

HILLSBOROUGH COUNTY ORDINANCE NO. 01 - 5

AN ORDINANCE ESTABLISHING THE WATERCHASE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2000); 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 A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Taylor Woodrow Communities, a Florida general partnership ("Petitioner"), having obtained written consent to the establishment of the District by the owner of 100 percent of the real property to be included in the District, petitioned the Board of County Commissioners of Hillsborough County (the "County") to adopt an ordinance establishing the Waterchase Community Development District (the "District") pursuant to Chapter 190, Florida Statutes (2000); and

WHEREAS, Petitioner is a partnership authorized to conduct business in the State of Florida whose address is 877 Executive Center Drive, West, Suite 205, St. Petersburg, Florida, 33702; 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 on March 13, 2001, at 1:30 p.m.; and

WHEREAS, upon consideration of the record established at that hearing, the County determined that the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with and applicable element or portion of

the state comprehensive plan or the local government comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area 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, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the petition; and now, therefore,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA:

SECTION 1. AUTHORITY. This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2000). Section 190.006 through 190.041, Florida Statutes, serve as the uniform community development district charter.

SECTION 2. DISTRICT NAME. There is hereby created a community development district situated entirely within unincorporated Hillsborough County, Florida, which District shall be known as the "Waterchase Community Development District."

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 certified 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 March 13, 2001 as the same appears of record in Minute Book 298 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 21st day of March 2001.
RICHARD AKE, CLERK

By: Mildred K. Dufon
Deputy Clerk



Approved as to form and legal sufficiency:
COUNTY ATTORNEY

By: RMK
Rebecca M. Kert
Assistant County Attorney

OVERALL LEGAL.txt

LEGAL DESCRIPTION - WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4480, PAGE 1905, TOGETHER WITH A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7109, PAGE 975; TOGETHER WITH THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5305, PAGE 282; TOGETHER WITH THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5513, PAGE 188; TOGETHER WITH THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5759, PAGE 1342; TOGETHER WITH THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9385, PAGE 1748; TOGETHER WITH THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9385, PAGE 1745, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 27 SOUTH, RANGE 17 EAST, THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 17 EAST, AND SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, ALL IN HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAME ALSO BEING THE SOUTHWEST CORNER OF INFIELDS SUBDIVISION, AS RECORDED IN PLAT BOOK 53, PAGES 33-1 THROUGH 33-5 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID CORNER BEING N89°07'50"W, 218.96 FEET FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE S89°07'50"E, ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 32 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION) AND THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 5, RESPECTIVELY, SAME ALSO BEING THE SOUTH BOUNDARY OF SAID INFIELDS SUBDIVISION, FOR 290.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°07'50"E, ALONG SAID SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 32 AND THE NORTH BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9385, PAGE 1745 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, FOR 1209.70 FEET TO A SOUTH CORNER OF SAID INFIELDS SUBDIVISION, SAME ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7109, PAGE 975 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH BOUNDARY OF SOUTHWEST 1/4 OF SECTION 32, N66°50'09"E, FOR 746.31 FEET; THENCE N21°02'22"E, FOR 109.48 FEET; THENCE N33°46'25"E, FOR 197.59 FEET; THENCE N55°59'18"E, FOR 410.83 FEET TO THE POINT OF INTERSECTION WITH THE NORTH-SOUTH CENTERLINE OF AFORESAID SECTION 32, SAME ALSO BEING THE POINT OF INTERSECTION WITH THE EAST BOUNDARY OF AFORESAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7109, PAGE 975; THENCE N00°02'36"E, ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 32, SAME ALSO BEING THE EAST BOUNDARY OF AFORESAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7109, PAGE 975 AND THE WEST BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5513, PAGE 188 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR 508.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SAME ALSO BEING THE NORTHWEST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5513, PAGE 188, SAME ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4480, PAGE 1905 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE CONTINUE N00°02'36"E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 32, SAME ALSO BEING THE WEST BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4480, PAGE 1905, FOR 1020.68 FEET; THENCE LEAVING SAID NORTH-SOUTH CENTERLINE, S89°22'46"E, ALONG A LINE 295.16 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, FOR 745.17 FEET; THENCE S47°50'03"E, FOR 150.78 FEET; THENCE S00°10'41"W, ALONG A LINE 470.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, FOR 370.00 FEET; THENCE S89°22'46"E, ALONG A LINE 765.87 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, FOR 470.01 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SAME ALSO BEING A WEST LINE OF AFORESAID INFIELDS SUBDIVISION, AS RECORDED IN PLAT BOOK 55, PAGE 33, SAME ALSO BEING THE EAST LINE OF SAID

PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4480, PAGE 1905; THENCE S00°10'41"W, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SAME ALSO BEING A WEST LINE OF AFORESAID INFIELDS SUBDIVISION, SAME ALSO BEING THE EAST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4480, PAGE 1905 FOR 553.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, SAME ALSO BEING A NORTH CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5513, PAGE 188, SAME ALSO BEING THE SOUTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4480, PAGE 1905, SAME ALSO BEING A SOUTH CORNER OF AFORESAID INFIELDS SUBDIVISION, SAME ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9265, PAGE 1969 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S00°10'41"W, ALONG THE EAST BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, SAME ALSO BEING THE EAST BOUNDARY OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5513, PAGE 188, SAME ALSO BEING THE WEST BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9265, PAGE 1969 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, FOR 579.96 FEET TO THE POINT OF INTERSECTION WITH THE CENTER LINE OF AN EXISTING CREEK, SAME ALSO BEING A NORTH CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5513, PAGE 188, SAME ALSO BEING A SOUTH CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9265, PAGE 1969; THENCE LEAVING SAID EAST BOUNDARY OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, ALONG SAID CENTER LINE OF AN EXISTING CREEK, SAME ALSO BEING A NORTH BOUNDARY LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5513, PAGE 188, SAME ALSO BEING THE SOUTH BOUNDARY OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9265, PAGE 1969, THE FOLLOWING THIRTY-THREE (33) COURSES; (1) THENCE S43°49'06"E, FOR 33.55 FEET; (2) THENCE S79°25'25"E, FOR 33.84 FEET; (3) THENCE S74°49'06"E, FOR 25.06 FEET; (4) THENCE S72°51'59"E, FOR 22.87 FEET; (5) THENCE S77°15'51"E, FOR 26.04 FEET; (6) THENCE S84°02'40"E, FOR 34.03 FEET; (7) THENCE N87°30'30"E, FOR 47.49 FEET; (8) THENCE N85°31'57"E, FOR 42.65 FEET; (9) THENCE N80°37'56"E, FOR 65.76 FEET; (10) THENCE N60°16'05"E, FOR 50.91 FEET; (11) THENCE N69°44'50"E, FOR 50.73 FEET; (12) THENCE N66°04'56"E, FOR 15.13 FEET; (13) THENCE N67°42'45"E, FOR 36.09 FEET; (14) THENCE N72°02'23"E, FOR 51.72 FEET; (15) THENCE S89°47'03"E, FOR 24.49 FEET; (16) THENCE N86°02'45"E, FOR 27.56 FEET; (17) THENCE N72°42'45"E, FOR 25.75 FEET; (18) THENCE N72°18'12"E, FOR 14.66 FEET; (19) THENCE N67°41'09"E, FOR 17.21 FEET; (20) THENCE N80°49'29"E, FOR 5.79 FEET; (21) THENCE S58°26'44"E, FOR 25.89 FEET; (22) THENCE S51°08'26"E, FOR 17.14 FEET; (23) THENCE S50°47'01"E, FOR 27.75 FEET; (24) THENCE S53°39'12"E, FOR 37.16 FEET; (25) THENCE S49°00'34"E, FOR 37.93 FEET; (26) THENCE S52°27'44"E, FOR 32.02 FEET; (27) THENCE S60°58'45"E, FOR 34.99 FEET; (28) THENCE S70°18'50"E, FOR 27.62 FEET; (29) THENCE S75°14'02"E, FOR 19.78 FEET; (30) THENCE S76°07'03"E, FOR 16.66 FEET; (31) THENCE S83°36'21"E, FOR 30.65 FEET; (32) THENCE S84°45'44"E, FOR 27.21 FEET; (33) THENCE N86°58'12"E, FOR 8.35 FEET; THENCE LEAVING AFORESAID CENTER LINE OF AN EXISTING CREEK, CONTINUING ALONG AFORESAID NORTH BOUNDARY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5513, PAGE 188, SAME ALSO BEING AFORESAID SOUTH BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9265, PAGE 1969, THE FOLLOWING SIXTEEN (16) COURSES; (1) THENCE N80°00'05"E, FOR 29.14 FEET; (2) THENCE N67°29'47"E, FOR 23.53 FEET; (3) THENCE N61°12'44"E, FOR 29.66 FEET; (4) THENCE N86°30'32"E, FOR 22.55 FEET; (5) THENCE N40°21'07"E, FOR 24.68 FEET; (6) THENCE N46°01'56"E, FOR 28.60 FEET; (7) THENCE N50°07'01"E, FOR 25.98 FEET; (8) THENCE N53°45'45"E, FOR 26.01 FEET; (9) THENCE N64°54'03"E, FOR 37.18 FEET; (10) THENCE S73°17'28"E, FOR 25.91 FEET; (11) THENCE S55°22'40"E, FOR 27.96 FEET; (12) THENCE S28°34'01"E, FOR 27.32 FEET; (13) THENCE S13°43'19"E, FOR 31.09 FEET; (14) THENCE S08°37'29"E, FOR 26.87 FEET; (15) THENCE S04°10'46"E, FOR 22.80 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 32; (16) THENCE S89°11'38"E, ALONG SAID SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, FOR 123.27 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, SAME ALSO

BEING THE NORTHEAST CORNER OF AFORESAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5513, PAGE 188, SAME ALSO BEING THE SOUTHEAST CORNER OF AFORESAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9265, PAGE 1969, SAME ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7565, PAGE 843 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4571, PAGE 736 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE $S00^{\circ}18'44''W$, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF SECTION 32, SAME ALSO BEING THE EAST BOUNDARY OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5513, PAGE 188, SAME ALSO BEING THE WEST BOUNDARY OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4571, PAGE 736, FOR 661.14 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 32, SAME ALSO BEING THE SOUTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5513, PAGE 188, SAME ALSO BEING THE SOUTHWEST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4571, PAGE 736, SAME ALSO BEING THE POINT OF INTERSECTION WITH THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF AFORESAID SECTION 5, SAME ALSO BEING THE POINT OF INTERSECTION WITH NORTH BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9385, PAGE 1748 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID CORNER BEING $N89^{\circ}07'50''W$, 211.13 FEET FROM THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE $S89^{\circ}07'50''E$, ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAME ALSO BEING THE SOUTH BOUNDARY OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4571, PAGE 736, SAME ALSO BEING SAID NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 5, SAME ALSO BEING SAID NORTH BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9385, PAGE 1748, FOR 1.28 FEET TO A NORTH CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9385, PAGE 1748; THENCE LEAVING SAID NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 5, $S00^{\circ}54'34''W$, ALONG THE EAST BOUNDARY OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9385, PAGE 1748, FOR 287.16 FEET TO A NORTH CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9385, PAGE 1748; THENCE $N59^{\circ}17'25''E$, ALONG THE NORTH BOUNDARY OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9385, PAGE 1748, FOR 246.68 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9385, PAGE 1748, SAME ALSO BEING THE POINT OF INTERSECTION WITH THE WEST BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5759, PAGE 1342 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE $N00^{\circ}49'59''E$, ALONG SAID WEST BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5759, PAGE 1342, FOR 1.58 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5759, PAGE 1342; THENCE ALONG THE NORTH BOUNDARY OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5759, PAGE 1342, THE FOLLOWING THREE (3) COURSES; (1) THENCE $S89^{\circ}16'37''E$, FOR 2.41 FEET TO A NORTH BOUNDARY CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5759, PAGE 1342; (2) THENCE $N59^{\circ}08'37''E$, FOR 298.38 FEET TO A NORTH BOUNDARY CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5759, PAGE 1342, SAME ALSO BEING THE POINT OF INTERSECTION WITH THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF AFORESAID SECTION 4, SAME ALSO BEING THE POINT OF INTERSECTION WITH AFORESAID SOUTH BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4571, PAGE 736; (3) THENCE $S89^{\circ}14'39''E$, ALONG SAID NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 4, SAME ALSO BEING SAID SOUTH BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4571, PAGE 736, FOR 551.06 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME ALSO BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID POINT BEING $N89^{\circ}14'39''W$, 31.81 FEET FROM THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5759, PAGE 1342, AND THE SOUTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4571, PAGE 736, THENCE ALONG SAID NORTHWESTERLY

RIGHT-OF-WAY LINE OF RACE TRACK ROAD, ALONG A LINE 29.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY BOUNDARY OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5759, PAGE 1342, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FROM A RADIAL BEARING OF $N64^{\circ}44'39''W$, HAVING A RADIUS OF 1471.00 FEET, A CENTRAL ANGLE OF $24^{\circ}04'50''$, AN ARC LENGTH OF 618.24 FEET, AND A CHORD BEARING OF $S37^{\circ}17'46''W$, FOR 613.70 FEET TO THE POINT OF TANGENCY, THENCE $S49^{\circ}20'10''W$, CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF RACE TRACK ROAD RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, SAID LINE LYING 29.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY BOUNDARY OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5759, PAGE 1342, THE SOUTHEASTERLY BOUNDARY OF AFORESAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9385, PAGE 1745 AND THE SOUTHWESTERLY EXTENSION THEREOF, RESPECTIVELY, FOR 6985.07 FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD, $N00^{\circ}50'09''E$, FOR 544.87 FEET; THENCE $N89^{\circ}09'51''W$, FOR 452.38 FEET TO THE POINT OF INTERSECTION WITH THE EAST BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3764, PAGE 1818 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME ALSO BEING THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF NINE EAGLES ROAD (A 72.00 FOOT RIGHT-OF-WAY); THENCE $N00^{\circ}50'08''E$, ALONG SAID EAST BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3764, PAGE 1818, SAME ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF NINE EAGLES ROAD, SAME ALSO BEING A LINE 72.00 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 5, FOR 670.57 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8347, PAGE 1292 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF NINE EAGLES ROAD, $S89^{\circ}09'49''E$, ALONG THE SOUTH BOUNDARY OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8347, PAGE 1292, FOR 400.00 FEET TO THE SOUTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8347, PAGE 1292; THENCE $N00^{\circ}50'08''E$, ALONG THE EAST BOUNDARY OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8347, PAGE 1292 AND THE EAST BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7818, PAGE 1525 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, FOR 1094.36 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7818, PAGE 1525; THENCE $N89^{\circ}09'52''W$, ALONG THE NORTH BOUNDARY OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7818, PAGE 1525, FOR 400.00 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7818, PAGE 1525, SAME ALSO BEING THE POINT OF INTERSECTION WITH AFORESAID EAST BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3764, PAGE 1818, SAME ALSO BEING THE POINT OF INTERSECTION WITH AFORESAID WEST RIGHT-OF-WAY LINE OF NINE EAGLES ROAD; THENCE $N00^{\circ}50'08''E$, ALONG SAID EAST BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3764, PAGE 1818, SAME ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF NINE EAGLES ROAD, SAME ALSO BEING AFORESAID LINE 72.00 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 5 FOR 36.21 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3764, PAGE 1818, SAME ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4868, PAGE 28 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE $N00^{\circ}51'54''E$, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF NINE EAGLES ROAD, SAME ALSO BEING THE EAST BOUNDARY OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4868, PAGE 28, SAME ALSO BEING A LINE 72.00 FEET WEST OF AND PARALLEL WITH THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 5, FOR 2777.92 FEET TO THE POINT OF BEGINNING. CONTAINING: 20,592,794 SQUARE FEET OR 472.746 ACRES, MORE OR LESS,

CLOSURE: 0.0135 FEET EKM