

**ORDINANCE NO. 18-20**

**AN ORDINANCE ESTABLISHING BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING A DISTRICT NAME; SETTING FORTH THE AUTHORITY FOR ADOPTING THE ORDINANCE; ESTABLISHING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESIGNATING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; ESTABLISHING THE GOVERNING DISTRICT CHARTER AS FLORIDA STATUTES CHAPTER 190; PROVIDING FOR NOTICE TO SUBSEQUENT PURCHASERS; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, CalAtlantic Group, Inc., has petitioned the Board of County Commissioners to establish BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT; and

WHEREAS, the Board of County Commissioners, after proper published notice, conducted a local public information-gathering ordinance hearing as required by law and finds as follows:

1. The petition is complete in that it meets the requirements of Section 190.005(1)(a), Florida Statutes; and all statements contained within the petition are true and correct.

2. The costs to the County and government agencies from establishment of the district are nominal. There is no adverse impact on competition or employment from district establishment. The persons affected by establishment are the future landowners, present landowners, Lee County and its taxpayers, and the State of Florida. There is a net economic benefit flowing to these persons from district establishment as the entity to manage and finance the statutory services identified. The impact of district establishment and function on competition and the employment market is marginal and generally positive, as is the impact on small business. None of the reasonable public or private alternatives, including an assessment of less costly and less intrusive methods and of probable costs and benefits of not adopting the ordinance, are as economically viable as establishing the district. Methodology is set forth in the economic impact statement on file. The statement of estimated regulatory costs of this petition on district establishment is adequate.

3. Establishment of the proposed district, whose charter must be in accordance with the general law as set forth in Sections 190.006 -190.041, Florida Statutes, is not inconsistent with the local Comprehensive Plan of Lee County or the State Comprehensive Plan.

4. The area of land within the proposed district is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community.

5. The district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.

6. The community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities.

7. The area that will be served by the district is amenable to separate special district government.

8. The proposed district, once established, may petition the Board of County Commissioners for consent to exercise one or more of the powers granted by charter in Section 190.012(2), Florida Statutes.

9. Upon the effective date of this Ordinance, the proposed Blue Lake Community Development District will be duly and legally authorized to exist and exercise all of its general and special powers as limited by law; and has the right to seek consent from Lee County for the grant of authority to exercise special powers in accordance with F.S. 190.012(2), without question as to the district's continued right, authority and power to exercise its limited powers as established by this ordinance.

10. All notice requirements of law were met and complete notice was timely given.

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

**SECTION ONE: DISTRICT NAME**

The community development district herein established will be known as Blue Lake Community Development District.

**SECTION TWO: 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 THREE: ESTABLISHMENT OF COMMUNITY DEVELOPMENT DISTRICT**

Blue Lake Community Development District is hereby established within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference.

**SECTION FOUR: DESIGNATION OF INITIAL BOARD MEMBERS**

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

1. Barry Ernst  
10481 Six Mile Cypress Parkway  
Fort Myers, Florida 33966
2. Rhonda Brewer  
10481 Six Mile Cypress Parkway  
Fort Myers, Florida 33966
3. Grayson Landers  
10481 Six Mile Cypress Parkway  
Fort Myers, Florida 33966

4. Russell Smith  
10481 Six Mile Cypress Parkway  
Fort Myers, Florida 33966
5. Steve Edick  
10481 Six Mile Cypress Parkway  
Fort Myers, Florida 33966

**SECTION FIVE: POWERS OF THE DISTRICT**

The powers and functions of the Blue Lake Community Development District are described in Chapter 190, *Florida Statutes*. Consent is hereby given to the District's Board of Supervisors to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, as authorized and described by §190.012(2)(a), *Florida Statutes*.

**SECTION SIX: STATUTORY PROVISIONS GOVERNING DISTRICT**

Blue Lake Community Development District will be governed by the provisions of Chapter 190, *Florida Statutes*.

**SECTION SEVEN: NOTICE TO SUBSEQUENT PURCHASERS**

Any and all agreements for the sale of property within the boundaries of the Blue Lake Community Development District must include the disclosure statement required in Florida Statutes §190.048 for the initial sale of the property. This requirement applies to the initial seller of a parcel as well as all subsequent sellers, successors and assigns, for the life of the Blue Lake Community Development District.

**SECTION EIGHT: MODIFICATION**

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

**SECTION NINE: CONFLICT OF SEVERABILITY**

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

**SECTION TEN: EFFECTIVE DATE**

This Ordinance becomes effective upon filing with the Florida Secretary of State.

Commissioner Manning made a motion to adopt the foregoing ordinance, seconded by Commissioner Kiker. The vote was as follows:

John Manning	Aye
Cecil Pendergrass	Aye
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED THIS 21st day of August, 2018.

ATTEST:  
LINDA DOGGETT, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: Missy Flint  
Deputy Clerk

BY: Cecil Pendergrass

Cecil Pendergrass, Chair



APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY:

BY: Joseph Adame  
Office of County Attorney

Attachment: Exhibit "A" – Legal Description and Sketch

**DESCRIPTION**

Parcel in  
Sections 8, 17, 19 and 20, Township 46 South, Range 26 East,  
Lee County, Florida

A tract or parcel of land lying in Sections 8, 17, 19 and 20, Township 46 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter (NE 1/4) of said Section 17 run S00°53'19"E along the East line of said Fraction for 2,806.53 feet to the Southeast corner of said Fraction; thence run S00°54'54"E along the East line of the Southeast Quarter (SE 1/4) of said Section 17 for 2,806.15 feet to the Northeast corner of the Northeast Quarter (NE 1/4) of said Section 20; thence run S01°09'24"E along the East line of said Fraction for 2,638.89 feet to the Southeast corner of said Fraction; thence run S01°09'08"E along the East line of the Southeast Quarter (SE 1/4) of said Section 20 for 1,733.85 feet to an intersection with the Northerly right of way line of Corkscrew Road, Parcel 102B, as described in a deed recorded in Instrument No. 2008000174785, Lee County Records; thence run along said Northerly right of way line of said Corkscrew Road the following two (2) courses: S86°32'26"W for 4,175.03 feet to a point of curvature and Westerly along an arc of a curve to the left of radius 2,380.00 feet (delta 09°30'23") (chord bearing S81°47'15"W) (chord 394.44 feet) for 394.89 feet to a point on a non-tangent curve and an intersection with the Northerly right of way line of said Corkscrew Road, as described in County Commissioners Minutes Book 6, at Page 218, Lee County Records; thence run Westerly along said right of way line and along an arc of a curve to the left of radius 870.17 feet (delta 15°45'10") (chord bearing S74°09'44"W) (chord 238.49 feet) for 239.24 feet to a point on a non-tangent curve and an intersection with the Northerly right of way line of Corkscrew Road, Parcel 102A, as described in a deed recorded in Instrument No. 2008000174785, Lee County Records; thence run along said Northerly right of way line of said Corkscrew Road the following two (2) courses: Southwesterly along an arc of a curve to the left of radius 2,380.00 feet (delta 09°30'23") (chord bearing S66°32'14"W) (chord 394.44 feet) for 394.89 feet to a point of tangency and S61°47'02"W for 117.94 feet to an intersection with the Westerly line of a Conservation Easement, Mitigation Area J-4, as described in a deed recorded in Instrument No. 2017000016508, Lee County Records; thence run along said Westerly line the following Seventy-Seven (77) courses: N29°26'44"W for 143.97 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the left of radius 108.13 feet (delta 71°09'33") (chord bearing N62°10'04"W) (chord 125.83 feet) for 134.30 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the right of radius 238.65 feet (delta 69°24'28") (chord bearing N63°02'36"W) (chord 271.74 feet) for 289.09 feet to a point of tangency; N28°20'22"W for 129.11 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the left of radius 173.75 feet (delta 32°30'29") (chord bearing N43°13'27"W) (chord 97.26 feet) for 98.58 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the right of radius 124.47 feet (delta 08°59'25") (chord bearing N54°36'32"W) (chord 19.51 feet) for 19.53 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the left of radius 1,872.88 feet (delta 04°37'23") (chord bearing N61°15'46"W) (chord 151.08 feet) for 151.12 feet to a point of compound curvature; Westerly along an arc of a curve to the left of radius 262.16 feet (delta 07°13'22") (chord bearing N67°11'09"W) (chord 33.03 feet) for 33.05 feet to a point of tangency; N69°23'56"W for 36.80 feet; N65°12'42"W for 36.23 feet; N58°47'21"W for 30.00 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the right of radius 1,146.62 feet (delta 07°21'35") (chord bearing N53°05'55"W) (chord 147.18 feet) for 147.29 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the left

## DESCRIPTION (CONTINUED)

of radius 589.08 feet (delta 11°13'22") (chord bearing N55°02'06"W) (chord 115.20 feet) for 115.39 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the left of radius 169.46 feet (delta 31°20'40") (chord bearing N65°43'41"W) (chord 91.55 feet) for 92.70 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 166.29 feet (delta 41°54'05") (chord bearing S83°27'38"W) (chord 118.92 feet) for 121.61 feet; S67°07'20"W along a non-tangent line for 63.59 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the right of radius 582.03 feet (delta 36°50'51") (chord bearing N08°02'26"W) (chord 367.89 feet) for 374.31 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the right of radius 1,275.06 feet (delta 25°06'21") (chord bearing N25°48'37"E) (chord 554.25 feet) for 558.71 feet to a point of compound curvature; Easterly along an arc of a curve to the right of radius 50.00 feet (delta 114°09'39") (chord bearing S84°33'23"E) (chord 83.95 feet) for 99.63 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the left of radius 134.41 feet (delta 07°39'36") (chord bearing S31°18'22"E) (chord 17.96 feet) for 17.97 feet to a point on a non-tangent curve; Southeasterly along an arc of a curve to the left of radius 150.72 feet (delta 30°38'47") (chord bearing S49°34'52"E) (chord 79.66 feet) for 80.62 feet to a point on a non-tangent curve; Southeasterly along an arc of a curve to the right of radius 132.08 feet (delta 24°43'54") (chord bearing S52°32'19"E) (chord 56.57 feet) for 57.01 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the left of radius 16,554.26 feet (delta 00°13'19") (chord bearing S40°17'01"E) (chord 64.10 feet) for 64.10 feet to a point of compound curvature; Southeasterly along an arc of a curve to the left of radius 194.05 feet (delta 17°03'31") (chord bearing S48°55'26"E) (chord 57.56 feet) for 57.78 feet to a point of compound curvature; Southeasterly along an arc of a curve to the left of radius 467.73 feet (delta 14°07'02") (chord bearing S64°30'43"E) (chord 114.95 feet) for 115.25 feet to a point of compound curvature; Easterly along an arc of a curve to the left of radius 135.38 feet (delta 25°04'58") (chord bearing S84°06'43"E) (chord 58.79 feet) for 59.27 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the left of radius 77.61 feet (delta 37°04'17") (chord bearing N47°08'32"E) (chord 49.34 feet) for 50.21 feet to a point on a non-tangent curve; Southeasterly along an arc of a curve to the left of radius 905.05 feet (delta 15°01'45") (chord bearing S42°33'41"E) (chord 236.72 feet) for 237.40 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the left of radius 59.61 feet (delta 76°31'16") (chord bearing S18°46'44"W) (chord 73.82 feet) for 79.61 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the left of radius 71.65 feet (delta 17°49'54") (chord bearing S19°41'07"E) (chord 22.21 feet) for 22.30 feet to a point of compound curvature; Southeasterly along an arc of a curve to the left of radius 291.89 feet (delta 34°24'15") (chord bearing S42°09'19"E) (chord 172.65 feet) for 175.27 feet to a point of compound curvature; Southeasterly along an arc of a curve to the left of radius 1,365.10 feet (delta 06°26'16") (chord bearing S62°34'34"E) (chord 153.31 feet) for 153.39 feet to a point of compound curvature; Easterly along an arc of a curve to the left of radius 704.33 feet (delta 20°08'59") (chord bearing S75°52'12"E) (chord 246.43 feet) for 247.70 feet to a point of compound curvature; Easterly along an arc of a curve to the left of radius 1,196.95 feet (delta 11°08'03") (chord bearing N88°29'17"E) (chord 232.23 feet) for 232.60 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 8,453.34 feet (delta 00°37'21") (chord bearing N83°13'56"E) (chord 91.83 feet) for 91.83 feet to a point on a non-tangent curve; Easterly along an arc of a curve to the left of radius 157.51 feet (delta 19°00'00") (chord bearing N80°11'21"E) (chord 51.99 feet) for 52.23 feet to a point on a non-tangent curve; Easterly along an arc of a curve to the left of radius 1,303.55 feet (delta 05°34'29") (chord bearing N71°24'02"E) (chord 126.78 feet) for 126.83 feet to a point on a non-tangent curve; Easterly along an arc of a curve to the right of radius 527.77 feet (delta 07°26'29") (chord

## DESCRIPTION (CONTINUED)

bearing N73°23'57"E (chord 68.50 feet) for 68.55 feet to a point on a non-tangent curve; Easterly along an arc of a curve to the right of radius 467.46 feet (delta 14°35'09") (chord bearing N85°08'57"E) (chord 118.68 feet) for 119.00 feet to a point on a non-tangent curve; Easterly along an arc of a curve to the right of radius 384.67 feet (delta 04°25'40") (chord bearing S88°23'26"E) (chord 29.72 feet) for 29.73 feet; S86°40'46"E along a non-tangent line for 37.88 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 112.81 feet (delta 88°31'59") (chord bearing N49°03'14"E) (chord 157.48 feet) for 174.31 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 85.21 feet (delta 39°41'56") (chord bearing N14°36'12"W) (chord 57.87 feet) for 59.04 feet to a point; N86°58'15"E for 43.64; N85°47'25"E for 6.49 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the left of radius 50.76 feet (delta 93°09'07") (chord bearing N41°28'44"E) (chord 73.73 feet) for 82.52 feet; N03°08'31"W along a non-tangent line for 104.95 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 75.00 feet (delta 77°33'35") (chord bearing N02°39'53"W) (chord 93.95 feet) for 101.53 feet to a point; N02°55'07"W along a non-tangent line for 102.47 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the right of radius 80.90 feet (delta 52°50'29") (chord bearing N08°53'23"E) (chord 72.00 feet) for 74.61 feet; N46°03'15"E along a non-tangent line for 16.27 feet; N00°00'00"E for 4.46 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the left of radius 437.33 feet (delta 39°18'27") (chord bearing N42°34'44"E) (chord 294.18 feet) for 300.03; N23°11'09"E along a non-tangent line for 89.60 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 774.04 feet (delta 17°53'30") (chord bearing N14°14'24"E) (chord 240.73 feet) for 241.71 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 122.01 feet (delta 115°19'45") (chord bearing N52°22'14"W) (chord 206.17 feet) for 245.58 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 415.02 feet (delta 17°30'47") (chord bearing N19°06'52"W) (chord 126.36 feet) for 126.86 feet to a point of tangency; N27°52'16"W for 71.27 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 177.01 feet (delta 23°32'41") (chord bearing N16°05'55"W) (chord 72.23 feet) for 72.74 feet to a point of tangency; N04°19'35"W for 155.86 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 98.00 feet (delta 49°16'20") (chord bearing N20°18'35"E) (chord 81.71 feet) for 84.28 feet to a point of tangency; N44°56'45"E for 80.91 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 210.01 feet (delta 61°03'58") (chord bearing N14°24'47"E) (chord 213.39 feet) for 223.83 feet to a point of tangency; N16°07'12"W for 146.33 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 329.02 feet (delta 27°19'47") (chord bearing N02°27'19"W) (chord 155.45 feet) for 156.94 feet to a point of tangency; N11°12'34"E for 132.64 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 330.02 feet (delta 34°11'43") (chord bearing N05°53'17"W) (chord 194.05 feet) for 196.96 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 644.03 feet (delta 09°27'55") (chord bearing N18°15'11"W) (chord 106.27 feet) for 106.40 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 377.02 feet (delta 14°45'52") (chord bearing N20°54'10"W) (chord 96.88 feet) for 97.15 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 253.01 feet (delta 17°56'10") (chord bearing N19°19'00"W) (chord 78.88 feet) for 79.20 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 705.04 feet (delta 20°18'48") (chord bearing N20°30'20"W) (chord 248.65 feet) for 249.96 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 100.01 feet (delta 53°26'27") (chord bearing N03°56'30"W) (chord 89.93 feet) for 93.28 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 1,200.06 feet (delta 10°42'23") (chord

## DESCRIPTION (CONTINUED)

bearing N17°25'31"E (chord 223.92 feet) for 224.25 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the right of radius 206.01 feet (delta 36°27'42") (chord bearing N30°18'11"E) (chord 128.90 feet) for 131.10 feet to a point of tangency; N48°32'02"E for 119.72 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 542.03 feet (delta 11°50'56") (chord bearing N42°36'34"E) (chord 111.89 feet) for 112.09 feet to a point on a non-tangent curve and Easterly along an arc of a curve to the right of radius 461.02 feet (delta 19°30'28") (chord bearing N75°59'52"E) (chord 156.21 feet) for 156.97; thence run N72°20'38"E for 199.78 feet to an intersection with the Westerly line of a Conservation Easement, Mitigation Area J-5, as described in a deed recorded in Instrument No. 2017000016508, Lee County Records; thence run along said Westerly line the following Twenty-Two (22) courses: Northeasterly along an arc of a curve to the right of radius 217.01 feet (delta 16°34'44") (chord bearing N45°10'56"E) (chord 62.57 feet) for 62.79 feet to a point of tangency; N53°28'18"E for 108.17 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 273.51 feet (delta 35°16'31") (chord bearing N35°50'02"E) (chord 165.75 feet) for 168.39 feet to a point of tangency; N18°11'47"E for 46.81 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 220.01 feet (delta 14°13'54") (chord bearing N25°18'44"E) (chord 54.51 feet) for 54.65 feet to a point of tangency; N32°25'41"E for 64.13 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 246.01 feet (delta 28°40'30") (chord bearing N18°05'26"E) (chord 121.84 feet) for 123.12 feet to a point of tangency; N03°45'12"E for 89.70 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 89.00 feet (delta 44°30'24") (chord bearing N26°00'24"E) (chord 67.41 feet) for 69.14 feet to a point of tangency; N48°15'36"E for 186.88 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 464.02 feet (delta 33°21'16") (chord bearing N31°34'58"E) (chord 266.33 feet) for 270.13 feet to a point of tangency; N14°54'20"E for 170.77 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 214.01 feet (delta 35°30'11") (chord bearing N02°50'46"W) (chord 130.50 feet) for 132.61 feet to a point of tangency; N20°35'52"W for 36.71 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 73.00 feet (delta 40°27'08") (chord bearing N00°22'18"W) (chord 50.48 feet) for 51.54 feet to a point of tangency; N19°51'16"E for 31.29 feet; N25°11'26"E for 71.56 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 450.02 feet (delta 40°53'13") (chord bearing N04°44'49"E) (chord 314.37 feet) for 321.14 feet to a point of tangency; N15°41'48"W for 77.51 feet; N19°27'01"W for 76.52 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the right of radius 498.03 feet (delta 25°44'02") (chord bearing N05°36'06"W) (chord 221.81 feet) for 223.68 feet to a point of tangency and N07°15'55"E for 10.21 feet to a point of curvature; thence run along said Westerly line and continue along the Westerly line of a Conservation Easement, Mitigation Area I, as described in a deed recorded in Instrument No. 2017000016507, Lee County Records Northerly along an arc of a curve to the right of radius 1,198.06 feet (delta 08°17'34") (chord bearing N11°24'42"E) (chord 173.25 feet) for 173.40 feet to a point of tangency; thence continue along the Westerly and Northerly line of said Mitigation Area I, the following Eighty-One (81) courses: N15°33'29"E for 259.20 feet; N20°11'59"E for 174.31 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 708.04 feet (delta 17°36'37") (chord bearing N11°23'40"E) (chord 216.76 feet) for 217.62 feet to a point of tangency; N02°35'22"E for 134.38 feet to a point on a curve; Easterly along an arc of a curve to the right of radius 397.02 feet (delta 05°14'27") (chord bearing S83°03'06"E) (chord 36.30 feet) for 36.32 feet to a point of tangency; S80°25'53"E for 49.47 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 271.01 feet (delta 11°36'04") (chord bearing S86°13'55"E) (chord 54.78 feet) for 54.87 feet to a point of compound curvature; Easterly along an arc of a curve to the left of radius 200.01 feet (delta




## DESCRIPTION (CONTINUED)


15°17'56") (chord bearing N80°19'05"E) (chord 53.25 feet) for 53.41 feet to a point of compound curvature; Easterly along an arc of a curve to the left of radius 214.01 feet (delta 05°51'06") (chord bearing N69°44'34"E) (chord 21.85 feet) for 21.86 feet to a point of tangency; N66°49'01"E for 42.16 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 83.00 feet (delta 15°50'02") (chord bearing N74°44'02"E) (chord 22.87 feet) for 22.94 feet to a point of compound curvature; Easterly along an arc of a curve to the right of radius 12.00 feet (delta 31°23'41") (chord bearing S81°39'07"E) (chord 6.49 feet) for 6.58 feet to a point of compound curvature; Southeasterly along an arc of a curve to the right of radius 50.00 feet (delta 12°30'15") (chord bearing S59°42'09"E) (chord 10.89 feet) for 10.91 feet to a point of tangency; S53°27'01"E for 33.08 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 245.01 feet (delta 41°29'11") (chord bearing S74°11'37"E) (chord 173.56 feet) for 177.41 feet to a point of tangency; N85°03'47"E for 108.35 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 746.04 feet (delta 12°20'46") (chord bearing S88°45'50"E) (chord 160.45 feet) for 160.76 feet to a point of tangency; S82°35'27"E for 254.90 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 1,234.06 feet (delta 10°26'01") (chord bearing S87°48'27"E) (chord 224.41 feet) for 224.72 feet to a point of tangency; N86°58'33"E for 102.56 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 2,280.12 feet (delta 05°14'29") (chord bearing N89°35'47"E) (chord 208.51 feet) for 208.58 feet to a point of tangency; S87°46'59"E for 127.76 feet; N89°26'56"E for 43.36 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 152.01 feet (delta 28°15'16") (chord bearing N75°19'18"E) (chord 74.20 feet) for 74.96 feet to a point of compound curvature; Northeasterly along an arc of a curve to the left of radius 75.00 feet (delta 25°30'21") (chord bearing N48°26'29"E) (chord 33.11 feet) for 33.39 feet to a point of compound curvature; Northerly along an arc of a curve to the left of radius 90.00 feet (delta 31°25'49") (chord bearing N19°58'24"E) (chord 48.76 feet) for 49.37 feet to a point of tangency; N04°15'30"E for 23.26 feet; N80°07'46"E for 18.24 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 431.02 feet (delta 07°14'06") (chord bearing N83°44'49"E) (chord 54.39 feet) for 54.43 feet to a point of compound curvature; Easterly along an arc of a curve to the right of radius 231.01 feet (delta 14°51'06") (chord bearing S85°12'35"E) (chord 59.71 feet) for 59.88 feet to a point of tangency; S77°47'02"E for 23.24 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 91.00 feet (delta 23°17'41") (chord bearing S89°25'53"E) (chord 36.75 feet) for 37.00 feet to a point of compound curvature; Northeasterly along an arc of a curve to the left of radius 60.00 feet (delta 29°05'31") (chord bearing N64°22'32"E) (chord 30.14 feet) for 30.47 feet to a point of compound curvature; Northeasterly along an arc of a curve to the left of radius 85.00 feet (delta 14°44'01") (chord bearing N42°27'46"E) (chord 21.80 feet) for 21.86 feet to a point of tangency; N35°05'45"E for 12.61 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 4.00 feet (delta 69°43'11") (chord bearing N69°57'21"E) (chord 4.57 feet) for 4.87 feet to a point of tangency; S75°11'04"E for 26.46 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 80.48 feet (delta 57°38'58") (chord bearing N75°59'27"E) (chord 77.60 feet) for 80.97 feet to a point of tangency; N47°09'59"E for 9.43 feet; N40°15'02"E for 11.61 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 69.50 feet (delta 27°17'04") (chord bearing N26°36'30"E) (chord 32.79 feet) for 33.10 feet to a point of compound curvature; Northerly along an arc of a curve to the left of radius 54.00 feet (delta 17°14'33") (chord bearing N04°20'42"E) (chord 16.19 feet) for 16.25 feet; N11°59'27"E along a non-tangent line for 523.10 feet; N03°42'13"W for 182.20 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 85.00 feet (delta 29°24'23") (chord bearing N09°33'31"W) (chord 43.15 feet) for 43.63 feet to a point of reverse curvature; Northerly along

## DESCRIPTION (CONTINUED)

an arc of a curve to the right of radius 345.02 feet (delta 21°30'26") (chord bearing N13°30'30"W) (chord 128.75 feet) for 129.51 feet to a point of tangency; No2°45'17"W for 132.64 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 455.02 feet (delta 17°17'31") (chord bearing N11°22'43"W) (chord 136.81 feet) for 137.33 feet; N20°01'29"W along a non-tangent line for 389.67 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 720.04 feet (delta 13°54'51") (chord bearing N13°04'03"W) (chord 174.43 feet) for 174.86 feet to a point of tangency; No6°06'37"W for 149.55 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 455.02 feet (delta 33°42'17") (chord bearing N22°57'46"W) (chord 263.83 feet) for 267.67 feet; No9°22'36"E along a non-tangent line for 153.74 feet; No5°03'55"E for 281.19 feet; No8°15'23"E for 178.87 feet; N14°52'58"E for 49.80 feet; N36°53'00"E for 45.13 feet; N52°30'34"E for 40.77 feet; N72°50'46"E for 53.54 feet; N78°28'46"E for 265.05 feet; N75°43'32"E for 85.39 feet; N52°26'42"E for 37.01 feet; N29°31'25"E for 45.80 feet; N10°05'08"E for 68.74 feet; No1°04'53"W for 39.86 feet; No9°14'04"W for 60.95 feet; No3°16'19"W for 26.36 feet; No7°41'59"E for 28.08 feet; N18°26'36"E for 28.54 feet; N20°33'55"E for 25.70 feet; No4°00'44"E for 273.74 feet; No1°24'58"E for 131.72 feet; No7°40'58"W for 36.50 feet; N13°06'47"W for 78.87 feet; N17°41'48"W for 41.05 feet; N34°26'57"W for 33.44 feet; N48°08'34"W for 24.32 feet; N48°29'06"W for 13.24 feet; N53°38'09"W for 22.96 feet; N69°37'31"W for 49.62 feet and S89°59'10"E for 195.70 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 8; thence run So1°05'07"E along said East line for 1,314.32 feet to the POINT OF BEGINNING.  
Containing 705.87 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the East line of the Northeast Quarter (NE 1/4) of said Section 17 to bear S00°53'19"E.

  
Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949



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TEL: 954-575-1000  
FAX: 954-575-1001  
E-MAIL: info@calatlantichomes.com

**A PARCEL OF LAND IN SECTIONS 1, 17, 19 & 39, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA**

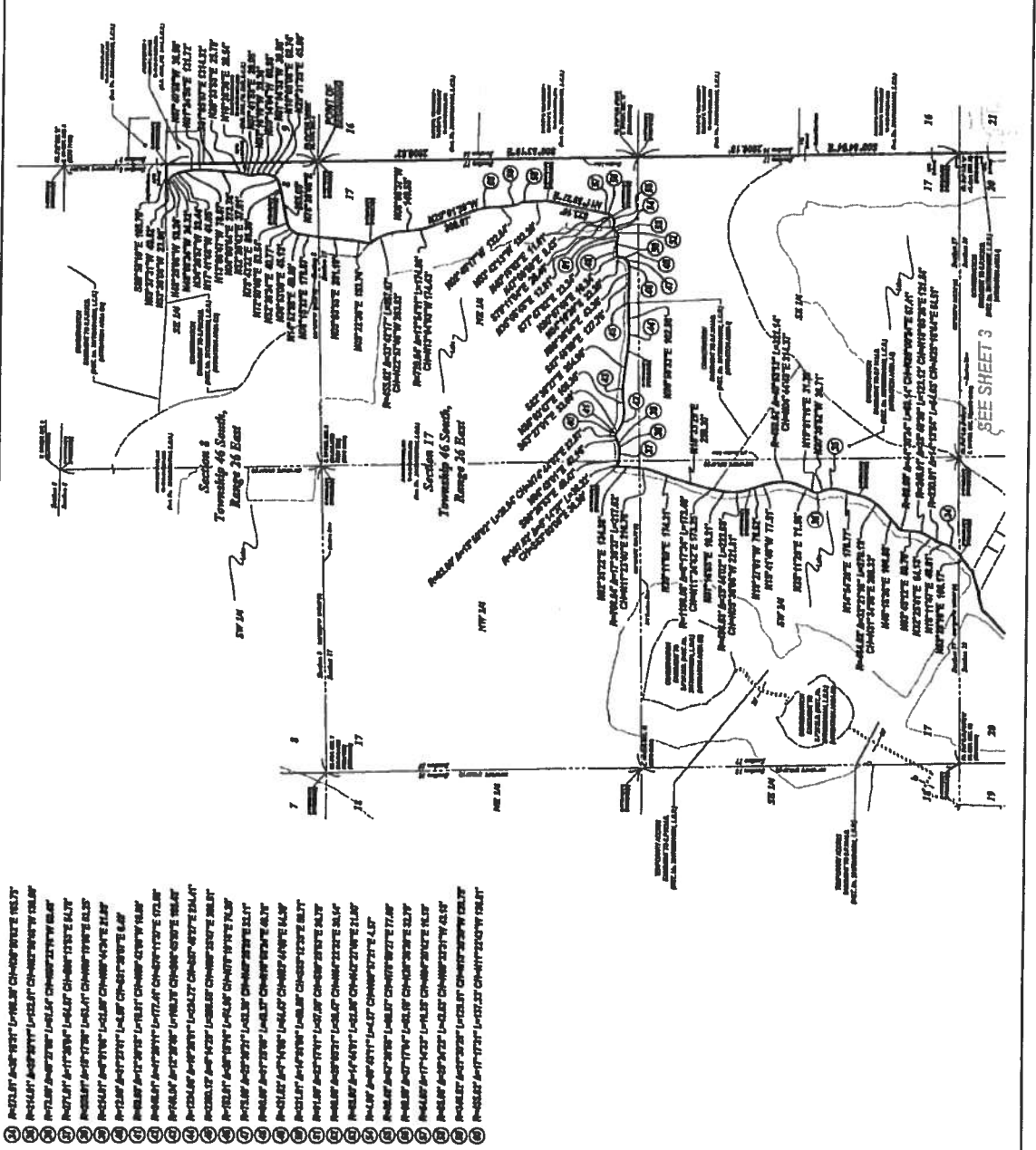


NO.	DESCRIPTION	ACRES
1	SECTION 1, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA	36.00
2	SECTION 17, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA	36.00
3	SECTION 19, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA	36.00
4	SECTION 39, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA	36.00

**EXHIBIT 2**

**ALTAIRSPS LAND TITLE SURVEY (BOUNDARY SURVEY)**

2 OF 3



SECTION	OWNER	ACRES
1	ALTAIRSPS	36.00
17	ALTAIRSPS	36.00
19	ALTAIRSPS	36.00
39	ALTAIRSPS	36.00
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42	ALTAIRSPS	36.00
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99	ALTAIRSPS	36.00
100	ALTAIRSPS	36.00

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FAX (516) 491-3444

FLORIDA CERTIFICATES OF APPROPRIATION  
PROCESSED FIRST - SUITE 400 11763

800.222.2222

133 CORAL RIDGE DRIVE,  
CORAL SPRINGS, FLORIDA 33071

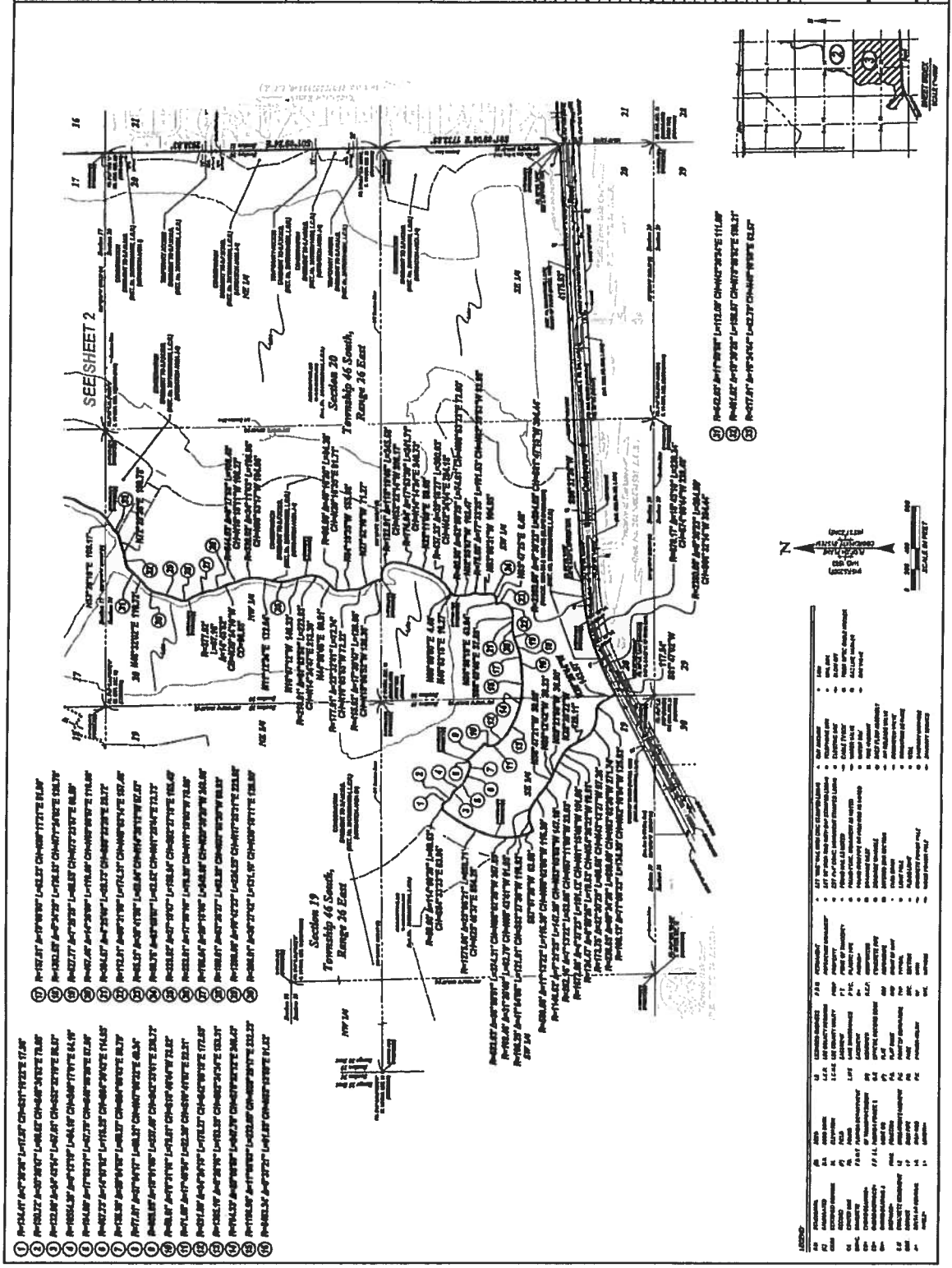
**PROPOSED LISTINGS**

[illegible][illegible]

**Indicate effect**

EXHIBIT 2

ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY)	
PROJECT FILE NO. 2008000004 8-28-06	SHEET NUMBER 3 OF 3





## STATE OF FLORIDA DEPARTMENT OF STATE

I, KEN DETZNER, Secretary of State of the State of Florida,  
do hereby certify that the above and foregoing is a true and correct  
copy of Lee County Ordinance No. 18-20, which was filed in this  
office on August 22, 2018, pursuant to the provisions of Section  
125.66, Florida Statutes, as shown by the records of this office.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
23rd day of August, A.D., 2018.



*Ken Detzner*

Secretary of State