

Richard Ake
Clerk of the Circuit Court
Hillsborough County, Florida



P.O. Box 1110
Tampa, Florida 33601
Telephone (813) 276-8100

May 25, 2004

Norma J. Wise, Director
Hillsborough County Law Library
501 E. Kennedy Boulevard Ste. 100
Tampa, Florida 33602-5027

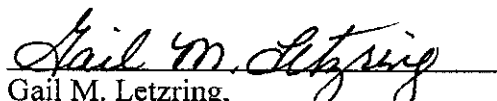
Re: Ordinance #04-23
Establishing the Diamond Hill CDD
Re: Ordinance #04-24
South Fork CDD Expansion

Dear Ms. Wise:

Attached please find a copy of Hillsborough County Ordinance 04-23 and 04-24 which were adopted by the Board of County Commissioners on May 11, 2004. We are also forwarding acknowledgment received from the Secretary of State. These ordinances have an effective date of May 19, 2004.

If I can provide additional information or be of further assistance, please do not hesitate to contact me.

Sincerely,


Gail M. Letzring,
Senior Manager, BOCC Records

jg

Attachments

cc: Evelyn Jefferson, Municipal Code Corporation
Ellen Leonard, Legal Advisor, Sheriff's Office
Librarian, State Attorney's Office
Barbara Hutcheson, County Attorney's Office
Margaret Courtney, Assistant County Attorney

ORDINANCE NO. 04-23

AN ORDINANCE ESTABLISHING THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR THE ADMINISTRATION AND FINANCING OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE

WHEREAS, The Ryland Group, Inc., (“Petitioner”) has filed a Petition with Hillsborough County requesting that the Board of County Commissioners of Hillsborough County (“County”) adopt an ordinance establishing the Diamond Hill Community Development District pursuant to Chapter 190, Florida Statutes (“District”), and designating the real property described in Exhibit “A”, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d) and 2(b), Florida Statutes; and

WHEREAS, upon the consideration of the record established at that hearing and the factors set out in Section 190.005(1)(e), Florida Statutes, the County has determined that establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described by the Petition.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS 11TH DAY OF MAY , 2004, AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;
3. the establishment of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County Comprehensive Plan;
4. the area of land within the proposed District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;
5. the creation of 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 proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
7. the area that will be served by the District is amenable to separate, special district government.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Florida Statutes;
2. The County has jurisdiction pursuant to Section 190.005(2), Florida Statutes; and
3. The granting of the Petition complies with the requirements of Chapter 190, Florida Statutes.

SECTION 3. NAMING OF THE DISTRICT. There is hereby created a community development district situated entirely within unincorporated Hillsborough County, Florida, which District shall be known as the “Diamond Hill Community Development District.”

SECTION 4. CREATION AND BOUNDARIES. The external boundaries of the District are described in Exhibit “A”, attached hereto, the overall parcel containing 187.8 acres, more or less.

SECTION 5. INITIAL BOARD. The following five persons are designated as the initial members of the Board of Supervisors: M. Larry Floyd, Harry Roberts, Kevin D. Huff, Angela Anetakis, and Lori P. Katzman.

SECTION 6. CHARTER. The District shall be governed by the provisions of Chapter 190, Florida Statutes, as amended, including Sections 190.006 – 190.041, Florida Statutes. Consent is hereby given to the District’s Board of Supervisors to exercise the powers set forth in Section 190.011 and Section 190.012(1), (2)(a), (b), (d), (e) and (f), and (3) of Chapter 190, Florida Statutes, as amended.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgement that a copy of this Ordinance has been

filed with the Secretary of State.

SECTION 8. SEVERABILITY. If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, RICHARD AKE, Clerk of the Circuit Court and Ex-Officio of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of May 11, 2004 as the same appears of record in Minute Book 336 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 14th day of May, 2004.

RICHARD AKE, CLERK



By: Michael K. Ditt
Deputy Clerk

Approved by County Attorney

By: [Signature]
Approved as to form and legal sufficiency

LEGAL DESCRIPTION

Exhibit "A"

A parcel of land being a portion of that certain property as described in Official Records Book 1163, Page 481, a portion of that certain property as described in Official Records Book 1217, Page 681, a portion of that certain property as described in Official Records Book 3388, Page 1356, a portion of that certain property as described in Official Records Book 4394, Page 1319, and a portion of that certain property as described in Official Records Book 5733, Page 432, all of the Public Records of Hillsborough County, Florida, lying within Sections 17 and 18, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows;

COMMENCE at the Northeast corner of the Northeast 1/4 of Section 18, Township 29 South, Range 21 East, Hillsborough County, Florida; thence $S00^{\circ}23'41''W$, along the East line of said Northeast 1/4 of Section 18 (being the basis of bearings for this description), for 30.00 feet to the point of intersection with the South Right-of-Way line of Sydney Road as described in Official Records Book 3388, Page 1356 of the Public Records of Hillsborough County, Florida, same being the point of intersection with a Northerly line of that certain property as described in said Official Records Book 3388, Page 1356, same also being the point of intersection with a line 30.00 feet South of and parallel with the North line of the Northwest 1/4 of Section 17, Township 29 South, Range 21 East, Hillsborough County, Florida, same also being POINT OF BEGINNING NUMBER 1; thence leaving said East line of the Northeast 1/4 of Section 18, $S89^{\circ}11'45''E$, along said South Right-of-Way line of Sydney Road according to Official Records Book 3388, Page 1356, same being said line 30.00 feet South of and parallel with the North line of the Northwest 1/4 of Section 17, same also being said Northerly line of that certain property as described in Official Records Book 3388, Page 1356 and a Northerly line of that certain property as described in Official Records Book 5733, Page 432 of the Public Records of Hillsborough County, Florida, respectively, for 1,436.32 feet to the point of intersection with an Easterly line of said certain property as described in Official Records Book 5733, Page 432, same also being the point of intersection with a line 100.00 feet East of and parallel with the West line of the East 1/2 of said Northwest 1/4 of Section 17; thence leaving said South Right-of-Way line of Sydney Road, $S00^{\circ}13'17''W$, along said Easterly line of that certain property as described in Official Records Book 5733, Page 432, same being said line 100.00 feet East of and parallel with the West line of the East 1/2 of the Northwest 1/4 of Section 17, for 2,608.16 feet to the point of intersection with a Southerly line of said certain property as described in Official Records Book 5733, Page 432, same being the point of intersection with the South line of said Northwest 1/4 of Section 17; thence $N89^{\circ}24'31''W$, along said Southerly line of that certain property as described in Official Records Book 5733, Page 432 and a Southerly line of said certain property as described in Official Records Book 3388, Page 1356, respectively, same being said South line of the Northwest 1/4 of Section 17, for 1,444.17 feet to the Southwest corner of said Northwest 1/4 of Section 17, same being the Southeast corner of said Northeast 1/4 of Section 18, same also being the point of intersection with an Easterly line of said certain property as described in Official Records Book 3388, Page 1356, same also being REFERENCE POINT NUMBER 2; thence $S00^{\circ}23'59''W$, along said Easterly line of that certain property as described in Official Records Book 3388, Page 1356, same being the East line of the Southeast 1/4 of said Section 18, for 1,121.79 feet to the point of intersection with a Southerly line of said certain property as described in Official Records Book 3388, Page 1356, same being the point of intersection with a line 200.00 feet North of and parallel with the South line of the North 1/2 of said Southeast 1/4 of Section 18; thence leaving said Easterly line of that certain property as described in Official Records Book 3388, Page 1356, $S89^{\circ}55'40''W$, along said Southerly line of that certain property as described in Official Records Book 3388, Page 1356, same being said line 200.00 feet North of and parallel with the South line of the North 1/2 of the Southeast 1/4 of Section

18, for 850.03 feet to the point of intersection with an Easterly line of said certain property as described in Official Records Book 3388, Page 1356; thence leaving said Southerly line of that certain property as described in Official Records Book 3388, Page 1356, S00°23'59"W, along said Easterly line of that certain property as described in Official Records Book 3388, Page 1356, for 200.01 feet to the point of intersection with a Southerly line of said certain property as described in Official Records Book 3388, Page 1356, same being the point of intersection with said South line of the North 1/2 of the Southeast 1/4 of Section 18; thence leaving said Easterly line of that certain property as described in Official Records Book 3388, Page 1356, S89°55'40"W, along said Southerly line of that certain property as described in Official Records Book 3388, Page 1356, and the Westerly extension of said Southerly line of that certain property as described in Official Records Book 3388, Page 1356, same being said South line of the North 1/2 of the Southeast 1/4 of Section 18, for 1,814.77 feet to the point of intersection with a Southerly line of that certain property as described in Official Records Book 4394, Page 1319 of the Public Records of Hillsborough County, Florida, same being the point of intersection with the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 18, same also being the point of intersection with the North-South centerline of said Section 18, same also being the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 18; thence leaving said Westerly extension of a Southerly line of that certain property as described in Official Records Book 3388, Page 1356, N89°49'05"W, along said Southerly line of that certain property as described in Official Records Book 4394, Page 1319, same being said South line of the Northeast 1/4 of the Southwest 1/4 of Section 18, for 25.00 feet to the point of intersection with a Westerly line of said certain property as described in Official Records Book 4394, Page 1319, same being the point of intersection with an Easterly line of that certain property as described in Official Records Book 4824, Page 1311 of the Public Records of Hillsborough County, Florida, same also being REFERENCE POINT NUMBER 3; thence the following six (6) courses along said Westerly line of that certain property as described in Official Records Book 4394, Page 1319, same being said Easterly line of that certain property as described in Official Records Book 4824, Page 1311; (1) thence leaving said Southerly line of that certain property as described in Official Records Book 4394, Page 1319, N00°25'24"E, for 88.54 feet; (2) thence N30°08'22"W, for 1,087.63 feet; (3) thence N00°22'37"E, for 301.93 feet; (4) thence N00°21'11"E, for 1,323.62 feet; (5) thence N00°24'11"E, for 661.89 feet; (6) thence N01°26'30"W, for 636.98 feet to the point of intersection with a Northerly line of said certain property as described in Official Records Book 4394, Page 1319, same being the point of intersection with the South Right-of-Way line of Sydney Road according to said Official Records Book 4394, Page 1319, same also being the point of intersection with a line 25.00 feet South of and parallel with the North line of the Northwest 1/4 of said Section 18; thence leaving said Westerly line of that certain property as described in Official Records Book 4394, Page 1319, S89°51'03"E, along said Northerly line of that certain property as described in Official Records Book 4394, Page 1319, same being said South Right-of-Way line of Sydney Road according to Official Records Book 4394, Page 1319, same also being a line 25.00 feet South of and parallel with the North line of the Northwest 1/4 of said Section 18, for 575.87 feet to the point of intersection with an Easterly line of said certain property as described in Official Records Book 4394, Page 1319, same being the point of intersection with the West Right-of-Way line of Vickers road according to Official Records Book 1163, Page 481 of the Public Records of Hillsborough County, Florida, same also being the point of intersection with a line 25.00 feet West of and parallel with the North-South centerline of said Section 18; thence leaving said Northerly line of that certain property as described in Official Records Book 4394, Page 1319, S00°25'24"W, along said Easterly line of that certain property as described in Official Records Book 4394, Page 1319, same being said West Right-of-Way line of Vickers Road, same also being said line 25.00 feet West of and parallel with the North-South centerline of Section 18, for 909.65 feet to the point of intersection with the Westerly extension of a Northerly line of said certain property as described in official Records Book 3388, Page 1356; thence S89°34'36"E, along said Westerly extension of a Northerly line of that certain property as described in Official Records Book 3388, Page

1356 and said Northerly line of that certain property as described in Official Records Book 3388, Page 1356, respectively, for 217.45 feet to the point of intersection with a Southerly line of said certain property as described in Official Records Book 3388, Page 1356, same being the point of intersection with a Northerly line of that certain property as described in Official Records Book 5729, Page 1471 of the Public Records of Hillsborough County, Florida; thence the following eight (8) courses along Southerly, Easterly and Southerly lines, respectively, of said certain property as described in Official Records Book 3388, Page 1356, same being Northerly, Westerly and Northerly lines, respectively, of said certain property as described in Official Records Book 5729, Page 1471; (1) thence leaving said Northerly line of that certain property as described in Official Records Book 3388, Page 1356, S79°57'02"W, for 47.10 feet; (2) thence S03°14'05"E, for 261.06 feet; (3) thence S26°30'53"E, for 258.55 feet; (4) thence S14°00'47"E, for 267.57 feet; (5) thence S29°29'48"W, for 412.09 feet; (6) thence S05°43'09"E, for 489.79 feet; (7) thence S18°15'07"W, for 189.18 feet; (8) thence N86°28'35"W, for 116.04 feet; thence leaving said Southerly line of that certain property as described in Official Records Book 3388, Page 1356, N89°34'36"W, for 25.00 feet to the point of intersection with said North-South centerline of Section 18; thence S00°25'24"W, along said North-South centerline of Section 18, for 918.37 feet to the point of intersection with the Westerly extension of a Northerly line of said certain property as described in Official Records Book 3388, Page 1356, same being the point of intersection with the Westerly extension of a Southerly line of said certain property as described in Official Records Book 5729, Page 1471; thence the following thirty (30) courses along said Westerly extension of a Northerly line, said Northerly line, Westerly, Southerly, Westerly, Northerly, Easterly, and Northerly lines of said certain property as described in Official Records Book 3388, Page 1356, a Northerly and Westerly line of said certain property as described in Official Records Book 5733, Page 432, and along Southerly and Westerly lines of said certain property as described in Official Records Book 3388, Page 1356, respectively, same being said Westerly extension of a Southerly line, said Southerly line, Easterly, Northerly, Easterly, Southerly, Westerly, Southerly, Easterly, Northerly and Easterly lines, respectively, of said certain property as described in Official Records Book 5729, Page 1471; (1) thence leaving said North-South centerline of Section 18, N89°36'48"E, for 1,623.97 feet; (2) thence N08°22'50"W, for 313.77 feet; (3) thence N22°29'45"W, for 528.42 feet; (4) thence N36°59'09"W, for 198.43 feet; (5) thence S36°09'24"W, for 319.08 feet; (6) thence S57°16'45"W, for 329.97 feet; (7) thence S64°01'08"W, for 208.24 feet; (8) thence N80°17'35"W, for 251.60 feet; (9) thence N40°01'13"E, for 202.78 feet; (10) thence N46°28'09"E, for 616.95 feet; (11) thence N40°17'46"E, for 211.17 feet; (12) thence N40°49'01"E, for 409.56 feet; (13) thence S82°00'18"E, for 335.73 feet; (14) thence S35°40'07"E, for 168.15 feet; (15) thence S07°42'18"E, for 413.65 feet; (16) thence S72°47'06"E, for 392.43 feet; (17) thence N31°43'17"E, for 298.25 feet; (18) thence N73°59'18"E, for 445.72 feet; (19) thence N82°01'11"E, for 271.85 feet; (20) thence S89°32'29"E, for 137.82 feet; (21) thence S89°11'57"E, for 171.06 feet; (22) thence N83°18'44"E, for 281.07 feet; (23) thence N04°07'06"E, for 586.91 feet; (24) thence N33°16'57"W, for 646.62 feet; (25) thence N55°59'13"E, for 295.49 feet; (26) thence N24°05'35"E, for 606.73 feet; (27) thence N10°14'35"W, for 261.96 feet; (28) thence N82°44'49"W, for 728.68 feet; (29) thence S88°24'07"W, for 878.07 feet; (30) thence N01°26'12"W, for 156.88 feet to the point of intersection with said South Right-of-Way line of Sydney Road according to Official Records Book 3388, Page 1356, same being a point of intersection with a Northerly line of said certain property as described in Official Records Book 3388, Page 1356, same also being the point of intersection with a line 30.00 feet South of and parallel with the North line of said Northeast 1/4 of Section 18; thence leaving said Westerly line of that certain property as described in Official Records Book 3388, Page 1356, S89°49'18"E, along said Northerly line of that certain property as described in Official Records Book 3388, Page 1356, same also being said South Right-of-Way line of Sydney Road according to Official Records Book 3388, Page 1356, same also being a line 30.00 feet South of and parallel with the North line of said Northeast 1/4 of Section 18, for 519.80 feet to POINT OF BEGINNING NUMBER 1.

Containing 6,582,658 square feet or 151.117 acres, more or less.

Error of closure: 0.004 feet (JEB)

TOGETHER WITH:

COMMENCE at aforesaid REFERENCE POINT NUMBER 2, same being the Southwest corner of the Northwest 1/4 of Section 17, Township 29 South, Range 21 East, Hillsborough County, Florida, same also being the Southeast corner of the Northeast 1/4 of Section 18, Township 29 South, Range 21 East, Hillsborough County, Florida; thence N32°44'15"E, for 518.96 feet to the point of intersection with a Southerly line of that certain property as described in Official Records Book 5733, Page 432 of the Public Records of Hillsborough County, Florida, same being the point of intersection with a Northerly line of that certain property as described in Official Records Book 5729, Page 1471 of the Public Records of Hillsborough County, Florida, same also being POINT OF BEGINNING NUMBER 2; thence the following twelve (12) courses along Southerly, Westerly, and Northerly lines, respectively, of said certain property as described in Official Records Book 5733, Page 432, same being Northerly, Easterly and Southerly lines, respectively, of said certain property as described in Official Records Book 5729, Page 1471; (1) thence N88°39'42"W, for 227.35 feet; (2) thence N72°41'40"W, for 390.55 feet; (3) thence S64°32'02"W, for 123.86 feet; (4) thence S34°35'29"W, for 417.55 feet; (5) thence S85°57'24"W, for 73.13 feet; (6) thence N10°16'24"E, for 464.68 feet; (7) thence N12°49'09"W, for 401.02 feet; (8) thence S84°23'38"E, for 309.75 feet; (9) thence S45°00'07"E, for 166.78 feet; (10) thence S42°12'18"E, for 392.93 feet; (11) thence S74°49'07"E, for 204.99 feet; (12) thence S61°56'34"E, for 158.74 feet to POINT OF BEGINNING NUMBER 2.

Containing 296,910 square feet or 6.816 acres, more or less.

Error of closure: 0.003 feet (JEB)

TOGETHER WITH:

COMMENCE at aforesaid REFERENCE POINT NUMBER 3; thence N89°49'05"W, along the Easterly extension of a Southerly line of that certain property as described in Official Records Book 4394, Page 1319 of the Public Records of Hillsborough County, Florida, same also being the South line of the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 29 South, Range 21 East, Hillsborough County, Florida, for 330.09 feet to POINT OF BEGINNING NUMBER 3; thence continue N89°49'05"W, along said Southerly line of that certain property as described in Official Records Book 4394, Page 1319, same being said South line of the Northeast 1/4 of the Southwest 1/4 of Section 18, for 984.17 feet to the point of intersection with a Westerly line of said certain property as described in Official Records Book 4394, Page 1319, same being the point of intersection with the East line of VALRICO OAKS, as recorded in Plat Book 58, Page 42 of the Public Records of Hillsborough County, Florida, same also being the point of intersection with the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 18; thence leaving said Southerly line of that certain property as described in Official Records Book 4394, Page 1319, N00°05'38"E, along said Westerly line of that certain property as described in Official Records Book 4394, Page 1319, same being said East line of VALRICO OAKS and the Northerly extension of said East line of VALRICO OAKS, respectively, same also being said West line of the Northeast 1/4 of the Southwest 1/4 of Section 18, for 1,328.30 feet to the Northwest corner of said Northeast 1/4 of the Southwest 1/4 of Section 18; thence N00°19'36"E, continuing along said Westerly line of that certain property as described in Official Records Book 4394,

Page 1319, same being the West line of the East 1/2 of the Northwest 1/4 of said Section 18, for 993.40 feet to the point of intersection with a Northerly line of said certain property as described in Official Records Book 4394, Page 1319, same being the point of intersection with the South line of the North 330.50 feet of the Northwest 1/4 of the Southeast 1/4 of said Northwest 1/4 of Section 18; thence leaving said Westerly line of that certain property as described in Official Records Book 4394, Page 1319, S89°52'22"E, along said Northerly line of that certain property as described in Official Records Book 4394, Page 1319, same being said South line of the North 330.50 feet of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 18, for 439.00 feet to the Southeast corner of the North 330.50 feet of the West 439.00 feet of said Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 18, same being the point of intersection with an Easterly line of said certain property as described in Official Records Book 4394, Page 1319, same also being the point of intersection with the West line of that certain property as described in Official Records Book 4824, Page 1311 of the Public Records of Hillsborough County, Florida; thence the following three (3) courses along said Easterly line of that certain property as described in Official Records Book 4394, Page 1319, same being said West line of that certain property as described in Official Records Book 4824, Page 1311; (1) thence leaving said Northerly line of that certain property as described in Official Records Book 4394, Page 1319, S00°20'55"W, for 993.24 feet; (2) thence S00°22'33"W, for 390.38 feet; (3) thence S30°08'26"E, for 1,087.24 feet to POINT OF BEGINNING NUMBER 3.

Containing 1,273,344 square feet or 29.232 acres, more or less.

Error of closure: 0.002 feet (JEB)

TOGETHER WITH:

COMMENCE at the Northeast corner of the Northeast 1/4 of Section 18, Township 29 South, Range 21 East, Hillsborough County, Florida; thence N89°49'18"W, along the North line of said Northeast 1/4 of Section 18, for 911.55 feet; thence leaving said North line of the Northeast 1/4 of Section 18, S00°10'42"W, for 30.00 feet to the point of intersection with the South Right-of-Way line of Sydney Road according to Official Records Book 3388, Page 1356 of the Public Records of Hillsborough County, Florida, same being the point of intersection with a Northerly line of that certain property as described in said Official Records Book 3388, Page 1356, same also being the point of intersection with a line 30.00 feet South of and parallel with said North line of the Northeast 1/4 of Section 18, same also being POINT OF BEGINNING NUMBER 4; thence S89°49'18"E, along said South Right-of-Way line of Sydney Road according to Official Records Book 3388, Page 1356, same also being said Northerly line of that certain property as described in Official Records Book 3388, Page 1356, same also being said line 30.00 feet South of and parallel with the North line of the Northeast 1/4 of Section 18, for 121.87 feet to the point of intersection with an Easterly line of said certain property as described in Official Records Book 3388, Page 1356, same being the point of intersection with a Westerly line of that certain property as described in Official Records Book 5729, Page 1471 of the Public Records of Hillsborough County, Florida; thence the following three (3) courses along Easterly, Southerly and Westerly lines, respectively, of said certain property as described in Official Records Book 3388, Page 1356, same being Westerly, Northerly and Easterly lines, respectively, of said certain property as described in Official Records Book 5729, Page 1471; (1) thence leaving said South Right-of-Way line of Sydney Road according to Official Records Book 3388, Page 1356, S10°46'25"W, for 276.91 feet; (2) thence S80°06'08"W, for 73.23 feet; (3) thence N00°24'32"E, for 285.00 feet to POINT OF BEGINNING NUMBER 4.

Containing 26,852 square feet or 0.616 acres, more or less.

Error of closure: 0.003 feet (JEB)

TOTAL AREA containing 8,179,764 square feet or 187.781 acres, more or less.