

ORDINANCE NO. 2015-63

An Ordinance of the Board of County Commissioners of Osceola County, Florida, Establishing the Live Oak Lake Community Development District, at Approximately 638.35 Acres, Pursuant to Chapter 190, Florida Statutes; Naming the District; Describing the External Boundaries of the District; Describing the Functions and Powers of the District; Designating Five Persons to Serve as the Initial Members of the District's Board of Supervisors; Providing for Severability; Providing for Conflict; and Providing an Effective Date.

RECITALS

WHEREAS, Narcoossee Land Ventures, LLC ("Petitioner"), having obtained written consent to the establishment of the District by the owner of 100 percent (100%) of the real property to be included in the District, has filed a Petition to Establish the Live Oak Lake Community Development District (the "Petition") with the Osceola County Board of Commissioners (the "County") pursuant to Section 190.005(2)(a), *Florida Statutes*, to adopt an ordinance establishing the Live Oak Lake Community Development District (the "District") pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Petitioner is a Florida limited liability company, authorized to conduct business in the State of Florida; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County, pursuant to Section 190.005(2)(b), *Florida Statutes*; and

WHEREAS, upon consideration of the record established at that hearing, the Board of County Commissioners of Osceola County, Florida, has considered the record of the public hearing and the statutory factors set forth in section 190.005(2)(c), *Florida Statutes*, in making its determination to grant or deny the Petition; and

WHEREAS, the Board of County Commissioners of Osceola County has determined pursuant to the information contained within the Petition and based on an investigation conducted by the County Staff and otherwise being fully advised as to the facts and circumstances contained within the request of the District: that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the Osceola County Comprehensive Plan; that the area of land within the District is of sufficient size, is sufficiently compact and sufficiently contiguous to be developable as one functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and that the area to be served by the District is amenable to separate special-district governance; and

WHEREAS, pursuant to the information as stated above, the Board of County Commissioners of Osceola County, Florida has decided to grant the District's Petition to establish the Live Oak Lake Community Development District; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described within the Petition.

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

SECTION 1. RECITALS.

The above RECITALS are adopted as Findings of Fact in support of this Ordinance.

SECTION 2. AUTHORITY.

This ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

SECTION 3. DISTRICT NAME.

There is hereby established a Community Development District situated entirely within the unincorporated limits of Osceola County, Florida, which District shall be known as the "Live Oak Lake Community Development District."

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT.

The external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference, the overall boundaries encompassing 638.35 acres, more or less. There are no parcels within the external boundaries of the District that are to be excluded from the District.

SECTION 5. FUNCTIONS AND POWERS.

The powers and functions of the District are described in Chapter 190, Florida Statutes.

SECTION 6. BOARD OF SUPERVISORS.

The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Scott Stearns, Olaf Nillies, Jose Rios, Walter D. Beeman, Jr., and Kimberly Locher. All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7. SEVERABILITY.

If any provision of this ordinance or the application thereof is held by a court of

competent jurisdiction to be illegal, invalid or unenforceable, such provisions shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 8. CONFLICT.

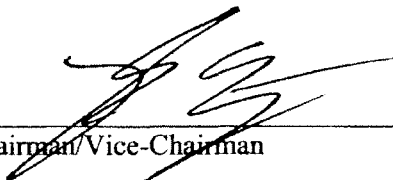
Any ordinance or part thereof, or any resolution, or part thereof, which is in conflict with this ordinance or part hereof is hereby repealed to the extent of the conflict.

SECTION 9. EFFECTIVE DATE.

The Clerk shall file a certified copy of this Ordinance with the Department of State within ten days of its adoption. This Ordinance shall take effect immediately upon its filing with the Department of State.

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

By:


Chairman/Vice-Chairman

ATTEST:
OSCEOLA COUNTY CLERK OF THE BOARD

By: 
Clerk/Deputy Clerk of the Board

As authorized for execution at the Board of
County Commissioners meeting of:

10/12/15



EXHIBIT A

LIVE OAK LAKE CDD

PARCEL 1 (GROVE #3 PARCEL)

ALL OF LOTS 3, 4, 13, 14, 19, 20, 29 AND 30, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 26, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

ALSO:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 26, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN EAST ALONG THE NORTH LINE OF LOTS 2 AND 1 OF SAID SECTION 20, 893.59 FEET; RUN THENCE SOUTH 00°08'30" EAST 479.08 FEET; RUN THENCE NORTH 89°45'30" WEST, 895.5 FEET TO THE WEST LINE OF LOT 15 OF SAID SECTION 20; RUN THENCE NORTH 00°06'15" EAST, 475.27 FEET TO THE POINT OF BEGINNING. BEING ALL OF LOT 2 AND A PORTION OF LOTS 1, 15 AND 16 OF SAID SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST.

PARCEL 2 (GROVE #2 PARCEL)

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, RUN WEST ALONG THE NORTH LINE OF SAID SOUTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 661.25 FEET TO A POINT 660.0 FEET EAST OF THE WEST LINE OF SAID SOUTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; RUN THENCE SOUTH, PARALLEL TO SAID WEST LINE, 330.0 FEET; RUN THENCE WEST PARALLEL TO AFORESAID NORTH LINE, 660.0 FEET TO THE WEST LINE OF SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20; RUN THENCE SOUTH ALONG SAID WEST LINE, 292.0 FEET TO A POINT 370.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; RUN THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 510.38 FEET TO A POINT 150 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE SOUTH, PARALLEL TO SAID EAST LINE, 170.0 FEET; RUN THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 150.0 FEET; RUN THENCE SOUTH, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 160.0 FEET TO THE NORTH RIGHT OF WAY LINE OF ALLIGATOR LAKE ROAD; RUN THENCE EAST, ALONG SAID RIGHT OF WAY LINE, 60.0 FEET; RUN THENCE NORTH, PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, 300.0 FEET; RUN THENCE EAST, PARALLEL TO AND 340.0 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 570.0 FEET; RUN THENCE SOUTH, PARALLEL TO AFORESAID WEST LINE, 294.86 FEET TO THE NORTH RIGHT OF WAY LINE OF ALLIGATOR LAKE ROAD; RUN THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE, 30.42 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, RUN THENCE NORTH ALONG SAID EAST LINE, 941.75 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT-OF-WAY.

AND

THE NORTH 50 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT 40.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTH 3/4 OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, RUN THENCE NORTH 330.0 FEET; RUN THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 175.0 FEET EAST OF THE WEST LINE OF THE SOUTHWEST NORTHEAST 1/4 OF SAID SECTION 20; RUN THENCE SOUTH, PARALLEL TO SAID WEST LINE, 75.0 FEET; RUN THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF NORTHEAST 1/4, 20.0 FEET; RUN THENCE SOUTH 255.0 FEET TO A POINT 155.0 FEET EAST OF THE POINT OF BEGINNING; THENCE RUN WEST 155.0 FEET TO THE POINT OF BEGINNING.

PARCEL 3

THE EAST 330.285 FEET OF LOTS 47, 50 AND 63, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, LYING NORTH OF SR 534A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 26, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 4

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 26, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN THENCE EAST 660 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; RUN THENCE SOUTH 269 FEET ALONG THE WEST LINE OF LOT 32; RUN THENCE EAST 250 FEET TO A POINT IN LOT 32; RUN THENCE NORTH ON A LINE 761.80 FEET THROUGH LOTS 32, 17 AND 16; RUN THENCE WEST ON A LINE THROUGH LOTS 16 AND 15 TO THE WEST LINE OF LOT 15, A DISTANCE OF 910 FEET; RUN THENCE SOUTH ON THE WEST LINE OF LOTS 15 AND 18, 492.8 FEET TO THE POINT OF BEGINNING, ALL OF THE DESCRIBED TRACT OF LAND BEING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AND BEING A PART OF LOTS 15, 16, 17 AND 32, AND ALL OF LOT 18, OF SECTION 20, IN SAID TOWNSHIP AND RANGE, OSCEOLA COUNTY, FLORIDA.

PARCEL 5

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA.

PARCEL 6

LOTS 31 AND 34, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 26, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 7

THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA; LESS THE NORTH 50 FEET THEREOF, WHICH IS RESERVED AS AN EASEMENT FOR INGRESS, EGRESS AND DRAINAGE.

LESS THAT PART DEEDED TO OSCEOLA COUNTY BY SPECIAL WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2041, PAGE 1895 AND OFFICIAL RECORDS BOOK 2041, PAGE 1898, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST; THENCE SOUTH 00°31'13" WEST, ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 17, A DISTANCE OF 1320.10 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND BEING DESCRIBED AND RECORDED IN DEED BOOK 131, PAGE 501, PUBLIC RECORDS OF OSCEOLA COUNTY AND THE POINT OF BEGINNING; THENCE SOUTH 89°54'33" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL OF LAND, 80.00 FEET; THENCE SOUTH 00°31'13" WEST, 1322.47 FEET; THENCE NORTH 88°12'59" WEST ALONG THE SOUTH BOUNDARY OF SAID NW 1/4 OF SECTION 17, 80.02 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NW 1/4, SAID WEST BOUNDARY BEING THE EAST LINE OF A 20 FOOT RIGHT-OF-WAY AS SHOWN ON SEMINOLE LAND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 24, OF THE PUBLIC

RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE NORTH 00°31'13" EAST, ALONG SAID LINE, 1320.10 FEET TO THE POINT OF BEGINNING.

LESS: THAT PART TAKEN BY THE CITY OF ST. CLOUD BY STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3811, PAGE 2579, AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 3835, PAGE 669, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS COMMENCE AT THE EAST 1/4 CORNER OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST, SAID POINT BEING A FOUND RAIL-ROAD SPIKE WITH NO IDENTIFICATION; THENCE SOUTH 88°34'41" EAST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, A DISTANCE OF 80.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HICKORY TREE ROAD (C.R. 15 EXTENSION SOUTH) PER FRANKLIN, MIZO & REID MAPS AND THE POINT OF BEGINNING; THENCE NORTH 00°07'51" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1322.47 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2656, PAGE 447 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE NORTH 89°42'05" EAST ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°07'51" WEST PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1323.07 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS AND THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 17; THENCE NORTH 88°34'41" WEST ALONG SAID SOUTH LINES, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.

AND:

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY FLORIDA, RUN SOUTH 1320 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE RUN EAST 1318.75 FEET TO THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE RUN NORTH ALONG THE EAST LINE OF SAID SE 1/4 OF NW 1/4, 563.7 FEET TO A POINT; RUN THENCE NORTH 53°48' WEST, 1280.6 FEET TO A POINT ON THE NORTH LINE OF SAID SE 1/4 OF NW 1/4; RUN THENCE WEST 287.03 FEET TO THE POINT OF BEGINNING; LESS THE NORTH 50 FEET THEREOF WHICH IS RESERVED AS AN EASEMENT FOR INGRESS, EGRESS AND DRAINAGE, AND ANY OTHER PORTION THEREOF LYING IN THE

RIGHT-OF-WAY OF LIVE OAK DRIVE, AS SET FORTH ON THE PLAT OF LIVE OAK SHORES AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

ALSO AN EASEMENT FOR DRAINAGE OVER THE WEST 20 FEET OF THE NE 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA.

AND:

BEGINNING AT THE SW CORNER OF THE NE 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID NE 1/4, 563.7 FEET; RUN THENCE SOUTH 53°48' EAST, 954.25 FEET; RUN THENCE WEST ALONG THE SOUTH LINE OF SAID NE 1/4, 767.55 FEET TO THE POINT OF BEGINNING.

AND:

THE NW1/4 OF THE SE1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA.

AND:

THE NE 1/4 OF THE SW 1/4 AND SW 1/4 OF THE SE 1/4 BOTH IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA.
EXHIBIT "A", CONTINUED,

AND:

THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA.

TOGETHER WITH EASEMENTS AS CONTAINED IN WARRANTY DEED BETWEEN A. LEWIS BULLIS AND CELIA C. BULLIS, HIS WIFE AND K/G DEVELOPERS, INC., A FLORIDA CORPORATION RECORDED SEPTEMBER 3, 1971 IN OFFICIAL RECORDS BOOK 225, PAGE 685, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 8 (NE PARCEL)

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION DESCRIBED AS PARCEL 16213, IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1918, PAGE 2958, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 9 (SE JTD PARCEL)

A PORTION OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 89°35'33" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A

DISTANCE OF 90.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN SOUTH 89°35'33" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1228.27 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 00°10'23" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 2638.40 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 89°43'11" WEST ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 1231.12 FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD; THENCE RUN ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: NORTH 00°14'05" EAST, A DISTANCE OF 1265.15 FEET; THENCE RUN NORTH 89°45'55" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°14'05" EAST, A DISTANCE OF 1304.61 FEET; THENCE RUN NORTH 89°16'21" EAST, A DISTANCE OF 10.01 FEET; THENCE RUN NORTH 00°14'05" EAST, A DISTANCE OF 68.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN PARCEL KNOWN AS THE "COMMERCIAL PARCEL" UNDER THAT CERTAIN REAL ESTATE PURCHASE AGREEMENT EFFECTIVELY DATED AUGUST 12, 2014 BY AND BETWEEN JTD LAND AT LAKESIDE, LLC; HICKORY TREE INVESTORS, LLC; NARCOOSSEE LAND VENTURES, LLC AND RRJ LAND LLC, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 89°35'33" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 90.02 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD; THENCE RUN SOUTH 00°14'05" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 55.02 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN SOUTH 89°45'55" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°45'55" EAST, A DISTANCE OF 299.13 FEET; THENCE RUN SOUTH 00°14'05" WEST, A DISTANCE OF 9.50 FEET; THENCE RUN NORTH 89°45'55" WEST, A DISTANCE OF 28.62 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 41°08'22", A CHORD BEARING SOUTH 20°41'35" WEST AND A CHORD DISTANCE OF 26.70 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 27.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 55°59'32", A CHORD BEARING OF SOUTH 28°07'10" WEST AND A CHORD DISTANCE OF 66.66 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.38 FEET TO A POINT OF NON TANGENCY; THENCE RUN SOUTH 00°14'05" WEST, A DISTANCE OF 141.77 FEET; THENCE RUN NORTH 89°45'55" WEST, A DISTANCE OF 141.46 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 55°32'04", A CHORD BEARING OF SOUTH 62°28'03" WEST AND A CHORD DISTANCE OF 66.16 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 31°45'25", A CHORD BEARING OF SOUTH 74°21'22" WEST AND A CHORD DISTANCE OF 20.79 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.06 FEET TO A POINT OF NON TANGENCY; THENCE RUN SOUTH 00°14'05" WEST, A DISTANCE OF 32.31 FEET; THENCE RUN NORTH 89°45'55" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°14'05" EAST, A DISTANCE OF 304.00 FEET TO THE POINT OF BEGINNING.

PARCEL 10 (SE HICKORY PARCEL)

A PORTION OF LOTS 7 AND 8, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 26, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN NORTH 89°43'11" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 90.00 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER OFFICIAL RECORDS BOOK 1918, PAGE 2958, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF A 20.00 FOOT PLATTED RIGHT OF WAY PER SAID SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 20; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN SOUTH 00°21'59" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID 20.00 FOOT PLATTED RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE RUN ALONG SAID 20.00 FOOT PLATTED RIGHT OF WAY SOUTH 89°43'11" EAST, A DISTANCE OF 1213.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE RUN SOUTH 00°24'45" WEST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 311.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE RUN NORTH 89°44'36" WEST ALONG THE SOUTH LINE OF SAID LOTS 7 AND 8, A DISTANCE OF 1198.35 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD; THENCE RUN ALONG SAID EAST RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 00°22'00" EAST, A DISTANCE OF 0.94 FEET; THENCE RUN NORTH 89°37'56" WEST, A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 00°21'59" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 310.84 FEET TO THE POINT OF BEGINNING.

PARCEL 11 (LIVE OAK RANCH PARCEL)

A PORTION OF THE EAST 1/4 OF SECTION 17 AND A PORTION OF THE WEST 1/2 OF SECTION 16, ALL IN TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN S 89°32'21" E ALONG THE SOUTH LINE OF THE WEST 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 31 EAST, A DISTANCE OF 2100.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N 19°05'59" W, A DISTANCE OF 2144.00 FEET; THENCE RUN N 48°07'08" W ALONG A LINE 100 FEET PARALLEL WHEN MEASURED PERPENDICULARLY TO THE CENTERLINE OF THE CANAL CONNECTING SARDINE LAKE AND LIVE OAK LAKE, A DISTANCE OF 1564.59 FEET TO THE ORDINARY HIGH WATER LINE HAVING AN ELEVATION OF 64.1 (NAVD 88); THENCE DEPARTING SAID LINE RUN ALONG SAID ORDINARY HIGH WATER LINE THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES, S 46°05'27" W, A DISTANCE OF 86.20 FEET; THENCE S 77°05'50" W, A DISTANCE OF 84.53 FEET; THENCE S 71°10'54" W, A DISTANCE OF 41.13; THENCE S 54°39'11" W, A DISTANCE OF 33.88 FEET; THENCE S 52°43'37" W, A DISTANCE OF 70.77 FEET; THENCE S 79°34'06" W, A DISTANCE OF 28.06 FEET; THENCE S 79°48'49" W, A DISTANCE OF 74.35 FEET; THENCE N 73°45'43" W, A DISTANCE OF 190.72 FEET; THENCE N 78°39'53" W, A DISTANCE OF 217.12 FEET; THENCE S 89°23'09" W, A DISTANCE OF 185.48 FEET; THENCE N 65°38'39" W, A DISTANCE OF 131.73 FEET; THENCE S 74°48'37" W, A DISTANCE OF 22.15; THENCE N 36°47'40" W, A DISTANCE OF 16.47 FEET; THENCE N 86°21'47" W, A DISTANCE OF 87.85 FEET; THENCE N 38°18'54" W, A DISTANCE OF 40.85 FEET; THENCE N 78°52'14" W, A DISTANCE OF 176.71

FEET; THENCE N 74°40'11" W, A DISTANCE OF 65.28 FEET; THENCE N 66°30'52" W, A DISTANCE OF 53.70 FEET; THENCE S 85°47'24" W, A DISTANCE OF 31.40 FEET TO THE WEST LINE OF THE EAST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 31 EAST; THENCE RUN S 00°13'32" W ALONG SAID WEST LINE, A DISTANCE OF 3135.14 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 17; THENCE RUN S 89°34'38" E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1309.63 FEET TO THE POINT OF BEGINNING.

CONTAINING: 638.35 ACRES MORE OR LESS.

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 Osceola County Ordinance No. 2015-63, which was filed in this office on October 13, 2015, 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

13th day of October, A.D., 2015.



Ken Detzner

Secretary of State

If photocopied or chemically altered, the word "VOID" will appear.

"State of Florida" appears in small letters across the face of this 8 1/2 x 11" document.