence S87°01'44"W a distance of 27.13 feet; thence S13°22'30"W a distance of 19.38 feet; thence S11°49'08"W a distance of 27.88 feet; thence N84°34'10"W a distance of 33.20 feet; thence N73°42'34"W a distance of 33.86 feet; thence N83°12'28"W a distance of 32.30 feet; thence N76°41'27"W a distance of 37.61 feet; thence N77°26'07"W a distance of 37.33 feet; thence N67°31'39"W a distance of 32.89 feet; thence N63°27'13"W a distance of 33.36 feet; thence N13°43'36"W a distance of 38.36 feet; thence N43°00'19"W a distance of 24.83 feet; thence N13°31'34"W a distance of 137.68 feet to an intersection with the Southerly Right of Way Line of State Road No. 92-A (100' wide Right of Way) as shown on aforesaid plat of Marco Beach Unit Twenty; thence run the following courses along said Southerly Right of Way Line, S43°02'43"E a distance of 186.86 feet to a point of curvature of a circular curve, concave to the Northeast and having a radius of 368.31 feet; thence Southeasterly along the arc of said curve through a central angle of 43°24'36" an arc distance of 210.11 feet to the point of tangency; thence S88°27'07"E a distance of 170.97 feet to the Easterly plat boundary of aforesaid Marco Beach Unit Sixteen, said plat boundary also being the Easterly line of Section 13 of aforesaid Township 31 South, Range 16 East, Collier County, Florida; thence S83°28'43"E along said Easterly plat boundary and section line a distance of 1293.37 feet to the Point of Beginning.

Containing 19.82 acres, more or less.

EXHIBIT C

distance of 288.21 feet; thence S82°46'31"E a distance of 51.16 feet; thence S10°23'50"W a distance of 51.54 feet; thence S16°31'29"W a distance of 189.95 feet; thence S80°39'07"E a distance of 44.12 feet; thence S10°30'37"W a distance of 38.52 feet; thence S45°44'16"W a distance of 28.14 feet; thence N89°16'10"W a distance of 50.44 feet; thence N62°44'07"W a distance of 39.83 feet; thence N41°06'53"W a distance of 72.77 feet; thence N10°11'09"W a distance of 70.14 feet; thence N33°33'49"W a distance of 59.77 feet; thence N11°06'45"W a distance of 56.14 feet; thence N33°31'03"W a distance of 48.09 feet; thence N07°20'36"W a distance of 182.56 feet; thence N10°43'37"E a distance of 43.15 feet; thence N28°08'51"E a distance of 36.14 feet; thence N33°00'37"E a distance of 31.81 feet; thence N04°49'22"W a distance of 36.20 feet; thence N21°23'29"W a distance of 43.22 feet; thence N33°07'03"W a distance of 43.19 feet; thence N33°43'12"W a distance of 51.79 feet; thence N34°09'12"W a distance of 61.31 feet; thence N31°32'30"W a distance of 75.67 feet; thence N33°49'17"W a distance of 68.42 feet; thence N48°37'37"W a distance of 61.90 feet; thence N44°22'06"W a distance of 43.22 feet; thence N36°18'06"W a distance of 61.23 feet; thence N36°29'18"W a distance of 52.17 feet; thence N11°12'37"W a distance of 49.78 feet; thence N01°29'03"W a distance of 23.06 feet; thence N69°11'36"E a distance of 52.24 feet; thence N51°40'16"E a distance of 36.54 feet; thence N42°03'30"E a distance of 31.43 feet; thence N44°03'23"E a distance of 56.83 feet; thence N44°42'40"E a distance of 180.60 feet to a point of intersection with the Southwesterly Right of Way Line of aforesaid Goodland Drive, said point also being on the arc of a circular curve concentric to the aforesaid curve concave to the Southeast, having a radius of 240.60 feet; thence Northwesterly, Northerly and Northeastly along the arc of said curve, through a central angle of 68°46'26" an arc distance of 281.68 feet to the point of tangency; thence continuing along said Right of Way Line run N33°00'17"E a distance of 107.83 feet to the Southeast corner of Lot 15 of Block 428 of said Marco Beach Unit Fifty; thence N58°29'43"W along the Southwest boundary of said Lot 15 of Block 428 a distance of 359.93 feet to the Southwest corner thereof; thence N33°00'17"E along the West boundary of said Block 428 a distance of 432.48 feet to the aforesaid Southeastly Right of Way Line of State Road No. 72; thence S44°17'03"E along said Southeastly Right of Way Line a distance of 139.47 feet to the point of curvature of a circular curve concave to the Northeast having a radius of 1772.92 feet; thence along said Right of Way Line and the arc of said curve through a central angle of 10°44'10" an arc distance of 332.48 feet to the point of tangency; thence continuing along said Right of Way run S33°01'14"E a distance of 1220.07 feet to the Point of Beginning.

Containing 57.84 acres, more or less.

GOODLAND MARINA
ENTRANCE IMPROVEMENTS - S.R. 92 /

LEGAL DESCRIPTION

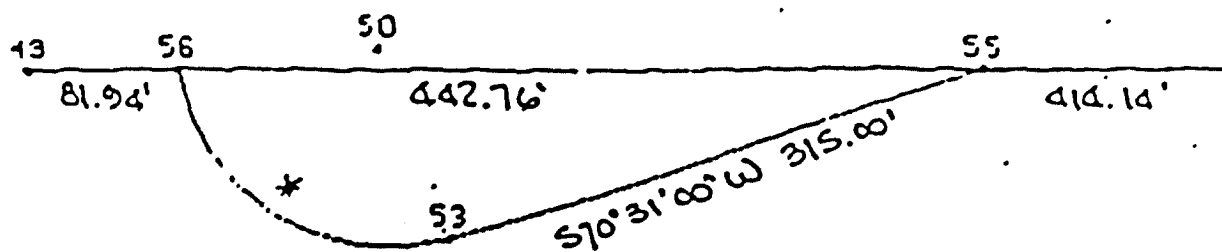
A parcel of land, 66.00 feet in width, lying in MARCO BEACH UNIT SIXTEEN, according to the plat thereof as recorded in Plat Book 6, Pages 112 through 118, inclusive of the Public Records of Collier County, Florida and MARCO BEACH UNIT TWENTY, according to the plat thereof, as recorded in Plat Book 6-A, pages 16-A through 18-A of the Public Records of Collier County, Florida and lying 33.00 feet each side of, as measured radially and perpendicularly to the following described centerline:

Commence at the centerline intersection of State Road No. 92 and State Road 92-A as shown on said plat of Marco Beach Unit Twenty; thence along said centerline of State Road No. 92 (a 200' R/W), run S87°41'00"W a distance of 983.05 feet; thence leaving said centerline, run S02°19'00"E a distance of 100.00 feet to the Southerly Right of Way Line of said State Road 92, said line being common with the Northerly plat boundary of aforesaid Marco Beach Unit Sixteen; thence, along said Southerly Right of Way Line, 100.00 feet South of and parallel to aforesaid centerline of State Road No. 92, run N87°41'00"E a distance of 81.94 feet to a point on the arc of a circular curve concave to the Northeast having a radius of 110.00 feet, said point being the POINT OF BEGINNING of the hereinafter described centerline and bears S81°21'15"W from the center of the circle of said curve; thence, leaving said Southerly Right of Way Line, run Southeasterly along the arc of said curve and along said centerline, through a central angle of 100°50'15" an arc distance of 193.59 feet to the Point of Tangency of said curve; thence N70°31'00"E a distance of 315.00 feet to the aforementioned Southerly Right of Way Line of State Road No. 92 and the Point of Termination of said Centerline Description, said point lies N87°41'00"E a distance of 442.76 feet from the aforesaid Point of Beginning.

Extending or shortening the side lines of said description, so as to intersect with the aforesaid Southerly Right of Way Line of State Road No. 92.

Containing 0.77 acres, more or less.

19 N 87° 41' 00" E 983.05



∴ R = 110.00'

) Δ = 100° 50' 15"

A = 193.59'

✓ T = 133.056'

N 59° 03' 53" W 169.56'

LEGAL DESCRIPTION

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 15, (CONCRETE MONUMENT), TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA RUN N 88°56'55" W FOR 1465.24 FEET; THENCE N 02°29'06" E FOR 694.66 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 951; THENCE S 88°58'47" E FOR 1439.23 FEET; THENCE S 00°20'25" W FOR 695.29 FEET, TO SAID SOUTH QUARTER CORNER, LESS AND EXCEPTING THE WESTERLY 17 FEET OF THE HEREIN DESCRIBED PARCEL OF LAND FOR THE PURPOSE OF ROAD RIGHT-OF-WAY AS SHOWN IN O.R. BOOK 001166, PAGE 001070, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

AND

ALL OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, LESS THAT PORTION LYING NORTH AND EAST OF U.S. HIGHWAY 41, COLLIER COUNTY, FLORIDA.

IMPROVEMENT ESCROW AGREEMENT

THIS AGREEMENT made and entered into in triplicate among THE DELTONA CORPORATION, a Delaware corporation, referred to as "First Party", and (Escrow Agent), referred to as "Second Party", and COLLIER COUNTY, a political subdivision of the State of Florida, referred to as the "County".

WITNESSETH

WHEREAS, First Party has made application to the County for the approval of the subdivision plat of Unit _____ of _____ Subdivision, hereinafter referred to as the "Plat",

WHEREAS, it is mutually understood and agreed by the parties to this Agreement that this Agreement is entered into at the direction of the County for the purpose of protecting the citizens of Collier County and the purchasers of the lands shown on the Plat, hereinafter the "Platted Lands", in the event the First Party fails to complete the subdivision improvements as hereinafter described, and to induce the County to approve the Plat,

WHEREAS, the First Party has represented to the County that it intends to complete those improvements which are shown on the Plat and further identified on the plans and other documents that were submitted by First Party to the County in conjunction with the Plat, hereinafter the "Subdivision Improvements",

WHEREAS, the estimated costs to complete the Subdivision Improvements are set forth on Exhibit "A" attached hereto,

WHEREAS, it is the purpose of the First Party in and by this Agreement to arrange and agree with the Second Party for the establishment of an escrow account in accordance with and pursuant to Collier County Subdivision Regulations, hereinafter the "Subdivision Regulations", and

WHEREAS, Second Party has consented to act as Escrow Agent:

NOW, THEREFORE, the parties upon the considerations expressed herein, promise, agree and covenant, as follows:

1. On or before the fifteenth (15th) day of every month, First Party shall pay or cause to be paid to Second Party _____ the gross receipts from the sale of the Platted Lands, which are received by First Party during the previous month; gross receipts to include all funds received by First Party from sales of all Platted Lands, including all deposits, payments on contracts and other funds of every kind and description derived in any way from the sale or contemplated sale of the Platted Lands, excepting any interest received by First Party on any installment obligation taken in connection with the sale of the Platted Lands. The Second Party shall be accountable only for monies actually received by it and shall not be charged with or responsible for collecting any payments that First Party may be obligated to make to Second Party hereunder. All monies held by Second Party in accordance with this Agreement are hereinafter referred to as the "Escrowed Monies".

2. Escrowed Monies may be withdrawn by First Party at such time as the balance of the escrow account exceeds an amount equal to 120% of the cost to complete the then incomplete Subdivision Improvements, as is from time to time established by First Party to the satisfaction of the County. Escrowed Monies may be withdrawn by First Party only in accordance with the written request and instructions of the County, provided, however, that Subdivision Improvements have been completed according to the plans and specifications heretofore filed with the County and a record of the County that the Subdivision Improvements in a portion thereof have been completed and paid for in full. First Party shall have the immediate right to withdraw all or part of the Escrowed Monies in the amount and manner set forth herein and the County may not withhold approval. Written consent and instructions of the County delivered to the Second Party having and authorizing First Party to withdraw Escrowed Monies, shall be conclusive evidence and proof to Second Party of First Party's right to withdraw the Escrowed Monies so approved and authorized and shall absolve the Second Party from any liability for the release of Escrowed Monies.

In addition to the language in the P.U.D. document giving the County the option to modify this Agreement, this language may be added by the County Attorney:

3. Second Party shall have the authority to invest and reinvest all Escrowed Monies now or hereafter held by it pursuant to the provisions of this Agreement, to assure the completion of the Subdivision Improvements in accordance with the following:

(a) Second Party shall invest such part of the Escrowed Monies in such obligations of the United States, including but not limited to United States Treasury Bills, United States Treasury Notes and United States Government Bonds or in Certificates of Deposit as First Party may from time to time direct; provided, however, it is agreed that Second Party shall not be required to invest through purchases of such obligations more often than quarterly; and provided further, that Second Party shall make purchases of such investments only in units of One Thousand (\$1,000) Dollars, or more.

(b) All interest and income earned on such investment of the Escrowed Monies shall be added to and remain a part of the escrow account.

4. Failure of the First Party to complete the Subdivision Improvements within twenty-four (24) months from the date the Plat is recorded in the Public Records of Collier County, shall constitute a default of this Agreement and such default shall continue until First Party completes the Subdivision Improvements. During any period of default, Second Party shall hold the Escrowed Monies for the account and benefit of the County, and during such period, upon written instruction from the County, Second Party shall pay to the County such amounts of the Escrowed Monies as the County from time to time requires to complete the Subdivision Improvements. Any Escrowed Monies remaining after the Subdivision Improvements have been completed shall be paid by Second Party to First Party in accordance with the provisions of Section 2 above.

5. Any controversy arising out of this Agreement shall be resolved in accordance with the laws of the State of Florida.

6. First Party agrees that it will not directly or indirectly give publicity to or advertise the existence of this Agreement other than to official agencies of State, Provincial or Federal governments.

7. First Party hereby agrees to pay to Second Party such reasonable compensation as shall from time to time be agreed upon writing between First Party and Second Party. In addition, Second Party shall be reimbursed for any reasonable expenses, including reasonable counsel fees incurred by it in the administration of this Agreement. Such compensation and expenses shall constitute a charge upon the Escrowed Monies.

8. Second Party will receive, keep and account for all Escrowed Monies in an account separate from any other monies of Second Party, except as may be provided otherwise by the direction in written consent of the County. Second Party will furnish the County with a quarterly accounting of the Escrowed Monies unless the County specifies otherwise. A physical progress report, showing forth the completion status of the Subdivision Improvements, shall be furnished by First Party along with each accounting of the Escrowed Monies.

9. Second Party will disburse the Escrowed Monies only as has been provided.

10. Second Party shall have the right to resign at any time giving thirty (30) days prior written notice to the First Party and the County and the First Party shall, within such period of time, appoint a successor escrow agent which is acceptable to the County, to succeed the Second Party. If within thirty (30) days after notice of resignation has been given by Second Party, a successor to the Second Party shall not have been appointed, the Second Party shall notify the County who shall file with any court of competent jurisdiction for appointment of a successor.

11. It is mutually agreed by the parties that any liability of Second Party or its successor is expressly limited and so long as Second Party or its successors accounts and disburses in good faith in compliance with this Agreement all Escrowed Monies, it shall not be liable for errors of judgment, and First Party

hereby agrees to indemnify the second party or its successors for any loss it may suffer in carrying out its obligations under this Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals by their duly authorized officers on this _____ day of _____, 19__.

Signed, sealed and delivered
in the presence of:

THE DELTOMA CORPORATION

Attest: _____ (SEAL)

Account No.: _____

(Escrow Agent)

Attest: _____ (SEAL)

This Agreement has been submitted to the County and is hereby approved.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA



R & L DEVELOPMENT
OF MARCO, INC.

May 5, 1988

Mr. William Hanley, President
ISLES OF CAPRI CIVIC ASSOCIATION
10 Pogo Pogo Drive, West
Isles of Capri, Florida 33937

Dear Mr. Hanley,

As a result of our two recent meetings with you and other members of the Civic Association, I write this letter to reaffirm our position regarding the property located at the corner of S.R. 1951 and S.R. 1952. During the meetings you and other members of the Association outlined certain concerns regarding our request to change the existing zoning. Please allow me to address those concerns.

First, in regards to the water service to Isles of Capri, Mr. John Madejewski has informed me, through my architect, that when S.R. 1951 is in the process of being four laned, a new 12" water main extension from Manatee Rd. along S.R. 1951 and Griffith Highway to the Isles of Capri pump station site will be installed. Our engineer will contact Mr. Madejewski's office in order that we may determine whether this main will be adequate to handle our needs in addition to those of Isles of Capri's. If it is not, we have agreed to either: 1) upsize the main at our expense, from Manatee Rd. to our location to insure proper service to everyone; or 2) should the County so request, we will look to Deltona Utilities to service us by building a water treatment facility to treat Deltona's raw water that presently passes by our site. In either case, our project will be serviced without any effect on water service to the Isles of Capri.

Secondly, we are amending our request to the County when we meet with the County Commissioners sometime in May. As you know, the property is currently zoned commercial under a P.U.D. Agreement between Collier County and The Deltona Corp., the previous owners. Under this zoning, there are over 100 different commercial uses allowed ranging from automobile service stations; equipment rentals; funeral homes and laundries; to veterinary clinics and car washes. Also allowable is "any other commercial use or professional service which is comparable in nature with the foregoing uses and which the Zoning Directors determine to be compatible in the district." We are requesting that this current zoning with all its uses, some stated and some discretionary, be changed to allow ONLY the construction of a 150 room hotel and a 200 seat restaurant on the corner. We are NOT requesting permission to undertake construction on the site prior to the four laning of S.R. 1951, which is clearly prohibited by the P.U.D. document and the Regional Planning Council's development order, and we are not requesting permission to do any clearing or filling

continued

EXHIBIT "E"

11204

258

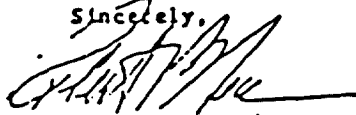
BY TELETYPE TO THE COUNTY OF COLLEGE PARK, MARYLAND, FROM THE COUNTY OF COLLEGE PARK, MARYLAND, MAY 11, 1988, 11:20 AM

on the site prior to the four laning of S.R. 1951. It is appropriate to say here that this site is the only one on the south portion of the road suitable for use as a construction facility during the four laning of S.R. 1951. The possibility of using a portion of this site for this purpose was discussed with the county and we have no objection to its use.

In summary, our request to rezone the property is more restrictive and will only allow a fixed use for the land, i.e. hotel and restaurant buildings, and not the many commercial uses that are available presently. Our land use plan is aesthetically more pleasing and will generate only half of the traffic as a commercial shopping center would generate. Additionally, our hotel and restaurant facility would be of benefit to all area residents. We would provide rooms at reasonable rates for area guests and dining facilities for area residents and guests.

We appreciated the opportunity to meet with you and other members of the Association. It is our desire to work with you to ensure that whatever is built on the site is the best that it can be. We encourage your support and look forward to hearing back from you regarding your feelings on our request to the county to rezone. Thank you for your time and consideration.

Sincerely,



Robert B. Leeber
President

RBL/mcm

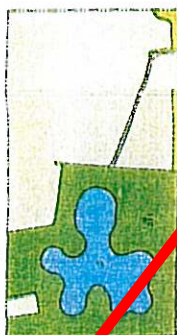
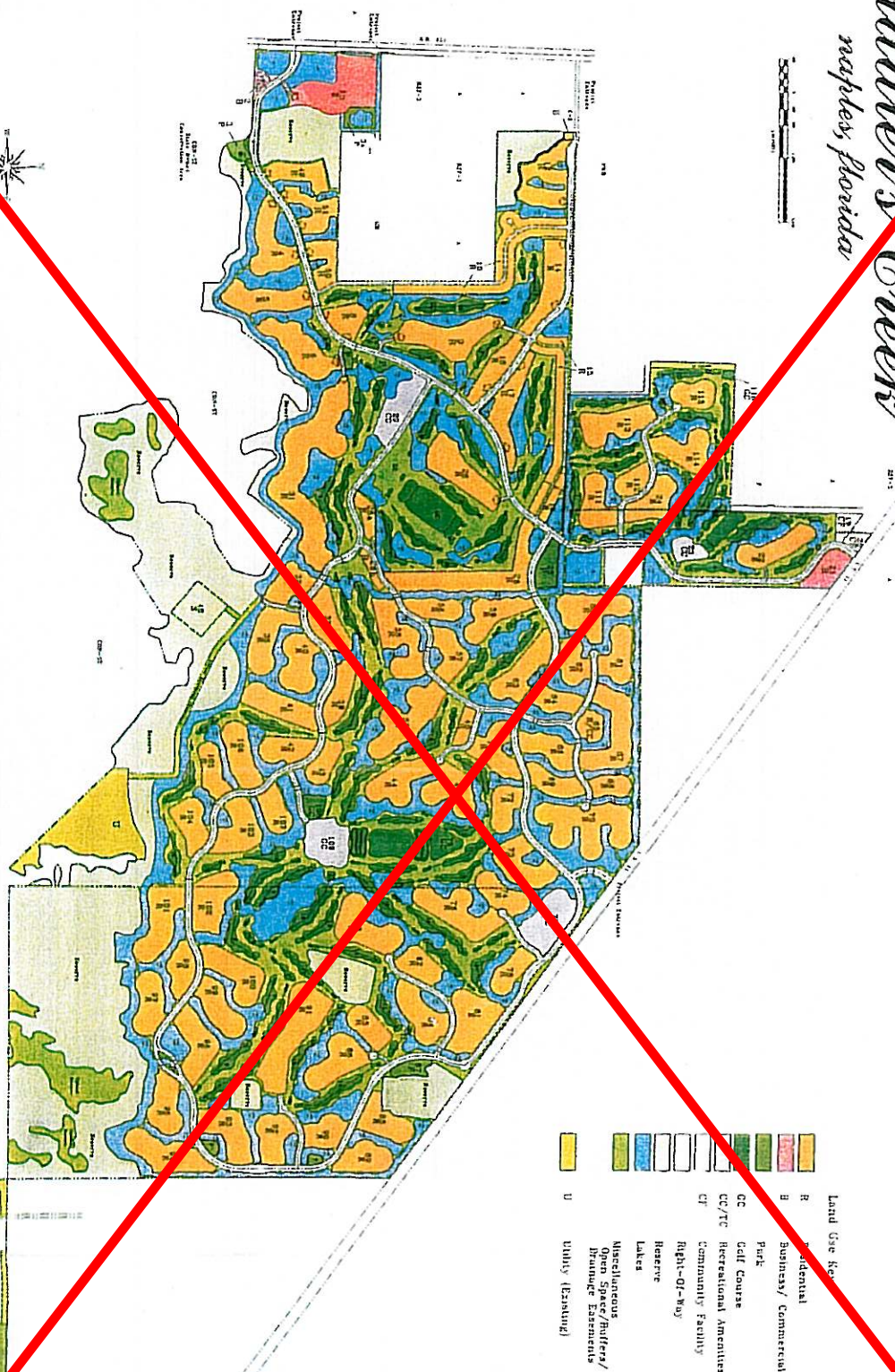
CC: Mr. James E. Vensel, Architect
Mr. George Vega, Esquire
file

Fiddler's Creek Naples, Florida

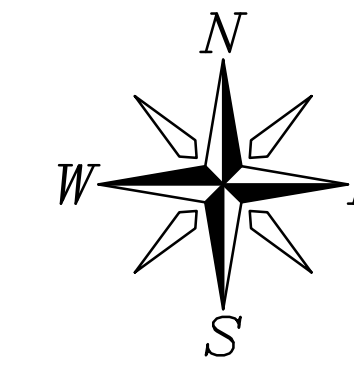


Scale: 1" = 600'
Date: January 5, 2000

Fiddler's Creek Master Plan



Fiddler's Creek
naples, florida














Scale: 1"=800'

Date: March 8, 2017

Master Plan

Exhibit FC-A1

Land Use Key

	R Residential
	B Business/Commercial
	P Park
	GC Golf Course
	RA Recreational Amenities
	CF Community Facility
	Road Right-Of-Way
	Reserve
	Lakes
	Miscellaneous Open Space/Buffers Drainage Easements
	U Utility (Existing)

* ALF Permitted

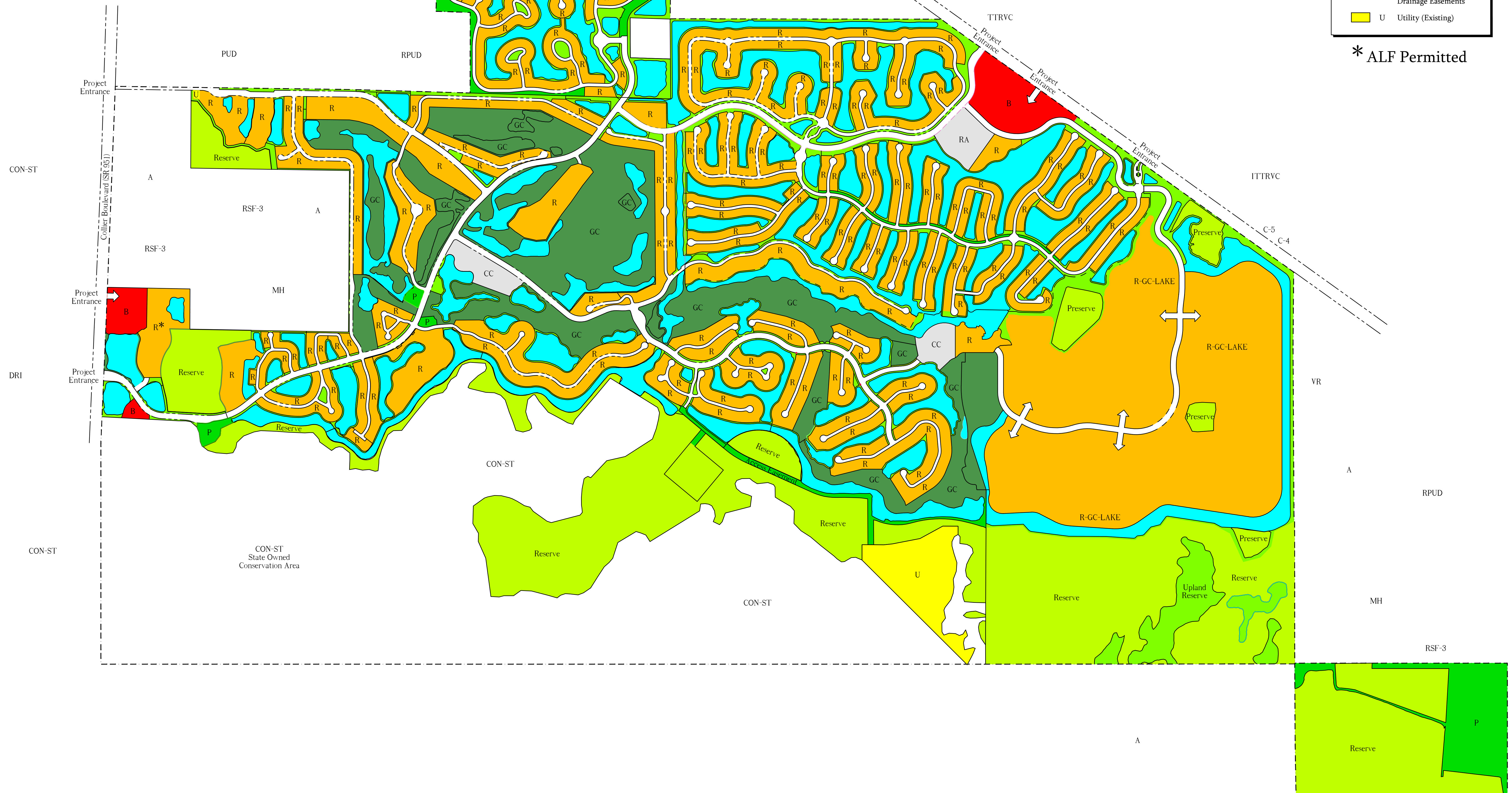


EXHIBIT "FC-C1"
FIDDLER'S CREEK LEGAL DESCRIPTION

UK: 4050 PG: 0/13

A parcel of land, lying in SECTIONS 22, 23, 24 and 25, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 22, thence run S88°58'10"E along the North line thereof for a distance of 1239.50 feet to an intersection with the Easterly Right of Way Line of State Road No. 951 as conveyed from The Deltona Corporation to the State of Florida Department of Transportation by Warranty Deed dated January 29, 1985 and recorded in Official Records Book 1119, Pages 607 through 609, inclusive of the public Records of Collier County, Florida, said intersection being the POINT OF BEGINNING of the parcel of land hereinafter described; thence S02°29'39"W along said Easterly Right of Way Line of State Road No. 951 a distance of 1537.88 feet; thence leaving said Easterly Right of Way line, S86°54'19"E a distance of 1322.20 feet; thence S89°27'22"E a distance of 125.79 feet; thence S80°38'36"E a distance of 86.82 feet; thence S48°57'39"E a distance of 143.49 feet; thence S22°38'28"E a distance of 101.19 feet; thence S07°16'34"E a distance of 159.01 feet; thence S22°27'03"E a distance of 80.97 feet; thence S51°50'53"E a distance of 124.40 feet; thence S74°04'40"E a distance of 144.06 feet; thence S85°45'26"E a distance of 187.62 feet; thence N82°02'11"E a distance of 108.47 feet; thence N28°33'36"E a distance of 104.27 feet; thence N10°26'56"E a distance of 47.33 feet; thence N46°09'57"E a distance of 161.84 feet; thence N68°40'14"E a distance of 191.80 feet; thence N79°08'54"E a distance of 121.22 feet; thence S87°33'02"E a distance of 275.66 feet; thence S85°36'34"E a distance of 196.37 feet; thence S87°39'51"E a distance of 185.04 feet; thence S87°21'43"E a distance of 103.83 feet; thence N85°51'57"E a distance of 86.75 feet; thence S87°50'25"E a distance of 33.97 feet; thence S43°21'06"E a distance of 96.33 feet; thence S39°51'17"E a distance of 55.10 feet; thence S12°45'05"E a distance of 48.21 feet; thence S54°17'48"E a distance of 252.73 feet; thence N55°30'51"E a distance of 83.75 feet; thence N74°56'13"E a distance of 64.15 feet; thence S82°07'55"E a distance of 60.59 feet; thence S51°36'21"E a distance of 159.30 feet; thence S00°11'44"W a distance of 120.56 feet; thence S02°12'06"W a distance of 166.85 feet; thence N80°34'08"E a distance of 106.80 feet; thence S77°52'52"E a distance of 122.93 feet; thence N85°11'20"E a distance of 115.84 feet; thence S73°31'25"E a distance of 106.53 feet; thence N78°58'26"E a distance of 51.97 feet; thence N05°41'54"E a distance of 125.98 feet; thence N01°41'54"E a distance of 77.72 feet; thence N15°43'51"E a distance of 164.03 feet; thence N21°55'44"E a distance of 141.05 feet; thence N23°51'20"E a distance of 142.54 feet; thence N53°47'38"E a distance of 116.07 feet; thence N88°01'01"E a distance of 145.07 feet; thence N38°00'59"E a distance of 369.42 feet; thence N39°43'19"E a distance of 299.43 feet; thence N44°48'34"E a distance of 108.44 feet; thence N74°20'58"E a distance of 101.17 feet; thence N77°28'10"E a distance of 117.54 feet; thence N41°29'16"E a distance of 102.86 feet; thence N16°25'45"E a distance of 68.07 feet; thence N32°16'13"E a distance of 99.28 feet; thence N56°07'35"E a distance of 115.20 feet; thence N22°53'12"E a distance of 132.57 feet; thence N34°55'40"E a distance of 81.02 feet; thence N67°14'28"E a distance of 68.26 feet; thence N76°07'18"E a distance of 77.37 feet; thence S86°19'59"E a distance of 263.41 feet; thence S14°15'46"E a distance of 83.69 feet; thence S23°58'59"W a distance of 58.61 feet; thence S56°50'17"W a distance of 141.77 feet; thence S48°14'20"W a distance of 110.87 feet; thence S46°59'04"W a distance of 86.08 feet; thence S24°17'17"W a distance of 78.68 feet; thence S59°03'57"E a distance of 32.26 feet; thence S76°14'25"E a

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distance of 287.74 feet; thence S87°00'36"E a distance of 151.16 feet; thence S68°28'26"E a distance of 113.80 feet; thence S43°13'27"E a distance of 112.77 feet; thence S18°34'02"E a distance of 220.03 feet; thence S21°18'18"E a distance of 172.00 feet; thence S18°33'08"E a distance of 163.52 feet; thence S76°44'26"E a distance of 125.93 feet; thence N74°26'22"E a distance of 115.09 feet; thence N47°34'17"E a distance of 55.95 feet; thence N12°06'43"W a distance of 69.72 feet; thence N11°18'44"W a distance of 100.5 feet; thence N16°38'57"W a distance of 133.88 feet; thence N09°53'00"E a distance of 213.52 feet; thence N48°28'23"E a distance of 119.96 feet; thence N87°30'26"E a distance of 33.6 feet; thence S32°37'51"E a distance of 138.09 feet; thence S40°52'24"E a distance of 125.01 feet; thence S39°17'22"E a distance of 115.06 feet; thence S62°18'24"E a distance of 145.81 feet; thence S61°21'50"E a distance of 121.40 feet; thence S59°49'44"E a distance of 115.57 feet; thence S74°50'34"E a distance of 94.71 feet; thence N24°24'43"E a distance of 91.83 feet; thence N40°52'29"E a distance of 247.6 feet; thence N40°23'40"E a distance of 276.26 feet; thence N39°53'20"E a distance of 411.53 feet; thence S58°13'26"E a distance of 962.09 feet; thence S19°09'18"E a distance of 96.3 feet; thence S08°45'22"W a distance of 121.08 feet; thence S13°25'07"W a distance of 159.04 feet; thence S20°02'48"W a distance of 189.88 feet; thence S57°19'10"W a distance of 559.88 feet; thence S77°05'05"W a distance of 327.57 feet; thence S43°14'14"W a distance of 401.58 feet; thence N66°08'10"W a distance of 54.49 feet; thence S64°07'14"W a distance of 44.31 feet; thence S48°23'22"W a distance of 35.08 feet; thence S11°10'06"W a distance of 174.79 feet; thence S04°12'55"W a distance of 151.70 feet; thence S00°26'51"E a distance of 131.06 feet; thence S07°57'23"E a distance of 32.02 feet; thence S05°32'11"E a distance of 73.70 feet; thence S39°42'25"W a distance of 60.13 feet; thence S75°24'24"W a distance of 513.63 feet; thence N71°25'16"W a distance of 78.08 feet; thence N54°31'46"W a distance of 292.73 feet; thence N36°53'16"W a distance of 88.54 feet; thence N75°02'38"W a distance of 101.42 feet; thence N58°07'21"W a distance of 145.39 feet; thence N63°16'52"W a distance of 100.54 feet; thence N70°16'01"W a distance of 52.57 feet; thence N76°18'47"W a distance of 139.12 feet; thence N88°18'46"W a distance of 118.58 feet; thence S78°25'37"W a distance of 120.58 feet; thence S70°42'34"W a distance of 58.35 feet; thence S54°33'15"W a distance of 236.73 feet; thence S01°33'17"W a distance of 304.71 feet; thence S30°08'16"E a distance of 194.40 feet; thence S01°31'06"W a distance of 139.28 feet; thence S24°09'25"E a distance of 317.35 feet; thence S07°39'57"E a distance of 618.63 feet; thence S05°14'32"E a distance of 48.49 feet; thence S86°37'33"E a distance of 144.20 feet; thence N74°58'46"E a distance of 84.50 feet; thence N89°49'58"E a distance of 166.94 feet; thence N54°40'25"E a distance of 155.08 feet; thence S87°04'16"E a distance of 183.90 feet; thence S75°30'01"E a distance of 292.56 feet; thence S74°07'29"E a distance of 164.37 feet; thence N53°12'13"E a distance of 77.41 feet; thence N71°22'37"E a distance of 85.20 feet; thence S85°53'26"E a distance of 92.10 feet; thence S83°23'30"E a distance of 128.98 feet; thence N68°54'10"E a distance of 100.70 feet; thence N55°32'22"E a distance of 148.01 feet; thence N32°25'17"E a distance of 235.05 feet; thence N33°14'22"E a distance of 199.06 feet; thence N48°38'03"E a distance of 111.62 feet; thence N40°09'31"E a distance of 96.63 feet; thence N18°03'03"E a distance of 245.56 feet; thence N58°55'34"E a distance of 367.04 feet; thence S72°39'46"E a distance of 90.19 feet; thence S68°05'01"E a distance of 88.10 feet; thence S32°29'50"E a distance of 134.26 feet; thence N58°20'15"E a distance of 1006.12 feet; thence N08°49'07"E a distance of 121.76 feet; thence N86°01'20"E a distance of 76.03 feet; thence S81°56'11"E a distance of 62.99 feet; thence S62°22'55"E a distance of 61.06 feet; thence

328°55'42"E a distance of 96.72 feet; thence S07°03'01"E a distance of 98.49 feet; thence S20°24'01"W a distance of 97.27 feet; thence S64°30'14"E a distance of 119.77 feet; thence N42°57'49"E a distance of 68.57 feet; thence N19°23'04"E a distance of 158.14 feet; thence N75°28'14"E a distance of 446.92 feet; thence N06°56'07"E a distance of 178.75 feet; thence N66°12'10"W a distance of 63.59 feet; thence N71°24'18"W a distance of 123.29 feet; thence N50°53'00"W a distance of 112.15 feet; thence N16°06'21"W a distance of 86.40 feet; thence N28°52'24"E a distance of 62.66 feet; thence N69°42'26"E a distance of 91.21 feet; thence N88°57'04"E a distance of 137.96 feet; thence S51°13'23"E a distance of 66.98 feet; thence S57°59'46"E a distance of 90.38 feet; thence N83°57'39"E a distance of 185.60 feet; thence S69°53'36"E a distance of 103.27 feet; thence S33°27'20"E a distance of 47.82 feet; thence S01°07'11"E a distance of 176.02 feet; thence S57°10'59"E a distance of 90.42 feet; thence S59°52'00"E a distance of 215.96 feet; thence S40°50'50"E a distance of 100.90 feet; thence S01°41'10"W a distance of 221.55 feet; thence S44°25'43"E a distance of 177.22 feet; thence S57°17'08"E a distance of 194.66 feet; thence S49°41'29"E a distance of 234.47 feet; thence S51°45'12"E a distance of 285.65 feet; thence S46°48'39"E a distance of 77.27 feet; thence S51°26'25"E a distance of 87.85 feet; thence N83°27'01"E a distance of 54.43 feet; thence N59°38'02"E a distance of 133.38 feet; thence N86°08'02"E a distance of 77.48 feet; thence S67°01'55"E a distance of 118.58 feet; thence S45°08'14"E a distance of 2560.69 feet; thence N29°52'54"E a distance of 85.21 feet; thence N27°30'00"E a distance of 86.22 feet; thence N25°35'58"E a distance of 48.08 feet; thence N21°40'44"E a distance of 96.89 feet; thence N69°44'52"W a distance of 38.61 feet; thence S75°26'58"W a distance of 151.66 feet; thence N09°04'17"W a distance of 117.55 feet; thence N12°06'14"E a distance of 74.75 feet; thence N46°03'43"E a distance of 74.51 feet; thence N12°46'58"W a distance of 32.83 feet; thence N19°55'33"W a distance of 74.92 feet; thence S32°11'57"W a distance of 85.42 feet; thence S69°25'44"W a distance of 67.21 feet; thence N65°02'17"W a distance of 75.05 feet; thence N86°16'33"W a distance of 109.50 feet; thence S69°48'24"W a distance of 95.29 feet; thence N31°09'56"W a distance of 62.54 feet; thence N01°12'06"W a distance of 153.58 feet; thence N36°23'56"E a distance of 106.80 feet; thence N10°55'24"W a distance of 140.47 feet; thence N22°37'48"E a distance of 51.15 feet; thence N37°19'10"E a distance of 162.44 feet; thence N19°33'02"E a distance of 118.95 feet; thence N08°08'12"E a distance of 108.72 feet; thence N04°59'51"W a distance of 137.15 feet; thence N20°30'53"E a distance of 147.93 feet; thence N03°46'25"E a distance of 148.33 feet; thence N17°32'07"W a distance of 160.04 feet; thence N15°13'39"W a distance of 140.97 feet; thence N00°05'49"W a distance of 73.02 feet; thence N25°39'35"E a distance of 96.53 feet; thence N59°22'21"E a distance of 73.73 feet; thence S40°21'48"E a distance of 52.95 feet; thence S01°53'33"W a distance of 116.69 feet; thence S82°33'21"E a distance of 120.72 feet; thence S63°38'53"E a distance of 64.07 feet; thence S44°52'32"E a distance of 54.42 feet; thence S10°29'59"E a distance of 79.18 feet; thence S37°18'09"W a distance of 50.11 feet; thence S29°45'39"W a distance of 75.80 feet; thence S25°22'43"W a distance of 103.06 feet; thence S10°56'20"W a distance of 105.37 feet; thence S10°07'11"E a distance of 107.10 feet; thence S42°29'24"E a distance of 116.91 feet; thence S08°16'17"W a distance of 34.66 feet; thence S60°16'31"W a distance of 106.48 feet; thence S23°42'39"W a distance of 130.40 feet; thence S08°54'48"E a distance of 85.19 feet; thence S20°38'43"E a distance of 62.59 feet; thence S85°18'35"E a distance of 164.23 feet; thence S88°28'10"E a distance of 201.60 feet to an intersection with the East Line of aforesaid Section 24; thence N00°15'28"E along said East Section Line a distance of 476.41 feet to the

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Northeast corner thereof; thence $N88^{\circ}38'53''W$ along the North line of said section 24 a distance of 2713.71 feet to the North 1/4 corner thereof; thence continuing along the North line of said section 24, run $N88^{\circ}59'02''W$ a distance of 2713.25 feet to the Northwest corner thereof, said corner also being the Northeast corner of aforesaid section 23; thence $N88^{\circ}58'53''W$ along the North line of said section 23 a distance of 2796.34 feet to the North 1/4 corner thereof; thence continuing along the North line of said section 23, run $N88^{\circ}58'53''W$ a distance of 2796.45 feet to the Northwest corner thereof, said corner also being the Northeast corner of aforesaid section 22; thence $N88^{\circ}58'51''W$ along the North line of said section 22 a distance of 2738.08 feet to the North 1/4 corner thereof; thence continuing along the North line of said section 22, run $N88^{\circ}58'10''W$ a distance of 1448.52 feet to the Point of Beginning.

ALSO

A parcel of land, lying in aforesaid SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said section 24, thence run $S00^{\circ}15'28''W$ along the East Section Line thereof for a distance of 4679.59 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence $N72^{\circ}12'44''W$ a distance of 86.92 feet; thence $N69^{\circ}28'32''W$ a distance of 94.14 feet; thence $S85^{\circ}05'50''W$ a distance of 80.86 feet; thence $S78^{\circ}39'42''W$ a distance of 79.41 feet; thence $S46^{\circ}52'35''W$ a distance of 76.76 feet; thence $S54^{\circ}05'10''E$ a distance of 62.53 feet; thence $S81^{\circ}19'02''E$ a distance of 71.38 feet; thence $N88^{\circ}47'42''E$ a distance of 97.52 feet; thence $N83^{\circ}27'32''E$ a distance of 84.68 feet; thence $N84^{\circ}27'57''E$ a distance of 82.73 feet; thence $N00^{\circ}15'28''E$ a distance of 43.22 feet to the Point of Beginning.

ALSO

A parcel of land, lying in aforesaid SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said section 24, thence run $S00^{\circ}15'28''W$ along the East Section Line thereof for a distance of 4790.92 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence $N86^{\circ}15'35''W$ a distance of 52.39 feet; thence $S56^{\circ}39'23''W$ a distance of 67.01 feet; thence $S12^{\circ}30'16''W$ a distance of 74.05 feet; thence $S07^{\circ}47'40''E$ a distance of 77.35 feet; thence $S16^{\circ}03'58''E$ a distance of 121.00 feet; thence $S34^{\circ}56'39''E$ a distance of 136.99 feet; thence $N00^{\circ}15'28''E$ a distance of 410.92 feet to the Point of Beginning.

ALSO

That part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of SECTION 11, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida, lying South of Tamiami Trail (U.S. NO. 41), LESS AND EXCEPTING THEREFROM the following described lands; BEGIN at the Northwest corner of the said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 11, thence run $N01^{\circ}15'15''E$ for a distance of 93.97 feet to the Southern Right-of-Way Line of the Tamiami Trail, thence $S54^{\circ}20'07''E$ along said Southern Right-of-Way Line for a distance of 412.12 feet; thence leaving said Southern Right-of-Way Line run $S01^{\circ}15'16''W$ for a distance of 100.00 feet; thence $N88^{\circ}41'44''W$ for a distance of 10.00 feet; thence $S01^{\circ}15'15''W$ for a distance of 293.13 feet; thence $N54^{\circ}20'07''W$

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for a distance of 400.00 feet; thence N01°15'15"E for a distance of 306.03 feet to the Point of Beginning.

ALSO

The Northeast Quarter (NE 1/4) of the Southeast (SE 1/4) of SECTION 11, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of SECTION 11, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The West One-Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The South One-Half (S 1/2) of the Northeast Quarter (NE 1/4) of SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The South One-Half (S 1/2) of the Northwest Quarter (NW 1/4) of SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The Southeast Quarter (SE 1/4) of SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida, and the South One-Half (S 1/2) of the Southwest Quarter (SW 1/4) of SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The East One-Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of SECTION 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The West One-Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of SECTION 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The East One-Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of SECTION 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida.

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ALSO

The West One-Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of SECTION 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida.

LESS AND EXCEPTING THEREFROM

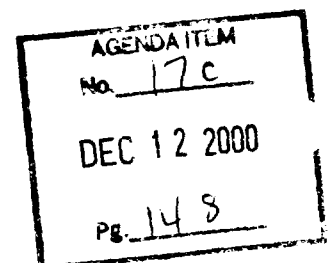
All that part of SECTIONS 14 and 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said SECTION 14, thence along the West Line of said SECTION 14, S0°18'41"W 1398.76 feet to the North Line of the South 1/2 of the Northwest 1/4 of said SECTION 14; thence continue along said West Line, S0°18'41"W 525.02 feet to the POINT OF BEGINNING of the parcel herein described; thence leaving said West Line, S40°52'40"E 155.30 feet; thence S73°36'48"E 242.56 feet; thence S59°34'14"E 204.02 feet; thence S51°31'43"E 245.00 feet; thence S52°59'36"E 179.62 feet; thence S16°58'45"W 146.34 feet; thence Southwesterly 34.53 feet along the arc of a circular curve concave to the Northwest, having a radius of 270.00 feet, through a central angle of 7°19'36" and being subtended by a chord which bears S20°38'33"W 34.50 feet; thence S24°18'21"W 87.46 feet; thence N67°48'09"W 52.42 feet; thence S59°28'59"W 118.34 feet; thence S11°57'36"W 240.26 feet; thence S19°24'53"E 331.77 feet; thence S26°36'59"E 221.37 feet; thence S12°46'33"E 222.46 feet; thence S14°49'57"W 311.45 feet; thence S19°29'27"W 310.91 feet; thence S15°20'12"E 166.90 feet; thence S62°39'50"E 186.95 feet; thence S40°18'50"E 128.43 feet; thence S83°30'53"E 65.63 feet; thence S15°32'32"E 117.48 feet; thence Southeasterly 100.22 feet along the arc of a circular curve concave to the Northeast, having a radius of 230.00 feet, through a central angle of 24°57'58" and being subtended by a chord which bears S28°01'31"E 99.43 feet; thence S46°41'04"W 226.90 feet; thence S15°32'29"W 142.88 feet; thence N50°51'54"W 741.96 feet; thence N74°24'33"W 58.68 feet; thence N89°40'14"W 217.63 feet; thence N0°19'46"E 125.00 feet; thence S89°40'14"E 150.00 feet; thence along a line which lies 230.00 feet Easterly of and parallel with the West Line of said SECTION 14, N0°19'46"E 1748.56 feet; thence Northerly, Northwesterly and Westerly 437.08 feet along the arc of a circular curve concave to the Southwest, having a radius of 280.00 feet, through a central angle of 89°26'21" and being subtended by a chord which bears N44°23'25"W 394.04 feet; thence N89°06'33"W 539.43 feet; thence N59°36'22"W 88.29 feet; thence N16°20'55"W 200.00 feet; thence N15°39'34"W 75.43 feet; thence N0°46'08"E 411.99 feet; thence S89°13'52"E 50.00 feet; thence S0°46'08"W 175.00 feet; thence S89°13'52"E 751.25 feet to the POINT OF BEGINNING of the parcel herein described; bearings are based on Florida State Plane Coordinate System, Florida East Zone;

ALSO LESS AND EXCEPT

All that part of SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said SECTION 14, thence along the West Line of said Section 14, S0°18'41"W 1398.76 feet to the North Line of the South 1/2 of the Northwest 1/4 of said SECTION 14; thence continue along said West Line, S0°18'41"W 525.02 feet; thence leaving said West Line S40°52'40"E 155.30 feet; thence S73°36'48"E 242.56 feet; thence S59°34'14"E 204.02 feet; thence S51°31'43"E 245.00 feet; thence S52°59'36"E 243.48 feet to the POINT OF BEGINNING of the parcel herein described;



thence continue S52°59'56"E 231.09 feet; thence S39°00'37"E 357.45 feet; thence S59°23'53"E 917.29 feet; thence Southwesterly 504.01 feet along the arc of a non-tangential circular curve concave to the Southeast, having a radius of 2050.00 feet, through a central angle of 14°05'12" and being subtended by a chord which bears S38°04'24"W 502.74 feet; thence S31°01'48"W 636.92 feet; thence Southwesterly 485.65 feet along the arc of a circular curve concave to the Southeast, having a radius of 2050.00 feet, through a central angle of 13°34'25" and being subtended by a chord which bears S24°14'35"W 484.52 feet; thence S17°27'23"W 118.04 feet; thence N72°32'37"W 51.36 feet; thence Northwesterly 169.13 feet along the arc of a circular curve concave to the Northeast, through a central angle of 57°00'05" having a radius of 170.00 feet and being subtended by a chord which bears N44°02'35"W 162.24 feet; thence N15°32'32"W 119.30 feet; thence N51°11'49"E 63.41 feet; thence N4°15'20"E 239.68 feet; thence N5°13'34"E 250.06 feet; thence N25°22'51"E 316.69 feet; thence N42°14'15"E 254.14 feet; thence N7°38'46"W 272.39 feet; thence N61°25'30"W 285.95 feet; thence N43°07'51"W 358.70 feet; thence N31°47'55"W 188.15 feet; thence N0°03'05"W 78.23 feet; thence N24°18'21"E 85.46 feet; thence Northeasterly 42.20 feet along the arc of a circular curve concave to the Northwest, having a radius of 330.00 feet, through a central angle of 7°19'36" and being subtended by a chord which bears N20°38'33"E 42.17 feet; thence N16°38'45"E 124.48 feet to the POINT OF BEGINNING of the parcel herein described; bearings are based on Florida State Plane Coordinate System, Florida East Zone;

ALSO LESS AND EXCEPT

All that part of SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said SECTION 14, thence along the West Line of said SECTION 14, S0°18'41"W 1398.76 feet to the North Line of the South 1/2 of the Northwest 1/4 of said SECTION 14; thence along said North Line, S88°20'10"E 1381.45 feet; thence leaving said line, S1°39'50"W 260.00 feet to the POINT OF BEGINNING of the parcel herein described; thence S88°20'10"E and parallel with said North Line 1920.33 feet; thence S63°35'29"E 995.33 feet; thence Southwesterly 729.11 feet along the arc of a non-tangential circular curve concave to the Northwest, having a radius of 950.00 feet through a central angle of 43°58'24" and being subtended by a chord which bears S59°19'04"W 711.34 feet; thence S81°18'16"W 97.92 feet; thence N5°29'51"W 101.16 feet; thence N72°33'30"W 220.98 feet; thence S81°11'18"W 296.28 feet; thence S73°07'05"W 382.16 feet; thence N67°58'59"W 1351.01 feet; thence S32°54'47"W 150.00 feet; thence N57°05'13"W 25.00 feet; thence N32°54'47"E 97.71 feet; thence Northeasterly and Northarly 270.60 feet along the arc of a circular curve concave to the west, having a radius of 480.00 feet through a central angle of 32°18'02" and being subtended by a chord which bears N16°45'45"E 267.03 feet; thence N0°36'44"E 133.84 feet to the POINT OF BEGINNING of the parcel herein described; bearings are based on Florida State Plane Coordinate System, Florida East Zone;

ALSO LESS AND EXCEPT

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All that part of SECTION 14, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said SECTION 14; thence along the West Line of said SECTION 14 S0°18'41"W 1398.76 feet to the North Line of the South 1/2 of the Northwest 1/4 of said SECTION 14; thence along said North Line, S88°20'10"E 1381.45 feet; thence leaving said line, S1°39'50"W 260.00 feet; thence S88°20'10"E and parallel with said North Line 1920.33 feet; thence S63°35'29"E 1096.99 feet to the POINT OF BEGINNING of the parcel herein described; thence continue along said line South 63°35'29"E 145.88 feet; thence leaving said line Southeasterly 185.76 feet along the arc of a tangential circular curve concave to the Northeast, having a radius of 580.00 feet, through a central angle of 18°21'02" and being subtended by a chord which bears S72°46'00"E 184.97 feet; thence S81°56'31"E 683.37 feet; thence S0°25'53"E 2304.08 feet; thence S87°42'01"W 47.48 feet; thence S64°05'37"W 311.29 feet; thence S89°01'40"W 888.19 feet; thence S39°49'48"W 424.93 feet; thence N50°13'17"W 800.51 feet; thence leaving said line Northwesterly 618.40 feet along the arc of a tangential circular curve concave to the Southwest, having a radius of 4050.00 feet through a central angle of 08°44'55" and subtended by a chord which bears N54°35'44"W 617.80 feet; thence leaving said curve N58°58'12"W 892.53 feet; thence Northwesterly, Northerly and Northeasterly 78.54 feet along the arc of a tangential circular curve concave to the Northeast, having a radius of 50.00 feet, through a central angle of 90°00'00" and being subtended by a chord which bears North 13°58'12"W 70.71 feet; thence leaving said curve N31°01'48"E 93.18 feet; thence Northeasterly 479.42 feet along the arc of a tangential circular curve concave to the Southeast, having a radius of 1950.00 feet, through a central angle of 14°05'12" and being subtended by a chord which bears N38°04'24"E 478.22 feet; thence N45°07'00"E 477.85 feet; thence Northeasterly 757.92 feet along the arc of a tangential circular curve concave to the Southeast, having a radius of 1200.00 feet through a central angle of 36°11'16" and being subtended by a chord which bears N63°12'38"E 745.38 feet; thence leaving said curve N81°18'16"E 356.55 feet; thence Northeasterly 295.68 feet along the arc of a tangential circular curve concave to the Northwest, having a radius of 1050.00 feet, through a central angle of 16°08'04" and being subtended by a chord which bears N73°14'14"E 294.70 feet to a point of reverse curvature; thence Easterly and Southeasterly 36.49 feet along the arc of a tangential circular curve concave to the South, having a radius of 25.00 feet through a central angle of 83°38'06" and being subtended by a chord which bears S73°00'45"E 33.34 feet; thence S31°11'42"E 38.43 feet; thence Southeasterly and Southerly 63.46 feet along the arc of a tangential circular curve concave to the Southwest, having a radius of 170.00 feet, through a central angle of 21°23'23" and being subtended by a chord which bears S20°30'00"E 63.10 feet; thence S73°05'25"W 131.22 feet; thence S41°46'27"W 574.54 feet; thence S42°46'26"W 223.61 feet; thence S61°09'43"W 207.66 feet; thence S74°02'38"W 177.60 feet; thence S31°24'31"W 178.58 feet; thence S45°47'13"W 144.97 feet; thence S02°46'40"E 42.05 feet; thence S49°57'02"E 149.04 feet; thence S56°12'50"E 193.24 feet; thence S77°11'03"E 212.84 feet; thence N85°19'19"E 172.79 feet; thence N28°46'40"E 231.79 feet; thence N33°52'19"E 272.36 feet; thence N37°03'56"E 278.40 feet; thence N34°48'11"E 341.21 feet; thence N38°32'09"E 246.91 feet; thence N40°55'13"E 50.33 feet; thence N33°44'29"W 93.74 feet; thence N69°33'32"W 154.93 feet; thence Northerly and Northwesterly 113.17 feet along the arc of a non-tangential circular curve concave to the Southwest, having a radius of 230.00 feet, through a central angle of 28°11'33" and being subtended by a chord which bears N17°05'55"W 112.03 feet; thence N31°11'42"W 31.84 feet to a point of curvature; thence

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Northwesterly, Northerly and Northeasterly 39.48 feet along the arc of a tangential circular curve concave to the East, having a radius of 25.00 feet, through a central angle of $90^{\circ}39'31''$ and being subtended by a chord which bears $N14^{\circ}02'58''E$ 38.81 feet to a point of reverse curvature; thence Northeasterly 421.76 feet along the arc of a tangential circular curve concave to the Northwest having a radius of 1050.00 feet through a central angle of $23^{\circ}00'31''$ and being subtended by a chord which bears $N47^{\circ}47'13''E$ 418.93 feet to the POINT OF BEGINNING of the parcel herein described; bearings are based on Florida State Plane Coordinate System, Florida East Zone;

ALSO LESS AND EXCEPT

That certain parcel of land lying in and being a part of Section 22, Township 31 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 22; thence run $N88^{\circ}58'51''W$, along the North line of said section, a distance of 462.41 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue $N88^{\circ}58'51''W$, along the North line of said Section, a distance of 1,214.19 feet; thence leaving said Section line, run $S01^{\circ}01'09''W$ a distance of 971.39 feet; thence run $S38^{\circ}00'21''E$ a distance of 154.52 feet; thence run $N51^{\circ}59'39''E$ a distance of 97.46 feet to the point of curvature of a circular curve to the right having a radius of 2,050.00 feet; thence run Northeasterly along the arc of said curve, through a central angle of $22^{\circ}52'11''$, a distance of 818.26 feet to the point of tangency; thence run $N74^{\circ}51'50''E$ a distance of 490.03 feet; thence run $N15^{\circ}08'10''W$ a distance of 538.74 feet to the Point of Beginning. (CCSB1)

ALSO LESS AND EXCEPT

That certain parcel of land lying in and being a part of Sections 23 and 24, Township 31 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 23; thence run $N88^{\circ}58'53''W$, along the North line of said Section 23, a distance of 218.01 feet; thence leaving said Section line, run $S39^{\circ}46'43''W$ a distance of 711.64 feet; thence run $S50^{\circ}13'17''E$ a distance of 1,515.63 feet; thence run $S39^{\circ}46'43''W$ a distance of 1,050.00 feet; thence run $S50^{\circ}13'17''E$ a distance of 50.00 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue $S50^{\circ}13'17''E$ a distance of 739.75 feet; thence run $N39^{\circ}46'43''E$ a distance of 706.62 feet; thence run $N50^{\circ}13'17''W$ a distance of 739.75 feet; thence run $S39^{\circ}46'43''W$ a distance of 706.62 feet to the Point of Beginning. (CCSB2)

ALSO LESS AND EXCEPT

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That certain parcel of land lying in and being a part of Section 22, Township 51 south, Range 36 East, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 22; thence run N88°58'31"W, along the North line of said Section 22, a distance of 1,676.60 feet; thence leaving said Section line, run S01°01'09"W a distance of 157.84 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue S01°01'09"W a distance of 813.75 feet; thence S38°00'21"E a distance of 154.52 feet; thence S51°59'39"W a distance of 266.11 feet to the point of curvature of a circular curve to the right having a radius of 950.00 feet; thence run southwesterly along the arc of said curve through a central angle of 19°07'32" for a distance of 317.11 feet to the end of a said curve; thence run N18°52'49"W, radial to the last described curve, for a distance of 102.10 feet; thence N30°34'19"W a distance of 149.24 feet; thence N09°20'00"W a distance of 108.55 feet; thence N10°43'55"E a distance of 146.72 feet; thence N04°23'25"E a distance of 177.72 feet; thence N03°30'54"E a distance of 126.79 feet; thence N03°48'24"W a distance of 117.09 feet; thence run N15°00'45"W a distance of 135.05 feet; thence N17°22'40"W a distance of 97.99 feet; thence N54°39'40"E a distance of 57.32 feet; thence N80°14'13"E a distance of 114.61 feet; thence N72°37'40"E a distance of 130.56 feet; thence N82°37'01"E a distance of 151.24 feet; thence N77°44'12"E a distance of 141.11 feet to the Point of Beginning. (CCSB3)

ALSO LESS AND EXCEPT

That certain parcel of land, lying in Sections 24 and 25, Township 51 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast boundary corner of said Section 24, thence along the East boundary of said Section 24 S00°15'28"W a distance of 4,476.41 feet to a point on said boundary; thence leaving said East boundary N88°28'10"W a distance of 201.60 feet; thence N85°18'35"W a distance of 164.23 feet; thence N20°38'43"W a distance of 62.59 feet; thence N08°54'48"W a distance of 85.19 feet; thence N23°42'39"E a distance of 130.40 feet; thence N60°16'11"E a distance of 106.48 feet; thence N08°16'17"E a distance of 34.66 feet; thence N42°29'24"W a distance of 116.91 feet; thence N10°07'11"W a distance of 107.10 feet; thence N10°56'20"E a distance of 105.57 feet; thence N25°22'43"E a distance of 103.06 feet; thence N29°46'39"E a distance of 75.80 feet; thence N37°18'09"E a distance of 50.11 feet; thence N10°29'59"W a distance of 79.18 feet; thence N44°52'32"W a distance of 54.42 feet; thence N63°38'53"W a distance of 64.07 feet; thence N82°33'24"W a distance of 120.72 feet; thence N01°53'33"E a distance of 116.69 feet; thence N40°21'48"W a distance of 52.95 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence S59°22'21"W a distance of 73.73 feet; thence S25°39'35"W a distance of 95.53 feet; thence S00°05'49"E a distance of 73.02 feet; thence S15°13'39"E a distance of 140.97 feet; thence S17°32'07"E a distance of 160.04 feet; thence S03°46'25"W a distance of 148.33 feet; thence S20°30'53"W a distance of 147.93 feet; thence S04°59'51"E a distance of 137.15 feet; thence S08°08'12"W a distance of 108.72 feet; thence S19°33'02"W a distance of 118.99 feet; thence S37°19'10"W a distance of 162.48 feet; thence S22°37'48"W a distance of 51.15 feet; thence S10°55'24"E a distance of 140.47 feet; thence S36°23'56"W a distance of 106.80 feet; thence S01°12'06"E a distance of 153.58 feet; thence S31°09'56"E a distance of 62.54 feet; thence N69°48'24"E a distance of 95.29

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feet; thence S86°16'33"E a distance of 109.50 feet; thence S63°02'17"E a distance of 75.05 feet; thence N69°25'44"E a distance of 67.21 feet; thence N32°11'57"E a distance of 85.42 feet; thence S19°55'33"E a distance of 74.92 feet; thence S12°46'58"E a distance of 32.83 feet; thence S16°03'43"W a distance of 74.51 feet; thence S12°06'14"W a distance of 74.75 feet; thence S09°04'17"E a distance of 117.35 feet; thence N75°26'58"E a distance of 151.66 feet; thence S69°44'52"E a distance of 38.61 feet; thence S21°40'44"W a distance of 96.89 feet; thence S25°35'58"W a distance of 48.08 feet; thence S27°30'00"W a distance of 86.22 feet; thence S29°52'54"W a distance of 85.21 feet; thence N45°08'14"W a distance of 2560.69 feet; thence N00°15'28"E a distance of 265.00 feet; thence S89°44'32"E a distance of 375.00 feet; thence N84°04'19"E a distance of 149.18 feet; thence N79°01'56"E a distance of 484.64 feet; thence N61°23'47"E a distance of 447.94 feet; thence S89°44'32"E a distance of 264.73 feet; thence S00°15'28"W a distance of 141.70 feet to the Point of Beginning. (DUI)

Less and except therefrom property conveyed to Board of County Commissioners of Collier County, Florida, as recorded in Official Records Book 1755, Page 361, as more particularly described as follows:

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

Commencing at the Southwesterly most corner of Championship Drive, Marco Shores Unit 30 Golf Course, Plat Book 17, Pages 98 through 103, Collier County, Florida;

thence along the Southerly line of said Championship Drive South 89 degrees -13-52" East 35.40 feet to the Point of Beginning of the parcel herein described;

thence continue along said line South 89 degrees -13'-52" East 109.79 feet;

thence leaving said line South 00 degrees -18'-43" West 153.94 feet;

thence North 86 degrees -07'-06 West 110.00 feet;

thence North 00 degrees -18-43" East 147.96 feet to the Point of Beginning.

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SCHOOL SITE NO. 1
Legal Description

That certain parcel of land lying in and being a part of Section 22, Township 51 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 22; thence run N 88°58'51" W, along the North line of said section, a distance of 462.41 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue N 88°58'51" W, along the North line of said Section, a distance of 1,214.19 feet; thence leaving said Section line, run S 01°01'09" W a distance of 971.59 feet; thence run S 38°00'21" E a distance of 154.52 feet; thence run N 51°59'39" E a distance of 97.46 feet to the point of curvature of a circular curve to the right having a radius of 2,050.00 feet; thence run Northeasterly along the arc of said curve, through a central angle of 22°52'11", a distance of 818.26 feet to the point of tangency; thence run N 74°51'50" E a distance of 490.03 feet; thence run N 15°08'10" W a distance of 538.74 feet to the Point of Beginning.

Containing 23.00 acres, more or less.

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MULTI-FAMILY SITE
Legal Description

That certain parcel of land lying in and being a part of Section 22, Township 51 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 22; thence run N 88°58'51" W, along the North line of said Section 22, a distance of 1,676.60 feet; thence leaving said Section line, run S 01°01'09" W a distance of 157.84 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue S 01°01'09" W a distance of 813.75 feet; thence S 38°00'21" E a distance of 154.52 feet; thence S 51°59'39" W a distance of 286.11 feet to the point of curvature of a circular curve to the right having a radius of 950.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 19°07'32" for a distance of 317.11 feet to the end of said curve; thence run N 18°52'49" W, radial to the last described curve, for a distance of 102.10 feet; thence N 30°34'19" W a distance of 149.24 feet; thence N 09°20'00" W a distance of 108.55 feet; thence N 10°43'55" E a distance of 146.72 feet; thence N 04°23'25" E a distance of 177.72 feet; thence N 03°30'54" E a distance of 126.79 feet; thence N 03°48'24" W a distance of 117.09 feet; thence run N 15°00'45" W a distance of 135.05 feet; thence N 17°22'40" W a distance of 97.99 feet; thence N 54°39'40" E a distance of 57.32 feet; thence N 80°14'13" E a distance of 114.61 feet; thence N 72°37'40" E a distance of 130.56 feet; thence N 82°37'01" E a distance of 151.24 feet; thence N 77°44'12" E a distance of 141.11 feet to the Point of Beginning.

Containing 13.20 acres, more or less.

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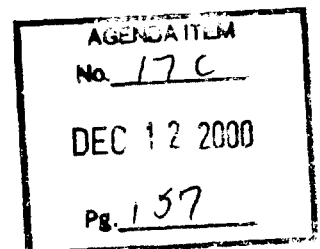
That portion of the South 1/2 of the South 1/2 of the Southwest 1/4 lying East of State Road 951, Section 15, Township 51 South, Range 26 East, less right-of-way for State Road 951 described in that certain deed recorded in Official Records Book 1166, pages 1070-1071, of the Public Records of Collier County, Florida.

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LEGAL DESCRIPTION

A parcel of land located in a portion of Section 13, Township 51 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Southwest one-quarter of Section 13, Township 51 South, Range 26 East, Collier County, Florida; thence run N.00°25'48"W., along the West line of the Southwest one-quarter of said Section 13, for a distance of 1,424.99 feet; thence run N.89°56'52"E., for a distance of 2,599.20 feet; thence run S.00°00'38"W., for a distance of 652.56 feet; thence run S.89°17'28"E., for a distance of 1,605.24 feet; thence run S.88°52'17"E., for a distance of 1,185.93 feet; thence run S.00°23'21"W., for a distance of 826.75 feet to a point on the South line of the Southeast one-quarter of said Section 13; thence run N.88°59'33"W., along the South line of the Southeast one-quarter of for a distance of 2,661.04 feet to the Southeast corner of the Southwest one-quarter of said Section 13; thence run N.88°58'40"W., along the South line of the Southwest one-quarter of said Section 13; for a distance of 2,713.39 feet, to the Point of Beginning; containing 139.183 acres, more or less.



LEGAL DESCRIPTION

A parcel of land located in a portion of Section 13, Township 51 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Southwest one-quarter of Section 13, Township 51 South, Range 26 East, Collier County, Florida; thence run N.00°25'48"W., along the West line of the Southwest one-quarter of said Section 13, for a distance of 1,424.99 feet; thence run N.89°56'52"E., for a distance of 2,599.20 feet; thence run S.00°00'38"W., for a distance of 652.56 feet; thence run S.89°17'28"E., for a distance of 1,605.24 feet; thence run S.88°52'17"E., for a distance of 1,185.93 feet; thence run S.00°23'21"W., for a distance of 826.75 feet to a point on the South line of the Southeast one-quarter of said Section 13; thence run N.88°59'33"W., along the South line of the Southeast one-quarter of for a distance of 2,661.04 feet to the Southeast corner of the Southwest one-quarter of said Section 13; thence run N.88°58'40"W., along the South line of the Southwest one-quarter of said Section 13; for a distance of 2,713.39 feet, to the Point of Beginning; containing 139.183 acres, more or less.

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(DY Associates)

Parcel 1

The West ½ of Section 13, Township 51 South, Range 26 East, Collier County, Florida.

Parcel 2

All that part of the East ½ of Section 13, Township 51 South, Range 26 East, Collier County, Florida, lying southwesterly of the right-of-way line of US 41.

Parcel 3

The West ½ of Section 19, Township 51 South, Range 27 East, Collier County, Florida.

Parcel 4

All that part of Section 18, Township 51 South, Range 27 East, Collier County, Florida, lying southwesterly of the right-of-way of US 41; LESS the following described parcel;

Commencing at the southeast corner of Section 18, Township 51 South, Range 27 East, Collier County, Florida;
thence along the southerly line of said Section 18, North 89°34'04" West 1939.73 feet;
thence leaving said southerly line of said Section 18, North 00°31'32" East 2639.72 feet to the right-of-way line of US 41;
thence along said right-of-way line, South 54°20'43" East 2371.72 feet to the east line of said Section 18;
thence along the said east line, South 00°31'32" West 1271.82 feet to the southeast corner of said Section 18 and the Point of Beginning.

Subject to easements, restrictions, and reservations of record.

Bearings are based on the southerly line of said Section 18 as being North 89°34'04" West.

Parcel contains 294.00 acres more or less.

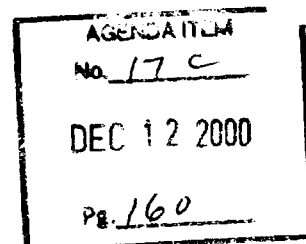
LESS AND EXCEPT that property described on Exhibit "B" Attached hereto

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LEGAL DESCRIPTION

A parcel of land located in a portion of Section 13, Township 51 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Southwest one-quarter of Section 13, Township 51 South, Range 26 East, Collier County, Florida; thence run N.00°25'48"W., along the West line of the Southwest one-quarter of said Section 13, for a distance of 1,424.99 feet; thence run N.89°56'52"E., for a distance of 2,599.20 feet; thence run S.00°00'38"W., for a distance of 652.56 feet; thence run S.89°17'28"E., for a distance of 1,605.24 feet; thence run S.88°52'17"E., for a distance of 1,185.93 feet; thence run S.00°23'21"W., for a distance of 826.75 feet to a point on the South line of the Southeast one-quarter of said Section 13; thence run N.88°59'33"W., along the South line of the Southeast one-quarter of for a distance of 2,661.04 feet to the Southeast corner of the Southwest one-quarter of said Section 13; thence run N.88°58'40"W., along the South line of the Southwest one-quarter of said Section 13; for a distance of 2,713.39 feet, to the Point of Beginning; containing 139.183 acres, more or less.



The SE ¼ of the NE ¼ of the NE ¼, Section 14, Township 51 South, Range 26 East, Public Records of Collier County, Florida. Subject to easement for road purposes over the south fifty (50) feet and the east Fifty (50) feet thereof.

AGENDA ITEM
No. <u>17C</u>
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Pg. <u>161</u>

LEGAL DESCRIPTION:

THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, SITUATED AND LYING IN COLLIER COUNTY, FLORIDA.

AND

THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, SITUATED AND LYING IN COLLIER COUNTY, FLORIDA.

AND

THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, LESS THE WESTERLY 100 FEET THEREOF; THE SOUTHERLY 124.29 FEET OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THE SOUTHERLY 124.29 FEET OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, LESS THE WESTERLY 100 FEET THEREOF; ALL IN SECTION 11, TOWNSHIP 51 SOUTH, RANGE 26 EAST, SITUATED AND LYING IN COLLIER COUNTY, FLORIDA.

THIS PROPERTY SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AS BEING S.88°20'44"E.

ENVIRONMENTAL CONCERNS, WILDLIFE POPULATIONS AND JURISDICTIONAL WETLANDS, IF ANY, HAVE NOT BEEN LOCATED ON THIS SURVEY.

LEGAL DESCRIPTION WAS PROVIDED BY CLIENT.

PROPERTY AREA: 157.074 ACRES, MORE OR LESS.

THIS PROPERTY WAS VACANT ON 6/21/99.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO: GULF BAY 100, LTD
WOODWARD, PIRES, & LOMBARDO, P.A.
CHICAGO TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 6/21/99. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 61G17-6, F.A.C.

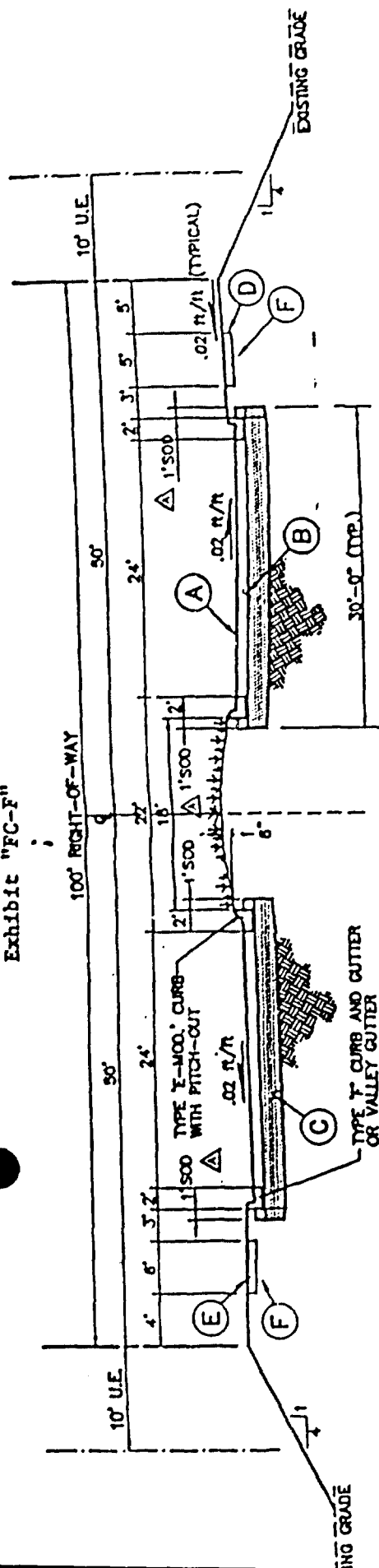
HOLE, MONTES AND ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

BY Thomas M. Murphy
THOMAS M. MURPHY

P.S.M. #5628
STATE OF FLORIDA

AGENDA ITEM
No. <u>17c</u>
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Exhibit "FC-F"



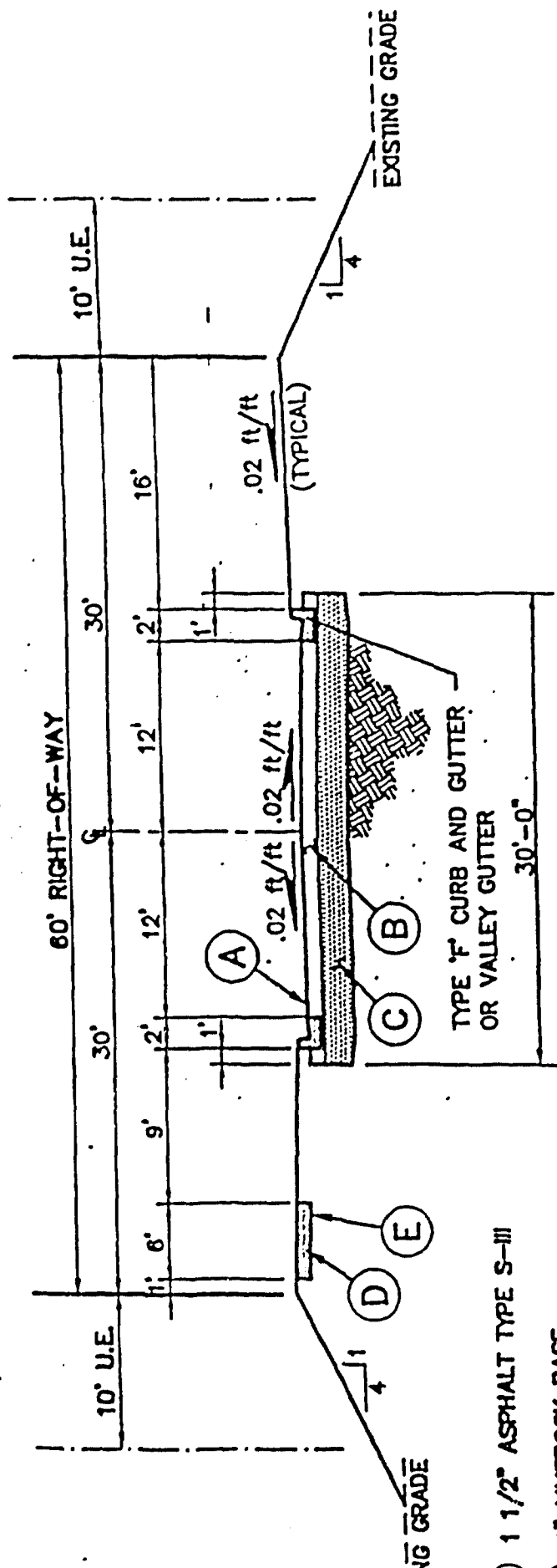
- (A) 1 1/2" ASPHALT TYPE S-III
- (B) 6" LIMEROCK BASE
- (C) 12" STABILIZED SUBGRADE
- (D) 5' WIDE x 1" THK ASPHALT SIDEWALK
- (E) 6' WIDE x 1" THK ASPHALT BOGPATH
- (F) 4" LIMEROCK BASE

REFERS TO ORIGINAL SETTLEMENT AGREEMENT
TYPICAL DRAWING REFERENCE NUMBER.

~~100' R.O.W. (D-2)~~

SCALE: 1" = 10' HORIZ.
1" = 5' VERT.

Exhibit "FC-F"



60' R.O.W. (D-2)

SCALE: 1" = 10' HORIZ.
1" = 5' VERT.

1 1/2" ASPHALT TYPE S-III

6" LIMEROCK BASE

12" STABILIZED SUBGRADE

6' WIDE x 1" THK. ASPHALT BIKEPATH

4" LIMEROCK BASE

100' R.O.W. (D-4 ONLY)

100' R.O.W. (D-4)

50' RIGHT-OF-WAY

10' U.E.

25'

25'

10' U.E.

11'

2'

12'

12'

2'

4'

1'

6'

1'

1'

1'

1'

.02 ft/ft

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(TYPICAL)

TYPE 'F' CURB AND GUTTER
OR VALLEY GUTTER

30'-0"

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

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50' R.O.W. (D-2) & (D-4)

SCALE: 1" = 10' HORIZ.

1" = 5' VERT.

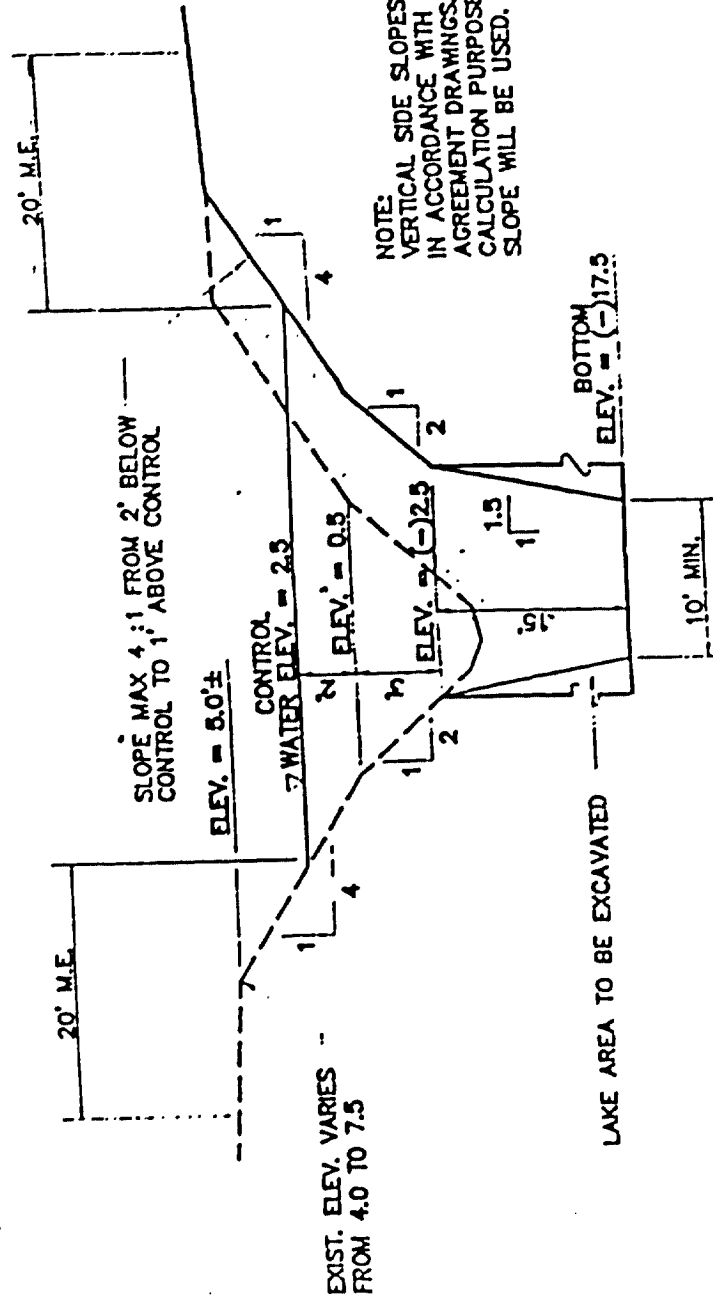
(A) 1 1/2" ASPHALT TYPE S-III

(B) 6" LIMEROCK BASE

(C) 12" STABILIZED SUBGRADE

(D) 6' WIDE x 1" THK. ASPHALT BIKEPATH

(E) 4" LIMEROCK BASE



NOTE:
VERTICAL SIDE SLOPES ARE PERMITTED
IN ACCORDANCE WITH THE SETTLEMENT
AGREEMENT DRAWINGS. FOR QUANTITY
CALCULATION PURPOSES, A 1.5:1 SIDE-
SLOPE WILL BE USED.

INTERNAL LAKE SECTION (A-A')

N.T.S.

