

RESOLUTION 2018-14223

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA, RELATING TO THE ESTABLISHMENT AND FUNDING OF THE GULF ACRES / ROSEMARY HEIGHTS ASSESSMENT AREA; DETERMINING THAT REAL PROPERTY THEREIN WILL BE SPECIALLY BENEFITED BY CONSTRUCTION AND PROVISION OF WASTEWATER COLLECTION AND TREATMENT IMPROVEMENTS; ESTABLISHING THE METHOD OF ASSESSING THE COSTS OF THE IMPROVEMENTS AGAINST THE REAL PROPERTY THAT WILL BE SPECIALLY BENEFITED THEREBY; ESTABLISHING OTHER TERMS AND CONDITIONS OF THE ASSESSMENTS; APPROVING THE ASSESSMENT ROLL; PROVIDING THE METHOD OF COLLECTION; DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; AMENDING, RATIFYING AND CONFIRMING RESOLUTION 2018-14194; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA:

Section 1. AUTHORITY. This Resolution of the City of Naples, Florida (the "City") is adopted pursuant to Sections 2-721 through 2-819 of the City Code (the "Assessment Ordinance"), City Resolution 2018-14194 (the "Initial Assessment Resolution"), Chapters 170 and 197, Florida Statutes, and other applicable provisions of law.

Section 2. DEFINITIONS. This Resolution is the Final Assessment Resolution. All capitalized terms in this Resolution shall have the meanings defined in the Assessment Ordinance and the Initial Assessment Resolution.

Section 3. FINDINGS. Upon duly-provided notice and upon consideration of any comments from affected property owners as to the propriety and advisability of making and funding the purposes for the Assessments at a public hearing, it is hereby ascertained, determined and declared that:

- (A) The findings provided in Section 1.04 of the Initial Assessment Resolution are hereby ratified, confirmed, and incorporated as if set forth fully herein.
- (B) On June 14, 2017 the Council adopted Resolution 2017-13979 which described the location, nature and cost of the Sanitary Sewer Collection System Improvements and Wastewater Treatment Capacity Improvements to serve the Gulf Acres / Rosemary Heights Assessment Area (collectively, the "Wastewater Improvements"). Such resolution was published on June 30, 2017 and July 7, 2017, in accordance with section 170.05, Florida Statutes. Proof of publication of such resolution is attached hereto as Appendix A.
- (C) The Gulf Acres / Rosemary Heights Assessment Area is located within the City's Utility Service Area. The City has assumed the right, responsibility and obligation to provide water and wastewater services, facilities and improvements

I hereby certify that the above and foregoing is a true and correct copy of records appearing in the files of the City Clerk's Office, City of Naples, Florida.

Jessica H. Rosenberry
 Title Deputy City Clerk
 25 pages total

in the Utility Service Area, including the Gulf Acres / Rosemary Heights Assessment Area, pursuant to City Ordinance 2698 dated June 15, 1977, a Basic Agreement by the City of Naples and Collier County dated October 16, 1977 with subsequent addendums, and the City of Naples Water and Wastewater Service Interlocal Service Boundary Agreement and Accord and Satisfaction dated February 24, 2009 between the City and the Board of County Commissioners of Collier County, Florida.

- (D) On September 5, 2018 the Council adopted the Initial Assessment Resolution proposing the funding of the Wastewater Improvements, describing the method of assessing the cost of such improvements against the real property that will be specifically benefited thereby, establishing a public hearing to consider imposition of the proposed non-ad valorem assessments, and directing preparation of the preliminary Assessment Roll and provision of the notices required by the Assessment Ordinance.
- (E) Pursuant to Section 2-766 of the Assessment Ordinance, the Council is required to repeal or confirm the Initial Assessment Resolution, with such amendments as the Council deems appropriate, after hearing concerns and receiving comments or objections of interested parties.
- (F) The Assessment Roll has heretofore been filed at the Office of the City Clerk, 735 8th Street South, Naples, Florida, and made available for public inspection.
- (G) As required by the terms of the Initial Assessment Resolution, notice of a public hearing has been published and mailed to each property owner proposed to be assessed notifying such property owner of the opportunity to be heard; the proof of publication and an affidavit of mailing are attached hereto as Appendices B and C respectively.
- (H) A public hearing was duly held on October 17, 2018 at which the Council heard and considered any comments, and objections by interested persons including requests, if any, for adjustments and equalizations to the Assessment Roll on the basis of justice and right.
- (I) The consulting firm Public Resource Management Group prepared a memorandum dated April 15, 2014, a copy of which is on file with the City Clerk and incorporated herein by reference (the "PRMG Memorandum"), in the context of the City's wastewater utility extension project involving the Bembury Assessment Area established by City Resolutions 14-13449 and 14-13485. The wastewater collection and treatment improvements comprising the Bembury project,

the special assessments imposed within the Bembury Assessment Area to fund that project, and the method of apportioning such assessments are substantially similar to the improvement project, special assessments and apportionment methodology approved for the Gulf Acres / Rosemary Heights Assessment Area hereunder.

- (J) The PRMG Memorandum describes the fair and reasonable nature of the apportionment methodology and the special benefits conveyed by wastewater collection and treatment improvements. Such benefits include, but are not limited to, relieving environmental burdens (e.g., from on-site wastewater disposal systems) and improving water quality within and surrounding the Utility Service Area in order to enhance and benefit the environment, real property and the health, safety and welfare of landholders and persons inhabiting the Utility Service Area, facilitating the ease and cost efficiency with which assessed parcels may be developed and redeveloped over time, accommodating increased consumption and demand, reducing or eliminating the land area otherwise necessary for location and maintenance of on-site wastewater disposal systems, thereby increasing the marketability, value, utility, use and enjoyment of assessed property.
- (K) The Assessments imposed pursuant to this Resolution will be imposed by the Council, not the Property Appraiser or Tax Collector. Any activity of the Property Appraiser or Tax Collector under the provisions of this Resolution shall be construed solely as ministerial.
- (L) The benefits derived from the Wastewater Improvements exceed the amount of the Assessments levied and imposed hereunder. The Assessment for any Tax Parcel within the Gulf Acres / Rosemary Heights Assessment Area does not exceed the proportional benefits that such Tax Parcel will receive compared to any other Tax Parcel within such area.
- (M) The Council hereby finds and determines that the Assessments to be imposed in accordance with this Resolution provide an equitable method of funding the Wastewater Improvements by fairly and reasonably allocating the cost to specially benefited property.

Section 4. AMENDMENT, RATIFICATION AND CONFIRMATION OF INITIAL ASSESSMENT RESOLUTION.

- (A) Appendix C of the Initial Assessment Resolution is hereby replaced and superseded in its entirety by Appendix E attached hereto.

- (B) The Initial Assessment Resolution, as amended and supplemented by this Resolution, is hereby ratified and confirmed.

Section 5. APPROVAL OF ASSESSMENT ROLL. The Assessment Roll, which is on file with the City Clerk, is hereby approved.

Section 6. ASSESSMENTS.

- (A) The estimated Project Cost of the Sanitary Sewer Collection System Improvements to be funded by the Assessments imposed hereunder is \$3,993,714 and the estimated Project Cost of the Wastewater Treatment Capacity Improvements to be funded by Assessments is \$837,337. Any additional amounts which are necessary to fund the respective improvements shall be paid by City contributions and available funding sources other than the Assessments.
- (B) Any Assessments which are not prepaid in full will be collected in annual installments pursuant to the Uniform Assessment Collection Act beginning with the property tax bill issued in November 2020 and each year thereafter for twenty (20) years.
- (C) The Tax Parcels located within the Gulf Acres / Rosemary Heights Assessment Area and described in the Assessment Roll are hereby found to be specially benefited by the Wastewater Improvements in an amount not less than the Assessment imposed against each Tax Parcel, calculated in accordance with the apportionment method provided in Section 3.03 of the Initial Assessment Resolution.
- (D) A non-ad valorem special assessment computed in the manner described in the Initial Assessment Resolution, as supplemented by this Final Assessment Resolution, is hereby levied and imposed on all Tax Parcels described in the Assessment Roll in order to fund the costs associated with the Wastewater Improvements and, unless prepaid, shall be collected in annual installments over a period not to exceed twenty (20) years.
- (E) The Tax Parcels comprising the Gulf Acres / Rosemary Heights Assessment Area and described in the Assessment Roll are hereby found to be specially benefited by (1) construction of the Sanitary Sewer Collection System Improvements based upon an estimated Capital Cost of \$10,976 per ERC and an estimated Project Cost of \$11,100 per ERC; and (2) construction of the Wastewater Treatment Capacity Improvements based upon an estimated Capital Cost of \$2,324 per ERC and an estimated Project Cost of \$2,324 per ERC. Unless determined otherwise by

subsequent resolution, the City does not intend to issue Obligations to finance the Wastewater Treatment Capacity Improvements or otherwise incur Transaction Costs related thereto, such that the Capital Cost and Project Cost of such improvements are the same.

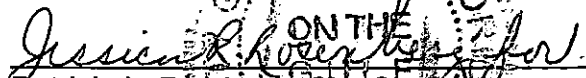
- (F) Affected property owners shall have the option of prepaying the Assessments before the issuance of Obligations and thereby avoiding a pro rata share of financing costs and annual collection and administrative costs. If the Assessment is not prepaid, the annual non-ad valorem assessment collected pursuant to the Uniform Assessment Collection Act is estimated to be \$983 together with annual administration and collection costs and such amount as is necessary to account for statutory discounts for the early payment of ad valorem taxes and non-ad valorem assessments.
- (G) Following adoption of this Final Assessment Resolution but prior to the date on which the Assessment Roll is certified for collection, the City Manager and City Attorney are directed and authorized to promptly institute proceedings pursuant to Chapter 75, Florida Statutes, for validation of any Obligations secured by the Assessments. Unless determined otherwise by subsequent resolution, collection of Assessments as provided for herein is contingent upon a favorable outcome for the City in the validation proceeding. Any Obligations issued by the City shall contain a covenant by the City to adopt an Annual Assessment Resolution imposing Assessments for each Fiscal Year until the Obligations have been paid in full.
- (H) Upon adoption hereof and the Annual Assessment Resolution for each fiscal year, the Assessments shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, city or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall be deemed perfected upon validation of the Obligations and adoption by the Council of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

Section 7. COLLECTION OF ASSESSMENTS. Unless determined otherwise by subsequent resolution, the Assessments shall be collected pursuant to the provisions of the Initial Assessment Resolution and Uniform Assessment Collection Act. Upon adoption of the Annual Assessment Resolution for each fiscal year, the City Manager shall cause the certification and delivery of the Assessment Roll to the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment Collection Act.

- Section 8. EFFECT OF FINAL ASSESSMENT RESOLUTION.** The adoption of this Final Assessment Resolution shall be the final adjudication of the issues presented herein and in the Initial Assessment Resolution (including, but not limited to, method by which the Assessments will be computed, the Assessment Roll, and the levy and lien of the Assessments), unless proper steps are initiated before the City Council sitting as the Equalization Board, within twenty (20) days from the date of City Council's adoption of this Final Assessment Resolution or in a court of competent jurisdiction to secure other relief within twenty (20) days from the date of City Council's adoption of this Final Assessment Resolution.
- Section 9. ASSESSMENT NOTICE.** Upon validation of the Obligations and prior to certification of the Assessment Roll to the Tax Collector, the City Manager is hereby directed to record a general notice of the Assessments in the Official Records in the office of the Collier County Clerk of Courts. Such notice shall be in substantially the form attached hereto as Appendix D. The preliminary Assessment Roll and each annual Assessment Roll shall be retained by the City Manager and City Clerk and shall be available for public inspection. The foregoing shall not be construed to require that the Assessment Roll be in printed form if the amount of the Assessment for each Tax Parcel can be determined by use of a computer terminal or internet access available to the public.
- Section 10. COMPLETION OF IMPROVEMENTS.** The City anticipates completion of the Wastewater Improvements during 2019, at which time the City's wastewater utility system will be available for connection to Tax Parcels within the Gulf Acres / Rosemary Heights Assessment Area. All parcels within the Gulf Acres / Rosemary Heights Assessment Area are required to connect with the City's utility system upon notification of availability in accordance with Section 30-156 of the Naples City Code. Upon completion of the improvements, the City shall credit to each of the Assessments the difference (if any) in the assessment as originally made, approved, and confirmed hereunder and the proportionate part of the actual cost of the improvements to be paid by the Assessments as finally determined upon the completion of the improvements (if any). Promptly after such confirmation, the Assessments shall be recorded by the City Clerk in a special book, to be known as the "Improvement Lien Book," and the record of the lien in this book shall constitute prima facie evidence of its validity. The foregoing shall not be construed to require that the Improvement Lien Book be in printed form, and such lien book may instead be kept as an electronic or digital spreadsheet file capable of being printed and made available to the public upon request.
- Section 11. EFFECTIVE DATE.** This resolution shall take effect immediately upon its adoption.

PASSED IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA, THIS 17th DAY OF OCTOBER 2018.

Attest:


Patricia L. Rambosk, City Clerk


Bill Barnett, Mayor

Approved as to form and legality:

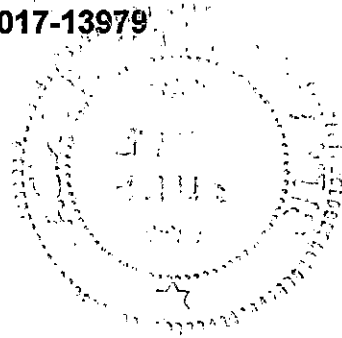

Robert D. Pritt, City Attorney

Date filed with City Clerk: 10/19/18

APPENDIX A

AFFIDAVIT OF PUBLICATION
FOR RESOLUTION NO. 2017-13979

Naples Daily News
NaplesNews.com



Published Daily
Naples, FL 34110

Affidavit of Publication
State of Florida
Counties of Collier and Lee

Before the undersigned they serve as the authority, personally appeared Cheri Koerner who on oath says that he serves as **Inside Sales Manager** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

| Customer | Ad Number | Copyline | P.O.# |
|-------------------------|-----------|----------------------|-------|
| CITY OF NAPLES - LEGALS | 1667304 | NOTICE OF RESOLUTION | |

Pub Dates
June 30, 2017
July 7, 2017

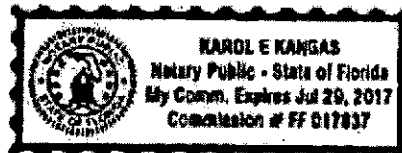
Cheri Koerner

(Signature of affiant)

Sworn to and subscribed before me
This July 06, 2017

Karol E. Kangas

(Signature of affiant)



RESOLUTION 2017-1397B

A RESOLUTION OF THE CITY COUNCIL OF NAPLES, FLORIDA, INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF CERTAIN SANITARY SEWER AND WASTEWATER CAPACITY IMPROVEMENTS ON HOLLYGATE LANE, FRANK WHITEMAN BOULEVARD, COOPER DRIVE, ILLINOIS DRIVE, WISCONSIN DRIVE, 10TH STREET NORTH, 12TH STREET NORTH, 14TH STREET NORTH, RIDGE STREET, ROSEMARY LANE AND ROSEMARY COURT TO BE FUNDED IN PART BY SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA:

- SECTION 1. FINDINGS.** It is hereby ascertained, determined and declared that:
- (A) The City Council of the City of Naples ("City") hereby declares its intention to undertake, instal, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and maintain sewer collection and treatment improvements ("improvements") located adjacent to or otherwise necessary to serve properties along Hollygate Lane, Frank Whiteman Boulevard, Cooper Drive, Illinois Drive, 10th Street North, 12th Street North, 14th Street North, Ridge Street, Rosemary Lane and Rosemary Court (the "Gulf Acres - Rosemary Heights Assessment Area").
 - (B) It is in the best interests of the City and the real property specially benefitted by the improvements to pay a portion of the cost thereof the levy of special assessments ("Assessments").
 - (C) The City is empowered by Sections 2-761 through 2-790 of the Code of Laws and Ordinances of the City of Naples, Florida (the "Assessment Ordinance"), and by Chapter 170, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the improvements and to impose, levy and collect the Assessments.

SECTION 2. ESTIMATED COST. The total estimated cost of the improvements is \$7,876,202. The Assessments will include the cost of improvements, plus financing-related costs, interest, collections costs and contingency. The balance of costs will be paid by the City.

SECTION 3. APPORTIONMENT. The Assessments shall be apportioned according to "equivalent residential connections", a unit of measurement that approximates the average demand of an individually metered single-family residential dwelling unit.

SECTION 4. DURATION AND COLLECTION OF ASSESSMENTS. Commencing with the year in which the Assessments are certified for collection, the Assessments shall be paid in not more than twenty (20) annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Section 197.3632, Florida Statutes; provided, however, the Assessments may be collected as is otherwise permitted by law.

SECTION 5. GULF ACRES - ROSEMARY HEIGHTS ASSESSMENT AREA. The Assessments shall be levied within the Gulf Acres - Rosemary Heights Assessment Area, on all lots and lands adjoining and contiguous or bounding and abutting upon the improvements or specially benefitted thereby and further designated by the assessment plat on file at the office of the City Clerk showing the area to be assessed, together with plans and specifications describing the improvements and the estimated cost of the improvements, all of which shall be open to inspection by the public.

SECTION 6. ASSESSMENT ROLL. The City has caused to be made a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the City's preliminary assessment roll.

SECTION 7. PUBLIC HEARING; PUBLISHED NOTICE. The City shall adopt an "Initial Assessment Resolution" within the meaning of the Assessment Ordinance to fix a time and place at which the owners of property to be assessed may appear before the City Council and be heard as to the propriety and advisability of the Assessments or the making of the improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

SECTION 8. PUBLICATION. The City Clerk is hereby directed to cause this resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Collier County, Florida, and to provide such other notice as may be required by law or desired in the best interests of the City.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA, THIS 14TH DAY OF JUNE, 2017

Attest:


Patricia L. Rambosk, City Clerk


Bill Barnett, Mayor

Approved as to form and legality.


Robert D. Pitt, City Attorney
B:\OFFICE\COUNCIL\RES\2017\1397B

Date filed with City Clerk: 6-15-17

APPENDIX B

PROOF OF PUBLICATION
FOR October 17, 2018 PUBLIC HEARING

Naples Daily News

NaplesNews.com

Published Daily
Naples, FL 34110

Affidavit of Publication

State of Florida
Counties of Collier and Lee

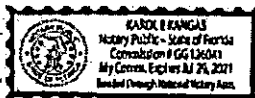
Before the undersigned they serve as the authority, personally appeared Natalie Zollar who on oath says that she serves as **Inside Sales Manager** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

| Customer | Ad Number | Copyline | P.O.# |
|-------------------------------|-----------|---------------------|-------|
| CITY OF NAPLES - FINANCE DEPT | 2119515 | Gulf Acres/Rosemary | |

Pub Dates
September 24, 2018
October 1, 2018

Natalie Zollar
(Signature of affiant)

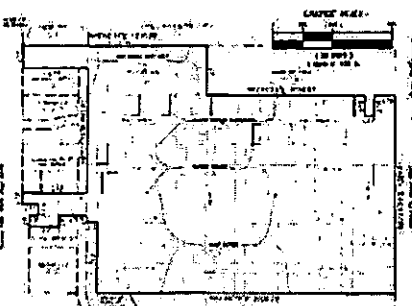
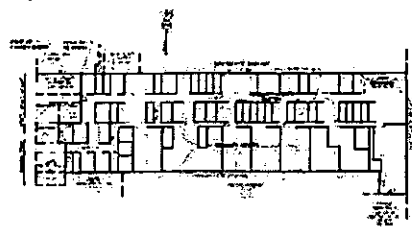
Sworn to and subscribed before me
This October 01, 2018



Karol E. Rangas
(Signature of affiant)

NAPLESNEWS.COM | MONDAY, OCTOBER 1, 2018 | 11A

**CITY OF NAPLES, FLORIDA
NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR
COLLECTION OF NON-AD VALOREM ASSESSMENTS IN THE
GULF ACRES / ROSEMARY HEIGHTS ASSESSMENT AREA.**



Notice is hereby given that the City Council of the City of Naples, Florida (the "City") will conduct a public hearing to consider imposition and collection of special assessments within the Gulf Acres / Rosemary Heights Assessment Area, as shown above, to fund a portion of the costs associated with the construction of sanitary sewer collection system and wastewater treatment capacity improvements serving such area. The balance of costs will be paid by the City. The Gulf Acres / Rosemary Heights Assessment Area is located within the utility service area established by City Ordinance No. 2698 and interlocal agreement between the City and Collier County. The hearing will be held at 11 a.m. on October 17, 2018 in the City Council Chambers, 735 8th Street South, Naples, Florida, for the purpose of receiving public comment on the proposed assessment area, special assessments and improvements. All affected property owners have a right to appear at the hearing and to file written objections with the City Council prior to or during the public hearing. If a person decides to appeal any decision made by the City Council with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at City Hall, 735 8th Street South, Naples, Florida, at least forty-eight (48) hours prior to the date of the hearing.

The assessment for each parcel of property will be based upon the total number of equivalent residential connections attributed to each parcel on the date the assessment is imposed. A more specific description of the improvements, the method of computing the assessment for each parcel of property and payment alternatives (including prepayment in full, annual installments and deferral) are set forth in the Initial Assessment Resolution adopted by the City Council on September 5, 2018. Copies of the Initial Assessment Resolution and the preliminary Assessment Roll are available for inspection at the office of the City Clerk. A description of each property to be assessed and the amount to be assessed to each parcel may be ascertained at the office of the City Clerk.

Property owners may choose to prepay the assessment in full and thereby avoid annual interest and financing charges. Assessments which are not prepaid will be collected in annual installments over a period of twenty (20) years on the ad valorem tax bill by the Collier County Tax Collector as authorized by Section 197.3632, Florida Statutes. Collection of the annual installments will commence no sooner than the tax bill mailed in November 2020. Property owners will also have the option to defer payment of the assessment for twenty (20) years or until sale or transfer of the property. Property currently served by an onsite package plant may defer the assessment for up to ten (10) years.

If you have any questions about the wastewater improvements, the assessments, or the payment alternatives, please contact the City Finance Director at (239) 213-1800.

CITY COUNCIL OF NAPLES, FLORIDA

September 24 and October 1, 2018

ND-2118516

APPENDIX C

AFFIDAVIT OF MAILING

BEFORE ME, personally appeared the undersigned affiant, who after being duly sworn depose and say:

(1) I am the Finance Director of the City of Naples, Florida (the "City").

(2) On or before September 13, 2018, City staff facilitated the mailed notice of public hearing to consider the imposition of special assessments in the Gulf Acres/Rosemary Heights Assessment Area in accordance with Section 2.05 of City Resolution No. 2018-14194 and Section 2-765 of the City Code of Ordinances.

(3) Such notice was sent by first class mail to each owner of real property identified on the Assessment Roll (as defined in Resolution No. 2018-14194, as reflected on, and at the addresses then shown on, the real property assessment tax roll database maintained by the Collier County Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

(4) An exemplary form of such notice is attached hereto.

FURTHER AFFIANT SAYETH NAUGHT.

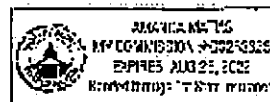
Ann Marie Ricardi
Ann Marie Ricardi, affiant

STATE OF FLORIDA
COUNTY OF COLLIER

3 The foregoing Affidavit of Mailing was sworn to and subscribed before me this day of October, 2018, by Ann Marie Ricardi. She is personally known to me or has produced Ann Marie Ricardi as identification and did take an oath.

(SEAL)

Amanda Matas
Printed/Typed Name: Amanda Matas
Notary Public-State of Florida
Commission Expires: August 28, 2022





City of Naples

FINANCE DEPARTMENT
735 8TH ST. SOUTH • NAPLES, FLORIDA 34102
TELEPHONE (239) 213-1820

September 13, 2018

[REDACTED]
NAPLES FL 34103

Re: Parcel Number [REDACTED]
Property Address [REDACTED]
Assessment for Sanitary Sewers

Dear Property Owner:

In June, 2018 the City Council of the City of Naples, Florida considered creation of the Gulf Acres / Rosemary Heights Assessment Area and the imposition of special assessments to fund wastewater improvements necessary to provide central utility service to the properties in the area, including the parcel referenced above. Since that time, the City has identified additional funding sources for the project, resulting in substantially lower assessment amounts than originally estimated. In light of such cost savings for affected property owners, the City has determined to reinstate the process for considering the imposition of special assessments in the Gulf Acres / Rosemary Heights Assessment Area.

The City Council of the City of Naples, Florida (the "City") is considering the imposition of special assessments to pay for sanitary sewer collection system improvements and wastewater treatment capacity improvements in the Gulf Acres / Rosemary Heights Assessment Area consisting of properties along Hollygate Lane, Frank Whiteman Boulevard, Cooper Drive, Illinois Drive, Wisconsin Drive, US 41, 10th Street North, 12th Street North, 14th Street North, Ridge Street, Rosemary Lane, and Rosemary Court. The Gulf Acres / Rosemary Heights Assessment Area is located within the utility service area established by City Ordinance No. 2698 and Interlocal agreement between the City and Collier County. In the event such charges are not prepaid, the City Council will impose an annual non-ad valorem assessment on such properties to fund a portion of the costs of constructing such improvements. The balance of costs will be paid by the City. The total revenue to be collected by the City through non-ad valorem assessments for the entire assessment area is estimated to be **\$4,792,051**, together with other costs associated with financing and collection of the assessments.

The assessment for each improved parcel of property will be based on the total number of "equivalent residential connection" units or ERCs as of the date the assessment is imposed. A more specific description of the improvements, the method of computing the

Page 2 of 4

Parcel Number [REDACTED] - Assessment for Sanitary Sewers
September 13, 2018

assessment for each parcel of property and payment alternatives (including prepayment in full, annual installments and deferral) are set forth in Resolution No. 2018-14194 adopted by the City Council on September 5, 2018 (the "Initial Assessment Resolution"). Copies of the Initial Assessment Resolution and the preliminary assessment roll are available for your review at the offices of the City Clerk at City Hall, 735 8th Street South, Naples, Florida, and on the City's website at www.naplesgov.com. Information regarding the assessment for your specific property, including the number of ERCs, is attached to this letter.

The City intends to issue bonds or other debt obligations to finance construction of the improvements over time. Property owners may choose to prepay the assessment in full and thereby avoid annual interest and financing charges associated with the bonds. Assessments which are not prepaid will be collected in annual installments over a period of twenty (20) years on the ad valorem tax bill by the Collier County Tax Collector as authorized by Section 197.3632, Florida Statutes. Collection of the annual installments will commence no sooner than the tax bill mailed in November 2020. Property owners will also have the option to defer payment of the assessment for twenty (20) years or until sale or transfer of the property. Property currently served by an onsite package plant may defer the assessment for up to ten (10) years. If the assessments are imposed, you will receive a separate notice of the date and place for optional prepayment.

The annual assessment will include your share of the principal, interest, and amounts related to collection of the assessments. The maximum annual assessment is estimated to be \$ 814 per ERC for Sanitary Sewer Line Collection System Improvements and \$169 per ERC for Wastewater Treatment Capacity Improvements for a total of \$983 per ERC. However, the actual annual assessment cannot be determined until the obligations are issued. The City intends to include annual assessments on your ad valorem tax bill with the first payment on the bill to be mailed no sooner than November 2020. Failure to pay your assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

The City Council will hold a public hearing at 11 a.m. on October 17, 2018, at the City Council Chambers, 735 8th Street South, Naples, Florida, for the purpose of receiving comments on the proposed assessment area and the assessments, including collection on the ad valorem tax bill. You are invited to attend and participate in the public hearing or to file written objections with the City Manager at any time prior to or during the public hearing.

The Gulf Acres / Rosemary Heights Assessment Area is located within the Utility Service Area established by City Ordinance No. 2698 pursuant to Chapter 180, Florida Statutes. You are hereby notified that connection of your property to the City's wastewater utility system is mandatory, that availability of the utility system to your property is estimated to occur in 2020 and that you will have one year from the date of availability to connect your property to the utility system.

Resolution 2018-14223

Page 15

Page 3 of 4
Parcel Number [REDACTED] - Assessment for Sanitary Sewers
September 13, 2018

If you decide to appeal any decision made by the City Council with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the City Clerk at least forty-eight (48) hours prior to the date of the hearing.

If you have any questions about the wastewater improvements, the assessments, or the payment alternatives, please contact the City Finance Director at (239) 213-1800 or email at finance@naplesgov.com.

CITY COUNCIL OF NAPLES, FLORIDA

Respectfully,



Ann Marie S. Ricardi
Finance Director

On behalf of the City Council of the City of Naples, Florida

Parcel Number [REDACTED] - Assessment for Sanitary Sewers
September 13, 2018



City of Naples Florida

**Gulf Acres/Rosemary Heights
Assessment Area**

**This is not an invoice.
Send no money now.**

WEST SHORE REALTY INVESTMENTS

Parcel Number # [REDACTED]
Property Address [REDACTED]

Sanitary Sewer Collection System ERCs attributed to property: **1.00**
Wastewater Treatment ERCs attributed to property: **1.00**

Amount to make full payment before obligations are issued:
(no post construction financing cost)

| | |
|--|-----------------|
| Sanitary Sewer Collection System Improvements: | \$10,976 |
| Wastewater Treatment Capacity Improvements: | \$ 2,324 |
| TOTAL: | \$13,300 |

Prepayment amount after bonds are issued (includes financing cost):*

| | |
|--|-----------------|
| Sanitary Sewer Collection System Improvements: | \$11,100 |
| Wastewater Treatment Capacity Improvements: | \$ 2,324 |
| TOTAL: | \$13,424 |

| | |
|----------------------------|---------------|
| Number of annual payments: | 20 |
| Maximum annual payment:** | \$ 983 |

* This amount will be reduced after each annual payment.

** Includes principal, interest at an assumed rate of 3.5% and collection costs.

***** SEND NO MONEY NOW. THIS IS NOT AN INVOICE. *****

APPENDIX D

**FORM OF
NOTICE OF ASSESSMENTS FOR THE
GULF ACRES / ROSEMARY HEIGHTS ASSESSMENT AREA**

NOTICE IS HEREBY GIVEN THAT on October 17, 2018 the City Council of Naples, Florida (the "City") adopted Resolution No. _____ (the "Final Assessment Resolution") which levied and imposed special assessments against property located within the Gulf Acres / Rosemary Heights Assessment Area, described in Exhibit A attached hereto, to pay a portion of the costs associated with wastewater improvements specially benefitting real property within the Gulf Acres / Rosemary Heights Assessment Area. The method for computing special assessments to fund the wastewater improvement project within the Assessment Area is based upon dividing the total project cost by the number of equivalent residential connections within the assessment area. The method of calculating the assessment is further described in City Resolution No. 2018-14194 (the "Initial Assessment Resolution") and the Final Assessment Resolution.

In accordance with the terms and conditions established in the Initial Assessment Resolution and the Final Assessment Resolution, collection of Annual Installments of the non-ad valorem special assessments is expected to commence with the ad valorem tax bill to be mailed in November, 2020 and will continue for twenty (20) years thereafter. City Resolutions 2018-14194 and 2018-_____) and the special assessment roll which contains a list of the affected tax parcel numbers and property owners (as shown on the Collier County ad valorem tax assessment roll as of the effective date of the Final Assessment Resolution) are on file with the City Manager, 735 8th Street South, Naples, Florida, and open to public inspection.

This notice is recorded at the direction of the City Council of Naples, Florida pursuant to the Final Assessment Resolution in order to provide constructive notice of the levy and imposition of assessments upon real property located within the Assessment Area.

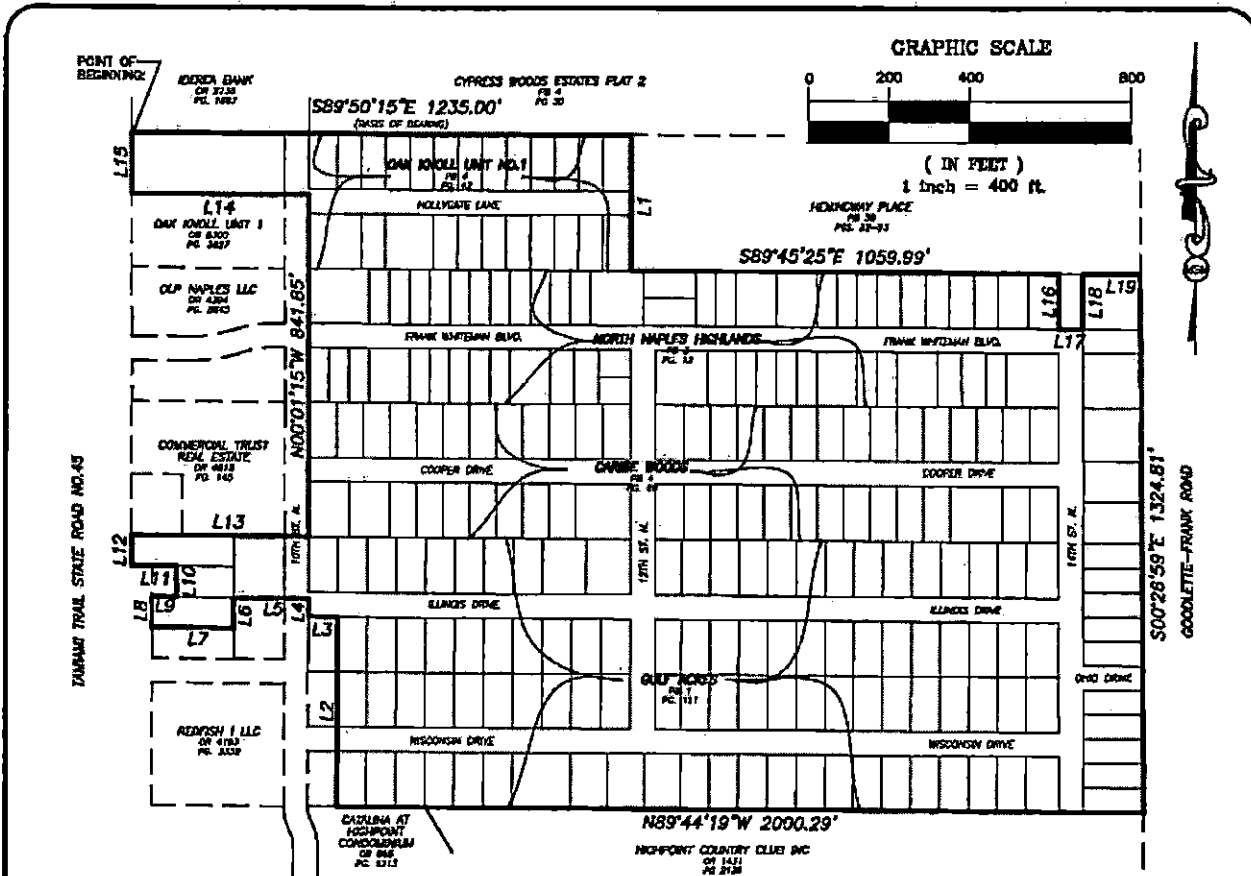
The City Council will adopt an annual assessment resolution for each fiscal year. Upon adoption of each annual assessment resolution, assessments shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, city or municipal taxes and other non-ad valorem assessments. The lien shall be deemed perfected upon adoption of each annual assessment resolution and shall attach to the property included on the assessment roll as of the prior January 1, the lien date for ad valorem taxes. This notice does not and shall not be construed to require that individual liens or releases be filed in the Official Records.

Dated this _____ day of _____, 20_____.

City Manager

APPENDIX E

DESCRIPTION OF GULF ACRES / ROSEMARY HEIGHTS ASSESSMENT AREA



| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S0°00'00"E | 332.22' |
| L2 | N0°10'50"E | 487.47' |
| L3 | N89°41'53"W | 72.70' |
| L4 | N0°10'50"E | 180.69' |
| L5 | N89°39'30"W | 185.00' |
| L6 | S0°10'50"W | 75.48' |
| L7 | N89°39'30"W | 200.00' |
| LB | N0°10'50"E | 75.48' |
| L9 | N89°39'30"W | 60.00' |
| L10 | N0°10'50"E | 75.48' |
| L11 | N89°39'30"W | 60.00' |
| L12 | N0°10'50"E | 75.48' |
| L13 | S89°39'30"E | 385.00' |
| L14 | N89°50'15"W | 435.00' |
| L15 | N0°00'00"E | 150.00' |
| L16 | S0°02'25"E | 136.57' |
| L17 | S89°43'10"E | 60.00' |
| L18 | N00°02'25"W | 136.81' |
| L19 | S89°45'25"E | 140.82' |

NOTES

1. This is not a survey.
2. Bearings shown hereon are based on the North line of OAK KNOLL UNIT NO.1, Collier County, Florida, being S89°50'15"E.
3. No easement search or abstracting was done by the surveyor and note should be taken that this property is subject to any facts that may be revealed under a full and accurate title search.
4. All dimensions are in feet and decimals thereof, unless otherwise noted.
5. Subject to easements, reservations, and restrictions of record.

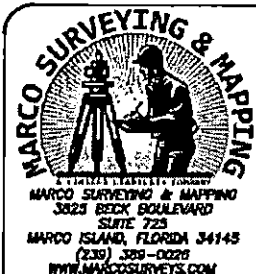
REVISIONS:

1. REVISED PER COMMENTS, R.Y., 01/20/2017
2. REVISED PER COMMENTS, R.Y., 02/04/2017
3. REVISED PER COMMENTS, R.Y., 01/09/2018

For the Exclusive Use Of:
City of Naples

David J. Hyatt PSM
#5834
Digitally signed by David J. Hyatt PSM #5834
Date: 2018.08.27 09:24:52 -04'00'

David J. Hyatt, PSM,
Florida License No. 5834
Not valid without the signature and original seal of the Florida Licensed Professional Surveyor and Mapper Certificate of Authorization #7705.

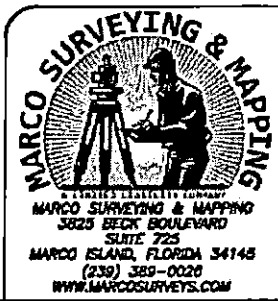


| SKETCH & DESCRIPTION | | | | | |
|--|----------------|--------------|-------------------------------|---------|-------------|
| A Portion of the N1/2 of NE 1/4, Section 34, T49S, R25E, Collier County, Florida | | | | | |
| CLIENT: | City of Naples | | | | |
| PROJECT #: | P-420 | SUB PROJECT: | Unsewered Area 4 (Gulf Acres) | | |
| DRAFTED BY: | DATE | SCALE | WD NUMBER | SHEET # | DRAWING NO. |
| R.Y. | 01/2017 | 1" = 400' | 16-682 | 1 of 4 | 1-063 |

Description

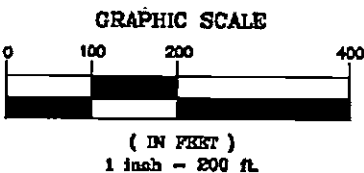
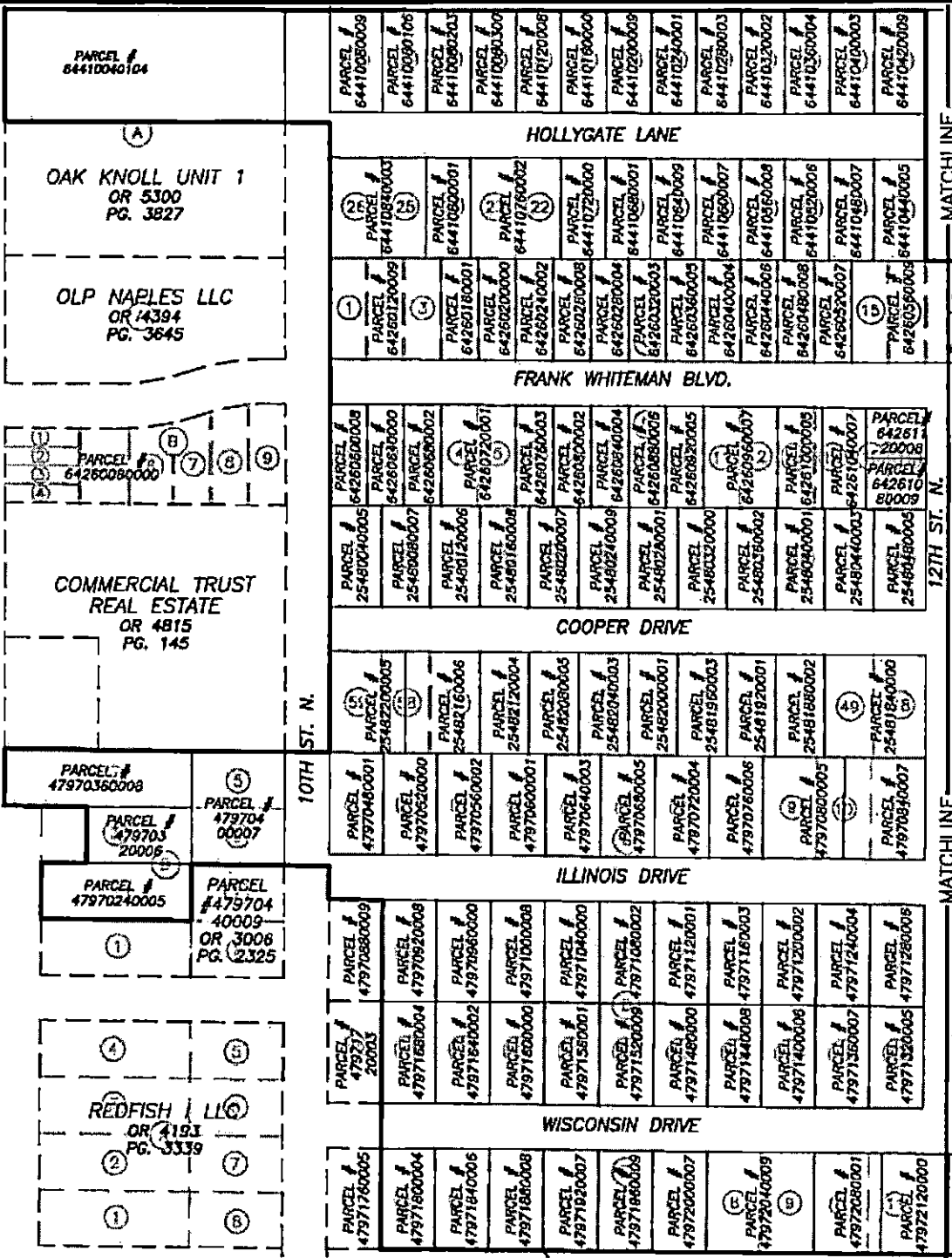
All of Block B and the North 150 feet of undivided Block A of Oak Knoll as shown on the plat thereof recorded in Plat Book 4 at Page 42, together with All of Blocks C, D, E, F & G of North Naples Highlands as shown on the plat thereof recorded in Plat Book 3 at Page 12, together with Lots 1 through 59 of Caribe Woods as shown on the plat thereof recorded in Plat Book 4 at Page 66, together with all of Blocks C, F, G, H and I, Lots 2 through 21 of Block D, Lots 2 through 11 of Block E and Lots 2, 4, 5, 6, and the East 140 feet of Lot 3, Block B of Gulf Acres as shown on the plat thereof recorded in Plat Book 1, Page 111 together with a portion of Lot 75 of Naples Improvement Company's Little Farms as shown on the plat thereof recorded in Plat Book 2 at Page 2, all being of the Public Records of Collier County, Florida to include all roadways that fall within the described boundary.

BEGINNING at the Northwest Corner of undivided Block A of Oak Knoll as shown on the plat thereof recorded in Plat Book 4 at Page 42 of the Public Records of Collier County, Florida; thence run South 89°50'15" East, along the northerly boundary of said Oak Knoll, for a distance of 1,235.00 feet to the Northeast corner of said Oak Knoll; thence South 00°00'00" East, along the easterly boundary of said Oak Knoll, for a distance of 332.22 feet to a point on the northerly boundary of North Naples Highlands as shown on the plat thereof recorded in Plat Book 3 at Page 12, of the Public Records of Collier County, Florida; thence run South 89°45'25" East, along the northerly boundary of said North Naples Highlands, for a distance of 1059.99 feet, to the Northeast corner of Lot 20, Block E of said North Naples Highlands; thence run South 00°02'25" East, along the easterly boundary of said Lot 20, for a distance of 136.57 feet, to the Southeast corner of said Lot 20 also being a point on the northerly right of way line of Frank Whiteman Boulevard; thence run South 89°43'10" East, along said northerly right of way line, for a distance of 60.00 feet, to the Southwest corner of Lot 1, Block G, of said North Naples Highlands; thence run North 00°02'25" West, for a distance of 136.61 feet to the Northwest corner of said Lot 1, Block G, thence run South 89°45'25" East, along the northerly boundary of said North Naples Highlands, for a distance of 140.82 feet, to the Northeast corner of said North Naples Highlands and also being a point on the westerly right of way line of Goodlette-Frank Road; thence run South 00°26'59" East, along the westerly right of way line of said Goodlette-Frank Road, for a distance of 1324.81 feet to the Southeast corner of Gulf Acres as shown on the plat thereof recorded in Plat Book 1, Page 111, of the Public Records of Collier County, Florida; thence run North 89°44'19" West, along the southerly boundary of said Gulf Acres for a distance of 2,000.29 feet to the Southwest corner of Lot 2, Block E of said Gulf Acres; thence run North 00°10'50" East, along the westerly boundaries of Lots 2, Block E, 21 Block D and Lot 2, Block D, for a distance of 467.47 feet; thence run North 89°40'45" West, along the northerly boundary of said Lot 1, Block D for a distance of 72.70 feet to the Northwest corner of said Lot 1, Block D; thence run North 00°10'50" East, along the northerly projection of the westerly boundary of said Lot 1, Block D for a distance of 44.80 feet to its intersection with the easterly projection of the southerly boundary of Lot 6, Block B of said Gulf Acres; thence run North 89°39'30" West, along the southerly boundary of said Lot 6, Block B and its easterly projection, for a distance of 185.00 feet to the Northeast corner of Lot 2, Block B of said Gulf Acres; thence run South 00°10'50" West, along the easterly boundary of said Lot 2 Block B for a distance of 75.48 feet, to the Southeast corner of said Lot 2, Block B; thence run North 89°39'30" West, along the southerly boundary of said Lot 2, Block B for a distance of 200.00 feet to the Southwest corner of said Lot 2, Block B; thence North 00°10'50" East, along the westerly boundary of said Lot 2, Block B, for distance of 75.48 feet, to the Northwest corner of said Lot 2, Block B; thence run South 89°39'30" West, along the northerly boundary of said Lot 2, Block B, for a distance of 60.00 feet to the Southwest corner of the East 140 feet of Lot 3, Block B of said Gulf Acres; thence run North 00°10'50" East, along the westerly boundary of the East 140 feet of said Lot 3, Block B, for a distance of 75.48 feet to the Northwest corner of the East 140 feet of said Lot 3, Block B; thence run North 89°39'30" West, along the southerly boundary of Lot 4, Block B of said Gulf Acres and its westerly projection for a distance of 110.00 feet to the Southwest corner of those lands described in Official Records Book 3604 at Page 2971 of the Public Records of Collier County, Florida; Thence run North 00°10'50" East, along the westerly line of said described lands, for a distance of 75.48 feet to the Northwest corner of said described lands; thence run South 89°39'30" East, along the northerly boundary of said described lands and the northerly boundary of Block B of said Gulf Acres and its easterly projection, for a distance of 435.00 feet to the Northwest corner of Lot 1, Block C of said Gulf Acres also being a point of the easterly right of way line of 10th Street North (First Avenue per plat); thence run North 00°01'15" West, along said easterly right of way line for a distance of 841.85 feet to its intersection with the easterly projection of the southerly boundary of the North 150.00 feet of undivided Block A of said Oak Knoll; thence run North 89°50'15" West, along the southerly boundary of the North 150.00 feet of undivided Block A of said Oak Knoll, for a distance of 435.00 feet to its intersection with the westerly boundary of said undivided Block A; thence run North 00°00'00" East, along the westerly boundary of said undivided Block A, for a distance of 150.00 feet to the POINT OF BEGINNING. Containing 3,097,393 square feet or 71.11 Acres more or less.



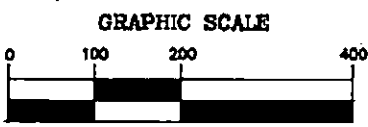
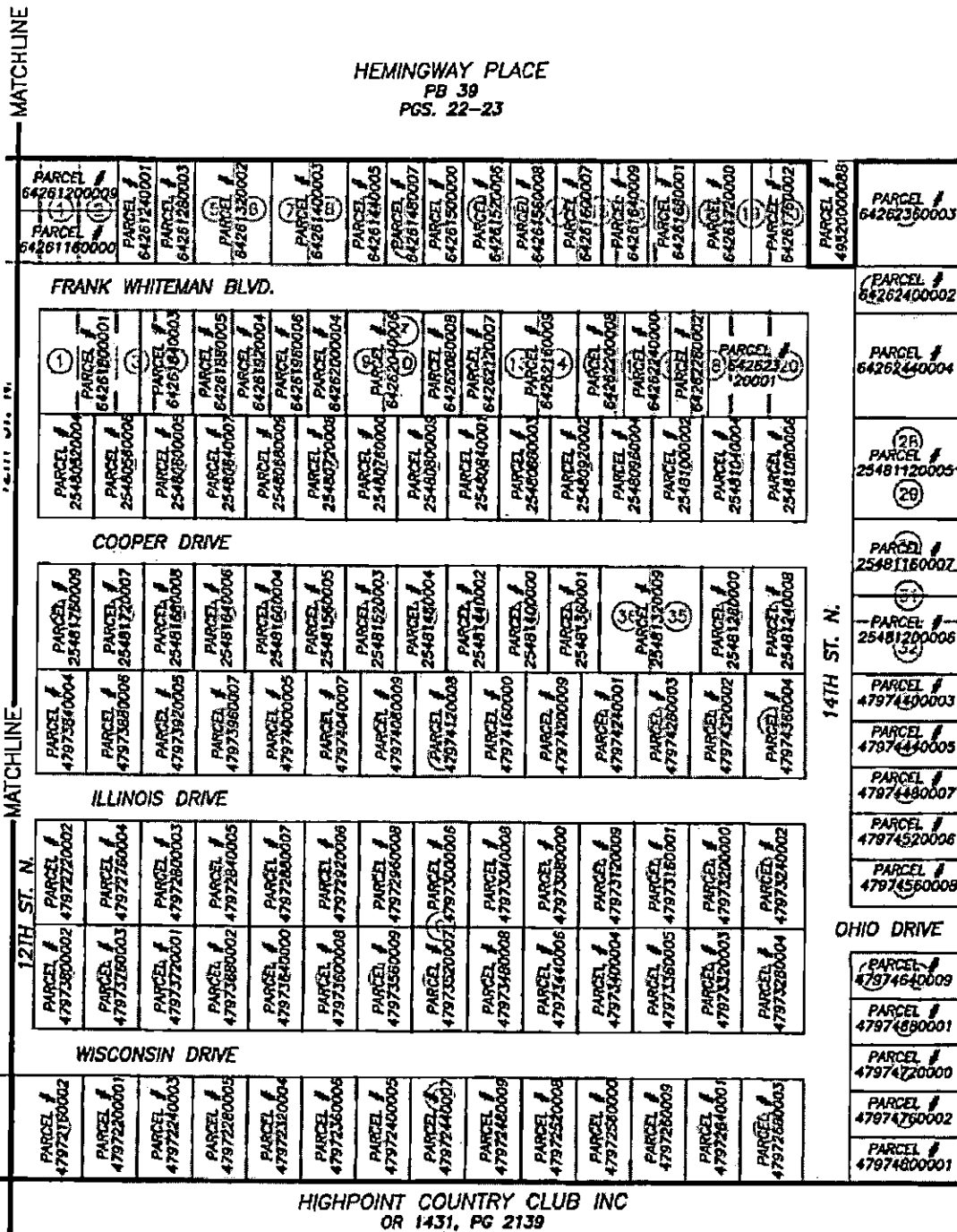
| SKETCH & DESCRIPTION | | | | | | |
|--|----------------|--------------|-------------------------------|---------|-------------|--|
| A Portion of the N1/2 of NE 1/4, Section 34, T49S, R25E, Collier County, Florida | | | | | | |
| CLIENT: | City of Naples | | | | | |
| PROJECT #: | P-420 | SUB PROJECT: | Unsewered Area 4 (Gulf Acres) | | | |
| DRAFTED BY: | DATE | SCALE | NO NUMBER | SHEET # | DRAWING NO. | |
| R.Y. | 01/2017 | N/A | 16-652 | 2 of 4 | 1-063 | |

TAMIAMI TRAIL STATE ROAD NO. 45



MARCO SURVEYING & MAPPING
 3825 BEEK BOULEVARD SUITE 725
 MARCO ISLAND, FLORIDA 34145
 (239) 389-0026
 WWW.MARCOSURVEYS.COM

| SKETCH & DESCRIPTION | | | | | |
|--|----------------|--------------|--------------------------------|----------|-----------|
| A Portion of the N1/2 of NE 1/4, Section 34, T49S, R25E, Collier County, Florida | | | | | |
| CLIENT: | City of Naples | | | | |
| PROJECT #: | P-420 | SUB PROJECT: | Unsurveyed Area 4 (Gulf Acres) | | |
| DRAFTED BY: | R.Y. | DATE: | 01/2017 | SCALE: | 1" = 200' |
| | | NO NUMBER: | 16-682 | SHEET #: | 3 of 4 |
| | | DRAWING NO.: | 1-063 | | |

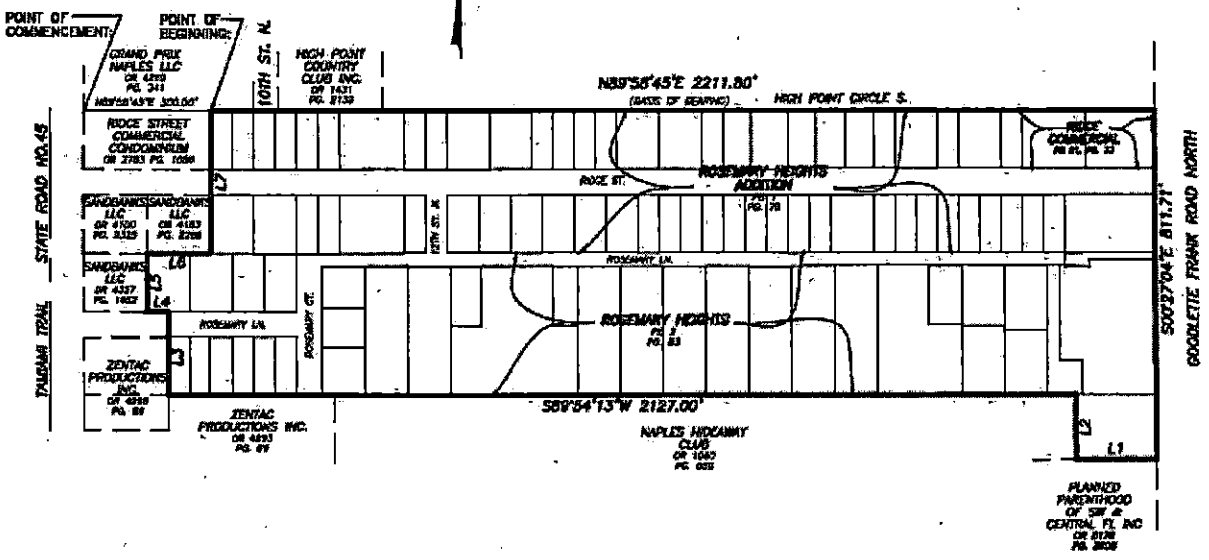
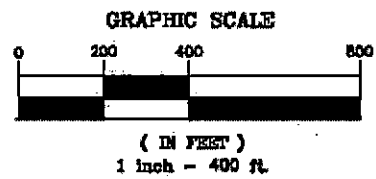


(IN FEET)
1 inch = 200 ft.

MARCO SURVEYING & MAPPING

MARCO SURVEYING & MAPPING
3825 BECK BOULEVARD
SUITE 723
MARCO ISLAND, FLORIDA 34145
(239) 389-0028
WWW.MARCOSURVEYS.COM

| SKETCH & DESCRIPTION | | | |
|--|----------------|--------------|-------------------------------|
| A Portion of the N1/2 of NE 1/4, Section 34, T49S, R25E, Collier County, Florida | | | |
| CLIENT: | City of Naples | | |
| PROJECT #: | P-420 | SUB PROJECT: | Unsewered Area 4 (Golf Acres) |
| DRAFTED BY: | DATE | SCALE | NO NUMBER SHEET # DRAWING NO. |
| R.Y. | 01/2017 | 1" = 200' | 16-882 4 of 4 1-063 |



- REVISIONS:**
1. REVISED PER COMMENTS, R.Y., 01/20/2017
 2. REVISED PER COMMENTS, R.Y., 02/14/2017
 3. REVISED PER COMMENTS, R.Y., 08/23/2018

- NOTES:**
1. This is not a survey.
 2. Bearings shown hereon are based on the North line of ROSEMARY HEIGHTS ADDITION, Collier County, Florida, being N89°58'45"E.
 3. No easement search or abstracting was done by the surveyor and note should be taken that this property is subject to any facts that may be revealed under a full and accurate title search.
 4. All dimensions are in feet and decimals thereof, unless otherwise noted.
 5. Subject to easements, reservations, and restrictions of record.

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S89°54'13"W | 190.00' |
| L2 | N0°27'04"W | 151.45' |
| L3 | N0°00'00"E | 186.65' |
| L4 | S89°58'30"W | 50.00' |
| L5 | N0°00'00"E | 135.00' |
| L6 | N89°56'30"E | 150.00' |
| L7 | N0°00'00"E | 331.59' |

For the Exclusive Use Of:
 City of Naples
David J. Hyatt PSM
 #5834
 Digitally signed by David J. Hyatt PSM #5834
 Date: 2018.08.27 10:08:01 -04'00'
 David J. Hyatt, PSM, Florida License No. 5834
 Not valid without the signature and original seal of the Florida Licensed Professional Surveyor and Mapper Certificate of Authorization #7705.

MARCO SURVEYING & MAPPING
 A LIMITED LIABILITY COMPANY
 MARCO SURVEYING & MAPPING
 3828 BECK BOULEVARD
 SUITE 725
 MARCO ISLAND, FLORIDA 34145
 (239) 359-0028
 WWW.MARCOSURVEYS.COM

| SKETCH & DESCRIPTION | | | | | |
|---|----------------|--------------|-------------------------------------|---------|-------------|
| A Portion of the N 1/2 of NE 1/4, Section 34, T49S, R25E, Collier County, Florida | | | | | |
| CLIENT: | City of Naples | | | | |
| PROJECT #: | P-419 | SUB PROJECT: | Unsewered Area 5 (Rosemary Heights) | | |
| DRAFTED BY: | DATE | SCALE | WD NUMBER | SHEET # | DRAWING NO. |
| R.Y. | 01/2017 | 1" = 400' | 16-681 | 1 of 4 | 1-062 |

Description

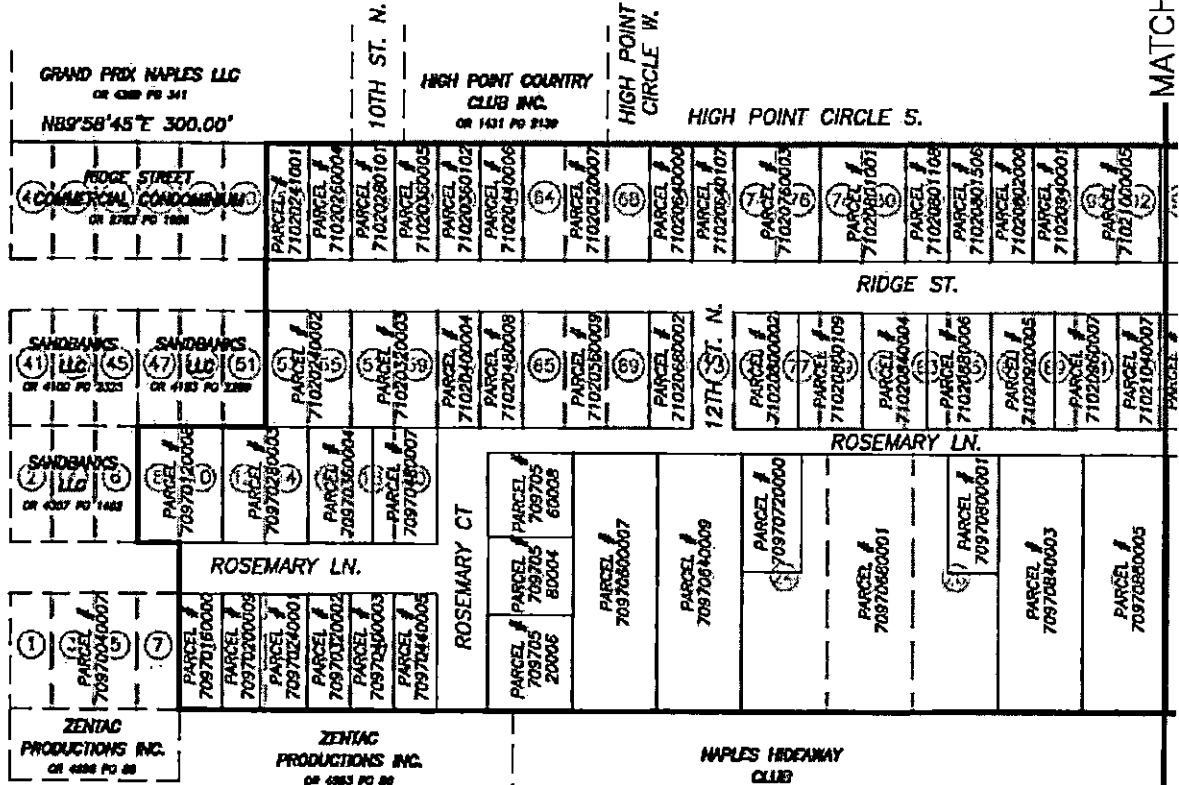
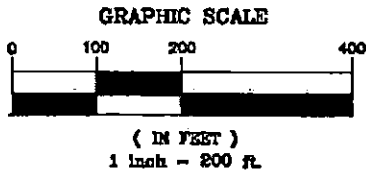
All of Lots 8 through 39 of Rosemary Heights as shown on the plat thereof recorded in Plat Book 2 at Page 83 together with Lots 52 through 139 of Rosemary Heights Addition as shown on the plat thereof recorded in Plat Book 1 at Page 78 together with the West 190 feet of the East 290 feet of the North half of Lot 82 of Naples Improvement Company's Little Farms as shown on the plat thereof recorded in Plat Book 2 at Page 2, together with all of Ridge Commercial as shown on the plat thereof being recorded in Plat Book 21 at Page 73, all being of the Public Records of Collier County, Florida to include all roadways that fall within the described boundary.

Commencing at the Northwest corner of Lot 40 of Rosemary Heights Addition as shown on the plat thereof recorded in Plat Book 1 at Page 78 of the Public Records of Collier County, Florida; thence run North 89°58'45" East, along the northerly boundary of said Rosemary Heights Addition, for a distance of 300.00 feet to the Northwest corner of Lot 52 of said Rosemary Heights Addition and the POINT OF BEGINNING; thence run North 89°58'45" East, along the northerly boundary of said Rosemary Heights Addition, and the northerly boundary of Ridge Commercial as shown on the plat thereof being recorded in Plat Book 21 at Page 73 of the Public Records of Collier County, Florida for a distance of 2,211.80 feet to the Northeast corner of said Ridge Commercial, also being a point on the westerly Right of Way Line of Goodlette-Frank Road North; thence South 00°27'04" East, along said westerly Right of Way line, for a distance of 811.71 feet to the Southeast corner of the West 190 feet of the East 290 feet of the North one-half of Lot 82 of Naples Improvement Company's Little Farms as shown on the plat thereof recorded in Plat Book 2 at Page 2 of the Public Records of Collier County, Florida as described in Official Records Book 5247 at Pages 3419 through 3421 of the Public Records of Collier County, Florida; thence run South 89°54'13" West, along the south line of said described lines for a distance of 190.00 to the Southwest corner of said described lands; thence run North 00°27'04" West, along the westerly line of the West 190 feet of the East 290 feet, for a distance of 151.45 feet to a point on the southerly boundary of Rosemary Heights as shown on the plat thereof recorded in Plat Book 2 at Page 83 of the Public Records of Collier County, Florida; thence run South 89°54'13" West, along the southerly boundary of said Rosemary Heights, for a distance of 2127.00 feet to the Southwest corner of Lot 9 of said Rosemary Heights; thence run North 00°00'00" East, along the westerly boundary of said Lot 9 and its northerly projection for a distance of 195.65 feet, to its intersection with the northerly Right of Way line of Rosemary Lane as shown on the plat of said Rosemary Heights; thence run South 89°56'30" West, along said northerly Right of Way line for a distance of 50.00 feet to the Southwest corner of Lot 8 of said Rosemary Heights; thence run North 00°00'00" East, 135.00 feet to the Northwest corner of said Lot 8; thence run North 89°56'30" East, along the northerly boundary of said Rosemary Heights, for a distance of 150.00 feet to the Southwest corner of Lot 53 of said Rosemary Heights Addition; thence run North 00°00'00" East, along the westerly boundary of Lot 53 and 52 of said Rosemary Heights Addition, for a distance of 331.59 feet to the Northwest corner of said Lot 52 and the POINT OF BEGINNING. Containing 1,533,966 square feet or 35.22 Acres more or less.



| SKETCH & DESCRIPTION | | | | | | |
|---|----------------|--------------|-------------------------------------|---------|-------------|--|
| A Portion of the N 1/2 of NE 1/4, Section 34, T49S, R25E, Collier County, Florida | | | | | | |
| CLIENT: | City of Naples | | | | | |
| PROJECT #: | P-419 | SUB PROJECT: | Unsewered Area 5 (Rosemary Heights) | | | |
| DRAFTED BY: | DATE | SCALE | WO NUMBER | SHEET # | DRAWING NO. | |
| R.Y. | 01/2017 | 1" = 400' | 16-681 | 2 of 4 | 1-062 | |

TAMIAMI TRAIL STATE ROAD NO. 45

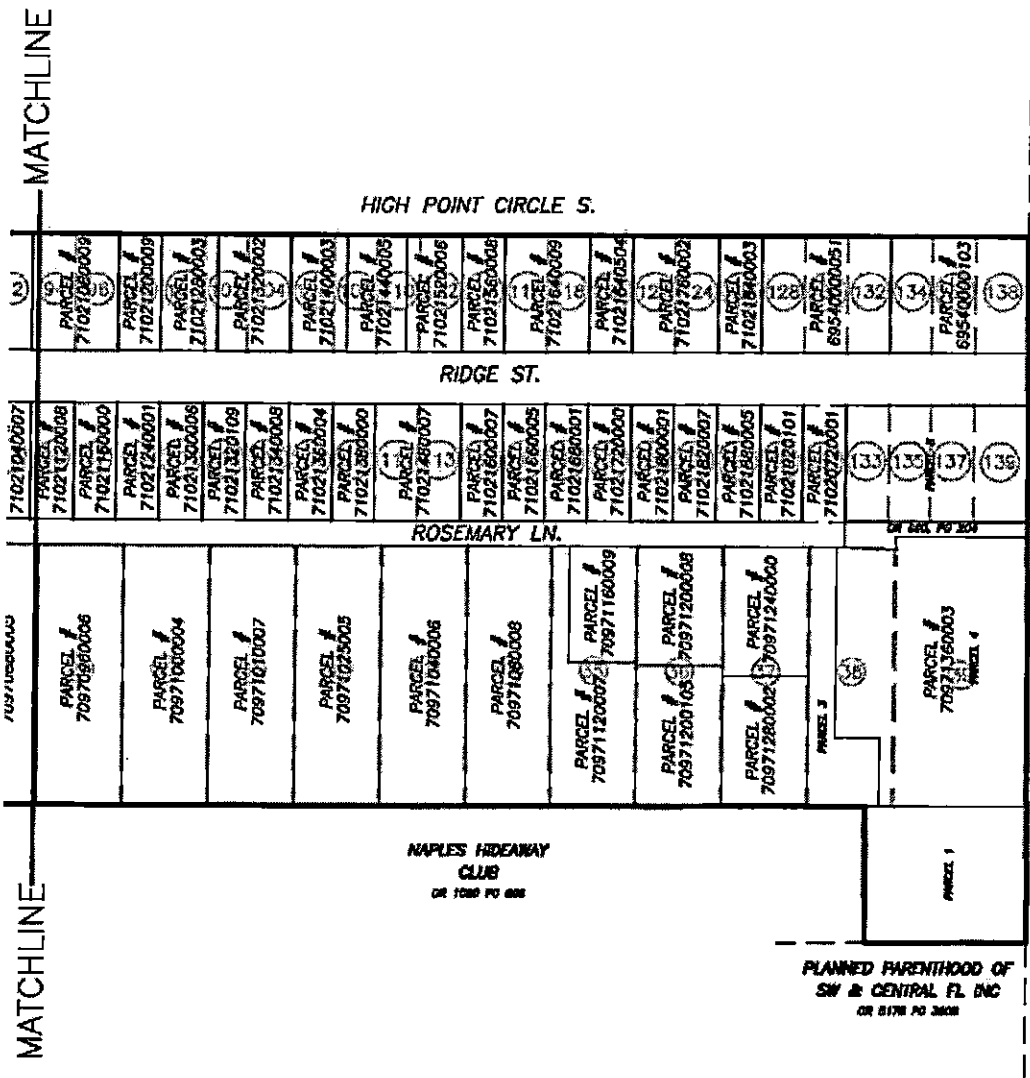
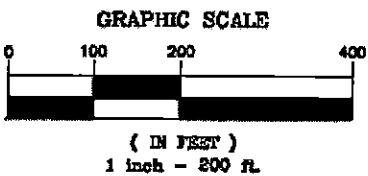


MATCHLINE

MATCHLINE

MARCO SURVEYING & MAPPING
 A LIMITED LIABILITY COMPANY
 MARCO SURVEYING & MAPPING
 3825 BECK BOULEVARD
 SUITE 723
 MARCO ISLAND, FLORIDA 34145
 (239) 383-0026
 WWW.MARCOSURVEYS.COM

| SKETCH & DESCRIPTION | | | | | |
|---|----------------|--------------|-------------------------------------|---------|-------------|
| A Portion of the N 1/2 of NE 1/4, Section 34, T49S, R25E, Collier County, Florida | | | | | |
| CLIENT: | City of Naples | | | | |
| PROJECT #: | P-419 | SUB PROJECT: | Unsewered Area 5 (Rosemary Heights) | | |
| DRAFTED BY: | DATE | SCALE | NO NUMBER | SHEET # | DRAWING NO. |
| R.Y. | 01/2017 | 1" = 200' | 16-681 | 3 of 4 | 1-052 |



MARCO SURVEYING & MAPPING

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| SKETCH & DESCRIPTION | | | | | |
|---|----------------|--------------|-------------------------------------|---------|-------------|
| A Portion of the N 1/2 of NE 1/4, Section 34, T49S, R25E, Collier County, Florida | | | | | |
| CLIENT: | City of Naples | | | | |
| PROJECT #: | P-419 | SUB PROJECT: | Unsewered Area 5 (Rosemary Heights) | | |
| DRAFTED BY: | DATE | SCALE | NO NUMBER | SHEET # | DRAWING NO. |
| R.Y. | 01/2017 | 1" = 200' | 16-681 | 4 of 4 | 1-062 |