

**ORDINANCE NO. 2022 - 22**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, ESTABLISHING THE TERRENO COMMUNITY DEVELOPMENT DISTRICT LOCATED IN UNINCORPORATED COLLIER COUNTY AND CONTAINING APPROXIMATELY 325.767+/- ACRES; PROVIDING FOR THE AUTHORITY FOR ORDINANCE; PROVIDING FOR THE ESTABLISHMENT OF THE BOUNDARIES FOR THE TERRENO COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE DESIGNATION OF INITIAL BOARD MEMBERS; PROVIDING FOR THE DISTRICT NAME; PROVIDING STATUTORY PROVISIONS GOVERNING THE DISTRICT; PROVIDING FOR CONSENT TO SPECIAL POWERS; PROVIDING FOR PETITIONER'S COMMITMENTS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS Alyssa C. Willson, Esq. of Kutak Rock LLP, on behalf of Petitioner, Pulte Home Company, LLC, a Florida limited liability company, has petitioned the Board of County Commissioners of Collier County, Florida ("Board"), a political subdivision of the State of Florida, to establish the Terreno Community Development District ("District"); and

WHEREAS, the Board of County Commissioners, after proper published notice has conducted a public hearing on the petition and determined the following with respect to the factors to be considered in section 190.005(1)(e), Florida Statutes, as required by section 190.005(2)(c), Florida Statutes:

1. The petition is complete in that it meets the requirements of section 190.005, Florida Statutes, and all statements contained within the petition are true and correct.
2. Establishment of the proposed District is not inconsistent with any applicable element or portion of the local comprehensive plan of Collier County, known as the Collier County Growth Management Plan, or the State Comprehensive Plan.
3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. The District is the best alternative available for delivering community development services and facilities to the area that will be serviced by the District.

5. The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. The area that will be served by the District is amenable to separate special-district government; and

WHEREAS, it is the policy of this State, as provided for in section 190.002(2)(c), Florida Statutes, that the exercise by any independent district of its powers as set forth by uniform general law comply with all applicable governmental laws, rules, regulations, and policies governing planning and permitting of the development to be serviced by the district, to ensure that neither the establishment nor operation of such district is a development order under Chapter 380, Florida Statutes and that the district so established does not have any zoning or permitting powers governing development; and

WHEREAS, section 190.004(3), Florida Statutes, provides that all governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government; and

WHEREAS, pursuant to sections 190.012(2)(a) and (2)(d), Florida Statutes, in connection with the establishment of the proposed community development district, the petition further seeks the consent from Collier County for the grant of authority to exercise special powers without question as to the continued right authority and power to exercise its limited powers as established by this Ordinance.

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

#### **SECTION ONE: AUTHORITY FOR ORDINANCE**

This Ordinance is adopted pursuant to section 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances.



## **SECTION TWO: ESTABLISHMENT OF THE BOUNDARIES FOR THE TERRENO COMMUNITY DEVELOPMENT DISTRICT.**

The Terreno Community Development District is hereby established within the boundaries of the real property described in Exhibit “A” attached hereto and incorporated by reference herein.

## **SECTION THREE: DESIGNATION OF INITIAL BOARD MEMBERS**

The following five persons are herewith designated to be the initial members of the Board of Supervisors:

- |    |  |    |   |
|----|--|----|---|
| 1. | Scott Brooks<br>24311 Walden Center Dr., Ste 300<br>Bonita Springs, FL 34134 | 2. | Mike Hueniken<br>24311 Walden Center Dr., Ste 300<br>Bonita Springs, FL 34134   |
| 3. | Pat Butler<br>24311 Walden Center Dr., Ste 300<br>Bonita Springs, FL 34134   | 4. | Naomi Robertson<br>24311 Walden Center Dr., Ste 300<br>Bonita Springs, FL 34134 |
| 5. | Lauren Ray<br>24311 Walden Center Dr., Ste 300<br>Bonita Springs, FL 34134   |    |   |

## **SECTION FOUR: DISTRICT NAME**

The community development district herein established shall henceforth be known as the “Terreno Community Development District.”

## **SECTION FIVE: STATUTORY PROVISIONS GOVERNING THE DISTRICT**

The Terreno Community Development District shall be governed by the provisions of Chapter 190, Florida Statutes, and all other applicable general and local law.

## **SECTION SIX: CONSENT TO SPECIAL POWERS**

Upon the effective date of this Ordinance, the Terreno Community Development District will be duly and legally authorized to exist and exercise all of its powers as set forth in section 190.012(1), Florida Statutes, and as otherwise provided by law. Further, the Board hereby consents to the exercise by the Board of Supervisors of the District of the special powers set forth in sections 190.012(2)(a) and (2)(d), Florida Statutes, to plan, establish, acquire, construct or

reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for: (i) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and (ii) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies; provided, however that the District may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

#### **SECTION SEVEN: PETITIONER'S COMMITMENTS**

The adoption of this Ordinance is predicated upon the material inducements contained in the foregoing Recital setting forth Petitioner's Commitments, re-stated as follows: that the Petitioner, its successors and assigns, shall (1) elect one resident of the District to the five member Board of Supervisors at such time as residents begin occupying homes in the District, and (2) record a Notice of Assessments containing the specific terms and conditions of any special assessments imposed to secure bonds issued by the District, which notice shall be recorded immediately after any such bond issuance. The Board shall retain any and all rights and remedies available at law and in equity to enforce Petitioner's Commitments against Petitioner, its successors and assigns.

#### **SECTION EIGHT: CONFLICT AND SEVERABILITY**

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

#### **SECTION NINE: INCLUSION IN CODE OF LAWS AND ORDINANCES**

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



**SECTION TEN: EFFECTIVE DATE**

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

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 14th day of June 2022.

ATTEST:  
CRYSTAL K. KINZEL, CLERK

By: 

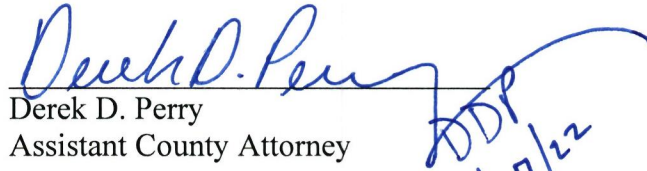
Attest as to Chairman's  
signature only: Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA


By: 

William L. McDaniel, Jr., Chairman

Approved as to form and legality:

  
Derek D. Perry  
Assistant County Attorney  
DDP  
4/27/22

This ordinance filed with the  
Secretary of State's Office the  
17<sup>th</sup> day of June, 2022  
and acknowledgement of that  
filing received this 22nd day  
of June, 2022

By:   
Deputy Clerk

# **EXHIBIT “A”**



**SKETCH AND DESCRIPTION  
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE 1  
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,  
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTIONS 24 & 25, TOWNSHIP 48 SOUTH, RANGE 27, EAST AND SECTION 19, TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "A" VALENCIA GOLF AND COUNTRY CLUB CLUBHOUSE AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 82 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE 131.54 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 05°09'43", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88°20'47" EAST, A DISTANCE OF 131.49 FEET TO THE END OF THE CURVE; THENCE NORTH 05°16'51" WEST, A DISTANCE OF 239.14 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE 78.93 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°27'00", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°56'39" EAST, A DISTANCE OF 70.99 FEET TO THE END OF THE CURVE; THENCE NORTH 85°10'09" EAST, A DISTANCE OF 126.52 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 118.87 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 705.60 FEET, A CENTRAL ANGLE OF 09°39'10", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°59'44" EAST, A DISTANCE OF 118.73 FEET TO THE END OF THE CURVE; THENCE SOUTH 85°10'41" EAST, A DISTANCE OF 105.31 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 665.91 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,547.12 FEET, A CENTRAL ANGLE OF 24°39'41", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 82°29'28" EAST, A DISTANCE OF 660.79 FEET TO THE END OF THE CURVE; THENCE NORTH 70°09'38" EAST, A DISTANCE OF 252.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 85.21 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 97°38'54", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 21°20'11" EAST, A DISTANCE OF 75.27 FEET TO THE END OF THE CURVE; THENCE NORTH 27°29'17" WEST, A DISTANCE OF 157.92 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 35.99 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 41°14'48", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 48°06'40" WEST, A DISTANCE OF 35.22 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE 75.75 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11,350.02 FEET, A CENTRAL ANGLE OF 0°22'57", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 79°00'30" WEST, A DISTANCE OF 75.75 FEET; THENCE SOUTH 69°13'52" WEST, A DISTANCE OF 300.28 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 135.82 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 15°33'52", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°00'48" WEST, A DISTANCE OF 135.41 FEET TO A POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 621.29 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 6,125.00 FEET, A CENTRAL ANGLE OF 05°48'42", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°53'22" WEST, A DISTANCE OF 621.02 FEET TO A POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 101.79 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 116°38'34", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 42°41'41" WEST, A DISTANCE OF 85.10 FEET TO A POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 151.58 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 49°37'40", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 9°11'14" WEST, A DISTANCE OF 146.89 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE NORTH; THENCE 259.04 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 205.62 FEET, A CENTRAL ANGLE OF 72°11'02", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 72°26'46" WEST, A DISTANCE OF 242.25 FEET TO THE END OF THE CURVE; THENCE NORTH 30°50'00" WEST, A DISTANCE OF 262.14 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 281.57 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,010.00 FEET, A CENTRAL ANGLE OF 15°58'23", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 22°50'49" WEST, A DISTANCE OF 280.66 FEET TO THE END OF THE CURVE; THENCE NORTH 14°51'37" WEST, A DISTANCE OF 241.17 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 504.27 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 46°36'03", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 08°26'24" EAST, A DISTANCE OF 490.49 FEET TO THE END OF THE CURVE AND THE INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5272, PAGE 2434 OF SAID PUBLIC RECORDS OF COLLIER COUNTY; THENCE THE FOLLOWING SIX COURSES ALONG SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5272, PAGE 2434: THENCE NORTH 75°42'16" EAST A DISTANCE OF 83.38 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTH; THENCE 249.29 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 25°58'10", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62°43'12" EAST, A DISTANCE OF 247.16 FEET TO THE END OF SAID CURVE AND A POINT DESIGNATED AS POINT "A"; THENCE NORTH 40°15'52" WEST, A DISTANCE OF 150.00 FEET; TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE 14.41 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 399.95 FEET, A CENTRAL ANGLE OF 2°03'52", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 48°42'12" EAST, A DISTANCE OF 14.41 FEET TO THE END OF THE CURVE; THENCE NORTH 47°40'16" EAST, A DISTANCE OF 38.52 FEET; THENCE NORTH 42°19'44" WEST, A DISTANCE OF 46.79 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 5272, PAGE 2434; THENCE LEAVING SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5272, PAGE 2434 NORTH 47°40'31" EAST, A DISTANCE OF 98.31 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 262.66 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 100°19'44", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°29'21" WEST, A DISTANCE OF 230.37 FEET TO THE END OF THE CURVE TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST;

**\*\* THIS IS NOT A BOUNDARY SURVEY \*\***

CONTINUED ON SHEET 2



Digitally signed by  
David S Dagostino  
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THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 6886 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	DAVID S. DAGOSTINO, PSM Professional Surveyor & Mapper, Fla. License No. 5762	COMPUTER FILE: 21086-020 SURVEY DATE: 04/04/2022 SIGNATURE DATE:	DRAWING SCALE: N/A REVIEWED BY: REVISION DATE:	<b>DAGOSTINO GEOSPATIAL, INC.</b> Professional Surveying & Mapping 10981 Bonita Beach Road SE Bonita Springs, FL 34135 Phone: (239) 352-6085 Website: www.dagostino.com	DRAWN BY: TJR CHECKED BY: DSO FIELD WORK: N/A	CERTIFIED TO:	JOB NO.: <b>21-098</b> SHEET NO.: <b>1 OF 12</b>
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**SKETCH AND DESCRIPTION  
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE 1  
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,  
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

**LEGAL DESCRIPTION** (CONTINUED)

THENCE 57.99 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 33°13'39", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°02'24" WEST, A DISTANCE OF 57.18 FEET TO THE END OF THE CURVE; THENCE NORTH 19°25'34" WEST, A DISTANCE OF 235.55 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 148.10 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 164.23 FEET, A CENTRAL ANGLE OF 51°40'06", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 06°24'29" EAST, A DISTANCE OF 143.14 FEET TO THE END OF THE CURVE; TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 129.25 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 211.93 FEET, A CENTRAL ANGLE OF 34°56'31", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 14°46'16" EAST, A DISTANCE OF 127.25 FEET TO THE END OF THE CURVE; THENCE NORTH 02°41'59" WEST, A DISTANCE OF 564.14 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE 122.39 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 117.19 FEET, A CENTRAL ANGLE OF 59°50'19", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 27°13'11" EAST, A DISTANCE OF 116.91 FEET TO THE END OF THE CURVE; THENCE NORTH 58°24'26" EAST, A DISTANCE OF 98.98 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE 47.95 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 47.05 FEET, A CENTRAL ANGLE OF 58°23'29", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 29°12'41" EAST, A DISTANCE OF 45.90 FEET TO THE END OF THE CURVE; THENCE NORTH 00°00'56" EAST, A DISTANCE OF 57.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 858 (OIL WELL ROAD); THENCE NORTH 89°35'33" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OIL WELL ROAD, A DISTANCE OF 523.37 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 1181 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE THE FOLLOWING 10 COURSES ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 1181 OF THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA: SOUTH 00°24'26" EAST, A DISTANCE OF 850.00 FEET; THENCE SOUTH 39°58'31" EAST, A DISTANCE OF 255.00 FEET; THENCE SOUTH 50°28'31" EAST, A DISTANCE OF 630.00 FEET; THENCE SOUTH 31°29'31" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 47°05'12" EAST, A DISTANCE OF 686.83 FEET; THENCE NORTH 81°45'29" EAST, A DISTANCE OF 230.00 FEET; THENCE SOUTH 88°17'03" EAST, A DISTANCE OF 645.91 FEET; THENCE SOUTH 58°31'31" EAST, A DISTANCE OF 1,010.00 FEET; THENCE NORTH 89°30'44" EAST, A DISTANCE OF 400.52 FEET TO THE WESTERLY LINE OF THE NORTH GOLDEN GATE CANAL AS SHOWN ON THE PLAT OF NORTH GOLDEN GATE UNIT NO. 4 AS RECORDED IN PLAT BOOK 9, PAGES 52-64 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°31'01" EAST, ALONG SAID WESTERLY LINE OF THE NORTH GOLDEN GATE CANAL, A DISTANCE OF 2,398.82 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1275, PAGE 003, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 89°30'33" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1275, PAGE 003, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°31'01" EAST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1275, PAGE 003, A DISTANCE OF 360.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RANDALL BOULEVARD; THENCE SOUTH 89°32'08" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF RANDALL BOULEVARD, A DISTANCE OF 3,156.89 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 02°22'59" WEST, A DISTANCE OF 437.60 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 438.83 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 12°34'18", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 08°40'08" WEST, A DISTANCE OF 437.95 FEET TO THE END OF THE CURVE; THENCE NORTH 14°57'17" WEST, A DISTANCE OF 413.33 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 123.08 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 94°01'41", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°58'07" WEST, A DISTANCE OF 109.73 FEET TO THE END OF THE CURVE; THENCE SOUTH 71°01'02" WEST, A DISTANCE OF 54.17 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE 69.78 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 79°57'51", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 31°02'07" WEST, A DISTANCE OF 64.25 FEET TO THE END OF THE CURVE; THENCE SOUTH 09°06'06" EAST, A DISTANCE OF 273.44 FEET; THENCE SOUTH 18°30'20" EAST, A DISTANCE OF 134.76 FEET; THENCE SOUTH 05°06'58" EAST, A DISTANCE OF 21.37 FEET; THENCE SOUTH 14°17'48" EAST, A DISTANCE OF 208.37 FEET; THENCE SOUTH 24°44'20" EAST, A DISTANCE OF 180.69 FEET; THENCE SOUTH 26°26'53" EAST, A DISTANCE OF 138.56 FEET; THENCE SOUTH 00°28'47" EAST, A DISTANCE OF 339.98 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF RANDALL BOULEVARD; THENCE SOUTH 89°32'08" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF RANDALL BOULEVARD, A DISTANCE OF 663.61 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 37°21'41" EAST, A DISTANCE OF 168.48 FEET; THENCE NORTH 26°23'03" WEST, A DISTANCE OF 115.76 FEET; THENCE NORTH 16°12'41" WEST, A DISTANCE OF 224.81 FEET; THENCE NORTH 06°11'53" WEST, A DISTANCE OF 255.33 FEET; THENCE NORTH 01°52'57" WEST, A DISTANCE OF 126.40 FEET; THENCE NORTH 88°07'03" EAST, A DISTANCE OF 35.34 FEET; THENCE NORTH 68°48'04" EAST, A DISTANCE OF 39.61 FEET; THENCE NORTH 51°57'07" EAST, A DISTANCE OF 31.19 FEET; THENCE NORTH 39°21'41" EAST, A DISTANCE OF 40.85 FEET; THENCE NORTH 07°43'32" WEST, A DISTANCE OF 376.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE 206.46 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 25°42'57", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 5°07'56" EAST, A DISTANCE OF 204.73 FEET TO THE END OF THE CURVE AND THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 264.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,540.00 FEET, A CENTRAL ANGLE OF 9°51'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88°50'40" WEST, A DISTANCE OF 264.46 FEET TO THE END OF THE CURVE AND THE EASTERLY LINE OF SAID TRACT "A", VALENCIA PHASE ONE AS RECORDED IN PLAT BOOK 29, PAGE 21 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;

CONTINUED ON SHEET 3

**\*\* THIS IS NOT A BOUNDARY SURVEY \*\***

THIS MAP PREPARED BY: DAVID S. DAGOSTINO, PSM Professional Surveyor & Mapper Fla. License No. 5762	COMPUTER FILE: 21088-CDD SURVEY DATE: 04/04/2022 SIGNATURE DATE:	GRAPHIC SCALE: N/A REVISION BY: REVISION DATE:	 <b>DAGOSTINO GEOSPATIAL, INC.</b> Professional Surveying & Mapping 10981 Bonita Beach Road SE Bonita Springs, FL 34135 Phone: (239) 352-6085 Website: www.dgsurveys.com	DRAWN BY: TLR CHECKED BY: DSD FIELD BOOK: N/A	CERTIFIED TO:	JOB NO.: 21-098 SHEET NO.: 2 OF 12
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**SKETCH AND DESCRIPTION  
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE 1  
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,  
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

**LEGAL DESCRIPTION** (CONTINUED)

THENCE NORTH 06°04'53" EAST ALONG THE EASTERLY LINE OF SAID TRACT "A" VALENCIA PHASE ONE, A DISTANCE OF 80.00 FEET TO THE SOUTHERLY LINE OF SAID TRACT "A" VALENCIA GOLF AND COUNTRY CLUB CLUBHOUSE AS RECORDED IN PLAT BOOK 48, PAGE 82, PUBLIC RECORDS OF COLLIER COUNTY; THENCE ALONG THE SOUTH LINE OF SAID TRACT "A" VALENCIA GOLF AND COUNTRY CLUB CLUBHOUSE, AND THE ARC OF A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE NORTH; THENCE 131.33 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 05°09'14", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 86°29'44" EAST, A DISTANCE OF 131.29 FEET TO THE END OF THE CURVE AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 336.324 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, (NAD1983 (NSRS 2007)).

**\*\* THIS IS NOT A BOUNDARY SURVEY \*\***

THIS MAP PREPARED BY:		DAVID S. DAGOSTINO, PSM		COMPUTER FILE:	21008-CDD	DRAWING SCALE:	N/A	DRAWN BY:	TLR	CERTIFIED TO:	JOB NO.:	21-098
CERTIFICATE OF AUTHORIZATION NO. LB 6886 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Professional Surveyor & Mapper Fla. License No. 5762		SURVEY DATE:	04/04/2022	REVIEWED BY:		CHECKED BY:	DSD		SHEET NO.:	3 OF 12
				SIGNATURE DATE:		REVISION DATE:		FIELD BOOK:	N/A			



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**SKETCH AND DESCRIPTION  
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE 1  
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,  
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

**LEGAL DESCRIPTION**

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 48 SOUTH, RANGE 27 EAST, COLLIER COUNTY FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT DESIGNATED AS POINT "A" ABOVE; THENCE NORTH 55°31'37" EAST, A DISTANCE OF 282.78 FEET TO THE POINT OF BEGINNING BEING THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 70.75 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 521.59 FEET, A CENTRAL ANGLE OF 07°46'19", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 18°35'10" EAST, A DISTANCE OF 70.70 FEET TO THE END OF THE CURVE AND THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE 153.07 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 58°28'09", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°40'48" EAST, A DISTANCE OF 146.52 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 87.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 100°18'26", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 82°35'57" EAST, A DISTANCE OF 76.78 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 96.96 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 50°30'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 72°29'52" EAST, A DISTANCE OF 93.85 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 142.61 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 54°28'22", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 70°30'44" EAST, A DISTANCE OF 137.30 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 77.23 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 68.72 FEET, A CENTRAL ANGLE OF 64°23'17", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 75°28'11" EAST, A DISTANCE OF 73.23 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 43.85 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 50°14'40", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 82°32'30" EAST, A DISTANCE OF 42.46 FEET TO THE END OF THE CURVE AND TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 5.36 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 00°31'14", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 28°12'23" EAST, A DISTANCE OF 5.36 FEET TO THE POINT OF CURVATURE OF A COMPOUND CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 26.70 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 17°00'03", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 19°26'44" EAST, A DISTANCE OF 26.61 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 254.96 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 62°09'44", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°01'35" EAST, A DISTANCE OF 242.64 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 112.64 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 33°58'06", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 56°07'24" EAST, A DISTANCE OF 111.00 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 120.73 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 08°52'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 43°34'23" EAST, A DISTANCE OF 120.61 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 130.99 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 39°30'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 28°15'23" EAST, A DISTANCE OF 128.41 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 134.67 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 38°34'51", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°47'46" EAST, A DISTANCE OF 132.14 FEET TO THE END OF THE CURVE; THENCE SOUTH 47°05'11" EAST, A DISTANCE OF 59.83 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 87.19 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 24°58'41", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 59°34'32" EAST, A DISTANCE OF 86.50 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 216.88 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 65°24'11", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 39°21'47" EAST, A DISTANCE OF 205.30 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 253.98 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 14°55'30", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 14°07'27" EAST, A DISTANCE OF 253.26 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE 150.54 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 95°50'16", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°19'56" WEST, A DISTANCE OF 133.60 FEET TO THE END OF THE CURVE; THENCE SOUTH 74°15'04" WEST, A DISTANCE OF 66.31 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 65.31 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,120.00 FEET, A CENTRAL ANGLE OF 01°45'54", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 84°54'27" WEST, A DISTANCE OF 65.31 FEET TO THE END OF THE CURVE; THENCE NORTH 47°45'37" WEST, A DISTANCE OF 79.70 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 38.35 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE 66.39 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 166.74 FEET, A CENTRAL ANGLE OF 22°48'39", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°05'04" EAST, A DISTANCE OF 65.95 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE 159.18 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 447.68 FEET, A CENTRAL ANGLE OF 20°22'22", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°29'33" EAST, A DISTANCE OF 158.35 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST;

CONTINUED ON SHEET 5

**\*\* THIS IS NOT A BOUNDARY SURVEY \*\***

THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 0088 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A LICENSED LICENSED SURVEYOR AND MAPPER	DAVID S. DAGOSTINO, PSM Professional Surveyor & Mapper Fla. License No. 57652	COUNTY FILE: 21088-CDD SURVEY DATE: 04/04/2022 SIGNATURE DATE:	DRAWING SCALE: N/A REVIEW BY: CHECKED BY: N/A	 <b>DAGOSTINO GEOSPATIAL, INC.</b> Professional Surveying & Mapping 10981 Bonita Beach Road SE Bonita Springs, FL 34135 Phone: (239) 352-6085 Website: www.dagostino.com	CERTIFIED TO: DRAWN BY: TJR CHECKED BY: DSD THIS BOOK: N/A	JOB NO.: 21-098 SHEET NO.: 4 OF 12
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CAO



**SKETCH AND DESCRIPTION**  
**OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE 1**  
**A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,**  
**TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

LEGAL DESCRIPTION (CONTINUED)

THENCE 132.88 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 156.90 FEET, A CENTRAL ANGLE OF 48°31'26", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 23°57'22" WEST, A DISTANCE OF 128.95 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 257.61 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 339.35 FEET, A CENTRAL ANGLE OF 43°29'39", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 69°57'55" WEST, A DISTANCE OF 251.47 FEET TO THE END OF THE CURVE; THENCE SOUTH 89°59'10" WEST, A DISTANCE OF 59.45 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE 60.84 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 890.83 FEET, A CENTRAL ANGLE OF 03°54'47", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 87°31'58" WEST, A DISTANCE OF 60.83 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 82.74 FEET THENCE NORTH 00°56'18" EAST, A DISTANCE OF 42.38 FEET; THENCE NORTH 28°39'01" WEST, A DISTANCE OF 165.42 FEET; THENCE NORTH 46°52'49" WEST, A DISTANCE OF 184.52 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE 269.39 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 75°17'30", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°51'02" WEST, A DISTANCE OF 250.42 FEET TO THE POINT OF CURVATURE OF A REVERSE CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE 80.59 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 24°18'05", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 70°20'44" WEST, A DISTANCE OF 79.98 FEET TO THE END OF THE CURVE; THENCE NORTH 58°11'41" WEST, A DISTANCE OF 65.37 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE 113.02 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 09°31'22", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 53°26'01" WEST, A DISTANCE OF 112.89 FEET TO THE END OF THE CURVE; THENCE NORTH 48°40'20" WEST, A DISTANCE OF 73.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.557 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, (NAD1983 (NSRS 2007)).

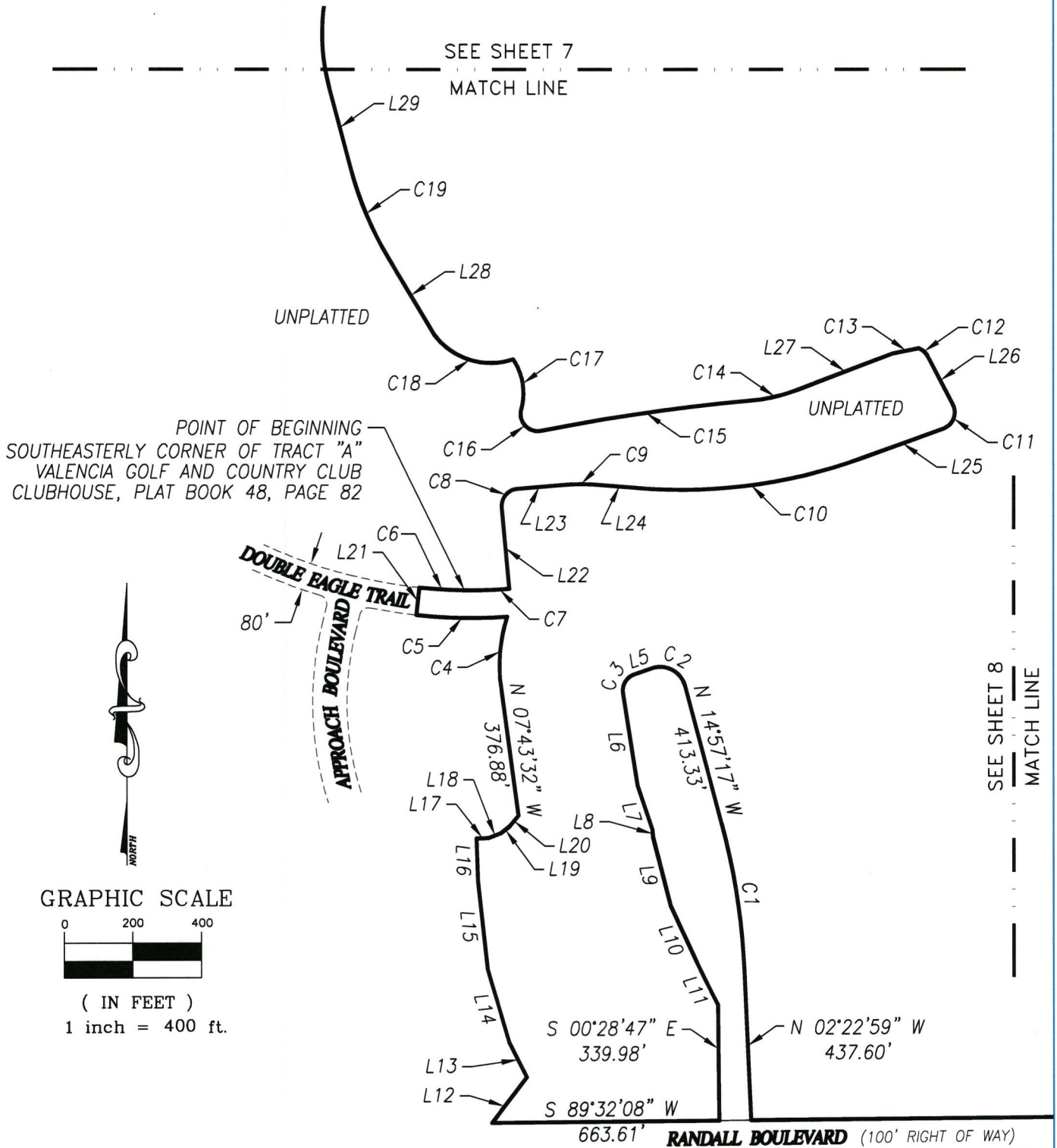
**\*\* THIS IS NOT A BOUNDARY SURVEY \*\***

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CERTIFICATE OF AUTHORIZATION NO. LB 6886				SURVEY DATE:	04/04/2022	REVIEW BY:		CHECKED BY:	DSO			SHEET NO.:	5 OF 12
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Professional Surveyor & Mapper Fla. License No. 5762		SIGNATURE DATE:		REVISION DATE:		FIELD BOOK:	N/A				

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**SKETCH AND DESCRIPTION  
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE 1  
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,  
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**



**\*\* THIS IS NOT A BOUNDARY SURVEY \*\***

SEE SHEETS 10-11 FOR LINE AND CURVE TABLES

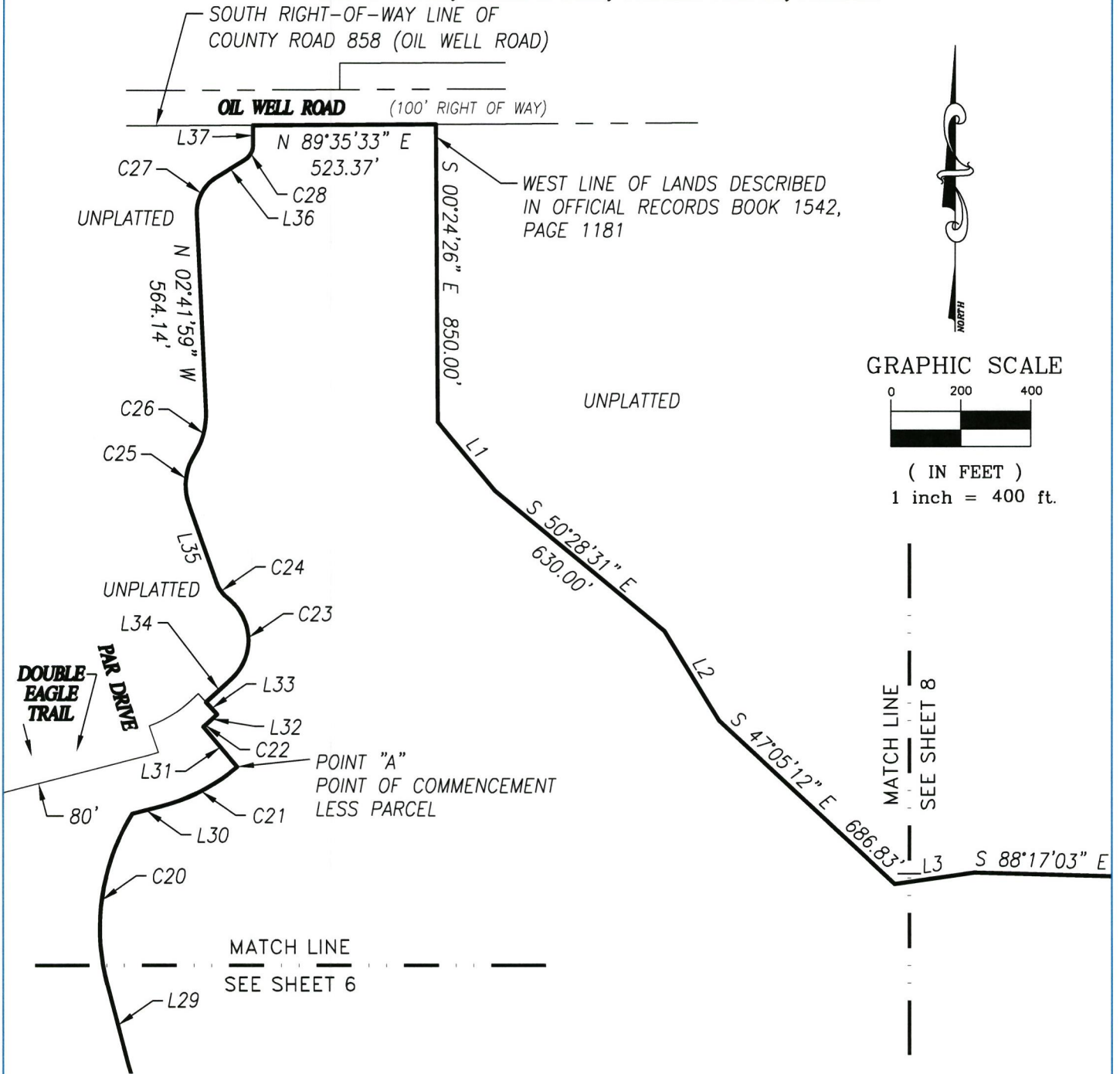
THIS MAP PREPARED BY: DAVID S. DAGOSTINO, PSM	COMPUTER FILE: 21098-CDD	DRAWING SCALE: 1" = 400'	DRAWN BY: TJR	CERTIFIED TO:	JOB NO.: 21-098
CERTIFICATE OF AUTHORIZATION NO. LB 6886 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SURVEY DATE: 04/04/2022	REVIEW BY: DSO	CHECKED BY: DSO		SHEET NO.: 6 OF 12
Professional Surveyor & Mapper Fla. License No. 5762	SIGNATURE DATE:	REVISION DATE:	FIELD WORK: N/A		



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**SKETCH AND DESCRIPTION  
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE 1  
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,  
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**



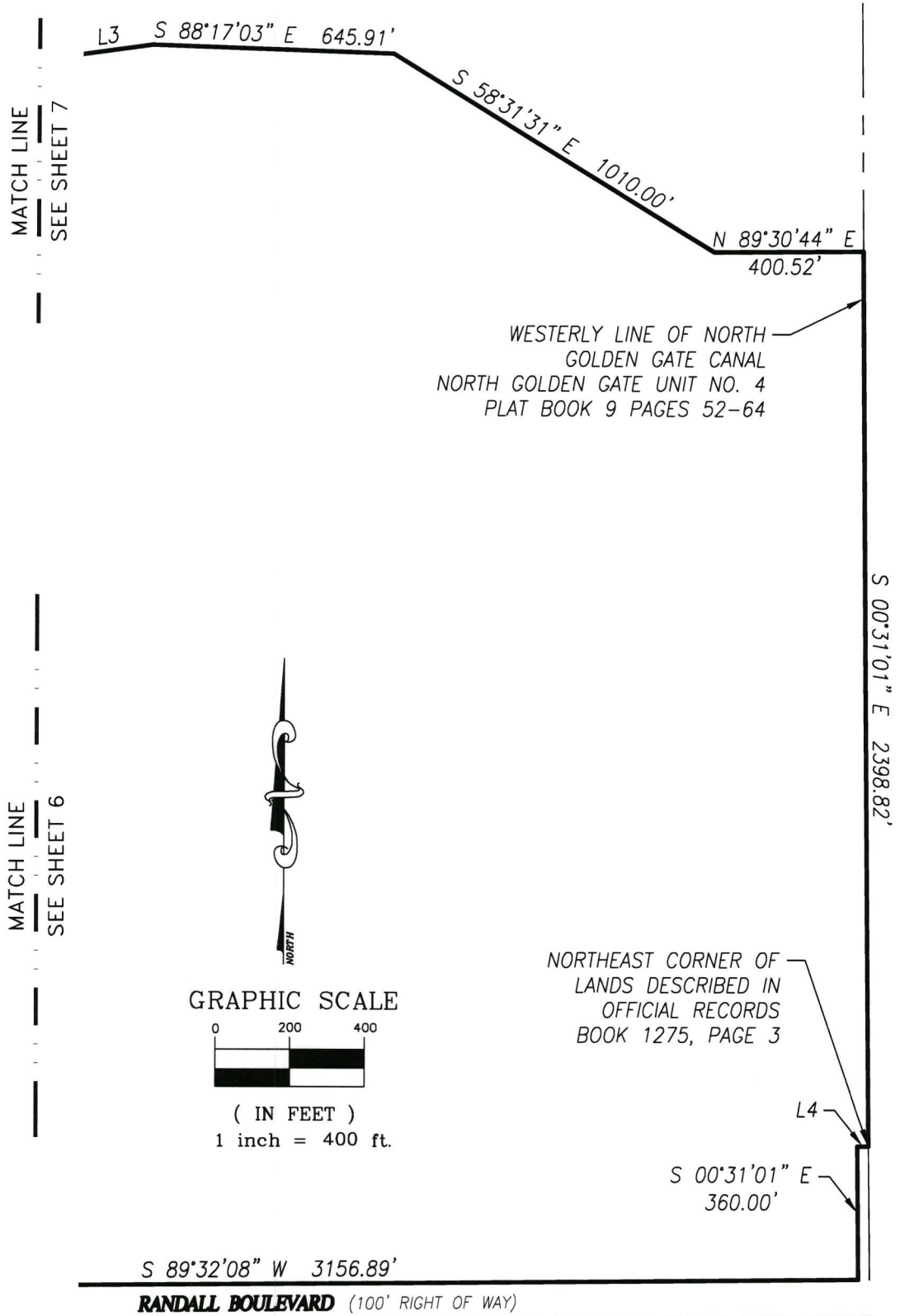
**\*\* THIS IS NOT A BOUNDARY SURVEY \*\***

SEE SHEETS 10-11 FOR LINE AND CURVE TABLES

THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 6886 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	DAVID S. DAGOSTINO, PSM Professional Surveyor & Mapper Fla. License No. 5762	COMPUTER FILE: 2109B-C20 SURVEY DATE: 04/04/2022 SIGNATURE DATE: REVISION DATE:	DRAWING SCALE: 1" = 400' DRAWN BY: TLR CHECKED BY: OSD TYPED BOOK: N/A	CERTIFIED TO: DAGOISTINO GEOSPATIAL, INC. Professional Surveying & Mapping 10981 Bonita Beach Road SE Bonita Springs, FL 34135 Phone: (239) 352-6085 Website: www.dagostino.com	JOB NO.: 21-098 SHEET NO.: 7 OF 12
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**SKETCH AND DESCRIPTION  
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE 1  
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,  
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

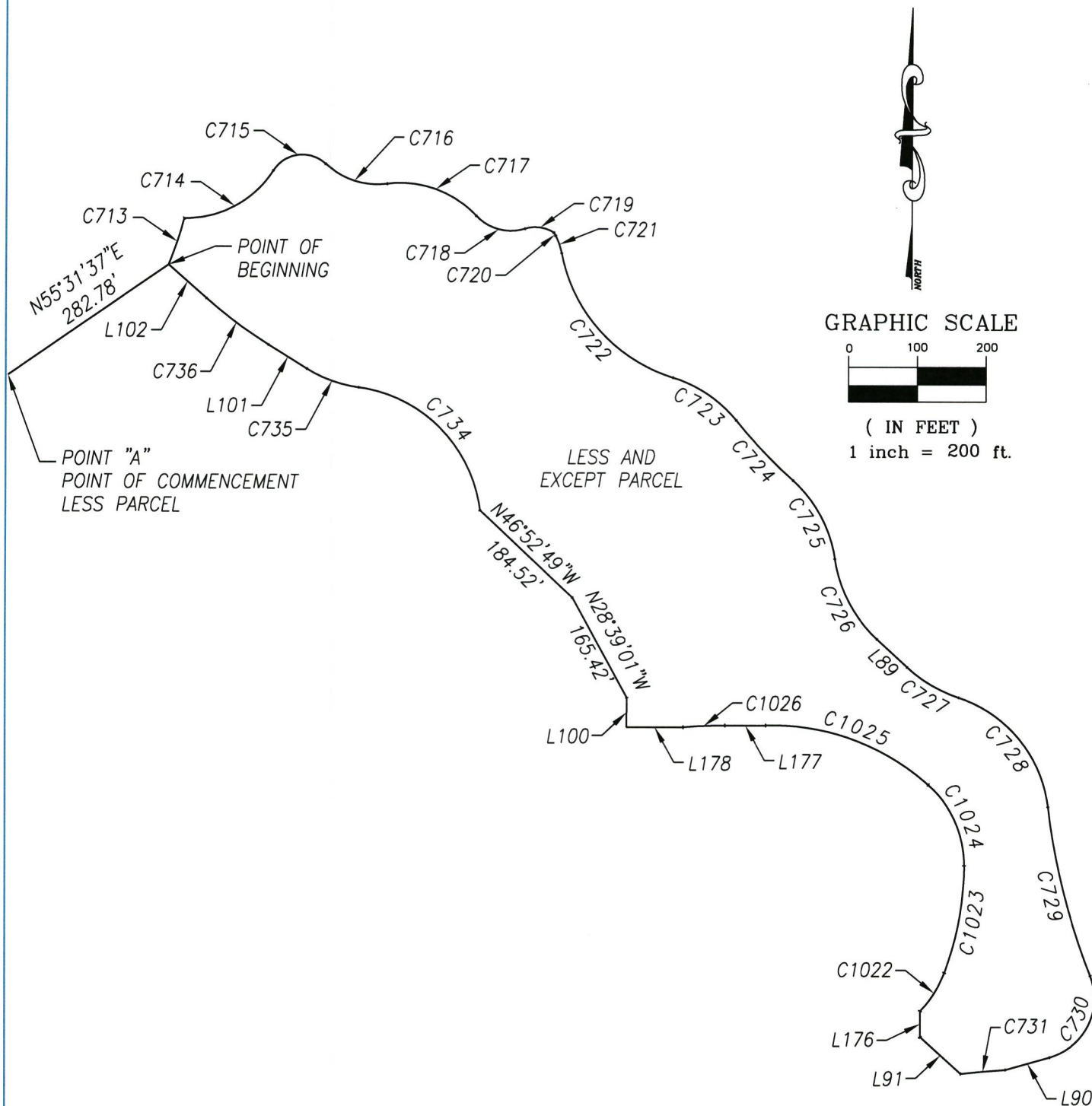


**\*\* THIS IS NOT A BOUNDARY SURVEY \*\***

SEE SHEETS 10-11 FOR LINE AND CURVE TABLES

THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 6886 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	DAVID S. DAGOSTINO, PSM Professional Surveyor & Mapper Fla. License No. 5762	COMPUTER FILE: 21098-C00 SURVEY DATE: 04/04/2022 SIGNATURE DATE: REVISION DATE:	GRAPHIC SCALE: 1" = 400' DESIGNED BY: DSD CHECKED BY: N/A DAGOSTINO GEOSPATIAL, INC. Professional Surveying & Mapping 10981 Bonita Beach Road SE Bonita Springs, FL 34135 Phone: (239) 352-6085 Website: www.dgsurveys.com	CERTIFIED TO: SCALE BY: TLR DEIGNED BY: DSD CHECKED BY: N/A	JOB NO.: 21-098 SHEET NO.: 8 OF 12
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**SKETCH AND DESCRIPTION  
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE 1  
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,  
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**



**\*\* THIS IS NOT A BOUNDARY SURVEY \*\***

SEE SHEET 12 FOR LINE AND CURVE TABLES

THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 6886 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	DAVID S. DAGOSTINO, PSM Professional Surveyor & Mapper Fla. License No. 5762	COMPUTER FILE: 21098-CDD SURVEY DATE: 04/04/2022 SIGNATURE DATE: REVISION DATE:	DRAWING SCALE: 1" = 200' DESIGNED BY: TJP CHECKED BY: DSD FIELD BOOK: N/A	CERTIFIED TO: 10981 Bonita Beach Road SE Bonita Springs, FL 34135 Phone: (239) 352-6085 Website: www.dagostino.com	JOB NO.: 21-098 SHEET NO.: 9 OF 12
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**SKETCH AND DESCRIPTION**  
**OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE 1**  
**A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,**  
**TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S39°58'31"E	255.00'
L2	S31°29'31"E	300.00'
L3	N81°45'29"E	230.00'
L4	S89°30'33"W	30.00'
L5	S71°01'02"W	54.17'
L6	S09°06'06"E	273.44'
L7	S18°30'20"E	134.76'
L8	S05°06'58"E	21.37'
L9	S14°17'48"E	208.37'
L10	S24°44'20"E	180.69'
L11	S26°26'53"E	138.56'
L12	N37°21'41"E	168.48'
L13	N26°23'03"W	115.76'
L14	N16°12'41"W	224.81'
L15	N06°11'53"W	255.33'
L16	N01°52'57"W	126.40'
L17	N88°07'03"E	35.34'
L18	N68°48'04"E	39.61'
L19	N51°57'07"E	31.19'
L20	N39°21'41"E	40.85'
L21	N06°04'53"E	80.00'
L22	N05°16'51"W	239.14'
L23	N85°10'09"E	126.52'
L24	S85°10'41"E	105.31'
L25	N70°09'38"E	252.10'
L26	N27°29'17"W	157.92'
L27	S69°13'52"W	300.28'
L28	N30°50'00"W	262.14'
L29	N14°51'37"W	241.17'
L30	N75°42'16"E	83.38'
L31	N40°15'52"W	150.00'
L32	N47°40'16"E	38.52'
L33	N42°19'44"W	46.79'
L34	N47°40'31"E	98.31'
L35	N19°25'34"W	235.55'
L36	N58°24'26"E	98.98'
L37	N00°00'56"E	57.65'

**\*\* THIS IS NOT A BOUNDARY SURVEY \*\***

THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 6886 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	DAVID S. DAGOSTINO, PSM Professional Surveyor & Mapper Fla. License No. 5762	COMPUTER FILE: 21098-CO2 SURVEY DATE: 04/04/2022 SIGNATURE DATE:	DRAWING SCALE: N/A REVISION BY: REVISION DATE:	 <b>DAGOSTINO GEOSPATIAL, INC.</b> Professional Surveying & Mapping 10981 Bonita Beach Road SE Bonita Springs, FL 34135 Phone: (239) 352-0085 Website: www.dgsurveys.com	DRAWN BY: TLR CHECKED BY: DSD TEST BOOK: N/A	CERTIFIED TO:	JOB NO.: 21-098 SHEET NO.: 10 OF 12
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CAO

**SKETCH AND DESCRIPTION  
OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE 1  
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,  
TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	12°34'18"	2000.00'	438.83'	N08°40'08"W	437.95'
C2	94°01'41"	75.00'	123.08'	N61°58'07"W	109.73'
C3	79°57'51"	50.00'	69.78'	S31°02'07"W	64.25'
C4	25°42'57"	460.00'	206.46'	S05°07'56"W	204.73'
C5	9°51'05"	1540.00'	264.79'	N88°50'40"W	264.46'
C6	5°09'14"	1460.00'	131.33'	S86°29'44"E	131.29'
C7	5°09'43"	1460.00'	131.54'	N88°20'47"E	131.49'
C8	90°27'00"	50.00'	78.93'	N39°56'39"E	70.99'
C9	9°39'10"	705.60'	118.87'	N89°59'44"E	118.73'
C10	24°39'41"	1547.12'	665.91'	N82°29'28"E	660.79'
C11	97°38'54"	50.00'	85.21'	N21°20'11"E	75.27'
C12	41°14'48"	50.00'	35.99'	N48°06'40"W	35.22'
C13	0°22'57"	11350.02'	75.75'	S79°00'30"W	75.75'
C14	15°33'52"	500.00'	135.82'	S77°00'48"W	135.41'
C15	5°48'42"	6125.00'	621.29'	S81°53'22"W	621.02'
C16	116°38'34"	50.00'	101.79'	S42°41'41"E	85.10'
C17	49°37'40"	175.00'	151.58'	N09°11'14"W	146.89'
C18	72°11'02"	205.62'	259.04'	N72°26'46"W	242.25'
C19	15°58'23"	1010.00'	281.57'	N22°50'49"W	280.66'
C20	46°36'03"	620.00'	504.27'	N08°26'24"E	490.49'
C21	25°58'10"	550.00'	249.29'	N62°43'12"E	247.16'
C22	2°03'52"	399.95'	14.41'	N48°42'12"E	14.41'
C23	100°19'44"	150.00'	262.66'	N02°29'21"W	230.37'
C24	33°13'39"	100.00'	57.99'	N36°02'24"W	57.18'
C25	51°40'06"	164.23'	148.10'	N06°24'29"E	143.14'
C26	34°56'31"	211.93'	129.25'	N14°46'16"E	127.25'
C27	59°50'19"	117.19'	122.39'	N27°13'11"E	116.91'
C28	58°23'29"	47.05'	47.95'	N29°12'41"E	45.90'

**\*\* THIS IS NOT A BOUNDARY SURVEY \*\***

THIS MAP PREPARED BY: DAVID S. DAGOSTINO, PSM	COMPUTER FILE: 21098-CDD	DRAWING SCALE: N/A	SKETCH BY: TLR	CERTIFIED TO:	JOB NO.: 21-098
CERTIFICATE OF AUTHORIZATION NO. LB 6886 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SURVEY DATE: 04/04/2022	REVISION BY:	DRAWN BY: DSO		SHEET NO.: 11 OF 12
Professional Surveyor & Mapper Fla. License No. 5762	SIGNATURE DATE:	REVISION DATE:	TEST BOOK: N/A		



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Professional Surveying & Mapping  
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**SKETCH AND DESCRIPTION**  
**OF TERRENO AT VALENCIA GOLF AND COUNTRY CLUB - PHASE 1**  
**A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 48 SOUTH, RANGE 27 EAST, AND SECTION 19,**  
**TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA**

LINE TABLE		
LINE	BEARING	DISTANCE
L89	S47°05'11"E	59.83'
L90	S74°15'04"W	66.31'
L91	N47°45'37"W	79.70'
L100	N00°56'18"E	60.52'
L101	N58°11'41"W	65.37'
L102	N48°40'20"W	73.52'
L176	N00°00'00"E	38.35'
L177	S89°59'10"W	59.45'
L178	N90°00'00"W	82.74'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C80	25°58'10"	550.00'	249.29'	N62°43'12"E	247.16'
C110	25°41'12"	320.00'	143.46'	S62°51'53"W	142.26'
C713	7°46'19"	521.59'	70.75'	N18°35'10"E	70.70'
C714	58°28'09"	150.00'	153.07'	N61°40'48"E	146.52'
C715	100°18'26"	50.00'	87.53'	N82°35'57"E	76.78'
C716	50°30'05"	110.00'	96.96'	S72°29'52"E	93.85'
C717	54°28'22"	150.00'	142.61'	S70°30'44"E	137.30'
C718	64°23'17"	68.72'	77.23'	S75°28'11"E	73.23'
C719	50°14'40"	50.00'	43.85'	S82°32'30"E	42.46'
C720	0°31'14"	590.00'	5.36'	S28°12'23"E	5.36'
C721	17°00'03"	90.00'	26.70'	S19°26'44"E	26.61'
C722	62°09'44"	235.00'	254.96'	S42°01'35"E	242.64'
C723	33°58'06"	190.00'	112.64'	S56°07'24"E	111.00'
C724	8°52'05"	780.00'	120.73'	S43°34'23"E	120.61'
C725	39°30'05"	190.00'	130.99'	S28°15'23"E	128.41'
C726	38°34'51"	200.00'	134.67'	S27°47'46"E	132.14'
C727	24°58'41"	200.00'	87.19'	S59°34'32"E	86.50'
C728	65°24'11"	190.00'	216.88'	S39°21'47"E	205.30'
C729	14°55'30"	975.00'	253.98'	S14°07'27"E	253.26'
C730	95°50'16"	90.00'	150.54'	S26°19'56"W	133.60'
C731	1°45'54"	2120.00'	65.31'	S84°54'27"W	65.31'
C734	75°17'30"	205.00'	269.39'	N44°51'02"W	250.42'
C735	24°18'05"	190.00'	80.59'	N70°20'44"W	79.98'
C736	9°31'22"	680.00'	113.02'	N53°26'01"W	112.89'
1022	22°48'39"	166.74'	66.39'	N32°05'04"E	65.95'
1023	20°22'22"	447.68'	159.18'	N10°29'33"E	158.35'
1024	48°31'26"	156.90'	132.88'	N23°57'22"W	128.95'
1025	43°29'39"	339.35'	257.61'	N69°57'55"W	251.47'
1026	3°54'47"	890.83'	60.84'	S87°31'58"W	60.83'

**\*\* THIS IS NOT A BOUNDARY SURVEY \*\***

THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 6886 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	DAVID S. DAGOSTINO, PSM Professional Surveyor & Mapper Fla. License No. 5762	COMPUTER FILE: 21098-CDD SURVEY DATE: 04/04/2022 SIGNATURE DATE:	DRAWING SCALE: N/A DESIGNED BY: DSD CHECKED BY: N/A	CERTIFIED TO:	JOB NO.: 21-098 SHEET NO.: 12 OF 12
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## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

June 22, 2022

Martha S. Vergara, BMR & VAB Senior Deputy Clerk  
Office of the Clerk of the Circuit Court  
& Comptroller of Collier County  
3329 Tamiami Trail E, Suite #401  
Naples, Florida 34112

Dear Martha Vergara:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 2022-22, which was filed in this office on June 17, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/mas