CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1
Mayor Pro Tem/Commissioner – Pamala Harrison-Bivins – Seat 2
Joe Elliott – Seat 3
Marcos Flores – Seat 4
Julian Green – Seat 5
Jason McHugh – City Manager

Agenda
Regular Meeting
February 27, 2023 7:00 PM
City Hall Commission Chamber
100 N Main Street

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105A - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

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1. Call to Order

2. Consent Agenda/Informational Items

(A consent agenda may be presented by the Mayor at the beginning of a meeting. Items may be removed from the consent agenda at the request of any one Commissioner. Items not removed may be adopted by general consent without debate. Removed items may be either taken up immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)

A. *EXPENDITURE REPORT*

B. *MINUTES FOR APPROVAL: JANUARY 9, 2023 REGULAR COMMISSION MEETING*

C. *MINUTES FOR APPROVAL: JANUARY 23, 2023 REGULAR COMMISSION MEETING*

D. *BUDGETED FINANCIAL ITEMS*

1. *CHEMICAL PUMP SKID REPLACEMENT IN THE AMOUNT OF $73,896.00*
2. *MULTI-WAY STOP WARRANT ANALYSIS AT CR 209 AND CR 202*

3. <u>Presentations and/or Proclamations</u>

A. *PROCLAIM MARCH 2023 AS IRISH AMERICAN HERITAGE MONTH*

4. <u>Public Hearings - Timed</u>

A. *VOSO 10TH AMENDMENT CHAPTER 163*

B. ***ORDINANCE NO. O2022-101 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

CP 2212-002 6083 County Rd Wildwood

Parcel(s) G15-012
The applicant seeks favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 5 acres MOL. This request is accompanied by rezoning request RZ 2212-002.
Special Magistrate recommends approval.

C. ***ORDINANCE NO. O2022-102 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

RZ 2212-002 6083 County Rd Wildwood

Parcel(s) G15-012
The applicant seeks favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning RR5 (Sumter County) to C-3 (City) for the parcels listed above

on 5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-002.
Special Magistrate recommends approval.

D. ***ORDINANCE NO. O2022-103 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

CP 2211-001 SWC Multi-family Huey Street

G05-148, G05-151, G05-157 & G05M001
The applicant is seeking approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Medium Density Residential & Central Mixed Use (City) to High Density Residential (City) for the parcels listed above on 21.59 acres MOL. This request is accompanied by rezoning request RZ 2211-001.
Special Magistrate recommends approval.

E. ***ORDINANCE NO. O2022-104 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

RZ 2211-001 SWC Multi-family Huey Street

G05-148, G05-151, G05-157 & G05M001
Southern Waters Capital is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R-3 and R-5 (City) to R-5 (City) for the parcel listed above on 21.59 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2211-001 (O2022-103).
Special Magistrate recommends approval.

F. ***ORDINANCE NO. O2023-3 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR*

SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CP 2212-003 Pointe Grande Wildwood

Parcel(s) G33-105
The applicant seeks a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Medium Density Residential (City) for the parcels listed above on 20 acres MOL. This request is accompanied by rezoning request RZ 2212-003.
Special Magistrate recommends approval.

G. ***ORDINANCE NO. O2023-4 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

RZ 2212-003 Pointe Grande Wildwood

Parcel(s) G33-105
The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning A10C (Sumter County) to R-3 (City) for the parcels listed above on 20 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-003.
Special Magistrate recommends approval.

H. ***ORDINANCE NO. O2023-5 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 1.97 ACRES LOCATED EAST ALONG N US 301, APPROXIMATELY 0.26 MILES NORTH OF E C 466 AND APPROXIMATELY 0.02 MILES WEST OF CR 105, IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

AN 2212-002 All County Collison

Parcel D08A001
Annexation of one (1) parcel in the Joint Planning Area with Sumter County totaling 1.97 acres MOL.

Staff recommends approval.

I. ***ORDINANCE NO. O2023-7 -*** *AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA AMENDING THE BOUNDARIES OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 PURSUANT TO FLORIDA STATUTE 90.046; RATIFYING AND CONSENTING TO THE SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

CDD 2301-001 VCDD No 15 Boundary Amendment

The Board of Supervisors of the Villages No. 15 Community Development District (the "District") has petitioned the City of Wildwood to amend Ordinance 2022-88 to reflect a net decrease in the size of the District by 1,117.2 acres, such that the resulting District will total 1,378.4 acres MOL. The net decrease in the size of the District has no effect on the City limits.
Staff recommends approval.

5. <u>Public Forum - 4 minute time limit</u>

6. <u>Ordinances First Reading Only (No Vote)</u>

A. ***ORDINANCE NO. O2023-6 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.33 ACRES LOCATED WEST ALONG N US 301, APPROXIMATELY 0.62 MILES SOUTH OF CR 222 AND APPROXIMATELY 0.36 MILES NORTH OF C 462 E, IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD LIMITS AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

AN 2212-001 Stick and Stone Project

Parcel D30-026
Annexation of one (1) parcel contiguous to the City of Wildwood limits and in the Joint Planning Area with Sumter County totaling 0.33 acres MOL.
Staff recommends approval.

7. <u>Resolutions for Approval</u>

8. <u>Financial & Contracts & Agreements</u>

A. *TWISTED OAKS DEVELOPER'S AGREEMENT*

B. *FUNDING AUTHORIZATION FOR PAVEMENT REHABILITATION*

9. General Items for Consideration/Discussion and Other Business

10. Appointments

11. City Manager Reports

A. *SET SPECIAL CALLED MEETING FOR MARCH 6, 2023 AT 9AM*

12. Other Department Reports

13. Commission Members Reports

14. City Attorney Reports

15. Adjournment

Upcoming Events

March 4, 2023 - Art in the Park at City Hall from 9am to 1pm

March 6-10, 2023 - Spring Break Camp at the Jackson Street Community Center from 7:30am to 5:30pm

March 13, 2023 - City Commission Meeting at 9am

February 27, 2023 7:00 PM

Revenue Account Range: First to Last
Expend Account Range: First to Last
Print Zero YTD Activity: No
Include Non-Anticipated: No
Include Non-Budget: No
Year To Date As Of: 02/28/23
Current Period: 02/01/23 to 02/28/23
Prior Year As Of: 02/28/23

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
001-311-1000	AD VALOREM TAXES	9,433,626.77	12,767,400.00	0.00	12,062,473.83	704,926.17-	94
001-312-4100	LOCAL OPTION GAS TAX	521,726.98	550,510.00	0.00	239,218.02	311,291.98-	43
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	2,772,790.28	2,912,630.00	199,793.41	1,316,888.04	1,595,741.96-	45
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	820,174.41	800,000.00	0.00	322,533.14	477,466.86-	40
001-313-1010	FRANCHISE TAX- SECO	985,096.41	950,000.00	119,449.72	583,645.95	366,354.05-	61
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	39,504.63	35,000.00	5,932.56	38,551.35	3,551.35	110
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	208,753.61	250,000.00	25,503.75	115,519.37	134,480.63-	46
001-313-4170	FENNEY WATER CONS AUTHORITY-UTILITY TAX	48,568.46	45,000.00	0.00	17,001.84	27,998.16-	38
001-313-4180	LEESBURG GAS FRANCHISE FEE	42,579.14	45,000.00	5,168.02	24,096.85	20,903.15-	54
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCHISE	233,478.40	275,000.00	0.00	209,071.57	65,928.43-	76
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE SVCS	188,118.87	190,000.00	0.00	57,850.99	132,149.01-	30
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	216,817.32	250,000.00	0.00	97,539.95	152,460.05-	39
001-313-5003	FRANCHISE FEE - SEWWC	207,750.44	245,000.00	0.00	91,650.30	153,349.70-	37
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	709,042.04	690,000.00	0.00	278,927.60	411,072.40-	40
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	932,060.10	930,000.00	94,247.98	449,863.71	480,136.29-	48
001-314-3000	UTILITY TAX-WATER SALES	116,647.62	110,000.00	0.00	29,945.15	80,054.85-	27
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	209,019.94	250,000.00	0.00	76,659.74	173,340.26-	31
001-314-3003	CENTRAL SUMTER UTILIITY CO. LLC	74,066.87	125,000.00	0.00	67,046.38	57,953.62-	54
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	13,795.71	15,000.00	1,476.87	6,794.92	8,205.08-	45
001-314-4030	FERRELLGAS LP	1,603.55	1,000.00	0.00	568.22	431.78-	57
001-314-4040	CIRCLE K STORES	210.93	200.00	0.00	100.97	99.03-	50
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	30,350.78	30,000.00	3,451.44	25,934.95	4,065.05-	86
001-314-4081	LEESBURG GAS UTILITY TAX	62,769.16	60,000.00	7,461.18	34,937.26	25,062.74-	58
001-314-4100	INTERCONN RESOURCES LLC	25,821.93	30,000.00	0.00	6,806.98	23,193.02-	23
001-314-4150	CVS	389.42	200.00	0.00	125.39	74.61-	63
001-314-4151	AMERIGAS PROPANE	9,120.14	8,000.00	0.00	3,128.23	4,871.77-	39
001-314-4152	LOWE'S PROPANE TAX	2,123.63	1,500.00	0.00	909.27	590.73-	61
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	0.00	0.00	0.00	107.45	107.45	0
001-314-4160	TECO-PEOPLES GAS	237,853.89	250,000.00	0.00	108,000.36	141,999.64-	43
001-314-4162	GAS SOUTH UTILITY TAX	335.05	300.00	0.00	121.83	178.17-	41
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	94,896.01	85,000.00	0.00	81,801.33	3,198.67-	96
001-314-4191	PUBLIX UTILITY TAX	932.43	500.00	0.00	423.04	76.96-	85
001-314-9010	STATE COMMUNICATIONS TAX	499,413.36	500,000.00	0.00	193,563.83	306,436.17-	39

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
001-335-1200	STATE REVENUE SHARING	628,683.58	652,660.00	0.00	212,533.30	440,126.70-	33
001-335-1400	MOBILE HOME LICENSES	16,437.90	10,000.00	436.87	10,470.75	470.75	105
001-335-1600	STATE BEVERAGE LICENSES	7,462.21	8,500.00	0.00	7,584.57	915.43-	89
001-335-1800	1/2 CENT SALES TAX	1,332,172.60	1,508,170.00	0.00	603,376.05	904,793.95-	40
001-339-1000	SOUTH SUMTER UTILITY PILOT FEES	5,582.80	0.00	0.00	0.00	0.00	0
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	844,761.41	500,000.00	22,405.00	230,196.91	269,803.09-	46
001-341-2010	TREE MITIGATION PERMITS	25,584.00	0.00	50.00	400.00	400.00	0
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY CENTE	75,282.78	50,000.00	332.97-	29,334.41	20,665.59-	59
001-347-5304	COMMUNITY CENTER STAFF FEES	150.00-	100.00	0.00	0.00	100.00-	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CENTER	7,747.58	5,000.00	20.28-	4,858.85	141.15-	97
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CENTER	1,693.87	1,500.00	76.38-	566.96	933.04-	38
001-347-5307	OUTDOOR BUILDING RENTALS	46.10	100.00	2.34-	36.88	63.12-	37
001-347-5308	OPEN SPACE RENTALS	354.97	100.00	0.00	1,190.30	1,090.30	***
001-350-1000	FINES	27,251.97	20,000.00	1,590.87	10,958.06	9,041.94-	55
001-351-1002	CODE ENFORCEMENT	1,825.29	1,000.00	184.05	1,089.05	89.05	109
001-351-3000	POLICE-2ND DOLLAR FUND	2,900.28	1,500.00	0.00	823.03	676.97-	55
001-361-0000	INTEREST EARNINGS	85,937.51	5,000.00	20,185.12	67,714.78	62,714.78	***
001-369-0000	OTHER MISCELLANEOUS REVENUE	6,413.14	10,000.00	2,781.82	7,642.76	2,357.24-	76
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	17,247.78	17,765.00	0.00	0.00	17,765.00-	0
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	15,500.08	13,440.00	0.00	0.00	13,440.00-	0
001-369-0050	AUCTION PROCEEDS	9,972.00	10,000.00	0.00	3,111.67	6,888.33-	31
001-369-0052	SPONSORSHIPS	1,265.00	1,000.00	0.00	0.00	1,000.00-	0
001-369-0058	DONATIONS	17,515.70	0.00	500.00	1,665.00	1,665.00	0
001-369-0075	MULTI-PURPOSE FIELD RENTAL	0.00	100.00	0.00	0.00	100.00-	0
001-369-0076	BASEBALL FIELD RENTAL	3,329.84	1,000.00	0.00	912.78	87.22-	91
001-369-0078	FIELD PREPARATION FEES	345.00	100.00	0.00	0.00	100.00-	0
001-369-0792	PROGRAM REGISTRATION FEES	29,002.57	15,000.00	205.00	18,180.41	3,180.41	121
001-369-0794	CONCESSION / VENDOR FEES	100.00	100.00	0.00	0.00	100.00-	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	1,330.00	1,500.00	220.00	520.00	980.00-	35
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	4,794.00	1,500.00	110.00	1,346.40	153.60-	90
001-369-3700	MISCELLANEOUS POLICE DONATIONS	0.00	100.00	0.00	0.00	100.00-	0
001-369-3748	MISC. GRANTS/VESTS	2,325.00	0.00	0.00	0.00	0.00	0
001-369-4000	FUEL TAX REFUND	7,631.68	6,500.00	0.00	3,839.20	2,660.80-	59
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PROCEEDS	67,736.50	0.00	0.00	0.00	0.00	0
001-380-1001	OTHER FINANCING SOURCE-COUNTY REIMBURSE	90,804.00	0.00	0.00	0.00	0.00	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	0.00	0.00	10,000.00-	0
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP FEES	412,800.00	412,800.00	0.00	0.00	412,800.00-	0

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
001-389-5000	NON-OPERATIONAL CASH FORWARD-GEN FUND	0.00	5,806,015.00	0.00	0.00	5,806,015.00-	0
	001 GENERAL FUND Revenue Total	22,501,125.42	31,472,790.00	510,721.69	17,760,159.93	13,712,630.07-	56

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-511-00-0000	LEGISLATIVE- CITY COMMISSION:	0.00	0.00	0.00	0.00	0.00	0
001-511-10-1200	SALARIES	42,528.84	48,910.00	4,141.26	20,428.07	28,481.93	42
001-511-10-2100	FICA EXPENSE	3,253.32	3,750.00	316.79	1,562.69	2,187.31	42
001-511-10-2200	RETIREMENT	22,461.75	27,880.00	2,360.51	10,892.12	16,987.88	39
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	350.00	23.75	303.24	46.76	87
001-511-10-2600	WORKERS COMPENSATION INSURANCE	133.96	150.00	12.02	96.32	53.68	64
001-511-30-3100	PROFESSIONAL SERVICES	2,200.00	6,000.00	0.00	200.00	5,800.00	3
001-511-30-4000	TRAVEL & PER DIEM	6,205.44	7,000.00	0.00	232.70	6,767.30	3
001-511-30-4100	TELEPHONE EXPENSE	1,196.00	2,000.00	120.59	392.43	1,607.57	20
001-511-30-4110	IT LICENSING / EQUIPMENT	4,807.20	8,470.00	0.00	1,925.75	6,544.25	23
001-511-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	0.00	500.00	0
001-511-30-4900	MISC. EXPENSE & OTHER CURRENT	66.37	2,500.00	0.00	2,668.60	168.60-	107
001-511-30-5100	OFFICE SUPPLIES	39.00	150.00	0.00	0.00	150.00	0
001-511-30-5200	OPERATING SUPPLIES	98.66	400.00	0.00	11.50	388.50	3
001-511-30-5400	SUBSCRIPTIONS/DUES	2,680.00	5,300.00	50.00	4,107.00	1,193.00	77
001-511-30-5500	TRAINING	1,650.00	2,650.00	0.00	0.00	2,650.00	0
001-511-60-6300	CAPITAL IMPROVEMENT-OTHER	5,698.00	0.00	0.00	0.00	0.00	0
	511 LEGISLATIVE- CITY COMMISSION:	93,303.54	116,010.00	7,024.92	42,820.42	73,189.58	37
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0.00	0
001-512-10-1200	SALARIES	273,116.15	448,710.00	31,854.99	150,647.66	298,062.34	34
001-512-10-1300	OVERTIME	69.81	0.00	0.00	0.00	0.00	0
001-512-10-1500	SICK LEAVE	6,172.52	0.00	0.00	437.41	437.41-	0
001-512-10-1600	VACATION PAY	12,418.17	0.00	590.00	10,602.20	10,602.20-	0
001-512-10-1800	HOLIDAY PAY	12,853.78	0.00	1,884.89	11,165.36	11,165.36-	0
001-512-10-2100	FICA EXPENSE	23,215.10	34,330.00	2,610.94	12,649.58	21,680.42	37
001-512-10-2200	RETIREMENT	81,799.65	110,900.00	8,485.26	43,001.52	67,898.48	39
001-512-10-2210	BENEFIT ADMIN FEES	58.50	0.00	0.00	40.50	40.50-	0
001-512-10-2300	LIFE & HEALTH INSURANCE	24,071.20	46,800.00	3,524.75	18,623.75	28,176.25	40
001-512-10-2600	WORKERS COMPENSATION INSURANCE	446.58	500.00	40.07	321.10	178.90	64
001-512-30-3100	PROFESSIONAL SERVICES	50,608.41	125,000.00	0.00	21,227.90	103,772.10	17

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-512-30-3450	CLOTHING AND UNIFORMS	0.00	500.00	0.00	0.00	500.00	0
001-512-30-4000	TRAVEL & PER DIEM	7,309.05	10,600.00	500.00	2,588.50	8,011.50	24
001-512-30-4100	TELEPHONE EXPENSE	2,788.94	4,500.00	376.31	1,543.57	2,956.43	34
001-512-30-4110	IT LICENSING / EQUIPMENT	2,890.83	11,840.00	0.00	8,875.91	2,964.09	75
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	0.00	4,000.00	79.92	328.56	3,671.44	8
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	7.29	500.00	0.00	22.70	477.30	5
001-512-30-4600	REPAIR & MAINTENANCE	946.22	5,800.00	81.94	471.00	5,329.00	8
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	501.71	1,000.00	0.00	180.84	819.16	18
001-512-30-5100	OFFICE SUPPLIES	338.18	2,000.00	0.00	683.40	1,316.60	34
001-512-30-5200	OPERATING SUPPLIES	593.17	7,250.00	33.98	3,038.83	4,211.17	42
001-512-30-5400	SUBSCRIPTIONS/DUES	3,846.24	5,650.00	194.92	929.80	4,720.20	16
001-512-30-5500	TRAINING	2,137.51	9,000.00	503.00	1,161.00	7,839.00	13
001-512-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	5,200.00	0.00	4,633.40	566.60	89
	512 EXECUTIVE- CITY MANAGER:	506,189.01	834,080.00	50,760.97	293,174.49	540,905.51	35
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	217,658.11	283,920.00	16,514.04	76,857.22	207,062.78	27
001-513-10-1300	OVERTIME	24.88	500.00	0.00	0.00	500.00	0
001-513-10-1500	SICK LEAVE	6,549.71	0.00	212.23	2,789.06	2,789.06-	0
001-513-10-1600	VACATION PAY	16,092.88	0.00	563.81	4,185.92	4,185.92-	0
001-513-10-1800	HOLIDAY PAY	10,401.00	0.00	910.01	5,320.57	5,320.57-	0
001-513-10-2100	FICA EXPENSE	19,180.82	21,760.00	1,392.28	6,820.12	14,939.88	31
001-513-10-2200	RETIREMENT	32,312.84	37,280.00	2,501.94	12,259.88	25,020.12	33
001-513-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	0.00	0.00	0
001-513-10-2300	LIFE & HEALTH INSURANCE	35,524.88	46,800.00	2,881.00	14,405.00	32,395.00	31
001-513-10-2500	UNEMPLOYMENT COMPENSATION	0.00	500.00	0.00	0.00	500.00	0
001-513-10-2600	WORKERS COMPENSATION INSURANCE	893.14	1,000.00	80.14	642.19	357.81	64
001-513-30-3100	PROFESSIONAL SERVICES	13,361.60	17,750.00	0.00	0.00	17,750.00	0
001-513-30-3200	ACCOUNTING/AUDITING FEE	18,500.00	19,250.00	0.00	0.00	19,250.00	0
001-513-30-3400	OTHER CONTRACTUAL SERVICES	2,720.05	14,800.00	1,049.17	4,475.66	10,324.34	30
001-513-30-4000	TRAVEL & PER DIEM	0.00	2,000.00	0.00	55.56	1,944.44	3
001-513-30-4100	TELEPHONE EXPENSE	3,480.22	6,300.00	65.54	1,623.94	4,676.06	26
001-513-30-4110	IT LICENSING / EQUIPMENT	32,428.68	37,540.00	257.25	23,153.28	14,386.72	62
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	2,857.35	1,580.00	32.86	123.74	1,456.26	8
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	5,000.62	3,150.00	1,168.37	1,626.10	1,523.90	52
001-513-30-4300	UTILITIES EXPENSE	18,321.51	27,300.00	1,466.48	6,704.46	20,595.54	25

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-513-30-4400	RENTAL & LEASING	2,995.45	3,900.00	166.55	1,178.77	2,721.23	30
001-513-30-4500	GENERAL INSURANCE	149,199.14	170,000.00	0.00	184,869.50	14,869.50-	109
001-513-30-4600	REPAIR & MAINTENANCE	12,369.37	22,470.00	585.89	2,271.96	20,198.04	10
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	5,655.83	6,000.00	340.93	2,149.65	3,850.35	36
001-513-30-4910	ELECTION EXPENSES	0.00	500.00	0.00	0.00	500.00	0
001-513-30-5100	OFFICE SUPPLIES	4,216.10	3,600.00	60.66-	1,983.20	1,616.80	55
001-513-30-5200	OPERATING SUPPLIES	7,147.80	7,050.00	90.79	1,668.57	5,381.43	24
001-513-30-5400	SUBSCRIPTIONS/DUES	432.50	1,180.00	0.00	150.00	1,030.00	13
001-513-30-5500	TRAINING	1,818.00	3,360.00	0.00	399.00	2,961.00	12
001-513-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	7,560.00	0.00	0.00	7,560.00	0
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	109,873.75	112,595.00	0.00	0.00	112,595.00	0
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	24,553.79	21,835.00	0.00	0.00	21,835.00	0
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	223,552.49	229,425.00	113,969.00	113,969.00	115,456.00	50
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	68,058.21	62,185.00	31,836.35	31,836.35	30,348.65	51
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRINCP	327,167.69	333,315.00	0.00	165,881.67	167,433.33	50
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTRST	95,401.31	89,270.00	0.00	45,385.60	43,884.40	51
	513 CLERK/FINANCE DEPARTMENT:	1,467,803.72	1,595,675.00	176,023.97	712,785.97	882,889.03	45
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	469,376.17	707,050.00	43,910.41	178,387.34	528,662.66	25
001-516-10-1300	OVERTIME	1,684.41	1,000.00	0.00	175.50	824.50	18
001-516-10-1500	SICK LEAVE	10,237.69	0.00	206.40	3,184.10	3,184.10-	0
001-516-10-1600	VACATION PAY	29,637.20	0.00	501.26	7,609.58	7,609.58-	0
001-516-10-1800	HOLIDAY PAY	19,472.89	0.00	2,326.26	13,323.87	13,323.87-	0
001-516-10-2100	FICA EXPENSE	40,576.27	54,170.00	3,591.25	15,505.04	38,664.96	29
001-516-10-2200	RETIREMENT	76,419.65	105,520.00	6,572.25	29,035.80	76,484.20	28
001-516-10-2210	BENEFIT ADMIN FEES	211.50	0.00	0.00	22.50	22.50-	0
001-516-10-2300	LIFE & HEALTH INSURANCE	70,554.20	107,640.00	7,453.05	31,149.75	76,490.25	29
001-516-10-2600	WORKERS COMPENSATION INSURANCE	1,339.72	1,500.00	120.21	963.29	536.71	64
001-516-30-3100	PROFESSIONAL SERVICES	502,781.20	525,000.00	5,480.85	136,711.50	388,288.50	26
001-516-30-3400	OTHER CONTRACTUAL SERVICES	1,361.24	14,500.00	0.00	361.75	14,138.25	2
001-516-30-3450	CLOTHING AND UNIFORMS	981.46	2,000.00	0.00	0.00	2,000.00	0
001-516-30-4000	TRAVEL & PER DIEM	4,014.91	24,650.00	377.10	711.10	23,938.90	3
001-516-30-4100	TELEPHONE EXPENSE	9,092.98	8,000.00	297.38	2,475.34	5,524.66	31
001-516-30-4110	IT LICENSING / EQUIPMENT	15,689.09	55,100.00	1,498.56	21,847.03	33,252.97	40
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	33,762.20	25,000.00	247.00	5,967.90	19,032.10	24

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,849.68	8,000.00	147.17	381.13	7,618.87	5
001-516-30-4600	REPAIR & MAINTENANCE	3,417.08	6,000.00	0.00	553.02	5,446.98	9
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	273.06	10,000.00	0.00	638.88	9,361.12	6
001-516-30-4950	CODE ENFORCEMENT	2,738.41	51,500.00	681.40	2,218.91	49,281.09	4
001-516-30-5100	OFFICE SUPPLIES	2,250.71	10,000.00	0.00	937.38	9,062.62	9
001-516-30-5200	OPERATING SUPPLIES	15,236.35	10,000.00	492.68	1,407.24	8,592.76	14
001-516-30-5250	FUEL EXPENSE	1,957.56	2,500.00	135.23	536.53	1,963.47	21
001-516-30-5400	SUBSCRIPTIONS/DUES	2,383.95	3,980.00	0.00	535.17	3,444.83	13
001-516-30-5500	TRAINING	7,497.85	19,460.00	0.00	2,390.19	17,069.81	12
001-516-30-5550	LICENSING	10,961.10	0.00	0.00	0.00	0.00	0
001-516-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	18,000.00	0.00	11,128.33	6,871.67	62
001-516-60-6330	JPA COMP PLAN AMENDMENTS	15,033.63	0.00	0.00	0.00	0.00	0
001-516-60-6400	CAPITAL IMPROV.-MACHINERY/EQUIPMENT	39,090.00	0.00	0.00	0.00	0.00	0
	516 DEVELOPMENT SERVICES:	1,389,882.16	1,770,570.00	74,038.46	468,158.17	1,302,411.83	26
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	109,722.55	190,330.00	8,926.96	48,396.25	141,933.75	25
001-518-10-1300	OVERTIME	41.47	0.00	0.00	0.00	0.00	0
001-518-10-1500	SICK LEAVE	6,520.75	0.00	128.00	984.80	984.80-	0
001-518-10-1600	VACATION PAY	6,969.13	0.00	0.00	4,203.52	4,203.52-	0
001-518-10-1800	HOLIDAY PAY	5,224.00	0.00	341.84	2,019.04	2,019.04-	0
001-518-10-2100	FICA EXPENSE	9,828.87	14,570.00	718.86	4,253.72	10,316.28	29
001-518-10-2200	RETIREMENT	14,332.63	22,670.00	1,119.16	6,622.37	16,047.63	29
001-518-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	13.50	13.50-	0
001-518-10-2300	LIFE & HEALTH INSURANCE	15,172.20	28,080.00	1,334.64	8,521.06	19,558.94	30
001-518-10-2600	WORKERS COMPENSATION INSURANCE	178.65	200.00	16.03	128.42	71.58	64
001-518-30-3100	PROFESSIONAL SERVICES	375.00	145,320.00	0.00	0.00	145,320.00	0
001-518-30-3400	OTHER CONTRACTUAL SERVICES	988.66	15,160.00	329.33	1,399.32	13,760.68	9
001-518-30-4000	TRAVEL & PER DIEM	0.00	7,500.00	0.00	0.00	7,500.00	0
001-518-30-4100	TELEPHONE EXPENSE	5,873.59	5,000.00	194.78	1,733.33	3,266.67	35
001-518-30-4110	IT LICENSING / EQUIPMENT	8,595.85	21,700.00	172.70	2,233.07	19,466.93	10
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	8.26	250.00	0.00	0.00	250.00	0
001-518-30-4300	UTILITIES EXPENSE	1,758.96	2,300.00	104.47	356.04	1,943.96	15
001-518-30-4400	RENTAL & LEASING	0.00	500.00	0.00	0.00	500.00	0
001-518-30-4600	REPAIR & MAINTENANCE	75.01	4,000.00	0.00	0.00	4,000.00	0
001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	8,000.00	0.00	0.00	8,000.00	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-518-30-5100	OFFICE SUPPLIES	203.59	900.00	0.00	251.07	648.93	28
001-518-30-5200	OPERATING SUPPLIES	7,769.60	15,000.00	118.56	925.20	14,074.80	6
001-518-30-5400	SUBSCRIPTIONS/DUES	355.00	2,500.00	0.00	200.00	2,300.00	8
001-518-30-5500	TRAINING	1,552.98	8,000.00	0.00	350.00	7,650.00	4
001-518-30-5550	LICENSING	47,110.77	30,000.00	31.49	10,454.59	19,545.41	35
001-518-60-6300	CAPITAL IMPROVEMENT-OTHER	13,771.91	0.00	0.00	0.00	0.00	0
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	17,215.00	16,000.00	0.00	0.00	16,000.00	0
	518 INFORMATION TECHNOLOGY DEPARTMENT	273,698.43	537,980.00	13,536.82	93,045.30	444,934.70	17
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	103,762.87	130,420.00	8,966.77	44,404.27	86,015.73	34
001-519-10-1300	OVERTIME	298.61	0.00	0.00	0.00	0.00	0
001-519-10-1500	SICK LEAVE	2,327.18	0.00	47.00	755.58	755.58-	0
001-519-10-1600	VACATION PAY	5,570.61	0.00	645.74	2,562.34	2,562.34-	0
001-519-10-1800	HOLIDAY PAY	4,608.81	0.00	557.87	3,275.21	3,275.21-	0
001-519-10-2100	FICA EXPENSE	8,917.78	9,980.00	781.64	3,901.35	6,078.65	39
001-519-10-2200	RETIREMENT	12,983.32	15,540.00	1,216.90	6,073.82	9,466.18	39
001-519-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	9.00	9.00-	0
001-519-10-2300	LIFE & HEALTH INSURANCE	15,291.36	18,720.00	1,445.24	7,226.20	11,493.80	39
001-519-10-2600	WORKERS COMPENSATION INSURANCE	98.26	110.00	8.82	70.65	39.35	64
001-519-30-3100	PROFESSIONAL SERVICES	2,216.00	60,000.00	25.00	10,995.00	49,005.00	18
001-519-30-3400	OTHER CONTRACTUAL SERVICES	863.04	6,400.00	349.33	1,479.32	4,920.68	23
001-519-30-4000	TRAVEL & PER DIEM	3,484.89	4,800.00	0.00	0.00	4,800.00	0
001-519-30-4100	TELEPHONE EXPENSE	5,005.64	4,750.00	112.39	1,399.25	3,350.75	29
001-519-30-4110	IT LICENSING / EQUIPMENT	19,496.92	20,530.00	0.00	18,259.01	2,270.99	89
001-519-30-4150	ADVERTISING/RECRUITING	4,730.00	5,700.00	556.25	1,030.25	4,669.75	18
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	176.50	500.00	6.39	86.97	413.03	17
001-519-30-4300	UTILITIES EXPENSE	2,073.75	2,300.00	104.47	584.06	1,715.94	25
001-519-30-4400	RENTAL & LEASING	10.40	60.00	0.00	0.00	60.00	0
001-519-30-4600	REPAIR & MAINTENANCE	2,925.88	3,000.00	0.03	973.40	2,026.60	32
001-519-30-4800	EMPLOYEE PROGRAMS	6,724.51	8,000.00	20.00	3,628.20	4,371.80	45
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	519.40	1,000.00	64.00	242.40	757.60	24
001-519-30-5100	OFFICE SUPPLIES	1,076.85	2,900.00	0.00	390.75	2,509.25	13
001-519-30-5200	OPERATING SUPPLIES	1,034.38	2,800.00	0.00	1,748.36	1,051.64	62
001-519-30-5250	FUEL EXPENSE	533.82	700.00	65.04	168.92	531.08	24
001-519-30-5400	SUBSCRIPTIONS/DUES	1,023.24	1,380.00	884.00	1,113.00	267.00	81

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-519-30-5500	TRAINING	4,574.94	4,850.00	100.61	1,197.61	3,652.39	25
001-519-30-5501	STAFF TRAINING PROGRAMS	1,780.05	5,000.00	1,895.00	2,746.90	2,253.10	55
	519 HUMAN RESOURCE DEPARTMENT:	212,163.01	309,440.00	17,852.49	114,321.82	195,118.18	37
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	1,952,135.38	3,539,580.00	171,167.94	864,682.56	2,674,897.44	24
001-521-10-1220	UNIFORM ALLOWANCE	13,980.00	14,820.00	1,090.00	5,630.00	9,190.00	38
001-521-10-1250	ON CALL	7,050.00	10,400.00	525.00	2,475.00	7,925.00	24
001-521-10-1260	SHIFT DIFFERENTIAL	14,061.06	20,080.00	1,002.72	4,905.00	15,175.00	24
001-521-10-1300	OVERTIME	117,487.00	157,000.00	14,344.80	38,899.38	118,100.62	25
001-521-10-1500	SICK LEAVE	72,320.99	0.00	6,850.81	23,381.84	23,381.84-	0
001-521-10-1600	VACATION PAY	101,695.36	0.00	7,271.15	45,906.40	45,906.40-	0
001-521-10-1700	INCENTIVE PAY	20,290.00	56,000.00	1,840.00	8,630.00	47,370.00	15
001-521-10-1800	HOLIDAY PAY	83,822.11	0.00	9,806.57	58,923.91	58,923.91-	0
001-521-10-1820	HOLIDAY PREMIUM	73,753.36	82,000.00	8,387.12	51,088.78	30,911.22	62
001-521-10-2100	FICA EXPENSE	188,389.65	295,680.00	16,921.26	84,412.60	211,267.40	29
001-521-10-2200	RETIREMENT	611,549.51	1,103,850.00	57,418.63	289,270.07	814,579.93	26
001-521-10-2210	BENEFIT ADMIN FEES	243.00	0.00	0.00	103.50	103.50-	0
001-521-10-2300	LIFE & HEALTH INSURANCE	317,222.69	547,560.00	29,043.75	142,178.42	405,381.58	26
001-521-10-2500	UNEMPLOYMENT COMP. REIMBURSEMENT	2,817.24	0.00	1,232.60	4,608.24	4,608.24-	0
001-521-10-2600	WORKERS COMPENSATION INSURANCE	58,053.22	65,000.00	5,208.94	41,741.84	23,258.16	64
001-521-30-3100	PROFESSIONAL SERVICES	10,155.99	48,000.00	0.00	6,489.99	41,510.01	14
001-521-30-3400	OTHER CONTRACTUAL SERVICES	12,915.35	26,800.00	2,983.66	9,504.64	17,295.36	35
001-521-30-3450	CLOTHING AND UNIFORMS	10,568.31	12,000.00	0.00	8,329.13	3,670.87	69
001-521-30-3500	INVESTIGATIONS	7,924.44	15,000.00	621.60	2,578.50	12,421.50	17
001-521-30-4000	TRAVEL & PER DIEM	4,507.60	9,000.00	720.00	2,753.02	6,246.98	31
001-521-30-4100	TELEPHONE EXPENSE	63,838.47	80,000.00	4,297.63	19,957.45	60,042.55	25
001-521-30-4110	IT LICENSING / EQUIPMENT	231,419.52	191,600.00	0.00	163,400.89	28,199.11	85
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	288.24	3,000.00	0.00	28.78	2,971.22	1
001-521-30-4300	UTILITIES EXPENSE	61,711.43	54,000.00	305.17	14,304.27	39,695.73	26
001-521-30-4400	RENTAL & LEASING	2,115.43	10,500.00	154.99	706.86	9,793.14	7
001-521-30-4600	REPAIR & MAINTENANCE	56,628.32	70,000.00	3,631.93	33,084.76	36,915.24	47
001-521-30-4900	MISC. EXPENSE & OTHER CURRENT	876.65-	4,000.00	0.00	65.64	3,934.36	2
001-521-30-4960	BOOT ALLOWANCE	2,127.90	4,600.00	0.00	767.05	3,832.95	17
001-521-30-5100	OFFICE SUPPLIES	773.09	5,000.00	0.00	254.33	4,745.67	5
001-521-30-5200	OPERATING SUPPLIES	57,147.52	83,000.00	1,142.19	26,312.99	56,687.01	32

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-521-30-5250	FUEL EXPENSE	161,988.94	195,000.00	11,382.43	45,940.13	149,059.87	24
001-521-30-5400	SUBSCRIPTIONS/DUES	1,343.48	3,000.00	0.00	310.05	2,689.95	10
001-521-30-5500	TRAINING	30,853.06	40,000.00	895.00	10,669.38	29,330.62	27
001-521-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	320,000.00	0.00	7,600.00	312,400.00	2
001-521-60-6350	POLICE IMPACT FEE PROJECTS	0.00	0.00	0.00	111,259.76	111,259.76-	0
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	185,188.49	222,840.00	0.00	71,321.00	151,519.00	32
001-521-70-7100	2018 POLICE CARS CAP LEASE-PRINCIPAL	57,524.09	0.00	0.00	0.00	0.00	0
001-521-70-7200	2018 POLICE CARS CAP LEASE-INTEREST	4,170.32	0.00	0.00	0.00	0.00	0
	521 POLICE DEPARTMENT:	4,597,183.91	7,289,310.00	358,245.89	2,202,476.16	5,086,833.84	30
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	786,046.11	1,256,900.00	70,703.99	349,964.81	906,935.19	28
001-541-10-1250	ON CALL	3,900.00	3,900.00	300.00	1,500.00	2,400.00	38
001-541-10-1300	OVERTIME	12,544.80	12,000.00	664.45	4,205.97	7,794.03	35
001-541-10-1500	SICK LEAVE	39,374.25	0.00	2,303.75	9,640.61	9,640.61-	0
001-541-10-1600	VACATION PAY	45,392.03	0.00	3,617.59	21,192.43	21,192.43-	0
001-541-10-1800	HOLIDAY PAY	35,068.54	0.00	4,204.75	23,345.76	23,345.76-	0
001-541-10-2100	FICA EXPENSE	70,586.10	97,370.00	6,243.46	31,288.71	66,081.29	32
001-541-10-2200	RETIREMENT	108,496.47	172,760.00	11,952.89	60,245.80	112,514.20	35
001-541-10-2210	BENEFIT ADMIN FEES	27.00	0.00	0.00	0.00	0.00	0
001-541-10-2300	LIFE & HEALTH INSURANCE	137,294.00	234,000.00	12,594.18	63,911.60	170,088.40	27
001-541-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,000.00	39.50	39.50	1,960.50	2
001-541-10-2600	WORKERS COMPENSATION INSURANCE	17,862.46	20,000.00	1,602.76	12,843.65	7,156.35	64
001-541-30-3100	PROFESSIONAL SERVICES	93,620.80	211,580.00	2,151.10	28,182.72	183,397.28	13
001-541-30-3400	OTHER CONTRACTUAL SERVICES	100,675.83	378,100.00	3,015.24	49,828.01	328,271.99	13
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	108,099.00	265,000.00	0.00	49,135.00	215,865.00	19
001-541-30-3450	CLOTHING AND UNIFORMS	8,393.87	8,000.00	139.12	3,285.82	4,714.18	41
001-541-30-4000	TRAVEL & PER DIEM	591.73	5,500.00	0.00	208.40	5,291.60	4
001-541-30-4100	TELEPHONE EXPENSE	17,623.27	24,600.00	944.62	6,304.64	18,295.36	26
001-541-30-4110	IT LICENSING / EQUIPMENT	29,537.40	80,400.00	94.45	11,322.39	69,077.61	14
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	49.14	100.00	2.22	42.14	57.86	42
001-541-30-4300	UTILITIES EXPENSE	24,018.58	23,200.00	1,215.88	5,431.80	17,768.20	23
001-541-30-4350	VILLAGES STREET LIGHTING	446,207.51	470,000.00	41,086.16	165,665.25	304,334.75	35
001-541-30-4400	RENTAL & LEASING	1,685.87	7,575.00	0.00	3,212.42	4,362.58	42
001-541-30-4600	REPAIR & MAINTENANCE	32,147.82	51,200.00	5,265.83	26,136.43	25,063.57	51
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	11,562.67	25,000.00	296.79	1,075.11	23,924.89	4

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-541-30-4900	MISC. EXPENSE & OTHER CURRENT	18.92	3,000.00	0.00	0.00	3,000.00	0
001-541-30-4940	LANDFILL DISPOSAL FEES	2,446.05	5,000.00	0.00	1,822.13	3,177.87	36
001-541-30-4960	BOOT ALLOWANCE	2,493.28	4,025.00	0.00	1,796.59	2,228.41	45
001-541-30-5100	OFFICE SUPPLIES	2,389.14	3,000.00	207.13	1,367.95	1,632.05	46
001-541-30-5200	OPERATING SUPPLIES	59,736.59	70,000.00	3,960.54	27,994.66	42,005.34	40
001-541-30-5250	FUEL EXPENSE	38,832.19	45,000.00	1,801.56	9,588.02	35,411.98	21
001-541-30-5400	SUBSCRIPTIONS/DUES	1,349.87	9,225.00	394.00	4,639.98	4,585.02	50
001-541-30-5500	TRAINING	13,759.37	19,080.00	549.00	2,672.80	16,407.20	14
001-541-60-6115	CITY HALL / ANNEX REHAB	60,663.05	50,000.00	0.00	2,104.42	47,895.58	4
001-541-60-6210	PUBLIC WORKS BUILDING	0.00	9,700.00	0.00	6,308.00	3,392.00	65
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	106,377.50	369,608.00	0.00	121,873.95	247,734.05	33
001-541-60-6681	PRINCIPAL-EQUIPMENT LEASE	46,316.72	28,200.00	0.00	28,171.17	28.83	100
001-541-60-6691	INTEREST-EQUIPMENT LEASE	4,091.49	2,165.00	0.00	2,160.33	4.67	100
	541 PUBLIC WORKS/STREET DEPT.	2,469,279.42	3,967,188.00	175,350.96	1,138,508.97	2,828,679.03	29
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	160,093.51	245,440.00	16,561.29	78,241.67	167,198.33	32
001-549-10-1210	SPECIAL PAY	0.00	1,500.00	0.00	0.00	1,500.00	0
001-549-10-1500	SICK LEAVE	3,984.32	0.00	1,876.24	2,794.38	2,794.38-	0
001-549-10-1600	VACATION PAY	12,787.72	0.00	28.11	5,349.13	5,349.13-	0
001-549-10-1800	HOLIDAY PAY	7,001.01	0.00	967.31	5,933.93	5,933.93-	0
001-549-10-2100	FICA EXPENSE	14,065.54	18,900.00	1,486.62	7,062.44	11,837.56	37
001-549-10-2200	RETIREMENT	20,478.95	29,420.00	2,314.46	10,995.20	18,424.80	37
001-549-10-2300	LIFE & HEALTH INSURANCE	30,260.16	46,800.00	3,587.53	15,804.98	30,995.02	34
001-549-10-2600	WORKERS COMPENSATION INSURANCE	6,966.43	7,800.00	625.08	5,009.05	2,790.95	64
001-549-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	25.00	475.00	5
001-549-30-3400	OTHER CONTRACTUAL SERVICES	220.00	2,800.00	414.64	624.64	2,175.36	22
001-549-30-3450	CLOTHING AND UNIFORMS	2,338.53	3,500.00	0.00	851.57	2,648.43	24
001-549-30-4000	TRAVEL & PER DIEM	70.90	100.00	0.00	0.00	100.00	0
001-549-30-4100	TELEPHONE EXPENSE	2,354.52	3,500.00	45.30	1,026.45	2,473.55	29
001-549-30-4110	IT LICENSING / EQUIPMENT	15,463.45	31,500.00	0.00	5,881.35	25,618.65	19
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	100.00	0.00	0.00	100.00	0
001-549-30-4300	UTILITIES EXPENSE	4,388.52	5,000.00	650.65	2,706.48	2,293.52	54
001-549-30-4400	RENTAL & LEASING	1,580.89	2,500.00	882.61	1,252.29	1,247.71	50
001-549-30-4600	REPAIR & MAINTENANCE	2,896.45	5,000.00	1,249.86	1,632.34	3,367.66	33
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	100.00	0.00	0.00	100.00	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-549-30-4960	BOOT ALLOWANCE	235.37	700.00	101.25	272.44	427.56	39
001-549-30-5100	OFFICE SUPPLIES	645.01	1,500.00	33.99	912.81	587.19	61
001-549-30-5200	OPERATING SUPPLIES	26,334.32	35,000.00	1,547.93	11,925.99	23,074.01	34
001-549-30-5250	FUEL EXPENSE	3,990.54	3,500.00	228.41	1,116.88	2,383.12	32
001-549-30-5400	SUBSCRIPTIONS/DUES	1,069.99	500.00	0.00	0.00	500.00	0
001-549-30-5500	TRAINING	400.00	2,500.00	0.00	299.00	2,201.00	12
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	23,626.15	85,900.00	250.00-	64,705.28	21,194.72	75
	549 FLEET MAINTENANCE DEPT:	341,252.28	534,060.00	32,351.28	224,423.30	309,636.70	42
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	427,018.66	675,650.00	37,072.29	182,071.60	493,578.40	27
001-572-10-1250	ON CALL	3,900.00	3,500.00	300.00	1,500.00	2,000.00	43
001-572-10-1300	OVERTIME	11,767.52	2,000.00	280.72	3,658.74	1,658.74-	183
001-572-10-1500	SICK LEAVE	15,073.16	0.00	1,295.46	5,272.94	5,272.94-	0
001-572-10-1600	VACATION PAY	21,229.69	0.00	532.50	6,147.42	6,147.42-	0
001-572-10-1800	HOLIDAY PAY	16,704.26	0.00	2,047.37	12,412.33	12,412.33-	0
001-572-10-1820	HOLIDAY PREMIUM	166.00	0.00	0.00	0.00	0.00	0
001-572-10-2100	FICA EXPENSE	37,933.68	52,110.00	3,211.67	16,436.53	35,673.47	32
001-572-10-2200	RETIREMENT	52,865.36	81,130.00	4,946.04	25,137.68	55,992.32	31
001-572-10-2300	LIFE & HEALTH INSURANCE	78,852.42	131,040.00	8,382.42	44,476.24	86,563.76	34
001-572-10-2500	UNEMPLOYMENT COMPENSATION	37.41	0.00	0.00	0.00	0.00	0
001-572-10-2600	WORKERS COMPENSATION INSURANCE	5,358.78	6,000.00	480.83	3,853.11	2,146.89	64
001-572-30-3100	PROFESSIONAL SERVICES	20,650.50	15,750.00	1,360.10	5,224.95	10,525.05	33
001-572-30-3400	OTHER CONTRACTUAL SERVICES	96,812.20	131,900.00	415.00	52,132.57	79,767.43	40
001-572-30-3450	CLOTHING AND UNIFORMS	3,842.07	7,550.00	0.00	0.00	7,550.00	0
001-572-30-4000	TRAVEL & PER DIEM	1,012.59	3,900.00	0.00	19.28	3,880.72	0
001-572-30-4100	TELEPHONE EXPENSE	19,695.91	18,000.00	443.45	6,079.57	11,920.43	34
001-572-30-4110	IT LICENSING / EQUIPMENT	28,329.62	34,800.00	0.00	13,736.52	21,063.48	39
001-572-30-4150	ADVERTISING AND PROMOTIONS	23,045.57	14,000.00	2,466.00	18,014.96	4,014.96-	129
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	31.27	200.00	1.17	2.31	197.69	1
001-572-30-4300	UTILITIES EXPENSE	16,049.73	25,100.00	1,505.11	5,722.43	19,377.57	23
001-572-30-4400	RENTAL & LEASING	4,148.21	6,900.00	108.96	818.80	6,081.20	12
001-572-30-4600	REPAIR & MAINTENANCE	38,063.27	123,620.00	2,039.65	16,899.34	106,720.66	14
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	2,955.18	38,500.00	0.00	0.00	38,500.00	0
001-572-30-4610	BAKER HOUSE MAINTENANCE	2,506.91	10,000.00	81.66	393.88	9,606.12	4
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	6,702.16	7,070.00	242.30	3,542.02	3,527.98	50

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	7,474.65	10,000.00	117.98	4,215.37	5,784.63	42
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	777.87	5,000.00	0.00	424.19	4,575.81	8
001-572-30-4910	SPECIAL EVENTS	123,526.80	118,500.00	5,827.18	42,756.77	75,743.23	36
001-572-30-4915	PROGRAMS, ACTIVITIES & LEAGUES	76,459.67	110,100.00	9,689.81	30,573.34	79,526.66	28
001-572-30-4920	SUMMER RECREATION PROGRAM	15,547.80	42,500.00	0.00	627.82	41,872.18	1
001-572-30-4960	BOOT ALLOWANCE	1,122.58	1,575.00	0.00	146.93	1,428.07	9
001-572-30-5100	OFFICE SUPPLIES	2,015.73	2,000.00	164.05	1,349.90	650.10	68
001-572-30-5200	OPERATING SUPPLIES	71,356.54	95,600.00	1,035.11	31,172.24	64,427.76	33
001-572-30-5250	FUEL EXPENSE	25,357.37	30,000.00	1,106.36	6,689.20	23,310.80	22
001-572-30-5280	LANDSCAPING	18,306.97	30,000.00	1,227.34	7,667.75	22,332.25	26
001-572-30-5400	SUBSCRIPTIONS/DUES	410.10	2,610.00	0.00	0.00	2,610.00	0
001-572-30-5500	TRAINING	4,105.00	10,600.00	75.00	899.00	9,701.00	8
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	39,100.00	5,940.00	26,224.00	12,876.00	67
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	18,647.65	25,000.00	0.00	0.00	25,000.00	0
001-572-60-6351	MLK PARK PROJECT	224,643.64	103,240.96	0.00	77,018.69	26,222.27	75
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	75,786.00	149,690.52	0.00	24,040.69	125,649.83	16
	572 PARKS & RECREATION:	1,600,290.50	2,164,236.48	92,395.53	677,359.11	1,486,877.37	31
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	11,311.43	87,450.00	2,393.50	10,849.34	76,600.66	12
001-575-10-1300	OVERTIME	55.69	0.00	0.00	0.00	0.00	0
001-575-10-2100	FICA EXPENSE	869.65	6,690.00	183.09	829.99	5,860.01	12
001-575-10-2200	RETIREMENT	1,318.13	10,420.00	285.07	1,292.17	9,127.83	12
001-575-10-2300	LIFE & HEALTH INSURANCE	0.00	200.00	0.00	4.75	195.25	2
001-575-30-3100	PROFESSIONAL SERVICES	849.85	3,000.00	0.00	499.85	2,500.15	17
001-575-30-3400	OTHER CONTRACTUAL SERVICES	1,134.70	8,440.00	85.00	390.00	8,050.00	5
001-575-30-3450	CLOTHING AND UNIFORMS	220.48	1,200.00	0.00	0.00	1,200.00	0
001-575-30-4100	TELEPHONE EXPENSE	2,835.02	6,680.00	0.00	1,539.40	5,140.60	23
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	17.07	250.00	0.00	46.59	203.41	19
001-575-30-4300	UTILITIES EXPENSE	45,205.90	24,800.00	3,284.15	15,568.94	9,231.06	63
001-575-30-4400	RENTAL & LEASING	1,912.19	2,600.00	0.00	284.35	2,315.65	11
001-575-30-4600	REPAIR & MAINTENANCE	11,979.48	30,000.00	62.05	795.69	29,204.31	3
001-575-30-5100	OFFICE SUPPLIES	425.01	1,000.00	0.00	703.81	296.19	70
001-575-30-5200	OPERATING SUPPLIES	7,528.12	15,000.00	0.00	2,295.19	12,704.81	15
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	0.00	0.00	0.00	0.00	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
	575 COMMUNITY CENTER:	85,762.72	197,730.00	6,292.86	35,100.07	162,629.93	18
001-580-90-0000	CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	3,958,780.52	0.00	0.00	3,958,780.52	0
001-581-00-1040	TRANSFER TO EXPANDED CRA	185,870.00	197,730.00	0.00	0.00	197,730.00	0
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	18,650,000.00	8,000,000.00	0.00	0.00	8,000,000.00	0
	581 Total	18,835,870.00	8,197,730.00	0.00	0.00	8,197,730.00	0
	001 GENERAL FUND Expend Total	31,872,678.70	31,472,790.00	1,003,874.15	6,002,173.78	25,470,616.22	19

001 GENERAL FUND	Prior	Current	YTD
Revenues:	22,501,125.42	510,721.69	17,760,159.93
Expended:	31,872,678.70	1,003,874.15	6,002,173.78
Net Income:	9,371,553.28-	493,152.46-	11,757,986.15

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	521.29	200.00	16.84	189.01	10.99-	95
101-364-1000	CEMETERY LOT SALES	2,100.00	2,100.00	700.00	1,400.00	700.00-	67
101-366-1350	CONTRIBUTIONS/DUES	2,430.00	2,000.00	40.00	480.00	1,520.00-	24
101-366-1360	GRAVE OPENING PERMITS	600.00	600.00	0.00	450.00	150.00-	75
101-369-0000	OTHER MISCELLANEOUS REVENUE	0.00	100.00	0.00	0.00	100.00-	0
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWARD	0.00	57,400.00	0.00	0.00	57,400.00-	0
	101 CEMETERY FUND Revenue Total	5,651.29	62,400.00	756.84	2,519.01	59,880.99-	4

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
101-569-00-0000	GREENWOOD CEMETERY:	0.00	0.00	0.00	0.00	0.00	0
101-569-30-3100	PROFESSIONAL SERVICES	0.00	8,450.00	0.00	0.00	8,450.00	0
101-569-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	0.00	500.00	0
101-569-30-4900	MISC. EXPENSE & OTHER CURRENT	61.37	200.00	0.00	0.00	200.00	0
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	0.00	100.00	0
	569 GREENWOOD CEMETERY:	61.37	9,250.00	0.00	0.00	9,250.00	0
101-580-90-9999	CONTINGENCY	0.00	53,150.00	0.00	0.00	53,150.00	0
	101 CEMETERY FUND Expend Total	61.37	62,400.00	0.00	0.00	62,400.00	0

101 CEMETERY FUND	Prior	Current	YTD
Revenues:	5,651.29	756.84	2,519.01
Expended:	61.37	0.00	0.00
Net Income:	5,589.92	756.84	2,519.01

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
104-361-0000	INTEREST	8,461.61	0.00	908.56	5,128.60	5,128.60	0
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	369,830.00	368,670.00	0.00	0.00	368,670.00-	0
104-382-0010	TRANSFER FROM GENERAL	185,870.00	197,730.00	0.00	0.00	197,730.00-	0
104-389-5006	CASH FORWARD - CRA DISTRICT	0.00	1,007,900.00	0.00	0.00	1,007,900.00-	0
	104 COMMUNITY REDEVELOPMENT Revenue Tota	564,161.61	1,574,300.00	908.56	5,128.60	1,569,171.40-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
104-550-00-0000	COMM REDEVELOPMENT DEPT.:	0.00	0.00	0.00	0.00	0.00	0
104-550-10-1200	SALARIES	31,654.31	42,210.00	3,160.75	13,753.00	28,457.00	33
104-550-10-1500	SICK LEAVE	599.30	0.00	0.00	418.17	418.17-	0
104-550-10-1600	VACATION PAY	2,697.94	0.00	0.00	1,223.66	1,223.66-	0
104-550-10-1800	HOLIDAY PAY	1,265.58	0.00	166.36	985.34	985.34-	0
104-550-10-2100	FICA EXPENSE	2,770.52	3,230.00	254.52	1,253.11	1,976.89	39
104-550-10-2200	RETIREMENT	4,330.56	5,030.00	1,050.37	5,171.23	141.23-	103
104-550-10-2300	LIFE & HEALTH INSURANCE	3,524.49	3,600.00	293.74	1,468.70	2,131.30	41
104-550-30-3100	PROFESSIONAL SERVICES	6,875.00	135,000.00	0.00	0.00	135,000.00	0
104-550-30-4000	TRAVEL & PER DIEM	0.00	1,500.00	0.00	0.00	1,500.00	0
104-550-30-5400	SUBSCRIPTIONS/DUES	175.00	175.00	0.00	200.00	25.00-	114
104-550-30-5500	TRAINING	0.00	4,000.00	0.00	0.00	4,000.00	0
104-550-60-6330	FACADE IMPROVEMENT GRANT	0.00	80,000.00	0.00	0.00	80,000.00	0
104-550-70-7303	DEMOLITIONS	0.00	20,000.00	0.00	0.00	20,000.00	0
104-550-70-7307	MISC. OTHER PROJECTS	70,653.62	55,925.00	0.00	0.00	55,925.00	0
104-550-70-7308	DOWNTOWN PARKING IMPROVEMENTS	167,101.15	50,000.00	0.00	0.00	50,000.00	0
	550 COMM REDEVELOPMENT DEPT.:	291,647.47	400,670.00	4,925.74	24,473.21	376,196.79	6
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,173,630.00	0.00	0.00	1,173,630.00	0
	104 COMMUNITY REDEVELOPMENT Expend Total	291,647.47	1,574,300.00	4,925.74	24,473.21	1,549,826.79	2

104 COMMUNITY REDEVELOPMENT	Prior	Current	YTD
Revenues:	564,161.61	908.56	5,128.60
Expended:	291,647.47	4,925.74	24,473.21
Net Income:	272,514.14	4,017.18-	19,344.61-

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
105-361-0000	INTEREST	162.35	100.00	0.00	54.10	45.90-	54
105-369-0058	DONATIONS	14,697.00	15,000.00	605.00	11,474.00	3,526.00-	76
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	27,400.00	0.00	0.00	27,400.00-	0
	105 BAKER HOUSE Revenue Total	14,859.35	42,500.00	605.00	11,528.10	30,971.90-	27

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
105-576-00-0000	BAKER HOUSE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
105-576-30-4620	BAKER HOUSE OPERATIONS	103.38	30,000.00	7.42	30.53	29,969.47	0
105-580-90-9910	CONTINGENCY - BAKER HOUSE	0.00	12,500.00	0.00	0.00	12,500.00	0
	105 BAKER HOUSE Expend Total	103.38	42,500.00	7.42	30.53	42,469.47	0

105 BAKER HOUSE	Prior	Current	YTD
Revenues:	14,859.35	605.00	11,528.10
Expended:	103.38	7.42	30.53
Net Income:	14,755.97	597.58	11,497.57

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
106-589-5010	CARRY FORWARD - HISTORICAL FUND	0.00	45.00	0.00	0.00	45.00-	0
	106 WILDWOOD AREA HISTORICA Revenue Tota	0.00	45.00	0.00	0.00	45.00-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
106-577-00-0000	WILDWOOD AREA HISTORICAL ASSN	0.00	0.00	0.00	0.00	0.00	0
106-580-90-9911	CONTINGENCY - HISTORICAL ACCT	0.00	45.00	0.00	0.00	45.00	0
	106 WILDWOOD AREA HISTORICA Expend Total	0.00	45.00	0.00	0.00	45.00	0

106 WILDWOOD AREA HISTORICAL ASSOCIATION	Prior	Current	YTD
Revenues:	0.00	0.00	0.00
Expended:	0.00	0.00	0.00
Net Income:	0.00	0.00	0.00

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	241,018.02	225,000.00	2,136.82	225,405.38	405.38	100
107-361-0000	INTEREST	2,318.59	0.00	535.09	2,126.95	2,126.95	0
107-389-5004	CASH FORWARD - P & R IMPACT FEE	0.00	275,000.00	0.00	0.00	275,000.00-	0
	107 RECREATION IMPACT FEES Revenue Total	243,336.61	500,000.00	2,671.91	227,532.33	272,467.67-	45

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
107-572-00-0000	RECREATION IMPACT FEES:	0.00	0.00	0.00	0.00	0.00	0
107-580-90-9903	CONTINGENCY - P&R IMPACT FEES	0.00	500,000.00	0.00	0.00	500,000.00	0
	107 RECREATION IMPACT FEES Expend Total	0.00	500,000.00	0.00	0.00	500,000.00	0

107 RECREATION IMPACT FEES	Prior	Current	YTD
Revenues:	243,336.61	2,671.91	227,532.33
Expended:	0.00	0.00	0.00
Net Income:	243,336.61	2,671.91	227,532.33

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,416,256.93	1,100,000.00	26,883.02	319,588.67	780,411.33-	29
108-361-0000	INTEREST	153.73	0.00	0.00	64.30	64.30	0
108-389-5002	CASH FORWARD - POLICE IMPACT FEE	0.00	1,540,500.00	0.00	0.00	1,540,500.00-	0
	108 LAW ENFORCEMENT IMPACT Revenue Total	1,416,410.66	2,640,500.00	26,883.02	319,652.97	2,320,847.03-	12

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
108-521-00-0000	LAW ENFORCEMENT IMPACT FEES:	0.00	0.00	0.00	0.00	0.00	0
108-521-30-4900	MISC. EXPENSE & OTHER CURRENT	389.02	0.00	0.00	130.08	130.08-	0
108-521-60-6400	CAP. IMPROVEMENT- MACHINERY & EQUIPMENT	215,588.32	710,400.00	0.00	0.00	710,400.00	0
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN PAYMENT	412,800.00	412,800.00	0.00	0.00	412,800.00	0
	521 LAW ENFORCEMENT IMPACT FEES:	628,777.34	1,123,200.00	0.00	130.08	1,123,069.92	0
108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IMPACT FEES	0.00	1,517,300.00	0.00	0.00	1,517,300.00	0
	108 LAW ENFORCEMENT IMPACT Expend Total	628,777.34	2,640,500.00	0.00	130.08	2,640,369.92	0

108 LAW ENFORCEMENT IMPACT FEES	Prior	Current	YTD
Revenues:	1,416,410.66	26,883.02	319,652.97
Expended:	628,777.34	0.00	130.08
Net Income:	787,633.32	26,883.02	319,522.89

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
301-361-0000	INTEREST	77,499.22	100.00	9,795.62	54,807.16	54,707.16	***
301-382-0010	TRANSFER FROM GENERAL FUND	18,650,000.00	8,000,000.00	0.00	0.00	8,000,000.00-	0
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IMPR	0.00	13,357,100.00	0.00	0.00	13,357,100.00-	0
	301 CAPITAL IMPROVEMENT FUN Revenue Tota	18,727,499.22	21,357,200.00	9,795.62	54,807.16	21,302,392.84-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
301-500-00-0000	CAPITAL IMPROVEMENT FUND	0.00	0.00	0.00	0.00	0.00	0
301-513-60-6201	CITY HALL HVAC PROJECT	349,579.75	91,581.50	35,795.03	55,153.13	36,428.37	60
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	53,856.05	125,000.00	270.45	5,030.06	119,969.94	4
301-516-60-6302	CITY PARKING FACILITIES REHAB	14,406.65	0.00	0.00	0.00	0.00	0
301-516-60-6303	CITY SIGN AT TRAILWINDS	171,231.00	0.00	0.00	0.00	0.00	0
	516 Total	239,493.70	125,000.00	270.45	5,030.06	119,969.94	4
301-521-60-6301	POLICE DEPARTMENT HQ MONUMENT SIGN	0.00	50,000.00	0.00	0.00	50,000.00	0
301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	4,247.17	0.00	0.00	0.00	0.00	0
301-541-60-6201	PW BUILDING METAL ROOF REHAB	98,082.26	0.00	0.00	0.00	0.00	0
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	3,246,835.17	570,445.37	5,480.81	250,584.52	319,860.85	44
301-541-60-6203	PW POLE BARN	0.00	111,000.00	0.00	0.00	111,000.00	0
301-541-60-6204	PW BUILDING HVAC UPGRADES	0.00	80,000.00	0.00	1,562.50	78,437.50	2
301-541-60-6205	MSC HVAC UPGRADES	0.00	40,000.00	0.00	454.60	39,545.40	1
301-541-60-6301	PLEASANTDALE REHAB	22,550.00	1,316,375.00	0.00	8,130.00	1,308,245.00	1
301-541-60-6302	BARWICK REHAB	99,665.90	366,675.80	0.00	4,280.00	362,395.80	1
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEMENTS	6,000.00	948,200.00	0.00	95,778.28	852,421.72	10
301-541-60-6304	PW PARKING FACILITIES REHAB	19,773.35	0.00	0.00	0.00	0.00	0
301-541-60-6305	PAVEMENT PRESERVATION PLAN	635,922.82	1,000,000.00	0.00	0.00	1,000,000.00	0
301-541-60-6306	CLAY DRAIN ROAD DESIGN	157,058.00	614,815.00	0.00	40,001.00	574,814.00	7
301-541-60-6307	JACKSON ST IMPROVEMENTS	0.00	200,000.00	0.00	0.00	200,000.00	0
301-541-60-6308	HUEY ST IMPROVEMENTS	0.00	280,000.00	4,310.00	9,660.00	270,340.00	3
301-541-60-6309	ST CLAIR STREET IMPROVEMENTS	0.00	200,000.00	0.00	0.00	200,000.00	0
	541 Total	4,290,134.67	5,727,511.17	9,790.81	410,450.90	5,317,060.27	7
301-572-60-6201	MLK PARK CONCESSION STAND/RESTROOMS	21,973.94	328,763.00	80,000.00	85,000.00	243,763.00	26

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
301-572-60-6202	BAKER HOUSE RESTROOMS	139,425.64	37,135.00	395.98	39,021.96	1,886.96-	105
301-572-60-6203	LAKE DEATON RESTROOMS	109,499.41	0.00	0.00	0.00	0.00	0
301-572-60-6204	MILLENNIUM PARK STORAGE BARN	7,069.50	0.00	0.00	0.00	0.00	0
301-572-60-6205	RECREATION CENTER AT MLK PARK	0.00	150,000.00	0.00	823.40	149,176.60	1
301-572-60-6206	OXFORD PARK BATHROOMS	0.00	115,000.00	0.00	0.00	115,000.00	0
301-572-60-6207	OUTREACH CENTER RE-ROOF	0.00	45,000.00	0.00	15,590.00	29,410.00	35
301-572-60-6301	LAKE DEATON PARKING FACILITIES REHAB	10,213.15	0.00	0.00	0.00	0.00	0
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	189,928.98	4,044,385.00	1,399.13	91,901.63	3,952,483.37	2
301-572-60-6303	MLK PARK BASKETBALL COURT REHAB	0.00	112,000.00	0.00	7,814.40	104,185.60	7
301-572-60-6304	LAKE DEATON PIER IMPROVEMENTS	0.00	132,000.00	0.00	24.40	131,975.60	0
301-572-60-6305	CITY HALL COURTYARD REHAB	0.00	100,000.00	0.00	27,410.00	72,590.00	27
	572 Total	478,110.62	5,064,283.00	81,795.11	267,585.79	4,796,697.21	5
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	0.00	400,000.00	0.00	9,482.50	390,517.50	2
301-575-60-6301	COMMUNITY CENTER PARKING REHAB	21,834.35	0.00	0.00	0.00	0.00	0
	575 Total	21,834.35	400,000.00	0.00	9,482.50	390,517.50	2
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	9,898,824.33	0.00	0.00	9,898,824.33	0
	301 CAPITAL IMPROVEMENT FUN Expend Total	5,379,153.09	21,357,200.00	127,651.40	747,702.38	20,609,497.62	4

301 CAPITAL IMPROVEMENT FUND	Prior	Current	YTD
Revenues:	18,727,499.22	9,795.62	54,807.16
Expended:	5,379,153.09	127,651.40	747,702.38
Net Income:	13,348,346.13	117,855.78-	692,895.22-

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	3,062,059.58	3,210,000.00	0.00	813,132.50	2,396,867.50-	25
401-343-3500	WATER- METER INSTALLATIONS	140,063.34	100,000.00	628.00	93,840.90	6,159.10-	94
401-343-3510	WATER- OTHER (ON/OFF FEES)	37,125.00	30,000.00	0.00	8,765.00	21,235.00-	29
401-343-3520	WATER INCOME-OTHER	14,233.66	10,000.00	1,595.00	5,804.68	4,195.32-	58
401-343-3550	WATER UTILITY TAX	273.60-	0.00	0.00	0.00	0.00	0
401-343-4151	RE-ROUTE FEE	28.75-	0.00	0.00	0.00	0.00	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	4,613,208.73	4,710,000.00	0.00	1,239,594.13	3,470,405.87-	26
401-343-5510	SEWER OTHER MISC	0.00	12,000.00	0.00	0.00	12,000.00-	0
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	15,795.50	15,000.00	0.00	6,612.50	8,387.50-	44
401-343-5520	TSS/COD WASTEWATER FEES	783,061.15	800,000.00	0.00	149,984.86	650,015.14-	19
401-343-6100	REUSE WATER OPERATIONS	83,007.95	100,000.00	0.00	25,714.69	74,285.31-	26
401-361-0000	INTEREST EARNINGS	87,671.83	5,000.00	8,101.96	50,307.62	45,307.62	***
401-389-5000	Non-Operational-Cash Forward- W/S	0.00	9,170,000.00	0.00	0.00	9,170,000.00-	0
	401 UTILITY FUND Revenue Total	8,835,924.39	18,162,000.00	10,324.96	2,393,756.88	15,768,243.12-	13

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-530-00-0000	PHYSICAL ENVIRONMENT/ADMIN:	0.00	0.00	0.00	0.00	0.00	0
401-530-10-1200	SALARIES	126,645.91	162,800.00	11,267.64	53,072.91	109,727.09	33
401-530-10-1300	OVERTIME	0.00	1,000.00	0.00	0.00	1,000.00	0
401-530-10-1500	SICK LEAVE	6,659.06	0.00	610.67	2,597.67	2,597.67-	0
401-530-10-1600	VACATION PAY	7,634.30	0.00	291.96	3,543.37	3,543.37-	0
401-530-10-1800	HOLIDAY PAY	5,638.77	0.00	640.54	3,838.29	3,838.29-	0
401-530-10-2100	FICA EXPENSE	11,193.42	12,540.00	978.50	4,815.88	7,724.12	38
401-530-10-2200	RETIREMENT	16,319.60	19,350.00	1,525.75	7,509.54	11,840.46	39
401-530-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	13.50	13.50-	0
401-530-10-2300	LIFE & HEALTH INSURANCE	30,150.00	37,440.00	2,756.04	14,780.20	22,659.80	39
401-530-10-2500	UNEMPLOYMENT COMPENSATION	0.00	1,500.00	0.00	0.00	1,500.00	0
401-530-10-2600	WORKERS COMPENSATION INSURANCE	893.14	1,000.00	80.14	642.18	357.82	64
401-530-30-3100	PROFESSIONAL SERVICES	772.50	4,125.00	0.00	0.00	4,125.00	0
401-530-30-3200	ACCOUNTING & AUDITING FEES	18,500.00	19,250.00	0.00	0.00	19,250.00	0
401-530-30-3400	OTHER CONTRACTUAL SERVICES	14,475.67	32,410.00	2,333.99	8,626.22	23,783.78	27
401-530-30-4000	TRAVEL & PER DIEM	0.00	1,000.00	0.00	0.00	1,000.00	0
401-530-30-4100	TELEPHONE EXPENSE	4,717.93	5,250.00	25.25	1,419.45	3,830.55	27
401-530-30-4110	IT LICENSING / EQUIPMENT	17,010.09	25,300.00	257.25	18,864.93	6,435.07	75
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	26,543.62	33,000.00	735.14	5,817.53	27,182.47	18
401-530-30-4300	UTILITIES EXPENSE	17,714.36	25,000.00	0.00	5,237.99	19,762.01	21

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-530-30-4400	RENTAL & LEASING	2,995.44	1,000.00	0.00	1,000.50	0.50-	100
401-530-30-4500	GENERAL INSURANCE	145,449.13	170,000.00	0.00	184,869.50	14,869.50-	109
401-530-30-4600	REPAIR & MAINTENANCE	9,145.94	21,000.00	495.70	1,587.81	19,412.19	8
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	16,173.73	14,500.00	0.00	3,500.11	10,999.89	24
401-530-30-5100	OFFICE SUPPLIES	887.68	2,000.00	0.00	150.29	1,849.71	8
401-530-30-5200	OPERATING SUPPLIES	4,677.81	5,600.00	179.64	2,210.94	3,389.06	39
401-530-30-5400	SUBSCRIPTIONS/DUES	37.50	450.00	0.00	0.00	450.00	0
401-530-30-5500	TRAINING	2,808.00	2,000.00	0.00	702.00	1,298.00	35
	530 PHYSICAL ENVIRONMENT/ADMIN:	487,097.60	597,515.00	22,178.21	324,800.81	272,714.19	54
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	562,282.25	873,990.00	46,919.91	243,952.37	630,037.63	28
401-533-10-1250	ON CALL	7,950.00	7,800.00	600.00	3,075.00	4,725.00	39
401-533-10-1300	OVERTIME	10,948.00	15,000.00	1,146.06	4,908.86	10,091.14	33
401-533-10-1500	SICK LEAVE	19,901.90	0.00	2,319.12	10,356.72	10,356.72-	0
401-533-10-1600	VACATION PAY	27,997.90	0.00	3,920.75	16,496.89	16,496.89-	0
401-533-10-1800	HOLIDAY PAY	23,228.01	0.00	2,584.60	15,681.98	15,681.98-	0
401-533-10-1820	HOLIDAY PREMIUM	3,128.30	5,000.00	642.85	1,757.44	3,242.56	35
401-533-10-2100	FICA EXPENSE	50,140.52	68,990.00	4,447.24	22,661.70	46,328.30	33
401-533-10-2200	RETIREMENT	73,144.51	107,410.00	6,923.66	35,280.94	72,129.06	33
401-533-10-2210	BENEFIT ADMIN FEES	189.00	0.00	0.00	31.50	31.50-	0
401-533-10-2300	LIFE & HEALTH INSURANCE	90,475.94	168,480.00	10,360.85	48,725.06	119,754.94	29
401-533-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,500.00	0.00	0.00	2,500.00	0
401-533-10-2600	WORKERS COMPENSATION INSURANCE	13,396.92	15,000.00	1,202.07	9,632.73	5,367.27	64
401-533-30-3100	PROFESSIONAL SERVICES	114,063.51	61,890.00	0.00	17,822.35	44,067.65	29
401-533-30-3400	OTHER CONTRACTUAL SERVICES	50,109.22	180,000.00	2,506.61	5,226.38	174,773.62	3
401-533-30-3450	CLOTHING AND UNIFORMS	5,029.71	9,000.00	103.44	2,269.24	6,730.76	25
401-533-30-4000	TRAVEL & PER DIEM	3,402.39	4,500.00	317.17	3,220.16	1,279.84	72
401-533-30-4100	TELEPHONE EXPENSE	26,647.03	38,600.00	1,999.11	11,491.21	27,108.79	30
401-533-30-4110	IT LICENSING / EQUIPMENT	14,033.94	64,200.00	244.85	13,933.95	50,266.05	22
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	2,045.46	2,500.00	1.44	1.44	2,498.56	0
401-533-30-4300	UTILITIES EXPENSE	151,235.64	130,000.00	14,553.50	58,673.50	71,326.50	45
401-533-30-4400	RENTAL & LEASING	8,001.54	9,000.00	777.81	3,498.06	5,501.94	39
401-533-30-4600	REPAIR & MAINTENANCE	162,692.01	150,000.00	533.08	23,436.56	126,563.44	16
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	5,000.00	0.00	0.00	5,000.00	0
401-533-30-4960	BOOT ALLOWANCE	1,024.79	2,400.00	0.00	430.17	1,969.83	18

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-533-30-5010	BAD DEBT EXPENSE	0.00	0.00	0.00	60.19	60.19-	0
401-533-30-5100	OFFICE SUPPLIES	3,980.89	4,000.00	125.16	1,962.89	2,037.11	49
401-533-30-5200	OPERATING SUPPLIES	319,165.14	250,000.00	5,269.89	156,505.67	93,494.33	63
401-533-30-5220	WATER METERS	0.00	310,000.00	0.00	15,005.78	294,994.22	5
401-533-30-5250	FUEL EXPENSE	49,450.92	45,000.00	3,459.42	13,935.20	31,064.80	31
401-533-30-5260	CHEMICALS	205,896.28	225,000.00	9,180.25	72,879.74	152,120.26	32
401-533-30-5270	LABORATORY SAMPLES	14,140.00	50,000.00	0.00	7,525.00	42,475.00	15
401-533-30-5400	SUBSCRIPTIONS/DUES	5,564.00	9,000.00	0.00	930.80	8,069.20	10
401-533-30-5500	TRAINING	4,644.09	7,600.00	500.00	1,747.00	5,853.00	23
401-533-60-6200	CAP. IMPROVEMENT-BUILDINGS	129,995.00	25,334.00	0.00	25,334.00	0.00	100
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	81,954.55	123,000.00	0.00	24,569.35	98,430.65	20
401-533-60-6301	METER CHANGE OUT PROGRAM	18,396.00	206,600.00	0.00	81,600.00	125,000.00	40
401-533-60-6350	LOOP/UPGRADE WATER MAINS	122,750.39	525,200.00	0.00	23,880.00	501,320.00	5
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	142,100.47	178,000.00	0.00	0.00	178,000.00	0
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	18,450.00	0.00	18,446.55	3.45	100
401-533-60-6691	LEASE PURCHASE INTEREST PMT	0.00	3,155.00	0.00	3,151.86	3.14	100
401-533-70-7319	CR 209 WATER MAIN EXTENSION	892,728.84	498,798.81	207,096.89	393,829.61	104,969.20	79
	533 WATER DEPARTMENT:	3,411,835.06	4,400,397.81	327,735.73	1,393,927.85	3,006,469.96	32
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	683,076.38	1,126,740.00	52,585.19	261,886.63	864,853.37	23
401-535-10-1250	ON CALL	11,325.00	11,700.00	900.00	4,425.00	7,275.00	38
401-535-10-1300	OVERTIME	11,504.15	15,000.00	1,023.05	4,089.57	10,910.43	27
401-535-10-1500	SICK LEAVE	41,969.86	0.00	890.41	8,962.80	8,962.80-	0
401-535-10-1600	VACATION PAY	47,271.59	0.00	3,395.57	22,729.36	22,729.36-	0
401-535-10-1800	HOLIDAY PAY	28,565.32	0.00	2,312.10	15,509.40	15,509.40-	0
401-535-10-1820	HOLIDAY PREMIUM	7,594.27	9,000.00	1,275.07	7,119.37	1,880.63	79
401-535-10-2100	FICA EXPENSE	64,372.19	88,930.00	4,772.18	24,841.33	64,088.67	28
401-535-10-2200	RETIREMENT	95,563.04	138,450.00	7,429.63	39,365.20	99,084.80	28
401-535-10-2210	BENEFIT ADMIN FEES	184.50	0.00	0.00	27.00	27.00-	0
401-535-10-2300	LIFE & HEALTH INSURANCE	121,399.96	215,280.00	10,047.41	51,657.25	163,622.75	24
401-535-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,500.00	0.00	0.00	2,500.00	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	26,793.74	30,000.00	2,404.14	19,265.47	10,734.53	64
401-535-30-3100	PROFESSIONAL SERVICES	95,380.40	82,087.50	50.00	17,796.95	64,290.55	22
401-535-30-3400	OTHER CONTRACTUAL SERVICES	70,454.05	175,000.00	6,018.60	38,538.30	136,461.70	22
401-535-30-3450	CLOTHING AND UNIFORMS	7,867.83	11,000.00	0.00	2,640.22	8,359.78	24

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-535-30-4000	TRAVEL & PER DIEM	998.89-	4,500.00	90.00	1,073.00	3,427.00	24
401-535-30-4100	TELEPHONE EXPENSE	13,811.03	15,000.00	748.26	5,364.10	9,635.90	36
401-535-30-4110	IT LICENSING / EQUIPMENT	24,462.53	57,900.00	229.87	12,334.52	45,565.48	21
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	416.05	1,500.00	0.00	729.92	770.08	49
401-535-30-4300	UTILITIES EXPENSE	338,594.56	270,000.00	32,625.69	129,916.63	140,083.37	48
401-535-30-4400	RENTAL & LEASING	2,594.22	2,000.00	0.00	379.70	1,620.30	19
401-535-30-4600	REPAIR & MAINTENANCE	382,839.96	275,000.00	19,980.81	123,708.50	151,291.50	45
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	1,740.11	5,000.00	0.00	353.36	4,646.64	7
401-535-30-4940	LANDFILL DISPOSAL FEES	88,413.44	115,000.00	11,457.00	64,317.60	50,682.40	56
401-535-30-4960	BOOT ALLOWANCE	1,179.46	3,500.00	0.00	792.35	2,707.65	23
401-535-30-5100	OFFICE SUPPLIES	3,766.83	4,000.00	64.96	1,803.83	2,196.17	45
401-535-30-5200	OPERATING SUPPLIES	190,152.02	200,000.00	7,562.94	78,483.24	121,516.76	39
401-535-30-5250	FUEL EXPENSE	40,619.27	50,000.00	3,644.14	28,076.76	21,923.24	56
401-535-30-5260	CHEMICALS	96,327.40	120,000.00	5,548.01	52,798.62	67,201.38	44
401-535-30-5270	LABORATORY SAMPLES	45,002.42	65,000.00	0.00	26,769.00	38,231.00	41
401-535-30-5400	SUBSCRIPTIONS/DUES	370.00	4,000.00	0.00	421.85	3,578.15	11
401-535-30-5500	TRAINING	1,440.00	7,600.00	394.00	772.00	6,828.00	10
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	6,830.00	30,000.00	0.00	0.00	30,000.00	0
401-535-60-6250	LIFT STATION UPGRADES	261,846.00	576,420.00	0.00	0.00	576,420.00	0
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	291,363.64	227,000.00	0.00	4,569.35	222,430.65	2
401-535-60-6310	MILLENNIUM PARK PROJECT	91,900.00	243,100.00	0.00	0.00	243,100.00	0
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	33,499.00	1,036,207.00	0.00	318,420.11	717,786.89	31
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEMENT	400,175.10	374,700.00	54,940.00	218,835.00	155,865.00	58
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	71,491.17	75,620.00	0.00	75,617.58	2.42	100
401-535-60-6691	LEASE PURCHASE INTEREST PMT	13,107.50	8,985.00	0.00	8,981.09	3.91	100
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	485,527.25	2,500,000.00	0.00	4,274.50	2,495,725.50	0
401-535-70-7302	BUENA VISTA FORCEMAIN	0.00	350,000.00	0.00	0.00	350,000.00	0
401-535-70-7303	WILDWOOD ESTATES LS	357,477.63	338,301.37	0.00	265,344.97	72,956.40	78
	535 WASTEWATER DEPARTMENT:	4,557,269.98	8,866,020.87	230,389.03	1,942,991.43	6,923,029.44	22
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	3,613,536.32	0.00	0.00	3,613,536.32	0
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	170,000.00	170,000.00	0.00	0.00	170,000.00	0
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	333,830.02	340,810.00	0.00	0.00	340,810.00	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-582-70-7104	DEBT SRV-PRINCIPAL-2013 REFINANCE	274,000.00	0.00	0.00	0.00	0.00	0
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T)	105,048.62	107,755.00	0.00	53,534.92	54,220.08	50
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	46,084.86	39,105.00	0.00	0.00	39,105.00	0
401-582-70-7205	DEBT SVC.-INTEREST-2013 REFINANCE	2,315.30	0.00	0.00	0.00	0.00	0
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BBT)	29,566.42	26,860.00	0.00	13,772.60	13,087.40	51
	582 DEBT SERVICE:	960,845.22	684,530.00	0.00	67,307.52	617,222.48	10
	401 UTILITY FUND Expend Total	9,417,047.86	18,162,000.00	580,302.97	3,729,027.61	14,432,972.39	21

401 UTILITY FUND

	Prior	Current	YTD
Revenues:	8,835,924.39	10,324.96	2,393,756.88
Expended:	9,417,047.86	580,302.97	3,729,027.61
Net Income:	581,123.47-	569,978.01-	1,335,270.73-

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
402-334-3102	STATE APPROPRIATION - CR 209 WATER MAIN	197,033.60	0.00	0.00	0.00	0.00	0
402-361-0000	INTEREST	24,160.51	1,000.00	4,308.74	22,962.59	21,962.59	***
402-389-5000	CASH FORWARD	0.00	4,000,000.00	0.00	0.00	4,000,000.00-	0
	402 CAPITAL PROJECTS (LOAN/ Revenue Tota	221,194.11	4,001,000.00	4,308.74	22,962.59	3,978,037.41-	1

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
402-536-70-7352	MILLENNIUM PARK REUSE PROJECT	0.00	3,000,000.00	0.00	0.00	3,000,000.00	0
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	1,001,000.00	0.00	0.00	1,001,000.00	0
	402 CAPITAL PROJECTS (LOAN/ Expend Total	0.00	4,001,000.00	0.00	0.00	4,001,000.00	0

402 CAPITAL PROJECTS (LOAN/GRANT)	Prior	Current	YTD
Revenues:	221,194.11	4,308.74	22,962.59
Expended:	0.00	0.00	0.00
Net Income:	221,194.11	4,308.74	22,962.59

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	557.21	100.00	41.62	292.73	192.73	293
403-389-5000	NON-OPERATIONAL-CASH FORWARD	0.00	72,500.00	0.00	0.00	72,500.00-	0
	403 INDUSTRIAL FUND Revenue Total	557.21	72,600.00	41.62	292.73	72,307.27-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
403-552-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0.00	0
403-552-30-3100	PROFESSIONAL SERVICES	0.00	1,000.00	0.00	0.00	1,000.00	0
403-552-30-4900	MISC. EXPENSE & OTHER CURRENT	13.19	0.00	0.00	0.00	0.00	0
	552 INDUSTRIAL PARK:	13.19	1,000.00	0.00	0.00	1,000.00	0
403-580-90-9999	CONTINGENCY	0.00	61,600.00	0.00	0.00	61,600.00	0
403-581-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0.00	0
403-581-00-0100	TRANSFER TO GENERAL FUND	10,000.00	10,000.00	0.00	0.00	10,000.00	0
	403 INDUSTRIAL FUND Expend Total	10,013.19	72,600.00	0.00	0.00	72,600.00	0

403 INDUSTRIAL FUND	Prior	Current	YTD
Revenues:	557.21	41.62	292.73
Expended:	10,013.19	0.00	0.00
Net Income:	9,455.98-	41.62	292.73

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
404-343-3501	WATER SYSTEM CONNECTION FEES	7,412.21	7,000.00	0.00	0.00	7,000.00-	0
404-361-0000	INTEREST	49.41	0.00	0.00	16.46	16.46	0
404-389-5002	CASH FORWARD - WATER CONNECTIONS	0.00	383,800.00	0.00	0.00	383,800.00-	0
	404 WATER CONNECTION FEES Revenue Total	7,461.62	390,800.00	0.00	16.46	390,783.54-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	361.77	0.00	0.00	120.19	120.19-	0
404-533-70-7352	ASHLEY WTP PROJECT	13,820.25	390,000.00	59,112.00	59,112.00	330,888.00	15
	533 Total	14,182.02	390,000.00	59,112.00	59,232.19	330,767.81	15
404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	800.00	0.00	0.00	800.00	0
	404 WATER CONNECTION FEES Expend Total	14,182.02	390,800.00	59,112.00	59,232.19	331,567.81	15

404 WATER CONNECTION FEES	Prior	Current	YTD
Revenues:	7,461.62	0.00	16.46
Expended:	14,182.02	59,112.00	59,232.19
Net Income:	6,720.40-	59,112.00-	59,215.73-

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
406-343-5500	SEWER TAP CONNECTION FEES	15,731.69	5,000.00	0.00	0.00	5,000.00-	0
406-361-0000	INTEREST	38.24	0.00	0.00	12.92	12.92	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTION FEE	0.00	383,950.00	0.00	0.00	383,950.00-	0
	406 WASTEWATER CONNECTION F Revenue Tota	15,769.93	388,950.00	0.00	12.92	388,937.08-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
406-535-00-0000	SEWER TAP CONNECTION FEES:	0.00	0.00	0.00	0.00	0.00	0
406-535-30-4900	MISC. EXPENSE & OTHER CURRENT	361.20	0.00	0.00	120.00	120.00-	0
406-535-60-6392	WWTF CLARIFIER DEMO/CONSTRUCTION-DESIGN	0.00	100,000.00	0.00	0.00	100,000.00	0
406-535-60-6393	WILDWOOD ESTATES LS	0.00	228,589.90	0.00	101,573.00	127,016.90	44
	535 SEWER TAP CONNECTION FEES:	361.20	328,589.90	0.00	101,693.00	226,896.90	31
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTION FEES	0.00	60,360.10	0.00	0.00	60,360.10	0
	406 WASTEWATER CONNECTION F Expend Total	361.20	388,950.00	0.00	101,693.00	287,257.00	26

406 WASTEWATER CONNECTION FEES	Prior	Current	YTD
Revenues:	15,769.93	0.00	12.92
Expended:	361.20	0.00	101,693.00
Net Income:	15,408.73	0.00	101,680.08-

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
408-343-3560	WATER SDC FEES	1,717,366.25	1,500,000.00	426,039.24-	459,961.40	1,040,038.60-	31
408-361-0000	INTEREST EARNED	306.43	100.00	0.00	135.04	35.04	135
408-389-5012	CASH FORWARD - WATER SDC	0.00	3,427,000.00	0.00	0.00	3,427,000.00-	0
	408 WATER SDC FEES Revenue Total	1,717,672.68	4,927,100.00	426,039.24-	460,096.44	4,467,003.56-	9

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	378.48	0.00	0.00	126.00	126.00-	0
408-533-70-7352	ASHLEY WTP UPGRADES	0.00	80,000.00	0.00	0.00	80,000.00	0
408-533-70-7354	CR 209 WATER MAIN EXT PHASE 1	0.00	800,000.00	0.00	0.00	800,000.00	0
	533 Total	378.48	880,000.00	0.00	126.00	879,874.00	0
408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	3,791,070.00	0.00	0.00	3,791,070.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	219,080.26	221,015.00	0.00	110,263.62	110,751.38	50
408-582-70-7207	SRF INTEREST - OXFORD WTP	36,949.34	35,015.00	0.00	17,751.18	17,263.82	51
	582 Total	256,029.60	256,030.00	0.00	128,014.80	128,015.20	50
	408 WATER SDC FEES Expend Total	256,408.08	4,927,100.00	0.00	128,140.80	4,798,959.20	3

408 WATER SDC FEES

	Prior	Current	YTD
Revenues:	1,717,672.68	426,039.24-	460,096.44
Expended:	256,408.08	0.00	128,140.80
Net Income:	1,461,264.60	426,039.24-	331,955.64

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
409-343-5560	WASTEWATER SDC FEES	3,022,260.92	2,650,000.00	10,587.32	1,586,075.58	1,063,924.42-	60
409-361-0000	INTEREST EARNED	615.64	100.00	0.00	261.54	161.54	262
409-389-5013	CASH FORWARD	0.00	6,890,000.00	0.00	0.00	6,890,000.00-	0
	409 WASTEWATER SDC FEES Revenue Total	3,022,876.56	9,540,100.00	10,587.32	1,586,337.12	7,953,762.88-	17

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	385.11	0.00	0.00	127.96	127.96-	0
409-535-70-7346	WWTP FACILITY PLAN	247,031.25	7,821,443.75	0.00	11,443.75	7,810,000.00	0
409-535-70-7349	MISC CAPACITY IMPROVEMENTS	124,293.00	0.00	0.00	0.00	0.00	0
409-535-70-7355	BRIDGE CROSSING PROJECT	36,400.00	788,600.00	0.00	0.00	788,600.00	0
409-535-70-7359	GRAVITY COLLECTION SYS CONDITION ASSESS	0.00	250,000.00	0.00	0.00	250,000.00	0
	535 Total	408,109.36	8,860,043.75	0.00	11,571.71	8,848,472.04	0
409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	604,471.25	0.00	0.00	604,471.25	0
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN PRIN	4,318.99	4,390.00	2,186.42	2,186.42	2,203.58	50
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PRIN	69,767.37	69,788.00	0.00	34,891.53	34,896.47	50
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTRUCTN	351.43	332.00	0.00	167.87	164.13	51
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEMAIN	1,147.23	1,075.00	546.69	546.69	528.31	51
	582 Total	75,585.02	75,585.00	2,733.11	37,792.51	37,792.49	50
	409 WASTEWATER SDC FEES Expend Total	483,694.38	9,540,100.00	2,733.11	49,364.22	9,490,735.78	1

409 WASTEWATER SDC FEES	Prior	Current	YTD
Revenues:	3,022,876.56	10,587.32	1,586,337.12
Expended:	483,694.38	2,733.11	49,364.22
Net Income:	2,539,182.18	7,854.21	1,536,972.90

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
601-351-2000	CONFISCATED PROPERTY	0.00	1,500.00	0.00	0.00	1,500.00-	0
601-361-0000	INTEREST	352.92	10.00	17.75	166.02	156.02	***
	601 LAW ENFORCEMENT FUND Revenue Total	352.92	1,510.00	17.75	166.02	1,343.98-	11

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
601-521-00-0000	LAW ENFORCEMENT TRUST:	0.00	0.00	0.00	0.00	0.00	0
601-521-30-4900	MISC. EXPENSE & OTHER CURRENT	36.22	0.00	0.00	0.00	0.00	0
601-580-90-9999	CONTINGENCY	0.00	51,695.00	0.00	0.00	51,695.00	0
	601 LAW ENFORCEMENT FUND Expend Total	36.22	51,695.00	0.00	0.00	51,695.00	0

601 LAW ENFORCEMENT FUND	Prior	Current	YTD
Revenues:	352.92	17.75	166.02
Expended:	36.22	0.00	0.00
Net Income:	316.70	17.75	166.02

Grand Totals	Prior	Current	YTD
Revenues:	57,294,853.58	151,583.79	22,844,969.26
Expended:	48,354,164.30	1,778,606.79	10,841,967.80
Net Income:	8,940,689.28	1,627,023.00-	12,003,001.46

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 9, 2023 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. **Call to Order**

ATTENDANCE	TITLE	STATUS
Ed Wolf	Mayor	Present
Pamala Harrison Bivins	Mayor Pro Tem	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Ashley Hunt	City Attorney	Present
Jason McHugh	City Manager	Present
Cassandra Smith	Asst. City Manager/CFO	Present
Susan Patterson	City Clerk	Present
Randall Parmer	Chief of Police	Present
Melanie Peavy	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Amanda Salazar	Parks & Recreation Director	Present

Mayor Wolf brought the meeting to order, followed by Commissioner Bivins invocation and the Pledge of Allegiance.

2. **Oath of Office to Mayor Ed Wolf, Commissioner Pamala Harrison-Bivins, and Commissioner Marcos Flores by Judge Paul Militello**

Judge Paul Militello swore into office Mayor Ed Wolf, Commissioner Pamala Harrison-Bivins, and Commissioner Marcos Flores.

3. **Selection of Mayor Pro Tem**

Commissioner Julian Green nominated Commissioner Pamala Harrison-Bivins to continue as Mayor Pro-Tem for the year 2023, the motion was seconded by Commissioner Marcos Flores.

RESULT:	**Adopted**
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

4. **Consent Agenda/Informational Items**

City Manager Jason McHugh asked that items C1 and C2 be removed from the Consent Agenda. No comments were offered or received. Vote 5-0.

RESULT:	**Tabled**
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Consent Agenda Items A, B, and C3 were approved together. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

A. Expenditure Report

B. PLAT 2211-003 Middleton Unit 1 Final Plat

C. Budgeted Financial Items

1. Lift Station Fence Repairs for the Amount of $19,920.00

2. Lift Station Wet Well Rehab and Safety Hatch Replacements in the Amount of $77,147.00

3. WWTF Internal Reuse Pump Replacement in the Amount of $35,569.80

5. Presentations and/or Proclamations

None.

6. Public Hearings - Timed

Mayor Wolf swore in Development Services Director Melanie Peavy and audience members.

A. CP 2209-001 VPSD #46

Mayor Wolf read the title of Ordinance O2022-90. The applicant seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to PF – Public Facilities (City)

for the parcels G32-008 & G32-027 on .99 acres MOL. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. RZ 2209-001 VPSD #46

Mayor Wolf read the title of Ordinance O2022-91. The applicant seeks approval from the Commission for a Zoning Map Amendment to change the zoning R2M & R4M (Sumter County) to IN (City) for the parcels G32-008 & G32-027 on 0.99 acres MOL. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Flores
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. PD 2205-001 Turkey Run PD Amendment

Mayor Wolf read the title of Ordinance O2022-96. LPG Urban & Regional Planners, Inc is seeking approval from the City Commission for an amendment to an existing Planned Development (PD) to be consistent with the Central Mixed Use future land use designation for mixed-use PDs and includes a list of permitted uses. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

7. Public Forum - 4 minute time limit

Hillary Lyals asked if the city was slowing down applications for development because they were in the process of trying to sell some of their land and this would hinder buyers. City Manager Jason Mchugh stated that the city was in the process of doing a wastewater treatment plant expansion along with an analysis to determine the capacity the plant would need to have to be able to serve the existing residents along with all the new development that would be coming to Wildwood. McHugh stated that as soon as the analysis was completed and the engineers could determine the capacity and size needed, the city would then begin taking on new development and construction projects. Gerard and Amanda Corbin also spoke on the decrease in development and also about the city bringing in developers that would only develop affordable housing. Domonic Bowers asked if the City Manager and Commission communicated and

discussed issues with the County and the Villages before projects were started. City Manager McHugh stated that yes they were in communication and discussions on all projects that included them. Greg Beliveau stated that all the surrounding cities are having the same issues with growth and infrastructure problems and he would wait until the city finishes the analysis and then get back to working with the city on projects.

8. Ordinances First Reading Only (No Vote)

A. CDD 2211-001 Eastport Community Development District

Mayor Wolf read the title of Ordinance O2023-1. The applicant is seeking approval from the City Commission to establish a Community Development District (CDD) for a portion of The Villages of Southern Oaks, to be referred to as Eastport Community Development District. The project consists of approximately 50.35 acres of land, including approximately 250,000 square feet of commercial space, with the possibility of additional mixed uses, including residential. First Reading Only. No comments were offered or received. No Vote.

RESULT:	**FIRST READING**

B. CDD 2211-002 Middleton Downtown

Mayor Wolf read the title of Ordinance O2023-2. The applicant is seeking approval from the City Commission to establish a Community Development District (CDD) for a portion of The Villages of Southern Oaks, to be referred to as Middleton Downtown Community Development District. The project consists of approximately 61.14 acres of land, including approximately 350,000 square feet of commercial space, with the possibility of additional mixed uses, including residential. First Reading Only. No comments were offered or received. No Vote.

RESULT:	**FIRST READING**

9. Resolutions for Approval

None.

10. Financial & Contracts & Agreements

A. City Hall HVAC Renovation Pay App #5 in the Amount of $19,358.10

Public Works Director Jeremy Hockenbury presented a request for City Hall HVAC Renovation Pay App #5. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Flores
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. CR 209 Water Main Extension Phase No. 1 Pay App No. 5 in the Amount of $186,732.72

Utility Supervisor Jason Martin presented a request for CR 209 Water Main Extension Phase No 1 Pay App # 5. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. RFQ #2023-02 - Professional Architectural Services for Recreation and Community Outreach Center

Parks and Recreation Director Amanda Salazar presented a request for approval on RFQ #2023-02 Professional Architectural Services for a Recreation and Community Outreach Center, approving the selection committee's choice of Ohlson Lavoie Corporation and authorizing the city manager to enter into negotiations. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

11. General Items for Consideration/Discussion and Other Business

A. Construction Financing Option with G3 Development

City Manager Jason McHugh presented a request for approval of Scenario #1 a Design Build P3 or Scenario #3 Construction Financing Option with G3 Development. Scenario #1 was approved. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

12. Appointments

None.

13. City Manager Reports

A. 2022-2023 Tax Flyer

City Manager Jason McHugh discussed the 2022-2023 Tax Flyer. He stated that it would be on the City's website and that it would be made available to the residents in City Hall. McHugh stated that the Construction Manager at Risk RFQ for the wastewater treatment plant was due on Wednesday. Also, the Municipal Services Complex will be ready to move in the week of January 16th. McHugh stated that the local delegation meeting was scheduled for the week of the 16th and that he had submitted a $4M appropriation request for the wastewater treatment plant expansion and that the Sumter County Board of County Commissioners would be submitting a letter of support.

B. Local Construction Projects Update

City Manager McHugh stated that the RFQ for Construction at Risk Management for the Wastewater Treatment Plant is due on Wednesday and the Municipal Services Complex building is ready to be moved into. Also, he would be attending a meeting with local delegates to discuss an appropriations request that the Sumter County Board of County Commission will be supporting.

14. Other Department Reports

None.

15. Commission Members Reports

Commissioner Green stated that he and the City Manager would be attending the Diamond Award presentation. Commissioner Bivins reminded everyone of the MLK Bar B Que Celebration this weekend.

16. City Attorney Reports

None.

17. Adjournment

The Meeting Adjourned at 8:00 p.m.

RESULT:	**Adjourned**
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____ BY: _____

Susan Patterson, City Clerk Ed Wolf, Mayor

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 23, 2023 7:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

ATTENDANCE	TITLE	STATUS
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro Tem	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Cassandra Smith	Asst. City Manager/CFO	Present
Ashley Hunt	City Attorney	Present
Susan Patterson	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Peavy	Development Services Dir.	Present
Joshua Bills	City Attorney	Present

Mayor Wolf brought the meeting to order, followed by Commissioner Bivins invocation and the Pledge of Allegiance.

2. Consent Agenda/Informational Items

Consent Agenda Items a thru c were approved and voted on together. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

A. Expenditure Report

B. Minutes for Approval: December 19, 2022 Special Commission Meeting

C. PLAT 2211-004 Wildwood Crossing Final Plat

3. Presentations and/or Proclamations

None.

4. Public Hearings - Timed

A. CDD 2211-001 Eastport Community Development District

Development Services Director Melanie Peavy asked for the continuance of Ordinance O2023-1 to a later date of the February 13, 2023, Commission Meeting.

RESULT:	**Continued to a Later Date**
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. CDD 2211-002 Middleton Downtown

Development Services Director Melanie Peavy asked for the continuance of Ordinance O2023-2 to a later date of the February 13, 2023, Commission Meeting.

RESULT:	**Continue to a Later Date**
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

5. Public Forum - 4 minute time limit

Amanda Shine-Corbin asked where the Water Treatment Plants are located and that she had read that the city had received $7.5M in funding from EPA SRF. Mayor Wolf stated that the Water Treatment Plants are located on CR501, Fairways, Oxford Oaks, Ashley Well on SR 44. Corbin asked if there was someone that handled the City's website, to which City Manager McHugh stated that each department handles its own content on the website. Corbin stated that she had read that the CRA Funding allotted so much for minorities and women and would like to know who she would need to speak with about that. Mayor Wolf stated that she would need to make an appointment with Development Services Director Melanie Peavy.

6. Ordinances First Reading Only (No Vote)

A. CP 2211-002 VOSO 10th Amendment

Mayor Wolf read the title of Ordinance O2022-105. The Villages Development Company, LLC is seeking approval from the City Commission for a Small Scale Comprehensive Plan

Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Age Restricted Development (City) for the parcels K13-010 & K13-015 on 7.72 acres MOL. First Reading Only. No comments were offered or received. No Vote.

RESULT:	**FIRST READING**

B. RZ 2211-002 VOSO 10th Amendment

Mayor Wolf read the title of Ordinance O2022-106. The Villages Development Company, LLC is seeking approval from the City Commission for a Zoning Map Amendment to rezone 7.72 acres from RR5C (County) to ARD (City). First Reading Only. No comments were offered or received. No Vote.

RESULT:	**FIRST READING**

7. Resolutions for Approval

A. Resolution in Support of Legislative Appropriation Request for the Water Reclamation Facility

Mayor Wolf read the title of Resolution R2023-3. The Executive Department has been coordinating with Representative John Temple and Senator Blaise Ingoglia regarding the submission of a legislative appropriation request to help fund a portion of the planned improvements at the City's main water reclamation facility (wastewater treatment plant). This resolution memorializes the City's request for support of the project in the amount of $4 million. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

8. Financial & Contracts & Agreements

A. SP 2104-003 The Keys at Wildwood I - Right-of-Way Deed

Development Service Director Melanie Peavy presented a request for the approval of The Keys at Wildwood I Right of Way Deed. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Flores
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. Municipal Services Complex Pay App #19 in the Amount of $87,557.70

Assistant City Manager Cassandra Smith presented a request for the Municipal Services Complex Pay App # 19. Smith stated that a final walk-thru had been done, and there was an extensive punch list to be completed, and coordination was being made to move into the building. No comments were offered or received. Vote 5-0.

RESULT:	**Adopted**
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

9. General Items for Consideration/Discussion and Other Business

None.

10. Appointments

None.

11. City Manager Reports

City Manager Jason McHugh stated that the RFQ for the Construction Management at Risk for the Wastewater Treatment Plant process is on time. McHugh stated that he should have the analysis report for the wastewater treatment plant at the next meeting. McHugh stated that Commissioner Green, Linda Piotrowicz, and he had a great time accepting the Diamond Award. McHugh stated that he would like to have two workshops during the month of February, one to go over Commission Procedural Matters and the second a high-level discussion of things going on in the area and city infrastructure. Commissioner Green stated that City Manager Jason McHugh did a great job on the panel he was on at the Diamond Awards Ceremony.

12. Other Department Reports

A. Police Department Quarterly Report: June - December 2022

Chief Parmer presented the Police Department Quarterly Report. Parmer stated that the numbers were coming back down from months of car break-ins and Christmas shopping thefts.

13. Commission Members Reports

Commissioner Elliott stated that the Martin Luther King Jr Celebration had a great turnout with a lot of good food. Commissioner Elliott stated that he had attended and helped judge the American Legion's Tri-City Constitutional Contest. Commissioner Green stated that he had attended the Florida Regional Council Association, which is a policy board meeting. Commissioner Green stated that one policy on the agenda is the workforce or affordable housing. Commissioner Bivins stated that there had been a great turnout for the Martin Luther King Jr Celebration and it was a well-organized event.

14. City Attorney Reports

None.

15. Adjournment

The meeting adjourned at 7:24 p.m. No comments were offered or received. Vote 5-0.

RESULT:	**Adjourned**
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____ BY: _____
Susan Patterson, City Clerk Ed Wolf, Mayor

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Chemical Pump Skid Replacement in the Amount of $73,896.00**

REQUESTED ACTION: Staff recommends approval to have Guardian Equipment supply and install the new chemical pump skid for the wastewater treatment facility.

CONTRACT: Vendor/Entity: Guardian Equipment, Inc

Effective Date: 2/15/2023 Termination Date:

Managing Division/Department: Utility Department Wastewater Division

BUDGET IMPACT: This is a budgeted item in the 22/23 fiscal budget year. Funds are available in account 401-535-60-6400 (Capital Improvement - Machinery - Chemical Skid Replacement) with an available balance of $717,786.89.

HISTORY/FACTS/ISSUES:

The chlorine metering pump skid consists of six (6) chlorine pumps and an array of specialized piping, check valves, back pressure valves, and metering control systems. Initially installed in the mid-1980s, the current pump skid has reached the end of its life cycle. Staff worked diligently to acquire the attached three quotes, with Guardian Equipment, Inc as the lowest bidder for the amount of $73,896.00.

QUOTE SUMMARY FORM

(for purchases more then $500.00)

WILDWOOD FLORIDA

Instructions: Use this form to list quotes received and to recommend a vendor for award. Attach the Quote Summary Form along with three written quotes from your vendors as backup.

Commodity or Service Chemical Metering System WWTP

	Vendor Name	Contact Name	Date & Quote #	Phone Number	Total Quote (include shipping)	
1	Guardian Equipment, inc	Kim	11/17/2022 / NA	407-902-8870	$73,896.00	
2	TriNova	NA	11/04/2022 / NA	251-378-7873	$75,401.83	
3	Hudson	Cathy	2/09/2023 / 020923CJ1	863-665-7867	$84,985.00	
4						
5						

Include *ALL* quotes received

More then $500.00 - Minimum of 3 Written Quotes
MUST use applicable vendors.

Recommended Vendor: Guardian Equipment

Winning Bid Amount: $ 73,896.00

If the Recommended Vendor IS NOT the low, please explain why:
** Requires prior procurement approval*

Purchaser Wastewater Division Direct Phone # 352-330-1346 Department Utilities

Director Signature Mark Deal Date: 2/15/23

Effective: 10-8-2018

GUARDIAN EQUIPMENT, INC.

330 Hickman Drive, Sanford, FL 32771 PH:888-928-3700 / 407-936-2216 FX:407-936-2217

November 17, 2022

Mr. Wayne Bouchard
Wildwood, City of
Wastewater Treatment Plant
1290 Industrial Drive
Wildwood, City of

RE: CHEMICAL METERING SYSTEM UPGRADES - SODIUM HYPOCHLORITE

Hi Wayne,

As per our conversation, we are pleased to offer the following information for your review and consideration.

TWO (2) Triplex Chemical Metering Skid using TKM Pumps to deliver 11 GPH @ 150 PSI

Model KM102P46

- AC Drives with NEMA 4X enclosures
- AC Motor TEFC, 230/460 Volt, 1750 RPM
- Calibration Column sized for pump capacities, one per skid
- Pressure Relief Valves, one per pump
- Pulsation Dampeners, one per pump
- Diaphragm Protected Gauges, one per pump
- Back Pressure Valves, one per pump
- Lot of PVC Piping and Valves
- Skid fabricated from ½ polypropylene with containment basin built in
- Installation, programming of controller and setting pumps to the necessary operating perimeters
- Start-up & training

Price: $ 73,896.00

Should you have any questions or need additional information, please feel free to contact me at 407.902.8870.

Sincerely,

Kim Newman

Guardian Equipment, Inc.

QUOTATION

Quote Number	
1205952	
Quote Date	Page
11/04/2022 07:10:12	1 of 3

Quote Expires On: 12/04/2022

Please address your order to:
TriNova Inc.
c/o Accounts Payable
4485 Laughlin Dr. S
Mobile, AL 36693
251-378-7837

Bill To:
City Of Wildwood
100 N Main Street
Wildwood, FL 34785
US

Ship To:
City Of Wildwood New 17te
1290b Industrial Drive
Wildwood, FL 34785
US

Requested By: Larry White

Customer ID: 12842

Terms	*Shipping*	*Customer Service Rep*
Net 30		JAMES.KENNEDY

Quantities Line	QTY	UOM / Unit Size	*Item ID* / *Item Description*	*Unit Price*	*Extended Price*
			Delivery Instructions: Municiple		
3	2.00	EA 1.0	SODIUM HYPOCHLORITE TRIPLEX SKID -11.1 3021108052-002	32,838.4167	65,676.83

Order Line Notes: THREE PUMP SODIUM HYPOCHLORITE SKID SYSTEM:

APPLICATION DATA:
Chemical: Sodium Hypochlorite
Pump Type: Motor driven mechanical diaphragm Pump Quantity: 3
Target Capacity: 11.1 gph each Piping Material: SCH 80 PVC/Viton
Piping Configuration: Common inlet, dual discharge, middle swing pump arrangement.

MECHANICAL DETAILS:
Skid Type: Black fusion welded polypropylene PP/PE skid for motor driven pumps
(48.75"W x 30"D x 60"H)
PVC/Viton socket weld pump suction and discharge pipe and fittings w/vented ball valves. 1/2" Common Suction Header, 1/2" pump suctions, 1/2" pump discharges.
Chemical Inlet: (1) 1/2" Solution Outlets: (2) 1/2"
Isolation/Drain/Flush ball valves as required. One wye strainer
Three 1,000ml PVC calibration cylinder Three pressure relief valves
Three discharge 2-1/2" 0-160psi pressure gauges with isolators Two back pressure valves
Three 164ml CPVC/Viton pulsation dampeners

ELECTRICAL DETAILS:
Skid mounted 3-pump termination panel for all pump electrical connections 120vac power
Pump power receptacles for local disconnect. All wiring is completed at the factory

Plumbing and components rated at 150 PSI regardless of pump pressure. All piping components hydro-statically tested prior to shipment of equipment.

Quantity: 1

QUOTATION

Quote Number	
1205952	
Quote Date	Page
11/04/2022 07:10:12	2 of 3

Quote Expires On: 12/04/2022

Please address your order to:
TriNova Inc.
c/o Accounts Payable
4485 Laughlin Dr. S
Mobile, AL 36693
251-378-7837

Quantities			Item ID / Item Description	Unit Price	Extended Price
Line	QTY	UOM / Unit Size			

Order Line Notes: Sigma/ 1 Control version b

The Sigma/ 1 motor-driven diaphragm metering pump features a high strength inner housing for the mechanically loaded parts and an additional plastic housing to protect it from corrosion. The pump capacity is adjusted via the stroke length (4 mm), in 0.5% increments, with a self-locking rotary dial.

Capacity:
* 11.1GPH; 42L/H
* 145PSI; 10BAR

Selected Options:
* Liquid End Materials: PVDF with PTFE seal
* Seal: Standard diaphragm / PTFE seal
* Diaphragm type: Safety diaph w/ visual indicat
* Liquid End Options: without valve springs
* Hydraulic Connection: PVDF clamping nut & insert
* Labeling: Standard with ProMinent logo
* Voltage Supply: 100 - 240 V
* Cable and Plug: North American plug, 115 V
* Relay: 4-20mA out+fault/pacing relay
* Control Variants: Option 0 + analog control
* Overpressure Shut-off: without pressure shut-off
* Operating Unit (HMI): HMI + 0.5m cable
* Access code: Access code
* Language: english
* Approval: Standard

Model: S1CBH12035PVTS070UD81001EN
Quantity: 3

Order Line Notes: TERMINAL BOX:

Custom terminal box designed for three pump skid Non-GCI Receptacle
Shipped loose with skid and must be installed for use

Order Line Notes: Universal control cable, 5-pin round plug; 5-wire 15 ft. (5m)

Quantity: 3

5	1.00	EA 1.0	SUBMITTALS SUBMITTALS FOR APPROVAL	800.0000	800.00

Order Line Notes: (1) Digital set of Submittals

6	1.00	EA 1.0	MANUALS Manuals	800.0000	800.00

QUOTATION

Quote Number	
1205952	
Quote Date	Page
11/04/2022 07:10:12	3 of 3

Quote Expires On: 12/04/2022

Please address your order to:
TriNova Inc.
c/o Accounts Payable
4485 Laughlin Dr. S
Mobile, AL 36693
251-378-7837

Quantities			Item ID / Item Description	Unit Price	Extended Price
Line	QTY	UOM / Unit Size			
			Order Line Notes: (1) Digital set of Operation and Maintenance Manual		
8	3.00	EA 1.0	SVC-TS-PROMINENT ONSITE FIELD SERVICE	1,775.0000	5,325.00
			Order Line Notes: (1) Day for Installation Supervision (1) Day for Start-up and Operation/Maintenance Training (1) Day for Travel Expense		

Total Lines: 4

SUB-TOTAL:	72,601.83
TAX:	0.00
FREIGHT:	2,800.00
AMOUNT DUE: $	**75,401.83**

Hudson

Pump & Equipment
A Division of Tencarva Machinery Company

3524 Craftsman Boulevard • Lakeland, FL • 33803
Tel: (863) 665-7867 • ***Fax:*** (863) 666-5649
Municipal Division

Quote #	020923CJ1	Date:	02/09/23
Customer:	Wildwood, City of	No. Pages:	1
Location:	Wastewater Treatment Plnt	Your No.:	
Attn:	Wayne Bouchard	Delivery:	TBD
Phone:		Terms:	N30
Fax:		F.O.B.:	Destination
Email:	wbouchard@wildwood-fl.gov		
From:	Cathy Jackson/Robert Maxwell		Freight Included

Conditions of Service:

We are pleased to quote as follows:

Qty.	Description	Price Each	Delivery
1	Chemical Metering System Upgrades – Sodium Hypochlorite to include (2) Triplex Chemical Metering Skid using TKM Model KM102P46 Pumps to deliver 11GPH @ 150PSI. • AC Drives with NEMA 4X enclosures • AC Motor TEFC, 230/460 Volt, 1750RPM • Calibration Column sized for pump capacities, one per skid • Pressure Relief Valves, one per pump • Pulsation Dampeners, one per pump • Diaphragm Protected Gauges, one per pump • Back Pressure Valves, one per pump • Lot of PVC Piping and Valves • Skid fabricated from 1/2in polypropylene with containment basin built in • Installation, programming of controller and setting pumps to the necessary operating perimeters • Start-up & training **Quote Valid for 30 Days**	$84,985.00	TBD

Quoted By: Cathy Jackson

With the following notes:

1. Freight is included.

Best Regards,

Cathy Jackson

HUDSON PUMP & EQUIPMENT

phone: (863) 665-7867

fax: (863) 666-5649

e-mail: cjackson@tencarva.com

visit us at www.hudsonpump.com

Quoted By: Cathy Jackson

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Multi-way Stop Warrant Analysis at CR 209 and CR 202**

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT: All proposed changes will be made by Sumter County.

HISTORY/FACTS/ISSUES:

Sumter County Public Works has completed a warrant analysis to evaluate the stop conditions at the intersection of CR 209 and CR 202. The warrant analysis provided a recommendation to modify the intersection from a two-way stop to a four-way stop. The Sumter County Board of County Commissioners approved the warrant analysis and recommendation to modify the intersection on February 14, 2023. Sumter County has also requested support from the City of Wildwood since the change indirectly impacts a section of CR 202 that is maintained by the City.

County Road 209 at County Road 202

Multi-Stop Sign Study

Prepared for:

SUMTER COUNTY

BOARD OF COUNTY COMMISSIONERS

7375 POWELL ROAD

WILDWOOD, FLORIDA 34785

Prepared by:

Gerald A. Dabkowski, FL P.E. 34810

Digitally signed by Gerald A. Dabkowski, FL P.E. 34810
Date: 2023.01.03 09:28:46 -05'00'

INFRASTRUCTURE CONSULTING & ENGINEERING

Infrastructure Consulting & Engineering, PLLC

GERALD A. DABKOWSKI
LICENSE
No. 34810
STATE OF FLORIDA
PROFESSIONAL ENGINEER

December 20, 2022

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Appendix: Traffic Data

EXECUTIVE SUMMARY

Infrastructure Consulting & Engineering (ICE) was retained by Sumter County, Florida to perform a multi-way stop sign study for the existing intersection of CR 209 at CR 202.

These two intersecting roads are in the rural section of north Sumter County with large parcels of agricultural land on all four corners (See Figure 1).

A concern has been brought to Sumter County of the limited driver visibility along CR 202 when approaching CR 209 from the west and the asphalt bump within the intersection causing erratic vehicle behavior when traveling northbound on CR 209.

To acknowledge this concern, ICE will follow federal documents to evaluate if a solution may be to apply a multi-way stop, based on an engineering study.

This engineering study will examine the need to revise the operation of the intersection from an existing two-way stop control to a four way stop control.

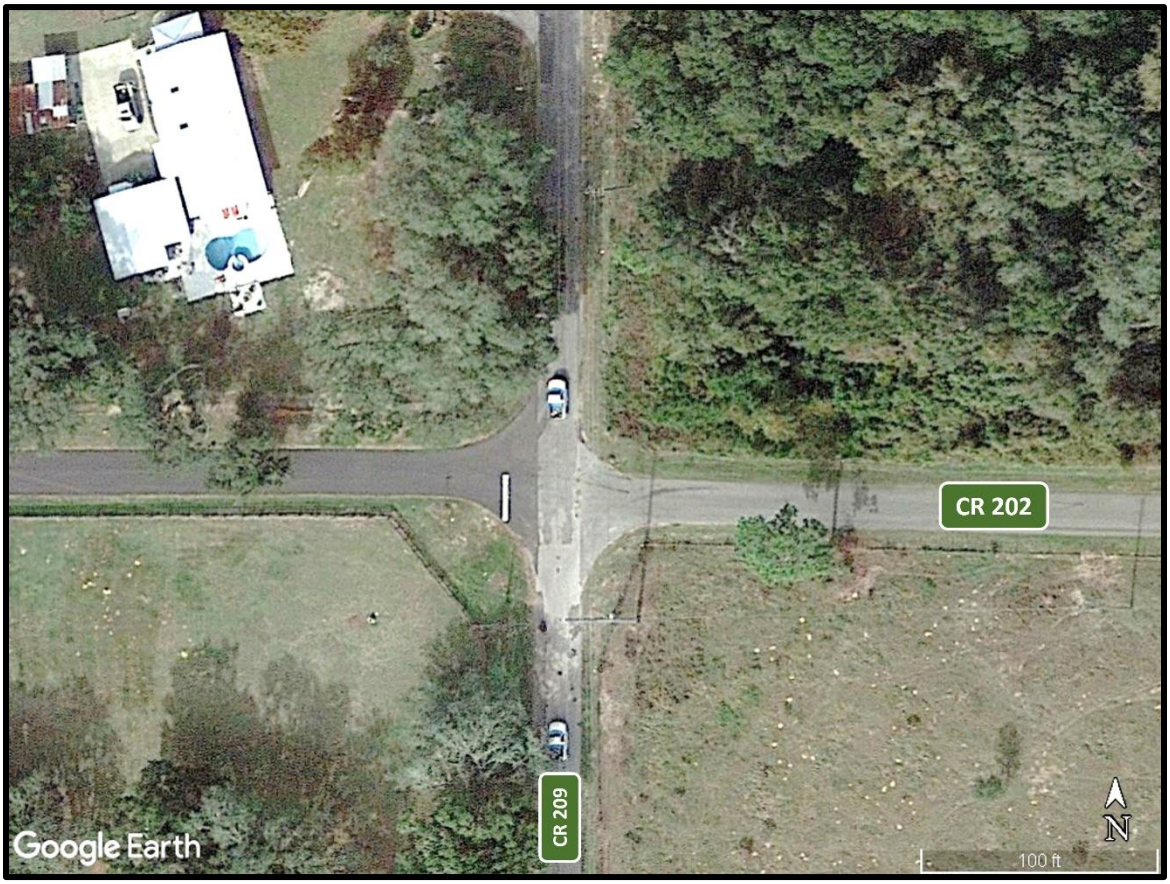


Figure 1: Intersection Overview

1.0 INTRODUCTION

Infrastructure Consulting & Engineering (ICE) was retained by Sumter County, Florida to perform a multi-way stop sign study for the existing intersection of CR 209 at CR 202 (See Figure 2).

The traffic volumes on both roads are considered minimal which provides free flowing vehicles along CR 209 while a stopped condition exists along CR 202, at CR 209.

Several field reviews by Sumter County staff and by Infrastructure Consulting & Engineering (ICE), professional consultant for Sumter County, have revealed the following:

1. Limited driver visibility along CR 202 when approaching CR 209 from the west. There are obstructions on the northwest corner of the intersection greatly reducing visibility from the driver's seat when entering eastbound onto CR 209.
2. Extreme gouging of the pavement in the northbound lanes, within the intersection and immediately north of the intersection, due to a bump in the asphalt.

See Figure 3 for position of the vehicle, past the stop bar, with impaired vision to the north when entering CR 209 and the extreme pavement conditions and the bump.

Sumter County is taking appropriate action by providing this study to make this and all intersections within the County safe. One such document the staff utilizes in making all roads in Sumter County safe is the Manual on Uniform Traffic Control Devices (MUTCD).

The MUTCD, a federal document, defines the standards used by road managers nationwide to install and maintain traffic control devices on all public streets, highways, bikeways and private roads open to the public. In this document, Sections 2B and 5B, are used for this study as they discuss low-volume roads and the appropriate regulatory signs to use and their applications, especially for an intersection that has restricted sight distance and an intersection bump for the prevailing speeds.

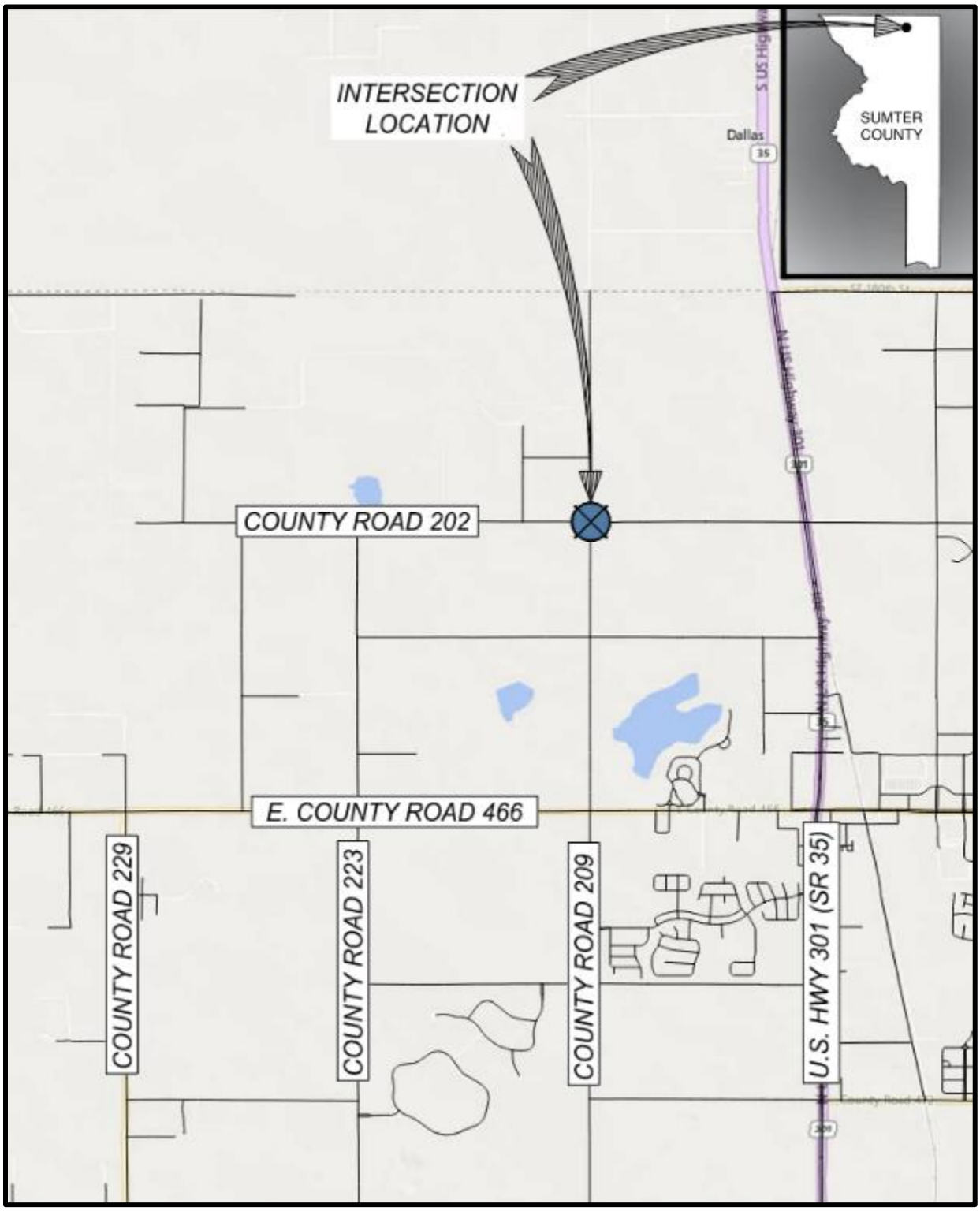


Figure 2: Project Location Map

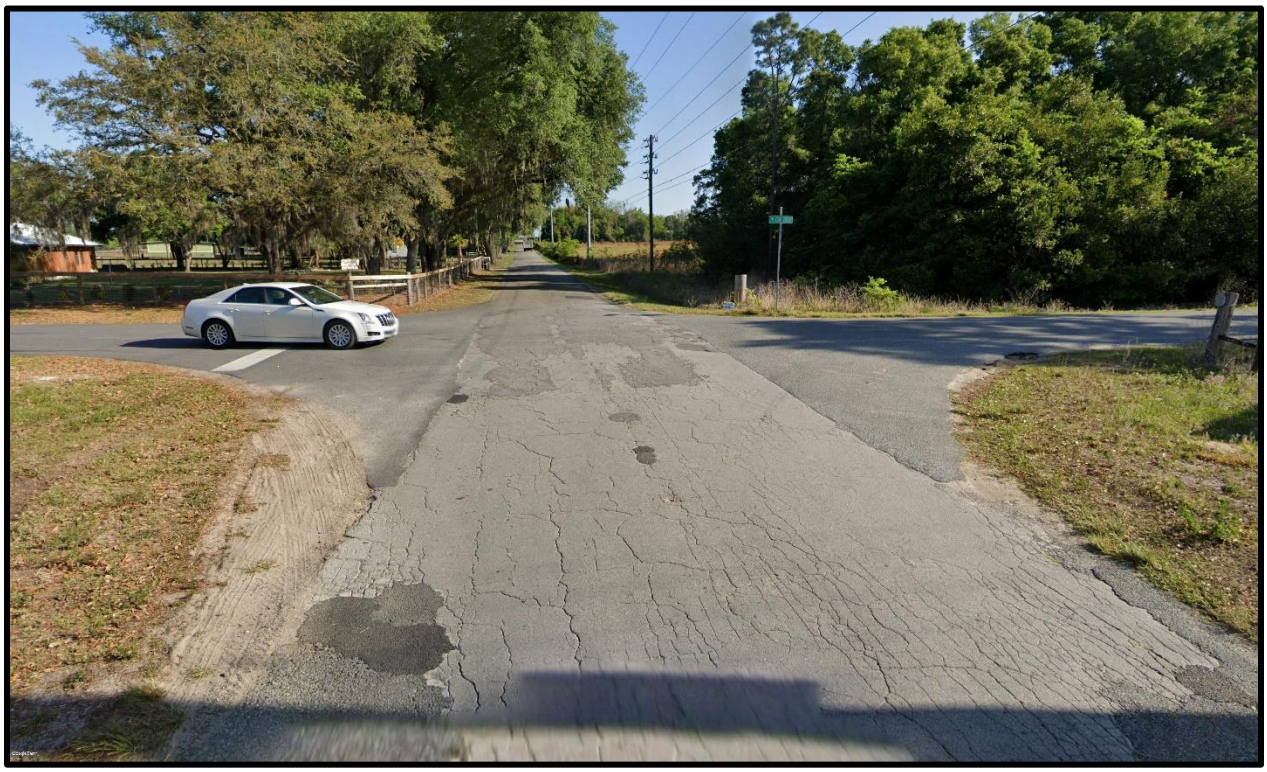


Figure 3: Driver's view/Pavement conditions

2.0 EXISTING CONDITIONS

2.1 Intersection

The intersection consists of rural undivided asphalt two-lane roads in all directions with stop sign control for the eastbound and westbound movements on CR 202 at CR 209.

There are no driveways, streetlights, bike lanes, sidewalks or paved shoulders within the immediate area.

The speed limits are posted at 35 miles per hour in all directions from the intersection with the exception that CR 202 west of CR 209 is posted at 45 miles per hour.

There are no pavement markings on all roads with the exception of a white stop line/bar on the eastbound approach to CR 209.

The existing sight triangles are good in all corners of the intersection except the northwest corner (See Figure 4).

Poor sight distance such as on the northwest corner can lead to rear-end crashes on the approaches and to angle crashes within the intersection because motorists may be unable to see and react in time to approaching vehicles.

The Federal Highway Administration (FHA) have developed under their section on safety, titled, “A Manual for Local Rural Road Owners”, section 3.3.1, a clear picture of what a sight distance unobstructed drivers view should be for rural roads posted at 35 miles per hour. In this section, it is determined that the experienced traffic engineer or road/highway designer should use a distance of 390 feet of clear vision for a left turning vehicle from a minor road such as CR 202.

Figure 4: Site Obstruction

2.2 Traffic volumes/counts

Traffic volume counts were conducted on November 15, 2022 on all approach directions prior to the intersection. These counts were taken on a normal Tuesday and recorded every 15 minutes.

The sample shown below as Figure 5 is a sample of the data chart for the traffic counts. In the appendix are all of the data sheets.

QC JOB #: 16006601
DIRECTION: NB
DATE: Nov 15 2022 - Nov 15 2022

Average Week 15-min Traffic	Average Week Profile
9	
14	
9	
7	
4	
4	
10	
13	
8	
7	
6	
8	
16	
18	
22	
22	
29	
14	
24	
20	
21	
34	
20	
20	

Figure 5: Traffic Data Collection Sample

2.3 Observed approach speeds

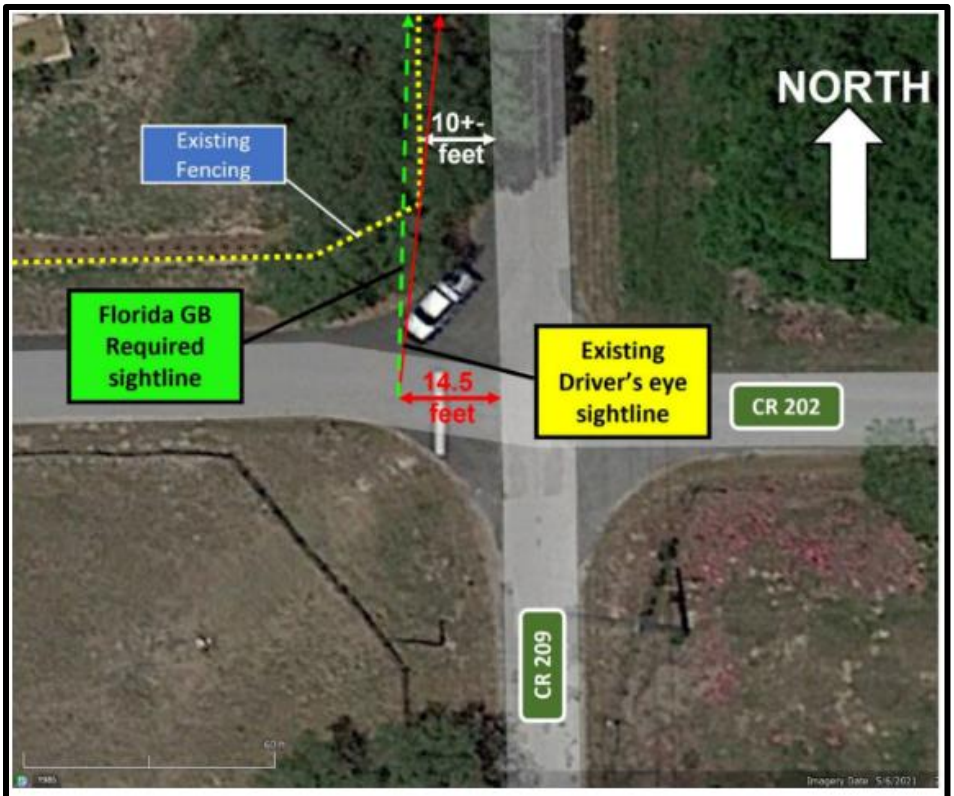
Several field reviews were conducted by the author of this document, Jerry Dabkowski, PE. Jerry has an extensive background in vehicle crash analysis and vehicle speed studies as an expert witness in Florida Circuit Courts.

The following Figure 6 illustrates the deep gouging that is taking place on northbound CR 209, immediately north of the intersection. This gouging is due to observed vehicle speeds in excess of the posted 35 miles per hour and the asphalt bump in the middle of the intersection that elevates vehicles northbound and then drops the vehicle frame into the asphalt creating the gouge marks. The asphalt bump is more pronounced in the northbound lane. Additionally, the northbound lane just north of the intersection has a dip that wants to position a moving vehicle towards the edge of the road. During the field visits, there are visual tire markings along the northbound lane that show where vehicles have left the road into the right-side ditch.

Figure 6: Pavement Gouging (Northbound)

2.4 Sight distance analysis

On the following page, Figure 7 illustrates sight distance issues.



Sight-Distance Calculations:

Existing Conditions
4.5/50=14.5+5/SD
SD=19.5/(4.5/50)=216 feet.

Florida Greenbook Requirements
FDOT GB Fig 3-17: Posted Speed 35mph
SD (left turn)=390 feet
SD (right turn or crossing)=340 feet

Existing fence/trees create obstruction to required sight-distance for intersection.

Figure 7: Sight Distance Calculations

2.5 Vehicle crashes

In reviewing the last three (3) years of crash data available, as entered into the Sumter County database, there was only one vehicle crash that occurred within the intersection, October 20, 2019. Crash details and type were not registered but the crash did occur at 6:04 pm.

Of concern and as part of our field reviews, what was disturbing is that there are vehicle crashes occurring north of the intersection which may be caused by high speed northbound vehicles and the erratic behavior of the vehicle due to the asphalt bump within the intersection.

3.0 FUTURE CONDITIONS

3.1 Intersection

The future of the intersection over the next few years should remain the same as a rural setting with no expectations of new driveways, streetlights, bike lanes, sidewalks or paved shoulders within the immediate area. Further investigation into the sight distance issue needs to progress in deciding current ownership of right of way and setbacks. Additionally, there is no funding programmed for improvements to either road at this time. The speed limits are anticipated to remain posted at 35 miles per hour in all directions with the exception that west of CR 209 the speed limit on CR 202 will remain posted at 45 miles per hour.

With safety at the forefront and an immediate concern for driver's expectations, a near term solution to alleviate the sight distance problem and the erratic vehicle behavior when northbound on CR 209 due to the asphalt bump, is to consider a multi-way stop control for the intersection.

In following the MUTCD as a guide for these conditions, a rural multi-way stop application should be considered along with new pavement markings and emphasized signage should be considered in the near future. Pavement markings may include double yellow lines as you approach the intersection in all directions, white stop bars and signage that may include new regulatory and warning signs.

3.2 Traffic volumes/counts

The traffic volume counts conducted on November 15, 2022 on all approach directions prior to the intersection are balanced as suggested in the MUTCD section 2B.07 for multi-way stop applications. No further traffic data collection is necessary.

3.3 Sight distance analysis

The future of the sight triangles within the intersection should remain clear in the near future with the exception of the northwest corner. As previously illustrated in Figure 7, the northwest corner is of concern and should be further evaluated for continued safety measures.

This intersection is worth considering a safer environment for all vehicles traveling on CR 209 at CR 202. The un-safe sight distance that a driver experiences when

eastbound on CR 202 and approaching CR 209 is alarming. Additionally, studies have shown that sight obstructions such as this, can lead to rear-end crashes on the approaches and to angle crashes within the intersection because motorists may be unable to see and react in time to approaching vehicles.

4.0 RECOMMENDED IMPROVEMENTS

4.1 Signage

STOP signs (R1-1) with ALL WAY plaques (R1-3P) should be placed at all approaches to the intersection. Advanced warning STOP AHEAD with distance plaques (W3-1 and W16-2P) should be placed 100 feet from STOP sign assemblies on the northbound and southbound approaches along CR 209. Figure 8 shows the locations and dimensions of the proposed signs.

4.2 Pavement Markings

Thermoplastic pavement markings should be installed at the intersection. Stop bars (24-inch) should be placed at each approach and should be placed a minimum of 14.5 feet from the edge of pavement of the cross street. Six-inch double yellow lines should extend 100 feet from the stop bar at each approach. Pavement markings are shown in Figure 8.

4.3 Other Conditions

Two weeks prior to the installation of new safety measures at the intersection of CR 209 and CR 202, a portable changeable message sign should be placed along each approach of CR 209, between 500 and 800 feet from the intersection, to inform drivers of the change in traffic control.

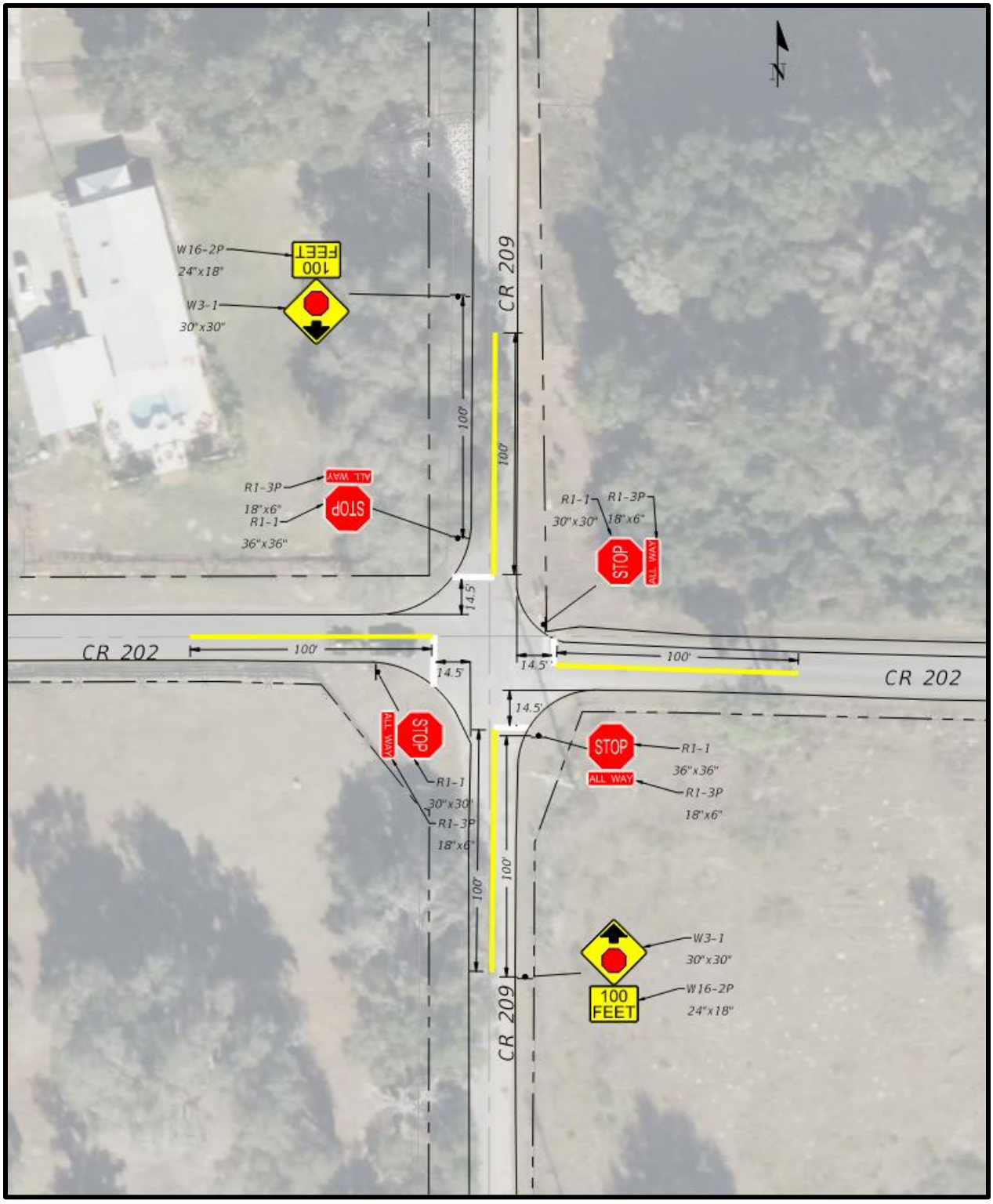


Figure 8: Pavement Markings and Signage Dimensions

5.0 CONCLUSIONS

The following conclusions are based upon current conditions, available data and research, several field observations, future known applications and sound engineering practices and judgement.

1. The current conditions at the intersection of CR 209 at CR 202 are un-safe for drivers of all vehicles when eastbound on CR 202 approaching CR 209. This movement has very limited sight distance viewing to the north for drivers when entering onto CR 209.
2. The current conditions within the intersection has an asphalt bump, particularly in the northbound direction, along with rutted pavement, that may cause erratic vehicle behavior.
3. In following the guidelines of the MUTCD, section 2B.05, conclusions 1 & 2 as discovered in this engineering study justify the need for a multi-way stop application at CR 209 at CR 202.

Appendix

Traffic Data

Type of report: Tube Count - Volume Data

LOCATION: CR 209 north of CR 202 | **QC JOB #:** 16006601
SPECIFIC LOCATION: | **DIRECTION:** NB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		1				1			1	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		1				1			1	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		2				2			2	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		1				1			1	
05:30 AM		0				0			0	
05:45 AM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 209 north of CR 202 | **QC JOB #:** 16006601
SPECIFIC LOCATION: | **DIRECTION:** NB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		1				1			1	
06:15 AM		2				2			2	
06:30 AM		5				5			5	
06:45 AM		10				10			10	
07:00 AM		11				11			11	
07:15 AM		8				8			8	
07:30 AM		5				5			5	
07:45 AM		4				4			4	
08:00 AM		11				11			11	
08:15 AM		9				9			9	
08:30 AM		**16**				**16**			**16**	
08:45 AM		7				7			7	
09:00 AM		2				2			2	
09:15 AM		2				2			2	
09:30 AM		5				5			5	
09:45 AM		5				5			5	
10:00 AM		6				6			6	
10:15 AM		5				5			5	
10:30 AM		7				7			7	
10:45 AM		3				3			3	
11:00 AM		12				12			12	
11:15 AM		13				13			13	
11:30 AM		6				6			6	
11:45 AM		7				7			7	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
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Comments:

Report generated on 11/18/2022 9:46 AM

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CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		9				9			9	
12:15 PM		14				14			14	
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12:45 PM		7				7			7	
01:00 PM		4				4			4	
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01:30 PM		10				10			10	
01:45 PM		13				13			13	
02:00 PM		8				8			8	
02:15 PM		7				7			7	
02:30 PM		6				6			6	
02:45 PM		8				8			8	
03:00 PM		16				16			16	
03:15 PM		18				18			18	
03:30 PM		22				22			22	
03:45 PM		22				22			22	
04:00 PM		29				29			29	
04:15 PM		14				14			14	
04:30 PM		24				24			24	
04:45 PM		20				20			20	
05:00 PM		21				21			21	
05:15 PM		**34**				**34**			**34**	
05:30 PM		20				20			20	
05:45 PM		20				20			20	
Day Total										
% Weekday Average										
% Week Average										
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PM Peak 15-min Vol										

Comments:

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Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
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08:00 PM		5				5			5	
08:15 PM		3				3			3	
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08:45 PM		3				3			3	
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10:30 PM		2				2			2	
10:45 PM		2				2			2	
11:00 PM		0				0			0	
11:15 PM		1				1			1	
11:30 PM		1				1			1	
11:45 PM		0				0			0	
Day Total		609				609			609	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		8:30 AM 16				8:30 AM 16			8:30 AM 16	
PM Peak 15-min Vol		5:15 PM 34				5:15 PM 34			5:15 PM 34	

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 209 north of CR 202 | **QC JOB #:** 16006601

SPECIFIC LOCATION: | **DIRECTION:** SB

CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		2				2			2	
01:30 AM		0				0			0	
01:45 AM		1				1			1	
02:00 AM		0				0			0	
02:15 AM		1				1			1	
02:30 AM		2				2			2	
02:45 AM		0				0			0	
03:00 AM		1				1			1	
03:15 AM		1				1			1	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		2				2			2	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		2				2			2	
05:15 AM		3				3			3	
05:30 AM		4				4			4	
05:45 AM		2				2			2	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

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SPECIFIC LOCATION: | **DIRECTION:** SB

CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		1				1			1	
06:15 AM		6				6			6	
06:30 AM		15				15			15	
06:45 AM		12				12			12	
07:00 AM		15				15			15	
07:15 AM		**22**				**22**			**22**	
07:30 AM		22				22			22	
07:45 AM		15				15			15	
08:00 AM		15				15			15	
08:15 AM		10				10			10	
08:30 AM		10				10			10	
08:45 AM		9				9			9	
09:00 AM		8				8			8	
09:15 AM		5				5			5	
09:30 AM		7				7			7	
09:45 AM		5				5			5	
10:00 AM		4				4			4	
10:15 AM		6				6			6	
10:30 AM		6				6			6	
10:45 AM		6				6			6	
11:00 AM		6				6			6	
11:15 AM		6				6			6	
11:30 AM		5				5			5	
11:45 AM		8				8			8	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 209 north of CR 202 | **QC JOB #:** 16006601

SPECIFIC LOCATION: | **DIRECTION:** SB

CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		6				6			6	
12:15 PM		2				2			2	
12:30 PM		5				5			5	
12:45 PM		5				5			5	
01:00 PM		3				3			3	
01:15 PM		0				0			0	
01:30 PM		8				8			8	
01:45 PM		5				5			5	
02:00 PM		2				2			2	
02:15 PM		8				8			8	
02:30 PM		5				5			5	
02:45 PM		4				4			4	
03:00 PM		8				8			8	
03:15 PM		4				4			4	
03:30 PM		8				8			8	
03:45 PM		7				7			7	
04:00 PM		**11**				**11**			**11**	
04:15 PM		5				5			5	
04:30 PM		4				4			4	
04:45 PM		6				6			6	
05:00 PM		8				8			8	
05:15 PM		7				7			7	
05:30 PM		7				7			7	
05:45 PM		8				8			8	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 209 north of CR 202 | **QC JOB #:** 16006601
SPECIFIC LOCATION: | **DIRECTION:** SB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		4				4			4	
06:15 PM		5				5			5	
06:30 PM		2				2			2	
06:45 PM		4				4			4	
07:00 PM		1				1			1	
07:15 PM		0				0			0	
07:30 PM		0				0			0	
07:45 PM		2				2			2	
08:00 PM		2				2			2	
08:15 PM		1				1			1	
08:30 PM		4				4			4	
08:45 PM		4				4			4	
09:00 PM		1				1			1	
09:15 PM		3				3			3	
09:30 PM		1				1			1	
09:45 PM		0				0			0	
10:00 PM		1				1			1	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		1				1			1	
11:15 PM		0				0			0	
11:30 PM		1				1			1	
11:45 PM		0				0			0	
Day Total		418				418			418	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		7:15 AM 22				7:15 AM 22			7:15 AM 22	
PM Peak 15-min Vol		4:00 PM 11				4:00 PM 11			4:00 PM 11	

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 east of CR 209 | **QC JOB #:** 16006602
SPECIFIC LOCATION: | **DIRECTION:** EB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		1				1			1	
04:00 AM		1				1			1	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		1				1			1	
05:30 AM		1				1			1	
05:45 AM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 east of CR 209 | **QC JOB #:** 16006602

SPECIFIC LOCATION: | **DIRECTION:** EB

CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		2				2			2	
06:15 AM		1				1			1	
06:30 AM		2				2			2	
06:45 AM		6				6			6	
07:00 AM		8				8			8	
07:15 AM		**9**				**9**			**9**	
07:30 AM		2				2			2	
07:45 AM		5				5			5	
08:00 AM		3				3			3	
08:15 AM		5				5			5	
08:30 AM		2				2			2	
08:45 AM		5				5			5	
09:00 AM		6				6			6	
09:15 AM		5				5			5	
09:30 AM		3				3			3	
09:45 AM		3				3			3	
10:00 AM		1				1			1	
10:15 AM		3				3			3	
10:30 AM		6				6			6	
10:45 AM		2				2			2	
11:00 AM		4				4			4	
11:15 AM		5				5			5	
11:30 AM		2				2			2	
11:45 AM		2				2			2	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 east of CR 209 | **QC JOB #:** 16006602

SPECIFIC LOCATION: | **DIRECTION:** EB

CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		**6**				**6**			**6**	
12:15 PM		2				2			2	
12:30 PM		3				3			3	
12:45 PM		1				1			1	
01:00 PM		1				1			1	
01:15 PM		0				0			0	
01:30 PM		2				2			2	
01:45 PM		5				5			5	
02:00 PM		6				6			6	
02:15 PM		0				0			0	
02:30 PM		2				2			2	
02:45 PM		3				3			3	
03:00 PM		5				5			5	
03:15 PM		4				4			4	
03:30 PM		2				2			2	
03:45 PM		6				6			6	
04:00 PM		3				3			3	
04:15 PM		5				5			5	
04:30 PM		2				2			2	
04:45 PM		2				2			2	
05:00 PM		6				6			6	
05:15 PM		6				6			6	
05:30 PM		3				3			3	
05:45 PM		4				4			4	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 east of CR 209 | **QC JOB #:** 16006602
SPECIFIC LOCATION: | **DIRECTION:** EB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		2				2			2	
06:15 PM		2				2			2	
06:30 PM		0				0			0	
06:45 PM		2				2			2	
07:00 PM		2				2			2	
07:15 PM		2				2			2	
07:30 PM		1				1			1	
07:45 PM		2				2			2	
08:00 PM		0				0			0	
08:15 PM		1				1			1	
08:30 PM		0				0			0	
08:45 PM		2				2			2	
09:00 PM		0				0			0	
09:15 PM		0				0			0	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		1				1			1	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		1				1			1	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total		194				194			194	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		7:15 AM 9				7:15 AM 9			7:15 AM 9	
PM Peak 15-min Vol		12:00 PM 6				12:00 PM 6			12:00 PM 6	

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 east of CR 209 | **QC JOB #:** 16006602
SPECIFIC LOCATION: | **DIRECTION:** WB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		1				1			1	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		1				1			1	
03:45 AM		0				0			0	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		1				1			1	
05:45 AM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 east of CR 209 | **QC JOB #:** 16006602
SPECIFIC LOCATION: | **DIRECTION:** WB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		1				1			1	
06:15 AM		0				0			0	
06:30 AM		**4**				**4**			**4**	
06:45 AM		3				3			3	
07:00 AM		1				1			1	
07:15 AM		1				1			1	
07:30 AM		1				1			1	
07:45 AM		2				2			2	
08:00 AM		0				0			0	
08:15 AM		1				1			1	
08:30 AM		4				4			4	
08:45 AM		4				4			4	
09:00 AM		1				1			1	
09:15 AM		3				3			3	
09:30 AM		3				3			3	
09:45 AM		1				1			1	
10:00 AM		0				0			0	
10:15 AM		3				3			3	
10:30 AM		1				1			1	
10:45 AM		1				1			1	
11:00 AM		3				3			3	
11:15 AM		3				3			3	
11:30 AM		2				2			2	
11:45 AM		4				4			4	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 east of CR 209 | **QC JOB #:** 16006602
SPECIFIC LOCATION: | **DIRECTION:** WB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		3				3			3	
12:15 PM		1				1			1	
12:30 PM		4				4			4	
12:45 PM		5				5			5	
01:00 PM		5				5			5	
01:15 PM		6				6			6	
01:30 PM		4				4			4	
01:45 PM		0				0			0	
02:00 PM		2				2			2	
02:15 PM		2				2			2	
02:30 PM		2				2			2	
02:45 PM		2				2			2	
03:00 PM		4				4			4	
03:15 PM		5				5			5	
03:30 PM		7				7			7	
03:45 PM		**12**				**12**			**12**	
04:00 PM		2				2			2	
04:15 PM		6				6			6	
04:30 PM		9				9			9	
04:45 PM		2				2			2	
05:00 PM		5				5			5	
05:15 PM		4				4			4	
05:30 PM		8				8			8	
05:45 PM		3				3			3	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 east of CR 209 | **QC JOB #:** 16006602
SPECIFIC LOCATION: | **DIRECTION:** WB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		3				3			3	
06:15 PM		1				1			1	
06:30 PM		3				3			3	
06:45 PM		1				1			1	
07:00 PM		1				1			1	
07:15 PM		0				0			0	
07:30 PM		3				3			3	
07:45 PM		1				1			1	
08:00 PM		0				0			0	
08:15 PM		1				1			1	
08:30 PM		2				2			2	
08:45 PM		0				0			0	
09:00 PM		0				0			0	
09:15 PM		3				3			3	
09:30 PM		1				1			1	
09:45 PM		0				0			0	
10:00 PM		1				1			1	
10:15 PM		1				1			1	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		1				1			1	
11:30 PM		0				0			0	
11:45 PM		2				2			2	
Day Total		179				179			179	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		6:30 AM 4				6:30 AM 4			6:30 AM 4	
PM Peak 15-min Vol		3:45 PM 12				3:45 PM 12			3:45 PM 12	

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 209 south of CR 202 | **QC JOB #:** 16006603
SPECIFIC LOCATION: | **DIRECTION:** NB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		1				1			1	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		1				1			1	
01:30 AM		0				0			0	
01:45 AM		1				1			1	
02:00 AM		0				0			0	
02:15 AM		1				1			1	
02:30 AM		2				2			2	
02:45 AM		0				0			0	
03:00 AM		1				1			1	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		2				2			2	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		1				1			1	
05:00 AM		4				4			4	
05:15 AM		2				2			2	
05:30 AM		5				5			5	
05:45 AM		0				0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 209 south of CR 202 | **QC JOB #:** 16006603

SPECIFIC LOCATION: | **DIRECTION:** NB

CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		1				1			1	
06:15 AM		5				5			5	
06:30 AM		14				14			14	
06:45 AM		14				14			14	
07:00 AM		13				13			13	
07:15 AM		**24**				**24**			**24**	
07:30 AM		21				21			21	
07:45 AM		10				10			10	
08:00 AM		10				10			10	
08:15 AM		7				7			7	
08:30 AM		10				10			10	
08:45 AM		7				7			7	
09:00 AM		6				6			6	
09:15 AM		8				8			8	
09:30 AM		5				5			5	
09:45 AM		5				5			5	
10:00 AM		4				4			4	
10:15 AM		8				8			8	
10:30 AM		5				5			5	
10:45 AM		4				4			4	
11:00 AM		5				5			5	
11:15 AM		4				4			4	
11:30 AM		3				3			3	
11:45 AM		8				8			8	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 209 south of CR 202 | **QC JOB #:** 16006603

SPECIFIC LOCATION: | **DIRECTION:** NB

CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		5				5			5	
12:15 PM		0				0			0	
12:30 PM		6				6			6	
12:45 PM		7				7			7	
01:00 PM		1				1			1	
01:15 PM		3				3			3	
01:30 PM		7				7			7	
01:45 PM		6				6			6	
02:00 PM		3				3			3	
02:15 PM		7				7			7	
02:30 PM		3				3			3	
02:45 PM		4				4			4	
03:00 PM		**10**				**10**			**10**	
03:15 PM		4				4			4	
03:30 PM		6				6			6	
03:45 PM		5				5			5	
04:00 PM		9				9			9	
04:15 PM		4				4			4	
04:30 PM		4				4			4	
04:45 PM		5				5			5	
05:00 PM		3				3			3	
05:15 PM		3				3			3	
05:30 PM		7				7			7	
05:45 PM		5				5			5	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 209 south of CR 202 | **QC JOB #:** 16006603
SPECIFIC LOCATION: | **DIRECTION:** NB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		4				4			4	
06:15 PM		1				1			1	
06:30 PM		2				2			2	
06:45 PM		1				1			1	
07:00 PM		1				1			1	
07:15 PM		0				0			0	
07:30 PM		0				0			0	
07:45 PM		2				2			2	
08:00 PM		2				2			2	
08:15 PM		2				2			2	
08:30 PM		2				2			2	
08:45 PM		3				3			3	
09:00 PM		0				0			0	
09:15 PM		3				3			3	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		0				0			0	
11:45 PM		1				1			1	
Day Total		363				363			363	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		7:15 AM 24				7:15 AM 24			7:15 AM 24	
PM Peak 15-min Vol		3:00 PM 10				3:00 PM 10			3:00 PM 10	

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 209 south of CR 202 | **QC JOB #:** 16006603
SPECIFIC LOCATION: | **DIRECTION:** SB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		1				1			1	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		1				1			1	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		1				1			1	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		1				1			1	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		1				1			1	
05:45 AM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 209 south of CR 202 | **QC JOB #:** 16006603
SPECIFIC LOCATION: | **DIRECTION:** SB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		1				1			1	
06:15 AM		2				2			2	
06:30 AM		7				7			7	
06:45 AM		8				8			8	
07:00 AM		4				4			4	
07:15 AM		8				8			8	
07:30 AM		6				6			6	
07:45 AM		2				2			2	
08:00 AM		8				8			8	
08:15 AM		8				8			8	
08:30 AM		15				15			15	
08:45 AM		6				6			6	
09:00 AM		3				3			3	
09:15 AM		4				4			4	
09:30 AM		5				5			5	
09:45 AM		9				9			9	
10:00 AM		4				4			4	
10:15 AM		8				8			8	
10:30 AM		7				7			7	
10:45 AM		5				5			5	
11:00 AM		9				9			9	
11:15 AM		**17**				**17**			**17**	
11:30 AM		6				6			6	
11:45 AM		8				8			8	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 209 south of CR 202 | **QC JOB #:** 16006603

SPECIFIC LOCATION: | **DIRECTION:** SB

CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		7				7			7	
12:15 PM		14				14			14	
12:30 PM		8				8			8	
12:45 PM		5				5			5	
01:00 PM		5				5			5	
01:15 PM		2				2			2	
01:30 PM		6				6			6	
01:45 PM		13				13			13	
02:00 PM		15				15			15	
02:15 PM		4				4			4	
02:30 PM		9				9			9	
02:45 PM		8				8			8	
03:00 PM		12				12			12	
03:15 PM		15				15			15	
03:30 PM		13				13			13	
03:45 PM		16				16			16	
04:00 PM		23				23			23	
04:15 PM		14				14			14	
04:30 PM		23				23			23	
04:45 PM		18				18			18	
05:00 PM		21				21			21	
05:15 PM		**32**				**32**			**32**	
05:30 PM		14				14			14	
05:45 PM		17				17			17	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 209 south of CR 202 | **QC JOB #:** 16006603
SPECIFIC LOCATION: | **DIRECTION:** SB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		14				14			14	
06:15 PM		8				8			8	
06:30 PM		6				6			6	
06:45 PM		5				5			5	
07:00 PM		2				2			2	
07:15 PM		7				7			7	
07:30 PM		4				4			4	
07:45 PM		2				2			2	
08:00 PM		5				5			5	
08:15 PM		2				2			2	
08:30 PM		2				2			2	
08:45 PM		3				3			3	
09:00 PM		2				2			2	
09:15 PM		2				2			2	
09:30 PM		3				3			3	
09:45 PM		1				1			1	
10:00 PM		0				0			0	
10:15 PM		1				1			1	
10:30 PM		2				2			2	
10:45 PM		1				1			1	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		0				0			0	
11:45 PM		0				0			0	
Day Total		552				552			552	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		11:15 AM 17				11:15 AM 17			11:15 AM 17	
PM Peak 15-min Vol		5:15 PM 32				5:15 PM 32			5:15 PM 32	

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 west of CR 209 | **QC JOB #:** 16006604
SPECIFIC LOCATION: | **DIRECTION:** EB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		1				1			1	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		1				1			1	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		0				0			0	
03:30 AM		0				0			0	
03:45 AM		1				1			1	
04:00 AM		0				0			0	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		1				1			1	
05:00 AM		0				0			0	
05:15 AM		2				2			2	
05:30 AM		1				1			1	
05:45 AM		1				1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 west of CR 209 | **QC JOB #:** 16006604

SPECIFIC LOCATION: | **DIRECTION:** EB

CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		2				2			2	
06:15 AM		5				5			5	
06:30 AM		5				5			5	
06:45 AM		10				10			10	
07:00 AM		**11**				**11**			**11**	
07:15 AM		9				9			9	
07:30 AM		4				4			4	
07:45 AM		3				3			3	
08:00 AM		4				4			4	
08:15 AM		4				4			4	
08:30 AM		3				3			3	
08:45 AM		4				4			4	
09:00 AM		5				5			5	
09:15 AM		4				4			4	
09:30 AM		2				2			2	
09:45 AM		4				4			4	
10:00 AM		2				2			2	
10:15 AM		2				2			2	
10:30 AM		5				5			5	
10:45 AM		1				1			1	
11:00 AM		5				5			5	
11:15 AM		3				3			3	
11:30 AM		2				2			2	
11:45 AM		2				2			2	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 west of CR 209 | **QC JOB #:** 16006604
SPECIFIC LOCATION: | **DIRECTION:** EB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		5				5			5	
12:15 PM		1				1			1	
12:30 PM		6				6			6	
12:45 PM		2				2			2	
01:00 PM		1				1			1	
01:15 PM		1				1			1	
01:30 PM		3				3			3	
01:45 PM		**10**				**10**			**10**	
02:00 PM		3				3			3	
02:15 PM		3				3			3	
02:30 PM		1				1			1	
02:45 PM		4				4			4	
03:00 PM		5				5			5	
03:15 PM		2				2			2	
03:30 PM		3				3			3	
03:45 PM		5				5			5	
04:00 PM		4				4			4	
04:15 PM		2				2			2	
04:30 PM		1				1			1	
04:45 PM		1				1			1	
05:00 PM		3				3			3	
05:15 PM		7				7			7	
05:30 PM		3				3			3	
05:45 PM		7				7			7	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 west of CR 209 | **QC JOB #:** 16006604
SPECIFIC LOCATION: | **DIRECTION:** EB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		5				5			5	
06:15 PM		1				1			1	
06:30 PM		0				0			0	
06:45 PM		0				0			0	
07:00 PM		3				3			3	
07:15 PM		2				2			2	
07:30 PM		1				1			1	
07:45 PM		2				2			2	
08:00 PM		0				0			0	
08:15 PM		3				3			3	
08:30 PM		0				0			0	
08:45 PM		0				0			0	
09:00 PM		1				1			1	
09:15 PM		1				1			1	
09:30 PM		0				0			0	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		0				0			0	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		1				1			1	
11:30 PM		1				1			1	
11:45 PM		1				1			1	
Day Total		214				214			214	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		7:00 AM 11				7:00 AM 11			7:00 AM 11	
PM Peak 15-min Vol		1:45 PM 10				1:45 PM 10			1:45 PM 10	

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 west of CR 209 | **QC JOB #:** 16006604
SPECIFIC LOCATION: | **DIRECTION:** WB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM		0				0			0	
12:15 AM		0				0			0	
12:30 AM		0				0			0	
12:45 AM		0				0			0	
01:00 AM		0				0			0	
01:15 AM		0				0			0	
01:30 AM		0				0			0	
01:45 AM		0				0			0	
02:00 AM		0				0			0	
02:15 AM		0				0			0	
02:30 AM		0				0			0	
02:45 AM		0				0			0	
03:00 AM		0				0			0	
03:15 AM		1				1			1	
03:30 AM		0				0			0	
03:45 AM		0				0			0	
04:00 AM		1				1			1	
04:15 AM		0				0			0	
04:30 AM		0				0			0	
04:45 AM		0				0			0	
05:00 AM		0				0			0	
05:15 AM		0				0			0	
05:30 AM		0				0			0	
05:45 AM		2				2			2	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 west of CR 209 | **QC JOB #:** 16006604
SPECIFIC LOCATION: | **DIRECTION:** WB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM		1				1			1	
06:15 AM		0				0			0	
06:30 AM		**5**				**5**			**5**	
06:45 AM		2				2			2	
07:00 AM		1				1			1	
07:15 AM		1				1			1	
07:30 AM		2				2			2	
07:45 AM		1				1			1	
08:00 AM		2				2			2	
08:15 AM		0				0			0	
08:30 AM		2				2			2	
08:45 AM		4				4			4	
09:00 AM		2				2			2	
09:15 AM		4				4			4	
09:30 AM		5				5			5	
09:45 AM		5				5			5	
10:00 AM		1				1			1	
10:15 AM		1				1			1	
10:30 AM		1				1			1	
10:45 AM		3				3			3	
11:00 AM		2				2			2	
11:15 AM		3				3			3	
11:30 AM		5				5			5	
11:45 AM		5				5			5	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 west of CR 209 | **QC JOB #:** 16006604
SPECIFIC LOCATION: | **DIRECTION:** WB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM		2				2			2	
12:15 PM		4				4			4	
12:30 PM		4				4			4	
12:45 PM		3				3			3	
01:00 PM		7				7			7	
01:15 PM		3				3			3	
01:30 PM		4				4			4	
01:45 PM		2				2			2	
02:00 PM		3				3			3	
02:15 PM		1				1			1	
02:30 PM		3				3			3	
02:45 PM		4				4			4	
03:00 PM		2				2			2	
03:15 PM		1				1			1	
03:30 PM		4				4			4	
03:45 PM		6				6			6	
04:00 PM		2				2			2	
04:15 PM		4				4			4	
04:30 PM		6				6			6	
04:45 PM		3				3			3	
05:00 PM		5				5			5	
05:15 PM		**11**				**11**			**11**	
05:30 PM		7				7			7	
05:45 PM		6				6			6	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: CR 202 west of CR 209 | **QC JOB #:** 16006604
SPECIFIC LOCATION: | **DIRECTION:** WB
CITY/STATE: Sumter, FL | **DATE:** Nov 15 2022 - Nov 15 2022

Start Time	Mon	Tue 15 Nov 22	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM		2				2			2	
06:15 PM		2				2			2	
06:30 PM		4				4			4	
06:45 PM		2				2			2	
07:00 PM		0				0			0	
07:15 PM		3				3			3	
07:30 PM		2				2			2	
07:45 PM		2				2			2	
08:00 PM		0				0			0	
08:15 PM		1				1			1	
08:30 PM		4				4			4	
08:45 PM		0				0			0	
09:00 PM		1				1			1	
09:15 PM		2				2			2	
09:30 PM		1				1			1	
09:45 PM		0				0			0	
10:00 PM		0				0			0	
10:15 PM		1				1			1	
10:30 PM		0				0			0	
10:45 PM		0				0			0	
11:00 PM		0				0			0	
11:15 PM		0				0			0	
11:30 PM		0				0			0	
11:45 PM		1				1			1	
Day Total		187				187			187	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak 15-min Vol		6:30 AM 5				6:30 AM 5			6:30 AM 5	
PM Peak 15-min Vol		5:15 PM 11				5:15 PM 11			5:15 PM 11	

Comments:

Report generated on 11/18/2022 9:46 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: **Multi-Way Stop Warrant Analysis at CR 209 and CR 202, Approve Recommendation (Staff Recommends Approval)**

REQUESTED ACTION: **Staff Recommends Approval**

Meeting Type: Regular Meeting **DATE OF MEETING:** **2/14/2023**

CONTRACT: ☒ N/A Vendor/Entity: N/A
Effective Date: Termination Date: N/A
Managing Division / Dept: **Construction Design**

BUDGET IMPACT: $667.50
FUNDING SOURCE: **General Fund**
Type: Capital **EXPENDITURE ACCOUNT:** **001-340-541-4600**

HISTORY/FACTS/ISSUES:

Sumter County requested assistance from Infrastructure Consulting & Engineering (ICE) to review the intersection of CR 209 at CR 202 to examine the need to revise the operation of the intersection from an existing two-way stop control to a four way stop control. As identified in the attached study, the intersection is recommeneded to be converted to a multi-way stop application.

Attachment:
Stop Sign Warrant Analysis

Prepared by: **Steven Cohoon** **ProWritingAid Check** ☐

APPROVED

February 14, 2023

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Proclaim March 2023 as Irish American Heritage Month**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached proclamation requested by The Ancient Order of Hibernians proclaiming March 2023 as Irish American Heritage Month.

EST. 1877

WILDWOOD

FLORIDA

Proclamation

WHEREAS, the Irish first came to Spanish "*La Florida*" in the 1500s, first as missionaries and mercenary soldiers, then as planters, traders, businessmen, doctors, and administrators; and,

WHEREAS, by 1776 nearly 300,000 Irish nationals had emigrated to the American colonies and played a crucial role in America's War for Independence; and,

WHEREAS, five signers of the Declaration of Independence were of Irish descent and three signers were Irish born; and,

WHEREAS, in 1792, Irish-born James Hoban provided the architectural plans for the White House and served as one of the supervising architects for the construction of the Capitol; and,

WHEREAS, in 1943, the USS *The Sullivans* was named in honor of the five Sullivan brothers of Irish American descent who lost their lives during the 1942 Naval Battle of Guadalcanal, which was the greatest loss by any one American family during World War II; and,

WHEREAS, in September 2002, Irish-born Commodore John Barry was recognized by the United States Congress as the "First Flag Officer of the United States Navy;" and,

WHEREAS, twenty-two Presidents have proudly proclaimed their Irish American heritage.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that the month of March 2023, be, and is hereby proclaimed as

IRISH AMERICAN HERITAGE MONTH

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 27th day of February 2023.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **VOSO 10th Amendment Chapter 163**

REQUESTED ACTION: Staff recommends approval of the revised agreement.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Florida Statute §163.3220 - §163.3243 authorizes local governments and developers to enter into certain types of development agreements with duration periods of up to 30 years to provide certainty to both parties in terms of current and future processes and entitlements under the statutes.

This agreement between the City of Wildwood and The Villages Land Company, LLC, covers the Villages of Southern Oaks project. The Villages of Southern Oaks is a large-scale master-planned development. The agreement was originally executed by the City Commission on May 8, 2017.

Below is a general summary of the changes to the Agreement this amendment proposes:

1. Increase the boundary by 7.72 acres MOL

The terms of this development agreement amendment have been discussed among City Staff and were finalized in consultation with the City Attorney.

DATED: 02/08/2023

Terri O'Neal

Terri O'Neal
Development Services Planning Manager

THE VILLAGES OF SOUTHERN OAKS AREA A
CHAPTER 163 DEVELOPMENT AGREEMENT

This Development Agreement (referred to as the or this "Agreement") made this _____ day of _____, 2023, by and between The Villages Land Company, LLC, a Florida limited liability company, (hereinafter referred to as "VLC"), whose mailing address is 3619 Kiessel Road, The Villages, Florida 32163, and which shall be referred to as "Owner", "Developer" or "Master Developer" as hereafter described) and the City of Wildwood, a Florida municipal corporation whose mailing address is 100 North Main Street, Wildwood, Florida 34785 (hereinafter referred to as "City" or "Wildwood"). The City and VLC may sometimes be referred to collectively herein as the "Parties".

WITNESSETH

WHEREAS, The Villages of Lake-Sumter, Inc., has served as the Developer of The Villages of Sumter Development of Regional Impact (DRI), The Villages of Marion Florida Quality Development (FQD), The Tri-County Villages DRI, The Villages of Fruitland Park DRI, The Villages of Wildwood DRI, The Village of Fenney, The Villages of West Lake and The Villages of Southern Oaks, together commonly known and referred to as "The Villages"; and

WHEREAS, The Villages have been developed as a self-contained age restricted community with amenities and services on site to meet the needs of its residents, including the provision of mixed use town centers and internal multi-use paths to minimize the use of the automobile; and

WHEREAS, The Villages has developed into a well-designed community with a population of over one hundred twenty-five thousand (125,000) with significant recreational opportunities on-site and approximately six million (6,000,000) square feet of non-residential development. This non-residential development has also provided new commercial development that has served and continues to serve the larger Wildwood community and surrounding areas; and

WHEREAS, VLC acquired property in south Wildwood that has been designated as Age Restricted Development (ARD) on the City's Future Land Use Map (FLUM) and is referred to as The Villages of Southern Oaks (hereinafter referred to as the "Project"); and

WHEREAS, the City's comprehensive plan includes Future Land Use Element Policy 1.5.5 which is a site specific policy that establishes development requirements for the Project. Policy 1.5.5 refers to The Villages of Southern Oaks Area A Chapter 163 Development Agreement which is this Agreement; and

WHEREAS, the Project contains mostly vacant lands that are approved for a wide range of urban uses such as commercial, residential, office and medical uses as well as agricultural uses as provided for in the City's FLUM ; and

WHEREAS, VLC has chosen to divide the Project into areas with each area having a separate Chapter 163 Development Agreement with the City. The boundary of Area A is identified

in **EXHIBIT 3** (hereinafter referred to as the "Property"). A location map of the Property is attached as **EXHIBIT 3.** The Property is owned by VLC although, in the future, portions of it may be transferred to another entity or subdivided and sold; and

WHEREAS, this Agreement is solely for Area A with a legal description attached as **EXHIBIT 1**; and

WHEREAS, this Agreement is needed to establish standards for how Area A and future areas relate including providing for the transfer of entitlements between the areas as needed; and

WHEREAS, the City has previously adopted Chapter 163 Development Agreements for this Project with the original agreement adopted on May 8, 2017, and subsequent amendments adopted on February 26, 2018, October 22, 2018, January 28, 2019, June 10, 2019, September 23, 2019, February 24, 2020, October 12, 2020, November 8, 2021, July 11, 2022 and on March 27, 2023 with each Agreement adopted as an amended and restated agreement, thereby ensuring that all prior Agreements are no longer in effect; and

WHEREAS, VLC or another entity affiliated with the Owner is anticipating acquiring additional lands within south Wildwood in the future and is seeking with this Agreement to provide a format or template for long-term certainty and predictability of its development endeavors and a process for working with the City; and

WHEREAS, while development plans for the Project are currently only conceptual, it is important to all Parties to (1) establish the procedures under which the development can be conceptually approved so that, at the time of development, development orders and permits may be reviewed and acted on as efficiently and expeditiously as possible; (2) establish procedures that provide for predictability, yet appropriate flexibility to meet market changes during the term of this Agreement; and (3) to provide assurances that the Owner will be able to rely on for the life of this Agreement certain development rights as identified herein; and

WHEREAS, the City and the Owner has agreed on a term of thirty (30) years as sufficient to allow full development of the Property under the authority of the Florida Local Government Development Agreement Act as set out in Section 163.3229, Florida Statutes; and

WHEREAS, Sections 163.3220-163.3243, Florida Statutes, authorizes local governments and developers to enter into certain types of development agreements with long duration of up to 30 years to provide certainty to both parties in terms of current and future process and entitlements under such statutes; and

WHEREAS, the Property, is located in an area which is within a Joint Planning Area with Sumter County in order to plan for future public facilities and coordinate annexations; and

WHEREAS, developing these properties on additional land in a mixed use, compact development pattern connected by internal multi-use paths furthers the City of Wildwood's policies in the south Wildwood area; and

WHEREAS, the Project, is planned to be integrated over time into The Villages but will not be a DRI; and

WHEREAS, this Development Agreement provides a statutory binding template much like a local Development Order. It strengthens the public planning process, encourages sound capital improvement planning and financing and assists in ensuring that adequate capital facilities are in place to address the impacts of development. It also encourages well thought out development and planning to reduce the costs and impacts of development to the citizens of Wildwood; and

WHEREAS, the City and the Owner agree that The Villages should have consistent requirements for its different communities to maintain continuity and to minimize confusion for both the City and The Villages; and

WHEREAS, the City recognizes that The Villages has procedures to address special events and other requirements which are applied through-out the communities and exemptions from the City's Code is warranted; and

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein and other good and valuable consideration, sufficiency and the receipt of which are hereby acknowledged, it is mutually agreed as follows:

I. PURPOSE, AUTHORITY AND LEGAL DESCRIPTION

(A) Recitals. The recitals set forth above are true and correct and are incorporated into this Agreement by reference.

(B) Purpose. The purpose of this Agreement is six-fold.

1) It will provide a binding written agreement between the City and the Owner for the long-term development in order to provide a mutually acceptable process for the City and certainty to the Developer;

2) It will set out for both Parties and the citizens of Wildwood the density, intensity, land uses and processes to be followed for purposes of development;

3) It will approve new development rights and clarify certain development rights or assumptions identified and clarify how the City's land development regulations (LDR's) will apply;

4) It will anticipate and plan for future development to be continuing;

5) It will establish design standards and a process, both for this development and other development which will take place under the Age Restricted Development (ARD) future land use and zoning category; and

6) It will help ensure consistency and continuity between The Villages communities by providing exemptions from specified provisions in the City's Code.

(C) Authority for Agreement: This Agreement is entered into pursuant to the authority of the Florida Local Government Development Agreement Act which consists of Sections

163.3220-163.3243, Florida Statutes, the authority under those sections are supplemental and additional to the powers conferred upon local governments by other laws and it encourages sound capital improvement planning and financing, reducing the cost of housing and development and encouraging a commitment to long-term comprehensive planning for a community.

(D) Legal description. The Property subject to this Agreement is shown by a sketch of the Property and legal description which is attached and incorporated as **EXHIBIT 1** and a location map as **EXHIBIT 3.**

II. APPROVED LAND USE AND DEVELOPMENT RIGHTS

(A) Land Use. The City has changed the future land use of the Property to ARD and has also approved ARD zoning. The City has also adopted Future Land Use Element Policy 1.5.5 which is a site specific policy that only applies to the Project. All approvals are in effect.

TABLE 1: AREA A PROJECT ENTITLEMENTS

LAND USE	APPROVED DEVELOPMENT
RESIDENTIAL	25,845 DWELLING UNITS (Age Restricted)
NON-RESIDENTIAL	2,504,000 SQUARE FEET OF COMMERCIAL/OFFICE 32,000 SQUARE FEET OF OFFICE/GOVERNMENT

(B) Proposed Entitlements, Conversion Matrix.

1) The Table 1 entitlements can be converted to other uses authorized by the ARD future land use and zoning and Future Land Use Policy 1.5.5 utilizing a land use conversion matrix included in **EXHIBIT 2** and a process described by this Agreement.

2) Although not specifically listed above, all uses authorized by the City's comprehensive plan which are permitted within the Project are set out in **EXHIBIT 4**.

3) The VLC is the Master Developer for the Project. As the Master Developer, VLC owns and controls all of the development rights and entitlements within the Project which are identified in Table 1 above for Area A. Any proposed development or improvements to property within the Project requires the prior written approval of the Master Developer, including, but not limited to, use of any entitlements as to any parcel or property within the Project. No new development can occur that reduces VLC's entitlements or Master Developer rights without Master Developer's prior authorization. VLC maintains an accounting of its development entitlements and will provide a copy to the City upon request.

4) VLC may transfer entitlements to and from Area A to any area within the Project without requiring an amendment to this Agreement. VLC must provide the City notice of at least thirty (30) days in advance of transferring entitlements with no approval required by the City. Table 1 will be revised to reflect the current entitlements once an amendment is proposed to the Agreement.

(C) Future Phases. The development process approved by this Agreement only applies to the legal description attached as **EXHIBIT 1** and, as will be more fully explained later in this Agreement, additional lands cannot be added without going through the statutory process of amending this Agreement or, at the sole option of the Owner, entering into a separate 163 Agreement for future land. Accordingly, in the future, there may be additions of development phases or the additional lands could be added to this Development Agreement by the statutory process developed as a single phase. However, if developed in future phase and/or separate phases, since the real estate is not always contiguous to the Property in Exhibit 1, there will be no aggregation of traffic under the City's LDR for mitigation purposes because all of the development on these lands will not be using the same roadways. If additional lands are added, either through an amendment to this Agreement or at the election of the Developer, a new development agreement, the Developer will provide the required public notices and direct notices to affected individuals and will provide density, intensity, use and any infrastructure known to be needed at the time, as required by the statutes. However, nothing contained in this paragraph or this Agreement shall be construed as requiring the City to adopt any amendment to this 163 Agreement or to adopt any separate 163 Agreements.

III. LAND USES AND APPROVED DEVELOPMENT RIGHTS AND ASSUMPTIONS

(A) Permitted Uses, Density and Intensity

1) Uses Permitted in Project. The Project is approved for the uses permitted in ARD land use and zoning category and Future Land Use Policy 1.5.5 as identified in **EXHIBIT 4**, including all permitted accessory uses. The maximum residential density in the ARD is 30 units per acre with no minimum density and the maximum intensity is 0.5 FAR, except for the Town Center and Medical Campus which is 3.0 FAR. ARD is a mixed use category which must meet the minimum and maximum percentages identified in the Future Land Use Element Policy 1.5.3 of the City's plan.

2) Agricultural. The Property has historically been used for agricultural activities and the Developer may pursue bona fide agricultural and silvicultural uses on the Property unless all permits and approvals necessary for a portion of the Agreement are within an approved Site Plan. For purposes of this Agreement, Site Plan is defined as either a non-agricultural site plan approval or a residential improvement plan approval from the City. There may be numerous Site Plans on the Property so if a Residential or Non-Agricultural Site Plan is approved for one area, agricultural use will stop in that area but may continue in others without approved Site Plans.

3) Mining. Mining is permitted pursuant to Section 3.20 of the City's Land Development Regulations.

4) Additional Land Uses. Additional land uses other than those permitted under the comprehensive plan require approval by the City through an amendment to the City's comprehensive plan. No amendment to this Agreement will be required to implement those uses so long as the additional land uses were approved through the comprehensive plan amendment process.

5) Towers and Wireless Communication Services. Towers and Wireless Communication Services (including cell and wireless communication towers) are a permitted use within the Property and are thus exempt from requiring a Special Exception Use and exempt from the requirements in Section 3.9 (E)(18) of the City of Wildwood Land Development Regulations. Towers and wireless communication services adjacent to external residential zoned properties shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves. Collapsing towers and those towers not adjacent to external residential zoned properties shall comply with the setback and buffering provisions contained in **EXHIBIT 8**.

6) Alcoholic Beverages. The sale and consumption of alcoholic beverages is permitted within the Property. The Property is exempt from Section 4-5(a) of the City of Wildwood Code of Ordinances. All non-residential areas and uses, recreational areas and uses, and areas of mixed use shall be exempt from Section 4-2(a) of the City of Wildwood Code of Ordinances. However, streets dedicated to the City, sidewalks dedicated to the City, alleys dedicated to the City, and City owned public parks shall not be exempt from Section 4-2(a). This exemption shall not exempt the sale and consumption of alcoholic beverages from complying with the alcoholic beverage laws of the State of Florida.

IV. PROJECT INFRASTRUCTURE FACILITIES AND UTILITIES

(A) Transportation

1) Traffic Generation/Analysis. Based on the traffic impact study methodology approved by the City, the traffic consulting firm of Kimley-Horn & Associates has conducted a transportation analysis for the amount of development approved in **TABLE 1**. The result of the Kimley-Horn & Associates analysis was that no new off-site transportation improvements are needed for local roads for the time period and development scenario analyzed. The traffic analysis is attached as **EXHIBIT 6**.

2) Traffic Assumptions. The City agrees that Developer may use the following transportation assumptions when conducting a traffic analysis for development within the Property:

a) Developer may rely upon both the 2005 Origin and Destination Survey Summary Report and the 2008 Origin and Destination Summary Report of Non-Residential Travel Characteristics Study performed by Kimley-Horn & Associates and approved by FDOT for The Villages DRI's. Those assumptions provided a high community capture rate, given the mixed use nature of the development, the roadways and non-vehicular connections and the age restricted nature of the development with less persons per household and fewer work trips.

b) Developer may assume that the City will permit Developer in the future to assume the amount of development identified in **TABLE 1** is approved 14,969 PM peak hour trips.

3) Traffic Conversion to Other Land Uses. Developer may convert development entitlements depicted in **TABLE 1** to other uses approved in the City's comprehensive plan, only so long as the total trips generated do not exceed the trips permitted in **TABLE 1**. Attached and incorporated as **EXHIBIT 2** is a Land Use Conversion Table (the "Conversion Table") identifying the trip equivalency for each land use permitted. No amendment to this Agreement is required in order to utilize the Conversion Table. Developer must provide the City notice of at least thirty (30) days in advance of using the Conversion Table with no approval required by the City.

4) New Traffic Analysis. If Developer proposes new additional development entitlements within this Property [excluding transfers pursuant to Section II (B) 4. of this Agreement and conversions pursuant to Section IV (A) 3. of this Agreement], it will be required to provide a new traffic analysis or demonstrate to the City's satisfaction that a new traffic analysis is not required. Such additional new entitlements on the Property subject to this Agreement will be treated as aggregable for traffic mitigation proposed pursuant to Section 1.17 of the City's LDR's.

5) Transportation Modes. Developer will provide within the Project (or outside of the Project but within The Villages, as needed) multi-use paths, lanes and connectivity bridges and tunnels consistent with those at The Villages' DRI's in order to provide interconnectivity for golf carts and other modes of transportation for the purpose of reducing reliance on automobiles.

6) Developer acknowledges that development on the Property will be subject to Sumter County's impact fee ordinances and also any agreements entered into between Developer and the County for credits against such ordinances.

(B) Potable Water and Sanitary Sewer Service

1) An affiliate of Developer and the City have entered into a separate Utility Franchise Agreement that addresses the provision of potable water and sanitary sewer services to the Project.

(C) Solid Waste Service

1) Solid Waste service will be provided by an affiliate of Developer pursuant to a separate franchise agreement between such affiliated party and the City.

(D) Availability of Infrastructure

1) Necessary potable water and sanitary sewer, neighborhood streets, gas lines, power, phone, fiber and cable, as well as any new facilities required to service the same, shall be constructed or installed so as to be available concurrent with the development which is served by it.

(E) Public School Impacts

1) The Developer must at the time of development for any non-age restricted dwelling units created within the Project coordinate with the Sumter County School Board to address school capacity.

V. GENERAL REQUIREMENTS AND DESIGN CRITERIA

The general requirements and design criteria covering the Property are attached and incorporated as **EXHIBIT 8**. The Project shall adhere to the design standards contained within the Agreement, the Project's Standard Detail Manual and the City's LDR's amended October 14, 2019 (Water, Sewer, and Miscellaneous Details). A Standard Detail Manual will be provided to the City for review and approval. The manual will serve as a guide for purposes of development and include those requirements of **EXHIBIT 8.**

(A) Permitting, Construction, and Reconstruction of Buildings

1) Project Approval Process. The Developer shall submit a master development plan that generally shows the intended development including roadways, amenities, ponds, buffers and neighborhoods for each phase of development. The master development plan shall be submitted to the City and go through the Project Review Committee (PRC), Planning and Zoning and City Commission process to obtain approval. Once the master development plan has been approved, all projects within the boundary of the master development plan only require PRC approval. Alteration of land, grading, mass grading and/or stormwater earthwork projects do not require a permit from the City. Mass grading and/or stormwater earthworks shall be defined as excavation and filling on the Project on a large scale over a large area to achieve final grades as established by the engineer of record and as approved by SWFWMD. Generating large quantities of soil via deep excavation and temporary stockpiling the material is an approved use. A copy of the SWFWMD permit shall be provided to the City once obtained. For improvement plans, site plans and plats which are included within an approved master plan, the Development Services Director or assignee shall have the option to review, approve and/or comment without going through the PRC process.

The City shall not review or comment on utilities that are not owned or maintained by the City. Dry utilities (i.e. power, phone, fiber, cable, gas, etc.) designs will be provided during the record drawing process. Building elevations are not required for Site Plan approval. Existing zoning, existing future land use, and soils maps will be provided during the master development plan submittal and will not be required to be submitted with each subdivision, Site Plan, amenity, roadway project, or final plat. The aerial and floodplain maps shall be submitted with every project.

2) Plan changes made to the approved Site Plan during construction shall be provided to the Development Services Director to be placed into the file of record. A modification to the permit will not be required, unless required by the Development Services Director.

3) Final Plat. Final plats shall meet all the requirements of F.S. Chapter 177 and shall be so certified by a Professional Surveyor and Mapper. The final plat shall be prepared on mylar using sheet sized 24 inches by 30 inches (24"x30") with a three-inch (3") margin on the

left and one-inch (1") margin on the other three sides. Monuments for Permanent Reference Monuments (PRM's), Permanent Control Points (PCP's) and lot or tract corners shall be set in accordance with requirements of F.S. Chapter 177 with rebars and caps being acceptable for PRM's.

The plat shall be reviewed for conformity to F.S. Chapter 177 by a Professional Surveyor and Mapper either employed by the City or under contract to the City, and evidence of such review shall be placed on the plat. Field verification of any points or measurements shown on the plat will not be required for said review.

The following are not required to be submitted with the plat or shown on the plat:

a) Driveway locations;

b) Landscape Plans and Tree Surveys;

c) Building Elevations;

d) Stormwater/Drainage Calculations;

e) Performance Bonds which may be addressed through the required CDD bonds;

f) Maintenance Bonds which may be addressed through the required CDD bonds; and

g) Preliminary Concurrency Determination.

4) The Engineer will provide Engineer's Certification of Completion, Material Testing Reports and Record Drawings to the City for approval. Record drawings will be provided by the Engineer to the City for approval prior to issuance of building permits. Once record drawings have been received or approved by the City, building permits may be issued by Sumter County. Landscaping, screen walls, entry signage, and fencing is not required to be completed to obtain record drawing approval. The record drawings shall include all plan changes during construction and the following certification on the submitted plans from the Engineer including signature and date:

> "I hereby certify that the pavement, curbing, sidewalks, water, sewer, and storm drainage systems have been built in accordance with these "record" drawings. This certification is based on visual inspections. The record drawings are believed to be correct to the best of the Engineer's knowledge and the accuracy of the information cannot be guaranteed."

Within (ninety) 90 days of approval of the final Record Drawing within a master plan phase by the City, the Engineer will provide Final As-Built plans for the entire master plan phase at one time, Final Clearance of Potable Water, and Sanitary Sewer Systems by FDEP. If applicable, the engineer of record shall provide a letter to the City certifying that the constructed stormwater ponds have adequate volume for the project(s) being certified complete. The Developer shall have

perimeter walls and perimeter landscaping substantially complete except for where construction access is required or in areas where the buffer shall be installed with the home. Appropriate digital files of the final As-Builts agreed upon by the parties will be provided to the City.

The water and sewer utility provider will review and sign off on FDEP Clearance forms for submittal. The Engineer will provide the utility provider Record Drawings, passing pressure test results, lift station start up results, Operations and Maintenance manuals, unexpired bacteriological laboratory test results, and the FDEP clearance form signed by all parties with the exception of the water and sewer utility provider. The utility clearance process shall not hold up or delay in any way the Record Drawing approval process. The potable water and sanitary sewer shall be cleared prior to the certification of occupancy of a given home.

5) All structures and site improvements must be permitted by the City pursuant to Site Plans submitted to and approved by the City. The Developer shall install and complete all required site improvements with documentation including record drawings prior to the City issuing a Certificate of Occupancy for any permitted structure. Partial clearance may be obtained when proof is provided to the City that life safety items have been completed for Certificate of Occupancy. Site Plan approval shall be based upon adherence of this Agreement.

a) Easement and/or tract widths for utilities not owned and maintained by the City shall be determined by the utility having ownership and maintenance responsibilities.

b) Stormwater ponds connected to an irrigation pumping/bleed-down system are not required to have six (6) inches of freeboard.

c) If the water and sewer utility system is not owned by the City, utility cost estimates and inspection fees are not required as part of Site Plan approval.

6) Environmental reports are to be submitted only at the time of a comprehensive plan amendment.

7) Stormwater calculations are not required to be approved by the City as long as a SWFWMD permit is obtained. The Developer's engineer shall submit stormwater conveyance system calculations for storm systems to be owned and maintained by the City.

8) The traffic study submitted with the rezoning application shall be sufficient for the duration of the Project.

9) A tree preservation and mitigation plan is not required. However, a note shall be on the plans stating that the landscaping and tree mitigation shall be on an aggregate basis and consistent with historical development within The Villages.

10) Community Development Districts. It is anticipated that the Property will include one or more community development districts (CDD's) created by the City pursuant to Chapter 190, F.S. It is understood and agreed between the Parties that any obligations or requirements placed on Owner may be transferred to one or more CDD's for implementation and operation, pursuant to the authority in Chapter 190.

11) The PRC may approve minor changes to the Design Standards in this Agreement if it determines the changes meet the criteria for variances in Section 3.12 of the LDRs or are appropriate for the waiver process. Such minor changes may be approved by the PRC with no amendment required to this Agreement.

12) Failure of the Agreement to address a particular permit condition, term or restriction shall not relieve VLC of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

13) The Project is exempt from the collection of the Recreation Impact Fee effective October 1, 2019.

14) Only those applications found in **EXHIBIT 9** are required for the Project. These applications are specific to this Agreement.

15) The Developer or Developer's applicant may request an additional PRC meeting be held if ten (10) days' notice is provided to the Development Services Director in which approval of the request should not be unreasonably withheld.

(B) Amendments

Any amendments to this Agreement must follow the same process as adoption of the original agreement and the requirements of the Florida Local Government Development Agreement Act (Sections 163.3220-163.3243, F.S.)

VI. GOVERNING LAWS AND POLICIES. This Agreement establishes the standards that apply to this Project and if there is any conflict between the Agreement and the City of Wildwood Land Development Regulations this Agreement shall prevail. Furthermore, for those provisions not in conflict with this Agreement, the City's LDR's and policies governing the Project at the time of execution of the Development Agreement shall govern the development of land for the duration of this Development Agreement. The local government may apply subsequently adopted laws and policies to the development subject to this Agreement, only if the local government has followed the procedures set forth in 163.3233.

VII. COMPREHENSIVE PLAN. Pursuant to the terms and conditions of this Agreement, the City finds that the development, as proposed in this Agreement, is consistent with its Comprehensive Plan and applicable LDR's. As each Site Plan is submitted the proposed development will be subject to comprehensive plan and land use development review and consistency.

VIII. PERIODIC REVIEW. The City shall review the Property at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, the Agreement may be revoked or modified by the City. Prior to taking such action, the City shall provide Owner with reasonable notice and an opportunity to demonstrate compliance with the Agreement and, in the event of failure to so demonstrate, remedy such noncompliance. Accordingly, if City staff believes Owner is not in compliance, it shall provide written notice and facts upon which the determination was made by

either hand delivery to the Owner's office or by certified mail, return receipt requested. Such notice shall allow Owner to demonstrate compliance or seek to correct the non-compliance within forty-five (45) days, unless staff extends the time for good cause. If not resolved between Owner and staff within the deadline, an advertised public hearing shall be held before the City Commission within thirty (30) days or, if not possible, at the next available City Commission meeting after the initial thirty (30) days. At that public hearing, the City Commission shall make a determination of whether Owner is in compliance. If the determination is non-compliance, Owner shall be given a reasonable amount of time to remedy the non-compliance.

IX. DURATION. The duration of this Agreement shall be thirty (30) years but may be extended by mutual consent of the governing body and the Developer, subject to public hearings.

X. BINDING EFFECT. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to all successors in interest to the parties to this Agreement, whether by lease or purchase of a portion of the Property.

XI. GOVERNING LAW. This Agreement, and the rights and obligations of the Parties hereunder, shall be governed by, construed under and enforced in accordance with the laws of the State of Florida. Preparation of this Agreement has been a joint effort of the Parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against a party to the Agreement.

XII. SEVERABILITY. If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

XIII. EXHIBITS. Unless otherwise provided in this Agreement, all exhibits are incorporated herein by reference.

XIV. CAPTIONS FOR PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

XV. COUNTERPARTS. This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constituting one and the same instrument. Execution of this Agreement may be evidenced by transmission of facsimile or electronic pdf copies.

XVI. ASSIGNABILITY. This Agreement may be assigned by the Developer to a third party.

XVII. EFFECTIVE DATE. This Agreement is effective when fully executed by all Parties, a copy is filed with the City Clerk in the Official Records and the FLUM amendment re-designating the Property as ARD goes into effect.

XVIII. TERMINATION. This Agreement shall terminate in thirty (30) years from its effective date, unless extended, or may be terminated by mutual consent of the Parties.

XIX. AMENDMENTS. This Agreement may be extended or amended by mutual consent of the parties so long as the extensions and amendments meet the requirements of Sections 163.3220-163.3243, F. S. All amendments will be adopted as an amended and restated version and when an amendment goes into effect then all prior agreements shall be null and void.

XX. **NO CONSENT OF PROPERTY OWNERS REQUIRED**. For purposes of amending this Agreement, the sole applicant shall be the Villages Land Company, LLC. No other landowners within the Property may seek an amendment to this Agreement and no consent of the other property owners within the Property shall be required.

XXI. FURTHER ASSURANCES. Each of the Parties hereto agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting the specific rights and obligations set forth in this Agreement, the parties hereby declare their intention to cooperate with each other in effecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

XXII. NOTICES. Any notices or reports required by this Agreement shall be sent to the following:

For the City:

City Manager
City Hall
100 North Main Street
Wildwood, Florida 34785
With copy to:

City Attorney
City Hall
100 North Main Street
Wildwood, Florida 34785

For the Owner:

Brian Hudson, Esq.
Corporate Counsel
The Villages Land Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

Martin L. Dzuro, Manager
The Villages Land Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

XXIII. PUBLIC HEARINGS. This Agreement was approved by the City Commission after two properly noticed public hearings before the City Commission on_____, 2023 and _____, 2023.

XXIV. ATTORNEYS' FEES. In the event that it becomes necessary for any party to this Agreement to enforce its rights under the terms of this Agreement, then in that event, the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs, including all trial and appellate litigation.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement as of the date set forth below.

WITNESSES:

_____
(Witness Signature)

_____
(Witness Printed Name)

_____
(Witness Signature)

_____
(Witness Printed Name)

THE VILLAGES LAND COMPANY, LLC,
a Florida limited liability company

BY: TVL Company, LLC, a Florida limited liability company, its Manager

By: _____
Print Name:_____
Title: Manager

Date: _____

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ___ physical presence or ____ on line notarization this ____ day of _____, 2023 by _____ as Manager of TVL Company, LLC, a Florida limited liability company, the Manager of The Villages Land Company, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

_____
Notary Public

_____
Name (typed, printed or stamped)

WILDWOOD CITY COMMISSION

By:_____
ED WOLF, MAYOR

ATTEST:

_____
Date

_____
CASSANDRA SMITH, CLERK
Approved as to Form:

_____
CITY ATTORNEY

LIST OF EXHIBITS

Exhibit 1	Area A Legal Description
Exhibit 2	Land Use Conversion Matrix
Exhibit 3	Area A Location Map
Exhibit 4	Permitted Uses
Exhibit 5	Reserved
Exhibit 6	Kimley-Horn & Associates Traffic Analysis
Exhibit 7	Reserved
Exhibit 8	General Requirements and Design Criteria
Exhibit 9	VOSO Applications

EXHIBIT 1

AREA A LEGAL DESCRIPTION

VILLAGES OF SOUTHERN OAKS 10TH AMENDMENT
CHAPTER 163 COMPREHENSIVE PLAN
AREA A – AMENDED AND RESTATED

TRACT 1:

THOSE PORTIONS OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING SOUTH OF STATE ROAD 44; LESS RIGHT-OF-WAY FOR COUNTY ROAD 179;

AND LESS: THE EAST 420.00 FEET THEREOF;

TOGETHER WITH:

BEGIN 33.00 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH PARALLEL WITH THE WEST LINE THEREOF 600.83 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 447, AS RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH LINE THEREOF AND IT'S EASTERLY EXTENSION 462.68 FEET TO THE WEST LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 202, AS RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH ALONG SAID WEST LINE FOR 733.89 FEET TO THE SOUTH LINE OF THE SAID NORTHEAST 1/4; THENCE EAST ALONG SAID SOUTH LINE FOR 825.00 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4; THENCE NORTH ALONG THE EAST LINE THEREOF 937.50 FEET; ; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 FOR 420.00 FEET; THENCE NORTH ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE SAID NORTHEAST 1/4 FOR 397.50 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE WEST ALONG THE SOUTH LINE THEREOF 867.84 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 2:

THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16 RUN N00°19'52"E, ALONG THE WEST LINE THEREOF 44.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, N00°19'52"E, 213.28 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 44; THENCE ALONG SAID RIGHT-OF-WAY, S69°20'43"E, 356.93 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF FLAMINGO BOULEVARD (A/K/A WILLIAMSBURG LANE) AS SHOWN ON THE PLAT OF HEARTY HOST RESORT RECORDED IN PLAT BOOK 3, PAGE 57 IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID WESTERLY RIGHT-OF-WAY, S50°29'07"W, 116.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 283.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 21°21'33", A DISTANCE OF 105.50 FEET TO A POINT THAT IS 200 FEET SOUTHWEST, BY PERPENDICULAR MEASUREMENT, OF SAID SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROAD 44; THENCE DEPARTING SAID WESTERLY RIGHT-OF-

WAY, N69°20'43"W, PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 190.58 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 3:

THE NORTH 811.80 FEET OF THE EAST 1716.00 FEET OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF THE EAST 858.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LYING NORTH OF COUNTY ROAD 181, LESS THE NORTH 811.80 FEET THEREOF.

AND:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LYING NORTH AND EAST OF FLORIDA'S TURNPIKE. LESS RIGHT OF WAY FOR COUNTY ROAD 181.

AND:

TRACT 4:

THAT PORTION OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST 1/4 SECTION CORNER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S89°49'48"W ALONG THE SOUTH LINE OF THE NE 1/4 A DISTANCE OF 825.00 FEET, THENCE N0°01'08"W FOR 733.89 FEET; THENCE S89°47'45"W ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 447 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR 462.68 FEET; THENCE N0°01'08"W 600.83 FEET ALONG THE WEST LINE THEREOF AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4; THENCE S89°47'45"W, ALONG SAID LINE 66.00 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3027, PAGE 664, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S0°01'08"E. ALONG SAID EXTENSION AND EAST LINE 630.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S89°47'45"W ALONG THE SOUTH LINE OF SAID LANDS AND ITS WESTERLY EXTENSION FOR 627.34 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4; THENCE S0°01'41"E, 704.32 FEET TO THE NORTH LINE OF THE SE 1/4; THENCE S89°49'28"W ALONG SAID NORTH LINE 660.24 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST LINE THEREOF, S0°02'15"E, 2649.36 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4; THENCE N89°55'38"E, 2619.98 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 2648.05 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 5:

TRACT D, HEARTY HOST LAKE RESORT AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LESS AND EXCEPT A 50.00 FOOT BY 100.00 FOOT STRIP ABUTTING THE SOUTH LINE OF LOT 20, BLOCK B OF SAID PLAT.

AND LESS AND EXCEPT ANY PORTIONS THEREOF, LYING WITHIN THE CITY OF WILDWOOD LIFT STATION PROPERTIES (LIFT STATION NO. 1 AND LIFT STATION NO. 2) AS DESCRIBED IN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 151 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

SAID PROPERTIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(LIFT STATION NO.1)

COMMENCE AT THE SOUTHWEST CORNER OF TRACT D, HEARTY HOST LAKE RESORT, AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°38'01"E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT D, A DISTANCE OF 158.08 FEET; TO THE POINT OF BEGINNING, SAID POINT BEING 1.0 FEET OUTSIDE OF A 4-FOOT TALL FIELD FENCE SURROUNDING LIFT STATION SITE AND IMPROVEMENTS; THENCE N09°29'23"W, PARALLEL TO SAID FENCE A DISTANCE OF 27.69 FEET; THENCE CONTINUE PARALLEL TO AND 1.0 FEET OUTSIDE OF THE PERIMETER FENCE THE FOLLOWING COURSES AND DISTANCES: N77°35'26"E, A DISTANCE OF 48.35 FEET; S21°59'07"E, A DISTANCE OF 49.47 FEET; S81°26'05"W, A DISTANCE OF 59.00 FEET; THENCE N09°29'23"W, A DISTANCE OF 17.20 FEET TO THE POINT OF BEGINNING.

AND:

(LIFT STATION NO. 2)

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 13, BLOCK B, OF HEARTY HOST LAKE RESORT, AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S53°17'26'W, ALONG A SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY BOUNDARY OF SAID LOT 13, A DISTANCE OF 8.51 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 1.0 FEET OUTSIDE OF A 6-FOOT TALL PRIVACY FENCE SURROUNDING LIFT STATION SITE AND IMPROVEMENTS; THENCE S35°18'00"E, PARALLEL TO SAID FENCE A DISTANCE OF 5.78 FEET; THENCE CONTINUE PARALLEL TO AND 1.0 FEET OUTSIDE OF THE PERIMETER FENCE THE FOLLOWING COURSES AND DISTANCES; S55°05'17"W, A DISTANCE OF 18.33 FEET; N34°23'34"W, A DISTANCE OF 13.88 FEET; N53°11'59"E, A DISTANCE OF 18.11 FEET; THENCE S35°18'00"E, A DISTANCE OF 8.69 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 6:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY; LESS THE NORTH 400.00 FEET THEREOF;

AND:

THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF FLORIDA'S TURNPIKE, LESS AND EXCEPT LOTS 7, 8 AND 9, BLOCK R, WILDWOOD RANCH, A SUBDIVISION AS PER PLAT THEREOF FILED IN PLAT BOOK 3, PAGES 29A AND 29B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALSO LESS AND EXCEPT THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, LYING NORTH AND EAST OF SAID FLORIDA'S TURNPIKE.

AND:

THAT PORTION OF THE NORTH 3/4 OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING WESTERLY OF LAKE OKAHUMPKA.

AND:

THE SOUTH 1/2 OF THE SOUTH 1/2 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF LAKE OKAHUMPKA, LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE IN SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

TRACT 7:

THAT LAND LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20, BEING THE POINT OF COMMENCEMENT, RUN ALONG THE EAST LINE THEREOF THE FOLLOWING TWO COURSES: N00°07'23"E, 46.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°07'23"E, 1,871.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES: N42°56'27"W, 3,013.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5,579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07°56'12", A DISTANCE OF 772.89 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID EAST LINE, S00°09'41"W, 661.41 FEET TO THE NORTH LINE OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTH LINE, N89°53'07"W, 1,322.23 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, S00°10'33"W, 654.20 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOIS AVENUE, AS SHOWN ON WILDWOOD RANCH, AS RECORDED IN PLAT BOOK 3, PAGES 29A THROUGH 29B, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE FOLLOWING COURSES AS SHOWN ON SAID PLAT: THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY, S89°39'15"E, 353.50 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF LEE STREET; THENCE DEPARTING SAID RIGHT-OF-WAY, S00°21'17"W, ALONG THE EASTERLY RIGHT-OF-WAY OF LEE STREET

AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 178.54 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK P; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY OF LEE STREET AND ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING COURSES: S89°39'16"E, 580.03 FEET; THENCE N00°21'57"E, 178.54 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOIS AVENUE; THENCE DEPARTING THE BOUNDARY OF SAID LOT 2 AND ALONG SAID NORTHERLY RIGHT-OF-WAY, S89°39'16"E, 515.91 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF LOT 13, BLOCK N; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, S00°22'04"W, ALONG SAID NORTHERLY EXTENSION AND WESTERLY BOUNDARY A DISTANCE OF 666.78 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK N; THENCE ALONG THE BOUNDARY OF LOTS 3 AND 4, BLOCK N, THE FOLLOWING COURSES: N89°39'51"W, 155.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S00°22'04"W, 611.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE S89°35'38"E, 310.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N00°22'04"E, 612.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING THE BOUNDARY OF SAID LOTS 3 AND 4, ALONG THE SOUTHERLY BOUNDARY OF LOTS 9 THROUGH 12, BLOCK N, AND THE EASTERLY EXTENSION THEREOF, S89°39'51"E, 689.50 FEET TO THE EASTERLY RIGHT-OF-WAY OF JUANITA STREET; THENCE DEPARTING SAID EASTERLY EXTENSION AND ALONG SAID EASTERLY RIGHT-OF-WAY, S00°19'38"W, 662.84 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 4, BLOCK M; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY BOUNDARY, S89°37'33"E, 345.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, S00°05'42"W, 661.44 FEET TO THE SOUTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 20, BLOCK H; THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID LOT 20, N89°41'39"W, 643.47 FEET TO THE EASTERLY RIGHT-OF-WAY OF WILDWOOD STREET; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID EASTERLY RIGHT-OF-WAY, S00°21'08"W, 1,310.74 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK H; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 13 AND 30, BLOCK H, S89°38'50"E, 1,260.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 30 AND THE WESTERLY RIGHT-OF-WAY OF MEDINA STREET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND ALONG SAID RIGHT-OF-WAY, N00°21'42"E, 35.24 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 13, BLOCK G; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID WESTERLY EXTENSION AND THE SOUTH BOUNDARY OF SAID LOT 13, BLOCK G, S89°35'54"E, 699.28 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 8:

THAT LAND LYING IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29, BEING THE POINT OF COMMENCEMENT, RUN ALONG THE EAST LINE THEREOF THE FOLLOWING TWO COURSES: S00°19'55"W, 448.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°19'55"W, 2,210.14 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, S00°20'02"W, 2,516.37 FEET TO THE NORTHERLY RIGHT-OF-WAY OF C-468; THENCE

DEPARTING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2791, PAGE 736 AND OFFICIAL RECORDS BOOK 871, PAGE 387, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THE FOLLOWING COURSES: N89°43'13"W, 115.87 FEET; THENCE S88°50'55"W, 747.68 FEET; THENCE N89°09'24"W, 209.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5,794.58 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 02°29'41", A DISTANCE OF 252.30 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID EAST LINE, N00°29'26"E, 1,377.15 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK F, AS SHOWN ON WILDWOOD RANCH, AS RECORDED IN PLAT BOOK 3, PAGES 29A THROUGH 29B, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE FOLLOWING COURSES AS SHOWN ON SAID PLAT: N89°38'52"W, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 13 A DISTANCE OF 639.93 FEET TO THE EASTERLY RIGHT-OF-WAY OF WILDWOOD STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, N00°21'01"E, 3,501.12 FEET TO THE NORTHWESTERLY CORNER OF LOT 10, BLOCK H; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, S89°39'22"E, ALONG THE NORTHERLY BOUNDARY OF LOT 10, BLOCK H AND LOT 33, BLOCK H, A DISTANCE OF 1,260.08 FEET TO THE WESTERLY RIGHT-OF-WAY OF MEDINA STREET; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID WESTERLY RIGHT-OF-WAY, S00°21'42"W, 130.36 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 9, BLOCK G; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, S89°37'28"E, ALONG SAID WESTERLY EXTENSION AND THE NORTHERLY BOUNDARY OF SAID LOT 9, 699.71 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 9:

ALL OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE; AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 468.

AND:

TRACT 10:

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA.

AND:

THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAYS FOR FLORIDA'S TURNPIKE AND COUNTY ROAD 468 AND LESS ANY PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK1077, PAGE 294, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND:

TRACT 11:

THE NORTH 3/4 OF THE EAST 1/2 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR COUNTY ROAD 501 AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 468;

AND:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND THE NORTH 30.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; LESS THAT PORTION OF THE EAST 35.75 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE NORTH 208.71 FEET THEREOF, ALSO LESS RIGHT-OF-WAY FOR COUNTY ROAD 501.

AND:

TRACT 12:

ALL OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE, AND LESS RIGHT OF WAY FOR COUNTY ROAD 468 AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 501. LESS THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF FLORIDA'S TURNPIKE.

AND:

TRACT 13A:

THAT PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23, RUN N89°40'42"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 997.25 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, N00°16'48"E, 139.00 FEET TO THE POINT OF BEGINNING; THENCE N89°40'42"W, PARALLEL WITH SAID SOUTH LINE, 1,000.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, N00°16'48"E, 517.16 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 44 AND A POINT ON THE ARC OF A CURVE, SAID ARC HAVING A RADIUS OF 2423.83 FEET, CONCAVE TO THE NORTH AND WHOSE RADIUS POINT BEARS NORTH 06°19'58" EAST; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: 1) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'25" AN ARC DISTANCE OF 626.40 FEET TO A POINT OF TANGENCY; 2) THENCE RUN NORTH 81°31'33" EAST, A DISTANCE OF 547.46 FEET; 3) THENCE RUN SOUTH 08°28'27" EAST, A DISTANCE OF 183.21 FEET; 4) THENCE RUN SOUTH 66°38'54" EAST, A DISTANCE OF 90.62 FEET; 5) THENCE RUN SOUTH 58°22'24" EAST, A DISTANCE OF 173.88 FEET; 6) THENCE RUN NORTH 66°50'21" EAST, A DISTANCE OF 256.38 FEET; 7) THENCE RUN NORTH 08°28'27" WEST, A DISTANCE OF 278.00 FEET; 8) THENCE RUN NORTH 81°31'33" EAST, A DISTANCE OF 723.51 FEET TO A POINT OF CURVATURE OF A 2732.78 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; 9) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'56" AN ARC DISTANCE OF 468.17 FEET; 10) THENCE RUN SOUTH 18°37'48" WEST, A DISTANCE OF 135.19 FEET; 11) THENCE RUN SOUTH 62°40'42"

EAST, A DISTANCE OF 301.86 FEET TO A POINT ON THE FORMER WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468 AND A POINT ON THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1766, PAGE 516 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1784, PAGE 619, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA); THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN ALONG THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1766, PAGE 516 AND OFFICIAL RECORDS BOOK 1784, PAGE 619 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH 59°14'07" EAST, A DISTANCE OF 50.74 FEET; 2) THENCE RUN NORTH 18°40'04" EAST, A DISTANCE OF 190.28 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44; THENCE DEPARTING SAID NORTHWESTERLY LINE, RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 81°01'49" EAST, A DISTANCE OF 137.94 FEET; 2) THENCE RUN NORTH 77°18'48" EAST, A DISTANCE OF 88.06 FEET; 3) THENCE RUN SOUTH 81°01'49" EAST, A DISTANCE OF 31.32 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468; THENCE S25°48'03"E, 121.61 FEET MORE OR LESS TO THE EASTERLY BOUNDARY OF PARCEL G AS DESCRIBED IN OFFICIAL RECORDS BOOK 3361, PAGE 402, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY THEREOF THE FOLLOWING THREE COURSES; THENCE S29°25'38"W, 419.26 FEET; THENCE S60°34'22"E, 12.00 FEET; THENCE S29°25'38"W, 966.13 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3438, PAGE 127, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 605.30 FEET AND A CHORD BEARING AND DISTANCE OF N50°56'19"W, 159.95 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID BOUNDARY THE FOLLOWING COURSES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°11'07", A DISTANCE OF 160.42 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 416.45 FEET AND A CHORD BEARING AND DISTANCE OF N25°26'24"W, 116.71 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°06'37", A DISTANCE OF 117.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 330.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°31'46", A DISTANCE OF 210.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 572.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°24'59", A DISTANCE OF 144.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 944.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18'46", A DISTANCE OF 203.00 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 223.89 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°52'15", A DISTANCE OF 112.82 FEET; THENCE N27°00'57"W, 67.60 FEET; THENCE N21°19'28"W, 145.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE NORTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 12°52'52", A DISTANCE OF 62.95 FEET; THENCE N08°26'35"W, 45.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE S81°33'25"W, 232.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND

HAVING A RADIUS OF 220.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 13°38'27", A DISTANCE OF 52.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'27", A DISTANCE OF 23.17 FEET; THENCE S72°39'24"W, 191.71 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 288.13 FEET AND A CHORD BEARING AND DISTANCE OF S89°39'01"W, 169.66 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°14'40", A DISTANCE OF 172.21 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.83 FEET AND A CHORD BEARING AND DISTANCE OF S79°46'29"W, 101.16 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°40'40", A DISTANCE OF 107.29 FEET; THENCE S40°18'40"W, 316.94 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 13B:

A PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°11'52" EAST, A DISTANCE OF 12.60 FEET TO A 5/8" IRON ROD AND CAP (STAMPED PLS 2673) AND A POINT ON THE NORTH LINE OF UNIT 2 OF CONTINENTAL CAMPER RESORTS, INC. AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 52 THROUGH 52H, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°58'28" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 914.12 FEET TO A 5/8" IRON ROD AND CAP (STAMPED PLS 2673) AND A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468 (A 130.00 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE DEPARTING SAID NORTH LINE, RUN NORTH 18°39'57" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 222.92 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN NORTH 70°07'08" WEST, A DISTANCE OF 279.72 FEET; THENCE RUN NORTH 53°55'59" WEST, A DISTANCE OF 173.89 FEET; THENCE RUN NORTH 53°34'31" EAST, A DISTANCE OF 241.78 FEET; THENCE RUN NORTH 11°03'18" WEST, A DISTANCE OF 257.34 FEET; THENCE RUN NORTH 45°33'02" EAST, A DISTANCE OF 20.69 FEET; THENCE RUN NORTH 73°23'56" EAST, A DISTANCE OF 35.92 FEET; THENCE RUN NORTH 73°20'46" EAST, A DISTANCE OF 269.93 FEET; THENCE RUN SOUTH 05°34'11" EAST, A DISTANCE OF 339.58 FEET; THENCE RUN SOUTH 06°31'03" WEST, A DISTANCE OF 173.40 FEET TO A POINT ON THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468; THENCE RUN SOUTH 18°39'57" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 195.79 FEET TO THE POINT OF BEGINNING.

AND

TRACT 13C:

A PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°11'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 12.60 FEET TO A 5/8" IRON ROD AND CAP (STAMPED PLS 2673) AND A POINT ON THE NORTH LINE OF UNIT 2 OF CONTINENTAL CAMPER RESORTS, INC. AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 52 THROUGH 52H, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°58'28" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 307.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 02°12'21" WEST, A DISTANCE OF 83.53 FEET; THENCE RUN NORTH 74°17'14" EAST, A DISTANCE OF 9.30 FEET; THENCE RUN NORTH 58°47'30" EAST, A DISTANCE OF 38.88 FEET; THENCE RUN NORTH 37°35'18" EAST, A DISTANCE OF 34.84 FEET; THENCE RUN NORTH 21°04'32" WEST, A DISTANCE OF 56.05 FEET; THENCE RUN NORTH 70°48'08" WEST, A DISTANCE OF 44.60 FEET; THENCE RUN SOUTH 72°47'47" WEST, A DISTANCE OF 34.12 FEET; THENCE RUN NORTH 56°59'10" WEST, A DISTANCE OF 91.41 FEET; THENCE RUN NORTH 15°45'28" EAST, A DISTANCE OF 72.90 FEET; THENCE RUN NORTH 01°01'48" EAST, A DISTANCE OF 26.06 FEET; THENCE RUN SOUTH 87°07'30" WEST, A DISTANCE OF 7.87 FEET, THENCE RUN NORTH 06°53'54" EAST, A DISTANCE OF 21.12 FEET; THENCE RUN NORTH 34°55'43" EAST, A DISTANCE OF 39.35 FEET; THENCE RUN NORTH 49°26'51" EAST, A DISTANCE OF 73.44 FEET; THENCE RUN NORTH 63°33'41" EAST, A DISTANCE OF 37.47 FEET; THENCE RUN NORTH 47°56'38" EAST, A DISTANCE OF 42.38 FEET; THENCE RUN NORTH 39°17'51" EAST, A DISTANCE OF 23.67 FEET; THENCE RUN SOUTH 52°41'41" EAST, A DISTANCE OF 26.37 FEET; THENCE RUN SOUTH 60°21'28" EAST, A DISTANCE OF 13.40 FEET; THENCE RUN SOUTH 18°06'12" EAST, A DISTANCE OF 32.70 FEET; THENCE RUN SOUTH 59°36'55" EAST, A DISTANCE OF 55.66 FEET; THENCE RUN NORTH 81°43'00" EAST, A DISTANCE OF 52.63 FEET; THENCE RUN SOUTH 49°25'02" EAST, A DISTANCE OF 32.51 FEET; THENCE RUN SOUTH 60°20'24" EAST, A DISTANCE OF 41.47 FEET; THENCE RUN SOUTH 78°56'47" EAST, A DISTANCE OF 57.68 FEET; THENCE RUN SOUTH 53°55'59" EAST, A DISTANCE OF 114.77 FEET; THENCE RUN SOUTH 70°07'08" EAST, A DISTANCE OF 279.72 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468 (A 130.00 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE RUN SOUTH 18°39'57" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 45.08 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 82°37'28" WEST, A DISTANCE OF 40.69 FEET; THENCE RUN NORTH 85°48'06" WEST, A DISTANCE OF 10.48 FEET; THENCE RUN NORTH 62°09'24" WEST, A DISTANCE OF 38.81 FEET; THENCE RUN NORTH 65°03'49" WEST, A DISTANCE OF 37.01 FEET; THENCE RUN NORTH 81°36'47" WEST, A DISTANCE OF 42.91 FEET; THENCE RUN SOUTH 11°30'36" WEST, A DISTANCE OF 10.49 FEET; THENCE RUN SOUTH 84°00'50" WEST, A DISTANCE OF 34.92 FEET; THENCE RUN SOUTH 74°20'43" WEST, A DISTANCE OF 42.59 FEET; THENCE RUN SOUTH 75°39'30" WEST, A DISTANCE OF 38.43 FEET; THENCE RUN SOUTH 85°32'14" WEST, A DISTANCE OF 36.25 FEET; THENCE RUN SOUTH 75°55'40" WEST, A DISTANCE OF 30.73 FEET; THENCE RUN SOUTH 63°06'53" WEST, A DISTANCE OF 53.78 FEET; THENCE RUN SOUTH 26°58'44" WEST, A DISTANCE OF 37.58 FEET; THENCE RUN

SOUTH 19°22'35" WEST, A DISTANCE OF 47.72 FEET; THENCE RUN SOUTH 12°37'06" WEST, A DISTANCE OF 57.19 FEET TO A POINT ON THE AFORESAID NORTH LINE OF UNIT 2 OF CONTINENTAL CAMPER RESORTS, INC.; THENCE RUN NORTH 89°58'28" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 228.11 FEET TO THE POINT OF BEGINNING.

AND

TRACT 14:

THAT PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF COUNTY ROAD C-468 AND SOUTH OF STATE ROAD 44.

AND:

THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD NO. 44.

AND:

ALL OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 1/2 OF THE NORTHEAST 1/4 AND LESS THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION.

AND:

THAT PORTION OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EASTERLY AND SOUTHERLY OF COUNTY ROAD C-468, LESS THOSE LANDS VESTED IN GRACE TABERNACLE OF WORSHIP, INC. ALSO BEING DESCRIBED AS:

THE EAST 436.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, LYING SOUTH OF COUNTY ROAD C-468

AND:

THOSE PORTIONS OF SECTIONS 35 AND 36, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF FLORIDA'S TURNPIKE.

AND:

THOSE PORTIONS OF SECTIONS 1 AND 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF FLORIDA'S TURNPIKE.

LESS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST IN SUMTER COUNTY, FLORIDA; THENCE RUN S00°40'20"W, ALONG THE EAST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 1740.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°40'20"W, ALONG SAID EAST BOUNDARY OF SECTION 1, A DISTANCE OF 1057.86 FEET TO THE EAST ¼ CORNER OF SAID SECTION 1; THENCE S00°44'45"W, ALONG SAID EAST BOUNDARY OF SECTION 1, A DISTANCE OF 2487.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE, AS RECORDED ON

FLORIDA STATE TURNPIKE AUTHORITY RIGHT OF WAY MAP PROJECT NO. 2, SECTION 14; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N42°21'30"W, A DISTANCE OF 505.19 FEET TO A CURVE THAT IS CONCAVE TO THE SOUTHWEST; (2) THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 1498.35 FEET (SAID CURVE HAVING A RADIUS OF 5879.58 FEET, A CENTRAL ANGLE OF 14°36'04" AND A CHORD BEARING AND DISTANCE OF N49°46'20"W, 1494.30 FEET); (3) THENCE N57°03'06"W, A DISTANCE OF 287.77 FEET TO A POINT ON THE WEST LINE OF A 100 FOOT FLORIDA POWER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1758, PAGE 342, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N02°21'09"W, ALONG SAID WEST EASEMENT LINE, A DISTANCE OF 337.71 FEET; THENCE N00°39'29"E, ALONG SAID WEST EASEMENT LINE, A DISTANCE OF 1724.92 FEET; THENCE S89°36'07"E, A DISTANCE OF 1733.89 FEET RETURNING TO THE POINT OF BEGINNING.

AND:

TRACT 15:

THAT PORTION OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE TURNPIKE, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE TURNPIKE, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE TURNPIKE, SUMTER COUNTY, FLORIDA.

AND:

THAT PORTION OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THAT PART OF THE WEST 1/2 LYING SOUTH AND WEST OF COUNTY ROAD CR-501.

AND LESS:

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2150, PAGE 462, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THAT PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 497, PAGE 736, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY FOR COUNTY ROAD CR-501; ALL LYING IN SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3 RUN S33°52'42"E, 202.27 FEET (THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 HAVING A BEARING OF S00°08'13"E); THENCE N66°56'13"E, 149.48 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD CR-501 AND THE POINT OF BEGINNING; THENCE CONTINUE N66°56'13"E, 415.12 FEET; THENCE S23°03'47"E, 396.69 FEET; THENCE S66°56'13"W, 414.82 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD CR-501 AND A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,920.00

FEET AND A CHORD BEARING AND DISTANCE OF N23°06'23"W, 396.69 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY, THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°47'23", A DISTANCE OF 397.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE EAST 1/2 OF THE EAST 1/2 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE WEST 1/2 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF COUNTY ROAD CR-501.

TOGETHER WITH:

ALL OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS COUNTY ROAD CR-470 RIGHT-OF-WAY.

TOGETHER WITH:

ALL OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS COUNTY ROAD CR-470 RIGHT-OF-WAY AND LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE..

AND:

TRACT 16:

A PORTION OF LAND LYING IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SECTION 6, TOWNSHIP 20 SOUTH, RANGE 23 EAST, AND SECTION 1, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE RUN SOUTH 89°42'48" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 1329.49 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°22'44" WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 1993.38 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°45'13" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 665.79 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°20'56" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 664.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'01" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 361.14; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 30°52'18" WEST, 601.81 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6, AND THE THREAD (CENTERLINE) OF SHADY BROOK; THENCE RUN SOUTHWESTERLY ALONG SAID THREAD (CENTERLINE) OF SHADY BROOK THE FOLLOWING TWENTY (20) COURSES AND DISTANCES: 1) THENCE RUN SOUTH

30°39'11" WEST, A DISTANCE OF 206.13 FEET; 2) THENCE RUN SOUTH 36°48'33" WEST, A DISTANCE OF 143.00 FEET; 3) THENCE RUN SOUTH 34°04'51" WEST, A DISTANCE OF 43.09 FEET; 4) THENCE RUN SOUTH 63°06'48" WEST, A DISTANCE OF 108.78 FEET; 5) THENCE RUN SOUTH 72°59'03" WEST, A DISTANCE OF 51.27 FEET; 6) THENCE RUN SOUTH 80°53'56" WEST, A DISTANCE OF 47.52 FEET; 7) THENCE RUN SOUTH 86°58'55" WEST, A DISTANCE OF 99.28 FEET; 8) THENCE RUN SOUTH 63°14'45" WEST, A DISTANCE OF 238.03 FEET; 9) THENCE RUN SOUTH 64°37'12" WEST, A DISTANCE OF 183.19 FEET; 10) THENCE RUN SOUTH 54°17'50" WEST, A DISTANCE OF 178.15 FEET; 11) THENCE RUN SOUTH 36°57'57" WEST, A DISTANCE OF 104.22 FEET; 12) THENCE RUN SOUTH 64°03'19" WEST, A DISTANCE OF 91.46 FEET; 13) THENCE RUN SOUTH 79°02'43" WEST, A DISTANCE OF 121.33 FEET; 13) THENCE RUN SOUTH 49°27'14" WEST, A DISTANCE OF 52.20 FEET; 14) THENCE RUN SOUTH 34°24'56" WEST, A DISTANCE OF 39.92 FEET; 15) THENCE RUN SOUTH 59°44'16" WEST, A DISTANCE OF 154.04 FEET; 16) THENCE RUN SOUTH 30°49'44" WEST, A DISTANCE OF 144.25 FEET; 17) THENCE RUN NORTH 87°27'56" WEST, A DISTANCE OF 58.62 FEET; 18) THENCE RUN SOUTH 85°40'21" WEST, A DISTANCE OF 48.94 FEET; 19) THENCE RUN SOUTH 18°42'44" EAST, A DISTANCE OF 63.68 FEET; 20) THENCE RUN SOUTH 14°30'36" WEST, A DISTANCE OF 130.54 FEET; THENCE DEPARTING SAID THREAD (CENTERLINE) OF SHADY BROOK, RUN NORTH 83°38'24" WEST, A DISTANCE OF 421.03 FEET, MORE OR LESS; THENCE RUN SOUTH 82°17'56" WEST, A DISTANCE OF 330.46 FEET; THENCE RUN NORTH 32°32'27" WEST, A DISTANCE OF 828.14 FEET; THENCE RUN NORTH 54°21'38" EAST, A DISTANCE OF 318.72 FEET; THENCE RUN NORTH 31°28'06" EAST, A DISTANCE OF 320.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE RUN SOUTH 89°46'19" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1114.38 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°25'16" EAST, ALONG THE EAST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 664.79 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE RUN NORTH 00°26'21" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 2659.09 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 17:

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH AND WEST OF FLORIDA'S TURNPIKE.

AND:

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH AND WEST OF FLORIDA'S TURNPIKE; AND LYING EAST OF THE RIGHT-OF-WAY FOR U.S. HIGHWAY 301.

AND:

THAT PORTION OF THE NORTH 3/4 OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF THE RIGHT-OF-WAY FOR U.S. HIGHWAY 301; LESS ANY PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1093, PAGE 201, PUBLIC RECORDS OF

SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; RUN SOUTH 1320.00 FEET; EAST 90 FEET; NORTHEASTERLY 644.11 FEET, NORTHEASTERLY 729.29 FEET;WEST 419.17 FEET TO THE POINT OF BEGINNING.

AND:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWESTERLY OF FLORIDA'S TURNPIKE.

LESS:

ANY PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 80, PAGE 329, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE S89°54'08"E, ALONG THE NORTH LINE THEREOF, 338.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY, S56°58'48"E, 258.62 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, S33°01'12"W, 200.00 FEET; THENCE N56°58'48"W, 532.03 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE ALONG SAID WEST LINE, N00°13'51"E, 19.28 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

<u>TRACT 18:</u>

PARCEL 1:

THE WEST 434 FEET OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LYING NORTH OF THE SUNSHINE PARKWAY IN SUMTER COUNTY, FLORIDA; TOGETHER WITH A PROPER 50 FOOT ROAD EASEMENT OVER AND ACROSS THAT PART OF SAID PROPERTY LYING IMMEDIATELY NORTHERLY OF AND PARALLEL TO THE SUNSHINE PARKWAY, NOT INCLUDING THE 50 FOOT RIGHT OF WAY EASEMENT FOR COUNTY ROAD #181. ALSO DESCRIBED AS: THE WEST 434 FEET OF LOT 10, BLOCK Q, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 29A AND 29B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION DESCRIBED IN O.R. BOOK 360, PAGE 785, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, RUN NORTH 89°43'27" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 434.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND. FROM SAID POINT OF BEGINNING, CONTINUE NORTH 89°43'27" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 676 FEET, TO A POINT THAT IS SOUTH 89°43'27" WEST AND 200.0 FEET FROM THE NORTHEAST CORNER OF THE AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 09°32'27" WEST, 672.47 FEET; THENCE SOUTH 74°24'25" WEST, 440.63 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF THE SUNSHINE STATE PARKWAY, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5879.58 FEET; THENCE FROM A RADIAL BEARING OF SOUTH 43°43'40" WEST, RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'27" AN ARC DISTANCE OF 187.20 FEET, TO A POINT THAT IS 434.00 FEET EASTERLY OF THE WEST LINE OF THE AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00°14'50" WEST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 651.13 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LESS AND EXCEPT, COUNTY ROAD 181, A 50 FEET WIDE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 360, PAGE 785, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL 3:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, AND RUN SOUTH 00°16'31' EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 1333.54 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE SOUTH 89°44'04" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 211.12 FEET TO THE EASTERLY RIGHT OF WAY OF THE SUNSHINE PARKWAY; THENCE NORTH 43°18'54" WEST, ALONG SAID EASTERLY RIGHT OF WAY 462.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5879.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 2°57'26" A DISTANCE OF 303.46 FEET, TO A POINT ON SAID CURVE; THENCE LEAVING SAID EASTERLY RIGHT OF WAY, RUN NORTH 74°24'25" EAST, 440.63 FEET; THENCE NORTH 09°32'27" EAST, 672.47 FEET TO THE NORTH LINE OF AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89°43'27" EAST ALONG SAID NORTH LINE 200.00 FEET TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION.

AND

LOT 7, BLOCK R, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

<u>TRACT 19:</u>

VILLAGES OF SOUTHERN OAKS 10TH AMENDMENT
CHAPTER 163 COMPREHENSIVE PLAN
AREA A – AMENDED AND RESTATED

PARCEL 1:

THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 AND THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 AND THE N 3/4 OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND LESS AND EXCEPT THE SOUTH 2/3 OF THE NORTH 3/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 504, PAGE 89, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 405 FEET OF THE NW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 719, PAGE 747, PUBLIC RECORDS OF SUMTER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 270.00 FEET OF THE NORTH 675.00 FEET OF THE WEST 885.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LESS THE WEST 80.00 FEET THEREOF FOR COUNTY ROAD 501 AS DEPICTED ON THE RIGHT OF WAY MAP FOR THE BOARD OF COMMISSIONERS OF SUMTER COUNTY, FLORIDA, PREPARED BY MOOREHEAD ENGINEERING COMPANY, FILE NUMBER 93-151, DATED 01/12/94 SHEETS 1 THROUGH 9.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, THENCE S 00°18'50" E., ALONG THE WESTERLY LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 405.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 405.00 FEET OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE DEPARTING THE SAID WESTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, N 89°57'50" E., ALONG THE SOUTHERLY LINE OF THE SAID NORTH 405.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 80.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NUMBER 501, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE CONTINUE N. 89°57'50" E. ALONG SAID LINE A DISTANCE OF 806.67 FEET; THENCE DEPARTING SAID LINE, S. 00°15'50" E., PARALLEL WITH THE SAID WESTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 270.00 FEET; THENCE S. 89°57'50" W., PARALLEL WITH THE SAID SOUTHERLY LINE OF NORTH 405.00 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 806.67 FEET TO AN INTERSECTION WITH THE SAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 501; THENCE N. 00°18'50" W., ALONG THE SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE SW 1/4 OF THE SE 1/4, LESS ROAD RIGHT OF WAY, SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA

PARCEL 3:

THE SOUTH 2/3 OF THE NORTH 3/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND;

TRACT 20:

A PORTION OF THE NORTH 500.00 FEET OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID LANDS BEING A PORTION OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE RUN SOUTH 00°40'20" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1740.01 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°40'20" WEST, ALONG SAID EAST LINE, A DISTANCE OF 500.01 FEET TO A POINT ON A LINE LYING 500.00 FEET SOUTH OF AND PARALLEL TO, THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°36'07" WEST, ALONG SAID SOUTH PARALLEL LINE, A DISTANCE OF 1255.06 FEET TO A POINT ON THE EAST LINE OF A 170.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 86, PAGE 486, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH PARALLEL LINE, RUN NORTH 00°27'55" EAST, ALONG SAID EAST EASEMENT LINE, A DISTANCE OF 500.00 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST EASEMENT LINE, RUN SOUTH 89°36'07" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1256.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 50.00 FEET THEREOF.

TRACT 21:

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4018, PAGE 314 AND ALL OF THOSE LANDS REFERRED TO AS "LIFT STATION NO. 1" AS RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 151 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE RUN SOUTH 0°44'24" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 24.35 FEET TO THE SOUTHWEST CORNER OF TRACT "D", HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57 AND 57-A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°55'06" EAST, ALONG THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 163.72 FEET TO A POINT ON THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS 1077, PAGE 151; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG THE WEST, NORTH AND EAST LINES OF SAID LANDS THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 9°05'03" WEST, A DISTANCE OF 27.93 FEET; 2) THENCE RUN NORTH 77°59'46" EAST, A DISTANCE OF 48.35 FEET; 3) THENCE RUN SOUTH 21°34'47" EAST, A DISTANCE OF 40.38 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF TRACT "D"; THENCE DEPARTING THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 151, RUN ALONG THE SOUTH AND EAST LINES OF SAID TRACT "D" THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°55'06" EAST, A DISTANCE OF 173.01 FEET; 2) THENCE RUN NORTH 0°13'25" EAST, A DISTANCE OF 50.00 FEET; 3) THENCE RUN SOUTH 89°55'06" WEST, A DISTANCE OF 100.00 FEET; 4) THENCE RUN NORTH 0°13'25" EAST, A DISTANCE OF 699.83 FEET; 5) THENCE RUN NORTH 89°58'47" EAST, A DISTANCE OF 250.00 FEET; 6) THENCE RUN NORTH 0°17'06" EAST, A DISTANCE OF 402.13 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, WILDWOOD COUNTRY RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE EAST LINE OF SAID TRACT "D", RUN NORTH 89°58'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 106.77 FEET TO A POINT ON THE WEST LINE OF HERITAGE WOOD 'N LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 61 AND 61A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 0°28'59" WEST, A DISTANCE OF 290.15 FEET; 2) THENCE RUN NORTH 89°39'23" EAST, A DISTANCE OF 25.00 FEET; 3) THENCE RUN SOUTH 0°30'05" WEST, A DISTANCE OF 144.10 FEET; 4) THENCE RUN SOUTH 8°47'05" WEST, A DISTANCE OF 50.64 FEET TO A POINT ON A 29.98 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°04'37" EAST AND A CHORD LENGTH OF 52.48 FEET; 5) THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 122°09'08", AN ARC DISTANCE OF 63.91 FEET TO A POINT OF REVERSE CURVATURE OF A 330.13 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16°13'38" WEST AND A CHORD LENGTH OF 179.46 FEET; 6) THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°32'37", AN ARC DISTANCE OF 181.75 FEET TO A POINT OF TANGENCY; 7) THENCE RUN SOUTH 0°27'20" WEST, A DISTANCE OF 435.82 FEET TO THE SOUTHWEST CORNER OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°53'04" EAST, ALONG THE SOUTH LINE OF SAID HERITAGE WOOD 'N LAKES ESTATES, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 63, BLOCK "C" OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°27'20" WEST, A DISTANCE OF 152.15 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD, A PROPOSED 120.0 FOOT RIGHT-OF-WAY, SAID POINT BEING ON A 535.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31°44'26" WEST AND A CHORD LENGTH OF 279.78 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AND

SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 30°18'55", AN ARC DISTANCE OF 283.07 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 400.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°59'33" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 558.07 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°44'24" EAST, ALONG SAID WEST LINE, A DISTANCE OF 375.69 FEET TO THE POINT OF BEGINNING.

TRACT 22:

PARCEL 1:

TRACT A OF HEARTY HOST LAKE RESORT UNIT 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 62 AND 62A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA:

LESS AND EXCEPT:

ANY PORTION LYING WITH VILLAGES OF SOUTHERN OAKS MEGGISON ROAD CORRIDOR, RECORDED IN PLAT BOOK 19, PAGE 31, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

PARCEL 2:

THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LYING WITHIN THE FOLLOWING LANDS:

LYING SOUTH OF STATE ROAD NO. 44

LYING EASTERLY AND NORTHEASTERLY OF WILLIAMSBURG LANE (ALSO KNOWN AS FLAMINGO BOULEVARD, PER HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA)

LYING NORTH OF SPRINGFIELD WAY (ALSO KNOWN AS BLUEGILL STREET PER HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 40, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 63 AND 63A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA)

LYING NORTH OF LOT 1, BLOCK A, OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 63 AND 63A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2932, PAGE 793, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2759, PAGE 168, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 293, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 304, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 327, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF FLAMINGO BOULEVARD, NOW KNOWN AS WILLIAMSBURG LANE, AS SET FORTH ON THAT CERTAIN PLAT OF HEARTY HOST LAKE RESORT, RECORDED IN PLAT BOOK 3, PAGE 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND DESCRIBED AS WILLIAMSBURG LANE, AS SET FORTH IN THAT CERTAIN PLAT OF HEARTY HOST LAKE RESORT UNIT 2, RECORDED IN PLAT BOOK 4, PAGE 62, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING NORTH OF A NORTHEASTERLY RADIAL EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 2, BLOCK A, OF SAID HEARTY HOST LAKE RESORT UNIT 2, AND LYING SOUTH OF STATE ROAD 44.

AND

PARCEL 3:

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LYING SOUTH OF STATE ROAD 44, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING NORTH AND WEST OF THE SUBMERGED LANDS OF LAKE OKAHUMPKA, LESS ROAD-RIGHT-OF WAY, ALL IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:

LANDS DESCRIBED IN CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1882, PAGE 793, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

ALL OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 40, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

ALL OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 63, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

ALL OF HERITAGE WOOD 'N LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 267, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 378, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:

LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4102, PAGE 475, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

TRACT 23:

A PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°11'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2650.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID EAST LINE, RUN NORTH 0°16'48" EAST, ALONG THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 139.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 139 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID EAST LINE, RUN NORTH 40°18'40" EAST, A DISTANCE OF 316.94 FEET TO A POINT ON A 90.83 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°46'29" EAST AND A CHORD LENGTH OF 101.16 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°40'40", AN ARC DISTANCE OF 107.29 FEET TO A POINT ON A 288.13 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85°46'37" EAST AND A CHORD LENGTH OF 125.21 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°05'55", AN ARC DISTANCE OF 126.22 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID 288.13 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°13'47" EAST AND A CHORD LENGTH OF 44.65 FEET, EASTERLY, THROUGH A CENTRAL ANGLE OF 08°53'18", AN ARC DISTANCE OF 44.70 FEET TO A POINT OF NON-

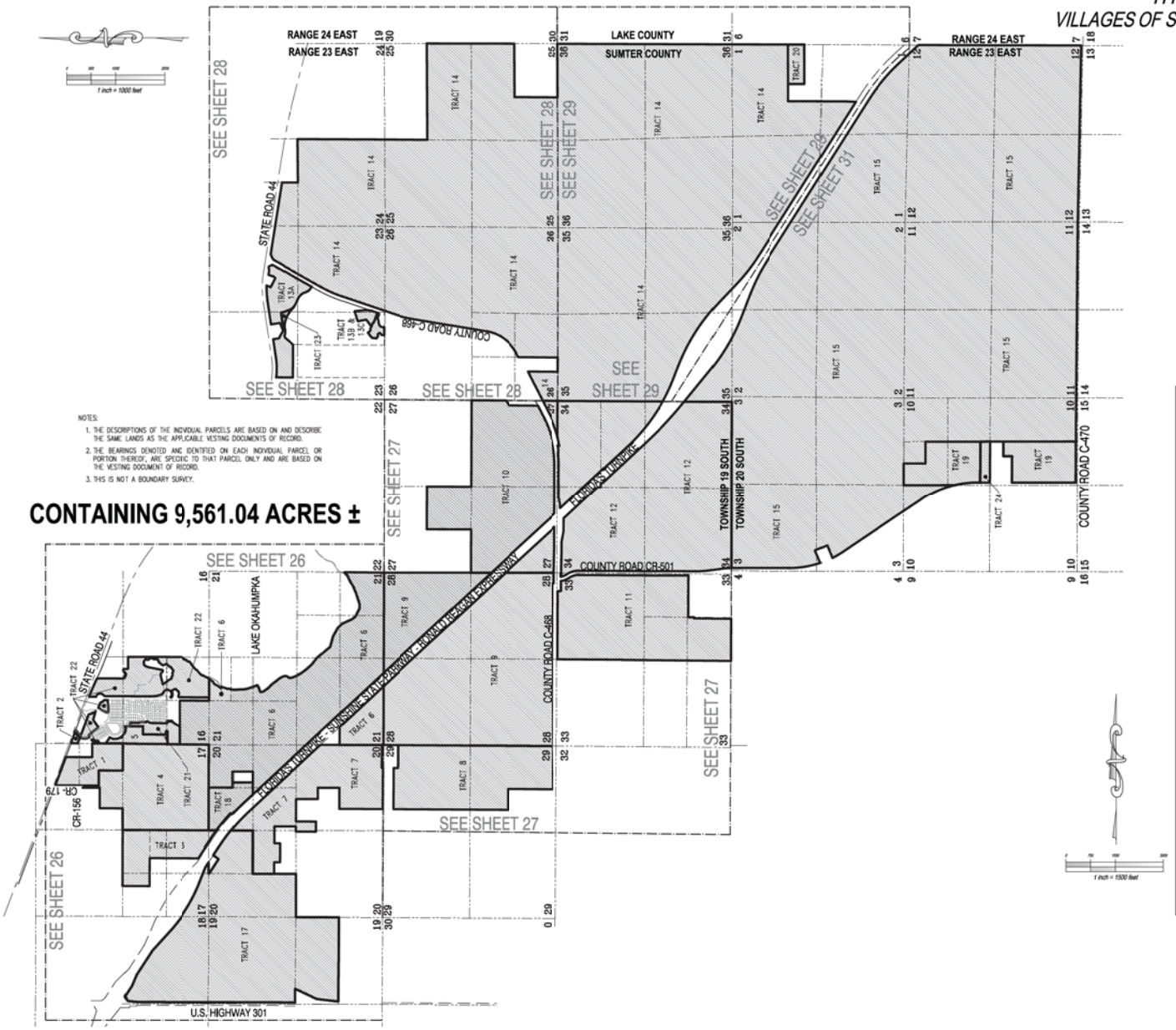
TANGENCY; THENCE RUN NORTH 72°39'24" EAST, A DISTANCE OF 193.01 FEET TO A POINT OF CURVATURE OF A 280.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°17'11" EAST AND A CHORD LENGTH OF 23.16 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'27", AN ARC DISTANCE OF 23.17 FEET TO A POINT OF REVERSE CURVATURE OF A 220.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°44'11" EAST AND A CHORD LENGTH OF 52.25 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°38'27", AN ARC DISTANCE OF 52.38 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 81°33'25" EAST, A DISTANCE OF 232.81 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 53°26'35" EAST AND A CHORD LENGTH OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 8°26'35" EAST, A DISTANCE OF 45.35 FEET TO A POINT OF CURVATURE OF A 280.00 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 14°53'02" EAST AND A CHORD LENGTH OF 62.82 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°52'52", AN ARC DISTANCE OF 62.95 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 21°19'28" EAST, A DISTANCE OF 145.92 FEET; THENCE RUN SOUTH 27°00'57" EAST, A DISTANCE OF 67.60 FEET TO A POINT ON A 223.89 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 41°34'57" EAST AND A CHORD LENGTH OF 111.63 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°52'15", AN ARC DISTANCE OF 112.82 FEET TO A POINT ON A 944.63 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°08'42" WEST AND A CHORD LENGTH OF 160.48 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°44'43", AN ARC DISTANCE OF 160.67 FEET TO A POINT OF REVERSE CURVATURE OF A 700.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°22'24" WEST AND A CHORD LENGTH OF 615.93 FEET; THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°12'06", AN ARC DISTANCE OF 637.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 81°31'33" WEST, A DISTANCE OF 26.36 FEET TO A POINT OF CURVATURE OF A 280.90 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°39'26" WEST AND A CHORD LENGTH OF 1.29 FEET; THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°15'46", AN ARC DISTANCE OF 1.29 FEET TO THE POINT OF BEGINNING.

TRACT 24:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE WEST 80 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

SKETCH OF DESCRIPTION
-FOR-
THE VILLAGES LAND COMPANY, LLC
VILLAGES OF SOUTHERN OAKS 10TH AMENDMENT - CHAPTER 163

AREA A - AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 22 EAST
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA



NOTES:

1. THE DESCRIPTIONS OF THE INDIVIDUAL PARCELS ARE BASED ON AND DESCRIBE THE SAME LANDS AS THE APPLICABLE VESTING DOCUMENTS OF RECORD.
2. THE BEARINGS DENOTED AND IDENTIFIED ON EACH INDIVIDUAL PARCEL OR PORTION THEREOF, ARE SPECIFIC TO THAT PARCEL ONLY AND ARE BASED ON THE VESTING DOCUMENT OF RECORD.
3. THIS IS NOT A BOUNDARY SURVEY.

CONTAINING 9,561.04 ACRES ±

JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

CFB SURVEYING

DATE	REVISIONS
3/17/2022	ADDED TRACTS 22-24 - DMS
4/21/2022	REVISED TRACT 6, ADDED 4.7.06 AC. - DMS

CLIENT: THE VILLAGES LAND COMPANY, LLC
PROJECT: VOSO 10TH AMENDMENT
DRAWING DATE: 07/26/2021
DRAWN BY: DMS
CHECKED BY: JHB
FIELD BOOK: N/A PAGE: N/A

VOSO 10TH AMENDMENT - CHAPTER 163
AREA A - AMENDED AND RESTATED
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 24 OF 36

TRACT 1
THOSE PORTIONS OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING SOUTH OF STATE ROAD 44; LESS RIGHT-OF-WAY FOR COUNTY ROAD 179;

AND LESS: THE EAST 420.00 FEET THEREOF;

TOGETHER WITH:

BEGIN 33.00 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH PARALLEL WITH THE WEST LINE THEREOF 600.83 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 447, AS RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH LINE THEREOF AND IT'S EASTERLY EXTENSION 462.68 FEET TO THE WEST LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 202, AS RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH ALONG SAID WEST LINE FOR 733.89 FEET TO THE SOUTH LINE OF THE SAID NORTHEAST 1/4; THENCE EAST ALONG SAID SOUTH LINE FOR 825.00 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4; THENCE NORTH ALONG THE EAST LINE THEREOF 937.50 FEET; ; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 FOR 420.00 FEET; THENCE NORTH ALONG THE WEST LINE OF THE EAST 420.00 FEET OF THE SAID NORTHEAST 1/4 FOR 397.50 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE WEST ALONG THE SOUTH LINE THEREOF 867.84 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 2

THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16 RUN N00°19'52"E, ALONG THE WEST LINE THEREOF 44.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, N00°19'52"E, 213.28 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 44; THENCE ALONG SAID RIGHT-OF-WAY, S69°20'43"E, 356.93 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF FLAMINGO BOULEVARD (A/K/A WILLIAMSBURG LANE) AS SHOWN ON THE PLAT OF HEARTY HOST RESORT RECORDED IN PLAT BOOK 3, PAGE 57 IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID WESTERLY RIGHT-OF-WAY, S50°29'07"W, 116.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 283.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 21°21'33", A DISTANCE OF 105.50 FEET TO A POINT THAT IS 200 FEET SOUTHWEST, BY PERPENDICULAR MEASUREMENT, OF SAID SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROAD 44; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, N69°20'43"W, PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 190.58 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 3
THE NORTH 811.80 FEET OF THE EAST 1716.00 FEET OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
AND:
THAT PORTION OF THE EAST 858.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LYING NORTH OF COUNTY ROAD 181, LESS THE NORTH 811.80 FEET THEREOF.
AND:
THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LYING NORTH AND EAST OF FLORIDA'S TURNPIKE. LESS RIGHT OF WAY FOR COUNTY ROAD 181.

AND:

TRACT 4
THAT PORTION OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST 1/4 SECTION CORNER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S89°49'48"W ALONG THE SOUTH LINE OF THE NE 1/4 A DISTANCE OF 825.00 FEET, THENCE N01°01'08"W FOR 733.89 FEET; THENCE S89°47'45"W ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 447 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR 462.68 FEET; THENCE N01°01'08"W 600.83 FEET ALONG THE WEST LINE THEREOF AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4; THENCE S89°47'45"W, ALONG SAID LINE 66.00 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3027, PAGE 664, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S01°01'08"E, ALONG SAID EXTENSION AND EAST LINE 630.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S89°47'45"W ALONG THE SOUTH LINE OF SAID LANDS AND ITS WESTERLY EXTENSION FOR 627.34 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4; THENCE S01°01'41"E, 704.32 FEET TO THE NORTH LINE OF THE SE 1/4; THENCE S89°49'28"W ALONG SAID NORTH LINE 660.24 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST LINE THEREOF, S01°02'15"E, 2649.36 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4; THENCE N89°50'38"E, 2619.98 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 2648.05 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 5
TRACT D, HEARTY HOST LAKE RESORT AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LESS AND EXCEPT A 50.00 FOOT BY 100.00 FOOT STRIP ABUTTING THE SOUTH LINE OF LOT 20, BLOCK B OF SAID PLAT.
AND LESS AND EXCEPT ANY PORTIONS THEREOF, LYING WITHIN THE CITY OF WILDWOOD LIFT STATION PROPERTIES (LIFT STATION NO. 1 AND LIFT STATION NO. 2) AS DESCRIBED IN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1072, PAGE 151 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

SAID PROPERTIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(LIFT STATION NO.1)
COMMENCE AT THE SOUTHWEST CORNER OF TRACT D, HEARTY HOST LAKE RESORT, AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°38'01"E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT D, A DISTANCE OF 158.08 FEET; TO THE POINT OF BEGINNING, SAID POINT BEING 1.0 FEET OUTSIDE OF A 4-FOOT TALL FIELD FENCE SURROUNDING LIFT STATION SIT; AND IMPROVEMENTS; THENCE N09°29'23"W, PARALLEL TO SAID FENCE A DISTANCE OF 27.69 FEET; THENCE CONTINUE PARALLEL TO AND 1.0 FEET OUTSIDE OF THE PERIMETER FENCE THE FOLLOWING COURSES AND DISTANCES: N77°35'26"E, A DISTANCE OF 48.35 FEET; S21°59'07"E, A DISTANCE OF 49.47 FEET; S81°26'05"W, A DISTANCE OF 59.00 FEET; THENCE N09°29'23"W, A DISTANCE OF 17.20 FEET TO THE POINT OF BEGINNING.

AND:

(LIFT STATION NO. 2)
COMMENCE AT THE MOST WESTERLY CORNER OF LOT 13, BLOCK B, OF HEARTY HOST LAKE RESORT, AS RECORDED IN PLAT BOOK 3, PAGES 57 AND 57A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S53°17'26"W, ALONG A SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY BOUNDARY OF SAID LOT 13, A DISTANCE OF 8.51 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 1.0 FEET OUTSIDE OF A 6-FOOT TALL PRIVACY FENCE SURROUNDING LIFT STATION SITE AND IMPROVEMENTS; THENCE S35°18'00"E, PARALLEL TO SAID FENCE A DISTANCE OF 5.76 FEET; THENCE CONTINUE PARALLEL TO AND 1.0 FEET OUTSIDE OF THE PERIMETER FENCE THE FOLLOWING COURSES AND DISTANCES; S55°05'17"W, A DISTANCE OF 18.33 FEET; N34°23'34"W, A DISTANCE OF 13.88 FEET; N53°11'59"E, A DISTANCE OF 18.11 FEET; THENCE S35°18'00"E, A DISTANCE OF 8.69 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 6
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY; LESS THE NORTH 400.00 FEET THEREOF;
AND:
THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF FLORIDA'S TURNPIKE, LESS AND EXCEPT LOTS 7, 8 AND 9, BLOCK R, WILDWOOD RANCH, A SUBDIVISION AS PER PLAT THEREOF FILED IN PLAT BOOK 3, PAGES 29A AND 29B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALSO LESS AND EXCEPT THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, LYING NORTH AND EAST OF SAID FLORIDA'S TURNPIKE.
AND:
THAT PORTION OF THE NORTH 3/4 OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING WESTERLY OF LAKE OKAHUMPKA.
AND:
THE SOUTH 1/2 OF THE SOUTH 1/2 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF LAKE OKAHUMPKA, LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE IN SECTION 21, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

TRACT 7
THAT LAND LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20, BEING THE POINT OF COMMENCEMENT, RUN ALONG THE EAST LINE THEREOF THE FOLLOWING TWO COURSES: N00°07'23"E, 46.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°07'23"E, 1,871.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES: N42°56'27"W, 3,013.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5,579.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07°56'12", A DISTANCE OF 772.89 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY AND ALONG SAID EAST LINE, S00°09'41"W, 661.41 FEET TO THE NORTH LINE OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTH LINE, N89°53'07"W, 1,322.23 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, S00°10'33"W, 654.20 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOIS AVENUE, AS SHOWN ON WILDWOOD RANCH, AS RECORDED IN PLAT BOOK 3, PAGES 29A THROUGH 29B, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE FOLLOWING COURSES AS SHOWN ON SAID PLAT: THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY, S89°39'15"E, 353.50 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF LEE STREET; THENCE DEPARTING SAID RIGHT-OF-WAY, S00°21'17"W, ALONG THE EASTERLY RIGHT-OF-WAY OF LEE STREET AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 178.54 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK P; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY OF LEE STREET AND ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING COURSES: S89°39'16"E, 580.03 FEET; THENCE N00°21'57"E, 178.54 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOIS AVENUE; THENCE DEPARTING THE BOUNDARY OF SAID LOT 2 AND ALONG SAID NORTHERLY RIGHT-OF-WAY, S89°39'16"E, 515.91 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF LOT 13, BLOCK N; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, S00°22'04"W, ALONG SAID NORTHERLY EXTENSION AND WESTERLY BOUNDARY A DISTANCE OF 666.78 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK N; THENCE ALONG THE BOUNDARY OF LOTS 3 AND 4, BLOCK N, THE FOLLOWING COURSES: N89°39'51"W, 155.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S00°22'04"W, 611.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE S89°35'38"E, 310.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N00°22'04"E, 612.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING THE BOUNDARY OF SAID LOTS 3 AND 4, ALONG THE SOUTHERLY BOUNDARY OF LOTS 9 THROUGH 12, BLOCK N, AND THE EASTERLY EXTENSION THEREOF, S89°39'51"E, 689.50 FEET TO THE EASTERLY RIGHT-OF-WAY OF JUANITA STREET; THENCE DEPARTING SAID EASTERLY EXTENSION AND ALONG SAID EASTERLY RIGHT-OF-WAY, S00°19'38"W, 662.84 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 4, BLOCK M; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY BOUNDARY, S89°37'33"E, 345.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, S00°05'42"W, 661.44 FEET TO THE SOUTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 20, BLOCK H; THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID LOT 20, N89°41'39"W, 643.47 FEET TO THE EASTERLY RIGHT-OF-WAY OF WILDWOOD STREET; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID EASTERLY RIGHT-OF-WAY, S00°21'08"W, 1,310.74 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK H; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 13 AND 30, BLOCK H, S89°38'50"E, 1,260.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 30 AND THE WESTERLY RIGHT-OF-WAY OF MEDINA STREET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND ALONG SAID RIGHT-OF-WAY, N00°21'42"E, 35.24 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 13, BLOCK G; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID WESTERLY EXTENSION AND THE SOUTH BOUNDARY OF SAID LOT 13, BLOCK G, S89°35'54"E, 699.28 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 8
THAT LAND LYING IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29, BEING THE POINT OF COMMENCEMENT, RUN ALONG THE EAST LINE THEREOF THE FOLLOWING TWO COURSES: S00°19'55"W, 448.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°19'55"W, 2,210.14 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, S00°20'02"W, 2,516.37 FEET TO THE NORTHERLY RIGHT-OF-WAY OF C-468; THENCE DEPARTING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2791, PAGE 736 AND OFFICIAL RECORDS BOOK 871, PAGE 387, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THE FOLLOWING COURSES: N89°43'13"W, 115.87 FEET; THENCE S88°50'55"W, 747.68 FEET; THENCE N89°09'24"W, 209.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5,794.58 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 02°29'41", A DISTANCE OF 252.30 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID EAST LINE, N00°29'26"E, 1,377.15 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK F, AS SHOWN ON WILDWOOD RANCH, AS RECORDED IN PLAT BOOK 3, PAGES 29A THROUGH 29B, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE FOLLOWING COURSES AS SHOWN ON SAID PLAT: N89°38'52"W, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 13 A DISTANCE OF 638.93 FEET TO THE EASTERLY RIGHT-OF-WAY OF WILDWOOD STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, N00°21'01"E, 3,501.12 FEET TO THE NORTHWESTERLY CORNER OF LOT 10, BLOCK H; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, S89°39'22"E, ALONG THE NORTHERLY BOUNDARY OF LOT 10, BLOCK H AND LOT 33, BLOCK H, A DISTANCE OF 1,260.08 FEET TO THE WESTERLY RIGHT-OF-WAY OF MEDINA STREET; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG SAID WESTERLY RIGHT-OF-WAY, S00°21'42"W, 130.36 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 9, BLOCK G; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, S89°37'28"E, ALONG SAID WESTERLY EXTENSION AND THE NORTHERLY BOUNDARY OF SAID LOT 9, 699.71 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 9
ALL OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE; AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 468.

AND:

TRACT 10
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA.
AND:
THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAYS FOR FLORIDA'S TURNPIKE AND COUNTY ROAD 468 AND LESS ANY PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK1077, PAGE 294, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND:

TRACT 11
THE NORTH 3/4 OF THE EAST 1/2 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR COUNTY ROAD 501 AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 468;
AND:
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND THE NORTH 30.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; LESS THAT PORTION OF THE EAST 35.75 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE NORTH 208.71 FEET THEREOF, ALSO LESS RIGHT-OF-WAY FOR COUNTY ROAD 501.

AND:

TRACT 12
ALL OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE, AND LESS RIGHT OF WAY FOR COUNTY ROAD 468 AND LESS RIGHT-OF-WAY FOR COUNTY ROAD 501. LESS THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF FLORIDA'S TURNPIKE.

AND:

TRACT 13A
THAT PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23, RUN N89°40'42"W, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 997.25 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, N00°16'48"E, 139.00 FEET TO THE POINT OF BEGINNING; THENCE N89°40'42"W, PARALLEL WITH SAID SOUTH LINE, 1,000.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, N00°16'48"E, 517.16 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 44 AND A POINT ON THE ARC OF A CURVE, SAID ARC HAVING A RADIUS OF 2423.83 FEET, CONCAVE TO THE NORTH AND WHOSE RADIUS POINT BEARS NORTH 06°19'58" EAST; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: 1) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'25" AN ARC DISTANCE OF 626.40 FEET TO A POINT OF TANGENCY; 2) THENCE RUN NORTH 81°31'33" EAST, A DISTANCE OF 547.46 FEET; 3) THENCE RUN SOUTH 08°28'27" EAST, A DISTANCE OF 183.21 FEET; 4) THENCE RUN SOUTH 66°38'54" EAST, A DISTANCE OF 90.62 FEET; 5) THENCE RUN SOUTH 58°22'24" EAST, A DISTANCE OF 173.88 FEET; 6) THENCE RUN NORTH 66°50'21" EAST, A DISTANCE OF 256.38 FEET; 7) THENCE RUN NORTH 08°28'27" WEST, A DISTANCE OF 278.00 FEET; 8) THENCE RUN NORTH 81°31'33" EAST, A DISTANCE OF 723.51 FEET TO A POINT OF CURVATURE OF A 2732.78 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; 9) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'56" AN ARC DISTANCE OF 468.17 FEET; 10) THENCE RUN SOUTH 18°37'48" WEST, A DISTANCE OF 135.19 FEET; 11) THENCE RUN SOUTH 62°40'42" EAST, A DISTANCE OF 301.88 FEET TO A POINT ON THE FORMER WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468 AND A POINT ON THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1766, PAGE 516 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1784, PAGE 619, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN ALONG THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1766, PAGE 516 AND OFFICIAL RECORDS BOOK 1784, PAGE 619 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH 59°14'07" EAST, A DISTANCE OF 50.74 FEET; 2) THENCE RUN NORTH 18°40'04" EAST, A DISTANCE OF 190.28 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44; THENCE DEPARTING SAID NORTHWESTERLY LINE, RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 81°01'49" EAST, A DISTANCE OF 137.94 FEET; 2) THENCE RUN NORTH 77°18'48" EAST, A DISTANCE OF 88.06 FEET; 3) THENCE RUN SOUTH 81°01'49" EAST, A DISTANCE OF 31.32 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468; THENCE S25°48'03"E, 121.61 FEET MORE OR LESS TO THE EASTERLY BOUNDARY OF PARCEL C AS DESCRIBED IN OFFICIAL RECORDS BOOK 3361, PAGE 402, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY THEREOF THE FOLLOWING THREE COURSES; THENCE S29°25'38"W, 419.26 FEET; THENCE S60°34'22"E, 12.00 FEET; THENCE S29°25'38"W, 966.13 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3438, PAGE 127, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 605.30 FEET AND A CHORD BEARING AND DISTANCE OF N50°56'19"W, 159.95 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID BOUNDARY THE FOLLOWING COURSES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°11'07", A DISTANCE OF 160.42 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 416.45 FEET AND A CHORD BEARING AND DISTANCE OF N25°28'24"W, 116.71 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°06'37", A DISTANCE OF 117.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 330.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°31'46", A DISTANCE OF 210.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 572.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°24'39", A DISTANCE OF 144.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 944.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18'46", A DISTANCE OF 203.00 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 223.89 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°52'15", A DISTANCE OF 112.82 FEET; THENCE N27°00'57"W, 67.60 FEET; THENCE N21°19'28"W, 145.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE NORTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 12°52'52", A DISTANCE OF 62.95 FEET; THENCE N08°26'35"W, 45.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE S81°33'25"W, 232.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 220.00 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 13°38'27", A DISTANCE OF 52.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'27", A DISTANCE OF 23.17 FEET; THENCE S72°39'24"W, 191.71 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 288.13 FEET AND A CHORD BEARING AND DISTANCE OF S89°39'01"W, 169.66 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°14'40", A DISTANCE OF 172.21 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.83 FEET AND A CHORD BEARING AND DISTANCE OF S79°46'29"W, 101.16 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°40'40", A DISTANCE OF 107.29 FEET; THENCE S40°18'40"W, 316.94 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 13B
A PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°11'52" EAST, A DISTANCE OF 12.60 FEET TO A 5/8" IRON ROD AND CAP (STAMPED PLS 2673) AND A POINT ON THE NORTH LINE OF UNIT 2 OF CONTINENTAL CAMPER RESORTS, INC. AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 52 THROUGH 52H, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°58'28" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 914.12 FEET TO A 5/8" IRON ROD AND CAP (STAMPED PLS 2673) AND A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468 (A 130.00 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE DEPARTING SAID NORTH LINE, RUN NORTH 18°39'57" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 222.92 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN NORTH 70°07'08" WEST, A DISTANCE OF 279.72 FEET; THENCE RUN NORTH 53°55'59" WEST, A DISTANCE OF 173.89 FEET; THENCE RUN NORTH 53°34'31" EAST, A DISTANCE OF 241.78 FEET; THENCE RUN NORTH 11°03'18" WEST, A DISTANCE OF 257.34 FEET; THENCE RUN NORTH 45°33'02" EAST, A DISTANCE OF 20.69 FEET; THENCE RUN NORTH 73°23'56" EAST, A DISTANCE OF 35.92 FEET; THENCE RUN NORTH 73°20'46" EAST, A DISTANCE OF 269.93 FEET; THENCE RUN SOUTH 05°34'11" EAST, A DISTANCE OF 339.58 FEET; THENCE RUN SOUTH 06°31'03" WEST, A DISTANCE OF 173.40 FEET TO A POINT ON THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468; THENCE RUN SOUTH 18°39'57" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 195.79 FEET TO THE POINT OF BEGINNING.

AND

TRACT 13C
A PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°11'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 12.60 FEET TO A 5/8" IRON ROD AND CAP (STAMPED PLS 2673) AND A POINT ON THE NORTH LINE OF UNIT 2 OF CONTINENTAL CAMPER RESORTS, INC. AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 52 THROUGH 52H, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°58'28" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 307.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 02°12'21" WEST, A DISTANCE OF 83.53 FEET; THENCE RUN NORTH 74°17'14" EAST, A DISTANCE OF 9.30 FEET; THENCE RUN NORTH 58°47'30" EAST, A DISTANCE OF 38.88 FEET; THENCE RUN NORTH 37°35'18" EAST, A DISTANCE OF 34.84 FEET; THENCE RUN NORTH 21°04'32" WEST, A DISTANCE OF 56.05 FEET; THENCE RUN NORTH 70°48'08" WEST, A DISTANCE OF 44.60 FEET; THENCE RUN SOUTH 72°47'47" WEST, A DISTANCE OF 34.12 FEET; THENCE RUN NORTH 56°50'10" WEST, A DISTANCE OF 91.41 FEET; THENCE RUN NORTH 15°45'28" EAST, A DISTANCE OF 72.90 FEET; THENCE RUN NORTH 01°01'48" EAST, A DISTANCE OF 26.06 FEET; THENCE RUN SOUTH 87°07'30" WEST, A DISTANCE OF 7.87 FEET; THENCE RUN NORTH 06°53'54" EAST, A DISTANCE OF 21.12 FEET; THENCE RUN NORTH 34°55'43" EAST, A DISTANCE OF 39.35 FEET; THENCE RUN NORTH 49°28'51" EAST, A DISTANCE OF 73.44 FEET; THENCE RUN NORTH 63°33'41" EAST, A DISTANCE OF 37.47 FEET; THENCE RUN NORTH 47°56'38" EAST, A DISTANCE OF 42.38 FEET; THENCE RUN NORTH 39°17'51" EAST, A DISTANCE OF 23.67 FEET; THENCE RUN SOUTH 52°41'41" EAST, A DISTANCE OF 26.37 FEET; THENCE RUN SOUTH 60°21'28" EAST, A DISTANCE OF 13.40 FEET; THENCE RUN SOUTH 18°06'12" EAST, A DISTANCE OF 32.70 FEET; THENCE RUN SOUTH 59°36'55" EAST, A DISTANCE OF 55.66 FEET; THENCE RUN NORTH 81°43'00" EAST, A DISTANCE OF 52.63 FEET; THENCE RUN SOUTH 49°25'02" EAST, A DISTANCE OF 32.51 FEET; THENCE RUN SOUTH 60°20'24" EAST, A DISTANCE OF 41.47 FEET; THENCE RUN SOUTH 78°56'47" EAST, A DISTANCE OF 57.68 FEET; THENCE RUN SOUTH 53°55'59" EAST, A DISTANCE OF 114.77 FEET; THENCE RUN SOUTH 70°07'08" EAST, A DISTANCE OF 279.72 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 468 (A 130.00 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE RUN SOUTH 18°39'57" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 45.08 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 82°37'28" WEST, A DISTANCE OF 40.69 FEET; THENCE RUN NORTH 85°48'06" WEST, A DISTANCE OF 10.48 FEET; THENCE RUN NORTH 62°09'24" WEST, A DISTANCE OF 38.81 FEET; THENCE RUN NORTH 65°03'49" WEST, A DISTANCE OF 37.01 FEET; THENCE RUN NORTH 81°36'47" WEST, A DISTANCE OF 42.91 FEET; THENCE RUN SOUTH 11°30'36" WEST, A DISTANCE OF 10.49 FEET; THENCE RUN SOUTH 84°00'50" WEST, A DISTANCE OF 34.92 FEET; THENCE RUN SOUTH 74°20'43" WEST, A DISTANCE OF 42.59 FEET; THENCE RUN SOUTH 75°39'30" WEST, A DISTANCE OF 38.43 FEET; THENCE RUN SOUTH 85°32'14" WEST, A DISTANCE OF 36.25 FEET; THENCE RUN SOUTH 75°55'40" WEST, A DISTANCE OF 30.73 FEET; THENCE RUN SOUTH 63°06'53" WEST, A DISTANCE OF 53.78 FEET; THENCE RUN SOUTH 26°58'44" WEST, A DISTANCE OF 37.58 FEET; THENCE RUN SOUTH 19°22'35" WEST, A DISTANCE OF 47.72 FEET; THENCE RUN SOUTH 12°37'06" WEST, A DISTANCE OF 57.19 FEET TO A POINT ON THE AFORESAID NORTH LINE OF UNIT 2 OF CONTINENTAL CAMPER RESORTS, INC.; THENCE RUN NORTH 89°58'28" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 228.11 FEET TO THE POINT OF BEGINNING.

AND

TRACT 14
THAT PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF COUNTY ROAD C-468 AND SOUTH OF STATE ROAD 44.
AND:
THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD NO. 44.
AND:
ALL OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 1/2 OF THE NORTHEAST 1/4 AND LESS THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION.
AND:
THAT PORTION OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EASTERLY AND SOUTHERLY OF COUNTY ROAD C-468, LESS THOSE LANDS VESTED IN GRACE TABERNACLE OF WORSHIP, INC. ALSO BEING DESCRIBED AS:
THE EAST 436.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, LYING SOUTH OF COUNTY ROAD C-468
AND:
THOSE PORTIONS OF SECTIONS 35 AND 36, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF FLORIDA'S TURNPIKE.
AND:
THOSE PORTIONS OF SECTIONS 1 AND 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF FLORIDA'S TURNPIKE.
LESS:
COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST IN SUMTER COUNTY, FLORIDA; THENCE RUN S00°40'20"W, ALONG THE EAST BOUNDARY OF SAID SECTION 1, A DISTANCE OF 1740.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°40'20"W, ALONG SAID EAST BOUNDARY OF SECTION 1, A DISTANCE OF 1057.86 FEET TO THE EAST ¼ CORNER OF SAID SECTION 1; THENCE S00°44'45"W, ALONG SAID EAST BOUNDARY OF SECTION 1, A DISTANCE OF 2487.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE, AS RECORDED ON FLORIDA STATE TURNPIKE AUTHORITY RIGHT OF WAY MAP PROJECT NO. 2, SECTION 14; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N42°21'30"W, A DISTANCE OF 505.19 FEET TO A CURVE THAT IS CONCAVE TO THE SOUTHWEST; (2) THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 1498.35 FEET (SAID CURVE HAVING A RADIUS OF 5879.58 FEET, A CENTRAL ANGLE OF 14°36'04" AND A CHORD BEARING AND DISTANCE OF N49°46'20"W, 1494.30 FEET); (3) THENCE N57°03'06"W, A DISTANCE OF 287.77 FEET TO A POINT ON THE WEST LINE OF A 100 FOOT FLORIDA POWER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1758, PAGE 342, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N02°21'09"W, ALONG SAID WEST EASEMENT LINE, A DISTANCE OF 337.71 FEET; THENCE N00°39'29"E, ALONG SAID WEST EASEMENT LINE, A DISTANCE OF 1724.92 FEET; THENCE S89°36'07"E, A DISTANCE OF 1733.89 FEET RETURNING TO THE POINT OF BEGINNING.

AND:

TRACT 15
THAT PORTION OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE TURNPIKE, SUMTER COUNTY, FLORIDA.
AND:
THAT PORTION OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE TURNPIKE, SUMTER COUNTY, FLORIDA.
AND:
THAT PORTION OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE TURNPIKE, SUMTER COUNTY, FLORIDA.
AND:
THAT PORTION OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THAT PART OF THE WEST 1/2 LYING SOUTH AND WEST OF COUNTY ROAD CR-501.
AND LESS:
THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2150, PAGE 462, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THAT PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 497, PAGE 736, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY FOR COUNTY ROAD CR-501; ALL LYING IN SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3 RUN S33°52'42"E, 202.27 FEET (THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 HAVING A BEARING OF S00°08'13"E); THENCE N66°56'13"E, 149.48 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD CR-501 AND THE POINT OF BEGINNING; THENCE CONTINUE N66°56'13"E, 415.12 FEET; THENCE S23°03'47"E, 396.69 FEET; THENCE S66°56'13"W, 404.82 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD CR-501 AND A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,920.00 FEET AND A CHORD BEARING AND DISTANCE OF N23°08'23"W, 396.69 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY, THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°47'23", A DISTANCE OF 397.00 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH:
THE EAST 1/2 OF THE EAST 1/2 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE WEST 1/2 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH AND EAST OF COUNTY ROAD CR-501.
TOGETHER WITH:
ALL OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS COUNTY ROAD CR-470 RIGHT-OF-WAY.
TOGETHER WITH:
ALL OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS COUNTY ROAD CR-470 RIGHT-OF-WAY AND LESS RIGHT-OF-WAY FOR FLORIDA'S TURNPIKE.

AND:

TRACT 16
A PORTION OF LAND LYING IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SECTION 6, TOWNSHIP 20 SOUTH, RANGE 23 EAST, AND SECTION 1, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE RUN SOUTH 89°42'48" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 1329.49 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°22'44" WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 1993.38 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°45'13" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 665.79 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°20'56" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 664.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'01" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 361.14; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 30°52'18" WEST, 601.81 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6, AND THE THREAD (CENTERLINE) OF SHADY BROOK; THENCE RUN SOUTHWESTERLY ALONG SAID THREAD (CENTERLINE) OF SHADY BROOK THE FOLLOWING TWENTY (20) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 30°39'11" WEST, A DISTANCE OF 206.13 FEET; 2) THENCE RUN SOUTH 36°48'33" WEST, A DISTANCE OF 143.00 FEET; 3) THENCE RUN SOUTH 34°04'31" WEST, A DISTANCE OF 43.09 FEET; 4) THENCE RUN SOUTH 63°06'48" WEST, A DISTANCE OF 108.78 FEET; 5) THENCE RUN SOUTH 72°59'03" WEST, A DISTANCE OF 51.27 FEET; 6) THENCE RUN SOUTH 80°53'56" WEST, A DISTANCE OF 47.52 FEET; 7) THENCE RUN SOUTH 86°58'55" WEST, A DISTANCE OF 99.28 FEET; 8) THENCE RUN SOUTH 63°14'45" WEST, A DISTANCE OF 238.03 FEET; 9) THENCE RUN SOUTH 64°37'12" WEST, A DISTANCE OF 183.19 FEET; 10) THENCE RUN SOUTH 54°17'30" WEST, A DISTANCE OF 178.15 FEET; 11) THENCE RUN SOUTH 36°57'37" WEST, A DISTANCE OF 104.22 FEET; 12) THENCE RUN SOUTH 64°03'19" WEST, A DISTANCE OF 91.46 FEET; 13) THENCE RUN SOUTH 79°02'43" WEST, A DISTANCE OF 121.33 FEET; 13) THENCE RUN SOUTH 49°27'14" WEST, A DISTANCE OF 52.20 FEET; 14) THENCE RUN SOUTH 34°24'56" WEST, A DISTANCE OF 39.92 FEET; 15) THENCE RUN SOUTH 58°44'16" WEST, A DISTANCE OF 154.04 FEET; 16) THENCE RUN SOUTH 30°49'44" WEST, A DISTANCE OF 144.25 FEET; 17) THENCE RUN NORTH 87°27'56" WEST, A DISTANCE OF 58.62 FEET; 18) THENCE RUN SOUTH 85°40'21" WEST, A DISTANCE OF 48.94 FEET; 19) THENCE RUN SOUTH 18°42'44" EAST, A DISTANCE OF 63.68 FEET; 20) THENCE RUN SOUTH 14°30'36" WEST, A DISTANCE OF 130.54 FEET; THENCE DEPARTING SAID THREAD (CENTERLINE) OF SHADY BROOK, RUN NORTH 83°38'24" WEST, A DISTANCE OF 421.03 FEET, MORE OR LESS; THENCE RUN SOUTH 82°17'56" WEST, A DISTANCE OF 330.46 FEET; THENCE RUN NORTH 32°32'27" WEST, A DISTANCE OF 828.14 FEET; THENCE RUN NORTH 54°21'38" EAST, A DISTANCE OF 318.72 FEET; THENCE RUN NORTH 31°28'08" EAST, A DISTANCE OF 320.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE RUN SOUTH 89°46'19" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1114.38 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°25'16" EAST, ALONG THE EAST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 664.79 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE RUN NORTH 00°26'21" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 2659.09 FEET TO THE POINT OF BEGINNING.

AND:

TRACT 17
THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH AND WEST OF FLORIDA'S TURNPIKE.
AND:
THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH AND WEST OF FLORIDA'S TURNPIKE; AND LYING EAST OF THE RIGHT-OF-WAY FOR U.S. HIGHWAY 301.
AND:
THAT PORTION OF THE NORTH 3/4 OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF THE RIGHT-OF-WAY FOR U.S. HIGHWAY 301; LESS ANY PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1093, PAGE 201, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; RUN SOUTH 1320.00 FEET; EAST 90 FEET; NORTHEASTERLY 644.11 FEET, NORTHEASTERLY 729.29 FEET;WEST 419.17 FEET TO THE POINT OF BEGINNING.
AND:
THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWESTERLY OF FLORIDA'S TURNPIKE.
LESS:
ANY PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 80, PAGE 329, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE S89°54'08"E, ALONG THE NORTH LINE THEREOF, 338.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY, S36°58'48"E, 258.62 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, S33°01'12"W, 200.00 FEET; THENCE N56°58'48"W, 532.03 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE ALONG SAID WEST LINE, N00°13'51"E, 19.28 FEET TO THE POINT OF BEGINNING.
AND TOGETHER WITH:
THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

TRACT 18
PARCEL 1:
THE WEST 434 FEET OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LYING NORTH OF THE SUNSHINE PARKWAY IN SUMTER COUNTY, FLORIDA; TOGETHER WITH A PROPER 50 FOOT ROAD EASEMENT OVER AND ACROSS THAT PART OF SAID PROPERTY LYING IMMEDIATELY NORTHERLY OF AND PARALLEL TO THE SUNSHINE PARKWAY, NOT INCLUDING THE 50 FOOT RIGHT OF WAY EASEMENT FOR COUNTY ROAD #181. ALSO DESCRIBED AS: THE WEST 434 FEET OF LOT 10, BLOCK Q, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 29A AND 29B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION DESCRIBED IN O.R. BOOK 360, PAGE 785, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

PARCEL 2:
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, RUN NORTH 89°43'27" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 434.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND. FROM SAID POINT OF BEGINNING, CONTINUE NORTH 89°43'27" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 676 FEET, TO A POINT THAT IS SOUTH 89°43'27" WEST AND 200.0 FEET FROM THE NORTHEAST CORNER OF THE AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 09°32'27" WEST, 672.47 FEET; THENCE SOUTH 74°24'25" WEST, 440.63 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF THE SUNSHINE STATE PARKWAY, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5879.58 FEET; THENCE FROM A RADIAL BEARING OF SOUTH 43°43'40" WEST, RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'27" AN ARC DISTANCE OF 187.20 FEET, TO A POINT THAT IS 434.00 FEET EASTERLY OF THE WEST LINE OF THE AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00°14'50" WEST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 651.13 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LESS AND EXCEPT, COUNTY ROAD 181, A 50 FEET WIDE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 360, PAGE 785, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL 3:
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, AND RUN SOUTH 00°16'31" EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 1333.54 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE SOUTH 89°44'04" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 311.12 FEET TO THE EASTERLY RIGHT OF WAY OF THE SUNSHINE PARKWAY; THENCE NORTH 43°18'54" WEST, ALONG SAID EASTERLY RIGHT OF WAY 462.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5879.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 3°57'26" A DISTANCE OF 303.46 FEET, TO A POINT ON SAID CURVE; THENCE LEAVING SAID EASTERLY RIGHT OF WAY, RUN NORTH 74°24'25" EAST, 440.63 FEET; THENCE NORTH 09°32'27" EAST, 672.47 FEET TO THE NORTH LINE OF AFORESAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89°43'27" EAST ALONG SAID NORTH LINE 200.00 FEET TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION.

AND

LOT 7, BLOCK R, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

TRACT 19
PARCEL 1:
THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 AND THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 AND THE N 3/4 OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND LESS AND EXCEPT THE SOUTH 2/3 OF THE NORTH 3/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 504, PAGE 89, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 405 FEET OF THE NW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 719, PAGE 747, PUBLIC RECORDS OF SUMTER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 270.00 FEET OF THE NORTH 675.00 FEET OF THE WEST 885.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LESS THE WEST 80.00 FEET THEREOF FOR COUNTY ROAD 501 AS DEPICTED ON THE RIGHT OF WAY MAP FOR THE BOARD OF COMMISSIONERS OF SUMTER COUNTY, FLORIDA, PREPARED BY MOORHEAD ENGINEERING COMPANY, FILE NUMBER 93-151, DATED 01/12/94 SHEETS 1 THROUGH 9.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, THENCE S 00°18'50" E., ALONG THE WESTERLY LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 405.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 405.00 FEET OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE DEPARTING THE SAID WESTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, N 89°57'50" E., ALONG THE SOUTHERLY LINE OF THE SAID NORTH 405.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 80.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NUMBER 501, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE CONTINUE N. 89°57'50" E. ALONG SAID LINE A DISTANCE OF 806.67 FEET; THENCE DEPARTING SAID LINE, S. 00°15'50" E., PARALLEL WITH THE SAID WESTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 270.00 FEET; THENCE S. 89°57'50" W., PARALLEL WITH THE SAID SOUTHERLY LINE OF NORTH 405.00 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, A DISTANCE OF 806.67 FEET TO AN INTERSECTION WITH THE SAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 501; THENCE N. 00°18'50" W., ALONG THE SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THE SW 1/4 OF THE SE 1/4, LESS ROAD RIGHT OF WAY, SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:
THE SOUTH 2/3 OF THE NORTH 3/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY OF COUNTY ROAD NO. 501 ACROSS THE WEST SIDE THEREOF.

AND;

TRACT 20
A PORTION OF THE NORTH 500.00 FEET OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID LANDS BEING A PORTION OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE RUN SOUTH 00°40'20" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1740.01 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°40'20" WEST, ALONG SAID EAST LINE, A DISTANCE OF 500.01 FEET TO A POINT ON A LINE LYING 500.00 FEET SOUTH OF AND PARALLEL TO, THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°36'07" WEST, ALONG SAID SOUTH PARALLEL LINE, A DISTANCE OF 1255.06 FEET TO A POINT ON THE EAST LINE OF A 170.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 86, PAGE 486, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH PARALLEL LINE, RUN NORTH 00°27'35" EAST, ALONG SAID EAST EASEMENT LINE, A DISTANCE OF 500.00 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 465, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST EASEMENT LINE, RUN SOUTH 89°36'07" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1256.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 50.00 FEET THEREOF.

TRACT 21
A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4018, PAGE 314 AND ALL OF THOSE LANDS REFERRED TO AS "LIFT STATION NO. 1" AS RECORDED IN OFFICIAL RECORDS BOOK 1077, PAGE 151 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE RUN SOUTH 0°44'24" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 24.35 FEET TO THE SOUTHWEST CORNER OF TRACT "D", HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57 AND 57-A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°55'06" EAST, ALONG THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 163.72 FEET TO A POINT ON THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS 1077, PAGE 151; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG THE WEST, NORTH AND EAST LINES OF SAID LANDS THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 9°05'03" WEST, A DISTANCE OF 27.93 FEET; 2) THENCE RUN NORTH 77°56'46" EAST, A DISTANCE OF 48.35 FEET; 3) THENCE RUN SOUTH 21°34'47" EAST, A DISTANCE OF 40.38 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF TRACT "D"; THENCE DEPARTING THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 151, RUN ALONG THE SOUTH AND EAST LINES OF SAID TRACT "D" THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°55'06" EAST, A DISTANCE OF 173.01 FEET; 2) THENCE RUN NORTH 0°13'25" EAST, A DISTANCE OF 50.00 FEET; 3) THENCE RUN SOUTH 89°55'06" WEST, A DISTANCE OF 100.00 FEET; 4) THENCE RUN NORTH 0°13'25" EAST, A DISTANCE OF 699.83 FEET; 5) THENCE RUN NORTH 89°58'47" EAST, A DISTANCE OF 250.00 FEET; 6) THENCE RUN NORTH 0°17'06" EAST, A DISTANCE OF 402.13 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, WILDWOOD COUNTRY RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING THE EAST LINE OF SAID TRACT "D", RUN NORTH 89°58'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 106.77 FEET TO A POINT ON THE WEST LINE OF HERITAGE WOOD 'N LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 61 AND 61A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 0°28'59" WEST, A DISTANCE OF 290.15 FEET; 2) THENCE RUN NORTH 89°39'33" EAST, A DISTANCE OF 25.00 FEET; 3) THENCE RUN SOUTH 6°30'05" WEST, A DISTANCE OF 144.10 FEET; 4) THENCE RUN SOUTH 8°47'05" WEST, A DISTANCE OF 50.64 FEET TO A POINT ON A 29.98 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°04'37" EAST AND A CHORD LENGTH OF 52.48 FEET; 5) THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 122°09'08", AN ARC DISTANCE OF 63.91 FEET TO A POINT OF REVERSE CURVATURE OF A 330.13 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16°13'38" WEST AND A CHORD LENGTH OF 179.46 FEET; 6) THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°32'37", AN ARC DISTANCE OF 181.75 FEET TO A POINT OF TANGENCY; 7) THENCE RUN SOUTH 0°27'20" WEST, A DISTANCE OF 435.82 FEET TO THE SOUTHWEST CORNER OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°53'04" EAST, ALONG THE SOUTH LINE OF SAID HERITAGE WOOD 'N LAKES ESTATES, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 63, BLOCK "C" OF SAID HERITAGE WOOD 'N LAKES ESTATES; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°27'20" WEST, A DISTANCE OF 152.15 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD, A PROPOSED 120.0 FOOT RIGHT-OF-WAY, SAID POINT BEING ON A 535.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31°44'26" WEST AND A CHORD LENGTH OF 279.78 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 30°18'55", AN ARC DISTANCE OF 283.07 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 400.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°59'33" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 558.07 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°44'24" EAST, ALONG SAID WEST LINE, A DISTANCE OF 375.69 FEET TO THE POINT OF BEGINNING.

TRACT 22:
PARCEL 1:
TRACT A OF HEARTY HOST LAKE RESORT UNIT 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 62 AND 62A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA:

LESS AND EXCEPT:
ANY PORTION LYING WITH VILLAGES OF SOUTHERN OAKS MEGGISON ROAD CORRIDOR, RECORDED IN PLAT BOOK 19, PAGE 31, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

PARCEL 2:
THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA LYING WITHIN THE FOLLOWING LANDS:
LYING SOUTH OF STATE ROAD NO. 44

LYING EASTERLY AND NORTHEASTERLY OF WILLIAMSBURG LANE (ALSO KNOWN AS FLAMINGO BOULEVARD, PER HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA)

LYING NORTH OF SPRINGFIELD WAY (ALSO KNOWN AS BLUEGILL STREET PER HEARTY HOST LAKE RESORT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 40, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 63 AND 63A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA)
LYING NORTH OF LOT 1, BLOCK A, OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 63 AND 63A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2932, PAGE 793, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2758, PAGE 168, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 293, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 304, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 327, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

TOGETHER WITH:
THAT PORTION OF FLAMINGO BOULEVARD, NOW KNOWN AS WILLIAMSBURG LANE, AS SET FORTH ON THAT CERTAIN PLAT OF HEARTY HOST LAKE RESORT, RECORDED IN PLAT BOOK 3, PAGE 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND DESCRIBED AS WILLIAMSBURG LANE, AS SET FORTH IN THAT CERTAIN PLAT OF HEARTY HOST LAKE RESORT UNIT 2, RECORDED IN PLAT BOOK 4, PAGE 62, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING NORTH OF A NORTHEASTERLY RADIAL EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 2, BLOCK A, OF SAID HEARTY HOST LAKE RESORT UNIT 2, AND LYING SOUTH OF STATE ROAD 44.

AND

PARCEL 3:
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LYING SOUTH OF STATE ROAD 44, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING NORTH AND WEST OF THE SUBMERGED LANDS OF LAKE OKAHUMPKA, LESS ROAD-RIGHT-OF WAY, ALL IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:
LANDS DESCRIBED IN CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1882, PAGE 793, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
ALL OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 40, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
ALL OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 63, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
ALL OF HERITAGE WOOD 'N LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 267, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4204, PAGE 378, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT:
LANDS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 4102, PAGE 475, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

TRACT 23:
A PORTION OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN SOUTH 89°32'28" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1666.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°11'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2650.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID EAST LINE, RUN NORTH 0°16'48" EAST, ALONG THE EAST LINE OF THE WEST 1000 FEET OF THE EAST 3/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 139.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 139 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE DEPARTING SAID EAST LINE, RUN NORTH 40°18'40" EAST, A DISTANCE OF 316.94 FEET TO A POINT ON A 90.83 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°46'29" EAST AND A CHORD LENGTH OF 101.16 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°40'40", AN ARC DISTANCE OF 107.29 FEET TO A POINT ON A 288.13 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85°46'37" EAST AND A CHORD LENGTH OF 125.21 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°05'55", AN ARC DISTANCE OF 126.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID 288.13 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°13'47" EAST AND A CHORD LENGTH OF 44.65 FEET, EASTERLY, THROUGH A CENTRAL ANGLE OF 08°53'18", AN ARC DISTANCE OF 44.70 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 72°39'24" EAST, A DISTANCE OF 193.01 FEET TO A POINT OF CURVATURE OF A 280.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°17'11" EAST AND A CHORD LENGTH OF 23.16 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'27", AN ARC DISTANCE OF 23.17 FEET TO A POINT OF REVERSE CURVATURE OF A 220.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°44'11" EAST AND A CHORD LENGTH OF 52.25 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°38'27", AN ARC DISTANCE OF 52.38 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 81°33'25" EAST, A DISTANCE OF 232.81 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 53°26'35" EAST AND A CHORD LENGTH OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 8°26'35" EAST, A DISTANCE OF 45.35 FEET TO A POINT OF CURVATURE OF A 280.00 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 14°53'02" EAST AND A CHORD LENGTH OF 62.82 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°52'52", AN ARC DISTANCE OF 62.95 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 21°19'28" EAST, A DISTANCE OF 145.92 FEET; THENCE RUN SOUTH 27°00'57" EAST, A DISTANCE OF 67.60 FEET TO A POINT ON A 223.89 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 41°34'57" EAST AND A CHORD LENGTH OF 111.63 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°52'15", AN ARC DISTANCE OF 112.82 FEET TO A POINT ON A 944.63 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 51°08'42" WEST AND A CHORD LENGTH OF 160.48 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°44'43", AN ARC DISTANCE OF 160.67 FEET TO A POINT OF REVERSE CURVATURE OF A 700.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°22'24" WEST AND A CHORD LENGTH OF 615.93 FEET; THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°12'06", AN ARC DISTANCE OF 637.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 81°31'33" WEST, A DISTANCE OF 26.36 FEET TO A POINT OF CURVATURE OF A 280.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°39'26" WEST AND A CHORD LENGTH OF 1.29 FEET; THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°15'46", AN ARC DISTANCE OF 1.29 FEET TO THE POINT OF BEGINNING.

TRACT 24:
THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE WEST 80 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

CFB SURVEYING

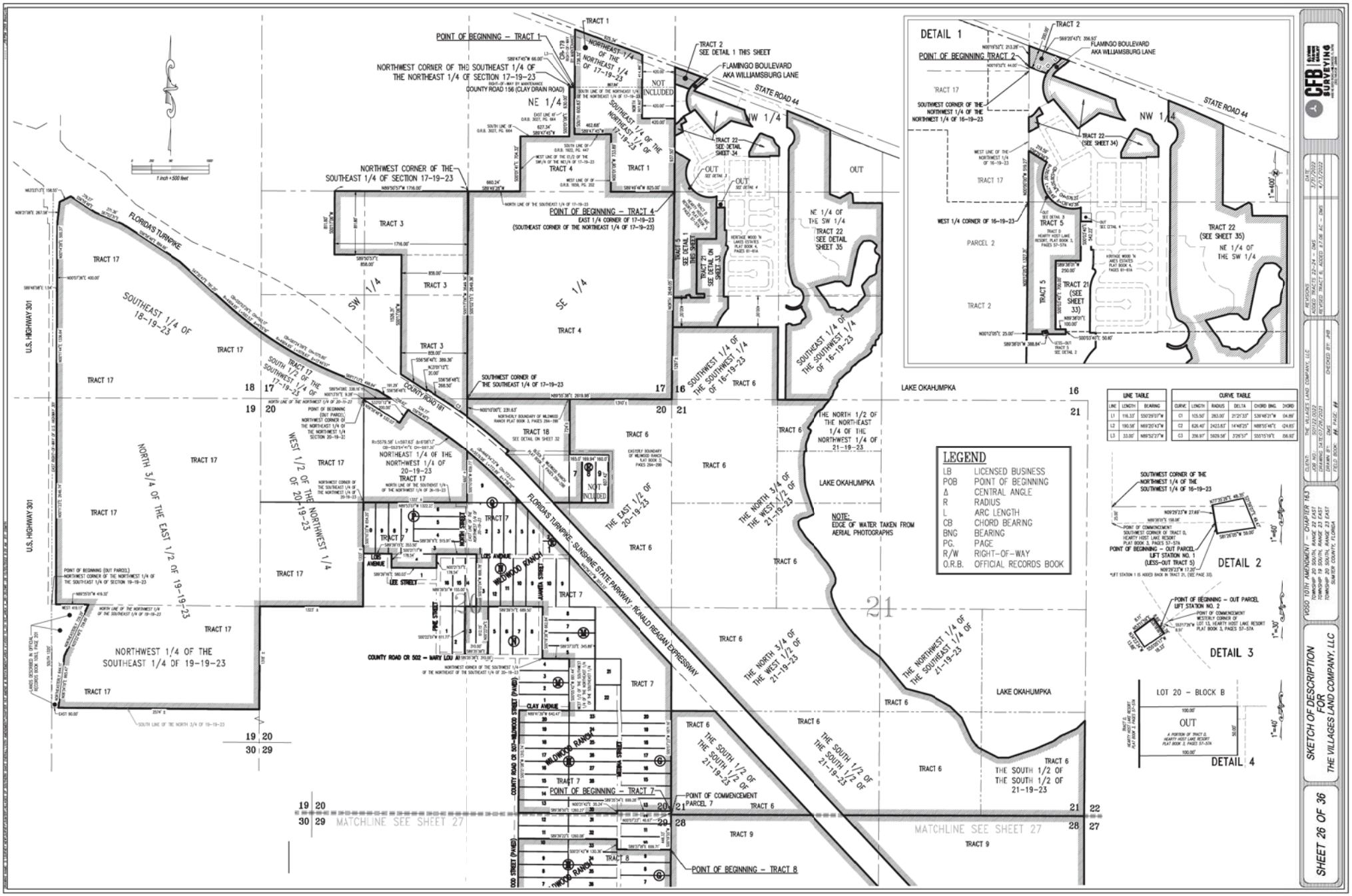
REVISIONS	DATE
ADDED TRACTS 22-24 - DMS	3/31/2022
REVISED TRACT 6; ADDED ±7.06 AC - DMS	4/13/2022

CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: S01122.0032
DRAWING DATE: 07/26/2021
DRAWN BY: DMS CHECKED BY: JHB
FIELD BOOK: ## PAGE: ##

VOSO 10TH AMENDMENT - CHAPTER 163
TOWNSHIP 20 SOUTH, RANGE 22 EAST
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 25 OF 36


DETAIL 1
DETAIL 2
DETAIL 3
DETAIL 4
LEGEND
LB LICENSED BUSINESS
POB POINT OF BEGINNING
Δ CENTRAL ANGLE
R RADIUS
L ARC LENGTH
CB CHORD BEARING
BNG BEARING
PG. PAGE
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
NOTE: EDGE OF WATER TAKEN FROM AERIAL PHOTOGRAPHS
LINE TABLE
CURVE TABLE
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POINT OF BEGINNING – TRACT 8
NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17-19-23
NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17-19-23
SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF 17-19-23
FLORIDA'S TURNPIKE
FLORIDA'S TURNPIKE - SUNSHINE STATE PARKWAY - RONALD REAGAN EXPRESSWAY
STATE ROAD 44
FLAMINGO BOULEVARD AKA WILLIAMSBURG LANE
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LAKE OKAHUMPKA
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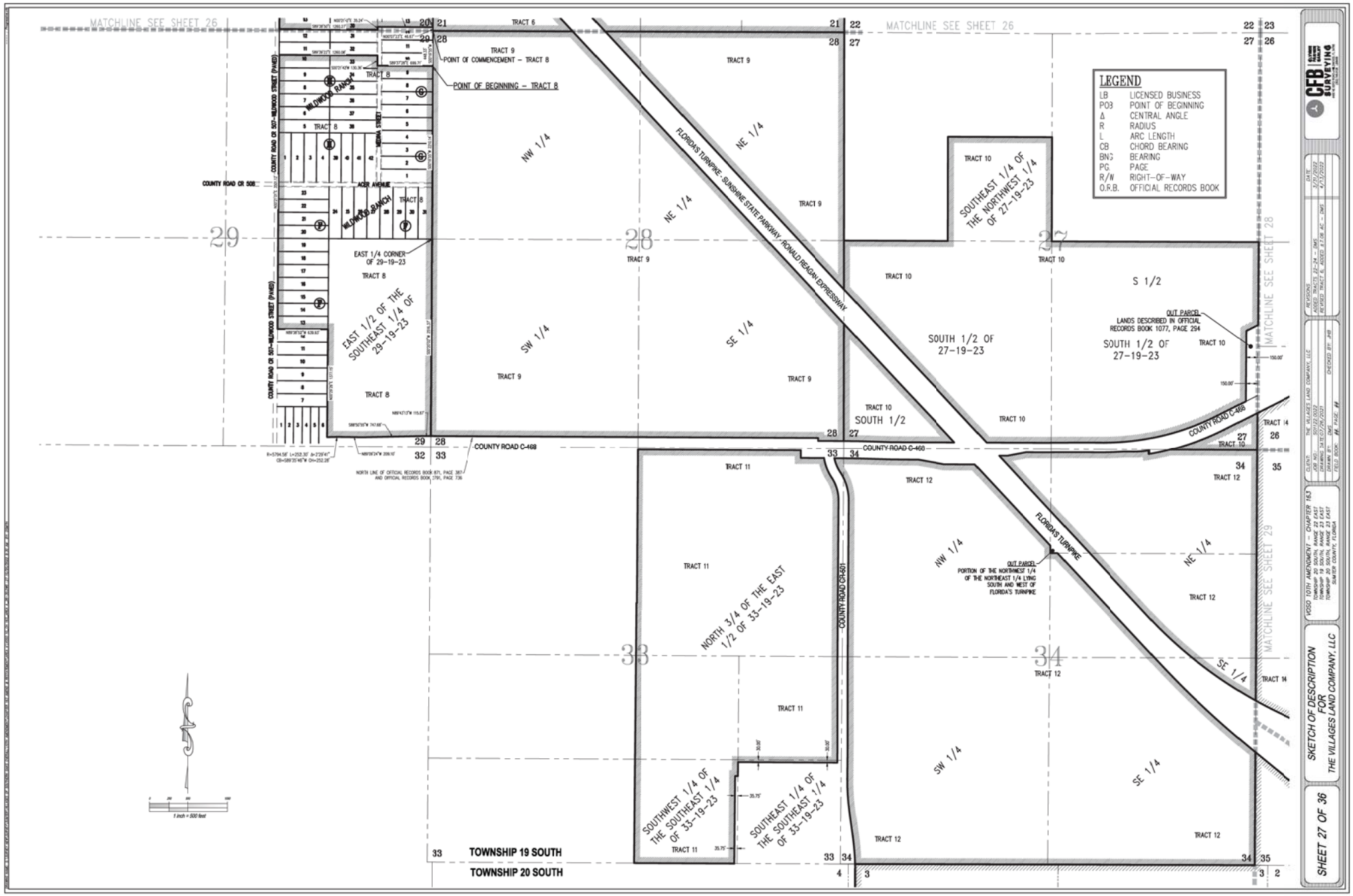
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC
VOSO 10TH AMENDMENT – CHAPTER 163
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA
CFB SURVEYING


MATCHLINE SEE SHEET 26
MATCHLINE SEE SHEET 28
MATCHLINE SEE SHEET 29
LEGEND
LB LICENSED BUSINESS
POB POINT OF BEGINNING
Δ CENTRAL ANGLE
R RADIUS
L ARC LENGTH
CB CHORD BEARING
BNG BEARING
PG. PAGE
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
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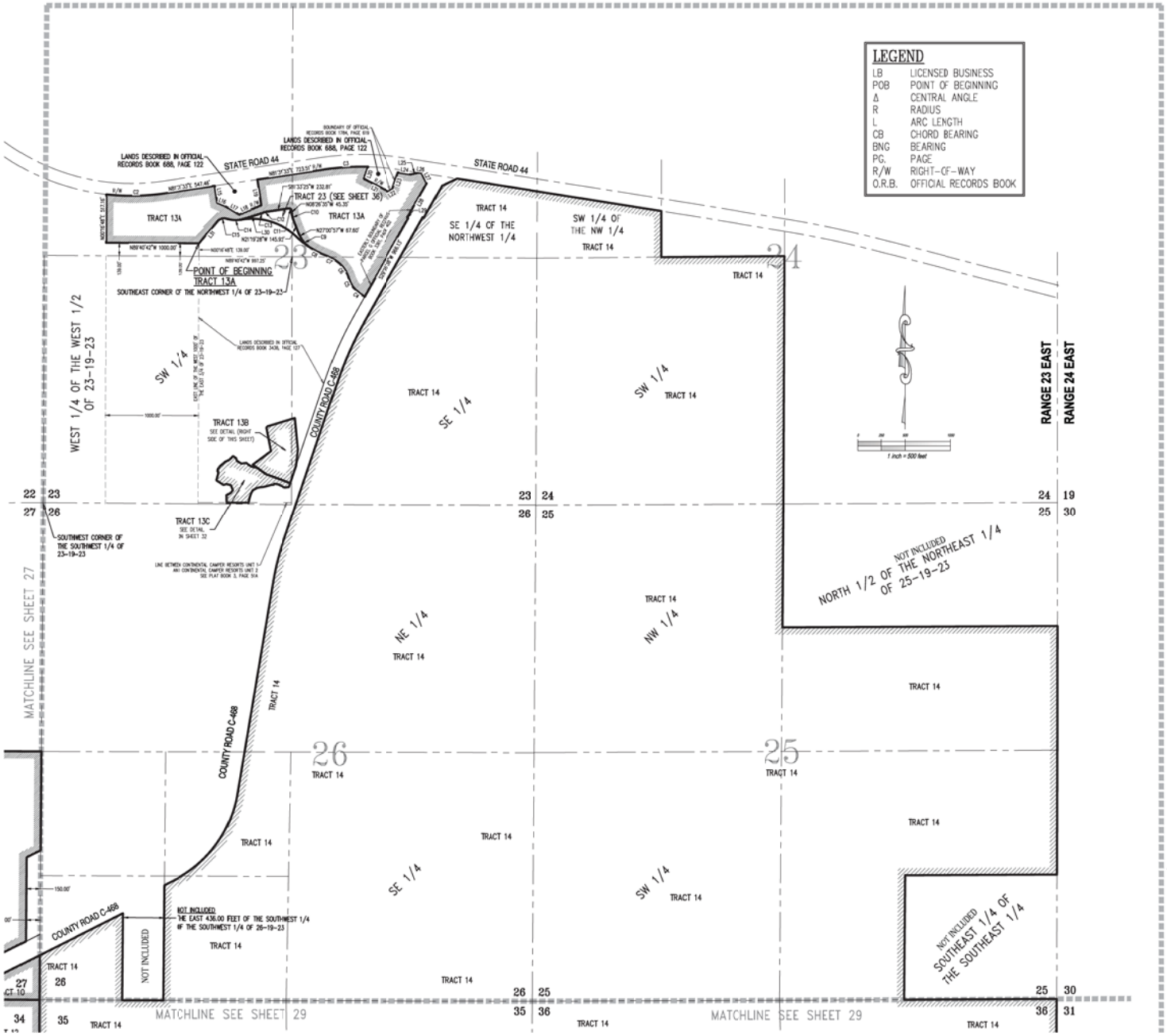
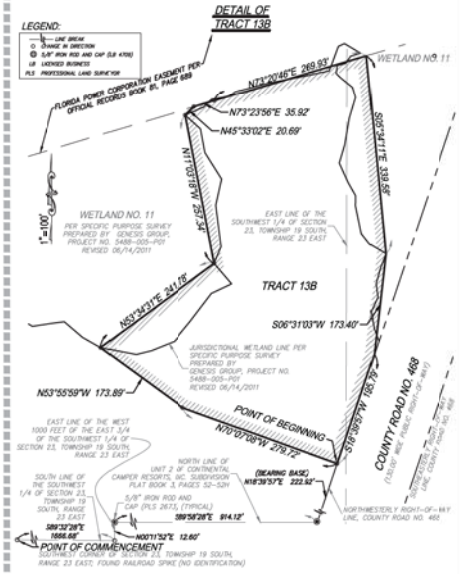
POINT OF BEGINNING – TRACT 8
COUNTY ROAD CR 508
COUNTY ROAD CR 501-WILDWOOD STREET (PAVED)
WILDWOOD RANCH
ACER AVENUE
EAST 1/4 CORNER OF 29-19-23
EAST 1/2 OF THE SOUTHEAST 1/4 OF 29-19-23
NW 1/4
NE 1/4
SW 1/4
SE 1/4
FLORIDA'S TURNPIKE - SUNSHINE STATE PARKWAY - RONALD REAGAN EXPRESSWAY
SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF 27-19-23
SOUTH 1/2 OF 27-19-23
S 1/2
OUT PARCEL
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 294
SOUTH 1/2
COUNTY ROAD C-468
NORTH LINE OF OFFICIAL RECORDS BOOK 871, PAGE 387 AND OFFICIAL RECORDS BOOK 279K, PAGE 736
NORTH 3/4 OF THE EAST 1/2 OF 33-19-23
COUNTY ROAD CR-501
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF 33-19-23
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF 33-19-23
OUT PARCEL
PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH AND WEST OF FLORIDA'S TURNPIKE
TOWNSHIP 19 SOUTH
TOWNSHIP 20 SOUTH
1 inch = 500 feet
CFB SURVEYING
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC
SHEET 27 OF 36



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG	CHORD
C2	626.42'	2423.83'	14°48'25"	N88°55'46"E	624.65'
C3	468.17'	2732.39'	9°48'56"	N89°26'31"E	467.68'
C4	160.42'	605.30'	15°11'07"	N50°56'19"W	159.95'
C5	117.10'	416.45'	16°06'37"	N25°26'24"W	116.71'
C6	210.99'	330.93'	36°31'46"	N35°36'58"W	207.44'
C7	144.10'	572.69'	14°24'38"	N61°07'21"W	143.72'
C8	203.00'	944.63'	12°18'46"	N62°12'27"W	202.61'
C9	112.82'	223.86'	28°52'15"	N41°34'57"W	111.63'
C10	62.95'	280.00'	12°52'52"	N14°53'02"W	62.82'
C11	39.27'	25.00'	90°00'00"	N53°26'35"W	35.36'
C12	52.36'	220.00'	13°38'27"	S74°44'11"W	52.25'
C13	23.17'	280.00'	4°44'23"	S70°17'11"W	23.16'
C14	172.21'	288.13'	34°14'40"	S89°39'01"W	169.66'
C15	107.29'	90.83'	67°40'40"	S79°46'29"W	101.16'
C54	340.86'	217.00'	90°00'00"	S25°05'10"W	306.88'
C55	153.35'	283.00'	31°02'49"	N19°50'10"W	151.48'
C56	400.11'	11394.16'	2°00'43"	N88°48'30"W	400.09'
C57	392.06'	11524.16'	1°56'38"	N88°46'28"W	392.06'
C58	164.02'	75.00'	125°18'12"	S15°05'13"E	133.23'
C59	356.97'	5929.58'	3°26'37"	S55°15'19"E	356.92'

LINE TABLE		
LINE	LENGTH	BEARING
L4	284.42'	N89°58'28"W
L5	418.73'	S18°39'57"W
L6	173.40'	S6°31'03"W
L7	339.58'	S5°34'11"E
L8	269.93'	N73°23'56"E
L9	35.92'	N73°23'56"E
L10	20.69'	N45°33'02"E
L11	257.34'	N11°03'18"W
L12	241.78'	N53°34'31"E
L13	173.89'	N53°55'59"W
L14	319.93'	N16°50'44"E
L15	183.21'	S8°28'23"E
L16	90.62'	S66°38'54"E
L17	173.98'	S58°22'24"E

LINE TABLE		
LINE	LENGTH	BEARING
L18	256.38'	N66°50'21"E
L19	278.00'	N8°28'23"W
L20	135.19'	S18°37'48"W
L21	301.86'	S62°40'42"E
L22	50.74'	N39°14'07"E
L23	190.28'	N18°40'04"E
L24	137.94'	S81°01'49"E
L25	88.06'	N77°18'48"E
L26	31.32'	S81°01'49"E
L27	121.61'	S25°48'03"E
L28	419.26'	S29°25'38"W
L29	12.00'	S60°34'22"E
L30	191.71'	S72°38'24"W
L31	316.94'	S40°18'40"W



CFB SURVEYING

REVISIONS: REVISED TRACT 23-24 - DMS; REVISED TRACE 6; ADDED 8.108 AC. - DMS

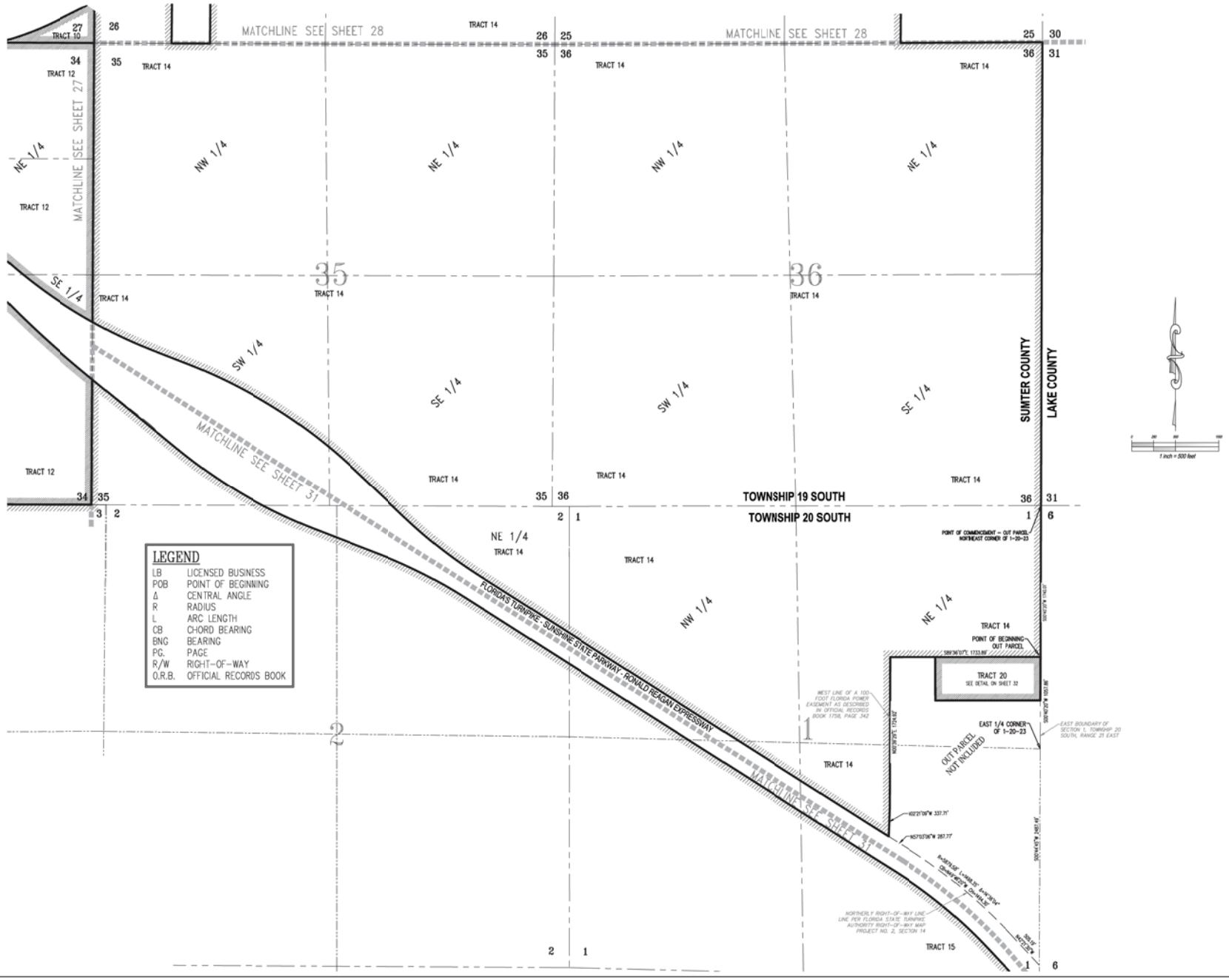
DATE: 3/28/2022; 4/11/2022

CLIENT: THE VILLAGES LAND COMPANY, LLC
PROJECT: VOSO 10TH AMENDMENT
DRAWING DATE: 07/26/2021
DRAWN BY: DMS
CHECKED BY: JHB
FIELD BOOK: N/A PAGE: N/A

VOSO 10TH AMENDMENT – CHAPTER 163
SECTIONS 23 AND 24, TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 28 OF 36



CFB SURVEYING

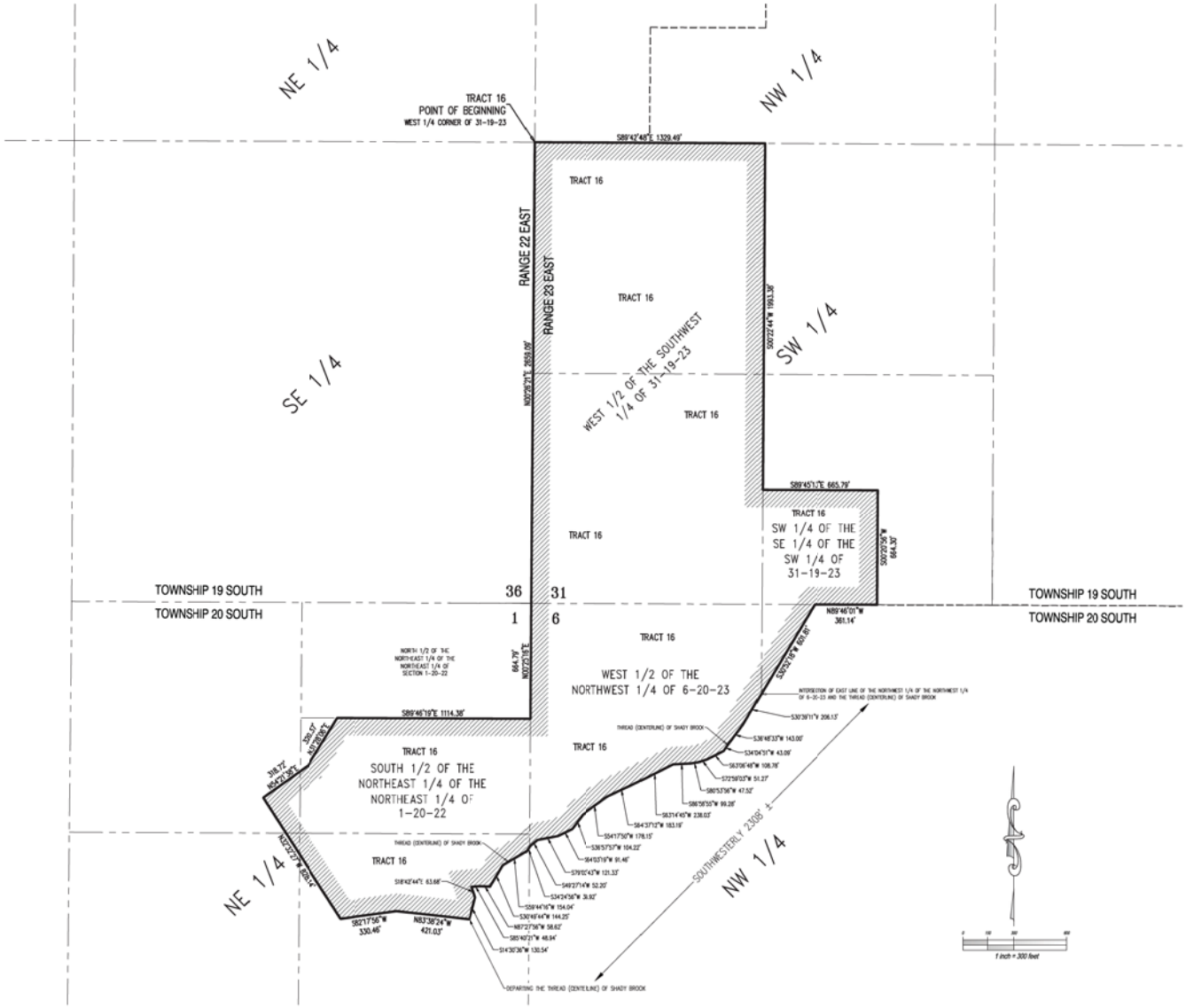
REVISIONS
ADDED TRACTS 23-24 – DMS 3/27/2007
REVISED TRACE 6, ADDED 8.08 AC – DMS 4/13/2023

CLIENT: THE VILLAGES LAND COMPANY, LLC
PROJECT: VOSO 10TH AMENDMENT – CHAPTER 163
DRAWING DATE: 07/26/2023
DRAWN BY: DMS
CHECKED BY: JHB
FIELD BOOK: PG. PAGE: PG

VOSO 10TH AMENDMENT – CHAPTER 163
LOCATED IN SECTIONS 1, 2, 35 & 36
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 29 OF 36



CFB SURVEYING

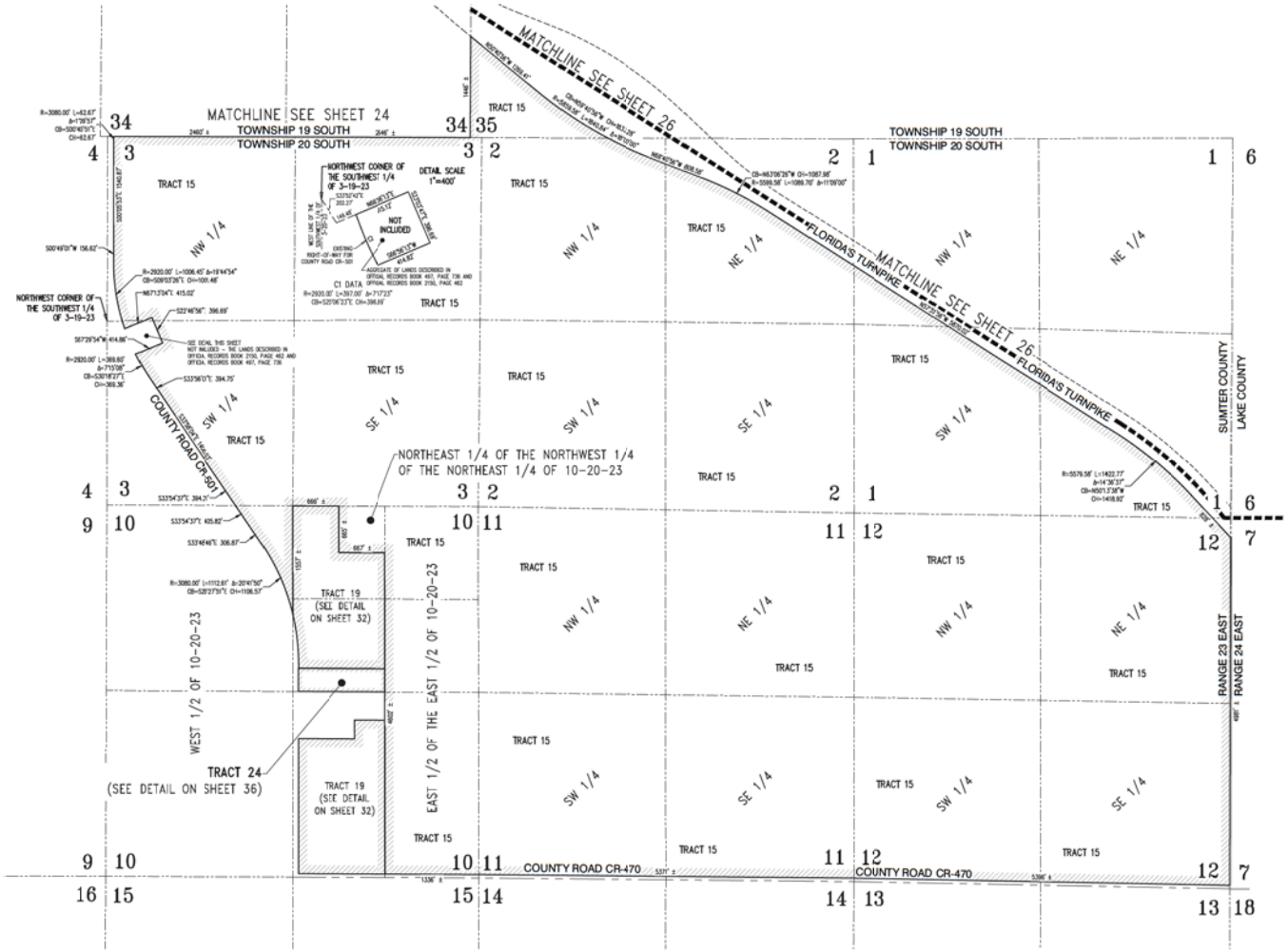
REVISIONS	DATE
ADDED TRACT 23-24 - DMS	3/27/2023
REVISED TRACE 6, ADDED 8.108 AC - DMS	4/13/2023

CLIENT: THE VILLAGES LAND COMPANY, LLC
PROJECT: 2022-0103
DRAWING DATE: 07/26/2023
DRAWN BY: DMS
CHECKED BY: JHB
FIELD BOOK: #4 PAGE: #1

VOSO 10TH AMENDMENT – CHAPTER 163
TOWNSHIP 19 SOUTH, RANGE 22 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 30 OF 36



CFB SURVEYING

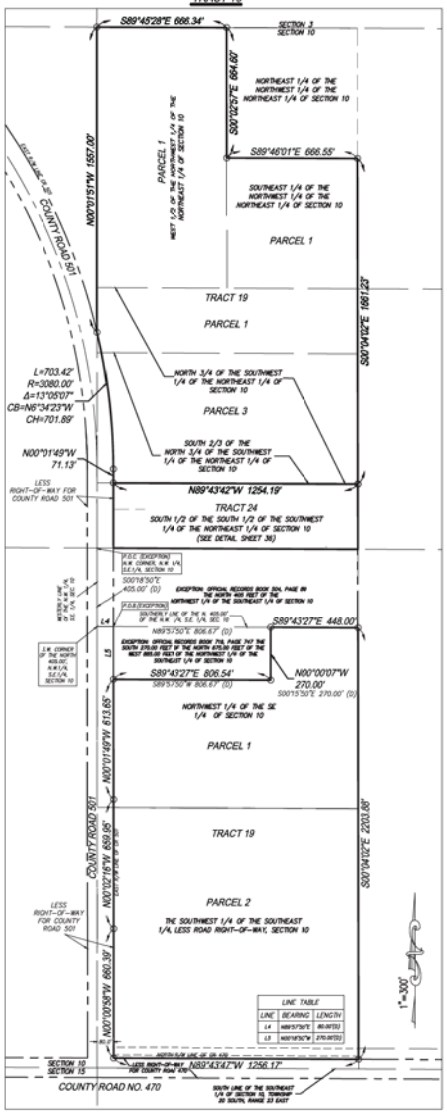
REVISIONS	DATE
REVISED TRACT 22-24 – DMS	3/21/2022
REVISED TRACT 6, ADDED 3.7 OF AC – DMS	4/21/2022

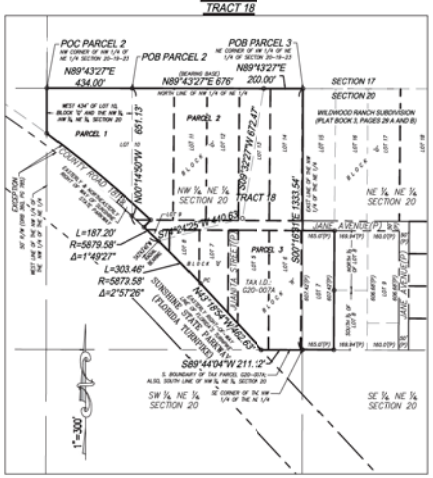
CLIENT: THE VILLAGES LAND COMPANY, LLC
PROJECT: 10TH AMENDMENT
DRAWING DATE: 07/26/2021
DRAWN BY: DMS
CHECKED BY: JHB
FIELD BOOK: N/A PAGE: N/A

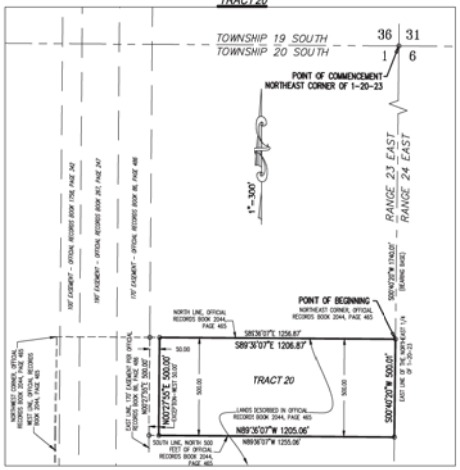
WOOD 10TH AMENDMENT – CHAPTER 163
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

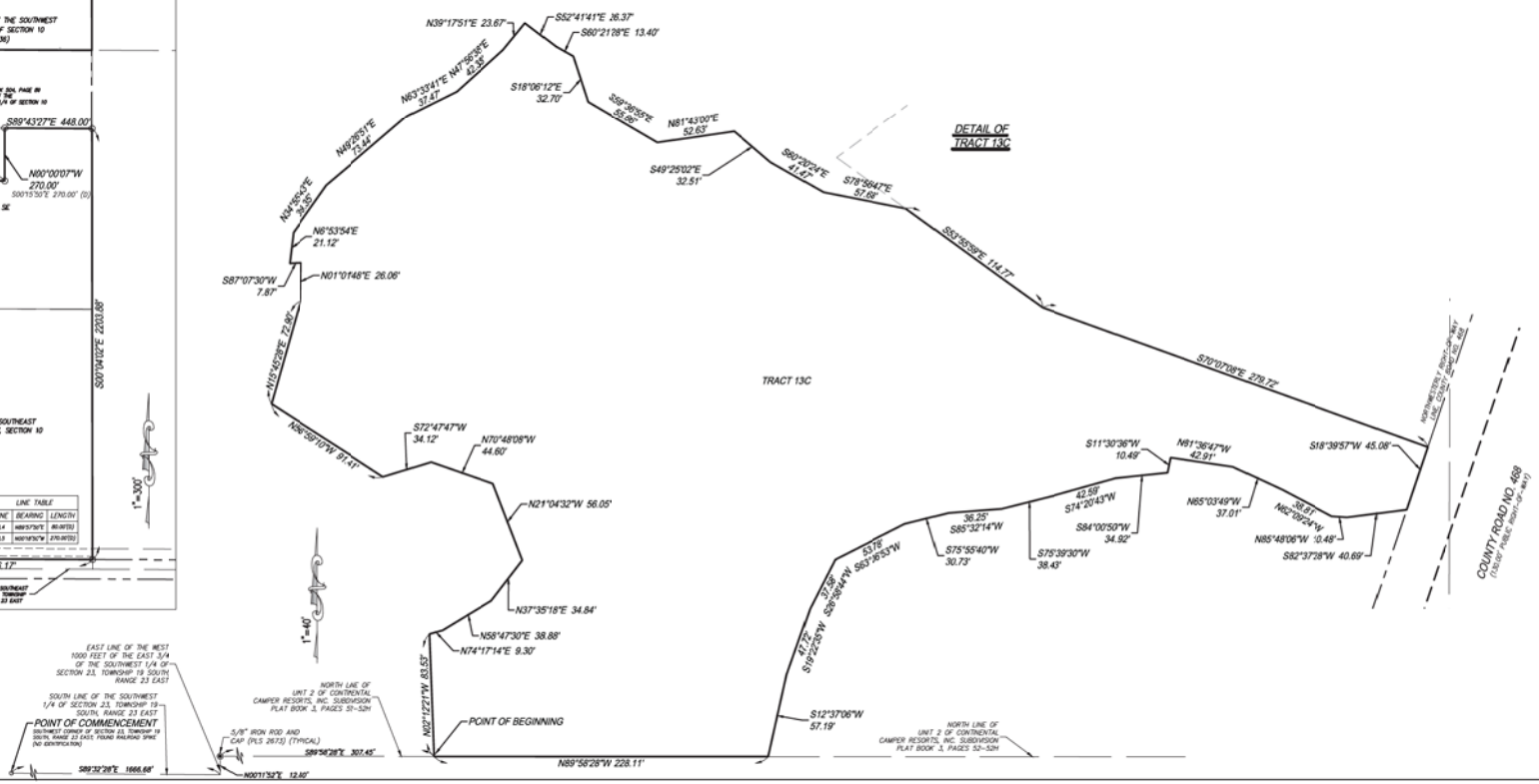
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 31 OF 36









CFB SURVEYING

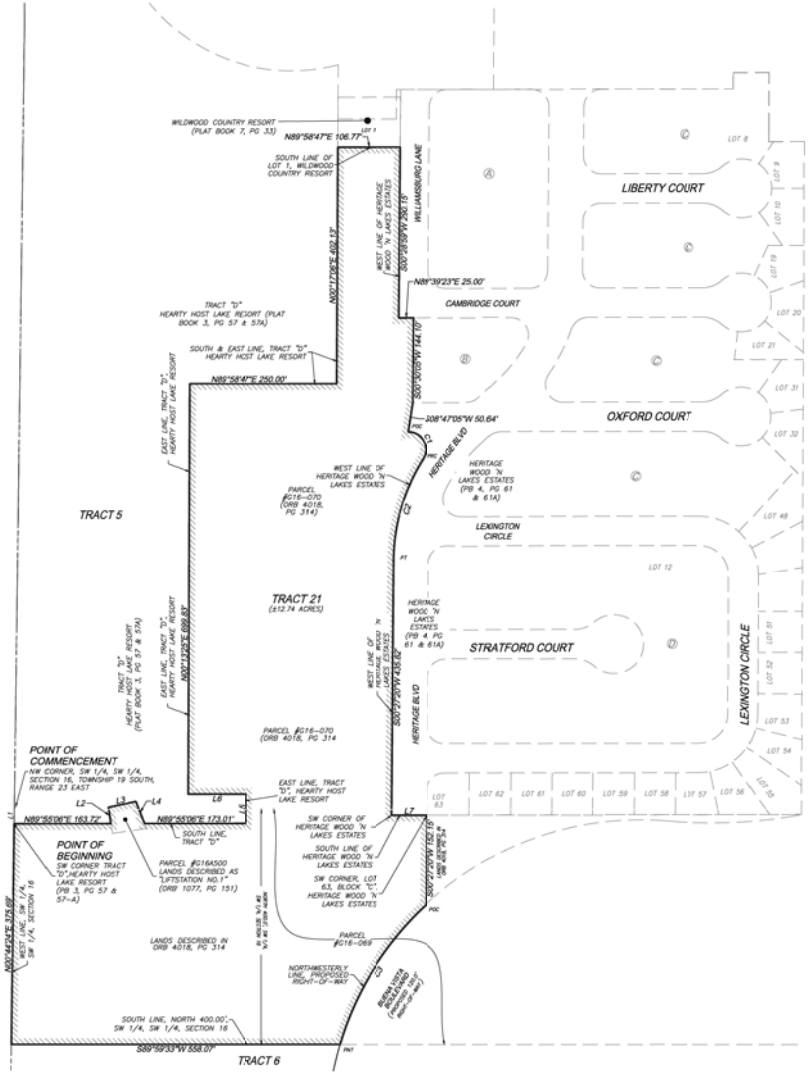
VOSO 10TH AMENDMENT – CHAPTER 163
SECTIONS 10, 15, 22, 23, 26, 27, 34, 35
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 32 OF 36

CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2018-0103
DRAWING DATE: 07/26/2018
DRAWN BY: DMS
FIELD BOOK: N/A PAGE: N/A
CHECKED BY: JHB

REVISIONS
REVISED TRACT 20 – DMS 3/19/2019
REVISED TRACT 6, ADDED 8.7.18 JC – DMS 4/23/2019



LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°44'24"W	24.35'
L2	N89°55'57"W	37.93'
L3	S17°55'46"E	48.35'
L4	S21°34'47"E	40.38'
L5	N01°17'23"E	50.00'
L6	S89°55'06"W	100.00'
L7	N89°55'54"E	60.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	63.91'	29.00	125°08'08"	52.46'	S39°04'31"E
C2	181.71'	330.13	031°32'37"	179.46'	S14°13'38"W
C3	283.01'	535.00	030°18'55"	279.76'	S31°44'28"W

CFB SURVEYING

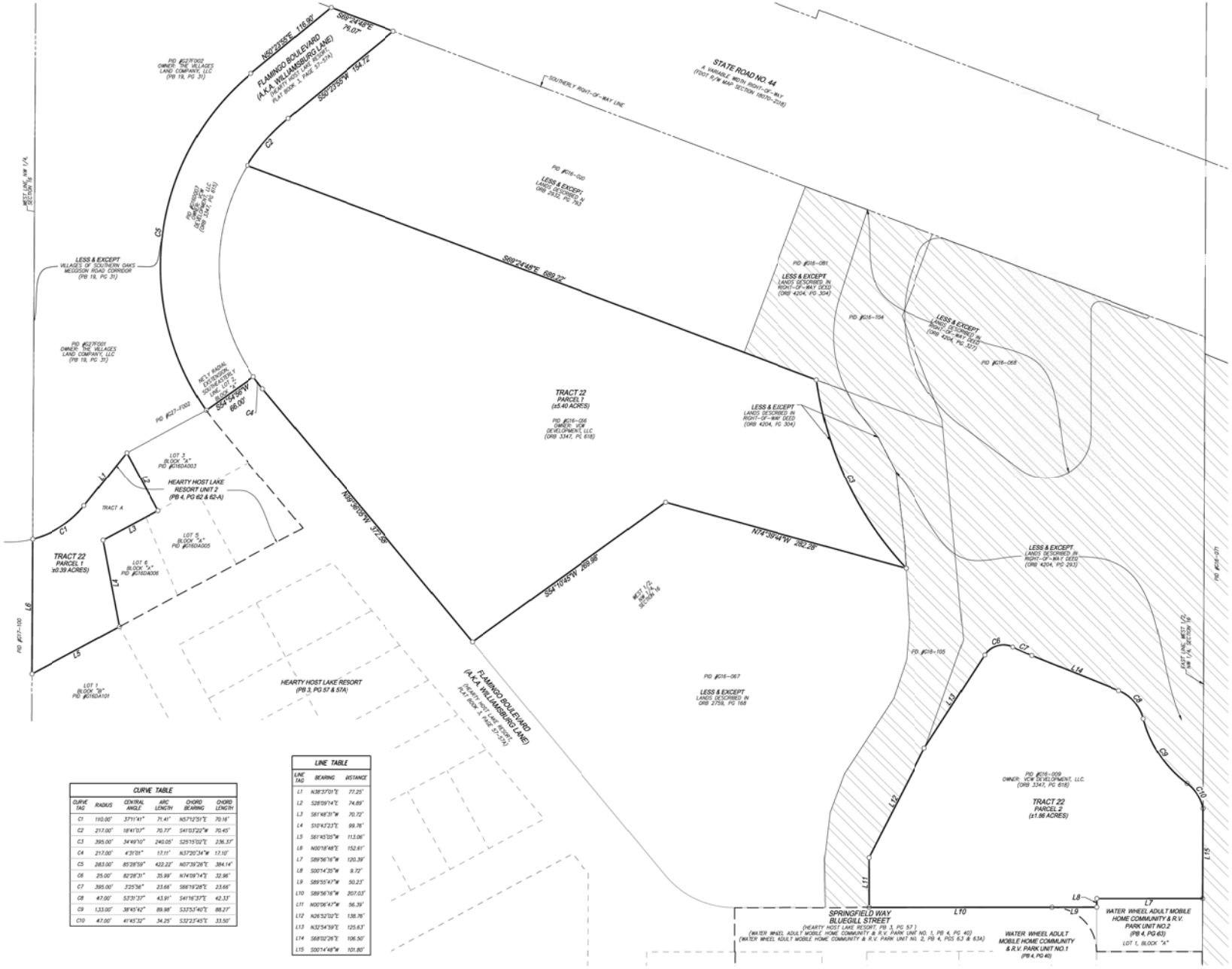
DATE	REVISION
3/27/2017	REVISED TRACT 22-24 - DMS
4/21/2017	REVISED TRACT B, ADDED 8.716 AC - DMS

CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2016-0163
DRAWING DATE: 07/26/2016
DRAWN BY: DMS
CHECKED BY: JHB
FIELD BOOK: #N PAGE: #N

VOSO 10TH AMENDMENT – CHAPTER 163
SECTIONS 16 & 21 EAST
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 33 OF 36



CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	110.00'	37°11'41"	71.41'	N57°12'31"E	70.16'
C2	217.00'	18°41'03"	70.77'	S41°03'22"W	70.45'
C3	395.00'	34°49'10"	240.05'	S25°15'02"E	236.37'
C4	217.00'	4°31'01"	17.11'	N33°26'34"W	17.10'
C5	283.00'	85°28'59"	422.22'	N07°39'26"E	384.14'
C6	25.00'	82°28'31"	35.99'	N74°09'14"E	32.96'
C7	395.00'	3°25'36"	23.66'	S66°19'28"E	23.66'
C8	47.00'	53°31'37"	43.91'	S41°16'37"E	42.33'
C9	133.00'	38°45'42"	89.98'	S33°53'40"E	88.27'
C10	47.00'	41°45'32"	34.25'	S32°23'45"E	33.50'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N38°37'01"E	77.25'
L2	S26°09'14"E	74.89'
L3	S61°48'31"W	70.72'
L4	S10°47'23"E	99.76'
L5	S61°45'05"W	113.06'
L6	N00°18'48"E	152.61'
L7	S89°56'16"W	120.39'
L8	S00°14'25"W	9.72'
L9	S89°55'47"W	50.23'
L10	S89°56'16"W	207.03'
L11	N00°06'47"W	56.39'
L12	N26°52'02"E	138.76'
L13	N32°54'39"E	125.63'
L14	S68°02'26"E	106.50'
L15	S00°14'48"W	101.80'

CFB SURVEYING

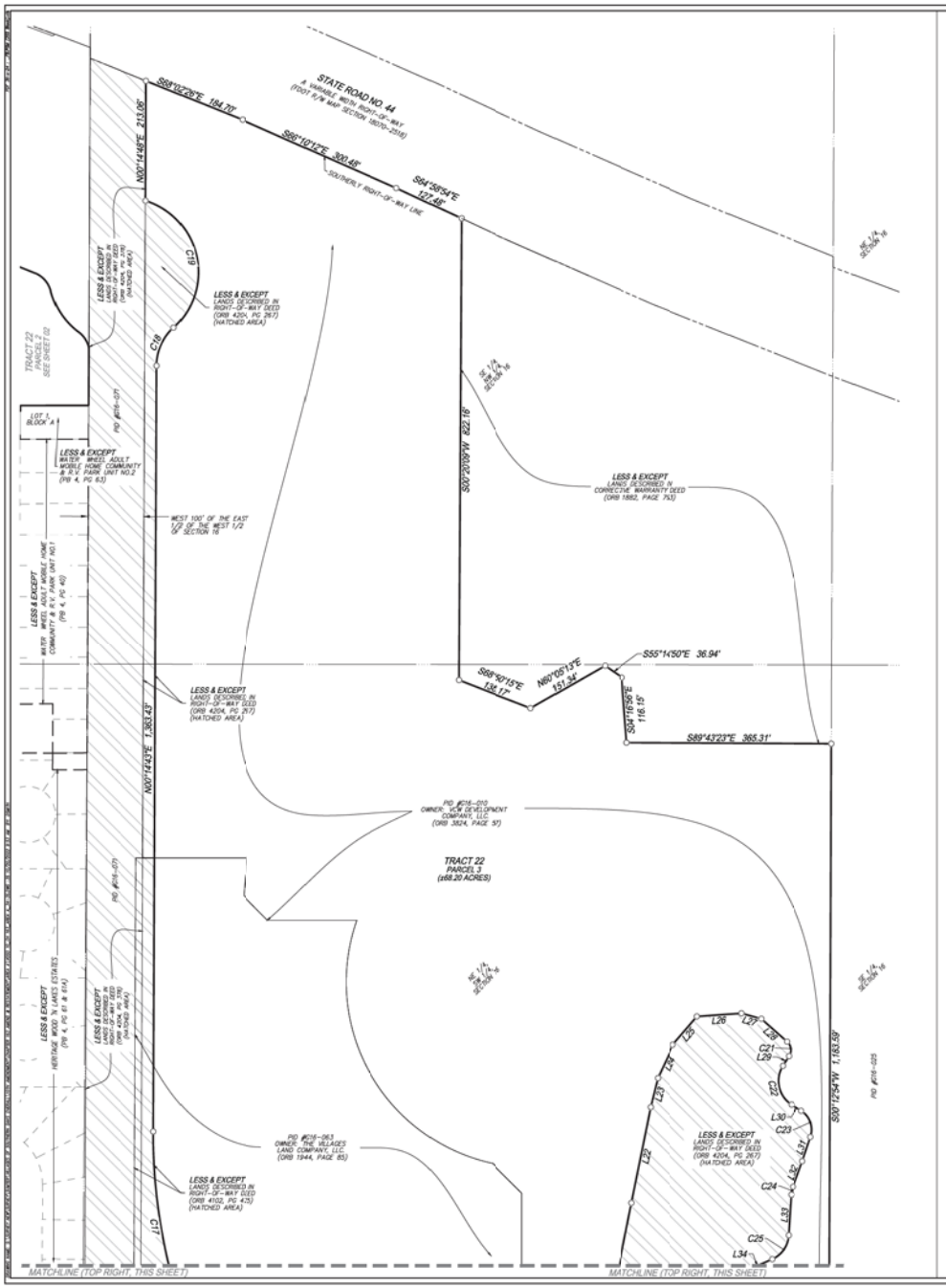
REVISIONS: REVISED TRACT 22-24 – DMS 3/21/2022; REVISED TRACT 6, ADDED 2.18 AC – DMS 4/13/2022

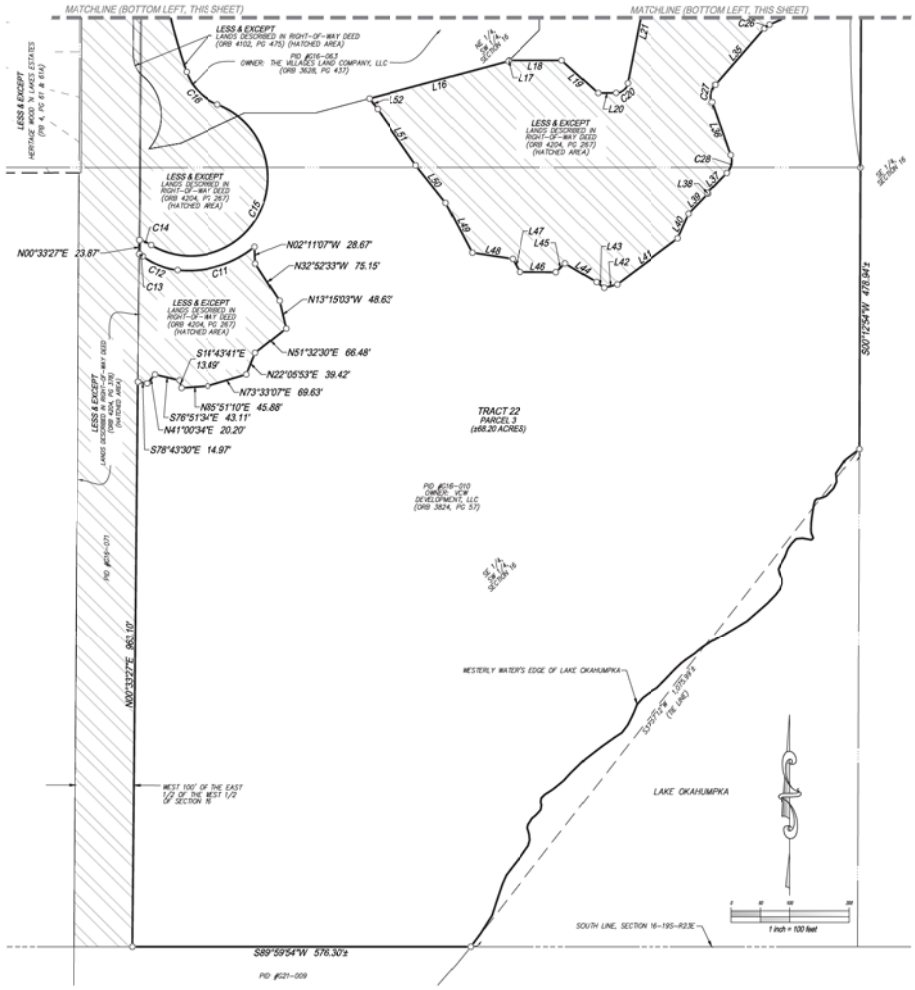
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2017-0133
DRAWING DATE: 07/26/2018
DRAWN BY: DMS
CHECKED BY: JHB
FIELD BOOK: ---, PAGE: ---

V050 10TH AMENDMENT – CHAPTER 163
SECTIONS 1, 2, 11, 12, 13, 14, 23, 24
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 34 OF 36





LINE TABLE		
LINE TAG	BEARING	DISTANCE
L16	S75°00'00"W	245.80'
L17	S45°00'00"W	2.07'
L18	N90°00'00"W	89.35'
L19	N47°53'02"W	82.86'
L20	S89°47'09"W	30.33'
L21	S11°15'43"W	227.70'
L22	S11°20'11"W	173.69'
L23	S13°40'27"W	53.30'
L24	S25°03'49"W	65.47'
L25	S40°40'39"W	66.38'
L26	S85°55'00"W	78.64'
L27	N74°31'38"W	36.75'
L28	N48°22'11"W	61.28'
L29	N32°19'43"E	20.59'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L30	N57°33'40"W	20.58'
L31	N18°39'01"E	45.42'
L32	N20°03'10"E	48.56'
L33	N03°45'11"E	72.62'
L34	N66°00'00"E	58.22'
L35	N40°56'32"E	126.64'
L36	N19°19'19"W	95.08'
L37	N43°58'19"E	46.64'
L38	N47°53'02"W	2.00'
L39	N43°58'19"E	47.77'
L40	N23°58'33"E	45.56'
L41	N53°09'08"E	131.06'
L42	N75°39'12"E	22.99'
L43	S52°55'35"E	16.40'

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L44	S59°10'01"E	61.45'
L45	N46°35'01"E	21.57'
L46	S89°38'42"E	61.17'
L47	S29°11'01"E	15.53'
L48	S81°18'00"E	19.68'
L49	S27°54'12"E	95.56'
L50	S38°29'09"E	81.80'
L51	S34°45'19"E	16.38'
L52	S37°58'51"E	12.65'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	181.20'	45°04'41"	142.56'	S73°25'53"W	138.92'
C12	117.56'	31°27'04"	64.53'	N68°18'31"W	63.72'
C13	66.40'	5°31'20"	6.40'	N55°20'19"W	6.40'
C14	92.00'	13°08'59"	21.11'	S66°04'30"E	21.07'
C15	133.00'	169°42'36"	440.37'	N25°38'42"E	265.05'
C16	92.00'	49°56'41"	80.20'	N44°14'16"W	77.68'
C17	990.00'	19°30'38"	337.12'	N09°30'36"W	335.49'
C18	92.00'	47°30'30"	76.28'	N23°59'58"E	74.11'
C19	133.00'	120°27'19"	279.61'	N12°28'27"W	230.89'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	20.50'	78°31'27"	28.10'	S50°31'26"W	25.95'
C21	20.00'	80°4'54"	28.17'	N08°01'14"W	25.90'
C22	50.00'	89°5'24"	78.44'	N12°36'58"W	70.64'
C23	40.00'	76°12'41"	53.21'	N19°27'20"W	49.37'
C24	50.00'	161°7'59"	14.22'	N11°54'11"E	14.18'
C25	50.00'	62°14'49"	54.32'	N34°52'38"E	51.69'
C26	25.00'	25°10'28"	10.93'	N53°28'16"E	10.85'
C27	30.00'	60°15'32"	31.55'	N10°48'38"E	30.12'
C28	30.00'	63°17'39"	33.14'	N12°19'30"E	31.48'

CFB SURVEYING
CERTIFICATE OF AUTHORIZATION LB-7960

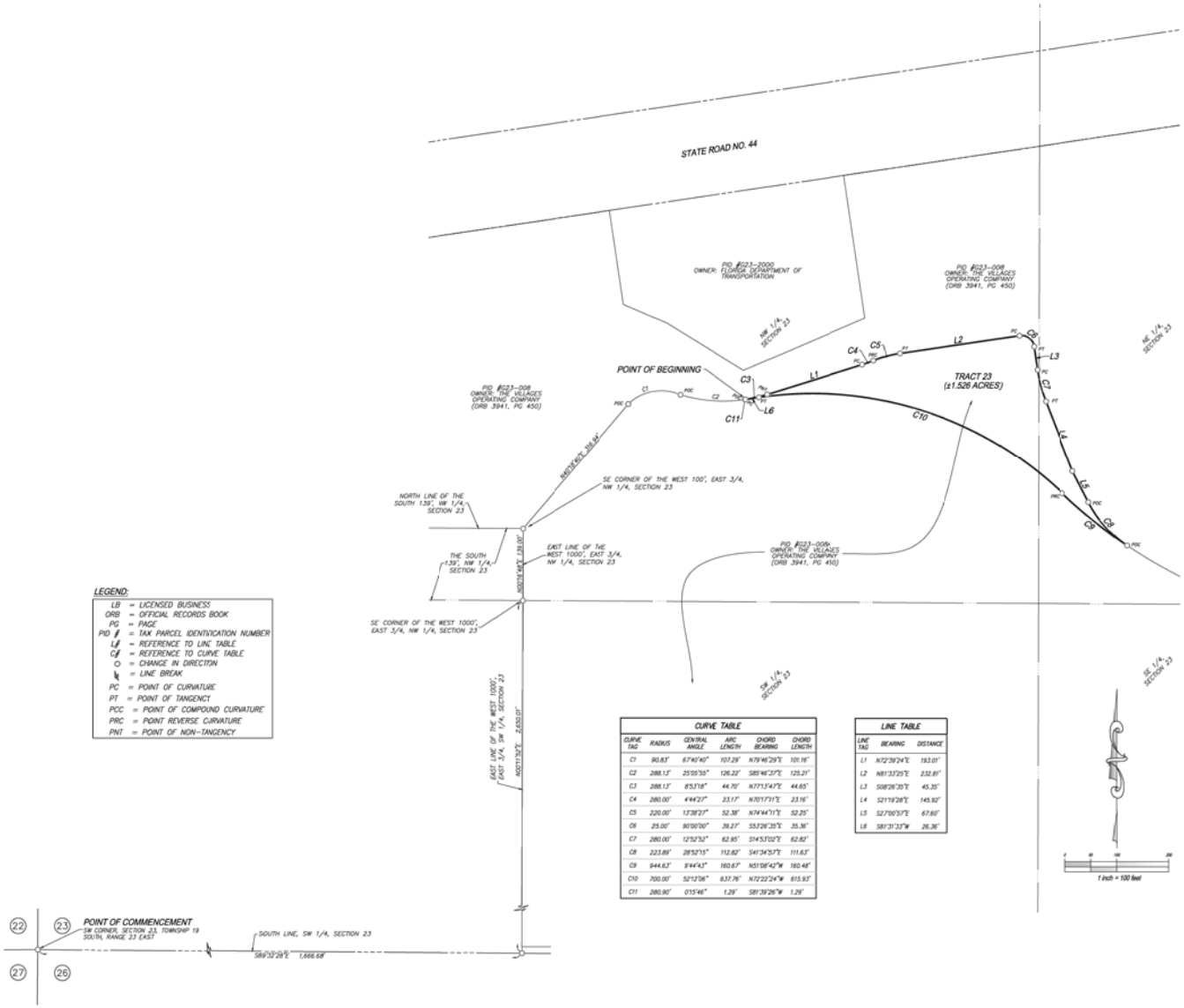
REVISIONS	DATE
REVISED TRACT 22-24 - DMS	3/21/2022
REVISED TRACT 5, ADDED 2.7±AC - DMS	4/13/2022

CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2017-1223
DRAWING DATE: 07/26/2018
DRAWN BY: DMS
CHECKED BY: JHB
FIELD BOOK: --- PAGE: ---

VGSD 10TH AMENDMENT - CHAPTER 163
SECTIONS 16, 21, 22, 27, 28, 33, 34 & 35
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 35 OF 36



LEGEND:

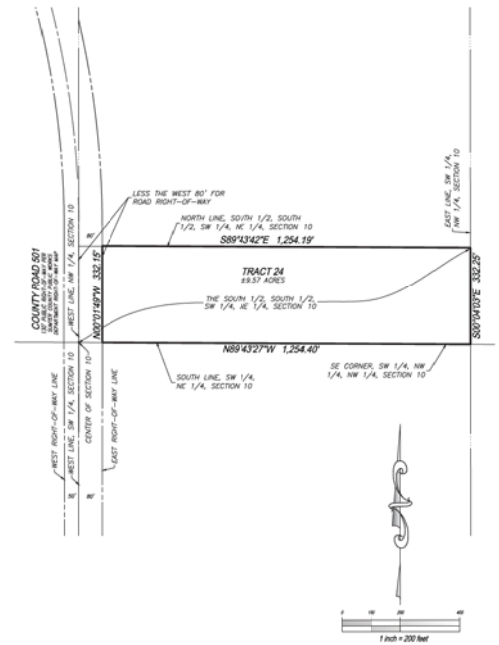
LB	= LICENSED BUSINESS
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE
PID #	= TAX PARCEL IDENTIFICATION NUMBER
L#	= REFERENCE TO LINE TABLE
C#	= REFERENCE TO CURVE TABLE
○	= CHANGE IN DIRECTION
⚡	= LINE BREAK
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
PCC	= POINT OF COMPOUND CURVATURE
PRC	= POINT REVERSE CURVATURE
PNT	= POINT OF NON-TANGENCY

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90.83'	67°40'40"	107.29'	N79°46'29"E	101.16'
C2	288.13'	25°05'55"	126.23'	S85°46'37"E	125.21'
C3	288.13'	8°53'18"	44.70'	N77°13'47"E	44.65'
C4	280.00'	4°44'27"	23.17'	N70°17'11"E	23.16'
C5	220.00'	13°38'27"	52.38'	N74°44'11"E	52.25'
C6	25.00'	90°00'00"	39.27'	S53°26'35"E	35.36'
C7	280.00'	12°52'32"	62.95'	S14°53'02"E	62.82'
C8	223.89'	28°52'15"	112.83'	S41°34'57"E	111.63'
C9	944.63'	9°44'43"	160.67'	N51°08'42"W	160.48'
C10	700.00'	52°12'06"	637.76'	N72°22'24"W	615.93'
C11	280.90'	0°15'46"	1.29'	S81°39'26"W	1.29'

LINE TABLE

LINE TAG	BEARING	DISTANCE
L1	N72°39'24"E	193.01'
L2	N81°33'25"E	232.81'
L3	S08°26'35"E	45.35'
L4	S21°19'28"E	145.92'
L5	S27°00'57"E	67.60'
L6	S81°31'33"W	26.36'



CFB SURVEYING

DATE	REVISIONS
3/27/2012	REVISED TRACT 23-24 – DMS
4/13/2012	REVISED TRACT 8, ADDED 8.7±AC – DMS

CLIENT: THE VILLAGES LAND COMPANY, LLC
SURVEY DATE: 07/26/2011
DRAWING DATE: 07/26/2011
DRAWN BY: DMS
CHECKED BY: JHB
FIELD BOOK: ----, PAGE: ----

V060 10TH AMENDMENT – CHAPTER 163
SECTIONS 23, 24, 25, 26, 27, 34, 35 & 36
TOWNSHIP 19 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 36 OF 36

EXHIBIT 2

LAND USE CONVERSION MATRIX

Land Use Conversion Table

The Villages of Southern Oaks

Revised October 2020

Land Use Conversion			TO:																	ITE Trip Generation Manual 10th Edition PM Peak Hour Trip Generation		
			Villages Single-Family Residential	Villages Multi Family Residential	Community Support District - Single Family	Community Support District - Multi-Family (1-2 stories)	Community Support District - Multi-Family (3+ stories)	Congregate Care / Independent Living Facility	Assisted Living Facility	Nursing Home / Skilled Nursing Facility	Hospital	Medical Office	Research & Development Center	Educational (University / College)	General Office	Commercial / Retail	Hotel	Light Industrial	Government Office	Land use	ITE Code	Trip Generation Rate
		Units	DU	DU	DU	DU	DU	DU	Beds	Beds	Beds	KSF	KSF	Students	KSF	KSF	Rooms	KSF	KSF			
FROM:	Villages Single-Family Residential	DU	1.000	1.750	0.285	0.500	0.636	1.944	1.346	1.591	0.185	0.101	0.714	2.333	0.304	0.092	0.583	0.556	0.205	Villages Single-Family Residential [1]	N/A	T= 0.35 *(X), *X is # of Dwelling Units*
	Villages Multi-Family Residential	DU	0.571	1.000	0.163	0.286	0.364	1.111	0.769	0.909	0.106	0.058	0.408	1.333	0.174	0.052	0.333	0.317	0.117	Villages Multi-Family Residential [1]	N/A	T= 0.20 *(X), *X is # of Dwelling Units*
	Community Support District - Single Family	DU	3.514	6.150	1.000	1.757	2.236	6.833	4.731	5.591	0.651	0.355	2.510	8.200	1.070	0.323	2.050	1.952	0.719	Community Support District - Single Family [2]	N/A	T= 1.23 *(X), *X is # of Dwelling Units*
	Community Support District - Multi-Family (1-2 stories)	DU	2.000	3.500	0.569	1.000	1.273	3.889	2.692	3.182	0.370	0.202	1.429	4.667	0.609	0.184	1.167	1.111	0.409	Community Support District - Multi-Family (1-2 stories) [2]	N/A	T= 0.70 *(X), *X is # of Dwelling Units*
	Community Support District - Multi-Family (3+ stories)	DU	1.571	2.750	0.447	0.786	1.000	3.056	2.115	2.500	0.291	0.159	1.122	3.667	0.478	0.144	0.917	0.873	0.322	Community Support District - Multi-Family (3+ stories) [2]	N/A	T= 0.55 *(X), *X is # of Dwelling Units*
	Congregate Care / Independent Living Facility	DU	0.514	0.900	0.146	0.257	0.327	1.000	0.692	0.818	0.095	0.052	0.367	1.200	0.157	0.047	0.300	0.286	0.105	Congregate Care / Independent Living Facility	253	T= 0.18 *(X), *X is # of Dwelling Units*
	Assisted Living Facility	Beds	0.743	1.300	0.211	0.371	0.473	1.444	1.000	1.182	0.138	0.075	0.531	1.733	0.226	0.068	0.433	0.413	0.152	Assisted Living Facility	254	T= 0.26 *(X), *X is # of Beds*
	Nursing Home / Skilled Nursing Facility	Beds	0.629	1.100	0.179	0.314	0.400	1.222	0.846	1.000	0.116	0.064	0.449	1.467	0.191	0.058	0.367	0.349	0.129	Nursing Home / Skilled Nursing Facility	620	T= 0.22 *(X), *X is # of Beds*
	Hospital	Beds	5.400	9.450	1.537	2.700	3.436	10.500	7.269	8.591	1.000	0.546	3.857	12.600	1.643	0.496	3.150	3.000	1.105	Hospital	610	T= 1.89 *(X), *X is # of Beds*
	Medical Office	KSF	9.886	17.300	2.813	4.943	6.291	19.222	13.308	15.727	1.831	1.000	7.061	23.067	3.009	0.908	5.767	5.492	2.023	Medical Office	720	T= 3.46 *(X), *X is 1,000 Square Feet*
	Research & Development Center	KSF	1.400	2.450	0.398	0.700	0.891	2.722	1.885	2.227	0.259	0.142	1.000	3.267	0.426	0.129	0.817	0.778	0.287	Research & Development Center	760	T= 0.49 *(X), *X is 1,000 Square Feet*
	Educational (University / College)	Students	0.429	0.750	0.122	0.214	0.273	0.833	0.577	0.682	0.079	0.043	0.306	1.000	0.130	0.039	0.250	0.238	0.088	Educational (University / College)	550	T= 0.15 *(X), *X is # of Students*
	General Office	KSF	3.286	5.750	0.935	1.643	2.091	6.389	4.423	5.227	0.608	0.332	2.347	7.667	1.000	0.302	1.917	1.825	0.673	General Office	710	T= 1.15 *(X), *X is 1,000 Square Feet*
	Commercial / Retail	KSF	10.886	19.050	3.098	5.443	6.927	21.167	14.654	17.318	2.016	1.101	7.776	25.400	3.313	1.000	6.350	6.048	2.228	Commercial / Retail	820	T= 3.81 *(X), *X is 1,000 Square Feet*
	Hotel	Rooms	1.714	3.000	0.488	0.857	1.091	3.333	2.308	2.727	0.317	0.173	1.224	4.000	0.522	0.157	1.000	0.952	0.351	Hotel	310	T= 0.60 *(X), *X is # of Rooms*
	Light Industrial	KSF	1.800	3.150	0.512	0.900	1.145	3.500	2.423	2.864	0.333	0.182	1.286	4.200	0.548	0.165	1.050	1.000	0.368	Light Industrial	110	T= 0.63 *(X), *X is 1,000 Square Feet*
	Government Office	KSF	4.886	8.550	1.390	2.443	3.109	9.500	6.577	7.773	0.905	0.494	3.490	11.400	1.487	0.449	2.850	2.714	1.000	Government Office	730	T= 1.71 *(X), *X is 1,000 Square Feet*

[1] Source: Villages O-D Survey

[2] The Villages Community Support District (CSD) Adjusted Rate

EXHIBIT 3

AREA A LOCATION MAP

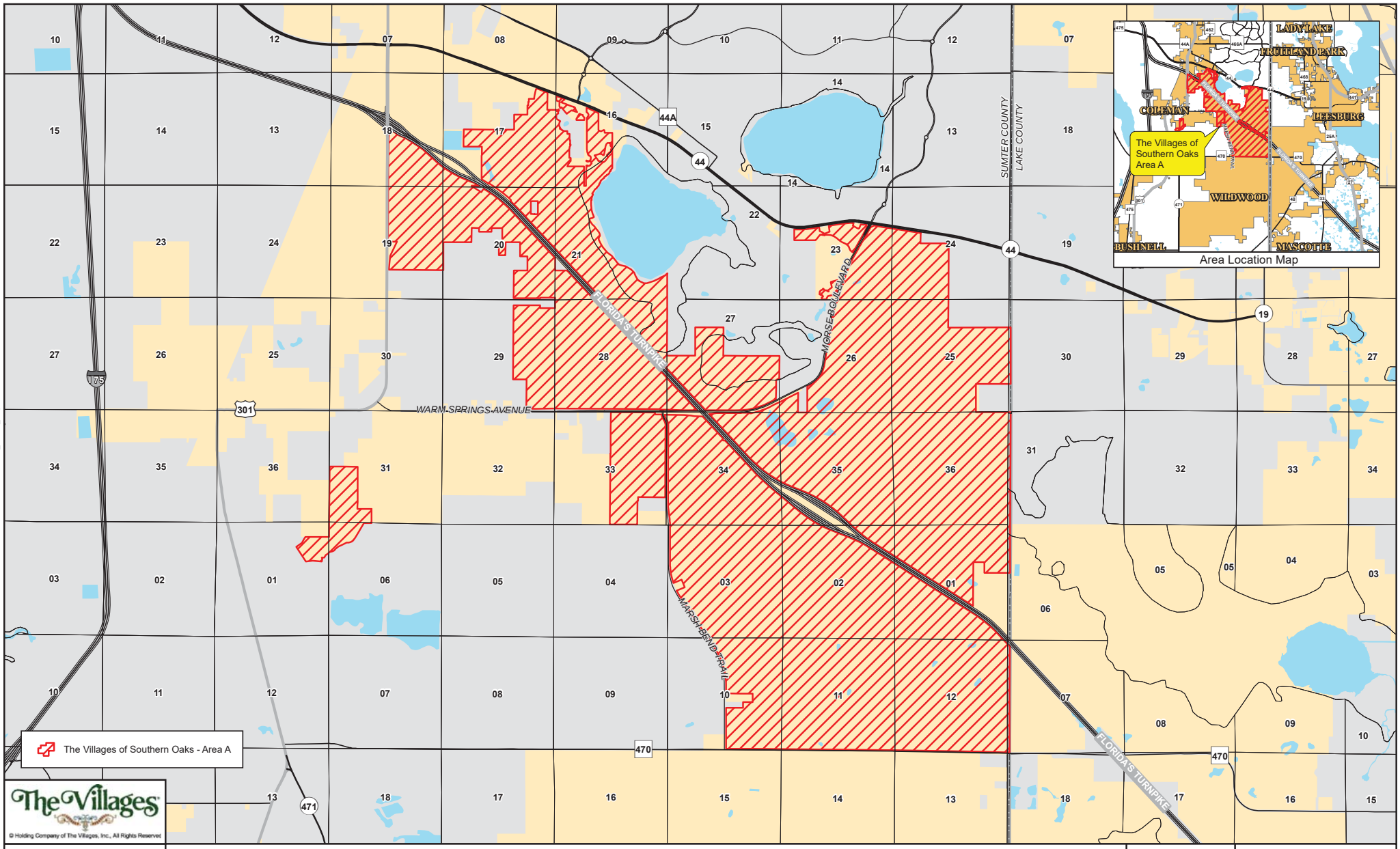

SUMTER COUNTY
LAKE COUNTY
FLORIDA'S TURNPIKE
WARM SPRINGS AVENUE
MORSE BOULEVARD
MARSH BEND TRAIL
44
44A
19
175
301
470
471
Area Location Map
LADY LAKE
FRUITLAND PARK
COLEMAN
LEESBURG
WILDWOOD
BUSHNELL
MASCOTTE
The Villages of Southern Oaks Area A
The Villages of Southern Oaks - Area A
The Villages
© Holding Company of The Villages, Inc., All Rights Reserved
CFB
Section Boundary
City Limit
Water
Location Map - Area A
1 inch = 4,000 feet
Date: 4/18/2022
N
The Villages of Southern Oaks
Chapter 163

EXHIBIT 4

PERMITTED USES

PERMITTED USES IN VILLAGES OF SOUTHERN OAKS

1. **PURSUANT TO FUTURE LAND USE POLICY 1.5.2:**

    a. RESIDENTIAL – SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED AND MULTI-FAMILY
    b. NON-RESIDENTIAL – COMMERCIAL, OFFICE (GENERAL AND MEDICAL), ASSISTED LIVING FACILITY, INDEPENDENT LIVING FACILITY, MEMORY CARE, HOSPICE, CCRC, SKILLED NURSING FACILITY, HOTEL, HOSPITAL, RECREATION, GOLF COURSE, GOVERNMENT, INSTITUTIONAL, CIVIC, WASTEWATER AND WATER TREATMENT PLANTS, WELL SITES AND OTHER SIMILAR USES.

2. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.3:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED)
    b. COMMERCIAL INCLUDING BUT NOT LIMITED TO RETAIL, OFFICE, HOTEL, CONVENTION/PERFORMING ARTS CENTER AND THEATER, ASSISTED LIVING FACILITY, SKILLED NURSING FACILITY, MEMORY CARE FACILITY
    c. INSTITUTIONAL/EDUCATIONAL/GOVERNMENTAL INCLUDING BUT NOT LIMITED TO COMMUNITY FACILITIES, RECREATION, GOLF COURSE AND MULTI-USE TRAILS
    d. MEDICAL CAMPUS INCLUDING BUT NOT LIMITED TO HOSPITAL, CLINIC, PROFESSIONAL OFFICES, PHARMACY, ASSISTED LIVING FACILITY/SKILLED NURSING FACILITY, HOSPICE AND CCRC FACILITIES

3. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.5:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED), OFFICE, COMMERCIAL/RETAIL, HOTEL, MEDICAL, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, INSTITUTIONAL, EDUCATION, RECREATION, URBAN AGRICULTURE, RECREATIONAL VEHICLE DEVELOPMENT AND OTHER SIMILAR USES AS WELL AS SUPPORTING INFRASTRUCTURE (E.G. ROADS, WATER, SEWER, ETC.)
    b. AGRICULTURAL USES PERMITTED IN THE CITY'S AGRICULTURAL LAND USE AND ZONING. PERMITTED USES MAY INCLUDE BUT ARE NOT LIMITED TO SILVACULTURAL, FARMING AND ANIMAL HUSBANDRY.
    c. MINING (SEE SECTION III(A)3) CONTAINED WITHIN THIS AGREEMENT).

4. **TABLE 3-6 OF THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS WHICH LISTS THE PERMITTED USES AND THOSE ALLOWED BY SPECIAL EXCEPTION ONLY (SEE ATTACHED TABLE).**

5. **TOWERS AND WIRELESS COMMUNICATION SERVICES (SEE SECTION III.(A)4. CONTAINED WITHIN THIS AGREEMENT).**

EXHIBIT 5

RESERVED

EXHIBIT 6

KIMLEY-HORN & ASSOCIATES TRAFFIC ANALYSIS

Kimley»Horn

MEMORANDUM

To: Martin L. Dzuro
The Villages

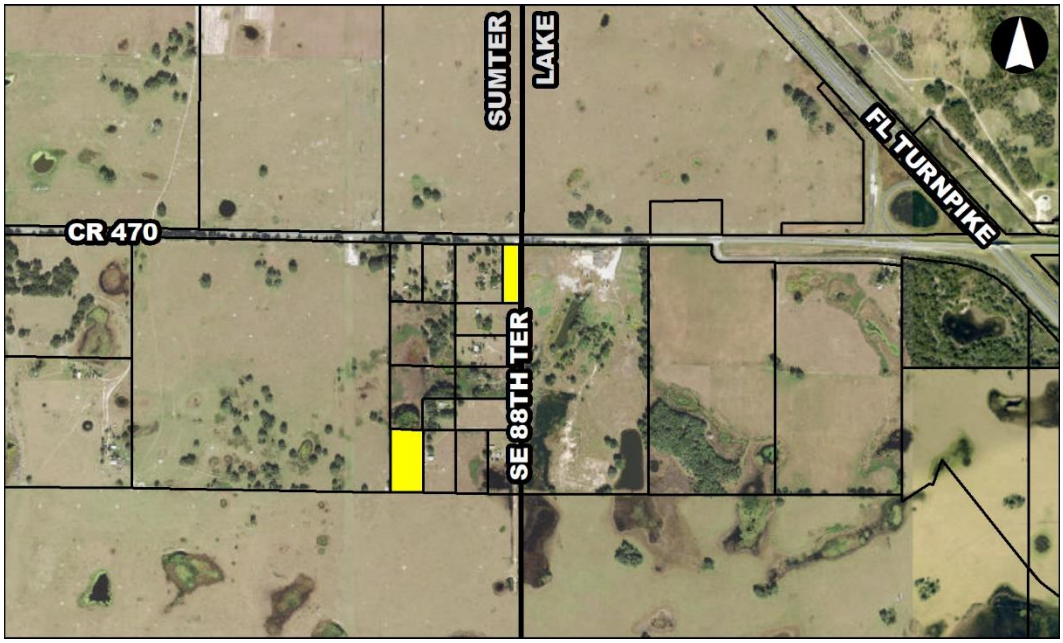
From: Richard Barr, AICP
Kimley-Horn and Associates, Inc.

Date: October 27, 2022

Subject: Tenth Amendment to The Villages of Southern Oaks
Transportation Analysis

This memorandum is in support of submittals for the Tenth Amendment to The Villages of Southern Oaks in the City of Wildwood, Florida. The Villages of South Oaks Tenth Amendment area is composed of the following two (2) parcels totaling approximately 7.7 acres:

- One (1) 5.3-acre parcel (Sumter County Parcel ID K13-010) located south of CR 470 and west of Florida's Turnpike. The parcel is currently designated as Agricultural on the County's Future Land Use Map. The property has recently been annexed into the City of Wildwood.
- One (1) 2.4-acre parcel (Sumter County Parcel ID K13-015) located south of CR 470 and west of Florida's Turnpike. The parcel is currently designated as Agricultural on the County's Future Land Use Map. The property has recently been annexed into the City of Wildwood.



The Tenth Amendment includes the re-designation of these parcels to an age-restricted development (ARD) land use category on the City's Future Land Use Map. The ARD category limits the land use to an age-restricted community like The Villages, uniquely characterized by mixed land uses, an abundance of on-site amenities and social/recreational opportunities, and superior travel connectivity for various travel modes throughout the community.

However, the Tenth Amendment proposes no new land use intensities in addition to what is currently approved for The Villages of Southern Oaks. The current cumulative land use approved for the Villages of Southern Oaks (and proposed for the Tenth Amendment) are as follows:

- 60,449 residential dwelling units
- 1,529,000 square feet of office/governmental use
- 12,278,000 square feet of commercial use

Due to the size and evolution of development plans for The Villages of Southern Oaks, portions of the planned development have been divided into areas, with each area having a separate Chapter 163 Development Agreement with the City. Land uses currently planned for each of the Villages of Southern Oaks development agreement areas (A, B, and C), which remains unchanged by the Tenth Amendment, are organized as follows:

Area A:

- 25,845 residential dwelling units
- 32,000 square feet of office/governmental use
- 2,504,000 square feet of commercial use

Area B:

- 18,413 residential dwelling units
- 110,000 square feet of office/governmental use
- 2,315,000 square feet of commercial use

Area C:

- 16,191 residential dwelling units
- 80,000 square feet of office/governmental use
- 2,959,000 square feet of commercial use

Cumulatively, the following land uses are being planned for The Villages of Southern Oaks:

- 60,449 residential dwelling units
- 222,000 square feet of office/governmental use
- 7,778,000 square feet of commercial use

As the Tenth Amendment does not increase land use intensities from what is currently approved or planned for The Villages of Southern Oaks, no additional transportation impacts on the overall area roadway network are expected due to the Tenth Amendment.

Furthermore, as there is no change in land use intensities from what is currently approved for The Villages of Southern Oaks, the Tenth Amendment is actually a reduction of development that the Tenth Amendment parcels would be entitled for on the City's Future Land Use Map.

As is typical with long range planning, The Villages will continue partnerships and coordination with the Florida Department of Transportation (FDOT), Lake-Sumter Metropolitan Planning Organization (MPO), and others beyond this Tenth Amendment submittal to monitor the impacts of development to identify actual roadway needs in the future.

If you have any questions or need additional information, please feel free to contact me at 850-553-3500 or by email at richard.barr@kimley-horn.com.

EXHIBIT 7

RESERVED

EXHIBIT 8

GENERAL REQUIREMENTS AND DESIGN CRITERIA

EXHIBIT 8

GENERAL REQUIREMENTS AND DESIGN CRITERIA

The following are general requirements and design criteria for The Villages of Southern Oaks. Additional design requirements are set forth in The Villages Construction and Development Manual as amended. Amendments can be made only with the consent of the Developer and the City's Project Review Committee:

A. ARCHITECTURAL STANDARDS

1) The design of individual buildings will be representative of the architectural style established by the Developer for the community and will be subject to review and approval by The Villages of Southern Oaks Design Review Committee (DRC). These buildings may exhibit individual detailing for harmonious diversity and may vary in specific materials, finishes, and color palettes.

2) Specific Architectural Design Standards

   a. All commercial electrical controls, meters, etc. shall be mounted on building walls, free standing wall or dumpster enclosure walls. Freestanding electrical "racks" shall be prohibited, unless specifically approved by DRC.

   b. All commercial building-mounted boxes (i.e., electrical, irrigation control boxes, gas meters, etc.) and associated conduit and piping shall be painted to match the wall to which they are mounted, as permitted by the utility companies.

   c. Exterior building lighting is permissible. Architectural lighting (fixtures attached to or integral with a building or structure) shall be selected or approved by the DRC.

   d. Where dumpsters are required, enclosures shall be finished with materials, color, and detailing similar to the associated building. Dumpster enclosures that serve facilities that dispose of food waste or other organic materials shall be constructed with a drain and hose bib for wash down. Drains shall be connected to a grease trap.

   e. Where required, Fire Department Connections (FDCs) must be located on the building structure wall (no remote FDCs) near other critical utilities (i.e., power disconnect, gas, etc.) that may need to be shut off in case of a fire, unless specifically approved by DRC.

   f. Buildings that require a fire sprinkler system shall have backflow preventers located inside the building.

   g. All commercial rooftop equipment shall be screened with parapets, landscape or architectural features.

   h. All commercial ground-mounted HVAC equipment shall be screened with a structural and/or landscaped screen wall.

i. All Project signage locations and design elements shall be determined and approved by The Villages of Southern Oaks DRC including the following:

   i. Project "Welcome" signs

   ii. Primary entry wall features and signage

   iii. Secondary entry wall features and identification signage

   iv. Directional signage

   v. Occupant identification signs

   vi. The Villages of Southern Oaks is exempt from the City's sign ordinance and shall be consistent with signage criteria located within the existing Villages development.

j. The Villages of Southern Oaks is exempt from the City's noise ordinance provided notice is given to the City in instances that may violate said ordinance.

k. All Project lighting shall be designed to meet the guidelines established by the Illumination Engineer's Society of North America to provide safe lighting levels.

B. RESIDENTIAL AND NON-RESIDENTIAL

1) Single Family Detached Residential

a. Minimum lot depth shall be 50 feet.

b. Minimum lot width shall be 30 feet.

c. Minimum front setback shall be zero feet with a minimum of 50 feet between structures (face of structure to face of structure)

d. Minimum side yard setback: zero feet

e. Minimum rear yard setback: zero feet

f. Building separation shall be permitted at a minimum of 10 feet between structures.

g. No limitation on maximum lot coverage shall apply.

h. All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs, pilasters, and similar architectural features may protrude two (2) feet into a required setback. Air conditioning units, swimming pool filter pumps, patios, door stoops, steps, sidewalks and similar features shall not be considered as encroachments into setbacks.

i. Minimum setback from contiguous property not within the Property: 10 feet except that such setbacks shall not apply to what is generally known as signs, sign towers, walls and other similar entry features and parking.

j. Minimum setback to property owned by Developer: zero feet. Minimum setback to County or City collector, minor collector, or arterial road: 20 feet from road right of way (ROW). Minimum setback for State Roads: 20 feet from road ROW except that such setbacks shall not apply to what is generally known as signs, sign towers, walls and other similar entry features and parking.

k. Minimum one (1) car parking shall be provided per residential unit. One (1) car garage requires a setback of 17' from the face of the garage to the right of way. A two (2) car garage requires a setback of 10' from the face of the garage to the right of way.

2) Multi-Family Residential

a. Residential lot building setbacks for townhomes, apartments, ALF/ILF, condominiums, or other similar uses.

i. Minimum front setback: zero feet.

ii. Minimum side and rear yard setback: zero feet.

iii. Building separation shall be permitted at a minimum of 10 feet between structures.

b. No limitation on maximum lot coverage shall apply. Maximum building height is 50 feet unless adequate fire protection is provided.

3) Commercial, Office and Industrial

a. Maximum building height is 50 feet unless adequate fire protection is provided.

b. No minimum lot size is required.

c. No minimum lot width is required.

d. No limitation on maximum lot coverage shall apply.

e. Non-Residential Building setbacks:

i. Minimum front setback: zero feet.

ii. Minimum setback from contiguous property not within the Property: 10 feet except that such setbacks shall not apply to what is generally known as signs, sign towers, walls and other similar entry features and parking.

iii. Minimum setback to property owned by Developer: zero feet. Minimum setback to County or City collector, minor collector, or arterial road: 20 feet from road ROW. Minimum setback to State Roads: 20 feet from road ROW except that such setbacks shall not apply to what is generally known as signs, sign towers, wall and other similar entry features and parking.

f. City of Wildwood Commercial Design District Standards: Due to the size of the Project and the undetermined locations of all non-residential areas, the City of Wildwood

Design District Standards are not required. However, the proposed non-residential areas shall be designed in a manner consistent with other non-residential areas within the existing Villages development.

g. Food trucks are allowed within non-residential uses as a permanent use.

h. Platting is not required for the development of non-residential property for transfer of single or multiple lot parcels; however, from time to time, as portions of the non-residential property are developed, the Developer or Owner may seek approval of a plat from the City which identifies lots, parcels, tracts, roadways, parking areas and stormwater systems which may be dedicated or conveyed to public entities or to remain in fee simple ownership.

4) Amenity/Recreational

a. Minimum front yard setback shall be zero feet.

b. Minimum side and rear yard setback: zero feet.

c. Building separation shall be permitted at a minimum of 10 feet between structures.

d. No limitation on maximum lot coverage shall apply.

e. Maximum building height is 50 feet unless adequate fire protection is provided.

f. Minimum setback to property owned by Developer: zero feet. Minimum setback to County or City collector, minor collector, or arterial road: 20 feet from road ROW. Minimum setback to State Roads: 20 feet from road ROW except that such setbacks shall not apply to what is generally known as signs, sign towers, wall and other similar entry features and parking.

5) Cell Towers

a. Towers and wireless communication services shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves.

6) Water Towers

a. Water towers shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves.

7) Mining within the Project will comply with section 3.20 of the City LDR.

C. RECREATIONAL VEHICLE DEVELOPMENT

1) Purpose

The purpose of this section, applying to Recreational Vehicle Developments (RVD), is to provide an environment in which recreational vehicles or dwellings may be located to enhance the enjoyment of leisure time activities and to provide a means whereby the use

occurring upon the land will be made more compatible with the surrounding properties. The following provisions shall apply to RVDs permitted by this Code.

2) Definition

An RVD shall include a parcel of land under unified management which has been planned, designed, and constructed for the placement of units for short-term, long-term, or permanent occupancy for recreational purposes.

3) A recreational vehicle (RV) shall include:

a. Travel trailer - A vehicular, portable structure built on a chassis, designed as temporary living quarters for travel, recreation and vacation. This includes, but is not limited to: bumper pull, 5th wheel, sport utility, and various styles as pulled by a vehicle.

b. Truck camper - A structure designed to be mounted on a truck chassis for use as temporary living quarters for travel, recreation, and vacation.

c. Motor home - Constructed on a commercial truck chassis, a specially designed motor vehicle chassis, or a commercial bus chassis.

d. Camping trailer - A canvas or other collapsible folding structure, such as pop-up, or tent trailer, mounted on wheels, designed as temporary living quarters for travel, recreation, and vacation use.

e. Park model (or park trailer) - A transportable unit which has a body width not exceeding 14 feet which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. Units constructed to ANAI A-19.5 shall not exceed 399 square feet. Units constructed to the U.S. Department of Housing and Urban Development standard shall not exceed 500 square feet. All measurements are to be taken along the exterior when in a setup mode. All "park trailers" must be set up and anchored as established by the Florida Building Code.

f. Houseboat - A houseboat is a boat that has been designed or modified to be used primarily as a functional dwelling. Houseboats may or may not be motorized, and can be permanently moored to a fixed point attached to the land.

4) A recreational dwelling shall include:

a. Cabin - A cabin is a small, permanent structure of no more than 1500 square feet designed to provide lodging in a recreational area.

b. Tiny house - A tiny house is a small, permanent structure of no more than 500 square feet designed to provide lodging in a recreational area.

c. Glamping dwelling - A glamping dwelling may include, but is not limited to, a permanent or semi-permanent structure with a membranous exterior that may or may not be connected to utilities, but is securely fastened to the ground.

d. Tree house - An elevated, permanent platform structure used for lodging in a recreation area when connected to utilities necessary for operation of installed fixtures and appliances in or around treed areas.

e. Hill House - A permanent structure set at or just below earth plain used for lodging in a recreation area when connected to utilities necessary for operation of installed fixtures and appliances and cover with earth.

5) Permit Process

a. RVDs must go through the site plan approval process in this code.

b. RVDs where units will be sold must also follow the Record Plat process.

6) General provisions

a. RVDs shall be classified as a tourism-oriented mixed use development, with a combination of residential, commercial, and support uses in the ARD zoning district.

b. As a condition of the site plan approval, the following uses may be permitted, but not limited to: commercial and non-commercial, recreation facilities (such as pavilions, sports courts, gathering spaces and structures, etc.), entertainment facilities, park offices, maintenance facilities, dumping stations, toilets, showers, laundry facilities, tourist-oriented retail developments, such as: retail sales establishments, personal service establishments, food service establishments with or without alcohol sales, child care centers, RV model units, or sales and service establishments, mobile home, single family detached or attached dwelling, enclosed storage structures and storage garage facilities. No such structures shall be located within any required setback, any required perimeter buffer, or any utility or drainage easement.

i. Such uses shall be conducted for the convenience of the occupants and guests of the RVD, and the public;

ii. Such retail establishments may be oriented to the interior or exterior of the RVD.

7) Specific provisions

a. All RVDs shall contain a minimum of 10 acres.

b. There shall be a building setback of 10 feet from any road right-of-way for any commercial building or accessory building.

c. Property adjacent to federal, state, or county highways shall maintain a minimum building setback of 20 feet from the highway right-of-way for any structure or RV. The minimum building setback for property adjacent to interior roads is 10 feet.

d. All RVs and additions shall have no side or rear setback, but must maintain 10 feet of building/RV separation.

e. A well-maintained, landscaped buffer of at least five feet is required around the perimeter of the RVD.

f. There is no minimum lot size, lot width, or lot depth.

g. The density of 30 lots per acre may not be exceeded.

h. Internal roadways must have a minimum width of 12 feet for one-way drives or 24 feet for two-way drives.

i. Adequate trash disposal facilities or services shall be provided with easy access from each site.

j. Each lot shall be identified by a marker clearly visible at a minimum distance of 20 feet.

k. All structures, additions, and attachments located in the RVD must be constructed to meet standard building codes. Such additions and attachments shall include, but are not limited to: carports, storage sheds, cabanas, screen rooms, pull-out or tip-out units, skirting and awnings, pergolas, gazebos, and shall be permitted, except as qualified below:

   i. No such addition or attachment shall be attached to any RV having a vehicular body length less than twenty feet.

   ii. Additions and attachments may be designed to be removable. They may be attached to the RV and parking or patio pad.

   iii. No such addition or attachment shall be located within any setback, any perimeter buffer of the RVD, or any utility or drainage easement.

   iv. Additions or attachments may be connected to utilities, including, but not limited to: sewer, water, electric, and gas.

   v. All additions and attachments must be properly permitted as required by state and local law.

l. All "park trailers" or "park models" shall be required to obtain permits prior to set-up or connection to utilities, as pursuant to this code.

D. ROADWAYS AND PARKING

The concept for the local street system is a "soft" grid of curving streets. The geometry creates a unique neighborhood identity, relates to the existing land forms, provides for a more pedestrian-friendly environment, and improves street vistas. This Project is not required to provide any connectivity (vehicular or pedestrian) to any adjacent property or project.

1) Gated Access

The access points to the Project may be gated with resident-only gates by the Developer or its successors or assigns. All gates will open with a push button system allowing vehicular traffic to enter the project. All gates will allow public access.

2) Local Street Network

Project roadways shall meet the following minimum criteria which are clarifications and/or extensions of the regulations and requirements contained in the LDR.

a. Pavement radii for residential streets, including those connecting to collector roadways, shall be 25 feet. ROW radii for residential streets shall be 20 feet. Minimum ROW may be 35 feet for all local and collector streets.

b. Minimum intersection separation shall be 100 feet.

c. There are no restrictions on the placement of residential driveways near intersections. However, residential driveways shall be placed on the minor street. Driveways shall be placed consistent with previous developments with The Villages.

   Driveway permits will not be required to be submitted with each residence within the project. All residential driveways will comply with The Villages Construction & Development Manual, as amended.

d. Roadways, except as otherwise stated in this Agreement, will be designed and classified based on the LDRs and as approved by the City Engineer.

e. The Project is not required to provide sidewalks on streets. A multimodal and/or shared use path shall be provided within the Project.

f. Pavers may be installed at crosswalks, entrance features, or other areas, within the right-of-way, to enhance the Project.

g. Stop signs on local streets may be 24" in size.

h. Villa type home products shall not require a turnaround for up to 750 feet.

3) Commercial Roadway Projects

Non-publicly dedicated roadways may be constructed from time to time pursuant to individual site plan approval without the need for platting. The layout for roadways within the property shall be depicted and approved on an individual basis. No minimum road centerline gradient is required where roadway drainage is provided that will prevent excess buildup of stormwater runoff and protect the public safety.

4) Golf Carts

Golf carts that meet the minimum equipment standards established by Florida State Statutes are allowed to utilize the roadways within the Project for all roadways signed 30 miles per hour or less and can operate between sunrise and sunset.

Golf carts that meet the minimum equipment standards established by Florida State Statutes and are equipped with additional equipment which includes headlights, brake lights, turn signals, a windshield, and reflective devices on the sides of the golf cart that could include reflective tape, are allowed to utilize the roadways within the Project for all roadways signed 30 miles per hour or less and can operate at any time day or night.

Golf cart access to or from city streets or multimodal paths outside the Project are not required and are prohibited unless explicitly approved by the Developer or its successors or assigns.

5) Road Right of Way

All roadways and road ROW will be dedicated to the City. The City will maintain all improvements within the ROW which include, but are not limited to, pavement, pavers, bridges, underground City-owned pipe utilities, storm drains, sidewalks, curbing, all street lights, traffic signals, and all required Manual on Uniform Traffic Control Devices (MUTCD) street signs. Tracts, Easements and other similar areas that are adjacent to the ROW can be combined with the ROW to meet minimum ROW width criteria. Local streets may have a 35' ROW with curbing being optional.

6) Existing Road Right of Way

The City will work with Developer to abandon/vacate existing ROW within the Project when necessary such as when ROW is deemed not needed by the Parties, never served as a road, or will no longer serve as a road due to proposed development.

7) Stormwater Management Systems

Except for those stormwater management systems within the City's right-of-way, the City shall have no obligation for the maintenance of stormwater management systems, and the Developer, or its assignees, hereby assumes maintenance of all improvements.

8) Parking Requirements

Parking within the project will be provided as detailed below:

Nonresidential Land Use	Required Parking Spaces Per Indicated Areas
1. Bowling Alley	3.0 Per lane
2. Church/Synagogue	1.0 Per 3 seats
3. Fiduciary Institutions	1.0 Per 300 sq.ft GFA
4. Hotel	1.1 per sleeping room or rental unit
5. Industrial	1.0 Per 750 sq.ft GFA
6. Manufacturing	1.0 Per 750 sq.ft. GFA devoted to manufacturing
7. Medical Center	1.0 Per 250 sq.ft GFA
8. Assisted Living/Skilled Nursing Facility/Memory Care	1.0 Per 4 beds

9. Independent Living Facility	To be determined by specific occupancy
10. Nightclub/Bar	1.0 Per 2.5 seats
11. Offices	3.0 Per 1,000 sq. ft GFA
12. Restaurant and Fast Food Establishment	1.0 Per 125 sq.ft of gross leasable area or 1.0 Per 2.5 seats, whichever is greater
13. Commercial or general retail independently located	1.0 Per 250 sq. ft of gross leasable area
14. Golf Driving Range	1.0 space per tee
15. Recreational Use	To be determined by specific occupancy
16. Public/Institutional Use	To be determined by specific occupancy
17. Mixed Use Shopping Center	
Under 400,000 sq. ft. GLA	3.5 Per 1,000 sq. ft. GLA
Over 400,000 sq.ft. GLA	3.0 Per 1,000 sq.ft. GLA
18. Storage areas	1.0 Per 2,000 sq.ft. GLA
19. Theater	1.0 Per 4 seats
20. Multi-Family	1.5 Per unit
21. Warehouse	1.0 Per 3,000 sq. ft. GFA

a. Habitable Building Area shall not include stairways, alcoves, elevator and elevator shafts, mechanical closets and similar areas of a building. Parking within the Project shall be measured on an aggregate basis, and at the time of site plan submittal, the owner shall also supply documentation indicating that sufficient parking is currently provided, or will be constructed, pursuant to the Project depicted in the site plan.

b. Once a structure has been constructed and parking provided pursuant to the requirements set forth in this Agreement, any subsequent reconstruction of the building not increasing the square footage of Habitable Building Area will not be required to document or comply with any parking requirement.

c. Parking areas may be used as loading and unloading zones without striping or demarcation.

d. On-street parallel parking may be constructed with a width of eight feet.

e. Historical parking criteria can be used to modify the parking requirements and shall be approved by The Villages of Southern Oaks DRC.

f. No approval from the City of Wildwood is required to modify parking criteria within The Villages of Southern Oaks and shared parking is permitted.

g. Any proposed use not found within this section shall defer to The Villages of Southern Oaks DRC.

E. OPEN SPACE, LANDSCAPE DESIGN, AND BUFFERS

1) Open Space

The Project shall maintain a minimum of 25% open space consistent with the City's Comprehensive Plan. Open space shall include at a minimum passive and active recreational uses, buffers, stormwater ponds, recreation centers, wetlands/ other conservation areas, golf courses, parks, trails, and other easements/ tracts. A community development district (CDD), homeowner's association (HOA), property owners association (POA), or other private entity, must maintain all such elements unless such elements are dedicated to the public and such maintenance shall be determined by separate agreement of such dedication. Open space shall not include ROW (public or private), yards, or lots of record per plat, driveways, off-street parking areas, or other impervious surface areas that do not meet the criteria. Open space areas will be assigned within the Project as a whole, regardless of phase.

2) Landscape Design Objectives

The overall objective of landscape design in the Project is to create a unique and instantly recognizable setting with a consistent sense of design character for the various uses, facilities, and common areas within the community. The landscape treatment may vary in character based on the specific architectural design. The scale and extent of the landscaping will reflect that of the building, site, and setting, as well as that of other sites in the vicinity. The consistency of the landscaping is intended to add an image of quality to the community and to unite the various uses and facilities within the Project through consistency of materials and continuity of design.

The design of all landscaping and irrigation within the community will occur via a review and approval process administrated by the DRC. Therefore, individual landscape plans are not required to be submitted to the City. However, the City acknowledges the level of landscaping shall remain substantially consistent with other projects within Villages developments in the City of Wildwood, including The Villages of Wildwood, Village of Fenney, and The Villages of Southern Oaks.

For optimum creativity and quality, this process must be somewhat subjective, thus a limited amount of specific criteria can be cited herein. The design effect will be defined and perpetuated by completed areas within the community as they are built. The DRC will require the same design approach for all subsequent facilities in the project, including outparcels developed by others.

3) Buffer Requirements

a. The Project shall include a 20-foot perimeter landscape buffer easement/ tract along the boundary lines. Where landscaped open space, recreation, golf, wetlands, upland buffers, or other conservation areas are located along the property boundary, no perimeter landscape buffer is required. No perimeter buffer shall be required for portions of the property that are adjacent to compatible uses being constructed by the same developer.

b. The 20-foot perimeter landscape buffer may be reduced to zero feet if an approximate six-foot high wall or opaque fence is installed, for which no landscaping is required. Walls or opaque fences may be constructed within project setbacks.

c. No onsite landscape buffer shall be required between internal parcels or uses. No landscape buffers shall be required along perimeters of the Project abutting properties not owned by the Developer with similar land uses.

d. Stormwater ponds, existing topographic depressions, grading, and compensating storage areas shall be allowed within the perimeter landscape buffer.

e. Where 20-foot perimeter landscape buffer is required on residential home sites, the landscape, wall/fence and irrigation shall be installed with each home construction.

4) Maintenance of Common Areas

Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be owned and maintained by the POA, HOA and/or a CDD, at no cost or obligation to the City. The Developer/ owner shall create guidelines for the maintenance of common areas.

F. POTABLE WATER, SANITARY SEWER, EFFLUENT AND IRRIGATION

1) Potable Water, Sanitary Sewer and Effluent Disposal

The potable water, sanitary sewer and effluent disposal system shall be designed to meet the applicable utility provider's specifications. Additionally, the City acknowledges that the non-city utility may utilize portions of the public stormwater conveyance system to transfer captured stormwater and re-use water as defined by FDEP within the interconnected stormwater basin system via gravity flow and pressure pipe to improve water conservation.

2) Irrigation

The irrigation system shall be designed to meet the applicable utility provider's specifications including not required for specific housing projects.

EXHIBIT 9

VOSO APPLICATIONS

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO - Site Plan Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Engineer Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.**
Please provide an additional hard copy where noted below.

____A.0 Site Plan Application /Applicable Fee

____A.3 Aerial Photo/Fema

____A.6 Legal Description (Word format)

____A.7 Authorized Agent Form, if applicable

____B.2 Two (2) Sets of Plans, 24" x 36"

____C.4 Stormwater Calculations (as applicable)

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail: _____

_____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO -Subdivision Final Plat Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Surveyor Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.** Please submit an additional hard copy where noted below. Note additional required materials and procedures on the following page.

____A.0 Final Plat Application / Applicable Fee

____A.3 Aerial Photo/Location Map (PDF)

____A.6 Legal Description (Microsoft Word format)

A.7 Signed, Notarized Authorized Agent Form
If applicable
____

____B.1 Signed and Sealed Boundary Survey

____B.2 Plan Set, 24" x 30"

____E.2 Declaration, Covenants & Restrictions

____E.3 Title Certificate

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail: _____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

VOSO- Engineer's Certification of Satisfactory Completion

City of Wildwood
100 N Main Street
Wildwood, Florida 34785

Project Name:_____

Applicant Name:_____

I hereby certify to the City of Wildwood that the above referenced project has been fully and satisfactorily completed in accordance with the approved plans and permits, and the provisions of the Land Development Code or VOSO Development Agreement.

This Certification is made based on site observations by me and/or others under my responsible charge, review of certified material testing reports, and review of record drawings prepared by a registered engineer.

I am forwarding herewith one (1) copy of the certified material testing reports and three (3) prints of the RECORD DRAWING which shows the improvements as constructed including dimensions and elevations. The RECORD DRAWING has been certified as correctly indicating actual conditions of construction.

By_____

_____
(Typed Name)

Registered Engineer No._____

SEAL REQUIRED

STATE OF FLORIDA
DATE:_____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

VOSO - Final Construction Clearance Procedures

Date:_____

Project Name:_____

Final Acceptance of Site Plans and Subdivisions

The following items are required to be submitted to the City in one complete package:

- ☐ Two (2) hard copies of sealed final as-builts.
- ☐ One (1) hard copy of certification letter to the City certifying that the constructed stormwater ponds have adequate volume for the project being certified complete.
- ☐ One (1) hard copy of clearance forms from any other applicable permitting agencies, if possible (FDOT, etc)
- ☐ Electronic copy of all above materials

Note: Please include all of the above checklist items. If any of the items do not apply to your project, please write "N/A" and explain in the notes section below. Failure to submit this checklist with your clearance package will result in a delay in processing.

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

VOSO- Record Drawing Clearance Procedures

Date:_____

Project Name:_____

The following items are required to be submitted to the City in one complete package:

- ☐ One (1) ORIGINAL Engineering of Record Certification of Completion on City of Wildwood form
- ☐ One (1) COPY of above Engineering of Record Certification of Completion
- ☐ Two (2) hard copies of sealed Record Drawings.
- ☐ One (1) hard copy of all sealed original material testing lab reports.
- ☐ One (1) hard copy of FDEP final clearance acceptance for potable water and sanitary sewer system, if applicable
- ☐ An electronic copy of all above materials

Following review of the above items by the City Engineer, the City Engineer will review for completeness. Once the above items are found to be acceptable, a field inspection will be conducted by the City Engineer and a final punch list will be issued which must be satisfactorily completed prior to final acceptance of the site improvements.

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO -Subdivision Improvement Plan Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Engineer Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **Note: All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.** Provide an additional hard copy where noted below. Please note additional required materials and procedures on the following page.

____A.0 Improvement Plan Application /Application Fee

____A.3 Aerial Photo/Fema

____A.6 Legal Description (Word Format)

____A.7 Authorized Agent form, if applicable

____B.2 Plan Set, 24" x 36" (Also Provide Two (2) Hard Copies)

____C.4 Stormwater Calculations (as applicable)

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail: _____

_____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO - Master Plan Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Engineer Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.**

____A.0 Master Plan Application /Applicable Fee

____A.1 Property Card Printout (Include Parcel ID)

____A.2 Current Deed

____A.3 Aerial Photo / FEMA

____A.5 Legal Description (Microsoft Word format) Master Plan Parcel

____A.6 Authorized Agent Form (as necessary)

____B.1 Master Plan, 24" x 36"

____B.2 Sketch & Description Master Plan Parcel

____B.2 Boundary Survey Parent Parcel

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail: _____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must provide a notarized Authorized Agent form(available on the City's Website) from the owner to submit application.

THE VILLAGES OF SOUTHERN OAKS AREA B
CHAPTER 163 DEVELOPMENT AGREEMENT

This Development Agreement (referred to as the or this "Agreement") made this _____ day of _____, 2023, by and between The Villages Land Company, LLC, a Florida limited liability company, (hereinafter referred to as "VLC"), whose mailing address is 3619 Kiessel Road, The Villages, Florida 32163, and which shall be referred to as "Owner", "Developer" or "Master Developer" as hereafter described) and the City of Wildwood, a Florida municipal corporation whose mailing address is 100 North Main Street, Wildwood, Florida 34785 (hereinafter referred to as "City" or "Wildwood"). The City and VLC may sometimes be referred to collectively herein as the "Parties".

WITNESSETH

WHEREAS, The Villages of Lake-Sumter, Inc., has served as the Developer of The Villages of Sumter Development of Regional Impact (DRI), The Villages of Marion Florida Quality Development (FQD), The Tri-County Villages DRI, The Villages of Fruitland Park DRI, The Villages of Wildwood DRI, The Village of Fenney, The Villages of West Lake and The Villages of Southern Oaks, together commonly known and referred to as "The Villages"; and

WHEREAS, The Villages have been developed as a self-contained age restricted community with amenities and services on site to meet the needs of its residents, including the provision of mixed use town centers and internal multi-use paths to minimize the use of the automobile; and

WHEREAS, The Villages has developed into a well-designed community with a population of over one hundred twenty-five thousand (125,000) with significant recreational opportunities on-site and approximately six million (6,000,000) square feet of non-residential development. This non-residential development has also provided new commercial development that has served and continues to serve the larger Wildwood community and surrounding areas; and

WHEREAS, VLC acquired property in south Wildwood that has been designated as Age Restricted Development (ARD) on the City's Future Land Use Map (FLUM) and is referred to as The Villages of Southern Oaks (hereinafter referred to as the "Project"); and

WHEREAS, the City's comprehensive plan includes Future Land Use Element Policy 1.5.5 which is a site specific policy that establishes development requirements for the Project. Policy 1.5.5 refers to The Villages of Southern Oaks Area B Chapter 163 Development Agreement which is this Agreement; and

WHEREAS, the Project contains mostly vacant lands that are approved for a wide range of urban uses such as commercial, residential, office and medical uses as well as agricultural uses as provided for in the City's FLUM ; and

WHEREAS, VLC has chosen to divide the Project into areas with each area having a separate Chapter 163 Development Agreement with the City. The boundary of Area B is identified in **EXHIBIT 3** (hereinafter referred to as the "Property"). A location map of the Property is attached as **EXHIBIT 3.** The Property is owned by VLC although, in the future, portions of it may be transferred to another entity or subdivided and sold; and

WHEREAS, this Agreement is solely for Area B with a legal description attached as **EXHIBIT 1**; and

WHEREAS, this Agreement is needed to establish standards for how Area B and future areas relate including providing for the transfer of entitlements between the areas as needed; and

WHEREAS, the original agreement for Area B was adopted on September 23, 2019 and a subsequent amendment adopted on February 24, 2020, October 12, 2020, March 22, 2021, July 11, 2022 and on March 27, 2023 with each Agreement adopted as an amended and restated agreement, thereby ensuring that all prior Agreements are no longer in effect; and

WHEREAS, VLC or another entity affiliated with the Owner is anticipating acquiring additional lands within south Wildwood in the future and is seeking with this Agreement to provide a format or template for long-term certainty and predictability of its development endeavors and a process for working with the City; and

WHEREAS, while development plans for the Project are currently only conceptual, it is important to all Parties to (1) establish the procedures under which the development can be conceptually approved so that, at the time of development, development orders and permits may be reviewed and acted on as efficiently and expeditiously as possible; (2) establish procedures that provide for predictability, yet appropriate flexibility to meet market changes during the term of this Agreement; and (3) to provide assurances that the Owner will be able to rely on for the life of this Agreement certain development rights as identified herein; and

WHEREAS, the City and the Owner has agreed on a term of thirty (30) years as sufficient to allow full development of the Property under the authority of the Florida Local Government Development Agreement Act as set out in Section 163.3229, Florida Statutes; and

WHEREAS, Sections 163.3220-163.3243, Florida Statutes, authorizes local governments and developers to enter into certain types of development agreements with long duration of up to 30 years to provide certainty to both parties in terms of current and future process and entitlements under such statutes; and

WHEREAS, the Property, is located in an area which is within a Joint Planning Area with Sumter County in order to plan for future public facilities and coordinate annexations; and

WHEREAS, developing these properties on additional land in a mixed use, compact development pattern connected by internal multi-use paths furthers the City of Wildwood's policies in the south Wildwood area; and

WHEREAS, the Project, is planned to be integrated over time into The Villages but will not be a DRI; and

WHEREAS, this Development Agreement provides a statutory binding template much like a local Development Order. It strengthens the public planning process, encourages sound capital improvement planning and financing and assists in ensuring that adequate capital facilities are in place to address the impacts of development. It also encourages well thought out development and planning to reduce the costs and impacts of development to the citizens of Wildwood; and

WHEREAS, the City and the Owner agree that The Villages should have consistent requirements for its different communities to maintain continuity and to minimize confusion for both the City and The Villages; and

WHEREAS, the City recognizes that The Villages has procedures to address special events and other requirements which are applied through-out the communities and exemptions from the City's Code is warranted; and

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein and other good and valuable consideration, sufficiency and the receipt of which are hereby acknowledged, it is mutually agreed as follows:

I. PURPOSE, AUTHORITY AND LEGAL DESCRIPTION

(A) Recitals. The recitals set forth above are true and correct and are incorporated into this Agreement by reference.

(B) Purpose. The purpose of this Agreement is six-fold.

1) It will provide a binding written agreement between the City and the Owner for the long-term development in order to provide a mutually acceptable process for the City and certainty to the Developer;

2) It will set out for both Parties and the citizens of Wildwood the density, intensity, land uses and processes to be followed for purposes of development;

3) It will approve new development rights and clarify certain development rights or assumptions identified and clarify how the City's land development regulations (LDR's) will apply;

4) It will anticipate and plan for future development to be continuing;

5) It will establish design standards and a process, both for this development and other development which will take place under the Age Restricted Development (ARD) future land use and zoning category; and

6) It will help ensure consistency and continuity between The Villages communities by providing exemptions from specified provisions in the City's Code.

(C) Authority for Agreement: This Agreement is entered into pursuant to the authority of the Florida Local Government Development Agreement Act which consists of

Sections 163.3220-163.3243, Florida Statutes, the authority under those sections are supplemental and additional to the powers conferred upon local governments by other laws and it encourages sound capital improvement planning and financing, reducing the cost of housing and development and encouraging a commitment to long-term comprehensive planning for a community.

(D) Legal description. The Property subject to this Agreement is shown by a sketch of the Property and legal description which is attached and incorporated as **EXHIBIT 1** and a location map as **EXHIBIT 3.**

II. APPROVED LAND USE AND DEVELOPMENT RIGHTS

(A) Land Use. The City has changed the future land use of the Property to ARD and has also approved ARD zoning. The City has also adopted Future Land Use Element Policy 1.5.5 which is a site specific policy that only applies to the Project. All approvals are in effect.

TABLE 1: AREA B PROJECT ENTITLEMENTS

LAND USE	APPROVED DEVELOPMENT
RESIDENTIAL	18,413 DWELLING UNITS (Age Restricted)
NON-RESIDENTIAL	2,315,000 SQUARE FEET OF COMMERCIAL/OFFICE 110,000 SQUARE FEET OF OFFICE/GOVERNMENT

(B) Proposed Entitlements, Conversion Matrix.

1) The Table 1 entitlements can be converted to other uses authorized by the ARD future land use and zoning and Future Land Use Policy 1.5.5 utilizing a land use conversion matrix included in **EXHIBIT 2** and a process described by this Agreement.

2) Although not specifically listed above, all uses authorized by the City's comprehensive plan which are permitted within the Project are set out in **EXHIBIT 4**.

3) The VLC is the Master Developer for the Project. As the Master Developer, VLC owns and controls all of the development rights and entitlements within the Project which are identified in Table 1 above for Area B. Any proposed development or improvements to property within the Project requires the prior written approval of the Master Developer, including, but not limited to, use of any entitlements as to any parcel or property within the Project. No new development can occur that reduces VLC's entitlements or Master Developer rights without Master Developer's prior authorization. VLC maintains an accounting of its development entitlements and will provide a copy to the City upon request.

4) VLC may transfer entitlements to and from Area B to any future area within the Project without requiring an amendment to this Agreement. VLC must provide the City notice of at least thirty (30) days in advance of transferring entitlements with no approval required by the City. Table 1 will be revised to reflect the current entitlements once an amendment is proposed to the Agreement.

(C) Future Phases. The development process approved by this Agreement only applies to the legal description attached as **EXHIBIT 1** and, as will be more fully explained later in this Agreement, additional lands cannot be added without going through the statutory process of amending this Agreement or, at the sole option of the Owner, entering into a separate 163 Agreement for future land. Accordingly, in the future, there may be additions of development phases or the additional lands could be added to this Development Agreement by the statutory process developed as a single phase. However, if developed in future phase and/or separate phases, since the real estate is not always contiguous to the Property in Exhibit 1, there will be no aggregation of traffic under the City's LDR for mitigation purposes because all of the development on these lands will not be using the same roadways. If additional lands are added, either through an amendment to this Agreement or at the election of the Developer, a new development agreement, the Developer will provide the required public notices and direct notices to affected individuals and will provide density, intensity, use and any infrastructure known to be needed at the time, as required by the statutes. However, nothing contained in this paragraph or this Agreement shall be construed as requiring the City to adopt any amendment to this 163 Agreement or to adopt any separate 163 Agreements.

III. LAND USES AND APPROVED DEVELOPMENT RIGHTS AND ASSUMPTIONS

(A) Permitted Uses, Density and Intensity

1) Uses Permitted in Project. The Project is approved for the uses permitted in ARD land use and zoning category and Future Land Use Policy 1.5.5 as identified in **EXHIBIT 4**, including all permitted accessory uses. The maximum residential density in the ARD is 30 units per acre with no minimum density and the maximum intensity is 0.5 FAR, except for the Town Center and Medical Campus which is 3.0 FAR. ARD is a mixed use category which must meet the minimum and maximum percentages identified in the Future Land Use Element Policy 1.5.3 of the City's plan.

2) Agricultural. The Property has historically been used for agricultural activities and the Developer may pursue bona fide agricultural and silvicultural uses on the Property unless all permits and approvals necessary for a portion of the Agreement are within an approved Site Plan. For purposes of this Agreement, Site Plan is defined as either a non-agricultural site plan approval or a residential improvement plan approval from the City. There may be numerous Site Plans on the Property so if a Residential or Non-Agricultural Site Plan is approved for one area, agricultural use will stop in that area but may continue in others without approved Site Plans.

3) Mining. Mining is permitted pursuant to Section 3.20 of the City's Land Development Regulations.

4) Additional Land Uses. Additional land uses other than those permitted under the comprehensive plan require approval by the City through an amendment to the City's comprehensive plan. No amendment to this Agreement will be required to implement those uses so long as the additional land uses were approved through the comprehensive plan amendment process.

5) Towers and Wireless Communication Services. Towers and Wireless Communication Services (including cell and wireless communication towers) are a permitted use within the Property and are thus exempt from requiring a Special Exception Use and exempt from the requirements in Section 3.9 (E)(18) of the City of Wildwood Land Development Regulations. Towers and wireless communication services adjacent to external residential zoned properties shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves. Collapsing towers and those towers not adjacent to external residential zoned properties shall comply with the setback and buffering provisions contained in **EXHIBIT 8**.

6) Alcoholic Beverages. The sale and consumption of alcoholic beverages is permitted within the Property. The Property is exempt from Section 4-5(a) of the City of Wildwood Code of Ordinances. All non-residential areas and uses, recreational areas and uses, and areas of mixed use shall be exempt from Section 4-2(a) of the City of Wildwood Code of Ordinances. However, streets dedicated to the City, sidewalks dedicated to the City, alleys dedicated to the City, and City owned public parks shall not be exempt from Section 4-2(a). This exemption shall not exempt the sale and consumption of alcoholic beverages from complying with the alcoholic beverage laws of the State of Florida.

IV. PROJECT INFRASTRUCTURE FACILITIES AND UTILITIES

(A) Transportation

1) Traffic Generation/Analysis. Based on the traffic impact study methodology approved by the City, the traffic consulting firm of Kimley-Horn & Associates has conducted a transportation analysis for the amount of development approved in **TABLE 1**. The result of the Kimley-Horn & Associates analysis was that no new off-site transportation improvements are needed for local roads for the time period and development scenario analyzed. The traffic analysis is attached as **EXHIBIT 6**.

2) Traffic Assumptions. The City agrees that Developer may use the following transportation assumptions when conducting a traffic analysis for development within the Property:

a) Developer may rely upon both the 2005 Origin and Destination Survey Summary Report and the 2008 Origin and Destination Summary Report of Non-Residential Travel Characteristics Study performed by Kimley-Horn & Associates and approved by FDOT for The Villages DRI's. Those assumptions provided a high community capture rate, given the mixed use nature of the development, the roadways and non-vehicular connections and the age restricted nature of the development with less persons per household and fewer work trips.

b) Developer may assume that the City will permit Developer in the future to assume the amount of development identified in **TABLE 1** is approved 12,125 PM peak hour trips.

3) Traffic Conversion to Other Land Uses. Developer may convert development entitlements depicted in **TABLE 1** to other uses approved in the City's comprehensive plan, only so long as the total trips generated do not exceed the trips permitted in **TABLE 1**. Attached and incorporated as **EXHIBIT 2** is a Land Use Conversion Table (the "Conversion Table") identifying the trip equivalency for each land use permitted. No amendment to this Agreement is required in order to utilize the Conversion Table. Developer must provide the City notice of at least thirty (30) days in advance of using the Conversion Table with no approval required by the City.

4) New Traffic Analysis. If Developer proposes new additional development entitlements within this Property [excluding transfers pursuant to Section II (B) 4. of this Agreement and conversions pursuant to Section IV (A) 3. of this Agreement], it will be required to provide a new traffic analysis or demonstrate to the City's satisfaction that a new traffic analysis is not required. Such additional new entitlements on the Property subject to this Agreement will be treated as aggregable for traffic mitigation proposed pursuant to Section 1.17 of the City's LDR's.

5) Transportation Modes. Developer will provide within the Project (or outside of the Project but within The Villages, as needed) multi-use paths, lanes and connectivity bridges and tunnels consistent with those at The Villages' DRI's in order to provide interconnectivity for golf carts and other modes of transportation for the purpose of reducing reliance on automobiles.

6) Developer acknowledges that development on the Property will be subject to Sumter County's impact fee ordinances and also any agreements entered into between Developer and the County for credits against such ordinances.

(B) Potable Water and Sanitary Sewer Service

1) An affiliate of Developer and the City have entered into a separate Utility Franchise Agreement that addresses the provision of potable water and sanitary sewer services to the Project.

(C) Solid Waste Service

1) Solid Waste service will be provided by an affiliate of Developer pursuant to a separate franchise agreement between such affiliated party and the City.

(D) Availability of Infrastructure

1) Necessary potable water and sanitary sewer, neighborhood streets, gas lines, power, phone, fiber and cable, as well as any new facilities required to service the same, shall be constructed or installed so as to be available concurrent with the development which is served by it.

(E) Public School Impacts

1) The Developer must at the time of development for any non-age restricted dwelling units created within the Project coordinate with the Sumter County School Board to address school capacity.

V. GENERAL REQUIREMENTS AND DESIGN CRITERIA

The general requirements and design criteria covering the Property are attached and incorporated as **EXHIBIT 8**. The Project shall adhere to the design standards contained within the Agreement, the Project's Standard Detail Manual and the City's LDR's amended October 14, 2019 (Water, Sewer, and Miscellaneous Details). A Standard Detail Manual will be provided to the City for review and approval. The manual will serve as a guide for purposes of development and include those requirements of **EXHIBIT 8.**

(A) Permitting, Construction, and Reconstruction of Buildings

1) Project Approval Process. The Developer shall submit a master development plan that generally shows the intended development including roadways, amenities, ponds, buffers and neighborhoods for each phase of development. The master development plan shall be submitted to the City and go through the Project Review Committee (PRC), Planning and Zoning and City Commission process to obtain approval. Once the master development plan has been approved, all projects within the boundary of the master development plan only require PRC approval. Alteration of land, grading, mass grading and/or stormwater earthwork projects do not require a permit from the City. Mass grading and/or stormwater earthworks shall be defined as excavation and filling on the Project on a large scale over a large area to achieve final grades as established by the engineer of record and as approved by SWFWMD. Generating large quantities of soil via deep excavation and temporary stockpiling the material is an approved use. A copy of the SWFWMD permit shall be provided to the City once obtained. For improvement plans, site plans and plats which are included within an approved master plan, the Development Services Director or assignee shall have the option to review, approve and/or comment without going through the PRC process.

The City shall not review or comment on utilities that are not owned or maintained by the City. Dry utilities (i.e. power, phone, fiber, cable, gas, etc.) designs will be provided during the record drawing process. Building elevations are not required for Site Plan approval. Existing zoning, existing future land use, and soils maps will be provided during the master development plan submittal and will not be required to be submitted with each subdivision, Site Plan, amenity, roadway project, or final plat. The aerial and floodplain maps shall be submitted with every project.

2) Plan changes made to the approved Site Plan during construction shall be provided to the Development Services Director to be placed into the file of record. A modification to the permit will not be required, unless required by the Development Services Director.

3) Final Plat. Final plats shall meet all the requirements of F.S. Chapter 177 and shall be so certified by a Professional Surveyor and Mapper. The final plat shall be prepared

on mylar using sheet sized 24 inches by 30 inches (24"x30") with a three-inch (3") margin on the left and one-inch (1") margin on the other three sides. Monuments for Permanent Reference Monuments (PRM's), Permanent Control Points (PCP's) and lot or tract corners shall be set in accordance with requirements of F.S. Chapter 177 with rebars and caps being acceptable for PRM's.

The plat shall be reviewed for conformity to F.S. Chapter 177 by a Professional Surveyor and Mapper either employed by the City or under contract to the City, and evidence of such review shall be placed on the plat. Field verification of any points or measurements shown on the plat will not be required for said review.

The following are not required to be submitted with the plat or shown on the plat:

a) Driveway locations;

b) Landscape Plans and Tree Surveys;

c) Building Elevations;

d) Stormwater/Drainage Calculations;

e) Performance Bonds which may be addressed through the required CDD bonds;

f) Maintenance Bonds which may be addressed through the required CDD bonds; and

g) Preliminary Concurrency Determination.

4) The Engineer will provide Engineer's Certification of Completion, Material Testing Reports and Record Drawings to the City for approval. Record drawings will be provided by the Engineer to the City for approval prior to issuance of building permits. Once record drawings have been received or approved by the City, building permits may be issued by Sumter County. Landscaping, screen walls, entry signage, and fencing is not required to be completed to obtain record drawing approval. The record drawings shall include all plan changes during construction and the following certification on the submitted plans from the Engineer including signature and date:

> "I hereby certify that the pavement, curbing, sidewalks, water, sewer, and storm drainage systems have been built in accordance with these "record" drawings. This certification is based on visual inspections. The record drawings are believed to be correct to the best of the Engineer's knowledge and the accuracy of the information cannot be guaranteed."

Within (ninety) 90 days of approval of the final Record Drawing within a master plan phase by the City, the Engineer will provide Final As-Built plans for the entire master plan phase at one time, Final Clearance of Potable Water, and Sanitary Sewer Systems by FDEP. If applicable, the engineer of record shall provide a letter to the City certifying that the constructed stormwater

ponds have adequate volume for the project(s) being certified complete. The Developer shall have perimeter walls and perimeter landscaping substantially complete except for where construction access is required or in areas where the buffer shall be installed with the home. Appropriate digital files of the final As-Builts agreed upon by the parties will be provided to the City.

The water and sewer utility provider will review and sign off on FDEP Clearance forms for submittal. The Engineer will provide the utility provider Record Drawings, passing pressure test results, lift station start up results, Operations and Maintenance manuals, unexpired bacteriological laboratory test results, and the FDEP clearance form signed by all parties with the exception of the water and sewer utility provider. The utility clearance process shall not hold up or delay in any way the Record Drawing approval process. The potable water and sanitary sewer shall be cleared prior to the certification of occupancy of a given home.

5) All structures and site improvements must be permitted by the City pursuant to Site Plans submitted to and approved by the City. The Developer shall install and complete all required site improvements with documentation including record drawings prior to the City issuing a Certificate of Occupancy for any permitted structure. Partial clearance may be obtained when proof is provided to the City that life safety items have been completed for Certificate of Occupancy. Site Plan approval shall be based upon adherence of this Agreement.

a) Easement and/or tract widths for utilities not owned and maintained by the City shall be determined by the utility having ownership and maintenance responsibilities.

b) Stormwater ponds connected to an irrigation pumping/bleed-down system are not required to have six (6) inches of freeboard.

c) If the water and sewer utility system is not owned by the City, utility cost estimates and inspection fees are not required as part of Site Plan approval.

6) Environmental reports are to be submitted only at the time of a comprehensive plan amendment.

7) Stormwater calculations are not required to be approved by the City as long as a SWFWMD permit is obtained. The Developer's engineer shall submit stormwater conveyance system calculations for storm systems to be owned and maintained by the City.

8) The traffic study submitted with the rezoning application shall be sufficient for the duration of the Project.

9) A tree preservation and mitigation plan is not required. However, a note shall be on the plans stating that the landscaping and tree mitigation shall be on an aggregate basis and consistent with historical development within The Villages.

10) Community Development Districts. It is anticipated that the Property will include one or more community development districts (CDD's) created by the City pursuant to Chapter 190, F.S. It is understood and agreed between the Parties that any obligations or requirements

placed on Owner may be transferred to one or more CDD's for implementation and operation, pursuant to the authority in Chapter 190.

11) The PRC may approve minor changes to the Design Standards in this Agreement if it determines the changes meet the criteria for variances in Section 3.12 of the LDRs or are appropriate for the waiver process. Such minor changes may be approved by the PRC with no amendment required to this Agreement.

12) Failure of the Agreement to address a particular permit condition, term or restriction shall not relieve VLC of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

13) The Project is exempt from the collection of the Recreation Impact Fee effective October 1, 2019.

14) Only those applications found in **EXHIBIT 9** are required for the Project. These applications are specific to this Agreement.

15) The Developer or Developer's applicant may request an additional PRC meeting be held if ten (10) days' notice is provided to the Development Services Director in which approval of the request should not be unreasonably withheld.

(B) Amendments

Any amendments to this Agreement must follow the same process as adoption of the original agreement and the requirements of the Florida Local Government Development Agreement Act (Sections 163.3220-163.3243, F.S.)

VI. GOVERNING LAWS AND POLICIES. This Agreement establishes the standards that apply to this Project and if there is any conflict between the Agreement and the City of Wildwood Land Development Regulations this Agreement shall prevail. Furthermore, for those provisions not in conflict with this Agreement, the City's LDR's and policies governing the Project at the time of execution of the Development Agreement shall govern the development of land for the duration of this Development Agreement. The local government may apply subsequently adopted laws and policies to the development subject to this Agreement, only if the local government has followed the procedures set forth in 163.3233.

VII. COMPREHENSIVE PLAN. Pursuant to the terms and conditions of this Agreement, the City finds that the development, as proposed in this Agreement, is consistent with its Comprehensive Plan and applicable LDR's. As each Site Plan is submitted the proposed development will be subject to comprehensive plan and land use development review and consistency.

VIII. PERIODIC REVIEW. The City shall review the Property at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, the Agreement may be revoked or modified by the City. Prior to taking such action, the City shall provide Owner with reasonable

notice and an opportunity to demonstrate compliance with the Agreement and, in the event of failure to so demonstrate, remedy such noncompliance. Accordingly, if City staff believes Owner is not in compliance, it shall provide written notice and facts upon which the determination was made by either hand delivery to the Owner's office or by certified mail, return receipt requested. Such notice shall allow Owner to demonstrate compliance or seek to correct the non-compliance within forty-five (45) days, unless staff extends the time for good cause. If not resolved between Owner and staff within the deadline, an advertised public hearing shall be held before the City Commission within thirty (30) days or, if not possible, at the next available City Commission meeting after the initial thirty (30) days. At that public hearing, the City Commission shall make a determination of whether Owner is in compliance. If the determination is non-compliance, Owner shall be given a reasonable amount of time to remedy the non-compliance.

IX. DURATION. The duration of this Agreement shall be thirty (30) years but may be extended by mutual consent of the governing body and the Developer, subject to public hearings.

X. BINDING EFFECT. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to all successors in interest to the parties to this Agreement, whether by lease or purchase of a portion of the Property.

XI. GOVERNING LAW. This Agreement, and the rights and obligations of the Parties hereunder, shall be governed by, construed under and enforced in accordance with the laws of the State of Florida. Preparation of this Agreement has been a joint effort of the Parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against a party to the Agreement.

XII. SEVERABILITY. If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

XIII. EXHIBITS. Unless otherwise provided in this Agreement, all exhibits are incorporated herein by reference.

XIV. CAPTIONS FOR PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

XV. COUNTERPARTS. This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constituting one and the same instrument. Execution of this Agreement may be evidenced by transmission of facsimile or electronic pdf copies.

XVI. ASSIGNABILITY. This Agreement may be assigned by the Developer to a third party.

XVII. EFFECTIVE DATE. This Agreement is effective when fully executed by all Parties, a copy is filed with the City Clerk in the Official Records and the FLUM amendment re-designating the Property as ARD goes into effect.

XVIII. TERMINATION. This Agreement shall terminate in thirty (30) years from its effective date, unless extended, or may be terminated by mutual consent of the Parties.

XIX. AMENDMENTS. This Agreement may be extended or amended by mutual consent of the parties so long as the extensions and amendments meet the requirements of Sections 163.3220-163.3243, F. S. All amendments will be adopted as an amended and restated version and when an amendment goes into effect then all prior agreements shall be null and void.

XX. NO CONSENT OF PROPERTY OWNERS REQUIRED. For purposes of amending this Agreement, the sole applicant shall be the Villages Land Company, LLC. No other landowners within the Property may seek an amendment to this Agreement and no consent of the other property owners within the Property shall be required.

XXI. FURTHER ASSURANCES. Each of the Parties hereto agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting the specific rights and obligations set forth in this Agreement, the parties hereby declare their intention to cooperate with each other in effecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

XXII. NOTICES. Any notices or reports required by this Agreement shall be sent to the following:

For the City:

City Manager
City Hall
100 North Main Street
Wildwood, Florida 34785
With copy to:

City Attorney
City Hall
100 North Main Street
Wildwood, Florida 34785

For the Owner:

Brian Hudson, Esq.
Corporate Counsel
The Villages Land Company, LLC

3619 Kiessel Road
The Villages, Florida 32163

Martin L. Dzuro, Manager
The Villages Land Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

XXIII. PUBLIC HEARINGS. This Agreement was approved by the City Commission after two properly noticed public hearings before the City Commission on_____, 2023 and _____, 2023.

XXIV. ATTORNEYS' FEES. In the event that it becomes necessary for any party to this Agreement to enforce its rights under the terms of this Agreement, then in that event, the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs, including all trial and appellate litigation.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement as of the date set forth below.

WITNESSES:

_____
(Witness Signature)

_____
(Witness Printed Name)

_____
(Witness Signature)

_____
(Witness Printed Name)

THE VILLAGES LAND COMPANY, LLC,
a Florida limited liability company

BY: TVL Company, LLC, a Florida limited liability company, its Manager

By: _____
Print Name:_____
Title: Manager

Date: _____

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this ____ day of _____, 2023 by _____ as Manager of TVL Company, LLC, a Florida limited liability company, the Manager of The Villages Land Company, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

_____
Notary Public

_____
Name (typed, printed or stamped)

WILDWOOD CITY COMMISSION

By:_____
ED WOLF, MAYOR

ATTEST:

_____
Date

_____
CASSANDRA SMITH, CLERK
Approved as to Form:

_____
CITY ATTORNEY

LIST OF EXHIBITS

Exhibit 1	Area B Legal Description
Exhibit 2	Land Use Conversion Matrix
Exhibit 3	Area B Location Map
Exhibit 4	Permitted Uses
Exhibit 5	Reserved
Exhibit 6	Kimley-Horn & Associates Traffic Analysis
Exhibit 7	Reserved
Exhibit 8	General Requirements and Design Criteria
Exhibit 9	VOSO Applications

EXHIBIT 1

AREA B LEGAL DESCRIPTION

VILLAGES OF SOUTHERN OAKS 10TH AMENDMENT
CHAPTER 163 COMPREHENSIVE PLAN
AREA B – AMENDED AND RESTATED

TRACT 1:

SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS:

COUNTY ROAD 470 RIGHT OF WAY.

LESS:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.

LESS:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.

LESS:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF; EXCEPT THE WEST 175.00 FEET OF THE EAST 190.00 FEET THEREOF.

TOGETHER WITH:

ALL OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS COUNTY ROAD CR-470 RIGHT-OF-WAY.

TOGETHER WITH:

ALL OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

ALL OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.TRACT 2:

PARCEL 1:

ALL OF SECTIONS 25 AND 26, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 2:

THE EAST THREE-QUARTERS (E 3/4) AND THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:

A PART OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 1, RUN SOUTH 00°18'00" WEST ALONG THE EAST LINE OF SECTION 1 A DISTANCE OF 311.45 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 42°09'00" WEST 881.81 FEET TO AN IRON PIPE, THENCE NORTH 89°48'17" WEST 1607.46 FEET, TO A CONCRETE

MONUMENT, THENCE NORTH 01°16'52" WEST 969.87 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF SECTION 1, THENCE SOUTH 89°44'42" EAST ALONG THE NORTH LINE OF SECTION 1 A DISTANCE OF 2222.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, RUN SOUTH 00°18'00" WEST ALONG THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 311.45 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 42°09'00" WEST 881.81 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING FROM SAID POINT OF BEGINNING CONTINUE SOUTH 42°09'00" WEST 662.38 FEET, THENCE SOUTH 07°50'34" EAST 94.87 FEET, THENCE SOUTH 60°54'12" WEST 597.97 FEET, THENCE SOUTH 66°52'27" WEST 184.59 FEET, THENCE SOUTH 78°41'22" WEST 135.40 FEET, THENCE NORTH 53°45'08" WEST 100.94 FEET, THENCE NORTH 31°26'21" WEST 464.31 FEET, THENCE NORTH 03°04'03" WEST 526.98 FEET, THENCE SOUTH 89°48'17" EAST 1607.46 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

BEGIN 311.45 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN THENCE SOUTH 3,012.39 FEET, ALONG SECTION LINE, THENCE NORTH 84°41'50" WEST 777.43 FEET, THENCE NORTH 08°08'34" WEST 1808.51 FEET, NORTH 41°51' EAST 1544.19 FEET TO POINT OF BEGINNING.

TRACT 3:

ALL OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 470; A PORTION OF SECTIONS 16, 17, 21, 22, 27, 34, 35, AND 36, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 470; AND A PORTION OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE RUN SOUTH 0°03'23" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2623.88 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°02'13" EAST, ALONG THE EAST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, A DISTANCE OF 1322.59 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°43'30" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2656.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 89°42'39" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1324.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°15'29" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1297.23 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A CANAL; THENCE DEPARTING SAID WEST LINE, RUN ALONG CENTERLINE OF SAID CANAL THE FOLLOWING TWO HUNDRED FOUR (204) COURSES AND DISTANCES: 1) THENCE RUN NORTH 22°51'09" WEST, A DISTANCE

OF 269.86 FEET; 2) THENCE RUN NORTH 24°35'05" WEST, A DISTANCE OF 734.95 FEET; 3) THENCE RUN NORTH 15°12'47" WEST, A DISTANCE OF 186.06 FEET; 4) THENCE RUN NORTH 1°35'32" WEST, A DISTANCE OF 223.23 FEET; 5) THENCE RUN NORTH 2°11'35" WEST, A DISTANCE OF 1157.08 FEET; 6) THENCE RUN NORTH 1°47'43" WEST, A DISTANCE OF 1425.32 FEET; 7) THENCE RUN NORTH 2°09'06" WEST, A DISTANCE OF 1633.27 FEET; 8) THENCE RUN NORTH 4°54'12" WEST, A DISTANCE OF 294.11 FEET; 9) THENCE RUN NORTH 25°21'19" WEST, A DISTANCE OF 458.61 FEET; 10) THENCE RUN NORTH 25°52'24" WEST, A DISTANCE OF 1050.83 FEET; 11) THENCE RUN NORTH 25°31'00" WEST, A DISTANCE OF 1750.21 FEET; 12) THENCE RUN NORTH 25°59'50" WEST, A DISTANCE OF 1339.15 FEET; 13) THENCE RUN NORTH 24°24'20" WEST, A DISTANCE OF 671.77 FEET; 14) THENCE RUN NORTH 26°08'34" WEST, A DISTANCE OF 799.74 FEET; 15) THENCE RUN NORTH 26°01'44" WEST, A DISTANCE OF 906.86 FEET; 16) THENCE RUN NORTH 26°14'58" WEST, A DISTANCE OF 1083.72 FEET; 17) THENCE RUN NORTH 25°33'45" WEST, A DISTANCE OF 819.48 FEET; 18) THENCE RUN NORTH 25°28'52" WEST, A DISTANCE OF 968.13 FEET; 19) THENCE RUN NORTH 25°51'42" WEST, A DISTANCE OF 726.06 FEET; 20) THENCE RUN NORTH 19°29'28" WEST, A DISTANCE OF 398.97 FEET; 21) THENCE RUN NORTH 12°40'25" WEST, A DISTANCE OF 726.83 FEET; 22) THENCE RUN NORTH 12°51'05" WEST, A DISTANCE OF 924.25 FEET; 23) THENCE RUN NORTH 12°54'52" WEST, A DISTANCE OF 954.44 FEET; 24) THENCE RUN NORTH 25°15'06" WEST, A DISTANCE OF 161.04 FEET; 25) THENCE RUN NORTH 64°00'12" WEST, A DISTANCE OF 129.11 FEET; 26) THENCE RUN NORTH 89°03'48" WEST, A DISTANCE OF 410.32 FEET; 27) THENCE RUN NORTH 70°55'17" WEST, A DISTANCE OF 449.10 FEET; 28) THENCE RUN NORTH 66°21'49" WEST, A DISTANCE OF 344.48 FEET; 29) THENCE RUN NORTH 73°23'48" WEST, A DISTANCE OF 298.06 FEET; 30) THENCE RUN NORTH 56°20'13" WEST, A DISTANCE OF 282.99 FEET; 31) THENCE RUN NORTH 15°23'26" WEST, A DISTANCE OF 162.21 FEET; 32) THENCE RUN NORTH 33°42'31" WEST, A DISTANCE OF 107.91 FEET; 33) THENCE RUN NORTH 11°42'52" WEST, A DISTANCE OF 99.77 FEET; 34) THENCE RUN NORTH 9°37'52" WEST, A DISTANCE OF 140.51 FEET; 35) THENCE RUN NORTH 49°49'11" WEST, A DISTANCE OF 94.23 FEET; 36) THENCE RUN SOUTH 89°24'57" WEST, A DISTANCE OF 33.12 FEET; 37) THENCE RUN SOUTH 14°19'15" WEST, A DISTANCE OF 34.16 FEET; 38) THENCE RUN NORTH 85°44'39" WEST, A DISTANCE OF 31.86 FEET; 39) THENCE RUN NORTH 27°59'46" WEST, A DISTANCE OF 61.20 FEET; 40) THENCE RUN NORTH 58°53'24" WEST, A DISTANCE OF 65.88 FEET; 41) THENCE RUN NORTH 71°28'04" WEST, A DISTANCE OF 120.01 FEET; 42) THENCE RUN NORTH 9°25'46" WEST, A DISTANCE OF 21.71 FEET; 43) THENCE RUN NORTH 19°02'23" EAST, A DISTANCE OF 47.42 FEET; 44) THENCE RUN NORTH 41°53'52" WEST, A DISTANCE OF 24.69 FEET; 45) THENCE RUN SOUTH 88°57'43" WEST, A DISTANCE OF 39.65 FEET; 46) THENCE RUN NORTH 75°01'42" WEST, A DISTANCE OF 46.78 FEET; 47) THENCE RUN SOUTH 65°29'44" WEST, A DISTANCE OF 19.93 FEET; 48) THENCE RUN SOUTH 44°24'19" WEST, A DISTANCE OF 52.38 FEET; 49) THENCE RUN SOUTH 77°49'11" WEST, A DISTANCE OF 25.26 FEET; 50) THENCE RUN NORTH 40°26'02" WEST, A DISTANCE OF 26.19 FEET; 51) THENCE RUN NORTH 1°55'57" EAST, A DISTANCE OF 32.53 FEET; 52) THENCE RUN NORTH 65°15'18" WEST, A DISTANCE OF 20.68 FEET; 53) THENCE RUN SOUTH 71°14'56" WEST, A DISTANCE OF 24.55 FEET; 54) THENCE RUN NORTH 79°11'28" WEST, A DISTANCE OF 48.18 FEET; 55) THENCE RUN NORTH 48°48'16" WEST, A DISTANCE OF 35.02 FEET; 56) THENCE RUN NORTH 87°19'54" WEST, A DISTANCE OF 20.88 FEET; 57) THENCE RUN NORTH 87°23'57" WEST, A DISTANCE OF 33.14 FEET; 58) THENCE RUN NORTH 42°08'01" WEST, A DISTANCE OF 31.68 FEET; 59) THENCE RUN NORTH 58°55'47" WEST, A DISTANCE OF 78.56 FEET; 60) THENCE RUN SOUTH 51°21'35" WEST, A DISTANCE OF 14.12 FEET; 61) THENCE RUN SOUTH 26°37'30" WEST, A DISTANCE OF 33.13 FEET; 62) THENCE RUN SOUTH 85°41'13" WEST, A DISTANCE OF 19.40 FEET; 63) THENCE RUN NORTH 27°26'56"

WEST, A DISTANCE OF 51.36 FEET; 64) THENCE RUN NORTH 55°06'49" WEST, A DISTANCE OF 108.58 FEET; 65) THENCE RUN NORTH 23°38'32" WEST, A DISTANCE OF 44.56 FEET; 66) THENCE RUN NORTH 50°58'32" WEST, A DISTANCE OF 78.80 FEET; 67) THENCE RUN NORTH 59°28'14" WEST, A DISTANCE OF 117.72 FEET; 68) THENCE RUN NORTH 83°31'17" WEST, A DISTANCE OF 59.03 FEET; 69) THENCE RUN NORTH 71°06'28" WEST, A DISTANCE OF 34.29 FEET; 70) THENCE RUN NORTH 12°48'03" WEST, A DISTANCE OF 74.96 FEET; 71) THENCE RUN NORTH 16°39'22" EAST, A DISTANCE OF 27.91 FEET; 72) THENCE RUN NORTH 34°23'30" WEST, A DISTANCE OF 85.96 FEET; 73) THENCE RUN NORTH 64°29'32" WEST, A DISTANCE OF 42.11 FEET; 74) THENCE RUN SOUTH 88°10'53" WEST, A DISTANCE OF 84.46 FEET; 75) THENCE RUN NORTH 53°45'09" WEST, A DISTANCE OF 81.87 FEET; 76) THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 24.61 FEET; 77) THENCE RUN NORTH 67°31'04" WEST, A DISTANCE OF 28.35 FEET; 78) THENCE RUN NORTH 15°20'00" WEST, A DISTANCE OF 86.48 FEET; 79) THENCE RUN NORTH 51°37'51" WEST, A DISTANCE OF 175.99 FEET; 80) THENCE RUN NORTH 68°44'22" WEST, A DISTANCE OF 99.52 FEET; 81) THENCE RUN NORTH 48°42'41" WEST, A DISTANCE OF 36.34 FEET; 82) THENCE RUN NORTH 17°38'36" WEST, A DISTANCE OF 55.96 FEET; 83) THENCE RUN NORTH 33°24'47" WEST, A DISTANCE OF 56.25 FEET; 84) THENCE RUN NORTH 8°00'29" WEST, A DISTANCE OF 125.66 FEET; 85) THENCE RUN NORTH 50°23'31" EAST, A DISTANCE OF 53.96 FEET; 86) THENCE RUN NORTH 31°03'41" EAST, A DISTANCE OF 38.79 FEET; 87) THENCE RUN NORTH 4°13'34" WEST, A DISTANCE OF 35.96 FEET; 88) THENCE RUN NORTH 13°45'41" WEST, A DISTANCE OF 93.16 FEET; 89) THENCE RUN NORTH 17°25'44" EAST, A DISTANCE OF 80.97 FEET; 90) THENCE RUN NORTH 38°11'30" EAST, A DISTANCE OF 44.67 FEET; 91) THENCE RUN NORTH 4°24'06" WEST, A DISTANCE OF 30.34 FEET; 92) THENCE RUN NORTH 37°12'15" WEST, A DISTANCE OF 28.24 FEET; 93) THENCE RUN NORTH 55°52'16" WEST, A DISTANCE OF 34.28 FEET; 94) THENCE RUN NORTH 43°58'43" WEST, A DISTANCE OF 56.19 FEET; 95) THENCE RUN NORTH 28°06'40" WEST, A DISTANCE OF 63.85 FEET; 96) THENCE RUN NORTH 5°18'49" WEST, A DISTANCE OF 44.55 FEET; 97) THENCE RUN SOUTH 80°20'17" EAST, A DISTANCE OF 40.79 FEET; 98) THENCE RUN NORTH 13°09'59" EAST, A DISTANCE OF 13.56 FEET; 99) THENCE RUN NORTH 10°37'01" WEST, A DISTANCE OF 52.15 FEET; 100) THENCE RUN NORTH 56°34'43" WEST, A DISTANCE OF 18.77 FEET; 101) THENCE RUN NORTH 89°13'20" WEST, A DISTANCE OF 47.61 FEET; 102) THENCE RUN SOUTH 83°21'16" WEST, A DISTANCE OF 55.94 FEET; 103) THENCE RUN NORTH 70°12'27" WEST, A DISTANCE OF 113.37 FEET; 104) THENCE RUN NORTH 34°04'28" WEST, A DISTANCE OF 29.88 FEET; 105) THENCE RUN NORTH 8°24'46" WEST, A DISTANCE OF 53.94 FEET; 106) THENCE RUN NORTH 34°04'34" WEST, A DISTANCE OF 18.52 FEET; 107) THENCE RUN NORTH 88°35'11" WEST, A DISTANCE OF 18.17 FEET; 108) THENCE RUN NORTH 78°16'53" WEST, A DISTANCE OF 80.04 FEET; 109) THENCE RUN NORTH 21°44'28" WEST, A DISTANCE OF 50.54 FEET; 110) THENCE RUN NORTH 9°34'51" EAST, A DISTANCE OF 29.71 FEET; 111) THENCE RUN NORTH 18°55'25" EAST, A DISTANCE OF 50.15 FEET; 112) THENCE RUN NORTH 69°13'53" WEST, A DISTANCE OF 72.04 FEET; 113) THENCE RUN NORTH 46°49'17" WEST, A DISTANCE OF 38.83 FEET; 114) THENCE RUN NORTH 31°09'45" WEST, A DISTANCE OF 99.77 FEET; 115) THENCE RUN NORTH 71°34'38" WEST, A DISTANCE OF 33.47 FEET; 116) THENCE RUN NORTH 8°03'40" EAST, A DISTANCE OF 30.62 FEET; 117) THENCE RUN NORTH 12°18'13" EAST, A DISTANCE OF 33.81 FEET; 118) THENCE RUN NORTH 36°09'16" WEST, A DISTANCE OF 16.52 FEET; 119) THENCE RUN NORTH 18°37'18" WEST, A DISTANCE OF 55.44 FEET; 120) THENCE RUN NORTH 54°19'16" WEST, A DISTANCE OF 34.82 FEET; 121) THENCE RUN SOUTH 46°15'23" WEST, A DISTANCE OF 41.19 FEET; 122) THENCE RUN SOUTH 11°37'08" WEST, A DISTANCE OF 55.42 FEET; 123) THENCE RUN SOUTH 3°52'06" EAST, A DISTANCE OF 46.07 FEET; 124) THENCE RUN SOUTH 66°54'01" WEST, A DISTANCE OF 18.47 FEET; 125) THENCE RUN

SOUTH 87°03'02" WEST, A DISTANCE OF 36.13 FEET; 126) THENCE RUN NORTH 50°22'51" WEST, A DISTANCE OF 65.53 FEET; 127) THENCE RUN NORTH 85°21'11" WEST, A DISTANCE OF 42.63 FEET; 128) THENCE RUN NORTH 60°39'35" WEST, A DISTANCE OF 18.66 FEET; 129) THENCE RUN NORTH 21°11'09" EAST, A DISTANCE OF 33.22 FEET; 130) THENCE RUN NORTH 9°46'55" EAST, A DISTANCE OF 34.17 FEET; 131) THENCE RUN NORTH 69°21'47" WEST, A DISTANCE OF 64.50 FEET; 132) THENCE RUN SOUTH 38°44'14" WEST, A DISTANCE OF 49.09 FEET; 133) THENCE RUN SOUTH 69°27'26" WEST, A DISTANCE OF 48.70 FEET; 134) THENCE RUN NORTH 30°01'39" WEST, A DISTANCE OF 42.40 FEET; 135) THENCE RUN NORTH 19°21'43" EAST, A DISTANCE OF 48.17 FEET; 136) THENCE RUN NORTH 6°11'39" WEST, A DISTANCE OF 112.62 FEET; 137) THENCE RUN NORTH 52°24'28" WEST, A DISTANCE OF 49.31 FEET; 138) THENCE RUN NORTH 70°01'48" WEST, A DISTANCE OF 59.36 FEET; 139) THENCE RUN SOUTH 67°28'48" WEST, A DISTANCE OF 16.16 FEET; 140) THENCE RUN SOUTH 58°35'19" WEST, A DISTANCE OF 23.42 FEET; 141) THENCE RUN SOUTH 34°03'48" WEST, A DISTANCE OF 33.17 FEET; 142) THENCE RUN NORTH 86°36'10" WEST, A DISTANCE OF 29.60 FEET; 143) THENCE RUN NORTH 35°51'24" WEST, A DISTANCE OF 64.94 FEET; 144) THENCE RUN NORTH 49°18'53" WEST, A DISTANCE OF 52.48 FEET; 145) THENCE RUN NORTH 44°28'11" WEST, A DISTANCE OF 129.15 FEET; 146) THENCE RUN NORTH 66°37'19" WEST, A DISTANCE OF 34.82 FEET; 147) THENCE RUN SOUTH 31°55'50" WEST, A DISTANCE OF 30.36 FEET; 148) THENCE RUN SOUTH 12°46'38" WEST, A DISTANCE OF 80.57 FEET; 149) THENCE RUN SOUTH 6°15'31" EAST, A DISTANCE OF 20.76 FEET; 150) THENCE RUN SOUTH 87°21'34" WEST, A DISTANCE OF 18.41 FEET; 151) THENCE RUN NORTH 45°16'08" WEST, A DISTANCE OF 107.98 FEET; 152) THENCE RUN SOUTH 34°34'23" WEST, A DISTANCE OF 35.98 FEET; 153) THENCE RUN SOUTH 66°20'51" WEST, A DISTANCE OF 13.56 FEET; 154) THENCE RUN NORTH 52°17'22" WEST, A DISTANCE OF 48.07 FEET; 155) THENCE RUN NORTH 0°59'57" EAST, A DISTANCE OF 48.03 FEET; 156) THENCE RUN NORTH 24°04'20" EAST, A DISTANCE OF 31.68 FEET; 157) THENCE RUN NORTH 75°07'36" WEST, A DISTANCE OF 39.57 FEET; 158) THENCE RUN SOUTH 73°08'14" WEST, A DISTANCE OF 45.72 FEET; 159) THENCE RUN SOUTH 18°35'37" WEST, A DISTANCE OF 27.55 FEET; 160) THENCE RUN SOUTH 23°10'29" EAST, A DISTANCE OF 33.20 FEET; 161) THENCE RUN SOUTH 29°53'51" WEST, A DISTANCE OF 44.60 FEET; 162) THENCE RUN NORTH 55°46'44" WEST, A DISTANCE OF 86.46 FEET; 163) THENCE RUN NORTH 40°20'49" WEST, A DISTANCE OF 68.17 FEET; 164) THENCE RUN NORTH 78°32'36" WEST, A DISTANCE OF 64.32 FEET; 165) THENCE RUN NORTH 61°34'26" WEST, A DISTANCE OF 103.04 FEET; 166) THENCE RUN NORTH 30°29'54" WEST, A DISTANCE OF 45.35 FEET; 167) THENCE RUN NORTH 73°43'19" WEST, A DISTANCE OF 41.77 FEET; 168) THENCE RUN NORTH 25°01'56" WEST, A DISTANCE OF 47.38 FEET; 169) THENCE RUN NORTH 86°59'21" EAST, A DISTANCE OF 54.49 FEET; 170) THENCE RUN NORTH 1°30'45" WEST, A DISTANCE OF 10.89 FEET; 171) THENCE RUN NORTH 56°50'24" WEST, A DISTANCE OF 64.21 FEET; 172) THENCE RUN NORTH 32°47'53" WEST, A DISTANCE OF 71.38 FEET; 173) THENCE RUN SOUTH 87°47'18" WEST, A DISTANCE OF 53.13 FEET; 174) THENCE RUN NORTH 47°02'29" WEST, A DISTANCE OF 15.42 FEET; 175) THENCE RUN NORTH 21°33'01" WEST, A DISTANCE OF 82.39 FEET; 176) THENCE RUN SOUTH 81°37'44" WEST, A DISTANCE OF 52.43 FEET; 177) THENCE RUN NORTH 63°38'26" WEST, A DISTANCE OF 34.12 FEET; 178) THENCE RUN SOUTH 5°56'39" EAST, A DISTANCE OF 87.83 FEET; 179) THENCE RUN SOUTH 44°09'06" WEST, A DISTANCE OF 32.67 FEET; 180) THENCE RUN SOUTH 77°18'17" WEST, A DISTANCE OF 44.47 FEET; 181) THENCE RUN NORTH 73°07'24" WEST, A DISTANCE OF 61.82 FEET; 182) THENCE RUN SOUTH 81°08'29" WEST, A DISTANCE OF 43.74 FEET; 183) THENCE RUN SOUTH 49°34'23" WEST, A DISTANCE OF 77.22 FEET; 184) THENCE RUN SOUTH 0°58'17" WEST, A DISTANCE OF 29.02 FEET; 185) THENCE RUN SOUTH 63°44'58"

WEST, A DISTANCE OF 21.13 FEET; 186) THENCE RUN NORTH 70°40'06" WEST, A DISTANCE OF 24.51 FEET; 187) THENCE RUN NORTH 2°52'50" WEST, A DISTANCE OF 44.07 FEET; 188) THENCE RUN NORTH 67°59'12" WEST, A DISTANCE OF 34.77 FEET; 189) THENCE RUN NORTH 68°18'59" WEST, A DISTANCE OF 65.13 FEET; 190) THENCE RUN NORTH 23°27'16" WEST, A DISTANCE OF 60.38 FEET; 191) THENCE RUN NORTH 45°01'12" WEST, A DISTANCE OF 89.32 FEET; 192) THENCE RUN NORTH 74°08'34" WEST, A DISTANCE OF 57.69 FEET; 193) THENCE RUN SOUTH 85°53'14" WEST, A DISTANCE OF 130.24 FEET; 194) THENCE RUN SOUTH 44°55'32" WEST, A DISTANCE OF 29.32 FEET; 195) THENCE RUN NORTH 75°29'28" WEST, A DISTANCE OF 38.42 FEET; 196) THENCE RUN NORTH 26°58'31" WEST, A DISTANCE OF 30.15 FEET; 197) THENCE RUN NORTH 87°16'32" WEST, A DISTANCE OF 39.24 FEET; 198) THENCE RUN NORTH 8°36'07" WEST, A DISTANCE OF 32.45 FEET; 199) THENCE RUN NORTH 50°21'16" WEST, A DISTANCE OF 34.96 FEET; 200) THENCE RUN NORTH 68°22'19" WEST, A DISTANCE OF 122.63 FEET; 201) THENCE RUN NORTH 85°27'34" WEST, A DISTANCE OF 55.70 FEET; 202) THENCE RUN NORTH 59°41'38" WEST, A DISTANCE OF 45.15 FEET; 203) THENCE RUN NORTH 76°37'00" WEST, A DISTANCE OF 79.38 FEET; 204) THENCE RUN SOUTH 88°17'05" WEST, A DISTANCE OF 49.10 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 17; THENCE DEPARTING CENTERLINE OF SAID CANAL, RUN NORTH 0°05'18" WEST, ALONG SAID WEST LINE OF THE EAST 1/4 OF SAID SECTION 17, A DISTANCE OF 3708.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO. 470 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18580-2601); THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 89°41'47" EAST, A DISTANCE OF 1299.79 FEET; 2) THENCE RUN SOUTH 00°18'13" WEST, A DISTANCE OF 10.00 FEET; 3) THENCE RUN SOUTH 89°41'47" EAST, A DISTANCE OF 33.60 FEET; 4) THENCE RUN SOUTH 89°47'31" EAST, A DISTANCE OF 166.50 FEET; 5) THENCE RUN NORTH 00°12'29" EAST, A DISTANCE OF 10.00 FEET; 6) THENCE RUN SOUTH 89°47'31" EAST, A DISTANCE OF 2529.50 FEET; 7) THENCE RUN SOUTH 89°52'59" EAST, A DISTANCE OF 2681.14 FEET; 8) THENCE RUN SOUTH 89°43'47" EAST, A DISTANCE OF 5346.05 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 0°12'36" WEST, ALONG SAID EAST LINE, A DISTANCE OF 2614.82 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 15; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°13'06" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2666.80 FEET TO THE NORTHEAST CORNER OF SAID SECTION 22; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°13'06" WEST, ALONG THE EAST LINE OF SECTION 22, A DISTANCE OF 5333.60 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°26'14" WEST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 5332.96 FEET TO THE NORTHWEST CORNER OF SAID SECTION 35; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°55'27" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 2697.18 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°50'13" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 2687.68 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°31'38" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1331.64 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'46" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1329.34 FEET TO THE NORTHEAST CORNER OF THE

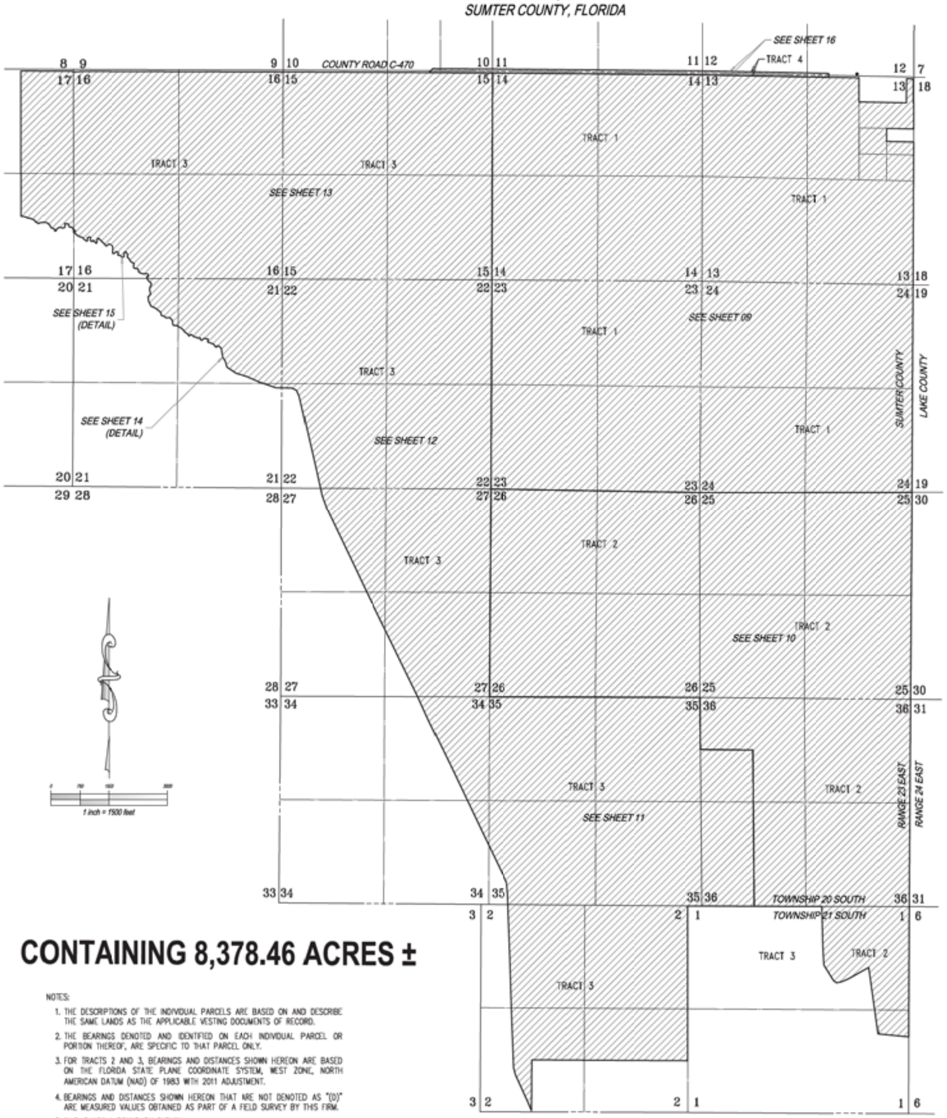
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°27'24" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1329.37 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°27'24" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 2659.72 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°47'43" WEST, ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1324.33 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 89°54'19" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 362.88 FEET TO THE POINT OF BEGINNING.

TRACT 4:

THAT PORTION OF COUNTY ROAD NO. 470 RIGHT-OF-WAY (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18580-2601) LYING IN SECTIONS 10, 11, 12, 13, 14, AND 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE RUN NORTH 00°08'05" EAST, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE DEPARTING SAID EAST LINE, RUN NORTH 88°54'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2172.34 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN SOUTH 01°07'49" EAST, A DISTANCE OF 100.08 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 88°54'07" WEST, A DISTANCE OF 3226.94 FEET; 2) THENCE RUN NORTH 89°27'00" WEST, A DISTANCE OF 5370.13 FEET; 3) THENCE RUN NORTH 89°43'47" WEST, A DISTANCE OF 1615.44 FEET TO A POINT ON THE PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF CENTRAL PARKWAY (A 100 FOOT WIDE PROPOSED RIGHT-OF-WAY), SAID POINT BEING A POINT ON A 2823.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°35'20" EAST AND A CHORD LENGTH OF 142.22 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°53'12", AN ARC DISTANCE OF 142.23 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE DEPARTING SAID PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 89°43'47" EAST, A DISTANCE OF 1514.39 FEET; 2) THENCE RUN SOUTH 89°27'00" EAST, A DISTANCE OF 5371.03 FEET; 3) THENCE RUN SOUTH 88°54'07" EAST, A DISTANCE OF 3223.53 FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION
-FOR-
THE VILLAGES LAND COMPANY, LLC
VILLAGES OF SOUTHERN OAKS 10TH AMENDMENT - CHAPTER 163
AREA B - AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA



CONTAINING 8,378.46 ACRES ±

NOTES:

1. THE DESCRIPTIONS OF THE INDIVIDUAL PARCELS ARE BASED ON AND DESCRIBE THE SAME LANDS AS THE APPLICABLE VESTING DOCUMENTS OF RECORD.
2. THE BEARINGS DENOTED AND IDENTIFIED ON EACH INDIVIDUAL PARCEL OR PORTION THEREOF, ARE SPECIFIC TO THAT PARCEL ONLY.
3. FOR TRACTS 2 AND 3, BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
4. BEARINGS AND DISTANCES SHOWN HEREON THAT ARE NOT DENOTED AS "(D)" ARE MEASURED VALUES OBTAINED AS PART OF A FIELD SURVEY BY THIS FIRM.
5. THIS IS NOT A BOUNDARY SURVEY.
6. EASEMENTS ARE NOT SHOWN.

LEGAL DESCRIPTION:

TRACT 1:

SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
LESS:
COUNTY ROAD 470 RIGHT OF WAY.
LESS:
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.
LESS:
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.
LESS:
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF; EXCEPT THE WEST 175.00 FEET OF THE EAST 190.00 FEET THEREOF.
TOGETHER WITH:
ALL OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS COUNTY ROAD CR-470 RIGHT-OF-WAY.
TOGETHER WITH:
ALL OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
AND:
ALL OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

TRACT 2:

PARCEL 1:
ALL OF SECTIONS 25 AND 26, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 2:
THE EAST THREE-QUARTERS (E 3/4) AND THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:
A PART OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF SECTION 1, RUN SOUTH 00°18'00" WEST ALONG THE EAST LINE OF SECTION 1 A DISTANCE OF 311.45 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 42°09'00" WEST 881.81 FEET TO AN IRON PIPE, THENCE NORTH 89°48'17" WEST 1607.46 FEET, TO A CONCRETE MONUMENT, THENCE NORTH 01°16'52" WEST 969.87 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF SECTION 1, THENCE SOUTH 89°44'42" EAST ALONG THE NORTH LINE OF SECTION 1 A DISTANCE OF 2222.55 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, RUN SOUTH 00°18'00" WEST ALONG THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 311.45 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 42°09'00" WEST 881.81 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING FROM SAID POINT OF BEGINNING CONTINUE SOUTH 42°09'00" WEST 862.38 FEET, THENCE SOUTH 07°50'34" EAST 94.87 FEET, THENCE SOUTH 60°54'12" WEST 597.97 FEET, THENCE SOUTH 66°52'27" WEST 184.59 FEET, THENCE SOUTH 78°41'22" WEST 135.40 FEET, THENCE NORTH 53°45'08" WEST 100.94 FEET, THENCE NORTH 31°26'21" WEST 464.31 FEET, THENCE NORTH 03°04'03" WEST 526.98 FEET, THENCE SOUTH 89°48'17" EAST 1607.46 FEET TO THE POINT OF BEGINNING.
AND TOGETHER WITH:
BEGIN 311.45 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 EAST, RUN THENCE SOUTH 3,012.39 FEET, ALONG SECTION LINE, THENCE NORTH 84°41'50" WEST 777.43 FEET, THENCE NORTH 08°08'34" WEST 1808.51 FEET, NORTH 41°51' EAST 1544.19 FEET TO POINT OF BEGINNING.

TRACT 3:

ALL OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 470; A PORTION OF SECTIONS 16, 17, 21, 22, 27, 34, 35, AND 36, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 470; AND A PORTION OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE RUN SOUTH 0°03'23" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2623.88 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°02'13" EAST, ALONG THE EAST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, A DISTANCE OF 1322.59 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°43'30" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2656.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 89°42'39" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1324.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°15'29" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1297.23 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A CANAL; THENCE DEPARTING SAID WEST LINE, RUN ALONG CENTERLINE OF SAID CANAL THE FOLLOWING TWO HUNDRED FOUR (204) COURSES AND DISTANCES: 1) THENCE RUN NORTH 22°51'09" WEST, A DISTANCE OF 269.86 FEET; 2) THENCE RUN NORTH 24°35'05" WEST, A DISTANCE OF 734.95 FEET; 3) THENCE RUN NORTH 15°12'47" WEST, A DISTANCE OF 186.06 FEET; 4) THENCE RUN NORTH 1°35'32" WEST, A DISTANCE OF 223.23 FEET; 5) THENCE RUN NORTH 2°11'35" WEST, A DISTANCE OF 1157.08 FEET; 6) THENCE RUN NORTH 1°47'43" WEST, A DISTANCE OF 1425.32 FEET; 7) THENCE RUN NORTH 2°09'06" WEST, A DISTANCE OF 1633.27 FEET; 8) THENCE RUN NORTH 4°54'12" WEST, A DISTANCE OF 294.11 FEET; 9) THENCE RUN NORTH 25°21'19" WEST, A DISTANCE OF 458.61 FEET; 10) THENCE RUN NORTH 25°52'24" WEST, A DISTANCE OF 1050.83 FEET; 11) THENCE RUN NORTH 25°31'00" WEST, A DISTANCE OF 1750.21 FEET; 12) THENCE RUN NORTH 25°59'50" WEST, A DISTANCE OF 1339.15 FEET; 13) THENCE RUN NORTH 24°24'20" WEST, A DISTANCE OF 671.77 FEET; 14) THENCE RUN NORTH 26°08'34" WEST, A DISTANCE OF 799.74 FEET; 15) THENCE RUN NORTH 26°01'44" WEST, A DISTANCE OF 906.86 FEET; 16) THENCE RUN NORTH 26°14'58" WEST, A DISTANCE OF 1083.72 FEET; 17) THENCE RUN NORTH 25°33'45" WEST, A DISTANCE OF 819.48 FEET; 18) THENCE RUN NORTH 25°28'52" WEST, A DISTANCE OF 968.13 FEET; 19) THENCE RUN NORTH 25°51'42" WEST, A DISTANCE OF 726.06 FEET; 20) THENCE RUN NORTH 19°29'28" WEST, A DISTANCE OF 398.97 FEET; 21) THENCE RUN NORTH 12°40'25" WEST, A DISTANCE OF 726.83 FEET; 22) THENCE RUN NORTH 12°51'05" WEST, A DISTANCE OF 924.25 FEET; 23) THENCE RUN NORTH 12°54'52" WEST, A DISTANCE OF 954.44 FEET; 24) THENCE RUN NORTH 25°15'06" WEST, A DISTANCE OF 161.04 FEET; 25) THENCE RUN NORTH 64°00'12" WEST, A DISTANCE OF 129.11 FEET; 26) THENCE RUN NORTH 89°03'48" WEST, A DISTANCE OF 410.32 FEET; 27) THENCE RUN NORTH 70°55'17" WEST, A DISTANCE OF 449.10 FEET; 28) THENCE RUN NORTH 66°21'49" WEST, A DISTANCE OF 344.48 FEET; 29) THENCE RUN NORTH 73°23'48" WEST, A DISTANCE OF 298.06 FEET; 30) THENCE RUN NORTH 56°20'13" WEST, A DISTANCE OF 282.99 FEET; 31) THENCE RUN NORTH 15°23'26" WEST, A DISTANCE OF 162.21 FEET; 32) THENCE RUN NORTH 33°42'31" WEST, A DISTANCE OF 107.91 FEET; 33) THENCE RUN NORTH 11°42'52" WEST, A DISTANCE OF 99.77 FEET; 34) THENCE RUN NORTH 9°37'52" WEST, A DISTANCE OF 140.51 FEET; 35) THENCE RUN NORTH 49°49'11" WEST, A DISTANCE OF 94.23 FEET; 36) THENCE RUN SOUTH 89°24'57" WEST, A DISTANCE OF 33.12 FEET; 37) THENCE RUN SOUTH 14°19'15" WEST, A DISTANCE OF 34.16 FEET; 38) THENCE RUN NORTH 85°44'39" WEST, A DISTANCE OF 31.86 FEET; 39) THENCE RUN NORTH 27°59'46" WEST, A DISTANCE OF 61.20 FEET; 40) THENCE RUN NORTH 58°53'24" WEST, A DISTANCE OF 65.88 FEET; 41) THENCE RUN NORTH 71°28'04" WEST, A DISTANCE OF 120.01 FEET; 42) THENCE RUN NORTH 9°25'46" WEST, A DISTANCE OF 21.71 FEET; 43) THENCE RUN NORTH 19°02'23" EAST, A DISTANCE OF 47.42 FEET; 44) THENCE RUN NORTH 41°53'52" WEST, A DISTANCE OF 24.69 FEET; 45) THENCE RUN SOUTH 88°57'43" WEST, A DISTANCE OF 39.65 FEET; 46) THENCE RUN NORTH 75°01'42" WEST, A DISTANCE OF 46.78 FEET; 47) THENCE RUN SOUTH 65°29'44" WEST, A DISTANCE OF 19.93 FEET; 48) THENCE RUN SOUTH 44°24'19" WEST, A DISTANCE OF 52.38 FEET; 49) THENCE RUN SOUTH 77°49'11" WEST, A DISTANCE OF 25.26 FEET; 50) THENCE RUN NORTH 40°26'02" WEST, A DISTANCE OF 26.19 FEET; 51) THENCE RUN NORTH 1°55'57" EAST, A DISTANCE OF 32.53 FEET; 52) THENCE RUN NORTH 65°15'18" WEST, A DISTANCE OF 20.68 FEET; 53) THENCE RUN SOUTH 71°14'56" WEST, A DISTANCE OF 24.55 FEET; 54) THENCE RUN NORTH 79°11'28" WEST, A DISTANCE OF 48.18 FEET; 55) THENCE RUN NORTH 48°48'16" WEST, A DISTANCE OF 35.02 FEET; 56) THENCE RUN NORTH 87°19'54" WEST, A DISTANCE OF 20.88 FEET; 57) THENCE RUN NORTH 87°23'57" WEST, A DISTANCE OF 33.14 FEET; 58) THENCE RUN NORTH 42°08'01" WEST, A DISTANCE OF 31.68 FEET; 59) THENCE RUN NORTH 58°55'47" WEST, A DISTANCE OF 78.56 FEET; 60) THENCE RUN SOUTH 51°21'35" WEST, A DISTANCE OF 14.12 FEET; 61) THENCE RUN SOUTH 26°37'30" WEST, A DISTANCE OF 33.13 FEET; 62) THENCE RUN SOUTH 85°41'13" WEST, A DISTANCE OF 19.40 FEET; 63) THENCE RUN NORTH 27°26'56" WEST, A DISTANCE OF 51.36 FEET; 64) THENCE RUN NORTH 55°06'49" WEST, A DISTANCE OF 108.58 FEET; 65) THENCE RUN NORTH 23°38'32" WEST, A DISTANCE OF 44.56 FEET; 66) THENCE RUN NORTH 50°58'32" WEST, A DISTANCE OF 78.80 FEET; 67) THENCE RUN NORTH 59°28'14" WEST, A DISTANCE OF 117.72 FEET; 68) THENCE RUN NORTH 83°31'17" WEST, A DISTANCE OF 59.03 FEET; 69) THENCE RUN NORTH 71°06'28" WEST, A DISTANCE OF 34.29 FEET; 70) THENCE RUN NORTH 12°48'03" WEST, A DISTANCE OF 74.96 FEET; 71) THENCE RUN NORTH 16°39'22" EAST, A DISTANCE OF 27.91 FEET; 72) THENCE RUN NORTH 34°23'30" WEST, A DISTANCE OF 85.96 FEET; 73) THENCE RUN NORTH 64°29'32" WEST, A DISTANCE OF 42.11 FEET; 74) THENCE RUN SOUTH 88°10'53" WEST, A DISTANCE OF 84.46 FEET; 75) THENCE RUN NORTH 53°45'09" WEST, A DISTANCE OF 81.87 FEET; 76) THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 24.61 FEET; 77) THENCE RUN NORTH 67°31'04" WEST, A DISTANCE OF 28.35 FEET; 78) THENCE RUN NORTH 15°20'00" WEST, A DISTANCE OF 86.48 FEET; 79) THENCE RUN NORTH 51°37'51" WEST, A DISTANCE OF 175.99 FEET; 80) THENCE RUN NORTH 68°44'22" WEST, A DISTANCE OF 99.52 FEET; 81) THENCE RUN NORTH 48°42'41" WEST, A DISTANCE OF 36.34 FEET; 82) THENCE RUN NORTH 17°38'36" WEST, A DISTANCE OF 55.96 FEET; 83) THENCE RUN NORTH 33°24'47" WEST, A DISTANCE OF 56.25 FEET; 84) THENCE RUN NORTH 8°00'29" WEST, A DISTANCE OF 125.66 FEET; 85) THENCE RUN NORTH 50°23'31" EAST, A DISTANCE OF 53.96 FEET; 86) THENCE RUN NORTH 31°03'41" EAST, A DISTANCE OF 38.79 FEET; 87) THENCE RUN NORTH 4°13'34" WEST, A DISTANCE OF 35.96 FEET; 88) THENCE RUN NORTH 13°45'41" WEST, A DISTANCE OF 93.16 FEET; 89) THENCE RUN NORTH 17°25'44" EAST, A DISTANCE OF 80.97 FEET; 90) THENCE RUN NORTH 38°11'30" EAST, A DISTANCE OF 44.67 FEET; 91) THENCE RUN NORTH 4°24'06" WEST, A DISTANCE OF 30.34 FEET; 92) THENCE RUN NORTH 37°12'15" WEST, A DISTANCE OF 28.24 FEET; 93) THENCE RUN NORTH 55°52'16" WEST, A DISTANCE OF 34.28 FEET; 94) THENCE RUN NORTH 43°58'43" WEST, A DISTANCE OF 56.19 FEET; 95) THENCE RUN NORTH 28°06'40" WEST, A DISTANCE OF 63.85 FEET; 96) THENCE RUN NORTH 5°18'49" WEST, A DISTANCE OF 44.55 FEET; 97) THENCE RUN SOUTH 80°20'17" EAST, A DISTANCE OF 40.79 FEET; 98) THENCE RUN NORTH 13°09'59" EAST, A DISTANCE OF 13.56 FEET; 99) THENCE RUN NORTH 10°37'01" WEST, A DISTANCE OF 52.15 FEET; 100) THENCE RUN NORTH 56°34'43" WEST, A DISTANCE OF 18.77 FEET; 101) THENCE RUN NORTH 89°13'20" WEST, A DISTANCE OF 47.61 FEET; 102) THENCE RUN SOUTH 83°21'16" WEST, A DISTANCE OF 55.94 FEET; 103) THENCE RUN NORTH 70°12'27" WEST, A DISTANCE OF 113.37 FEET; 104) THENCE RUN NORTH 34°04'28" WEST, A DISTANCE OF 29.88 FEET; 105) THENCE RUN NORTH 8°24'46" WEST, A DISTANCE OF 53.94 FEET; 106) THENCE RUN NORTH 34°04'34" WEST, A DISTANCE OF 18.52 FEET; 107) THENCE RUN NORTH 88°35'11" WEST, A DISTANCE OF 18.17 FEET; 108) THENCE RUN NORTH 78°16'53" WEST, A DISTANCE OF 80.04 FEET; 109) THENCE RUN NORTH 21°44'28" WEST, A DISTANCE OF 50.54 FEET; 110) THENCE RUN NORTH 9°34'51" EAST, A DISTANCE OF 29.71 FEET; 111) THENCE RUN NORTH 18°55'25" EAST, A DISTANCE OF 50.15 FEET; 112) THENCE RUN NORTH 69°13'53" WEST, A DISTANCE OF 72.04 FEET; 113) THENCE RUN NORTH 46°49'17" WEST, A DISTANCE OF 38.83 FEET; 114) THENCE RUN NORTH 31°09'45" WEST, A DISTANCE OF 99.77 FEET; 115) THENCE RUN NORTH 71°34'38" WEST, A DISTANCE OF 33.47 FEET; 116) THENCE RUN NORTH 8°03'40" EAST, A DISTANCE OF 30.62 FEET; 117) THENCE RUN NORTH 12°18'13" EAST, A DISTANCE OF 33.81 FEET; 118) THENCE RUN NORTH 36°09'16" WEST, A DISTANCE OF 16.52 FEET; 119) THENCE RUN NORTH 18°37'18" WEST, A DISTANCE OF 55.44 FEET; 120) THENCE RUN NORTH 54°19'16" WEST, A DISTANCE OF 34.82 FEET; 121) THENCE RUN SOUTH 46°15'23" WEST, A DISTANCE OF 41.19 FEET; 122) THENCE RUN SOUTH 11°37'08" WEST, A DISTANCE OF 55.42 FEET; 123) THENCE RUN SOUTH 3°52'06" EAST, A DISTANCE OF 46.07 FEET; 124) THENCE RUN SOUTH 66°54'01" WEST, A DISTANCE OF 18.47 FEET; 125) THENCE RUN SOUTH 87°03'02" WEST, A DISTANCE OF 36.13 FEET; 126) THENCE RUN NORTH 50°22'51" WEST, A DISTANCE OF 65.53 FEET; 127) THENCE RUN NORTH 85°21'11" WEST, A DISTANCE OF 42.63 FEET; 128) THENCE RUN NORTH 60°39'35" WEST, A DISTANCE OF 18.66 FEET; 129) THENCE RUN NORTH 21°11'09" EAST, A DISTANCE OF 33.22 FEET; 130) THENCE RUN NORTH 9°46'55" EAST, A DISTANCE OF 34.17 FEET; 131) THENCE RUN NORTH 69°21'47" WEST, A DISTANCE OF 64.50 FEET; 132) THENCE RUN SOUTH 38°44'14" WEST, A DISTANCE OF 49.09 FEET; 133) THENCE RUN SOUTH 69°27'26" WEST, A DISTANCE OF 48.70 FEET; 134) THENCE RUN NORTH 30°01'39" WEST, A DISTANCE OF 42.40 FEET; 135) THENCE RUN NORTH 19°21'43" EAST, A DISTANCE OF 48.17 FEET; 136) THENCE RUN NORTH 6°11'39" WEST, A DISTANCE OF 112.62 FEET; 137) THENCE RUN NORTH 52°24'28" WEST, A DISTANCE OF 49.31 FEET; 138) THENCE RUN NORTH 70°01'48" WEST, A DISTANCE OF 59.36 FEET; 139) THENCE RUN SOUTH 67°28'48" WEST, A DISTANCE OF 16.16 FEET; 140) THENCE RUN SOUTH 58°35'19" WEST, A DISTANCE OF 23.42 FEET; 141) THENCE RUN SOUTH 34°03'48" WEST, A DISTANCE OF 33.17 FEET; 142) THENCE RUN NORTH 86°36'10" WEST, A DISTANCE OF 29.60 FEET; 143) THENCE RUN NORTH 35°51'24" WEST, A DISTANCE OF 64.94 FEET; 144) THENCE RUN NORTH 49°18'53" WEST, A DISTANCE OF 52.48 FEET; 145) THENCE RUN NORTH 44°28'11" WEST, A DISTANCE OF 129.15 FEET; 146) THENCE RUN NORTH 66°37'19" WEST, A DISTANCE OF 34.82 FEET; 147) THENCE RUN SOUTH 31°55'50" WEST, A DISTANCE OF 30.36 FEET; 148) THENCE RUN SOUTH 12°46'38" WEST, A DISTANCE OF 80.57 FEET; 149) THENCE RUN SOUTH 6°15'31" EAST, A DISTANCE OF 20.76 FEET; 150) THENCE RUN SOUTH 87°21'34" WEST, A DISTANCE OF 18.41 FEET; 151) THENCE RUN NORTH 45°16'08" WEST, A DISTANCE OF 107.98 FEET; 152) THENCE RUN SOUTH 34°34'23" WEST, A DISTANCE OF 35.98 FEET; 153) THENCE RUN SOUTH 66°20'51" WEST, A DISTANCE OF 13.56 FEET; 154) THENCE RUN NORTH 52°17'22" WEST, A DISTANCE OF 48.07 FEET; 155) THENCE RUN NORTH 0°59'57" EAST, A DISTANCE OF 48.03 FEET; 156) THENCE RUN NORTH 24°04'20" EAST, A DISTANCE OF 31.68 FEET; 157) THENCE RUN NORTH 75°07'36" WEST, A DISTANCE OF 39.57 FEET; 158) THENCE RUN SOUTH 73°08'14" WEST, A DISTANCE OF 45.72 FEET; 159) THENCE RUN SOUTH 18°35'37" WEST, A DISTANCE OF 27.55 FEET; 160) THENCE RUN SOUTH 23°10'29" EAST, A DISTANCE OF 33.20 FEET; 161) THENCE RUN SOUTH 29°53'51" WEST, A DISTANCE OF 44.60 FEET; 162) THENCE RUN NORTH 55°46'44" WEST, A DISTANCE OF 86.46 FEET; 163) THENCE RUN NORTH 40°20'49" WEST, A DISTANCE OF 68.17 FEET; 164) THENCE RUN NORTH 78°32'36" WEST, A DISTANCE OF 64.32 FEET; 165) THENCE RUN NORTH 61°34'26" WEST, A DISTANCE OF 103.04 FEET; 166) THENCE RUN NORTH 30°29'54" WEST, A DISTANCE OF 45.35 FEET; 167) THENCE RUN NORTH 73°43'19" WEST, A DISTANCE OF 41.77 FEET; 168) THENCE RUN NORTH 25°01'56" WEST, A DISTANCE OF 47.38 FEET; 169) THENCE RUN NORTH 86°59'21" EAST, A DISTANCE OF 54.49 FEET; 170) THENCE RUN NORTH 1°30'45" WEST, A DISTANCE OF 10.89 FEET; 171) THENCE RUN NORTH 56°50'24" WEST, A DISTANCE OF 64.21 FEET; 172) THENCE RUN NORTH 32°47'53" WEST, A DISTANCE OF 71.38 FEET; 173) THENCE RUN SOUTH 87°47'18" WEST, A DISTANCE OF 53.13 FEET; 174) THENCE RUN NORTH 47°02'29" WEST, A DISTANCE OF 15.42 FEET; 175) THENCE RUN NORTH 21°33'01" WEST, A DISTANCE OF 82.39 FEET; 176) THENCE RUN SOUTH 81°37'44" WEST, A DISTANCE OF 52.43 FEET; 177) THENCE RUN NORTH 63°38'26" WEST, A DISTANCE OF 34.12 FEET; 178) THENCE RUN SOUTH 5°56'39" EAST, A DISTANCE OF 87.83 FEET; 179) THENCE RUN SOUTH 44°09'06" WEST, A DISTANCE OF 32.67 FEET; 180) THENCE RUN SOUTH 77°18'17" WEST, A DISTANCE OF 44.47 FEET; 181) THENCE RUN NORTH 73°07'24" WEST, A DISTANCE OF 61.82 FEET; 182) THENCE RUN SOUTH 81°08'29" WEST, A DISTANCE OF 43.74 FEET; 183) THENCE RUN SOUTH 49°34'23" WEST, A DISTANCE OF 77.22 FEET; 184) THENCE RUN SOUTH 0°58'17" WEST, A DISTANCE OF 29.02 FEET; 185) THENCE RUN SOUTH 63°44'58" WEST, A DISTANCE OF 21.13 FEET; 186) THENCE RUN NORTH 70°40'06" WEST, A DISTANCE OF 24.51 FEET; 187) THENCE RUN NORTH 2°52'50" WEST, A DISTANCE OF 44.07 FEET; 188) THENCE RUN NORTH 67°59'12" WEST, A DISTANCE OF 34.77 FEET; 189) THENCE RUN NORTH 68°18'59" WEST, A DISTANCE OF 65.13 FEET; 190) THENCE RUN NORTH 23°27'16" WEST, A DISTANCE OF 60.38 FEET; 191) THENCE RUN NORTH 45°01'12" WEST, A DISTANCE OF 89.32 FEET; 192) THENCE RUN NORTH 74°08'34" WEST, A DISTANCE OF 57.69 FEET; 193) THENCE RUN SOUTH 85°53'14" WEST, A DISTANCE OF 130.24 FEET; 194) THENCE RUN SOUTH 44°55'32" WEST, A DISTANCE OF 29.32 FEET; 195) THENCE RUN NORTH 75°29'28" WEST, A DISTANCE OF 38.42 FEET; 196) THENCE RUN NORTH 26°58'31" WEST, A DISTANCE OF 30.15 FEET; 197) THENCE RUN NORTH 87°16'32" WEST, A DISTANCE OF 39.24 FEET; 198) THENCE RUN NORTH 8°36'07" WEST, A DISTANCE OF 32.45 FEET; 199) THENCE RUN NORTH 50°21'16" WEST, A DISTANCE OF 34.96 FEET; 200) THENCE RUN NORTH 68°22'19" WEST, A DISTANCE OF 122.63 FEET; 201) THENCE RUN NORTH 85°27'34" WEST, A DISTANCE OF 55.70 FEET; 202) THENCE RUN NORTH 59°41'38" WEST, A DISTANCE OF 45.15 FEET; 203) THENCE RUN NORTH 76°37'00" WEST, A DISTANCE OF 79.38 FEET; 204) THENCE RUN SOUTH 88°17'05" WEST, A DISTANCE OF 49.10 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 17; THENCE DEPARTING CENTERLINE OF SAID CANAL, RUN NORTH 0°05'18" WEST, ALONG SAID WEST LINE OF THE EAST 1/4 OF SAID SECTION 17, A DISTANCE OF 3708.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO. 470 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18580-2601); THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 89°41'47" EAST, A DISTANCE OF 1299.79 FEET; 2) THENCE RUN SOUTH 00°18'13" WEST, A DISTANCE OF 10.00 FEET; 3) THENCE RUN SOUTH 89°41'47" EAST, A DISTANCE OF 33.60 FEET; 4) THENCE RUN SOUTH 89°47'31" EAST, A DISTANCE OF 166.50 FEET; 5) THENCE RUN NORTH 00°12'29" EAST, A DISTANCE OF 10.00 FEET; 6) THENCE RUN SOUTH 89°47'31" EAST, A DISTANCE OF 2529.50 FEET; 7) THENCE RUN SOUTH 89°52'59" EAST, A DISTANCE OF 2681.14 FEET; 8) THENCE RUN SOUTH 89°43'47" EAST, A DISTANCE OF 5346.05 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 0°12'36" WEST, ALONG SAID EAST LINE, A DISTANCE OF 2614.82 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 15; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°13'06" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2666.80 FEET TO THE NORTHEAST CORNER OF SAID SECTION 22; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°13'06" WEST, ALONG THE EAST LINE OF SECTION 22, A DISTANCE OF 5333.60 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°26'14" WEST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 5332.96 FEET TO THE NORTHWEST CORNER OF SAID SECTION 35; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°55'27" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 2697.18 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°50'13" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 2687.68 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°31'38" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1331.64 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'46" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1329.34 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°27'24" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1329.37 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 0°27'24" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 2659.72 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°47'43" WEST, ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 1324.33 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 89°54'19" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 362.88 FEET TO THE POINT OF BEGINNING.

TRACT 4:

THAT PORTION OF COUNTY ROAD NO. 470 RIGHT-OF-WAY (A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 18580-2601) LYING IN SECTIONS 10, 11, 12, 13, 14, AND 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE RUN NORTH 00°08'05" EAST, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE DEPARTING SAID EAST LINE, RUN NORTH 88°54'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2172.34 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN SOUTH 01°07'49" EAST, A DISTANCE OF 100.08 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 88°54'07" WEST, A DISTANCE OF 3226.94 FEET; 2) THENCE RUN NORTH 89°27'00" WEST, A DISTANCE OF 5370.13 FEET; 3) THENCE RUN NORTH 89°43'47" WEST, A DISTANCE OF 1615.44 FEET TO A POINT ON THE PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF CENTRAL PARKWAY (A 100 FOOT WIDE PROPOSED RIGHT-OF-WAY), SAID POINT BEING A POINT ON A 2823.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°35'20" EAST AND A CHORD LENGTH OF 142.22 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°53'12", AN ARC DISTANCE OF 142.23 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470; THENCE DEPARTING SAID PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 89°43'47" EAST, A DISTANCE OF 1514.39 FEET; 2) THENCE RUN SOUTH 89°27'00" EAST, A DISTANCE OF 5371.03 FEET; 3) THENCE RUN SOUTH 88°54'07" EAST, A DISTANCE OF 3223.53 FEET TO THE POINT OF BEGINNING.

INDEX	
SHEET	DESCRIPTION
8	COVER SHEET
9	TRACT 1 SKETCH
10	TRACT 2 SKETCH
11-15	TRACT 3 SKETCHES
16	TRACT 4 SKETCH

JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

J. H. BLAIR, License Number 6917, STATE OF FLORIDA, Professional Surveyor and Mapper

CFB SURVEYING

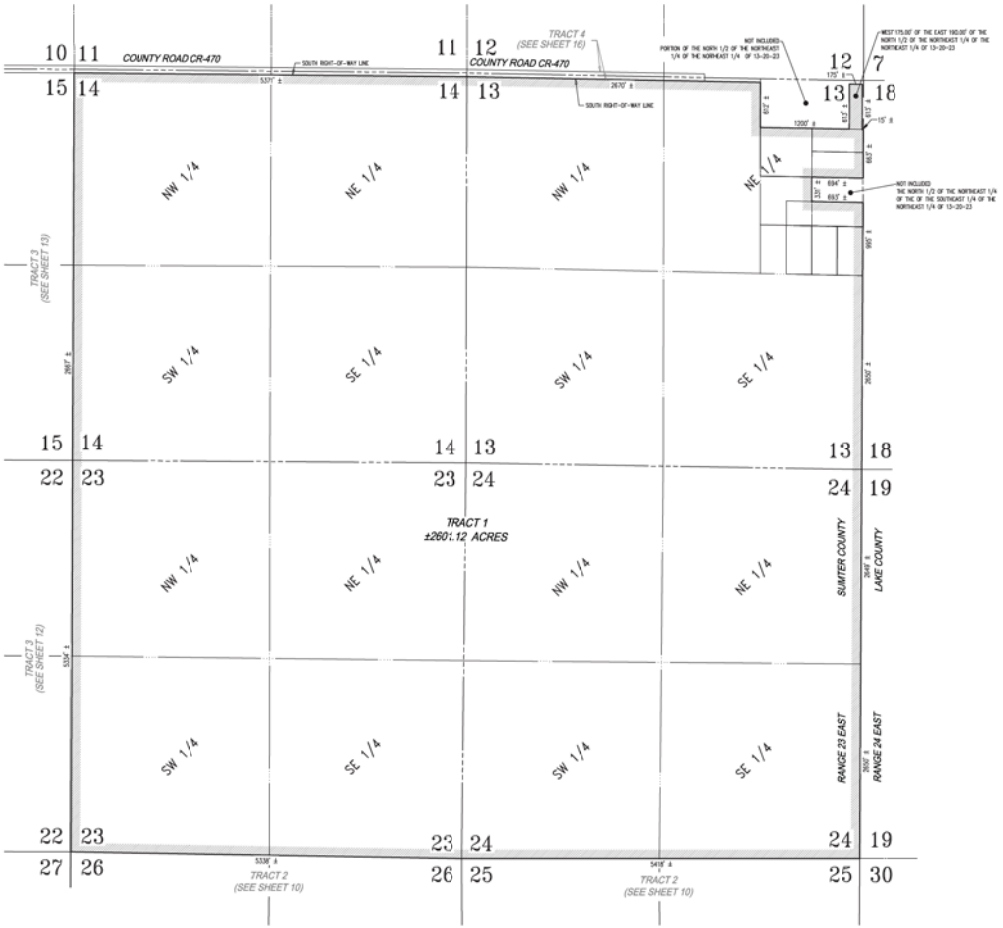
DATE	REVISIONS
11/18/2019	ADDED TRACT 3 – DMS
03/29/2022	ADDED TRACT 4 & REVISED TRACT 1 – DMS
10/17/2022	REVISED TRACT 1 – DMS

CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: S01122.0032
DRAWING DATE: 06/25/2019
DRAWN BY: JHB
CHECKED BY: JDH
FIELD BOOK: ## PAGE: ##

VOSO 10TH AMENDMENT – CHAPTER 163
AREA B – AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 08 OF 16



LEGEND:

19 SECTION LABEL

CFB SURVEYING

REVISIONS	DATE
ADDED TRACT 3 - DMS	11/26/2019
ADDED TRACT 4 & REVISED TRACT 1 - DMS	03/26/2022
REVISED TRACT 1 - DMS	10/17/2022

CLIENT: THE VILLAGES LAND COMPANY, LLC
PROJECT: 19-0102-0
DRAWING DATE: 09/25/2019
DRAWN BY: JHB
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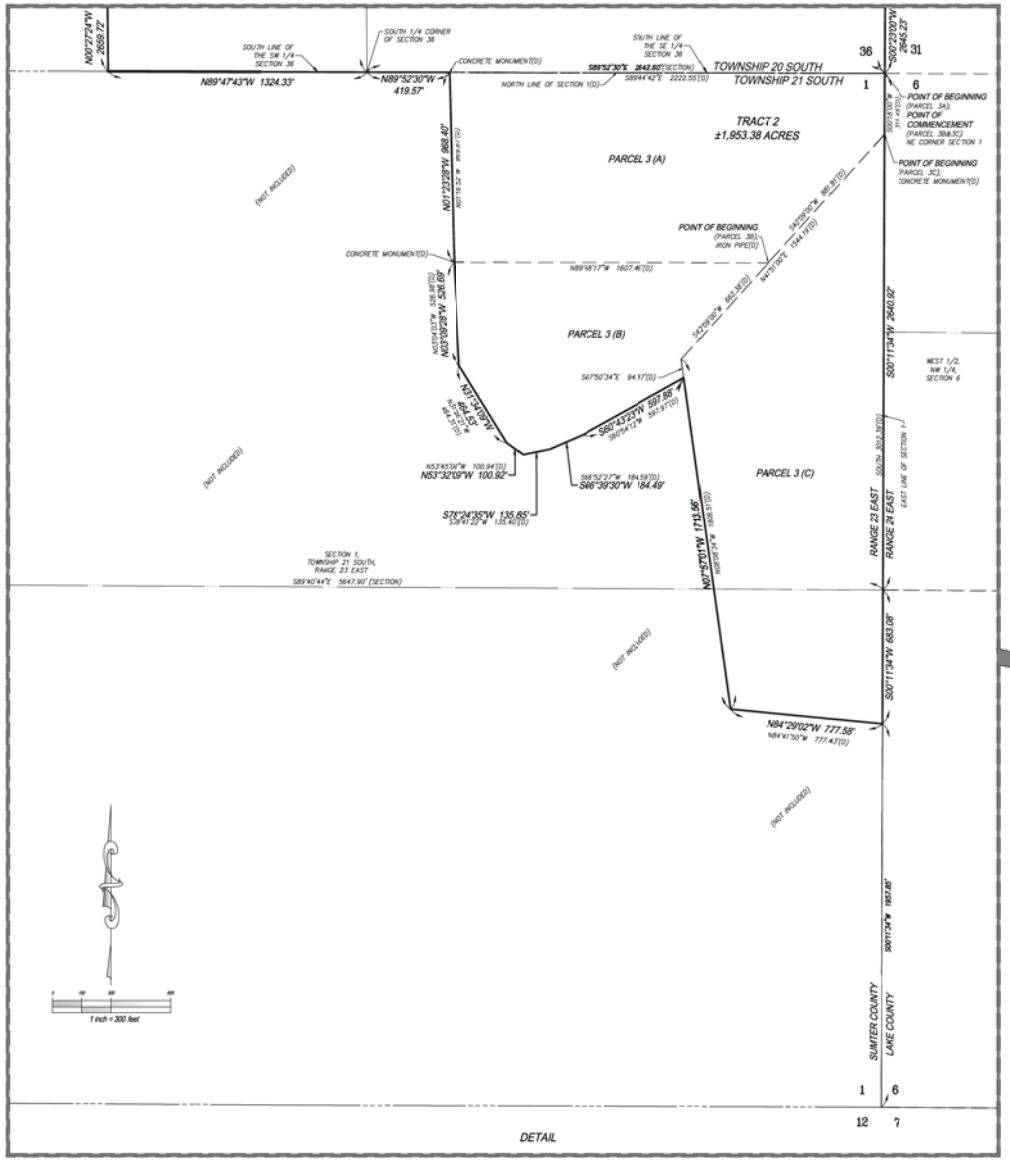
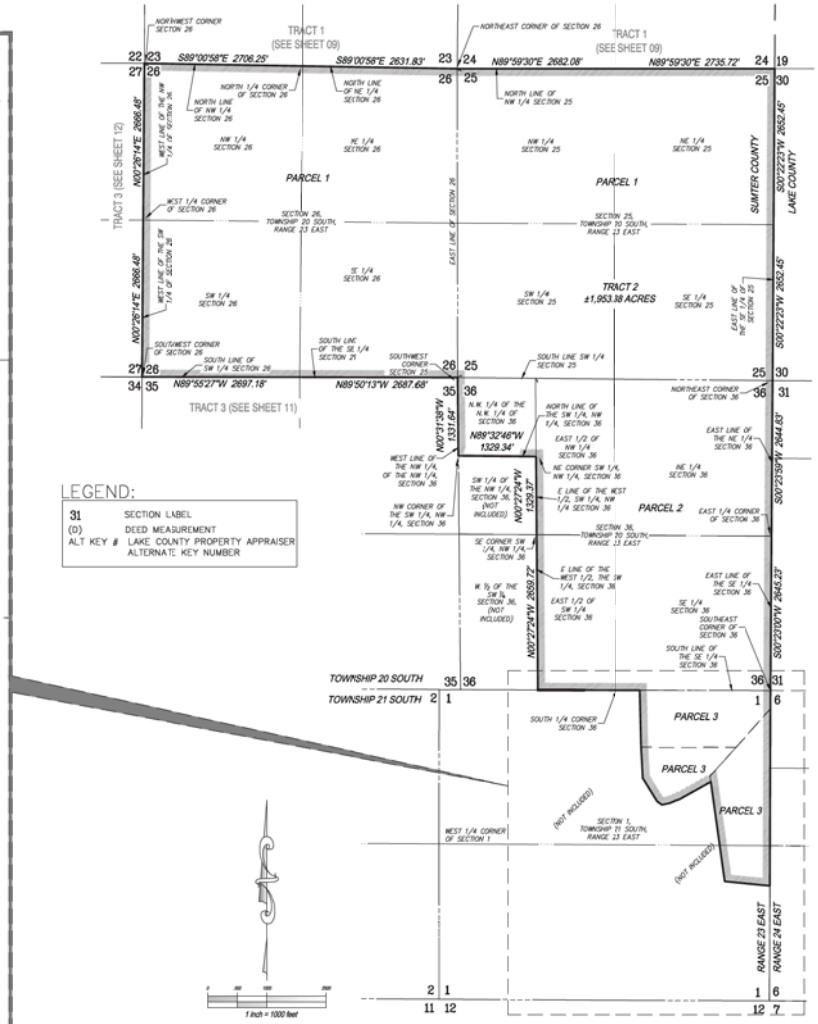
FIELD BOOK: N/A PAGE: N/A

KOSD 10TH AMENDMENT - CHAPTER 163
AREAS TO BE AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 09 OF 16





LEGEND:

31	SECTION LABEL
(D)	DEED MEASUREMENT
ALT KEY #	LAKE COUNTY PROPERTY APPRAISER ALTERNATE KEY NUMBER

CFB SURVEYING

VOSO 10TH AMENDMENT – CHAPTER 163
AREA B AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

CLIENT: THE VILLAGES LAND COMPANY, LLC
PROJECT NO.: 19-0103
DRAWING DATE: 06/25/2019
DATE OF SURVEY: N/A
DRAWN BY: AB
CHECKED BY: JBH
FIELD BOOK: N/A
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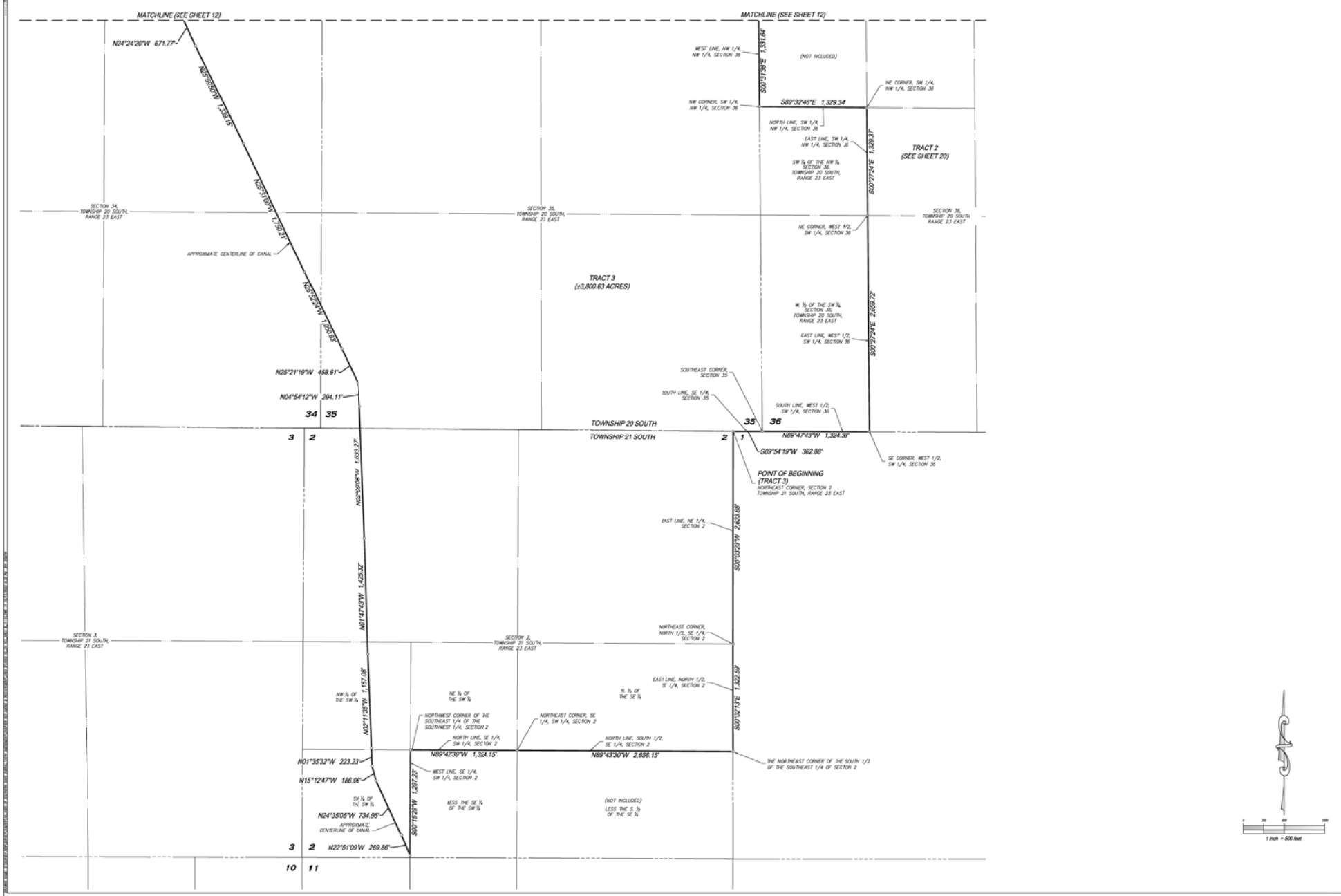
REVISED TRACT 3 – DWG — 11/14/2019
ADDED TRACT 1 & REVISED TRACT 1 – DWG — 03/29/2022
REVISED TRACT 1 – DWG — 10/17/2022

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 10 OF 16


MATCHLINE (SEE SHEET 12)
MATCHLINE (SEE SHEET 12)
N24°24'20"W 671.77'
N25°59'55"W 1,398.15'
N25°31'00"W 1,756.21'
APPROXIMATE CENTERLINE OF CANAL
N25°24'24"W 1,060.93'
N25°21'19"W 458.61'
N04°54'12"W 294.11'
SECTION 34, TOWNSHIP 20 SOUTH, RANGE 23 EAST
SECTION 35, TOWNSHIP 20 SOUTH, RANGE 23 EAST
SECTION 36, TOWNSHIP 20 SOUTH, RANGE 23 EAST
WEST LINE, NW 1/4, NW 1/4, SECTION 36
S00°31'38"E 1,331.64'
(NOT INCLUDED)
NE CORNER, SW 1/4, NW 1/4, SECTION 36
NW CORNER, SW 1/4, NW 1/4, SECTION 36
S89°32'46"E 1,329.34'
NORTH LINE, SW 1/4, NW 1/4, SECTION 36
EAST LINE, SW 1/4, NW 1/4, SECTION 36
SW ¼ OF THE NW ¼ SECTION 36, TOWNSHIP 20 SOUTH, RANGE 23 EAST
S00°27'24"E 1,329.31'
TRACT 2 (SEE SHEET 20)
NE CORNER, WEST 1/2, SW 1/4, SECTION 36
TRACT 3 (±3,800.63 ACRES)
W ½ OF THE SW ¼ SECTION 36, TOWNSHIP 20 SOUTH, RANGE 23 EAST
EAST LINE, WEST 1/2, SW 1/4, SECTION 36
S00°27'24"E 2,658.72'
SOUTHEAST CORNER, SECTION 35
SOUTH LINE, SE 1/4, SECTION 35
SOUTH LINE, WEST 1/2, SW 1/4, SECTION 36
TOWNSHIP 20 SOUTH
TOWNSHIP 21 SOUTH
N89°47'43"W 1,324.33'
S89°54'19"W 362.88'
SE CORNER, WEST 1/2, SW 1/4, SECTION 36
POINT OF BEGINNING (TRACT 3)
NORTHEAST CORNER, SECTION 2 TOWNSHIP 21 SOUTH, RANGE 23 EAST
N02°00'08"W 1,613.27'
EAST LINE, NE 1/4, SECTION 2
S00°03'23"W 2,623.68'
N01°47'43"W 1,425.33'
SECTION 3, TOWNSHIP 21 SOUTH, RANGE 23 EAST
SECTION 2, TOWNSHIP 21 SOUTH, RANGE 23 EAST
NORTHEAST CORNER, NORTH 1/2, SE 1/4, SECTION 2
EAST LINE, NORTH 1/2, SE 1/4, SECTION 2
S00°10'13"E 1,322.59'
NW ¼ OF THE SW ¼
N02°11'35"W 1,157.08'
NE ¼ OF THE SW ¼
N. ½ OF THE SE ¼
NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 2
NORTHEAST CORNER, SE 1/4, SW 1/4, SECTION 2
NORTH LINE, SE 1/4, SW 1/4, SECTION 2
NORTH LINE, SOUTH 1/2, SE 1/4, SECTION 2
N89°42'39"W 1,324.15'
N89°43'30"W 2,656.15'
THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2
N01°35'32"W 223.23'
N15°12'47"W 186.06'
WEST LINE, SE 1/4, SW 1/4, SECTION 2
S00°15'29"W 1,297.23'
SW ¼ OF THE SW ¼
LESS THE SE ¼ OF THE SW ¼
(NOT INCLUDED) LESS THE S. ½ OF THE SE ¼
N24°35'05"W 734.95'
APPROXIMATE CENTERLINE OF CANAL
N22°51'09"W 269.86'
1 inch = 500 feet
CFB SURVEYING
SHEET 11 OF 16
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC
VGSD 10TH AMENDMENT – CHAPTER 163 PARTIAL FILE AMENDMENT – RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 19-0163
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FIELD BOOK: N/A
PAGE: N/A
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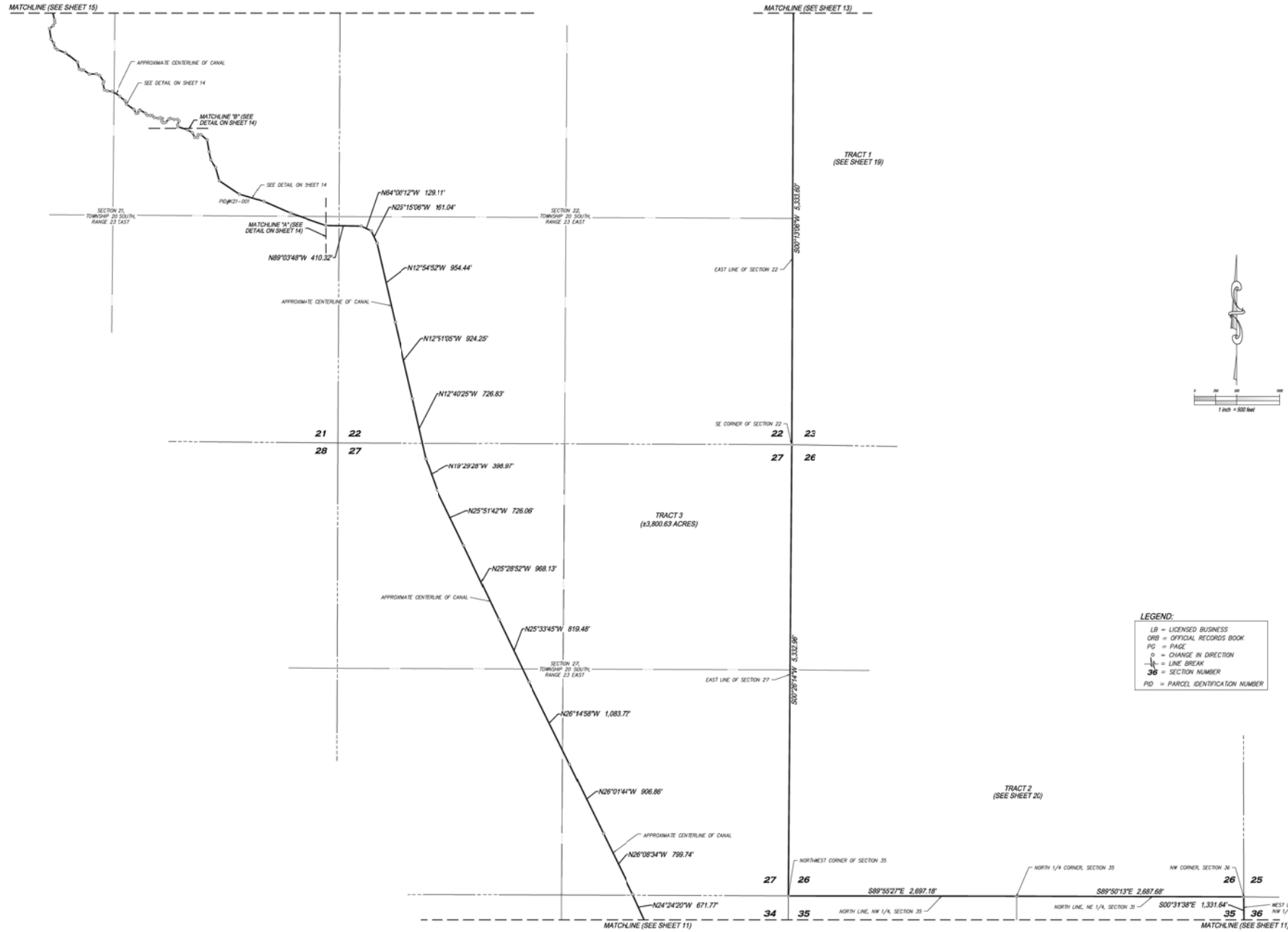
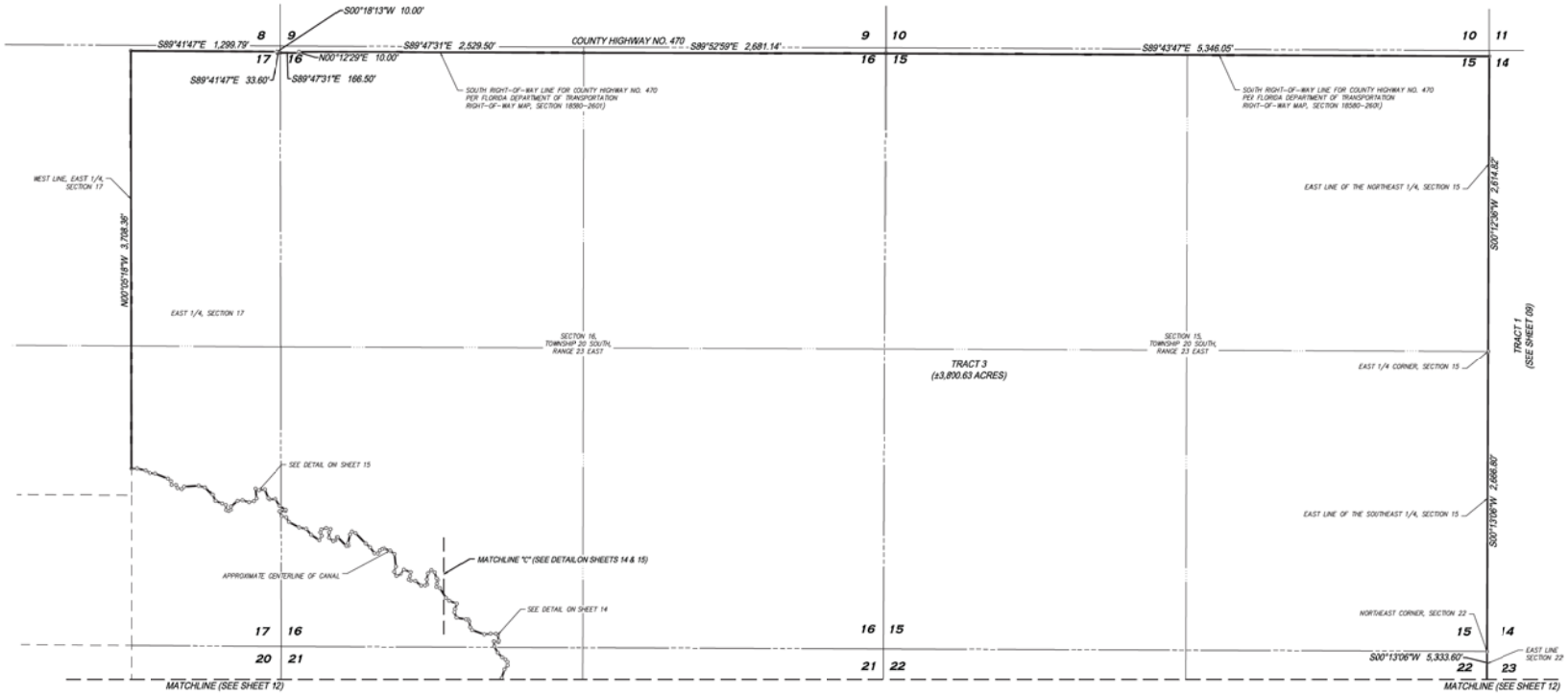
ADDED TRACT 4 & REVISED TRACT 1 – DWG 03/26/2022
REVISED TRACT 1 – DWG 10/17/2022


MATCHLINE (SEE SHEET 15)
MATCHLINE (SEE SHEET 13)
APPROXIMATE CENTERLINE OF CANAL
SEE DETAIL ON SHEET 14
MATCHLINE "B" (SEE DETAIL ON SHEET 14)
SEE DETAIL ON SHEET 14
PID#21-001
MATCHLINE "A" (SEE DETAIL ON SHEET 14)
SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST
SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST
N64°00'12"W 129.11'
N25°15'06"W 161.04'
N89°03'48"W 410.32'
N12°54'52"W 954.44'
APPROXIMATE CENTERLINE OF CANAL
N12°51'05"W 924.25'
N12°40'25"W 726.83'
N19°29'28"W 398.97'
N25°51'42"W 726.06'
N25°28'52"W 968.13'
APPROXIMATE CENTERLINE OF CANAL
N25°33'45"W 819.48'
SECTION 27, TOWNSHIP 20 SOUTH, RANGE 23 EAST
N26°14'58"W 1,083.77'
N26°01'44"W 906.86'
APPROXIMATE CENTERLINE OF CANAL
N26°08'34"W 799.74'
N24°24'20"W 671.77'
MATCHLINE (SEE SHEET 11)
S00°13'09"W 5,333.60'
EAST LINE OF SECTION 22
SE CORNER OF SECTION 22
S00°26'14"W 5,332.36'
EAST LINE OF SECTION 27
TRACT 1 (SEE SHEET 19)
TRACT 3 (±3,800.63 ACRES)
TRACT 2 (SEE SHEET 20)
21 22 23
28 27 26
22 23
27 26
27 26 25
34 35 36
NORTHWEST CORNER OF SECTION 35
NORTH 1/4 CORNER, SECTION 35
NW CORNER, SECTION 36
S89°55'27"E 2,697.18'
S89°50'13"E 2,687.68'
S00°31'38"E 1,331.64'
NORTH LINE, NW 1/4, SECTION 35
NORTH LINE, NE 1/4, SECTION 35
WEST LINE, NW 1/4, NW 1/4, SECTION 36
MATCHLINE (SEE SHEET 11)
1 inch = 500 feet
LEGEND:
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
= CHANGE IN DIRECTION
= LINE BREAK
36 = SECTION NUMBER
PID = PARCEL IDENTIFICATION NUMBER
CFB SURVEYING
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC
SHEET 12 OF 16

LEGEND:

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
⊙ = CHANGE IN DIRECTION
⊸ = LINE BREAK
36 = SECTION NUMBER
PID = PARCEL IDENTIFICATION NUMBER



CFB SURVEYING

REVISIONS	DATE
ADDED TRACT 2 – DWG	11/20/2019
ADDED TRACT 4 & REVISED TRACT 1 – DWG	03/26/2022
REVISED TRACT 1 – DWG	10/17/2022

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JOB NO.: 2019-0183
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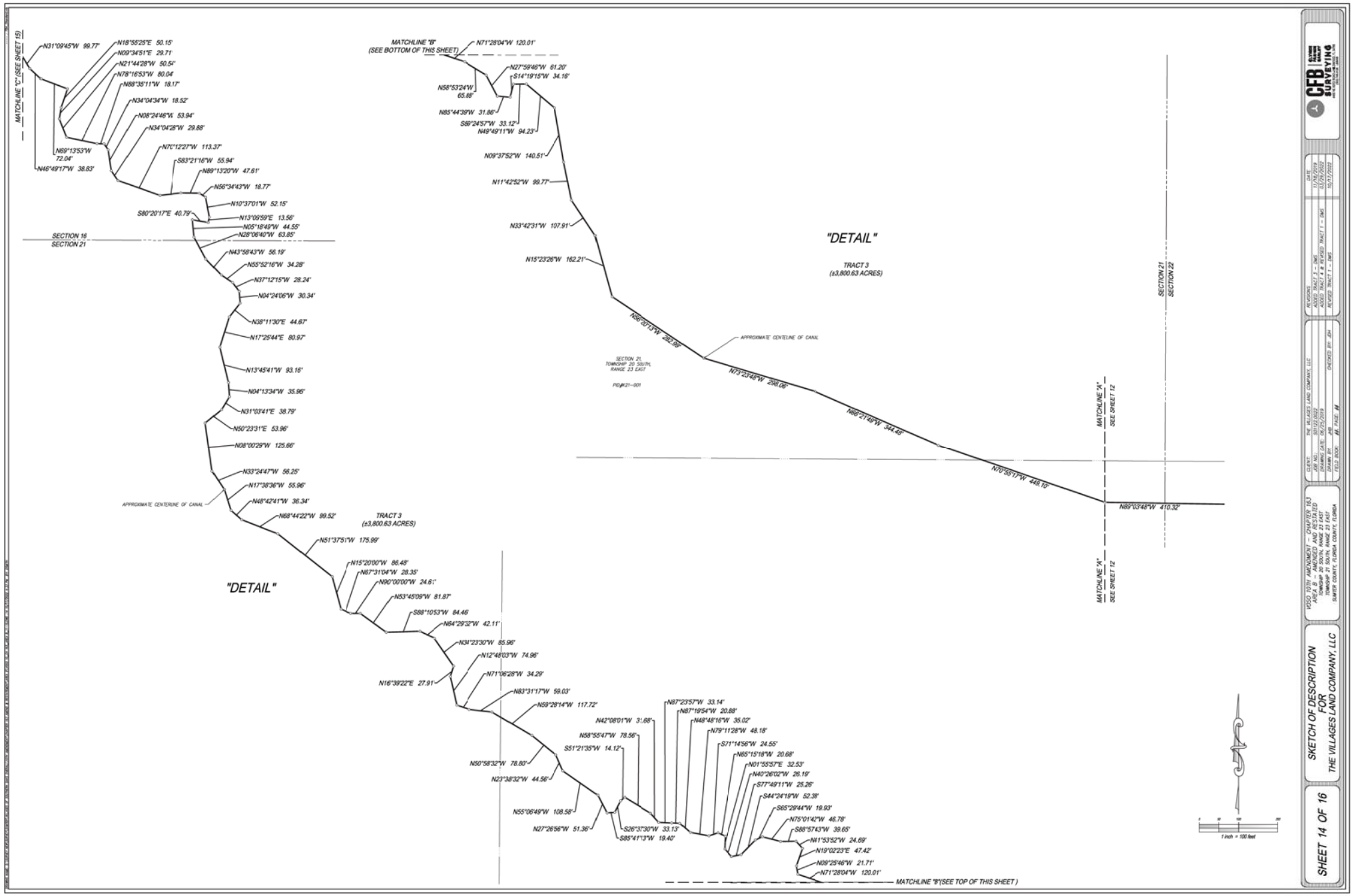
DRAWN BY: JAB
CHECKED BY: JEH
FIELD BOOK: N/A PAGE: N/A

VGSD 1051 AMENDMENT – CHAPTER 163
PARCEL B AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 13 OF 16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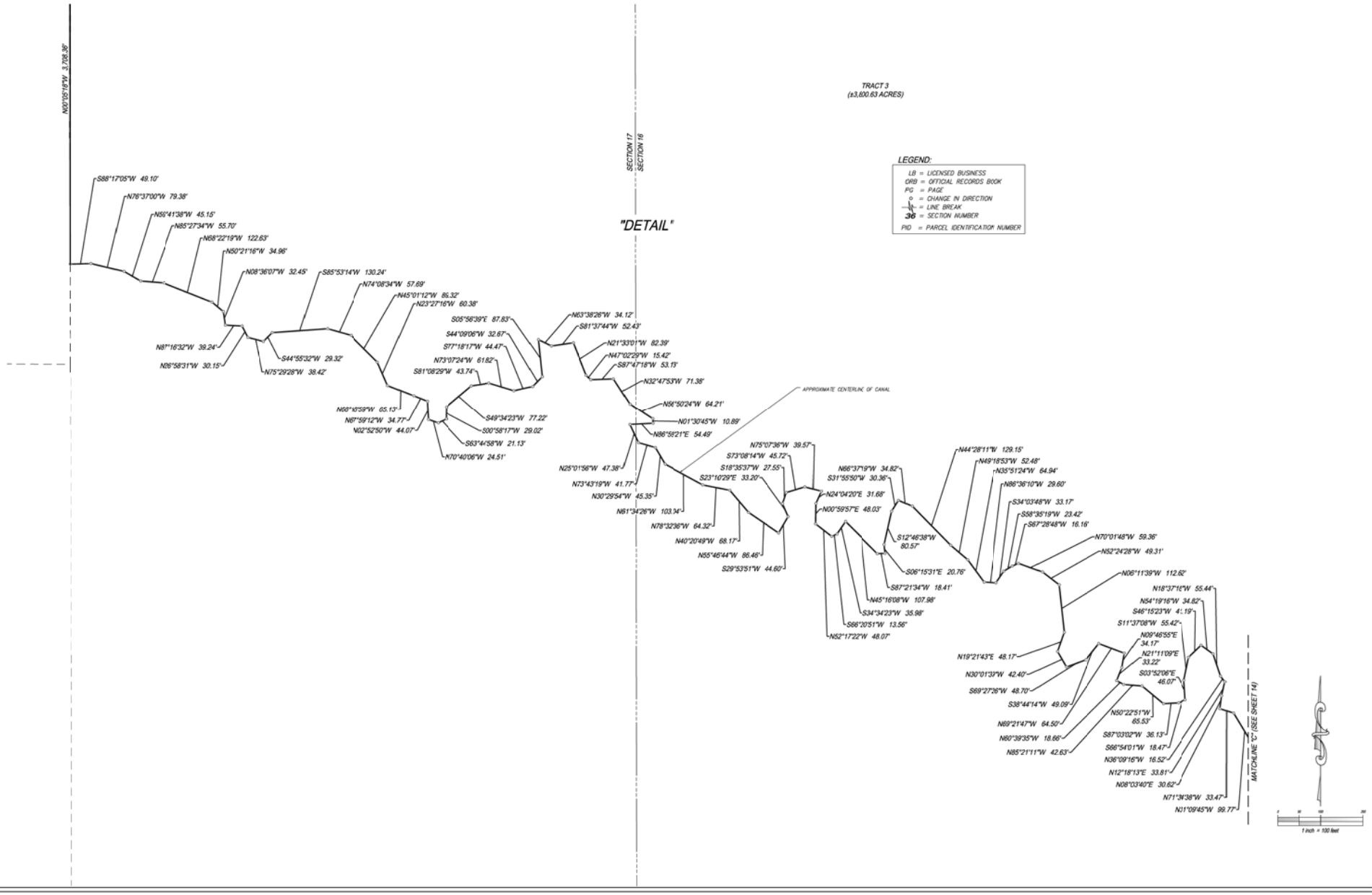
N18°55'25"E 50.15'
N09°34'51"E 29.71'
N21°44'28"W 50.54'
N78°16'53"W 80.04'
N88°35'11"W 18.17'
N34°04'34"W 18.52'
N08°24'46"W 53.94'
N34°04'28"W 29.88'
N70°12'27"W 113.37'
S83°21'16"W 55.94'
N89°13'20"W 47.61'
N69°13'53"W 72.04'
N46°49'17"W 38.83'
N56°34'43"W 18.77'
N10°37'01"W 52.15'
S80°20'17"E 40.79'
N13°09'59"E 13.56'
N05°18'49"W 44.55'
N28°06'40"W 63.85'
SECTION 16
SECTION 21
N43°58'43"W 56.19'
N55°52'16"W 34.28'
N37°12'15"W 28.24'
N04°24'06"W 30.34'
N38°11'30"E 44.67'
N17°25'44"E 80.97'
N13°45'41"W 93.16'
N04°13'34"W 35.96'
N31°03'41"E 38.79'
N50°23'31"E 53.96'
N08°00'29"W 125.66'
N33°24'47"W 56.25'
N17°38'36"W 55.96'
N48°42'41"W 36.34'
APPROXIMATE CENTERLINE OF CANAL
N68°44'22"W 99.52'
TRACT 3
(±3,800.63 ACRES)
N51°37'51"W 175.99'
N15°20'00"W 86.48'
N67°31'04"W 28.35'
N90°00'00"W 24.61'
N53°45'09"W 81.87'
S88°10'53"W 84.46'
N64°29'32"W 42.11'
N34°23'30"W 85.96'
N12°48'03"W 74.96'
N71°06'28"W 34.29'
N16°39'22"E 27.91'
N83°31'17"W 59.03'
N59°28'14"W 117.72'
"DETAIL"
N42°08'01"W 31.68'
N58°55'47"W 78.56'
S51°21'35"W 14.12'
N50°58'32"W 78.80'
N23°38'32"W 44.56'
N55°06'49"W 108.58'
N27°26'56"W 51.36'
S26°37'30"W 33.13'
S85°41'13"W 19.40'
N87°23'57"W 33.14'
N87°19'54"W 20.88'
N48°48'16"W 35.02'
N79°11'28"W 48.18'
S71°14'56"W 24.55'
N65°15'18"W 20.68'
N01°55'57"E 32.53'
N40°26'02"W 26.19'
S77°49'11"W 25.26'
S44°24'19"W 52.39'
S65°29'44"W 19.93'
N75°01'42"W 46.78'
S88°57'43"W 39.65'
N11°53'52"W 24.69'
N19°02'23"E 47.42'
N09°25'46"W 21.71'
N71°28'04"W 120.01'
MATCHLINE "B" (SEE TOP OF THIS SHEET)
MATCHLINE "B" (SEE BOTTOM OF THIS SHEET)
N71°28'04"W 120.01'
N27°59'46"W 61.20'
S14°19'15"W 34.16'
N58°53'24"W 65.88'
N85°44'39"W 31.86'
S89°24'57"W 33.12'
N49°49'11"W 94.23'
N09°37'52"W 140.51'
N11°42'52"W 99.77'
N33°42'31"W 107.91'
N15°23'26"W 162.21'
N66°30'13"W 282.86'
APPROXIMATE CENTELINE OF CANAL
N73°23'48"W 298.06'
N66°21'49"W 344.48'
N70°55'17"W 448.10'
N89°03'48"W 410.32'
"DETAIL"
TRACT 3
(±3,800.63 ACRES)
SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PG#21-001
MATCHLINE "A" SEE SHEET 12
MATCHLINE "A" SEE SHEET 12
SECTION 21
SECTION 22
MATCHLINE "B" (SEE TOP OF THIS SHEET)
1 inch = 100 feet
CFB SURVEYING
CLIENT: THE VILLAGES LAND COMPANY, LLC
DRAWING DATE: 06/25/2019
DRAWN BY: JAB
CHECKED BY: JEH
FIELD BOOK: N/A PAGE: N/A
REVISIONS
REVISED TRACT 3 – DMS 11/26/2019
ADDED TRACT A & REVISED TRACT 1 – DMS 03/26/2022
REVISED TRACT 1 – DMS 10/17/2022
VGSD 10TH AMENDMENT – CHAPTER 190 PARCEL B AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA COUNTY, FLORIDA
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC
SHEET 14 OF 16



CFB SURVEYING

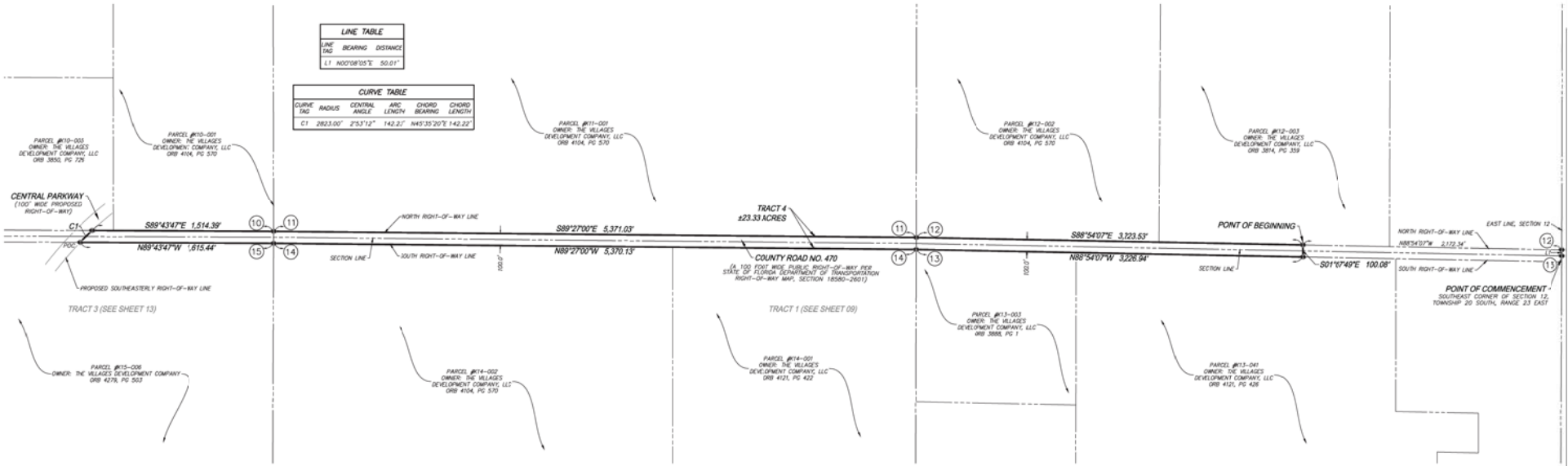
REVISIONS	DATE
ADDED TRACT 3 – DWG	11/30/2018
ADDED TRACT 4 & REVISED TRACT 1 – DWG	03/29/2022
REVISED TRACT 1 – DWG	10/17/2022

CLIENT: THE VILLAGES LAND COMPANY, LLC
PROJECT: 2019-0103
DRAWING DATE: 06/25/2019
DRAWN BY: JAB
CHECKED BY: JDH
FIELD BOOK: N/A PAGE: N/A

VOID 10TH AMENDMENT – CHAPTER 163
PARCEL 8 AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 15 OF 16



CFB SURVEYING

REVISIONS	DATE
REVISED TRACT 3 - DWS	11/14/2019
ADDED TRACT 4 & REVISED TRACT 1 - DWS	03/26/2022
REVISED TRACT 1 - DWS	10/17/2022

CLIENT: THE VILLAGES LAND COMPANY, LLC
DRAWING DATE: 06/25/2019
DRAWN BY: JAB
CHECKED BY: JEH
FIELD BOOK: --- PAGE: ---

VOGO 10TH AMENDMENT - CHAPTER 163 PUD AMENDMENT - SECTION 12 TOWNSHIP 20 SOUTH, RANGE 23 EAST TOWNSHIP 21 SOUTH, RANGE 23 EAST SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 16 OF 16

EXHIBIT 2

LAND USE CONVERSION MATRIX

Land Use Conversion Table

The Villages of Southern Oaks

Revised October 2020

Land Use Conversion			TO:																	ITE Trip Generation Manual 10th Edition PM Peak Hour Trip Generation		
			Villages Single-Family Residential	Villages Multi Family Residential	Community Support District - Single Family	Community Support District - Multi-Family (1-2 stories)	Community Support District - Multi-Family (3+ stories)	Congregate Care / Independent Living Facility	Assisted Living Facility	Nursing Home / Skilled Nursing Facility	Hospital	Medical Office	Research & Development Center	Educational (University / College)	General Office	Commercial / Retail	Hotel	Light Industrial	Government Office	Land use	ITE Code	Trip Generation Rate
		Units	DU	DU	DU	DU	DU	DU	Beds	Beds	Beds	KSF	KSF	Students	KSF	KSF	Rooms	KSF	KSF			
FROM:	Villages Single-Family Residential	DU	1.000	1.750	0.285	0.500	0.636	1.944	1.346	1.591	0.185	0.101	0.714	2.333	0.304	0.092	0.583	0.556	0.205	Villages Single-Family Residential [1]	N/A	T= 0.35 *(X), *X is # of Dwelling Units*
	Villages Multi-Family Residential	DU	0.571	1.000	0.163	0.286	0.364	1.111	0.769	0.909	0.106	0.058	0.408	1.333	0.174	0.052	0.333	0.317	0.117	Villages Multi-Family Residential [1]	N/A	T= 0.20 *(X), *X is # of Dwelling Units*
	Community Support District - Single Family	DU	3.514	6.150	1.000	1.757	2.236	6.833	4.731	5.591	0.651	0.355	2.510	8.200	1.070	0.323	2.050	1.952	0.719	Community Support District - Single Family [2]	N/A	T= 1.23 *(X), *X is # of Dwelling Units*
	Community Support District - Multi-Family (1-2 stories)	DU	2.000	3.500	0.569	1.000	1.273	3.889	2.692	3.182	0.370	0.202	1.429	4.667	0.609	0.184	1.167	1.111	0.409	Community Support District - Multi-Family (1-2 stories) [2]	N/A	T= 0.70 *(X), *X is # of Dwelling Units*
	Community Support District - Multi-Family (3+ stories)	DU	1.571	2.750	0.447	0.786	1.000	3.056	2.115	2.500	0.291	0.159	1.122	3.667	0.478	0.144	0.917	0.873	0.322	Community Support District - Multi-Family (3+ stories) [2]	N/A	T= 0.55 *(X), *X is # of Dwelling Units*
	Congregate Care / Independent Living Facility	DU	0.514	0.900	0.146	0.257	0.327	1.000	0.692	0.818	0.095	0.052	0.367	1.200	0.157	0.047	0.300	0.286	0.105	Congregate Care / Independent Living Facility	253	T= 0.18 *(X), *X is # of Dwelling Units*
	Assisted Living Facility	Beds	0.743	1.300	0.211	0.371	0.473	1.444	1.000	1.182	0.138	0.075	0.531	1.733	0.226	0.068	0.433	0.413	0.152	Assisted Living Facility	254	T= 0.26 *(X), *X is # of Beds*
	Nursing Home / Skilled Nursing Facility	Beds	0.629	1.100	0.179	0.314	0.400	1.222	0.846	1.000	0.116	0.064	0.449	1.467	0.191	0.058	0.367	0.349	0.129	Nursing Home / Skilled Nursing Facility	620	T= 0.22 *(X), *X is # of Beds*
	Hospital	Beds	5.400	9.450	1.537	2.700	3.436	10.500	7.269	8.591	1.000	0.546	3.857	12.600	1.643	0.496	3.150	3.000	1.105	Hospital	610	T= 1.89 *(X), *X is # of Beds*
	Medical Office	KSF	9.886	17.300	2.813	4.943	6.291	19.222	13.308	15.727	1.831	1.000	7.061	23.067	3.009	0.908	5.767	5.492	2.023	Medical Office	720	T= 3.46 *(X), *X is 1,000 Square Feet*
	Research & Development Center	KSF	1.400	2.450	0.398	0.700	0.891	2.722	1.885	2.227	0.259	0.142	1.000	3.267	0.426	0.129	0.817	0.778	0.287	Research & Development Center	760	T= 0.49 *(X), *X is 1,000 Square Feet*
	Educational (University / College)	Students	0.429	0.750	0.122	0.214	0.273	0.833	0.577	0.682	0.079	0.043	0.306	1.000	0.130	0.039	0.250	0.238	0.088	Educational (University / College)	550	T= 0.15 *(X), *X is # of Students*
	General Office	KSF	3.286	5.750	0.935	1.643	2.091	6.389	4.423	5.227	0.608	0.332	2.347	7.667	1.000	0.302	1.917	1.825	0.673	General Office	710	T= 1.15 *(X), *X is 1,000 Square Feet*
	Commercial / Retail	KSF	10.886	19.050	3.098	5.443	6.927	21.167	14.654	17.318	2.016	1.101	7.776	25.400	3.313	1.000	6.350	6.048	2.228	Commercial / Retail	820	T= 3.81 *(X), *X is 1,000 Square Feet*
	Hotel	Rooms	1.714	3.000	0.488	0.857	1.091	3.333	2.308	2.727	0.317	0.173	1.224	4.000	0.522	0.157	1.000	0.952	0.351	Hotel	310	T= 0.60 *(X), *X is # of Rooms*
	Light Industrial	KSF	1.800	3.150	0.512	0.900	1.145	3.500	2.423	2.864	0.333	0.182	1.286	4.200	0.548	0.165	1.050	1.000	0.368	Light Industrial	110	T= 0.63 *(X), *X is 1,000 Square Feet*
	Government Office	KSF	4.886	8.550	1.390	2.443	3.109	9.500	6.577	7.773	0.905	0.494	3.490	11.400	1.487	0.449	2.850	2.714	1.000	Government Office	730	T= 1.71 *(X), *X is 1,000 Square Feet*

[1] Source: Villages O-D Survey

[2] The Villages Community Support District (CSD) Adjusted Rate

EXHIBIT 3

AREA B LOCATION MAP

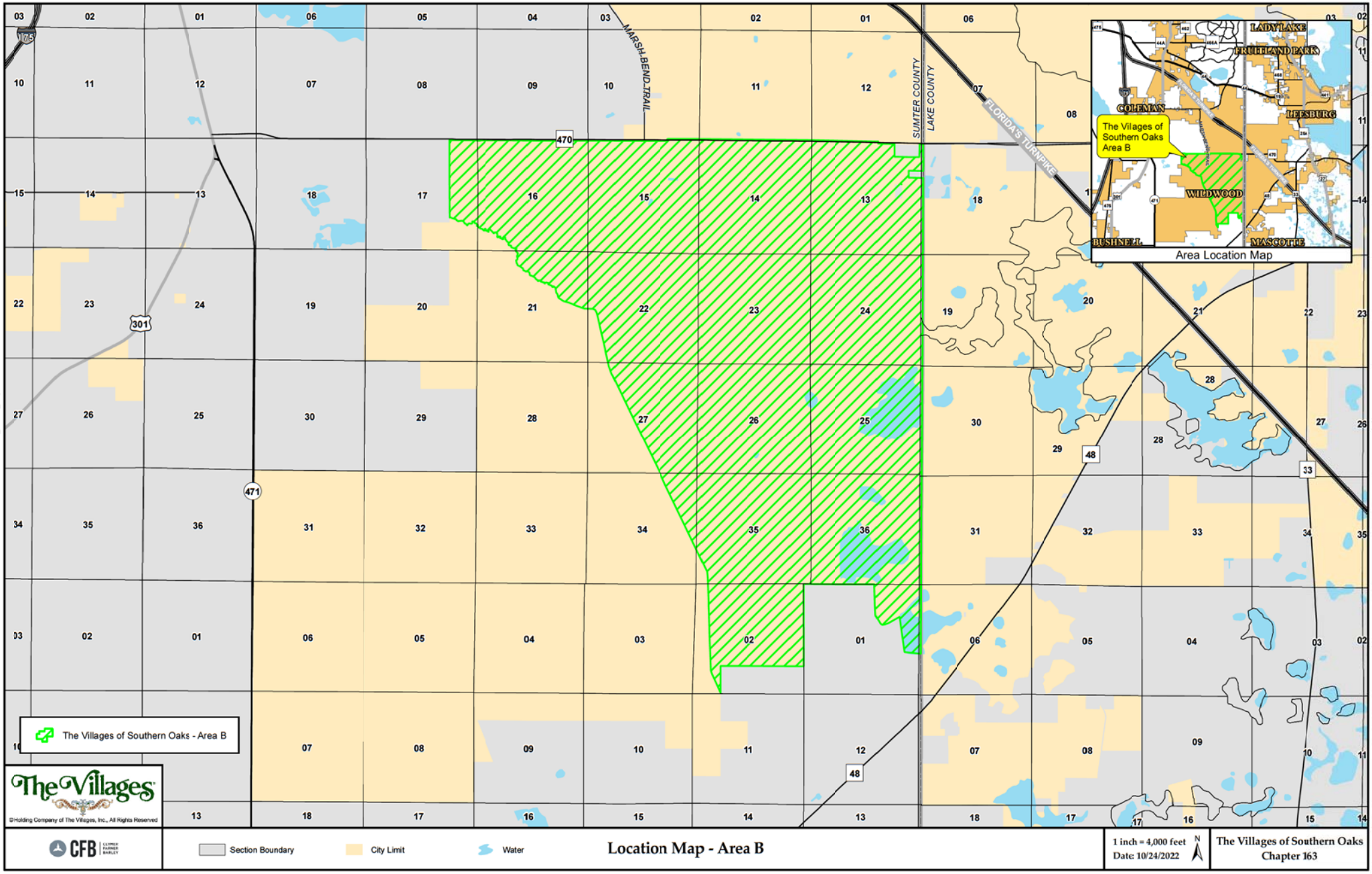

MARSH BEND TRAIL
SUMTER COUNTY
LAKE COUNTY
FLORIDA'S TURNPIKE
470
301
471
48
33
175
The Villages of Southern Oaks - Area B
Area Location Map
LADY LAKE
FRUITLAND PARK
COLEMAN
LEESBURG
WILDWOOD
BUSHNELL
MASCOTTE
The Villages
©Holding Company of The Villages, Inc., All Rights Reserved
CFB
Section Boundary
City Limit
Water
Location Map - Area B
1 inch = 4,000 feet
Date: 10/24/2022
N
The Villages of Southern Oaks
Chapter 163

EXHIBIT 4

PERMITTED USES

PERMITTED USES IN VILLAGES OF SOUTHERN OAKS

1. **PURSUANT TO FUTURE LAND USE POLICY 1.5.2:**

    a. RESIDENTIAL – SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED AND MULTI-FAMILY
    b. NON-RESIDENTIAL – COMMERCIAL, OFFICE (GENERAL AND MEDICAL), ASSISTED LIVING FACILITY, INDEPENDENT LIVING FACILITY, MEMORY CARE, HOSPICE, CCRC, SKILLED NURSING FACILITY, HOTEL, HOSPITAL, RECREATION, GOLF COURSE, GOVERNMENT, INSTITUTIONAL, CIVIC, WASTEWATER AND WATER TREATMENT PLANTS, WELL SITES AND OTHER SIMILAR USES.

2. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.3:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED)
    b. COMMERCIAL INCLUDING BUT NOT LIMITED TO RETAIL, OFFICE, HOTEL, CONVENTION/PERFORMING ARTS CENTER AND THEATER, ASSISTED LIVING FACILITY, SKILLED NURSING FACILITY, MEMORY CARE FACILITY
    c. INSTITUTIONAL/EDUCATIONAL/GOVERNMENTAL INCLUDING BUT NOT LIMITED TO COMMUNITY FACILITIES, RECREATION, GOLF COURSE AND MULTI-USE TRAILS
    d. MEDICAL CAMPUS INCLUDING BUT NOT LIMITED TO HOSPITAL, CLINIC, PROFESSIONAL OFFICES, PHARMACY, ASSISTED LIVING FACILITY/SKILLED NURSING FACILITY, HOSPICE AND CCRC FACILITIES

3. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.5:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED), OFFICE, COMMERCIAL/RETAIL, HOTEL, MEDICAL, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, INSTITUTIONAL, EDUCATION, RECREATION, URBAN AGRICULTURE, RECREATIONAL VEHICLE DEVELOPMENT AND OTHER SIMILAR USES AS WELL AS SUPPORTING INFRASTRUCTURE (E.G. ROADS, WATER, SEWER, ETC.)
    b. AGRICULTURAL USES PERMITTED IN THE CITY'S AGRICULTURAL LAND USE AND ZONING. PERMITTED USES MAY INCLUDE BUT ARE NOT LIMITED TO SILVACULTURAL, FARMING AND ANIMAL HUSBANDRY.
    c. MINING (SEE SECTION III(A)3) CONTAINED WITHIN THIS AGREEMENT).

4. **TABLE 3-6 OF THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS WHICH LISTS THE PERMITTED USES AND THOSE ALLOWED BY SPECIAL EXCEPTION ONLY (SEE ATTACHED TABLE).**

5. **TOWERS AND WIRELESS COMMUNICATION SERVICES (SEE SECTION III.(A)4. CONTAINED WITHIN THIS AGREEMENT).**

EXHIBIT 5

RESERVED

EXHIBIT 6

KIMLEY-HORN & ASSOCIATES TRAFFIC ANALYSIS

Kimley»Horn

MEMORANDUM

To: Martin L. Dzuro
The Villages

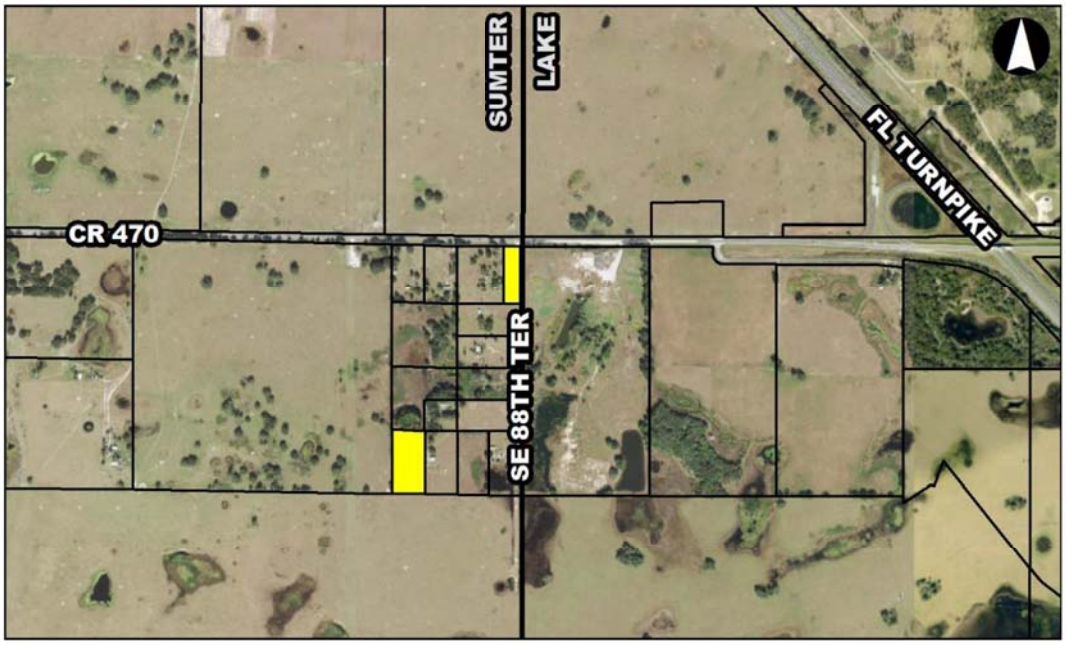
From: Richard Barr, AICP
Kimley-Horn and Associates, Inc.

Date: October 27, 2022

Subject: Tenth Amendment to The Villages of Southern Oaks
Transportation Analysis

This memorandum is in support of submittals for the Tenth Amendment to The Villages of Southern Oaks in the City of Wildwood, Florida. The Villages of South Oaks Tenth Amendment area is composed of the following two (2) parcels totaling approximately 7.7 acres:

- One (1) 5.3-acre parcel (Sumter County Parcel ID K13-010) located south of CR 470 and west of Florida's Turnpike. The parcel is currently designated as Agricultural on the County's Future Land Use Map. The property has recently been annexed into the City of Wildwood.
- One (1) 2.4-acre parcel (Sumter County Parcel ID K13-015) located south of CR 470 and west of Florida's Turnpike. The parcel is currently designated as Agricultural on the County's Future Land Use Map. The property has recently been annexed into the City of Wildwood.



The Tenth Amendment includes the re-designation of these parcels to an age-restricted development (ARD) land use category on the City's Future Land Use Map. The ARD category limits the land use to an age-restricted community like The Villages, uniquely characterized by mixed land uses, an abundance of on-site amenities and social/recreational opportunities, and superior travel connectivity for various travel modes throughout the community.

However, the Tenth Amendment proposes no new land use intensities in addition to what is currently approved for The Villages of Southern Oaks. The current cumulative land use approved for the Villages of Southern Oaks (and proposed for the Tenth Amendment) are as follows:

- 60,449 residential dwelling units
- 1,529,000 square feet of office/governmental use
- 12,278,000 square feet of commercial use

Due to the size and evolution of development plans for The Villages of Southern Oaks, portions of the planned development have been divided into areas, with each area having a separate Chapter 163 Development Agreement with the City. Land uses currently planned for each of the Villages of Southern Oaks development agreement areas (A, B, and C), which remains unchanged by the Tenth Amendment, are organized as follows:

Area A:

- 25,845 residential dwelling units
- 32,000 square feet of office/governmental use
- 2,504,000 square feet of commercial use

Area B:

- 18,413 residential dwelling units
- 110,000 square feet of office/governmental use
- 2,315,000 square feet of commercial use

Area C:

- 16,191 residential dwelling units
- 80,000 square feet of office/governmental use
- 2,959,000 square feet of commercial use

Cumulatively, the following land uses are being planned for The Villages of Southern Oaks:

- 60,449 residential dwelling units
- 222,000 square feet of office/governmental use
- 7,778,000 square feet of commercial use

As the Tenth Amendment does not increase land use intensities from what is currently approved or planned for The Villages of Southern Oaks, no additional transportation impacts on the overall area roadway network are expected due to the Tenth Amendment.

Furthermore, as there is no change in land use intensities from what is currently approved for The Villages of Southern Oaks, the Tenth Amendment is actually a reduction of development that the Tenth Amendment parcels would be entitled for on the City's Future Land Use Map.

As is typical with long range planning, The Villages will continue partnerships and coordination with the Florida Department of Transportation (FDOT), Lake-Sumter Metropolitan Planning Organization (MPO), and others beyond this Tenth Amendment submittal to monitor the impacts of development to identify actual roadway needs in the future.

If you have any questions or need additional information, please feel free to contact me at 850-553-3500 or by email at richard.barr@kimley-horn.com.

EXHIBIT 7

RESERVED

EXHIBIT 8

GENERAL REQUIREMENTS AND DESIGN CRITERIA

EXHIBIT 8

GENERAL REQUIREMENTS AND DESIGN CRITERIA

The following are general requirements and design criteria for The Villages of Southern Oaks. Additional design requirements are set forth in The Villages Construction and Development Manual as amended. Amendments can be made only with the consent of the Developer and the City's Project Review Committee:

A. ARCHITECTURAL STANDARDS

1) The design of individual buildings will be representative of the architectural style established by the Developer for the community and will be subject to review and approval by The Villages of Southern Oaks Design Review Committee (DRC). These buildings may exhibit individual detailing for harmonious diversity and may vary in specific materials, finishes, and color palettes.

2) Specific Architectural Design Standards

   a. All commercial electrical controls, meters, etc. shall be mounted on building walls, free standing wall or dumpster enclosure walls. Freestanding electrical "racks" shall be prohibited, unless specifically approved by DRC.

   b. All commercial building-mounted boxes (i.e., electrical, irrigation control boxes, gas meters, etc.) and associated conduit and piping shall be painted to match the wall to which they are mounted, as permitted by the utility companies.

   c. Exterior building lighting is permissible. Architectural lighting (fixtures attached to or integral with a building or structure) shall be selected or approved by the DRC.

   d. Where dumpsters are required, enclosures shall be finished with materials, color, and detailing similar to the associated building. Dumpster enclosures that serve facilities that dispose of food waste or other organic materials shall be constructed with a drain and hose bib for wash down. Drains shall be connected to a grease trap.

   e. Where required, Fire Department Connections (FDCs) must be located on the building structure wall (no remote FDCs) near other critical utilities (i.e., power disconnect, gas, etc.) that may need to be shut off in case of a fire, unless specifically approved by DRC.

   f. Buildings that require a fire sprinkler system shall have backflow preventers located inside the building.

   g. All commercial rooftop equipment shall be screened with parapets, landscape or architectural features.

   h. All commercial ground-mounted HVAC equipment shall be screened with a structural and/or landscaped screen wall.

i. All Project signage locations and design elements shall be determined and approved by The Villages of Southern Oaks DRC including the following:

   i. Project "Welcome" signs

   ii. Primary entry wall features and signage

   iii. Secondary entry wall features and identification signage

   iv. Directional signage

   v. Occupant identification signs

   vi. The Villages of Southern Oaks is exempt from the City's sign ordinance and shall be consistent with signage criteria located within the existing Villages development.

j. The Villages of Southern Oaks is exempt from the City's noise ordinance provided notice is given to the City in instances that may violate said ordinance.

k. All Project lighting shall be designed to meet the guidelines established by the Illumination Engineer's Society of North America to provide safe lighting levels.

B. RESIDENTIAL AND NON-RESIDENTIAL

1) Single Family Detached Residential

a. Minimum lot depth shall be 50 feet.

b. Minimum lot width shall be 30 feet.

c. Minimum front setback shall be zero feet with a minimum of 50 feet between structures (face of structure to face of structure)

d. Minimum side yard setback: zero feet

e. Minimum rear yard setback: zero feet

f. Building separation shall be permitted at a minimum of 10 feet between structures.

g. No limitation on maximum lot coverage shall apply.

h. All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs, pilasters, and similar architectural features may protrude two (2) feet into a required setback. Air conditioning units, swimming pool filter pumps, patios, door stoops, steps, sidewalks and similar features shall not be considered as encroachments into setbacks.

i. Minimum setback from contiguous property not within the Property: 10 feet except that such setbacks shall not apply to what is generally known as signs, sign towers, walls and other similar entry features and parking.

j. Minimum setback to property owned by Developer: zero feet. Minimum setback to County or City collector, minor collector, or arterial road: 20 feet from road right of way (ROW). Minimum setback for State Roads: 20 feet from road ROW except that such setbacks shall not apply to what is generally known as signs, sign towers, walls and other similar entry features and parking.

k. Minimum one (1) car parking shall be provided per residential unit. One (1) car garage requires a setback of 17' from the face of the garage to the right of way. A two (2) car garage requires a setback of 10' from the face of the garage to the right of way.

2) Multi-Family Residential

a. Residential lot building setbacks for townhomes, apartments, ALF/ILF, condominiums, or other similar uses.

i. Minimum front setback: zero feet.

ii. Minimum side and rear yard setback: zero feet.

iii. Building separation shall be permitted at a minimum of 10 feet between structures.

b. No limitation on maximum lot coverage shall apply. Maximum building height is 50 feet unless adequate fire protection is provided.

3) Commercial, Office and Industrial

a. Maximum building height is 50 feet unless adequate fire protection is provided.

b. No minimum lot size is required.

c. No minimum lot width is required.

d. No limitation on maximum lot coverage shall apply.

e. Non-Residential Building setbacks:

i. Minimum front setback: zero feet.

ii. Minimum setback from contiguous property not within the Property: 10 feet except that such setbacks shall not apply to what is generally known as signs, sign towers, walls and other similar entry features and parking.

iii. Minimum setback to property owned by Developer: zero feet. Minimum setback to County or City collector, minor collector, or arterial road: 20 feet from road ROW. Minimum setback to State Roads: 20 feet from road ROW except that such setbacks shall not apply to what is generally known as signs, sign towers, wall and other similar entry features and parking.

f. City of Wildwood Commercial Design District Standards: Due to the size of the Project and the undetermined locations of all non-residential areas, the City of Wildwood

Design District Standards are not required. However, the proposed non-residential areas shall be designed in a manner consistent with other non-residential areas within the existing Villages development.

g. Food trucks are allowed within non-residential uses as a permanent use.

h. Platting is not required for the development of non-residential property for transfer of single or multiple lot parcels; however, from time to time, as portions of the non-residential property are developed, the Developer or Owner may seek approval of a plat from the City which identifies lots, parcels, tracts, roadways, parking areas and stormwater systems which may be dedicated or conveyed to public entities or to remain in fee simple ownership.

4) Amenity/Recreational

a. Minimum front yard setback shall be zero feet.

b. Minimum side and rear yard setback: zero feet.

c. Building separation shall be permitted at a minimum of 10 feet between structures.

d. No limitation on maximum lot coverage shall apply.

e. Maximum building height is 50 feet unless adequate fire protection is provided.

f. Minimum setback to property owned by Developer: zero feet. Minimum setback to County or City collector, minor collector, or arterial road: 20 feet from road ROW. Minimum setback to State Roads: 20 feet from road ROW except that such setbacks shall not apply to what is generally known as signs, sign towers, wall and other similar entry features and parking.

5) Cell Towers

a. Towers and wireless communication services shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves.

6) Water Towers

a. Water towers shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves.

7) Mining within the Project will comply with section 3.20 of the City LDR.

C. RECREATIONAL VEHICLE DEVELOPMENT

1) Purpose

The purpose of this section, applying to Recreational Vehicle Developments (RVD), is to provide an environment in which recreational vehicles or dwellings may be located to enhance the enjoyment of leisure time activities and to provide a means whereby the use

occurring upon the land will be made more compatible with the surrounding properties. The following provisions shall apply to RVDs permitted by this Code.

2) Definition

An RVD shall include a parcel of land under unified management which has been planned, designed, and constructed for the placement of units for short-term, long-term, or permanent occupancy for recreational purposes.

3) A recreational vehicle (RV) shall include:

a. Travel trailer - A vehicular, portable structure built on a chassis, designed as temporary living quarters for travel, recreation and vacation. This includes, but is not limited to: bumper pull, 5th wheel, sport utility, and various styles as pulled by a vehicle.

b. Truck camper - A structure designed to be mounted on a truck chassis for use as temporary living quarters for travel, recreation, and vacation.

c. Motor home - Constructed on a commercial truck chassis, a specially designed motor vehicle chassis, or a commercial bus chassis.

d. Camping trailer - A canvas or other collapsible folding structure, such as pop-up, or tent trailer, mounted on wheels, designed as temporary living quarters for travel, recreation, and vacation use.

e. Park model (or park trailer) - A transportable unit which has a body width not exceeding 14 feet which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. Units constructed to ANAI A-19.5 shall not exceed 399 square feet. Units constructed to the U.S. Department of Housing and Urban Development standard shall not exceed 500 square feet. All measurements are to be taken along the exterior when in a setup mode. All "park trailers" must be set up and anchored as established by the Florida Building Code.

f. Houseboat - A houseboat is a boat that has been designed or modified to be used primarily as a functional dwelling. Houseboats may or may not be motorized, and can be permanently moored to a fixed point attached to the land.

4) A recreational dwelling shall include:

a. Cabin - A cabin is a small, permanent structure of no more than 1500 square feet designed to provide lodging in a recreational area.

b. Tiny house - A tiny house is a small, permanent structure of no more than 500 square feet designed to provide lodging in a recreational area.

c. Glamping dwelling - A glamping dwelling may include, but is not limited to, a permanent or semi-permanent structure with a membranous exterior that may or may not be connected to utilities, but is securely fastened to the ground.

d. Tree house - An elevated, permanent platform structure used for lodging in a recreation area when connected to utilities necessary for operation of installed fixtures and appliances in or around treed areas.

e. Hill House - A permanent structure set at or just below earth plain used for lodging in a recreation area when connected to utilities necessary for operation of installed fixtures and appliances and cover with earth.

5) Permit Process

a. RVDs must go through the site plan approval process in this code.

b. RVDs where units will be sold must also follow the Record Plat process.

6) General provisions

a. RVDs shall be classified as a tourism-oriented mixed use development, with a combination of residential, commercial, and support uses in the ARD zoning district.

b. As a condition of the site plan approval, the following uses may be permitted, but not limited to: commercial and non-commercial, recreation facilities (such as pavilions, sports courts, gathering spaces and structures, etc.), entertainment facilities, park offices, maintenance facilities, dumping stations, toilets, showers, laundry facilities, tourist-oriented retail developments, such as: retail sales establishments, personal service establishments, food service establishments with or without alcohol sales, child care centers, RV model units, or sales and service establishments, mobile home, single family detached or attached dwelling, enclosed storage structures and storage garage facilities. No such structures shall be located within any required setback, any required perimeter buffer, or any utility or drainage easement.

i. Such uses shall be conducted for the convenience of the occupants and guests of the RVD, and the public;

ii. Such retail establishments may be oriented to the interior or exterior of the RVD.

7) Specific provisions

a. All RVDs shall contain a minimum of 10 acres.

b. There shall be a building setback of 10 feet from any road right-of-way for any commercial building or accessory building.

c. Property adjacent to federal, state, or county highways shall maintain a minimum building setback of 20 feet from the highway right-of-way for any structure or RV. The minimum building setback for property adjacent to interior roads is 10 feet.

d. All RVs and additions shall have no side or rear setback, but must maintain 10 feet of building/RV separation.

e. A well-maintained, landscaped buffer of at least five feet is required around the perimeter of the RVD.

f. There is no minimum lot size, lot width, or lot depth.

g. The density of 30 lots per acre may not be exceeded.

h. Internal roadways must have a minimum width of 12 feet for one-way drives or 24 feet for two-way drives.

i. Adequate trash disposal facilities or services shall be provided with easy access from each site.

j. Each lot shall be identified by a marker clearly visible at a minimum distance of 20 feet.

k. All structures, additions, and attachments located in the RVD must be constructed to meet standard building codes. Such additions and attachments shall include, but are not limited to: carports, storage sheds, cabanas, screen rooms, pull-out or tip-out units, skirting and awnings, pergolas, gazebos, and shall be permitted, except as qualified below:

   i. No such addition or attachment shall be attached to any RV having a vehicular body length less than twenty feet.

   ii. Additions and attachments may be designed to be removable. They may be attached to the RV and parking or patio pad.

   iii. No such addition or attachment shall be located within any setback, any perimeter buffer of the RVD, or any utility or drainage easement.

   iv. Additions or attachments may be connected to utilities, including, but not limited to: sewer, water, electric, and gas.

   v. All additions and attachments must be properly permitted as required by state and local law.

l. All "park trailers" or "park models" shall be required to obtain permits prior to set-up or connection to utilities, as pursuant to this code.

D. ROADWAYS AND PARKING

The concept for the local street system is a "soft" grid of curving streets. The geometry creates a unique neighborhood identity, relates to the existing land forms, provides for a more pedestrian-friendly environment, and improves street vistas. This Project is not required to provide any connectivity (vehicular or pedestrian) to any adjacent property or project.

1) Gated Access

The access points to the Project may be gated with resident-only gates by the Developer or its successors or assigns. All gates will open with a push button system allowing vehicular traffic to enter the project. All gates will allow public access.

2) Local Street Network

Project roadways shall meet the following minimum criteria which are clarifications and/or extensions of the regulations and requirements contained in the LDR.

a. Pavement radii for residential streets, including those connecting to collector roadways, shall be 25 feet. ROW radii for residential streets shall be 20 feet. Minimum ROW may be 35 feet for all local and collector streets.

b. Minimum intersection separation shall be 100 feet.

c. There are no restrictions on the placement of residential driveways near intersections. However, residential driveways shall be placed on the minor street. Driveways shall be placed consistent with previous developments with The Villages.

   Driveway permits will not be required to be submitted with each residence within the project. All residential driveways will comply with The Villages Construction & Development Manual, as amended.

d. Roadways, except as otherwise stated in this Agreement, will be designed and classified based on the LDRs and as approved by the City Engineer.

e. The Project is not required to provide sidewalks on streets. A multimodal and/or shared use path shall be provided within the Project.

f. Pavers may be installed at crosswalks, entrance features, or other areas, within the right-of-way, to enhance the Project.

g. Stop signs on local streets may be 24" in size.

h. Villa type home products shall not require a turnaround for up to 750 feet.

3) Commercial Roadway Projects

Non-publicly dedicated roadways may be constructed from time to time pursuant to individual site plan approval without the need for platting. The layout for roadways within the property shall be depicted and approved on an individual basis. No minimum road centerline gradient is required where roadway drainage is provided that will prevent excess buildup of stormwater runoff and protect the public safety.

4) Golf Carts

Golf carts that meet the minimum equipment standards established by Florida State Statutes are allowed to utilize the roadways within the Project for all roadways signed 30 miles per hour or less and can operate between sunrise and sunset.

Golf carts that meet the minimum equipment standards established by Florida State Statutes and are equipped with additional equipment which includes headlights, brake lights, turn signals, a windshield, and reflective devices on the sides of the golf cart that could include reflective tape, are allowed to utilize the roadways within the Project for all roadways signed 30 miles per hour or less and can operate at any time day or night.

Golf cart access to or from city streets or multimodal paths outside the Project are not required and are prohibited unless explicitly approved by the Developer or its successors or assigns.

5) Road Right of Way

All roadways and road ROW will be dedicated to the City. The City will maintain all improvements within the ROW which include, but are not limited to, pavement, pavers, bridges, underground City-owned pipe utilities, storm drains, sidewalks, curbing, all street lights, traffic signals, and all required Manual on Uniform Traffic Control Devices (MUTCD) street signs. Tracts, Easements and other similar areas that are adjacent to the ROW can be combined with the ROW to meet minimum ROW width criteria. Local streets may have a 35' ROW with curbing being optional.

6) Existing Road Right of Way

The City will work with Developer to abandon/vacate existing ROW within the Project when necessary such as when ROW is deemed not needed by the Parties, never served as a road, or will no longer serve as a road due to proposed development.

7) Stormwater Management Systems

Except for those stormwater management systems within the City's right-of-way, the City shall have no obligation for the maintenance of stormwater management systems, and the Developer, or its assignees, hereby assumes maintenance of all improvements.

8) Parking Requirements

Parking within the project will be provided as detailed below:

Nonresidential Land Use	Required Parking Spaces Per Indicated Areas
1. Bowling Alley	3.0 Per lane
2. Church/Synagogue	1.0 Per 3 seats
3. Fiduciary Institutions	1.0 Per 300 sq.ft GFA
4. Hotel	1.1 per sleeping room or rental unit
5. Industrial	1.0 Per 750 sq.ft GFA
6. Manufacturing	1.0 Per 750 sq.ft. GFA devoted to manufacturing
7. Medical Center	1.0 Per 250 sq.ft GFA
8. Assisted Living/Skilled Nursing Facility/Memory Care	1.0 Per 4 beds

9. Independent Living Facility	To be determined by specific occupancy
10. Nightclub/Bar	1.0 Per 2.5 seats
11. Offices	3.0 Per 1,000 sq. ft GFA
12. Restaurant and Fast Food Establishment	1.0 Per 125 sq.ft of gross leasable area or 1.0 Per 2.5 seats, whichever is greater
13. Commercial or general retail independently located	1.0 Per 250 sq. ft of gross leasable area
14. Golf Driving Range	1.0 space per tee
15. Recreational Use	To be determined by specific occupancy
16. Public/Institutional Use	To be determined by specific occupancy
17. Mixed Use Shopping Center	
Under 400,000 sq. ft. GLA	3.5 Per 1,000 sq. ft. GLA
Over 400,000 sq.ft. GLA	3.0 Per 1,000 sq.ft. GLA
18. Storage areas	1.0 Per 2,000 sq.ft. GLA
19. Theater	1.0 Per 4 seats
20. Multi-Family	1.5 Per unit
21. Warehouse	1.0 Per 3,000 sq. ft. GFA

a. Habitable Building Area shall not include stairways, alcoves, elevator and elevator shafts, mechanical closets and similar areas of a building. Parking within the Project shall be measured on an aggregate basis, and at the time of site plan submittal, the owner shall also supply documentation indicating that sufficient parking is currently provided, or will be constructed, pursuant to the Project depicted in the site plan.

b. Once a structure has been constructed and parking provided pursuant to the requirements set forth in this Agreement, any subsequent reconstruction of the building not increasing the square footage of Habitable Building Area will not be required to document or comply with any parking requirement.

c. Parking areas may be used as loading and unloading zones without striping or demarcation.

d. On-street parallel parking may be constructed with a width of eight feet.

e. Historical parking criteria can be used to modify the parking requirements and shall be approved by The Villages of Southern Oaks DRC.

f. No approval from the City of Wildwood is required to modify parking criteria within The Villages of Southern Oaks and shared parking is permitted.

g. Any proposed use not found within this section shall defer to The Villages of Southern Oaks DRC.

E. OPEN SPACE, LANDSCAPE DESIGN, AND BUFFERS

1) Open Space

The Project shall maintain a minimum of 25% open space consistent with the City's Comprehensive Plan. Open space shall include at a minimum passive and active recreational uses, buffers, stormwater ponds, recreation centers, wetlands/ other conservation areas, golf courses, parks, trails, and other easements/ tracts. A community development district (CDD), homeowner's association (HOA), property owners association (POA), or other private entity, must maintain all such elements unless such elements are dedicated to the public and such maintenance shall be determined by separate agreement of such dedication. Open space shall not include ROW (public or private), yards, or lots of record per plat, driveways, off-street parking areas, or other impervious surface areas that do not meet the criteria. Open space areas will be assigned within the Project as a whole, regardless of phase.

2) Landscape Design Objectives

The overall objective of landscape design in the Project is to create a unique and instantly recognizable setting with a consistent sense of design character for the various uses, facilities, and common areas within the community. The landscape treatment may vary in character based on the specific architectural design. The scale and extent of the landscaping will reflect that of the building, site, and setting, as well as that of other sites in the vicinity. The consistency of the landscaping is intended to add an image of quality to the community and to unite the various uses and facilities within the Project through consistency of materials and continuity of design.

The design of all landscaping and irrigation within the community will occur via a review and approval process administrated by the DRC. Therefore, individual landscape plans are not required to be submitted to the City. However, the City acknowledges the level of landscaping shall remain substantially consistent with other projects within Villages developments in the City of Wildwood, including The Villages of Wildwood, Village of Fenney, and The Villages of Southern Oaks.

For optimum creativity and quality, this process must be somewhat subjective, thus a limited amount of specific criteria can be cited herein. The design effect will be defined and perpetuated by completed areas within the community as they are built. The DRC will require the same design approach for all subsequent facilities in the project, including outparcels developed by others.

3) Buffer Requirements

a. The Project shall include a 20-foot perimeter landscape buffer easement/ tract along the boundary lines. Where landscaped open space, recreation, golf, wetlands, upland buffers, or other conservation areas are located along the property boundary, no perimeter landscape buffer is required. No perimeter buffer shall be required for portions of the property that are adjacent to compatible uses being constructed by the same developer.

b. The 20-foot perimeter landscape buffer may be reduced to zero feet if an approximate six-foot high wall or opaque fence is installed, for which no landscaping is required. Walls or opaque fences may be constructed within project setbacks.

c. No onsite landscape buffer shall be required between internal parcels or uses. No landscape buffers shall be required along perimeters of the Project abutting properties not owned by the Developer with similar land uses.

d. Stormwater ponds, existing topographic depressions, grading, and compensating storage areas shall be allowed within the perimeter landscape buffer.

e. Where 20-foot perimeter landscape buffer is required on residential home sites, the landscape, wall/fence and irrigation shall be installed with each home construction.

4) Maintenance of Common Areas

Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be owned and maintained by the POA, HOA and/or a CDD, at no cost or obligation to the City. The Developer/ owner shall create guidelines for the maintenance of common areas.

F. POTABLE WATER, SANITARY SEWER, EFFLUENT AND IRRIGATION

1) Potable Water, Sanitary Sewer and Effluent Disposal

The potable water, sanitary sewer and effluent disposal system shall be designed to meet the applicable utility provider's specifications. Additionally, the City acknowledges that the non-city utility may utilize portions of the public stormwater conveyance system to transfer captured stormwater and re-use water as defined by FDEP within the interconnected stormwater basin system via gravity flow and pressure pipe to improve water conservation.

2) Irrigation

The irrigation system shall be designed to meet the applicable utility provider's specifications including not required for specific housing projects.

EXHIBIT 9

VOSO APPLICATIONS

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO - Site Plan Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Engineer Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.**
Please provide an additional hard copy where noted below.

____A.0 Site Plan Application /Applicable Fee

____A.3 Aerial Photo/Fema

____A.6 Legal Description (Word format)

____A.7 Authorized Agent Form, if applicable

____B.2 Two (2) Sets of Plans, 24" x 36"

____C.4 Stormwater Calculations (as applicable)

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail: _____

_____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO -Subdivision Final Plat Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Surveyor Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.** Please submit an additional hard copy where noted below. Note additional required materials and procedures on the following page.

____A.0 Final Plat Application / Applicable Fee

____A.3 Aerial Photo/Location Map (PDF)

____A.6 Legal Description (Microsoft Word format)

A.7 Signed, Notarized Authorized Agent Form
If applicable
____

____B.1 Signed and Sealed Boundary Survey

____B.2 Plan Set, 24" x 30"

____E.2 Declaration, Covenants & Restrictions

____E.3 Title Certificate

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail: _____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

VOSO- Engineer's Certification of Satisfactory Completion

City of Wildwood
100 N Main Street
Wildwood, Florida 34785

Project Name:_____

Applicant Name:_____

I hereby certify to the City of Wildwood that the above referenced project has been fully and satisfactorily completed in accordance with the approved plans and permits, and the provisions of the Land Development Code or VOSO Development Agreement.

This Certification is made based on site observations by me and/or others under my responsible charge, review of certified material testing reports, and review of record drawings prepared by a registered engineer.

I am forwarding herewith one (1) copy of the certified material testing reports and three (3) prints of the RECORD DRAWING which shows the improvements as constructed including dimensions and elevations. The RECORD DRAWING has been certified as correctly indicating actual conditions of construction.

By_____

_____
(Typed Name)

Registered Engineer No._____

SEAL REQUIRED

STATE OF FLORIDA
DATE:_____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

VOSO - Final Construction Clearance Procedures

Date:_____

Project Name:_____

Final Acceptance of Site Plans and Subdivisions

The following items are required to be submitted to the City in one complete package:

- ☐ Two (2) hard copies of sealed final as-builts.
- ☐ One (1) hard copy of certification letter to the City certifying that the constructed stormwater ponds have adequate volume for the project being certified complete.
- ☐ One (1) hard copy of clearance forms from any other applicable permitting agencies, if possible (FDOT, etc)
- ☐ Electronic copy of all above materials

Note: Please include all of the above checklist items. If any of the items do not apply to your project, please write "N/A" and explain in the notes section below. Failure to submit this checklist with your clearance package will result in a delay in processing.

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
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www.wildwood-fl.gov

VOSO- Record Drawing Clearance Procedures

Date:_____

Project Name:_____

The following items are required to be submitted to the City in one complete package:

- ☐ One (1) ORIGINAL Engineering of Record Certification of Completion on City of Wildwood form
- ☐ One (1) COPY of above Engineering of Record Certification of Completion
- ☐ Two (2) hard copies of sealed Record Drawings.
- ☐ One (1) hard copy of all sealed original material testing lab reports.
- ☐ One (1) hard copy of FDEP final clearance acceptance for potable water and sanitary sewer system, if applicable
- ☐ An electronic copy of all above materials

Following review of the above items by the City Engineer, the City Engineer will review for completeness. Once the above items are found to be acceptable, a field inspection will be conducted by the City Engineer and a final punch list will be issued which must be satisfactorily completed prior to final acceptance of the site improvements.

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO -Subdivision Improvement Plan Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Engineer Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **Note: All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.** Provide an additional hard copy where noted below. Please note additional required materials and procedures on the following page.

____A.0 Improvement Plan Application /Application Fee

____A.3 Aerial Photo/Fema

____A.6 Legal Description (Word Format)

____A.7 Authorized Agent form, if applicable

____B.2 Plan Set, 24" x 36" (Also Provide Two (2) Hard Copies)

____C.4 Stormwater Calculations (as applicable)

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail: _____

_____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO - Master Plan Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Engineer Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.**

____A.0 Master Plan Application /Applicable Fee

____A.1 Property Card Printout (Include Parcel ID)

____A.2 Current Deed

____A.3 Aerial Photo / FEMA

____A.5 Legal Description (Microsoft Word format) Master Plan Parcel

____A.6 Authorized Agent Form (as necessary)

____B.1 Master Plan, 24" x 36"

____B.2 Sketch & Description Master Plan Parcel

____B.2 Boundary Survey Parent Parcel

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail: _____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must provide a notarized Authorized Agent form(available on the City's Website) from the owner to submit application.

THE VILLAGES OF SOUTHERN OAKS AREA C
CHAPTER 163 DEVELOPMENT AGREEMENT

This Development Agreement (referred to as the or this "Agreement") made this _____ day of _____, 2023, by and between The Villages Land Company, LLC, a Florida limited liability company, (hereinafter referred to as "VLC"), whose mailing address is 3619 Kiessel Road, The Villages, Florida 32163, and which shall be referred to as "Owner", "Developer" or "Master Developer" as hereafter described) and the City of Wildwood, a Florida municipal corporation whose mailing address is 100 North Main Street, Wildwood, Florida 34785 (hereinafter referred to a "City" or "Wildwood"). The City and VLC may sometimes be referred to collectively herein as the "Parties".

WITNESSETH

WHEREAS, The Villages of Lake-Sumter, Inc., has served as the Developer of The Villages of Sumter Development of Regional Impact (DRI), The Villages of Marion Florida Quality Development (FQD), The Tri-County Villages DRI, The Villages of Fruitland Park DRI, The Villages of Wildwood DRI, The Village of Fenney, The Villages of West Lake and The Villages of Southern Oaks, together commonly known and referred to as "The Villages"; and

WHEREAS, The Villages have been developed as a self-contained age restricted community with amenities and services on site to meet the needs of its residents, including the provision of mixed use town centers and internal multi-use paths to minimize the use of the automobile; and

WHEREAS, The Villages has developed into a well-designed community with a population of over one hundred twenty-five thousand (125,000) with significant recreational opportunities on-site and approximately six million (6,000,000) square feet of non-residential development. This non-residential development has also provided new commercial development that has served and continues to serve the larger Wildwood community and surrounding areas; and

WHEREAS, VLC acquired property in south Wildwood that has been designated as Age Restricted Development (ARD) on the City's Future Land Use Map (FLUM) and is referred to as The Villages of Southern Oaks (hereinafter referred to as the "Project"); and

WHEREAS, the City's comprehensive plan includes Future Land Use Element Policy 1.5.5 which is a site specific policy that establishes development requirements for the Project. Policy 1.5.5 refers to The Villages of Southern Oaks Area C Chapter 163 Development Agreement which is this Agreement; and

WHEREAS, the Project contains mostly vacant lands that are approved for a wide range of urban uses such as commercial, residential, office and medical uses as well as agricultural uses as provided for in the City's FLUM ; and

WHEREAS, VLC has chosen to divide the Project into areas with each area having a separate Chapter 163 Development Agreement with the City. The boundary of Area C is identified in **EXHIBIT 3** (hereinafter referred to as the "Property"). A location map of the Property is attached as **EXHIBIT 3.** The Property is owned by VLC although, in the future, portions of it may be transferred to another entity or subdivided and sold; and

WHEREAS, this Agreement is solely for Area C with a legal description attached as **EXHIBIT 1**; and

WHEREAS, this Agreement is needed to establish standards for how Area C and future areas relate including providing for the transfer of entitlements between the areas as needed; and

WHEREAS, the original agreement for Area C was adopted on February 24, 2020, and a subsequent amendment adopted on October 12, 2020, March 22, 2021, July 11, 2022 and on March 27, 2023 with each Agreement adopted as an amended and restated agreement, thereby ensuring that all prior Agreements will no longer be in effect; and

WHEREAS, VLC or another entity affiliated with the Owner is anticipating acquiring additional lands within south Wildwood in the future and is seeking with this Agreement to provide a format or template for long-term certainty and predictability of its development endeavors and a process for working with the City; and

WHEREAS, while development plans for the Project are currently only conceptual, it is important to all Parties to (1) establish the procedures under which the development can be conceptually approved so that, at the time of development, development orders and permits may be reviewed and acted on as efficiently and expeditiously as possible; (2) establish procedures that provide for predictability, yet appropriate flexibility to meet market changes during the term of this Agreement; and (3) to provide assurances that the Owner will be able to rely on for the life of this Agreement certain development rights as identified herein; and

WHEREAS, the City and the Owner has agreed on a term of thirty (30) years as sufficient to allow full development of the Property under the authority of the Florida Local Government Development Agreement Act as set out in Section 163.3229, Florida Statutes; and

WHEREAS, Sections 163.3220-163.3243, Florida Statutes, authorizes local governments and developers to enter into certain types of development agreements with long duration of up to 30 years to provide certainty to both parties in terms of current and future process and entitlements under such statutes; and

WHEREAS, the Property, is located in an area which is within a Joint Planning Area with Sumter County in order to plan for future public facilities and coordinate annexations; and

WHEREAS, developing these properties on additional land in a mixed use, compact development pattern connected by internal multi-use paths furthers the City of Wildwood's policies in the south Wildwood area; and

WHEREAS, the Project, is planned to be integrated over time into The Villages but will not be a DRI; and

WHEREAS, this Development Agreement provides a statutory binding template much like a local Development Order. It strengthens the public planning process, encourages sound capital improvement planning and financing and assists in ensuring that adequate capital facilities are in place to address the impacts of development. It also encourages well thought out development and planning to reduce the costs and impacts of development to the citizens of Wildwood; and

WHEREAS, the City and the Owner agree that The Villages should have consistent requirements for its different communities to maintain continuity and to minimize confusion for both the City and The Villages; and

WHEREAS, the City recognizes that The Villages has procedures to address special events and other requirements which are applied through-out the communities and exemptions from the City's Code is warranted; and

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein and other good and valuable consideration, sufficiency and the receipt of which are hereby acknowledged, it is mutually agreed as follows:

I. PURPOSE, AUTHORITY AND LEGAL DESCRIPTION

(A) Recitals. The recitals set forth above are true and correct and are incorporated into this Agreement by reference.

(B) Purpose. The purpose of this Agreement is six-fold.

1) It will provide a binding written agreement between the City and the Owner for the long-term development in order to provide a mutually acceptable process for the City and certainty to the Developer;

2) It will set out for both Parties and the citizens of Wildwood the density, intensity, land uses and processes to be followed for purposes of development;

3) It will approve new development rights and clarify certain development rights or assumptions identified and clarify how the City's land development regulations (LDR's) will apply;

4) It will anticipate and plan for future development to be continuing; and

5) It will establish design standards and a process, both for this development and other development which will take place under the Age Restricted Development (ARD) future land use and zoning category; and

6) It will help ensure consistency and continuity between The Villages communities by providing exemptions from specified provisions in the City's Code.

(C) Authority for Agreement: This Agreement is entered into pursuant to the authority of the Florida Local Government Development Agreement Act which consists of

Sections 163.3220-163.3243, Florida Statutes, the authority under those sections are supplemental and additional to the powers conferred upon local governments by other laws and it encourages sound capital improvement planning and financing, reducing the cost of housing and development and encouraging a commitment to long-term comprehensive planning for a community.

(D) Legal description. The Property subject to this Agreement is shown by a sketch of the Property and legal description which is attached and incorporated as **EXHIBIT 1** and a location map as **EXHIBIT 3.**

II. APPROVED LAND USE AND DEVELOPMENT RIGHTS

(A) Land Use. The City has changed the future land use of the Property to ARD and has also approved ARD zoning. The City has also adopted Future Land Use Element Policy 1.5.5 which is a site specific policy that only applies to the Project. All approvals are in effect.

TABLE 1: AREA C PROJECT ENTITLEMENTS

LAND USE	APPROVED DEVELOPMENT
RESIDENTIAL	16,191 DWELLING UNITS (AGE RESTRICTED)
NON-RESIDENTIAL	2,959,000 SQUARE FEET OF COMMERCIAL/OFFICE 80,000 SQUARE FEET OF OFFICE/GOVERNMENT

(B) Proposed Entitlements, Conversion Matrix.

1) The Table 1 entitlements can be converted to other uses authorized by the ARD future land use and zoning and Future Land Use Policy 1.5.5 utilizing a land use conversion matrix included in **EXHIBIT 2** and a process described by this Agreement.

2) Although not specifically listed above, all uses authorized by the City's comprehensive plan which are permitted within the Project are set out in **EXHIBIT 4**.

3) The VLC is the Master Developer for the Project. As the Master Developer, VLC owns and controls all of the development rights and entitlements within the Project which are identified in Table 1 above for Area C. Any proposed development or improvements to property within the Project requires the prior written approval of the Master Developer, including, but not limited to, use of any entitlements as to any parcel or property within the Project. No new development can occur that reduces VLC's entitlements or Master Developer rights without Master Developer's prior authorization. VLC maintains an accounting of its development entitlements and will provide a copy to the City upon request.

4) VLC may transfer entitlements to and from Area C to any future area within the Project without requiring an amendment to this Agreement. VLC must provide the City notice of at least thirty (30) days in advance of transferring entitlements with no approval required by the City. Table 1 will be revised to reflect the current entitlements once an amendment is proposed to the Agreement.

(C) Future Phases. The development process approved by this Agreement only applies to the legal description attached as **EXHIBIT 1** and, as will be more fully explained later in this Agreement, additional lands cannot be added without going through the statutory process of amending this Agreement or, at the sole option of the Owner, entering into a separate 163 Agreement for future land. Accordingly, in the future, there may be additions of development phases or the additional lands could be added to this Development Agreement by the statutory process developed as a single phase. However, if developed in future phase and/or separate phases, since the real estate is not always contiguous to the Property in Exhibit 1, there will be no aggregation of traffic under the City's LDR for mitigation purposes because all of the development on these lands will not be using the same roadways. If additional lands are added, either through an amendment to this Agreement or at the election of the Developer, a new development agreement, the Developer will provide the required public notices and direct notices to affected individuals and will provide density, intensity, use and any infrastructure known to be needed at the time, as required by the statutes. However, nothing contained in this paragraph or this Agreement shall be construed as requiring the City to adopt any amendment to this 163 Agreement or to adopt any separate 163 Agreements.

III. LAND USES AND APPROVED DEVELOPMENT RIGHTS AND ASSUMPTIONS

(A) Permitted Uses, Density and Intensity

1) Uses Permitted in Project. The Project is approved for the uses permitted in ARD land use and zoning category and Future Land Use Policy 1.5.5 as identified in **EXHIBIT 4**, including all permitted accessory uses. The maximum residential density in the ARD is 30 units per acre with no minimum density and the maximum intensity is 0.5 FAR, except for the Town Center and Medical Campus which is 3.0 FAR. ARD is a mixed use category which must meet the minimum and maximum percentages identified in the Future Land Use Element Policy 1.5.3 of the City's plan.

2) Agricultural. The Property has historically been used for agricultural activities and the Developer may pursue bona fide agricultural and silvicultural uses on the Property unless all permits and approvals necessary for a portion of the Agreement are within an approved Site Plan. For purposes of this Agreement, Site Plan is defined as either a non-agricultural site plan approval or a residential improvement plan approval from the City. There may be numerous Site Plans on the Property so if a Residential or Non-Agricultural Site Plan is approved for one area, agricultural use will stop in that area but may continue in others without approved Site Plans.

3) Mining. Mining is permitted pursuant to Section 3.20 of the City's Land Development Regulations.

4) Additional Land Uses. Additional land uses other than those permitted under the comprehensive plan require approval by the City through an amendment to the City's comprehensive plan. No amendment to this Agreement will be required to implement those uses so long as the additional land uses were approved through the comprehensive plan amendment process.

5) Towers and Wireless Communication Services. Towers and Wireless Communication Services (including cell and wireless communication towers) are a permitted use within the Property and are thus exempt from requiring a Special Exception Use and exempt from the requirements in Section 3.9 (E)(18) of the City of Wildwood Land Development Regulations. Towers and wireless communication services adjacent to external residential zoned properties shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves. Collapsing towers and those towers not adjacent to external residential zoned properties shall comply with the setback and buffering provisions contained in **EXHIBIT 8**.

6) Alcoholic Beverages. The sale and consumption of alcoholic beverages is permitted within the Property. The Property is exempt from Section 4-5(a) of the City of Wildwood Code of Ordinances. All non-residential areas and uses, recreational areas and uses, and areas of mixed use shall be exempt from Section 4-2(a) of the City of Wildwood Code of Ordinances. However, streets dedicated to the City, sidewalks dedicated to the City, alleys dedicated to the City, and City owned public parks shall not be exempt from Section 4-2(a). This exemption shall not exempt the sale and consumption of alcoholic beverages from complying with the alcoholic beverage laws of the State of Florida.

IV. PROJECT INFRASTRUCTURE FACILITIES AND UTILITIES

(A) Transportation

1) Traffic Generation/Analysis. Based on the traffic impact study methodology approved by the City, the traffic consulting firm of Kimley-Horn & Associates has conducted a transportation analysis for the amount of development approved in **TABLE 1**. The result of the Kimley-Horn & Associates analysis was that no new off-site transportation improvements are needed for local roads for the time period and development scenario analyzed. The traffic analysis is attached as **EXHIBIT 6**.

2) Traffic Assumptions. The City agrees that Developer may use the following transportation assumptions when conducting a traffic analysis for development within the Property:

a) Developer may rely upon both the 2005 Origin and Destination Survey Summary Report and the 2008 Origin and Destination Summary Report of Non-Residential Travel Characteristics Study performed by Kimley-Horn & Associates and approved by FDOT for The Villages DRI's. Those assumptions provided a high community capture rate, given the mixed use nature of the development, the roadways and non-vehicular connections and the age restricted nature of the development with less persons per household and fewer work trips.

b) Developer may assume that the City will permit Developer in the future to assume the amount of development identified in **TABLE 1** is approved 12,417 PM peak hour trips.

3) Traffic Conversion to Other Land Uses. Developer may convert development entitlements depicted in **TABLE 1** to other uses approved in the City's comprehensive plan, only so long as the total trips generated do not exceed the trips permitted in **TABLE 1**. Attached and incorporated as **EXHIBIT 2** is a Land Use Conversion Table (the "Conversion Table") identifying the trip equivalency for each land use permitted. No amendment to this Agreement is required in order to utilize the Conversion Table. Developer must provide the City notice of at least thirty (30) days in advance of using the Conversion Table with no approval required by the City.

4) New Traffic Analysis. If Developer proposes new additional development entitlements within this Property [excluding transfers pursuant to Section II (B) 4. of this Agreement and conversions pursuant to Section IV (A) 3. of this Agreement], it will be required to provide a new traffic analysis or demonstrate to the City's satisfaction that a new traffic analysis is not required. Such additional new entitlements on the Property subject to this Agreement will be treated as aggregable for traffic mitigation proposed pursuant to Section 1.17 of the City's LDR's.

5) Transportation Modes. Developer will provide within the Project (or outside of the Project but within The Villages, as needed) multi-use paths, lanes and connectivity bridges and tunnels consistent with those at The Villages' DRI's in order to provide interconnectivity for golf carts and other modes of transportation for the purpose of reducing reliance on automobiles.

6) Developer acknowledges that development on the Property will be subject to Sumter County's impact fee ordinances and also any agreements entered into between Developer and the County for credits against such ordinances.

(B) Potable Water and Sanitary Sewer Service

1) An affiliate of Developer and the City have entered into a separate Utility Franchise Agreement that addresses the provision of potable water and sanitary sewer services to the Project.

(C) Solid Waste Service

1) Solid Waste service will be provided by an affiliate of Developer pursuant to a separate franchise agreement between such affiliated party and the City.

(D) Availability of Infrastructure

1) Necessary potable water and sanitary sewer, neighborhood streets, gas lines, power, phone, fiber and cable, as well as any new facilities required to service the same, shall be constructed or installed so as to be available concurrent with the development which is served by it.

(E) Public School Impacts

1) The Developer must at the time of development for any non-age restricted dwelling units created within the Project coordinate with the Sumter County School Board to address school capacity.

V. GENERAL REQUIREMENTS AND DESIGN CRITERIA

The general requirements and design criteria covering the Property are attached and incorporated as **EXHIBIT 8**. The Project shall adhere to the design standards contained within the Agreement, the Project's Standard Detail Manual and the City's LDR's amended October 14, 2019 (Water, Sewer, and Miscellaneous Details). A Standard Detail Manual will be provided to the City for review and approval. The manual will serve as a guide for purposes of development and include those requirements of **EXHIBIT 8.**

(A) Permitting, Construction, and Reconstruction of Buildings

1) Project Approval Process. The Developer shall submit a master development plan that generally shows the intended development including roadways, amenities, ponds, buffers and neighborhoods for each phase of development. The master development plan shall be submitted to the City and go through the Project Review Committee (PRC), Planning and Zoning and City Commission process to obtain approval. Once the master development plan has been approved, all projects within the boundary of the master development plan only require PRC approval. Alteration of land, grading, mass grading and/or stormwater earthwork projects do not require a permit from the City. Mass grading and/or stormwater earthworks shall be defined as excavation and filling on the Project on a large scale over a large area to achieve final grades as established by the engineer of record and as approved by SWFWMD. Generating large quantities of soil via deep excavation and temporary stockpiling the material is an approved use. A copy of the SWFWMD permit shall be provided to the City once obtained. For improvement plans, site plans and plats which are included within an approved master plan, the Development Services Director or assignee shall have the option to review, approve and/or comment without going through the PRC process.

The City shall not review or comment on utilities that are not owned or maintained by the City. Dry utilities (i.e. power, phone, fiber, cable, gas, etc.) designs will be provided during the record drawing process. Building elevations are not required for Site Plan approval. Existing zoning, existing future land use, and soils maps will be provided during the master development plan submittal and will not be required to be submitted with each subdivision, Site Plan, amenity, roadway project, or final plat. The aerial and floodplain maps shall be submitted with every project.

2) Plan changes made to the approved Site Plan during construction shall be provided to the Development Services Director to be placed into the file of record. A modification to the permit will not be required, unless required by the Development Services Director.

3) Final Plat. Final plats shall meet all the requirements of F.S. Chapter 177 and shall be so certified by a Professional Surveyor and Mapper. The final plat shall be prepared

on mylar using sheet sized 24 inches by 30 inches (24"x30") with a three-inch (3") margin on the left and one-inch (1") margin on the other three sides. Monuments for Permanent Reference Monuments (PRM's), Permanent Control Points (PCP's) and lot or tract corners shall be set in accordance with requirements of F.S. Chapter 177 with rebars and caps being acceptable for PRM's.

The plat shall be reviewed for conformity to F.S. Chapter 177 by a Professional Surveyor and Mapper either employed by the City or under contract to the City, and evidence of such review shall be placed on the plat. Field verification of any points or measurements shown on the plat will not be required for said review.

The following are not required to be submitted with the plat or shown on the plat:

a) Driveway locations;

b) Landscape Plans and Tree Surveys;

c) Building Elevations;

d) Stormwater/Drainage Calculations;

e) Performance Bonds which may be addressed through the required CDD bonds;

f) Maintenance Bonds which may be addressed through the required CDD bonds; and

g) Preliminary Concurrency Determination.

4) The Engineer will provide Engineer's Certification of Completion, Material Testing Reports and Record Drawings to the City for approval. Record drawings will be provided by the Engineer to the City for approval prior to issuance of building permits. Once record drawings have been received or approved by the City, building permits may be issued by Sumter County. Landscaping, screen walls, entry signage, and fencing is not required to be completed to obtain record drawing approval. The record drawings shall include all plan changes during construction and the following certification on the submitted plans from the Engineer including signature and date:

> "I hereby certify that the pavement, curbing, sidewalks, water, sewer, and storm drainage systems have been built in accordance with these "record" drawings. This certification is based on visual inspections. The record drawings are believed to be correct to the best of the Engineer's knowledge and the accuracy of the information cannot be guaranteed."

Within (ninety) 90 days of approval of the final Record Drawing within a master plan phase by the City, the Engineer will provide Final As-Built plans for the entire master plan phase at one time, Final Clearance of Potable Water, and Sanitary Sewer Systems by FDEP. If applicable, the engineer of record shall provide a letter to the City certifying that the constructed stormwater

ponds have adequate volume for the project(s) being certified complete. The Developer shall have perimeter walls and perimeter landscaping substantially complete except for where construction access is required or in areas where the buffer shall be installed with the home. Appropriate digital files of the final As-Builts agreed upon by the parties will be provided to the City.

The water and sewer utility provider will review and sign off on FDEP Clearance forms for submittal. The Engineer will provide the utility provider Record Drawings, passing pressure test results, lift station start up results, Operations and Maintenance manuals, unexpired bacteriological laboratory test results, and the FDEP clearance form signed by all parties with the exception of the water and sewer utility provider. The utility clearance process shall not hold up or delay in any way the Record Drawing approval process. The potable water and sanitary sewer shall be cleared prior to the certification of occupancy of a given home.

5) All structures and site improvements must be permitted by the City pursuant to Site Plans submitted to and approved by the City. The Developer shall install and complete all required site improvements with documentation including record drawings prior to the City issuing a Certificate of Occupancy for any permitted structure. Partial clearance may be obtained when proof is provided to the City that life safety items have been completed for Certificate of Occupancy. Site Plan approval shall be based upon adherence of this Agreement.

a) Easement and/or tract widths for utilities not owned and maintained by the City shall be determined by the utility having ownership and maintenance responsibilities.

b) Stormwater ponds connected to an irrigation pumping/bleed-down system are not required to have six (6) inches of freeboard.

c) If the water and sewer utility system is not owned by the City, utility cost estimates and inspection fees are not required as part of Site Plan approval.

6) Environmental reports are to be submitted only at the time of a comprehensive plan amendment.

7) Stormwater calculations are not required to be approved by the City as long as a SWFWMD permit is obtained. The Developer's engineer shall submit stormwater conveyance system calculations for storm systems to be owned and maintained by the City.

8) The traffic study submitted with the rezoning application shall be sufficient for the duration of the Project.

9) A tree preservation and mitigation plan is not required. However, a note shall be on the plans stating that the landscaping and tree mitigation shall be on an aggregate basis and consistent with historical development within The Villages.

10) Community Development Districts. It is anticipated that the Property will include one or more community development districts (CDD's) created by the City pursuant to Chapter 190, F.S. It is understood and agreed between the Parties that any obligations or requirements

placed on Owner may be transferred to one or more CDD's for implementation and operation, pursuant to the authority in Chapter 190.

11) The PRC may approve minor changes to the Design Standards in this Agreement if it determines the changes meet the criteria for variances in Section 3.12 of the LDRs or are appropriate for the waiver process. Such minor changes may be approved by the PRC with no amendment required to this Agreement.

12) Failure of the Agreement to address a particular permit condition, term or restriction shall not relieve VLC of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

13) The Project is exempt from the collection of the Recreation Impact Fee effective October 1, 2019.

14) Only those applications found in **EXHIBIT 9** are required for the Project. These applications are specific to this Agreement.

15) The Developer or Developer's applicant may request an additional PRC meeting be held if ten (10) days' notice is provided to the Development Services Director in which approval of the request should not be unreasonably withheld.

(B) Amendments

Any amendments to this Agreement must follow the same process as adoption of the original agreement and the requirements of the Florida Local Government Development Agreement Act (Sections 163.3220-163.3243, F.S.)

VI. GOVERNING LAWS AND POLICIES. This Agreement establishes the standards that apply to this Project and if there is any conflict between the Agreement and the City of Wildwood Land Development Regulations this Agreement shall prevail. Furthermore, for those provisions not in conflict with this Agreement, the City's LDR's and policies governing the Project at the time of execution of the Development Agreement shall govern the development of land for the duration of this Development Agreement. The local government may apply subsequently adopted laws and policies to the development subject to this Agreement, only if the local government has followed the procedures set forth in 163.3233.

VII. COMPREHENSIVE PLAN. Pursuant to the terms and conditions of this Agreement, the City finds that the development, as proposed in this Agreement, is consistent with its Comprehensive Plan and applicable LDR's. As each Site Plan is submitted the proposed development will be subject to comprehensive plan and land use development review and consistency.

VIII. PERIODIC REVIEW. The City shall review the Property at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, the Agreement may be revoked or modified by the City. Prior to taking such action, the City shall provide Owner with reasonable

notice and an opportunity to demonstrate compliance with the Agreement and, in the event of failure to so demonstrate, remedy such noncompliance. Accordingly, if City staff believes Owner is not in compliance, it shall provide written notice and facts upon which the determination was made by either hand delivery to the Owner's office or by certified mail, return receipt requested. Such notice shall allow Owner to demonstrate compliance or seek to correct the non-compliance within forty-five (45) days, unless staff extends the time for good cause. If not resolved between Owner and staff within the deadline, an advertised public hearing shall be held before the City Commission within thirty (30) days or, if not possible, at the next available City Commission meeting after the initial thirty (30) days. At that public hearing, the City Commission shall make a determination of whether Owner is in compliance. If the determination is non-compliance, Owner shall be given a reasonable amount of time to remedy the non-compliance.

IX. DURATION. The duration of this Agreement shall be thirty (30) years but may be extended by mutual consent of the governing body and the Developer, subject to public hearings.

X. BINDING EFFECT. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to all successors in interest to the parties to this Agreement, whether by lease or purchase of a portion of the Property.

XI. GOVERNING LAW. This Agreement, and the rights and obligations of the Parties hereunder, shall be governed by, construed under and enforced in accordance with the laws of the State of Florida. Preparation of this Agreement has been a joint effort of the Parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against a party to the Agreement.

XII. SEVERABILITY. If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

XIII. EXHIBITS. Unless otherwise provided in this Agreement, all exhibits are incorporated herein by reference.

XIV. CAPTIONS FOR PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

XV. COUNTERPARTS. This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constituting one and the same instrument. Execution of this Agreement may be evidenced by transmission of facsimile or electronic pdf copies.

XVI. ASSIGNABILITY. This Agreement may be assigned by the Developer to a third party.

XVII. EFFECTIVE DATE. This Agreement is effective when fully executed by all Parties, a copy is filed with the City Clerk in the Official Records and the FLUM amendment re-designating the Property as ARD goes into effect.

XVIII. TERMINATION. This Agreement shall terminate in thirty (30) years from its effective date, unless extended, or may be terminated by mutual consent of the Parties.

XIX. AMENDMENTS. This Agreement may be extended or amended by mutual consent of the parties so long as the extensions and amendments meet the requirements of Sections 163.3220-163.3243, F. S. All amendments will be adopted as an amended and restated version and when an amendment goes into effect then all prior agreements shall be null and void.

XX. NO CONSENT OF PROPERTY OWNERS REQUIRED. For purposes of amending this Agreement, the sole applicant shall be the Villages Land Company, LLC. No other landowners within the Property may seek an amendment to this Agreement and no consent of the other property owners within the Property shall be required.

XXI. FURTHER ASSURANCES. Each of the Parties hereto agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting the specific rights and obligations set forth in this Agreement, the parties hereby declare their intention to cooperate with each other in effecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

XXII. NOTICES. Any notices or reports required by this Agreement shall be sent to the following:

For the City:

City Manager
City Hall
100 North Main Street
Wildwood, Florida 34785
With copy to:

City Attorney
City Hall
100 North Main Street
Wildwood, Florida 34785

For the Owner:

Brian Hudson, Esq.
Corporate Counsel

The Villages Land Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

Martin L. Dzuro, Manager
The Villages Land Company, LLC
3619 Kiessel Road
The Villages, Florida 32163

XXIII. PUBLIC HEARINGS. This Agreement was approved by the City Commission after two properly noticed public hearings before the City Commission on_____, 2023 and _____, 2023.

XXIV. ATTORNEYS' FEES. In the event that it becomes necessary for any party to this Agreement to enforce its rights under the terms of this Agreement, then in that event, the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs, including all trial and appellate litigation.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement as of the date set forth below.

WITNESSES:

_____
(Witness Signature)

_____
(Witness Printed Name)

_____
(Witness Signature)

_____
(Witness Printed Name)

THE VILLAGES LAND COMPANY, LLC,
a Florida limited liability company

BY: TVL Company, LLC, a Florida limited liability company, its Manager

By: _____
Print Name:_____
Title: Manager

Date: _____

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this ____ day of _____, 2023 by _____ as Manager of TVL Company, LLC, a Florida limited liability company, the Manager of The Villages Land Company, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

_____
Notary Public

_____
Name (typed, printed or stamped)

WILDWOOD CITY COMMISSION

By:_____
ED WOLF, MAYOR

_____
Date

ATTEST:

_____
CASSANDRA SMITH, CLERK
Approved as to Form:

_____
CITY ATTORNEY

LIST OF EXHIBITS

Exhibit 1	Area C Legal Description
Exhibit 2	Land Use Conversion Matrix
Exhibit 3	Area C Location Map
Exhibit 4	Permitted Uses
Exhibit 5	Reserved
Exhibit 6	Kimley-Horn & Associates Traffic Analysis
Exhibit 7	Reserved
Exhibit 8	General Requirements and Design Criteria
Exhibit 9	VOSO Applications

EXHIBIT 1

AREA C LEGAL DESCRIPTION

VILLAGES OF SOUTHERN OAKS 10TH AMENDMENT
CHAPTER 163 COMPREHENSIVE PLAN
AREA C – AMENDED AND RESTATED

A PORTION OF SECTIONS 16, 17, 20, 21, 22, 27, 29, 31, 34 AND 35, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTIONS 28, 32 AND 33, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 2, 6, 7, 9, 10 AND 11, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTIONS 3, 4, 5 AND 8, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE RUN NORTH 89°43'30" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2656.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 89°42'39" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1324.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°15'29" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1297.23 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A CANAL AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°15'29" WEST, ALONG SAID WEST LINE, A DISTANCE OF 29.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 0°05'46" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.62 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°47'04" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.39 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°07'00" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.80 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'35" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1323.91 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°08'06" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1326.69 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'55" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.34 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°09'13" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1326.82 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°58'58" WEST, ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1316.92 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST CORNER OF SAID SECTION 10 ; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°02'18" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1325.93 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID WEST LINE,

RUN NORTH 89°57'08" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1317.78 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°57'53" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1319.05 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°57'53" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1319.05 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°23'46" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 2643.10 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°23'19" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 2433.22 FEET TO A POINT ON THE EASTERLY LINE OF A FORMER CSX TRANSPORTATION, INC., RAILROAD RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 370, PAGE 258 AND OFFICIAL RECORDS BOOK 435, PAGE 227, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 21°15'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2145.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°26'03" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 996.48 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°02'43" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 1979.08 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°40'53" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 2665.21 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°41'59" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 2650.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°19'05" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 2705.06 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°19'27" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 2604.89 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 471; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 0°06'20" EAST, A DISTANCE OF 896.90 FEET; 2) THENCE RUN NORTH 0°20'45" EAST, A DISTANCE OF 7007.95 FEET; 3) THENCE RUN NORTH 0°20'33" EAST, A DISTANCE OF 5640.55 FEET; 4) THENCE RUN NORTH 0°21'45" EAST, A DISTANCE OF 2331.13 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 89°12'31" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2625.82 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°45'52" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 2674.69 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°34'51" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 2659.20 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE DEPARTING SAID

NORTH LINE, RUN SOUTH 89°35'01" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 2733.94 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 0°08'00" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 4005.96 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°38'49" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 2694.68 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°25'41" EAST, ALONG THE WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 1335.19 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°43'54" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 2681.21 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°16'44" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 2658.68 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°39'12" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 2690.57 FEET TO THE CENTER OF SAID SECTION 20; THENCE RUN SOUTH 89°39'12" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 1337.86 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 0°24'57" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 2656.98 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°35'34" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1334.84 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°04'35" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1330.43 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°37'37" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1334.55 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 0°05'18" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 236.10 FEET TO A POINT ON THE CENTERLINE OF A CANAL; THENCE DEPARTING SAID EAST LINE RUN ALONG THE CENTERLINE OF SAID CANAL THE FOLLOWING TWO-HUNDRED AND FOUR (204) COURSES AND DISTANCES: 1) THENCE RUN NORTH 88°17'05" EAST, A DISTANCE OF 49.10 FEET; 2) THENCE RUN SOUTH 76°37'00" EAST, A DISTANCE OF 79.38 FEET; 3) THENCE RUN SOUTH 59°41'38" EAST, A DISTANCE OF 45.15 FEET; 4) THENCE RUN SOUTH 85°27'34" EAST, A DISTANCE OF 55.70 FEET; 5) THENCE RUN SOUTH 68°22'19" EAST, A DISTANCE OF 122.63 FEET; 6) THENCE RUN SOUTH 50°21'16" EAST, A DISTANCE OF 34.96 FEET; 7) THENCE RUN SOUTH 8°36'07" EAST, A DISTANCE OF 32.45 FEET; 8) THENCE RUN SOUTH 87°16'32" EAST, A DISTANCE OF 39.24 FEET; 9) THENCE RUN SOUTH 26°58'31" EAST, A DISTANCE OF 30.15 FEET; 10) THENCE RUN SOUTH 75°29'28" EAST, A DISTANCE OF 38.42 FEET; 11) THENCE RUN NORTH 44°55'32" EAST, A DISTANCE OF 29.32 FEET; 12) THENCE RUN NORTH 85°53'14" EAST, A DISTANCE OF 130.24 FEET; 13) THENCE RUN SOUTH 74°08'34" EAST, A DISTANCE OF 57.69 FEET; 14) THENCE RUN SOUTH 45°01'12" EAST, A DISTANCE

OF 89.32 FEET; 15) THENCE RUN SOUTH 23°27'16" EAST, A DISTANCE OF 60.38 FEET; 16) THENCE RUN SOUTH 68°18'59" EAST, A DISTANCE OF 65.13 FEET; 17) THENCE RUN SOUTH 67°59'12" EAST, A DISTANCE OF 34.77 FEET; 18) THENCE RUN SOUTH 2°52'50" EAST, A DISTANCE OF 44.07 FEET; 19) THENCE RUN SOUTH 70°40'06" EAST, A DISTANCE OF 24.51 FEET; 20) THENCE RUN NORTH 63°44'58" EAST, A DISTANCE OF 21.13 FEET; 21) THENCE RUN NORTH 0°58'17" EAST, A DISTANCE OF 29.02 FEET; 22) THENCE RUN NORTH 49°34'23" EAST, A DISTANCE OF 77.22 FEET; 23) THENCE RUN NORTH 81°08'29" EAST, A DISTANCE OF 43.74 FEET; 24) THENCE RUN SOUTH 73°07'24" EAST, A DISTANCE OF 61.82 FEET; 25) THENCE RUN NORTH 77°18'17" EAST, A DISTANCE OF 44.47 FEET; 26) THENCE RUN NORTH 44°09'06" EAST, A DISTANCE OF 32.67 FEET; 27) THENCE RUN NORTH 5°56'39" WEST, A DISTANCE OF 87.83 FEET; 28) THENCE RUN SOUTH 63°38'26" EAST, A DISTANCE OF 34.12 FEET; 29) THENCE RUN NORTH 81°37'44" EAST, A DISTANCE OF 52.43 FEET; 30) THENCE RUN SOUTH 21°33'01" EAST, A DISTANCE OF 82.39 FEET; 31) THENCE RUN SOUTH 47°02'29" EAST, A DISTANCE OF 15.42 FEET; 32) THENCE RUN NORTH 87°47'18" EAST, A DISTANCE OF 53.13 FEET; 33) THENCE RUN SOUTH 32°47'53" EAST, A DISTANCE OF 71.38 FEET; 34) THENCE RUN SOUTH 56°50'24" EAST, A DISTANCE OF 64.21 FEET; 35) THENCE RUN SOUTH 1°30'45" EAST, A DISTANCE OF 10.89 FEET; 36) THENCE RUN SOUTH 86°59'21" WEST, A DISTANCE OF 54.49 FEET; 37) THENCE RUN SOUTH 25°01'56" EAST, A DISTANCE OF 47.38 FEET; 38) THENCE RUN SOUTH 73°43'19" EAST, A DISTANCE OF 41.77 FEET; 39) THENCE RUN SOUTH 30°29'54" EAST, A DISTANCE OF 45.35 FEET; 40) THENCE RUN SOUTH 61°34'26" EAST, A DISTANCE OF 103.04 FEET; 41) THENCE RUN SOUTH 78°32'36" EAST, A DISTANCE OF 64.32 FEET; 42) THENCE RUN SOUTH 40°20'49" EAST, A DISTANCE OF 68.17 FEET; 43) THENCE RUN SOUTH 55°46'44" EAST, A DISTANCE OF 86.46 FEET; 44) THENCE RUN NORTH 29°53'51" EAST, A DISTANCE OF 44.60 FEET; 45) THENCE RUN NORTH 23°10'29" WEST, A DISTANCE OF 33.20 FEET; 46) THENCE RUN NORTH 18°35'37" EAST, A DISTANCE OF 27.55 FEET; 47) THENCE RUN NORTH 73°08'14" EAST, A DISTANCE OF 45.72 FEET; 48) THENCE RUN SOUTH 75°07'36" EAST, A DISTANCE OF 39.57 FEET; 49) THENCE RUN SOUTH 24°04'20" WEST, A DISTANCE OF 31.68 FEET; 50) THENCE RUN SOUTH 0°59'57" WEST, A DISTANCE OF 48.03 FEET; 51) THENCE RUN SOUTH 52°17'22" EAST, A DISTANCE OF 48.07 FEET; 52) THENCE RUN NORTH 66°20'51" EAST, A DISTANCE OF 13.56 FEET; 53) THENCE RUN NORTH 34°34'23" EAST, A DISTANCE OF 35.98 FEET; 54) THENCE RUN SOUTH 45°16'08" EAST, A DISTANCE OF 107.98 FEET; 55) THENCE RUN NORTH 87°21'34" EAST, A DISTANCE OF 18.41 FEET; 56) THENCE RUN NORTH 6°15'31" WEST, A DISTANCE OF 20.76 FEET; 57) THENCE RUN NORTH 12°46'38" EAST, A DISTANCE OF 80.57 FEET; 58) THENCE RUN NORTH 31°55'50" EAST, A DISTANCE OF 30.36 FEET; 59) THENCE RUN SOUTH 66°37'19" EAST, A DISTANCE OF 34.82 FEET; 60) THENCE RUN SOUTH 44°28'11" EAST, A DISTANCE OF 129.15 FEET; 61) THENCE RUN SOUTH 49°18'53" EAST, A DISTANCE OF 52.48 FEET; 62) THENCE RUN SOUTH 35°51'24" EAST, A DISTANCE OF 64.94 FEET; 63) THENCE RUN SOUTH 86°36'10" EAST, A DISTANCE OF 29.60 FEET; 64) THENCE RUN NORTH 34°03'48" EAST, A DISTANCE OF 33.17 FEET; 65) THENCE RUN NORTH 58°35'19" EAST, A DISTANCE OF 23.42 FEET; 66) THENCE RUN NORTH 67°28'48" EAST, A DISTANCE OF 16.16 FEET; 67) THENCE RUN SOUTH 70°01'48" EAST, A DISTANCE OF 59.36 FEET; 68) THENCE RUN SOUTH 52°24'28" EAST, A DISTANCE OF 49.31 FEET; 69) THENCE RUN SOUTH 6°11'39" EAST, A DISTANCE OF 112.62 FEET; 70) THENCE RUN SOUTH 19°21'43" WEST, A DISTANCE OF 48.17 FEET; 71) THENCE RUN SOUTH 30°01'39" EAST, A DISTANCE OF 42.40 FEET; 72) THENCE RUN NORTH 69°27'26" EAST, A DISTANCE OF 48.70 FEET; 73) THENCE RUN NORTH 38°44'14" EAST, A DISTANCE OF 49.09 FEET; 74) THENCE RUN SOUTH 69°21'47" EAST, A DISTANCE OF 64.50 FEET; 75) THENCE RUN SOUTH 9°46'55" WEST, A DISTANCE OF 34.17 FEET; 76) THENCE RUN SOUTH 21°11'09" WEST, A DISTANCE OF 33.22 FEET; 77) THENCE RUN SOUTH 60°39'35"

EAST, A DISTANCE OF 18.66 FEET; 78) THENCE RUN SOUTH 85°21'11" EAST, A DISTANCE OF 42.63 FEET; 79) THENCE RUN SOUTH 50°22'51" EAST, A DISTANCE OF 65.53 FEET; 80) THENCE RUN NORTH 87°03'02" EAST, A DISTANCE OF 36.13 FEET; 81) THENCE RUN NORTH 66°54'01" EAST, A DISTANCE OF 18.47 FEET; 82) THENCE RUN NORTH 3°52'06" WEST, A DISTANCE OF 46.07 FEET; 83) THENCE RUN NORTH 11°37'08" EAST, A DISTANCE OF 55.42 FEET; 84) THENCE RUN NORTH 46°15'23" EAST, A DISTANCE OF 41.19 FEET; 85) THENCE RUN SOUTH 54°19'16" EAST, A DISTANCE OF 34.82 FEET; 86) THENCE RUN SOUTH 18°37'18" EAST, A DISTANCE OF 55.44 FEET; 87) THENCE RUN SOUTH 36°09'16" EAST, A DISTANCE OF 16.52 FEET; 88) THENCE RUN SOUTH 12°18'13" WEST, A DISTANCE OF 33.81 FEET; 89) THENCE RUN SOUTH 8°03'40" WEST, A DISTANCE OF 30.62 FEET; 90) THENCE RUN SOUTH 71°34'38" EAST, A DISTANCE OF 33.47 FEET; 91) THENCE RUN SOUTH 31°09'45" EAST, A DISTANCE OF 99.77 FEET; 92) THENCE RUN SOUTH 46°49'17" EAST, A DISTANCE OF 38.83 FEET; 93) THENCE RUN SOUTH 69°13'53" EAST, A DISTANCE OF 72.04 FEET; 94) THENCE RUN SOUTH 18°55'25" WEST, A DISTANCE OF 50.15 FEET; 95) THENCE RUN SOUTH 9°34'51" WEST, A DISTANCE OF 29.71 FEET; 96) THENCE RUN SOUTH 21°44'28" EAST, A DISTANCE OF 50.54 FEET; 97) THENCE RUN SOUTH 78°16'53" EAST, A DISTANCE OF 80.04 FEET; 98) THENCE RUN SOUTH 88°35'11" EAST, A DISTANCE OF 18.17 FEET; 99) THENCE RUN SOUTH 34°04'34" EAST, A DISTANCE OF 18.52 FEET; 100) THENCE RUN SOUTH 8°24'46" EAST, A DISTANCE OF 53.94 FEET; 101) THENCE RUN SOUTH 34°04'28" EAST, A DISTANCE OF 29.88 FEET; 102) THENCE RUN SOUTH 70°12'27" EAST, A DISTANCE OF 113.37 FEET; 103) THENCE RUN NORTH 83°21'16" EAST, A DISTANCE OF 55.94 FEET; 104) THENCE RUN SOUTH 89°13'20" EAST, A DISTANCE OF 47.61 FEET; 105) THENCE RUN SOUTH 56°34'43" EAST, A DISTANCE OF 18.77 FEET; 106) THENCE RUN SOUTH 10°37'01" EAST, A DISTANCE OF 52.15 FEET; 107) THENCE RUN SOUTH 13°09'59" WEST, A DISTANCE OF 13.56 FEET; 108) THENCE RUN NORTH 80°20'17" WEST, A DISTANCE OF 40.79 FEET; 109) THENCE RUN SOUTH 5°18'49" EAST, A DISTANCE OF 44.55 FEET; 110) THENCE RUN SOUTH 28°06'40" EAST, A DISTANCE OF 63.85 FEET; 111) THENCE RUN SOUTH 43°58'43" EAST, A DISTANCE OF 56.19 FEET; 112) THENCE RUN SOUTH 55°52'16" EAST, A DISTANCE OF 34.28 FEET; 113) THENCE RUN SOUTH 37°12'15" EAST, A DISTANCE OF 28.24 FEET; 114) THENCE RUN SOUTH 4°24'06" EAST, A DISTANCE OF 30.34 FEET; 115) THENCE RUN SOUTH 38°11'30" WEST, A DISTANCE OF 44.67 FEET; 116) THENCE RUN SOUTH 17°25'44" WEST, A DISTANCE OF 80.97 FEET; 117) THENCE RUN SOUTH 13°45'41" EAST, A DISTANCE OF 93.16 FEET; 118) THENCE RUN SOUTH 4°13'34" EAST, A DISTANCE OF 35.96 FEET; 119) THENCE RUN SOUTH 31°03'41" WEST, A DISTANCE OF 38.79 FEET; 120) THENCE RUN SOUTH 50°23'31" WEST, A DISTANCE OF 53.96 FEET; 121) THENCE RUN SOUTH 8°00'29" EAST, A DISTANCE OF 125.66 FEET; 122) THENCE RUN SOUTH 33°24'47" EAST, A DISTANCE OF 56.25 FEET; 123) THENCE RUN SOUTH 17°38'36" EAST, A DISTANCE OF 55.96 FEET; 124) THENCE RUN SOUTH 48°42'41" EAST, A DISTANCE OF 36.34 FEET; 125) THENCE RUN SOUTH 68°44'22" EAST, A DISTANCE OF 99.52 FEET; 126) THENCE RUN SOUTH 51°37'51" EAST, A DISTANCE OF 175.99 FEET; 127) THENCE RUN SOUTH 15°20'00" EAST, A DISTANCE OF 86.48 FEET; 128) THENCE RUN SOUTH 67°31'04" EAST, A DISTANCE OF 28.35 FEET; 129) THENCE RUN NORTH 90°00'00" EAST, A DISTANCE OF 24.61 FEET; 130) THENCE RUN SOUTH 53°45'09" EAST, A DISTANCE OF 81.87 FEET; 131) THENCE RUN NORTH 88°10'53" EAST, A DISTANCE OF 84.46 FEET; 132) THENCE RUN SOUTH 64°29'32" EAST, A DISTANCE OF 42.11 FEET; 133) THENCE RUN SOUTH 34°23'30" EAST, A DISTANCE OF 85.96 FEET; 134) THENCE RUN SOUTH 16°39'22" WEST, A DISTANCE OF 27.91 FEET; 135) THENCE RUN SOUTH 12°48'03" EAST, A DISTANCE OF 74.96 FEET; 136) THENCE RUN SOUTH 71°06'28" EAST, A DISTANCE OF 34.29 FEET; 137) THENCE RUN SOUTH 83°31'17" EAST, A DISTANCE OF 59.03 FEET; 138) THENCE RUN SOUTH 59°28'14" EAST, A DISTANCE OF 117.72 FEET;

139) THENCE RUN SOUTH 50°58'32" EAST, A DISTANCE OF 78.80 FEET; 140) THENCE RUN SOUTH 23°38'32" EAST, A DISTANCE OF 44.56 FEET; 141) THENCE RUN SOUTH 55°06'49" EAST, A DISTANCE OF 108.58 FEET; 142) THENCE RUN SOUTH 27°26'56" EAST, A DISTANCE OF 51.36 FEET; 143) THENCE RUN NORTH 85°41'13" EAST, A DISTANCE OF 19.40 FEET; 144) THENCE RUN NORTH 26°37'30" EAST, A DISTANCE OF 33.13 FEET; 145) THENCE RUN NORTH 51°21'35" EAST, A DISTANCE OF 14.12 FEET; 146) THENCE RUN SOUTH 58°55'47" EAST, A DISTANCE OF 78.56 FEET; 147) THENCE RUN SOUTH 42°08'01" EAST, A DISTANCE OF 31.68 FEET; 148) THENCE RUN SOUTH 87°23'57" EAST, A DISTANCE OF 33.14 FEET; 149) THENCE RUN SOUTH 87°19'54" EAST, A DISTANCE OF 20.88 FEET; 150) THENCE RUN SOUTH 48°48'16" EAST, A DISTANCE OF 35.02 FEET; 151) THENCE RUN SOUTH 79°11'28" EAST, A DISTANCE OF 48.18 FEET; 152) THENCE RUN NORTH 71°14'56" EAST, A DISTANCE OF 24.55 FEET; 153) THENCE RUN SOUTH 65°15'18" EAST, A DISTANCE OF 20.68 FEET; 154) THENCE RUN SOUTH 1°55'57" WEST, A DISTANCE OF 32.53 FEET; 155) THENCE RUN SOUTH 40°26'02" EAST, A DISTANCE OF 26.19 FEET; 156) THENCE RUN NORTH 77°49'11" EAST, A DISTANCE OF 25.26 FEET; 157) THENCE RUN NORTH 44°24'19" EAST, A DISTANCE OF 52.38 FEET; 158) THENCE RUN NORTH 65°29'44" EAST, A DISTANCE OF 19.93 FEET; 159) THENCE RUN SOUTH 75°01'42" EAST, A DISTANCE OF 46.78 FEET; 160) THENCE RUN NORTH 88°57'43" EAST, A DISTANCE OF 39.65 FEET; 161) THENCE RUN SOUTH 41°53'52" EAST, A DISTANCE OF 24.69 FEET; 162) THENCE RUN SOUTH 19°02'23" WEST, A DISTANCE OF 47.42 FEET; 163) THENCE RUN SOUTH 9°25'46" EAST, A DISTANCE OF 21.71 FEET; 164) THENCE RUN SOUTH 71°28'04" EAST, A DISTANCE OF 120.01 FEET; 165) THENCE RUN SOUTH 58°53'24" EAST, A DISTANCE OF 65.88 FEET; 166) THENCE RUN SOUTH 27°59'46" EAST, A DISTANCE OF 61.20 FEET; 167) THENCE RUN SOUTH 85°44'39" EAST, A DISTANCE OF 31.86 FEET; 168) THENCE RUN NORTH 14°19'15" EAST, A DISTANCE OF 34.16 FEET; 169) THENCE RUN NORTH 89°24'57" EAST, A DISTANCE OF 33.12 FEET; 170) THENCE RUN SOUTH 49°49'11" EAST, A DISTANCE OF 94.23 FEET; 171) THENCE RUN SOUTH 9°37'52" EAST, A DISTANCE OF 140.51 FEET; 172) THENCE RUN SOUTH 11°42'52" EAST, A DISTANCE OF 99.77 FEET; 173) THENCE RUN SOUTH 33°42'31" EAST, A DISTANCE OF 107.91 FEET; 174) THENCE RUN SOUTH 15°23'26" EAST, A DISTANCE OF 162.21 FEET; 175) THENCE RUN SOUTH 56°20'13" EAST, A DISTANCE OF 282.99 FEET; 176) THENCE RUN SOUTH 73°23'48" EAST, A DISTANCE OF 298.06 FEET; 177) THENCE RUN SOUTH 66°21'49" EAST, A DISTANCE OF 344.48 FEET; 178) THENCE RUN SOUTH 70°55'17" EAST, A DISTANCE OF 449.10 FEET; 179) THENCE RUN SOUTH 89°03'48" EAST, A DISTANCE OF 410.32 FEET; 180) THENCE RUN SOUTH 64°00'12" EAST, A DISTANCE OF 129.11 FEET; 181) THENCE RUN SOUTH 25°15'06" EAST, A DISTANCE OF 161.04 FEET; 182) THENCE RUN SOUTH 12°54'52" EAST, A DISTANCE OF 954.44 FEET; 183) THENCE RUN SOUTH 12°51'05" EAST, A DISTANCE OF 924.25 FEET; 184) THENCE RUN SOUTH 12°40'25" EAST, A DISTANCE OF 726.83 FEET; 185) THENCE RUN SOUTH 19°29'28" EAST, A DISTANCE OF 398.97 FEET; 186) THENCE RUN SOUTH 25°51'42" EAST, A DISTANCE OF 726.06 FEET; 187) THENCE RUN SOUTH 25°28'52" EAST, A DISTANCE OF 968.13 FEET; 188) THENCE RUN SOUTH 25°33'45" EAST, A DISTANCE OF 819.48 FEET; 189) THENCE RUN SOUTH 26°14'58" EAST, A DISTANCE OF 1083.72 FEET; 190) THENCE RUN SOUTH 26°01'44" EAST, A DISTANCE OF 906.86 FEET; 191) THENCE RUN SOUTH 26°08'34" EAST, A DISTANCE OF 799.74 FEET; 192) THENCE RUN SOUTH 24°24'20" EAST, A DISTANCE OF 671.77 FEET; 193) THENCE RUN SOUTH 25°59'50" EAST, A DISTANCE OF 1339.15 FEET; 194) THENCE RUN SOUTH 25°31'00" EAST, A DISTANCE OF 1750.21 FEET; 195) THENCE RUN SOUTH 25°52'24" EAST, A DISTANCE OF 1050.83 FEET; 196) THENCE RUN SOUTH 25°21'19" EAST, A DISTANCE OF 458.61 FEET; 197) THENCE RUN SOUTH 4°54'12" EAST, A DISTANCE OF 294.11 FEET; 198) THENCE RUN SOUTH 2°09'06" EAST, A DISTANCE OF 1633.27 FEET; 199) THENCE RUN

SOUTH 1°47'43" EAST, A DISTANCE OF 1425.32 FEET; 200) THENCE RUN SOUTH 2°11'35" EAST, A DISTANCE OF 1157.08 FEET; 201) THENCE RUN SOUTH 1°35'32" EAST, A DISTANCE OF 223.23 FEET; 202) THENCE RUN SOUTH 15°12'47" EAST, A DISTANCE OF 186.06 FEET; 203) THENCE RUN SOUTH 24°35'05" EAST, A DISTANCE OF 734.95 FEET; 204) THENCE RUN SOUTH 22°51'09" EAST, A DISTANCE OF 269.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 9,121.82 ACRES, MORE OR LESS.

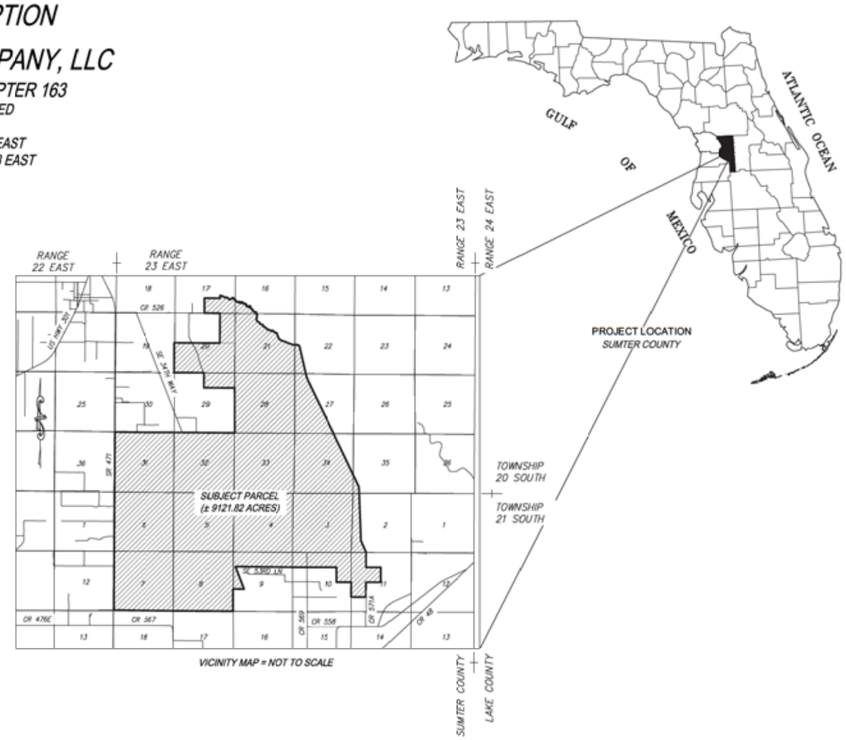
SKETCH OF DESCRIPTION

-FOR-

THE VILLAGES LAND COMPANY, LLC

VOSO 10TH AMENDMENT-CHAPTER 163

AREA C - AMENDED AND RESTATED
A PORTION OF
TOWNSHIP 20 SOUTH, RANGE 23 EAST
AND TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA



LEGAL DESCRIPTION (AREA C):

A PORTION OF SECTIONS 16, 17, 20, 21, 22, 27, 29, 31, 34 AND 35, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTIONS 28, 32 AND 33, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 2, 6, 7, 9, 10 AND 11, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTIONS 3, 4, 5 AND 8, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE RUN NORTH 89°43'30" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2656.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 89°42'39" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1324.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°15'29" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1297.23 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A CANAL AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°15'29" WEST, ALONG SAID WEST LINE, A DISTANCE OF 29.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 0°05'46" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.62 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°47'04" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.39 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 0°07'00" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.80 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'35" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1323.91 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°08'06" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1326.69 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°46'55" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1324.34 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°09'13" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1326.82 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°58'58" WEST, ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1316.92 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST CORNER OF SAID SECTION 10 ; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°02'18" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1325.93 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°57'08" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1317.78 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°57'53" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1319.05 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°57'53" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1319.05 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°23'46" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 2643.10 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°23'19" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 2433.22 FEET TO A POINT ON THE EASTERLY LINE OF A FORMER CSX TRANSPORTATION, INC., RAILROAD RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 370, PAGE 258 AND OFFICIAL RECORDS BOOK 435, PAGE 227, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 21°15'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2145.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°26'03" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 996.48 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 0°02'43" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 1979.08 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°40'53" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 2665.21 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°41'59" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 2650.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°19'05" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 2705.06 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°19'27" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 2604.89 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 471; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 0°06'20" EAST, A DISTANCE OF 896.90 FEET; 2) THENCE RUN NORTH 0°20'45" EAST, A DISTANCE OF 7007.95 FEET; 3) THENCE RUN NORTH 0°20'33" EAST, A DISTANCE OF 5640.55 FEET; 4) THENCE RUN NORTH 0°21'45" EAST, A DISTANCE OF 2331.13 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 89°12'31" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2625.82 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°45'52" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 2674.69 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°34'51" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 2659.20 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 89°35'01" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 2733.94 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 0°08'00" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 4005.96 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°38'49" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 2694.68 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°25'41" EAST, ALONG THE WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 1335.19 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°43'54" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 2681.21 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°16'44" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 2658.68 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°39'12" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 2690.57 FEET TO THE CENTER OF SAID SECTION 20; THENCE RUN SOUTH 89°39'12" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 1337.86 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 0°24'57" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 2656.98 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°35'34" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1334.84 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°04'35" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1330.43 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°37'37" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1334.55 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 0°05'18" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 236.10 FEET TO A POINT ON THE CENTERLINE OF A CANAL; THENCE DEPARTING SAID EAST LINE RUN ALONG THE CENTERLINE OF SAID CANAL THE FOLLOWING TWO-HUNDRED AND FOUR (204) COURSES AND DISTANCES: 1) THENCE RUN NORTH 88°17'05" EAST, A DISTANCE OF 49.10 FEET; 2) THENCE RUN SOUTH 76°37'00" EAST, A DISTANCE OF 79.38 FEET; 3) THENCE RUN SOUTH 59°41'38" EAST, A DISTANCE OF 45.15 FEET; 4) THENCE RUN SOUTH 85°27'34" EAST, A DISTANCE OF 55.70 FEET; 5) THENCE RUN SOUTH 68°22'19" EAST, A DISTANCE OF 122.63 FEET; 6) THENCE RUN SOUTH 50°21'16" EAST, A DISTANCE OF 34.96 FEET; 7) THENCE RUN SOUTH 8°36'07" EAST, A DISTANCE OF 32.45 FEET; 8) THENCE RUN SOUTH 87°16'32" EAST, A DISTANCE OF 39.24 FEET; 9) THENCE RUN SOUTH 26°58'31" EAST, A DISTANCE OF 30.15 FEET; 10) THENCE RUN SOUTH 75°29'28" EAST, A DISTANCE OF 38.42 FEET; 11) THENCE RUN NORTH 44°55'32" EAST, A DISTANCE OF 29.32 FEET; 12) THENCE RUN NORTH 85°53'14" EAST, A DISTANCE OF 130.24 FEET; 13) THENCE RUN SOUTH 74°08'34" EAST, A DISTANCE OF 57.69 FEET; 14) THENCE RUN SOUTH 45°01'12" EAST, A DISTANCE OF 89.32 FEET; 15) THENCE RUN SOUTH 23°27'16" EAST, A DISTANCE OF 60.38 FEET; 16) THENCE RUN SOUTH 68°18'59" EAST, A DISTANCE OF 65.13 FEET; 17) THENCE RUN SOUTH 67°59'12" EAST, A DISTANCE OF 34.77 FEET; 18) THENCE RUN SOUTH 2°52'50" EAST, A DISTANCE OF 44.07 FEET; 19) THENCE RUN SOUTH 70°40'06" EAST, A DISTANCE OF 24.51 FEET; 20) THENCE RUN NORTH 63°44'58" EAST, A DISTANCE OF 21.13 FEET; 21) THENCE RUN NORTH 0°58'17" EAST, A DISTANCE OF 29.02 FEET; 22) THENCE RUN NORTH 49°34'23" EAST, A DISTANCE OF 77.22 FEET; 23) THENCE RUN NORTH 81°08'29" EAST, A DISTANCE OF 43.74 FEET; 24) THENCE RUN SOUTH 73°07'24" EAST, A DISTANCE OF 61.82 FEET; 25) THENCE RUN NORTH 77°18'17" EAST, A DISTANCE OF 44.47 FEET; 26) THENCE RUN NORTH 44°09'06" EAST, A DISTANCE OF 32.67 FEET; 27) THENCE RUN NORTH 5°56'39" WEST, A DISTANCE OF 87.83 FEET; 28) THENCE RUN SOUTH 63°38'26" EAST, A DISTANCE OF 34.12 FEET; 29) THENCE RUN NORTH 81°37'44" EAST, A DISTANCE OF 52.43 FEET; 30) THENCE RUN SOUTH 21°33'01" EAST, A DISTANCE OF 82.39 FEET; 31) THENCE RUN SOUTH 47°02'29" EAST, A DISTANCE OF 15.42 FEET; 32) THENCE RUN NORTH 87°47'18" EAST, A DISTANCE OF 53.13 FEET; 33) THENCE RUN SOUTH 32°47'53" EAST, A DISTANCE OF 71.38 FEET; 34) THENCE RUN SOUTH 56°50'24" EAST, A DISTANCE OF 64.21 FEET; 35) THENCE RUN SOUTH 1°30'45" EAST, A DISTANCE OF 10.89 FEET; 36) THENCE RUN SOUTH 86°59'21" WEST, A DISTANCE OF 54.49 FEET; 37) THENCE RUN SOUTH 25°01'56" EAST, A DISTANCE OF 47.38 FEET; 38) THENCE RUN SOUTH 73°43'19" EAST, A DISTANCE OF 41.77 FEET; 39) THENCE RUN SOUTH 30°29'54" EAST, A DISTANCE OF 45.35 FEET; 40) THENCE RUN SOUTH 61°34'26" EAST, A DISTANCE OF 103.04 FEET; 41) THENCE RUN SOUTH 78°32'36" EAST, A DISTANCE OF 64.32 FEET; 42) THENCE RUN SOUTH 40°20'49" EAST, A DISTANCE OF 68.17 FEET; 43) THENCE RUN SOUTH 55°46'44" EAST, A DISTANCE OF 86.46 FEET; 44) THENCE RUN NORTH 29°53'51" EAST, A DISTANCE OF 44.60 FEET; 45) THENCE RUN NORTH 23°10'29" WEST, A DISTANCE OF 33.20 FEET; 46) THENCE RUN NORTH 18°35'37" EAST, A DISTANCE OF 27.55 FEET; 47) THENCE RUN NORTH 73°08'14" EAST, A DISTANCE OF 45.72 FEET; 48) THENCE RUN SOUTH 75°07'36" EAST, A DISTANCE OF 39.57 FEET; 49) THENCE RUN SOUTH 24°04'20" WEST, A DISTANCE OF 31.68 FEET; 50) THENCE RUN SOUTH 0°59'57" WEST, A DISTANCE OF 48.03 FEET; 51) THENCE RUN SOUTH 52°17'22" EAST, A DISTANCE OF 48.07 FEET; 52) THENCE RUN NORTH 66°20'51" EAST, A DISTANCE OF 13.56 FEET; 53) THENCE RUN NORTH 34°34'23" EAST, A DISTANCE OF 35.98 FEET; 54) THENCE RUN SOUTH 45°16'08" EAST, A DISTANCE OF 107.98 FEET; 55) THENCE RUN NORTH 87°21'34" EAST, A DISTANCE OF 18.41 FEET; 56) THENCE RUN NORTH 6°15'31" WEST, A DISTANCE OF 20.76 FEET; 57) THENCE RUN NORTH 12°46'38" EAST, A DISTANCE OF 80.57 FEET; 58) THENCE RUN NORTH 31°55'50" EAST, A DISTANCE OF 30.36 FEET; 59) THENCE RUN SOUTH 66°37'19" EAST, A DISTANCE OF 34.82 FEET; 60) THENCE RUN SOUTH 44°28'11" EAST, A DISTANCE OF 129.15 FEET; 61) THENCE RUN SOUTH 49°18'53" EAST, A DISTANCE OF 52.48 FEET; 62) THENCE RUN SOUTH 35°51'24" EAST, A DISTANCE OF 64.94 FEET; 63) THENCE RUN SOUTH 86°36'10" EAST, A DISTANCE OF 29.60 FEET; 64) THENCE RUN NORTH 34°03'48" EAST, A DISTANCE OF 33.17 FEET; 65) THENCE RUN NORTH 58°35'19" EAST, A DISTANCE OF 23.42 FEET; 66) THENCE RUN NORTH 67°28'48" EAST, A DISTANCE OF 16.16 FEET; 67) THENCE RUN SOUTH 70°01'48" EAST, A DISTANCE OF 59.36 FEET; 68) THENCE RUN SOUTH 52°24'28" EAST, A DISTANCE OF 49.31 FEET; 69) THENCE RUN SOUTH 6°11'39" EAST, A DISTANCE OF 112.62 FEET; 70) THENCE RUN SOUTH 19°21'43" WEST, A DISTANCE OF 48.17 FEET; 71) THENCE RUN SOUTH 30°01'39" EAST, A DISTANCE OF 42.40 FEET; 72) THENCE RUN NORTH 69°27'26" EAST, A DISTANCE OF 48.70 FEET; 73) THENCE RUN NORTH 38°44'14" EAST, A DISTANCE OF 49.09 FEET; 74) THENCE RUN SOUTH 69°21'47" EAST, A DISTANCE OF 64.50 FEET; 75) THENCE RUN SOUTH 9°46'55" WEST, A DISTANCE OF 34.17 FEET; 76) THENCE RUN SOUTH 21°11'09" WEST, A DISTANCE OF 33.22 FEET; 77) THENCE RUN SOUTH 60°39'35" EAST, A DISTANCE OF 18.65 FEET; 78) THENCE RUN SOUTH 85°21'11" EAST, A DISTANCE OF 42.63 FEET; 79) THENCE RUN SOUTH 50°22'51" EAST, A DISTANCE OF 65.53 FEET; 80) THENCE RUN NORTH 87°03'02" EAST, A DISTANCE OF 36.13 FEET; 81) THENCE RUN NORTH 66°54'01" EAST, A DISTANCE OF 18.47 FEET; 82) THENCE RUN NORTH 3°52'06" WEST, A DISTANCE OF 46.07 FEET; 83) THENCE RUN NORTH 11°37'08" EAST, A DISTANCE OF 55.42 FEET; 84) THENCE RUN NORTH 46°15'23" EAST, A DISTANCE OF 41.19 FEET; 85) THENCE RUN SOUTH 54°19'16" EAST, A DISTANCE OF 34.82 FEET; 86) THENCE RUN SOUTH 18°37'18" EAST, A DISTANCE OF 55.44 FEET; 87) THENCE RUN SOUTH 36°09'16" EAST, A DISTANCE OF 16.52 FEET; 88) THENCE RUN SOUTH 12°18'13" WEST, A DISTANCE OF 33.81 FEET; 89) THENCE RUN SOUTH 8°03'40" WEST, A DISTANCE OF 30.62 FEET; 90) THENCE RUN SOUTH 71°34'38" EAST, A DISTANCE OF 33.47 FEET; 91) THENCE RUN SOUTH 31°09'45" EAST, A DISTANCE OF 99.77 FEET; 92) THENCE RUN SOUTH 46°49'17" EAST, A DISTANCE OF 38.83 FEET; 93) THENCE RUN SOUTH 69°13'53" EAST, A DISTANCE OF 72.04 FEET; 94) THENCE RUN SOUTH 18°55'25" WEST, A DISTANCE OF 50.15 FEET; 95) THENCE RUN SOUTH 9°34'51" WEST, A DISTANCE OF 29.71 FEET; 96) THENCE RUN SOUTH 21°44'28" EAST, A DISTANCE OF 50.54 FEET; 97) THENCE RUN SOUTH 78°16'53" EAST, A DISTANCE OF 80.04 FEET; 98) THENCE RUN SOUTH 88°35'11" EAST, A DISTANCE OF 18.17 FEET; 99) THENCE RUN SOUTH 34°04'34" EAST, A DISTANCE OF 18.52 FEET; 100) THENCE RUN SOUTH 8°24'46" EAST, A DISTANCE OF 53.94 FEET; 101) THENCE RUN SOUTH 34°04'28" EAST, A DISTANCE OF 29.88 FEET; 102) THENCE RUN SOUTH 70°12'27" EAST, A DISTANCE OF 113.37 FEET; 103) THENCE RUN NORTH 83°21'16" EAST, A DISTANCE OF 55.94 FEET; 104) THENCE RUN SOUTH 89°13'20" EAST, A DISTANCE OF 47.61 FEET; 105) THENCE RUN SOUTH 56°34'43" EAST, A DISTANCE OF 18.77 FEET; 106) THENCE RUN SOUTH 10°37'01" EAST, A DISTANCE OF 52.15 FEET; 107) THENCE RUN SOUTH 13°09'59" WEST, A DISTANCE OF 13.56 FEET; 108) THENCE RUN NORTH 80°20'17" WEST, A DISTANCE OF 40.79 FEET; 109) THENCE RUN SOUTH 5°18'49" EAST, A DISTANCE OF 44.55 FEET; 110) THENCE RUN SOUTH 28°06'40" EAST, A DISTANCE OF 63.85 FEET; 111) THENCE RUN SOUTH 43°58'43" EAST, A DISTANCE OF 56.19 FEET; 112) THENCE RUN SOUTH 55°52'16" EAST, A DISTANCE OF 34.28 FEET; 113) THENCE RUN SOUTH 37°12'15" EAST, A DISTANCE OF 28.24 FEET; 114) THENCE RUN SOUTH 4°24'06" EAST, A DISTANCE OF 30.34 FEET; 115) THENCE RUN SOUTH 38°11'30" WEST, A DISTANCE OF 44.67 FEET; 116) THENCE RUN SOUTH 17°25'44" WEST, A DISTANCE OF 80.97 FEET; 117) THENCE RUN SOUTH 13°45'41" EAST, A DISTANCE OF 93.16 FEET; 118) THENCE RUN SOUTH 4°13'34" EAST, A DISTANCE OF 35.96 FEET; 119) THENCE RUN SOUTH 31°03'41" WEST, A DISTANCE OF 38.79 FEET; 120) THENCE RUN SOUTH 50°23'31" WEST, A DISTANCE OF 53.96 FEET; 121) THENCE RUN SOUTH 8°00'29" EAST, A DISTANCE OF 125.66 FEET; 122) THENCE RUN SOUTH 33°24'47" EAST, A DISTANCE OF 56.25 FEET; 123) THENCE RUN SOUTH 17°38'36" EAST, A DISTANCE OF 55.96 FEET; 124) THENCE RUN SOUTH 48°42'41" EAST, A DISTANCE OF 36.34 FEET; 125) THENCE RUN SOUTH 68°44'22" EAST, A DISTANCE OF 99.52 FEET; 126) THENCE RUN SOUTH 51°37'51" EAST, A DISTANCE OF 175.99 FEET; 127) THENCE RUN SOUTH 15°20'00" EAST, A DISTANCE OF 86.48 FEET; 128) THENCE RUN SOUTH 67°31'04" EAST, A DISTANCE OF 28.35 FEET; 129) THENCE RUN NORTH 90°00'00" EAST, A DISTANCE OF 24.61 FEET; 130) THENCE RUN SOUTH 53°45'09" EAST, A DISTANCE OF 81.87 FEET; 131) THENCE RUN NORTH 88°10'53" EAST, A DISTANCE OF 84.46 FEET; 132) THENCE RUN SOUTH 64°29'32" EAST, A DISTANCE OF 42.11 FEET; 133) THENCE RUN SOUTH 34°23'30" EAST, A DISTANCE OF 85.96 FEET; 134) THENCE RUN SOUTH 16°39'22" WEST, A DISTANCE OF 27.91 FEET; 135) THENCE RUN SOUTH 12°48'03" EAST, A DISTANCE OF 74.96 FEET; 136) THENCE RUN SOUTH 71°06'28" EAST, A DISTANCE OF 34.29 FEET; 137) THENCE RUN SOUTH 83°31'17" EAST, A DISTANCE OF 59.03 FEET; 138) THENCE RUN SOUTH 59°28'14" EAST, A DISTANCE OF 117.72 FEET; 139) THENCE RUN SOUTH 50°58'32" EAST, A DISTANCE OF 78.80 FEET; 140) THENCE RUN SOUTH 23°38'32" EAST, A DISTANCE OF 44.56 FEET; 141) THENCE RUN SOUTH 55°06'49" EAST, A DISTANCE OF 108.58 FEET; 142) THENCE RUN SOUTH 27°26'56" EAST, A DISTANCE OF 51.36 FEET; 143) THENCE RUN NORTH 85°41'13" EAST, A DISTANCE OF 19.40 FEET; 144) THENCE RUN NORTH 26°37'30" EAST, A DISTANCE OF 33.13 FEET; 145) THENCE RUN NORTH 51°21'35" EAST, A DISTANCE OF 14.12 FEET; 146) THENCE RUN SOUTH 58°55'47" EAST, A DISTANCE OF 78.56 FEET; 147) THENCE RUN SOUTH 42°08'01" EAST, A DISTANCE OF 31.68 FEET; 148) THENCE RUN SOUTH 87°23'57" EAST, A DISTANCE OF 33.14 FEET; 149) THENCE RUN SOUTH 87°19'54" EAST, A DISTANCE OF 20.88 FEET; 150) THENCE RUN SOUTH 48°48'16" EAST, A DISTANCE OF 35.02 FEET; 151) THENCE RUN SOUTH 79°11'28" EAST, A DISTANCE OF 48.18 FEET; 152) THENCE RUN NORTH 71°14'56" EAST, A DISTANCE OF 24.55 FEET; 153) THENCE RUN SOUTH 65°15'18" EAST, A DISTANCE OF 20.68 FEET; 154) THENCE RUN SOUTH 1°55'57" WEST, A DISTANCE OF 32.53 FEET; 155) THENCE RUN SOUTH 40°26'02" EAST, A DISTANCE OF 26.19 FEET; 156) THENCE RUN NORTH 77°49'11" EAST, A DISTANCE OF 25.26 FEET; 157) THENCE RUN NORTH 44°24'19" EAST, A DISTANCE OF 52.38 FEET; 158) THENCE RUN NORTH 65°29'44" EAST, A DISTANCE OF 19.93 FEET; 159) THENCE RUN SOUTH 75°01'42" EAST, A DISTANCE OF 46.78 FEET; 160) THENCE RUN NORTH 88°57'43" EAST, A DISTANCE OF 39.65 FEET; 161) THENCE RUN SOUTH 41°53'52" EAST, A DISTANCE OF 24.69 FEET; 162) THENCE RUN SOUTH 19°02'23" WEST, A DISTANCE OF 47.42 FEET; 163) THENCE RUN SOUTH 9°25'46" EAST, A DISTANCE OF 21.71 FEET; 164) THENCE RUN SOUTH 71°28'04" EAST, A DISTANCE OF 120.01 FEET; 165) THENCE RUN SOUTH 58°53'24" EAST, A DISTANCE OF 65.88 FEET; 166) THENCE RUN SOUTH 27°59'46" EAST, A DISTANCE OF 61.20 FEET; 167) THENCE RUN SOUTH 85°44'39" EAST, A DISTANCE OF 31.86 FEET; 168) THENCE RUN NORTH 14°19'15" EAST, A DISTANCE OF 34.16 FEET; 169) THENCE RUN NORTH 89°24'57" EAST, A DISTANCE OF 33.12 FEET; 170) THENCE RUN SOUTH 49°49'11" EAST, A DISTANCE OF 94.23 FEET; 171) THENCE RUN SOUTH 9°37'52" EAST, A DISTANCE OF 140.51 FEET; 172) THENCE RUN SOUTH 11°42'52" EAST, A DISTANCE OF 99.77 FEET; 173) THENCE RUN SOUTH 33°42'31" EAST, A DISTANCE OF 107.91 FEET; 174) THENCE RUN SOUTH 15°23'26" EAST, A DISTANCE OF 162.21 FEET; 175) THENCE RUN SOUTH 56°20'13" EAST, A DISTANCE OF 282.99 FEET; 176) THENCE RUN SOUTH 73°23'48" EAST, A DISTANCE OF 298.06 FEET; 177) THENCE RUN SOUTH 66°21'49" EAST, A DISTANCE OF 344.48 FEET; 178) THENCE RUN SOUTH 70°55'17" EAST, A DISTANCE OF 449.10 FEET; 179) THENCE RUN SOUTH 89°03'48" EAST, A DISTANCE OF 410.32 FEET; 180) THENCE RUN SOUTH 64°00'12" EAST, A DISTANCE OF 129.11 FEET; 181) THENCE RUN SOUTH 25°15'06" EAST, A DISTANCE OF 161.04 FEET; 182) THENCE RUN SOUTH 12°54'52" EAST, A DISTANCE OF 954.44 FEET; 183) THENCE RUN SOUTH 12°51'05" EAST, A DISTANCE OF 924.25 FEET; 184) THENCE RUN SOUTH 12°40'25" EAST, A DISTANCE OF 726.83 FEET; 185) THENCE RUN SOUTH 19°29'28" EAST, A DISTANCE OF 398.97 FEET; 186) THENCE RUN SOUTH 25°51'42" EAST, A DISTANCE OF 726.06 FEET; 187) THENCE RUN SOUTH 25°28'52" EAST, A DISTANCE OF 968.13 FEET; 188) THENCE RUN SOUTH 25°33'45" EAST, A DISTANCE OF 819.48 FEET; 189) THENCE RUN SOUTH 26°14'58" EAST, A DISTANCE OF 1083.72 FEET; 190) THENCE RUN SOUTH 26°01'44" EAST, A DISTANCE OF 906.86 FEET; 191) THENCE RUN SOUTH 26°08'34" EAST, A DISTANCE OF 799.74 FEET; 192) THENCE RUN SOUTH 24°24'20" EAST, A DISTANCE OF 671.77 FEET; 193) THENCE RUN SOUTH 25°59'50" EAST, A DISTANCE OF 1339.15 FEET; 194) THENCE RUN SOUTH 25°31'00" EAST, A DISTANCE OF 1750.21 FEET; 195) THENCE RUN SOUTH 25°52'24" EAST, A DISTANCE OF 1050.83 FEET; 196) THENCE RUN SOUTH 25°21'19" EAST, A DISTANCE OF 458.61 FEET; 197) THENCE RUN SOUTH 4°54'12" EAST, A DISTANCE OF 294.11 FEET; 198) THENCE RUN SOUTH 2°09'06" EAST, A DISTANCE OF 1633.27 FEET; 199) THENCE RUN SOUTH 1°47'43" EAST, A DISTANCE OF 1425.32 FEET; 200) THENCE RUN SOUTH 2°11'35" EAST, A DISTANCE OF 1157.08 FEET; 201) THENCE RUN SOUTH 1°35'32" EAST, A DISTANCE OF 223.23 FEET; 202) THENCE RUN SOUTH 15°12'47" EAST, A DISTANCE OF 186.06 FEET; 203) THENCE RUN SOUTH 24°35'05" EAST, A DISTANCE OF 734.95 FEET; 204) THENCE RUN SOUTH 22°51'09" EAST, A DISTANCE OF 269.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 9,121.82 ACRES, MORE OR LESS.

GENERAL NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
4. SUBJECT PARCEL CONTAINS: ±9121.82 ACRES
5. EASEMENTS ARE NOT SHOWN.

J. H. BLAIR License Number 6917 STATE OF FLORIDA Professional Surveyor and Mapper

JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

CFB SURVEYING

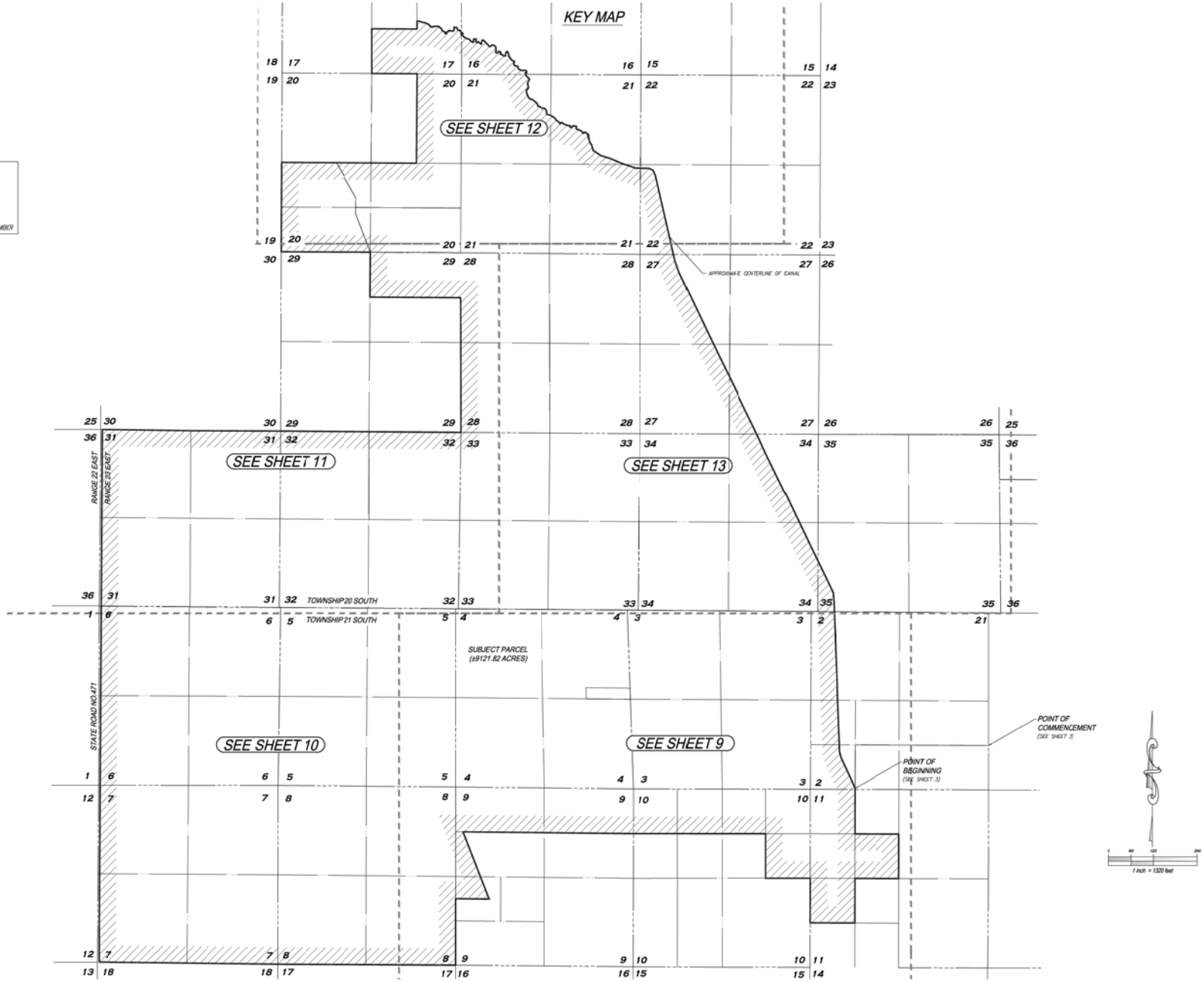
REVISIONS: ADDED ADDITIONAL 459.50 ACRES± - DMS; DATE: 4/8/2022

CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: S01122.0022
DRAWING DATE: 09/19/2019
DRAWN BY: DMS
CHECKED BY: JDH
FIELD BOOK: ##, PAGE: ##

VOSO 10TH AMENDMENT-CHAPTER 163
AREA C - AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 07 OF 15



LEGEND:

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
o = CHANGE IN DIRECTION
= LINE BREAK
36 = SECTION NUMBER
PID = PARCEL IDENTIFICATION NUMBER

CFB SURVEYING

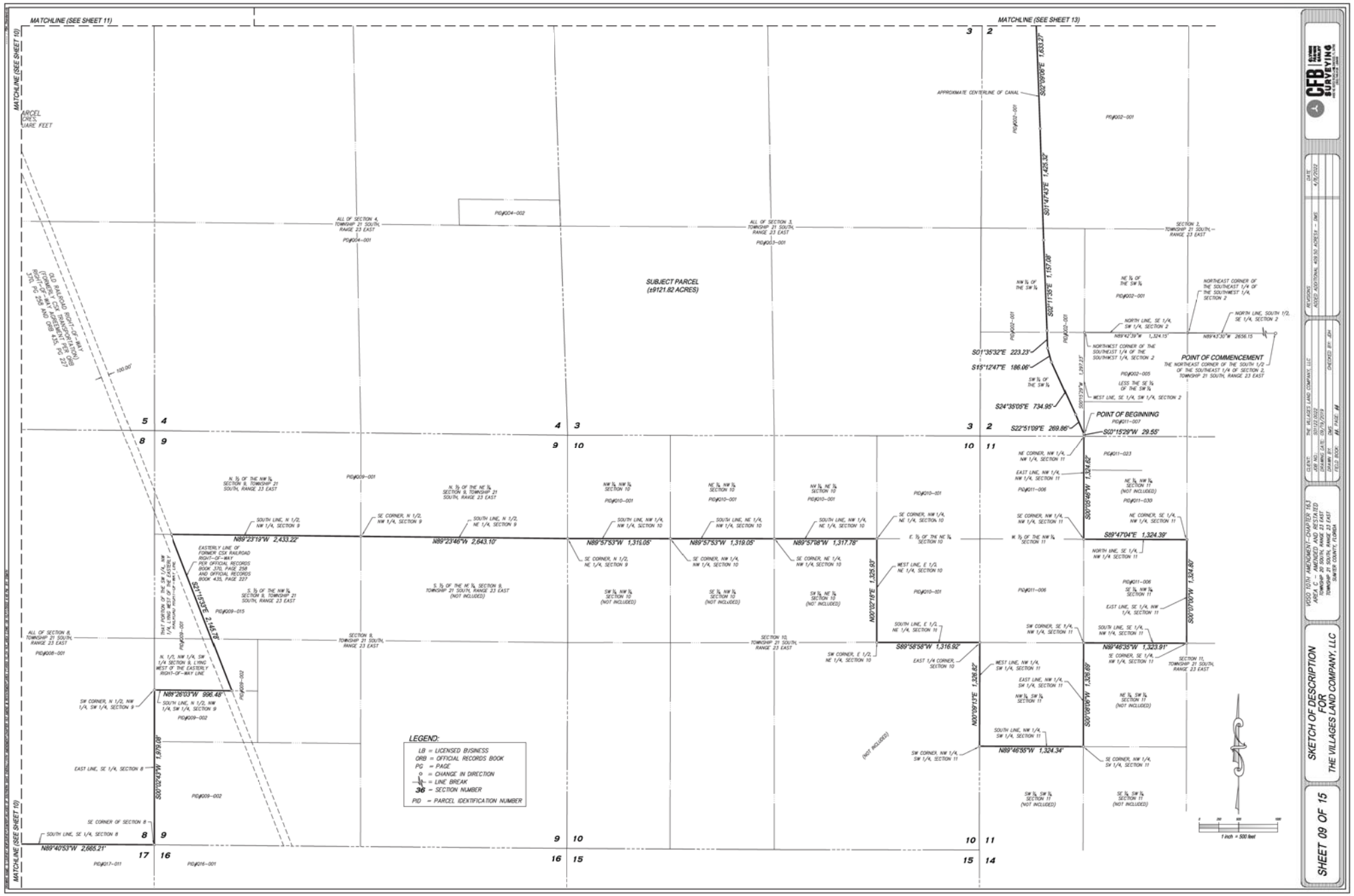
REVISIONS: ADDED ADDITIONAL 439.90 ACRES± – DMS — DATE: 4/26/2022

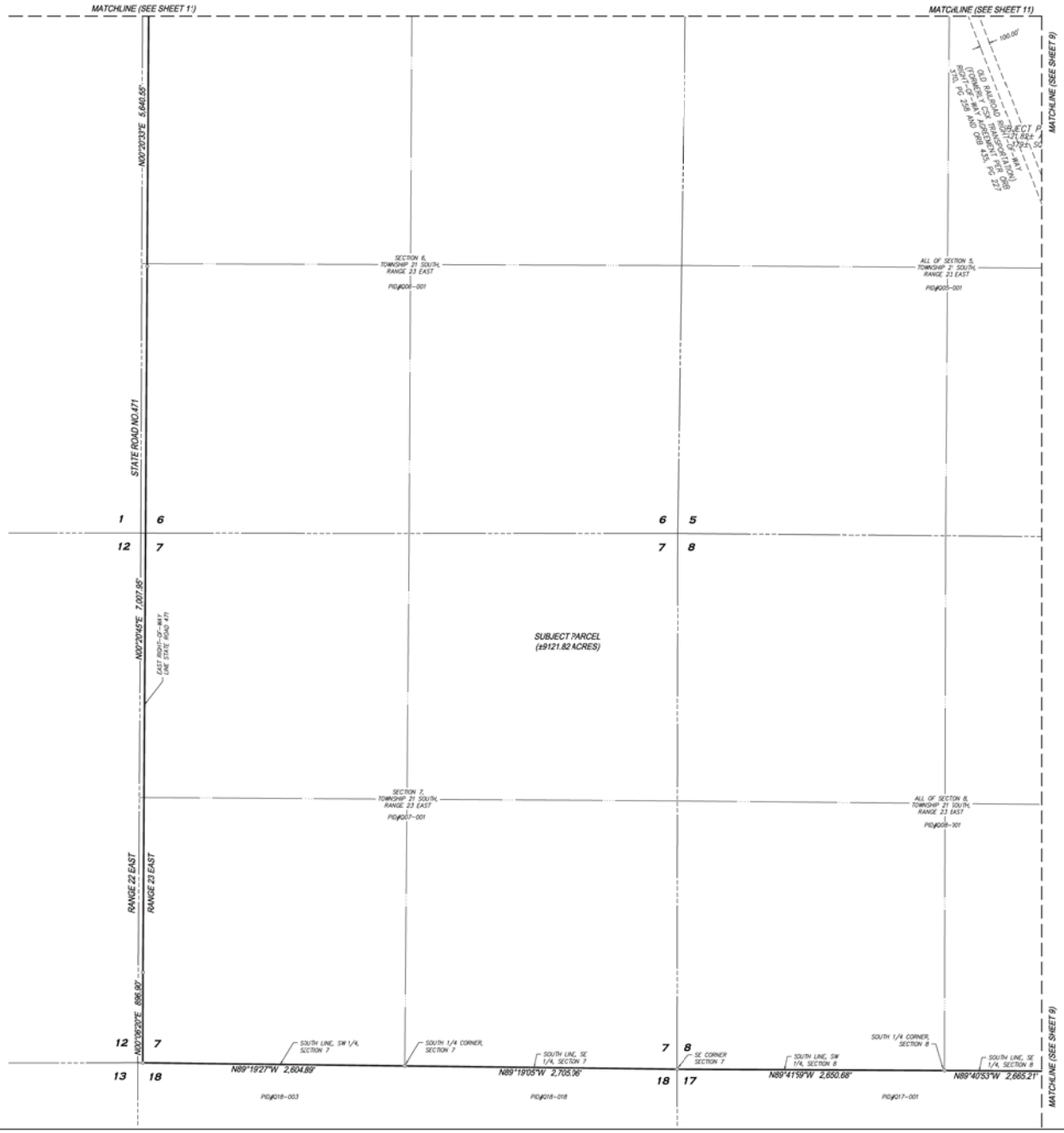
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2019-0123
DRAWING DATE: 09/16/2019
DRAWN BY: DMS
CHECKED BY: JEH
FIELD BOOK: N/A PAGE: N/A

VOGO 70TH AMENDMENT – CHAPTER 163
PARTS OF SECTIONS 1, 6, 12, 13 AND 18
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

SHEET 08 OF 15


MATCHLINE (SEE SHEET 11)
MATCHLINE (SEE SHEET 13)
MATCHLINE (SEE SHEET 10)
SUBJECT PARCEL
(±9121.82 ACRES)
POINT OF COMMENCEMENT
POINT OF BEGINNING
APPROXIMATE CENTERLINE OF CANAL
S02°09'06"E 1,633.27'
S01°47'43"E 1,425.32'
S02°11'35"E 1,157.08'
S01°35'32"E 223.23'
S15°12'47"E 186.06'
S24°35'05"E 734.95'
S22°51'09"E 269.86'
S0°15'29"W 29.55'
N89°23'19"W 2,433.22'
N89°23'46"W 2,643.10'
N89°57'53"W 1,315.05'
N89°57'53"W 1,319.05'
N89°57'08"W 1,317.78'
S21°15'33"E 2,145.78'
N89°26'03"W 996.48'
S00°02'43"W 1,979.08'
N89°40'53"W 2,665.21'
N00°10'18"E 1,325.93'
S89°58'58"W 1,316.92'
N00°09'13"E 1,326.82'
N89°46'55"W 1,324.34'
S00°05'46"W 1,324.62'
S89°47'04"E 1,324.39'
S00°10'00"W 1,324.60'
N89°48'35"W 1,323.91'
S00°08'08"W 1,326.69'
N89°42'39"W 1,324.15'
N89°43'30"W 2656.15'
S00°13'29"W 1,297.33'
LEGEND:
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
= CHANGE IN DIRECTION
= LINE BREAK
38 = SECTION NUMBER
PID = PARCEL IDENTIFICATION NUMBER
1 inch = 500 feet
CFB SURVEYING
SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC
SHEET 09 OF 15



LEGEND:

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
= CHANGE IN DIRECTION
= LINE BREAK
36 = SECTION NUMBER
PID = PARCEL IDENTIFICATION NUMBER

1 inch = 500 feet

CFB SURVEYING

VOLO TUTH AMENDMENT - CHAPTER 163
PART C AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

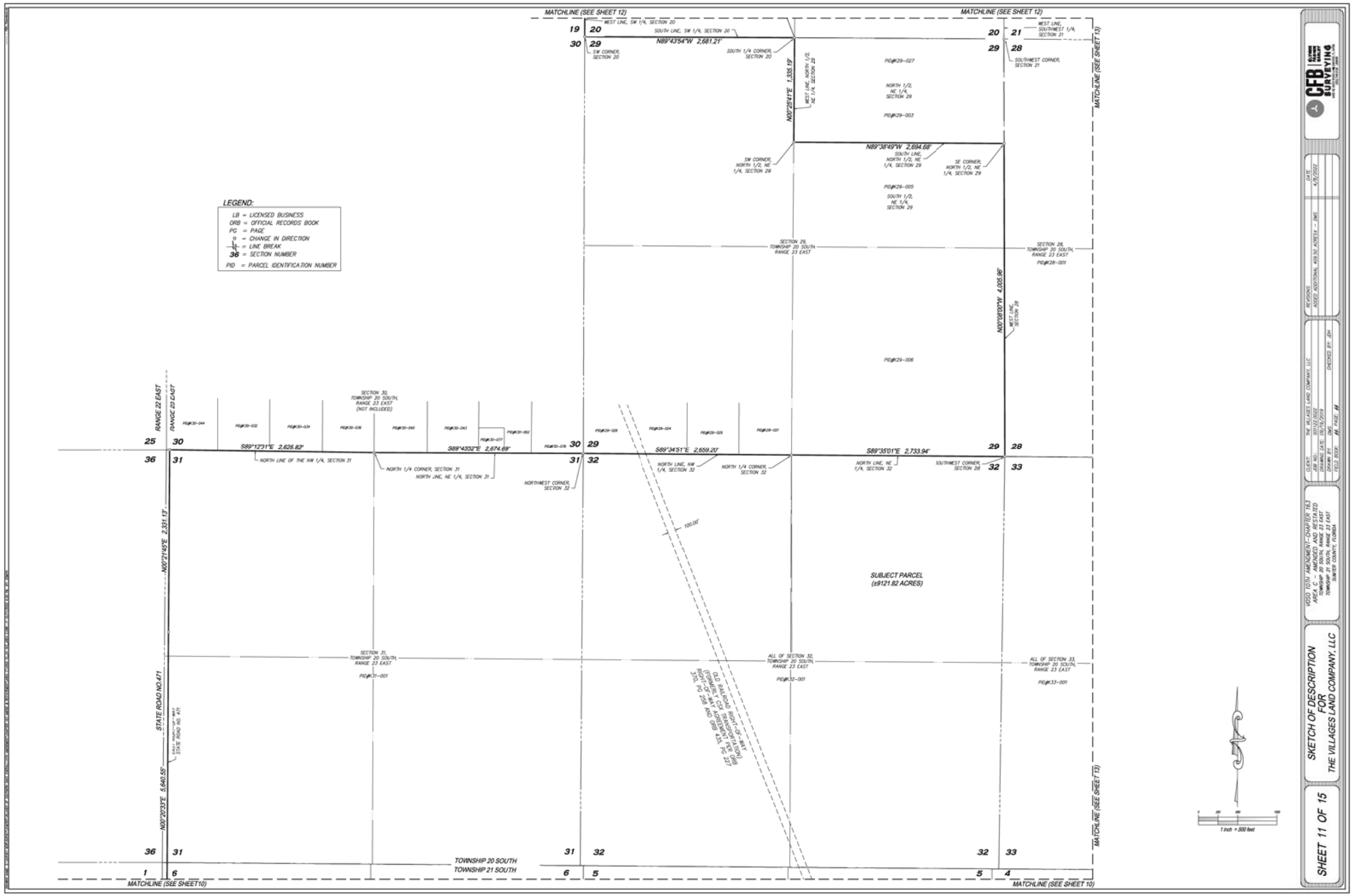
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2019-0163
DRAWING DATE: 09/16/2019
DRAWN BY: DMS
CHECKED BY: JEH
FIELD BOOK: N/A PAGE: N/A

REVISIONS:
ADDED ADDITIONAL 439.90 ACRES± - DMS

DATE:
4/26/2022

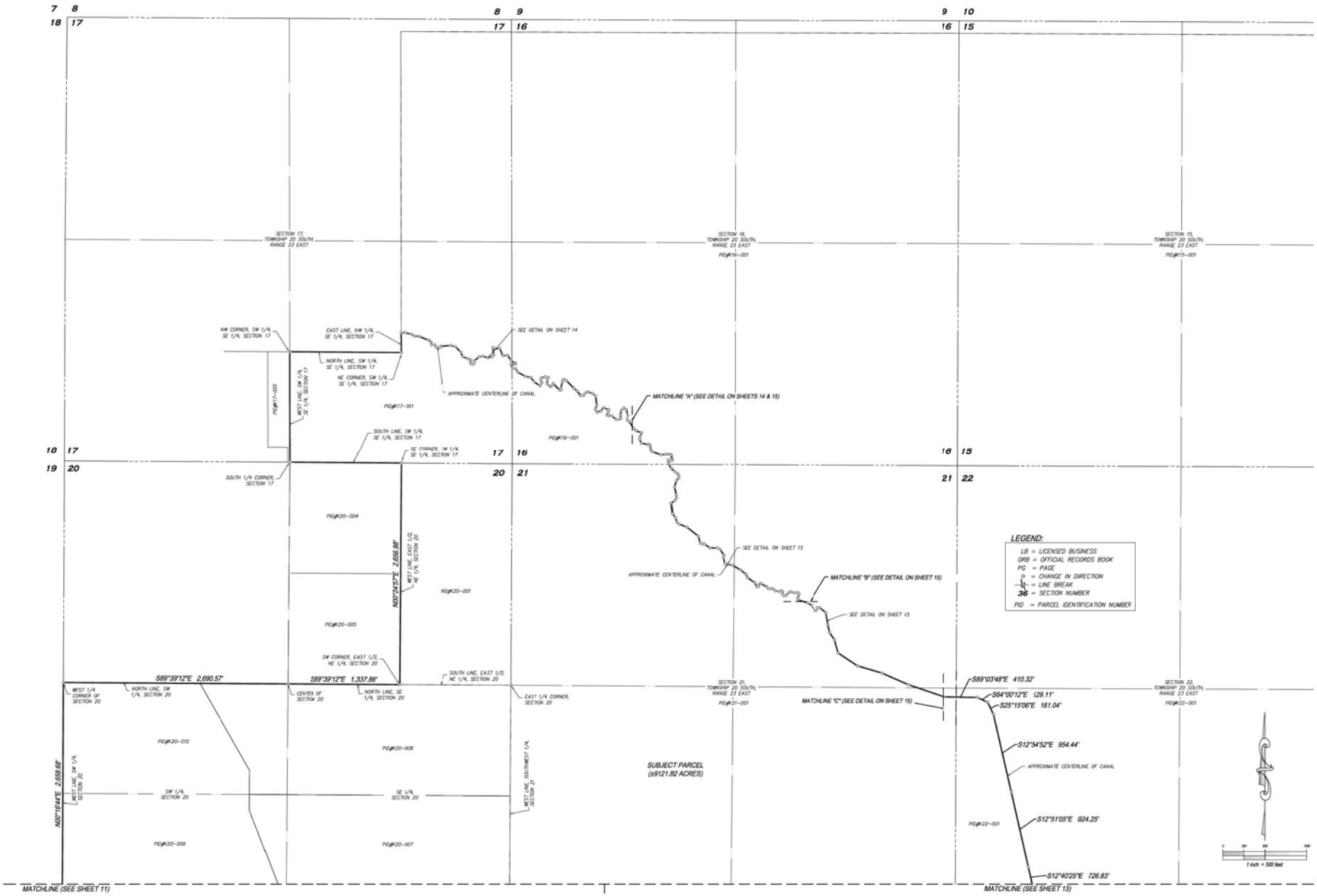
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

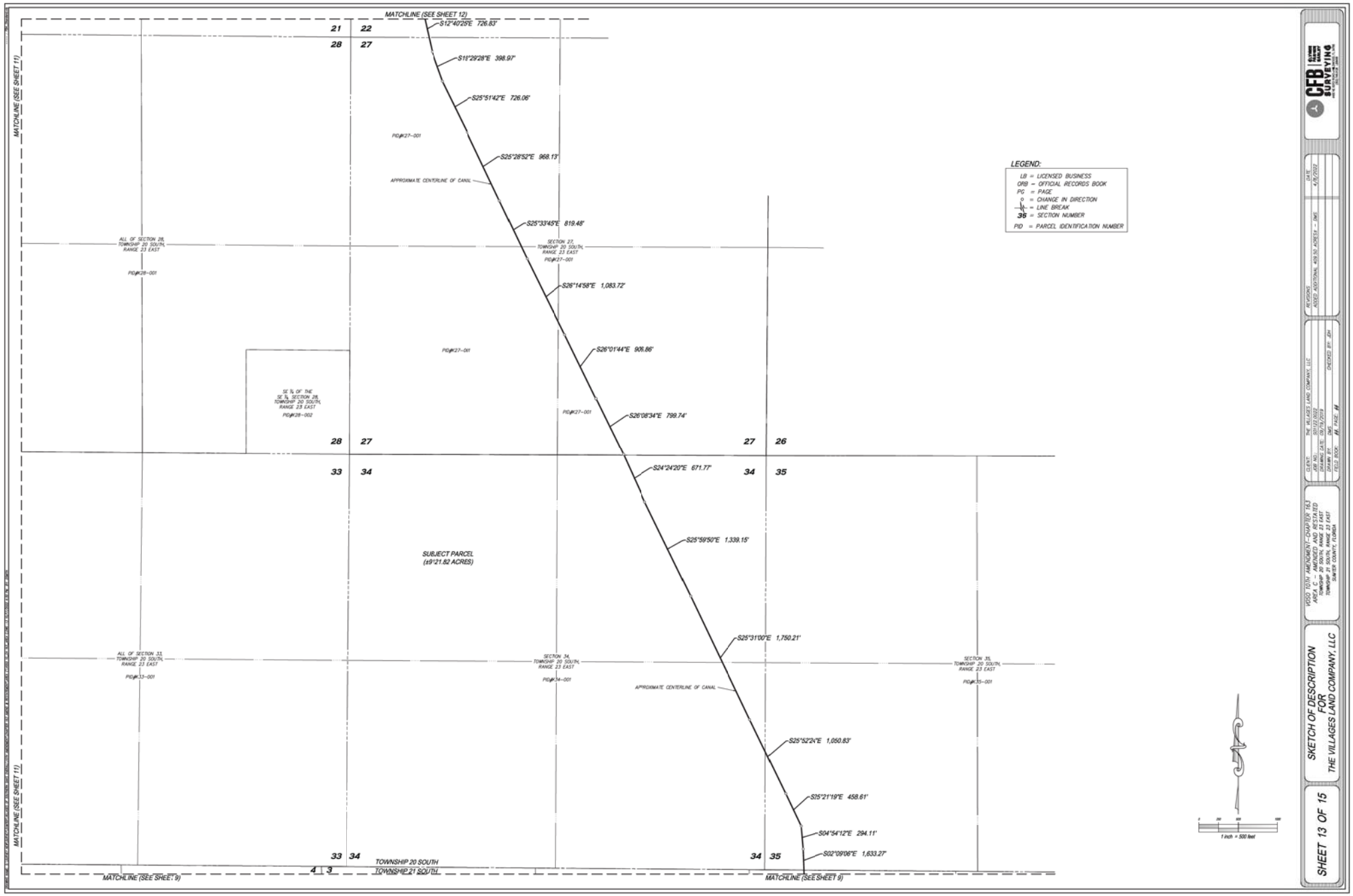
SHEET 10 OF 15

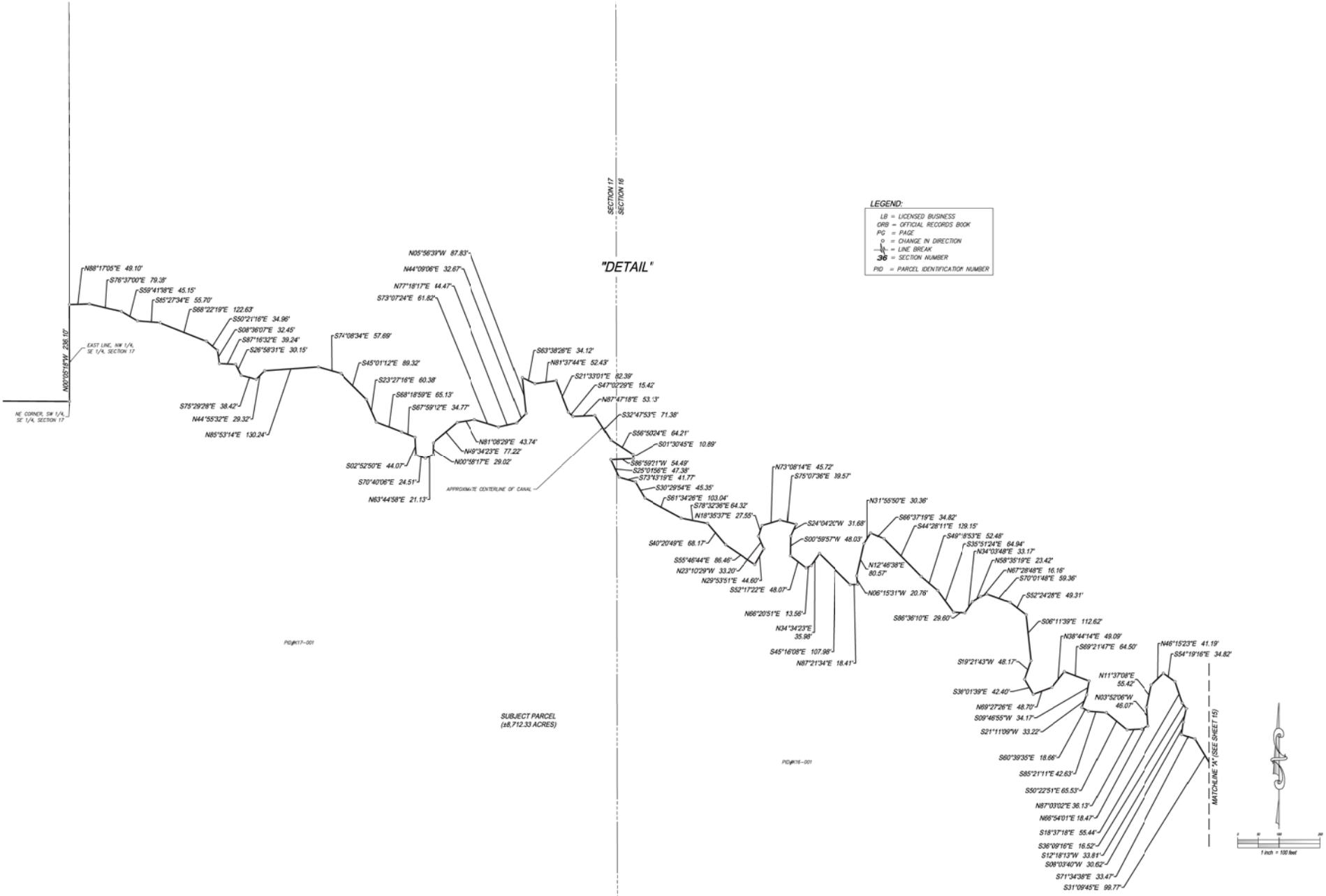


SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC

SHEET 11 OF 15


SECTION 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST
SECTION 16, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#16-001
SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#15-001
NW CORNER, SW 1/4, SE 1/4, SECTION 17
EAST LINE, NW 1/4, SE 1/4, SECTION 17
NORTH LINE, SW 1/4, SE 1/4, SECTION 17
NE CORNER, SW 1/4, SE 1/4, SECTION 17
WEST LINE, SW 1/4, SE 1/4, SECTION 17
PID#17-005
PID#17-001
SOUTH LINE, SW 1/4, SE 1/4, SECTION 17
SE CORNER, SW 1/4, SE 1/4, SECTION 17
SOUTH 1/4 CORNER, SECTION 17
SEE DETAIL ON SHEET 14
APPROXIMATE CENTERLINE OF CANAL
MATCHLINE "A" (SEE DETAIL ON SHEETS 14 & 15)
PID#16-001
PID#20-004
WEST LINE, EAST 1/2, NE 1/4, SECTION 20
N00°24'57"E 2,656.88'
PID#20-001
PID#20-005
SEE DETAIL ON SHEET 15
APPROXIMATE CENTERLINE OF CANAL
MATCHLINE "B" (SEE DETAIL ON SHEET 15)
SEE DETAIL ON SHEET 15
SW CORNER, EAST 1/2, NE 1/4, SECTION 20
S89°39'12"E 2,690.57'
S89°39'12"E 1,337.86'
SOUTH LINE, EAST 1/2, NE 1/4, SECTION 20
WEST 1/4 CORNER OF SECTION 20
NORTH LINE, SW 1/4, SECTION 20
CENTER OF SECTION 20
NORTH LINE, SE 1/4, SECTION 20
EAST 1/4 CORNER, SECTION 20
SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#21-001
SECTION 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST
PID#22-001
MATCHLINE "C" (SEE DETAIL ON SHEET 15)
S89°03'48"E 410.32'
S64°00'12"E 129.11'
S25°15'06"E 161.04'
S12°54'52"E 954.44'
APPROXIMATE CENTERLINE OF CANAL
S12°51'05"E 924.25'
S12°40'25"E 726.83'
PID#22-001
N00°16'44"E 2,658.68'
WEST LINE, SW 1/4, SECTION 20
SW 1/4, SECTION 20
SE 1/4, SECTION 20
WEST LINE, SOUTHWEST 1/4, SECTION 21
PID#20-010
PID#20-008
PID#20-009
PID#20-007
SUBJECT PARCEL (±9121.82 ACRES)
LEGEND:
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
= CHANGE IN DIRECTION
= LINE BREAK
36 = SECTION NUMBER
PID = PARCEL IDENTIFICATION NUMBER
1 inch = 500 feet
MATCHLINE (SEE SHEET 11)
MATCHLINE (SEE SHEET 13)
CFB SURVEYING
VOLO 10TH AMENDMENT - CHAPTER 163
PART II, CITY OF OCALA AND SELECTED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA
SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC
SHEET 12 OF 15


MATCHLINE (SEE SHEET 12)
MATCHLINE (SEE SHEET 11)
MATCHLINE (SEE SHEET 9)
S12°40'25"E 726.83'
S19°29'28"E 398.97'
S25°51'42"E 726.06'
S25°28'52"E 968.13'
S25°33'45"E 819.48'
S26°14'58"E 1,083.72'
S26°01'44"E 909.86'
S26°08'34"E 799.74'
S24°24'20"E 671.77'
S25°59'50"E 1,339.15'
S25°31'00"E 1,750.21'
S25°52'24"E 1,050.83'
S25°21'19"E 458.61'
S04°54'12"E 294.11'
S02°09'06"E 1,633.27'
APPROXIMATE CENTERLINE OF CANAL
SUBJECT PARCEL
(±9'21.82 ACRES)
ALL OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 23 EAST
SECTION 27, TOWNSHIP 20 SOUTH, RANGE 23 EAST
SE ¼ OF THE SE ¼, SECTION 28, TOWNSHIP 20 SOUTH, RANGE 23 EAST
ALL OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 23 EAST
SECTION 34, TOWNSHIP 20 SOUTH, RANGE 23 EAST
SECTION 35, TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 20 SOUTH
TOWNSHIP 21 SOUTH
LEGEND:
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
= CHANGE IN DIRECTION
= LINE BREAK
= SECTION NUMBER
PID = PARCEL IDENTIFICATION NUMBER
1 inch = 500 feet
CFB SURVEYING
SHEET 13 OF 15
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC
VOLO 10TH AMENDMENT - CHAPTER 163
PART C - AMENDED AND RESTATED
TOWNSHIP 20 SOUTH, RANGE 23 EAST
TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2019-0253
DRAWING DATE: 09/16/2019
DRAWN BY: DMS
CHECKED BY: JEH
FIELD BOOK: N/A PAGE: N/A
REVISIONS
ADDED ADDITIONAL 439.90 ACRES± - DMS
DATE
4/26/2022


"DETAIL"
SECTION 17
SECTION 16
LEGEND:
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
= CHANGE IN DIRECTION
= LINE BREAK
36 = SECTION NUMBER
PID = PARCEL IDENTIFICATION NUMBER
N89°05'18"W 236.10'
EAST LINE, NW 1/4, SE 1/4, SECTION 17
NE CORNER, SW 1/4, SE 1/4, SECTION 17
N88°17'05"E 49.10'
S76°37'00"E 79.38'
S59°41'18"E 45.15'
S85°27'34"E 55.70'
S68°22'19"E 122.63'
S50°21'16"E 34.96'
S08°36'07"E 32.45'
S87°16'32"E 39.24'
S26°58'31"E 30.15'
S75°29'28"E 38.42'
N44°55'32"E 29.32'
N85°53'14"E 130.24'
S74°08'34"E 57.69'
S45°01'12"E 89.32'
S23°27'16"E 60.38'
S68°18'59"E 65.13'
S67°59'12"E 34.77'
S02°52'50"E 44.07'
S70°40'06"E 24.51'
N63°44'58"E 21.13'
N05°56'39"W 87.83'
N44°09'06"E 32.67'
N77°18'17"E 44.47'
S73°07'24"E 61.82'
N81°08'29"E 43.74'
N49°34'23"E 77.22'
N00°58'17"E 29.02'
APPROXIMATE CENTERLINE OF CANAL
S63°38'26"E 34.12'
N81°37'44"E 52.43'
S21°33'01"E 32.39'
S47°02'29"E 15.42'
N87°47'18"E 53.13'
S32°47'53"E 71.38'
S56°50'24"E 64.21'
S01°30'45"E 10.89'
S86°59'21"W 54.49'
S25°01'58"E 47.38'
S73°43'19"E 41.77'
S30°29'54"E 45.35'
S61°34'26"E 103.04'
S78°32'36"E 64.32'
N18°35'37"E 27.55'
S40°20'49"E 68.17'
S55°46'44"E 86.46'
N23°10'29"W 33.20'
N29°53'51"E 44.60'
S52°11'22"E 48.07'
N73°08'14"E 45.72'
S75°07'36"E 39.57'
S24°04'20"W 31.68'
S00°59'57"W 48.03'
N66°20'51"E 13.56'
N34°34'23"E 35.98'
S45°16'08"E 107.98'
N87°21'34"E 18.41'
N31°55'50"E 30.36'
N12°46'38"E 80.57'
N06°15'31"W 20.76'
S66°37'19"E 34.82'
S44°28'11"E 129.15'
S49°16'53"E 52.48'
S35°51'24"E 64.94'
N34°03'48"E 33.17'
N58°35'19"E 23.42'
N67°28'46"E 16.16'
S70°01'48"E 59.36'
S52°24'26"E 49.31'
S86°36'10"E 29.60'
S06°11'39"E 112.62'
N38°44'14"E 49.09'
S69°21'47"E 64.50'
N46°15'23"E 41.19'
S54°19'16"E 34.82'
S19°21'43"W 48.17'
S39°01'39"E 42.40'
N69°27'26"E 48.70'
S09°46'55"W 34.17'
S21°11'09"W 33.22'
N11°37'08"E 55.42'
N03°52'06"W 46.07'
S60°39'35"E 18.66'
S85°21'11"E 42.63'
S50°22'51"E 65.53'
N87°03'02"E 36.13'
N66°54'01"E 18.47'
S18°37'18"E 55.44'
S36°09'16"E 16.52'
S12°18'13"W 33.81'
S08°03'40"W 30.62'
S71°34'38"E 33.47'
S31°09'45"E 99.77'
MATCHLINE "A" (SEE SHEET 15)
SUBJECT PARCEL (±8,712.33 ACRES)
PID#K17-001
PID#K16-001
1 inch = 100 feet
CFB SURVEYING
VOLUSIA TOWN AMENDMENT - CHAPTER 163 PARCEL L AND PARCEL M - SECTION 16 & 17 TOWNSHIP 20 SOUTH, RANGE 33 EAST SUMTER COUNTY, FLORIDA
CLIENT: THE VILLAGES LAND COMPANY, LLC
JOB NO.: 2017-0253
DRAWING DATE: 09/18/2019
DRAWN BY: DMS
CHECKED BY: JEH
FIELD BOOK: N/A PAGE: N/A
REVISIONS: ADDED ADDITIONAL 439.50 ACRES - DMS
DATE: 4/26/2022
SHEET 14 OF 15
SKETCH OF DESCRIPTION FOR THE VILLAGES LAND COMPANY, LLC

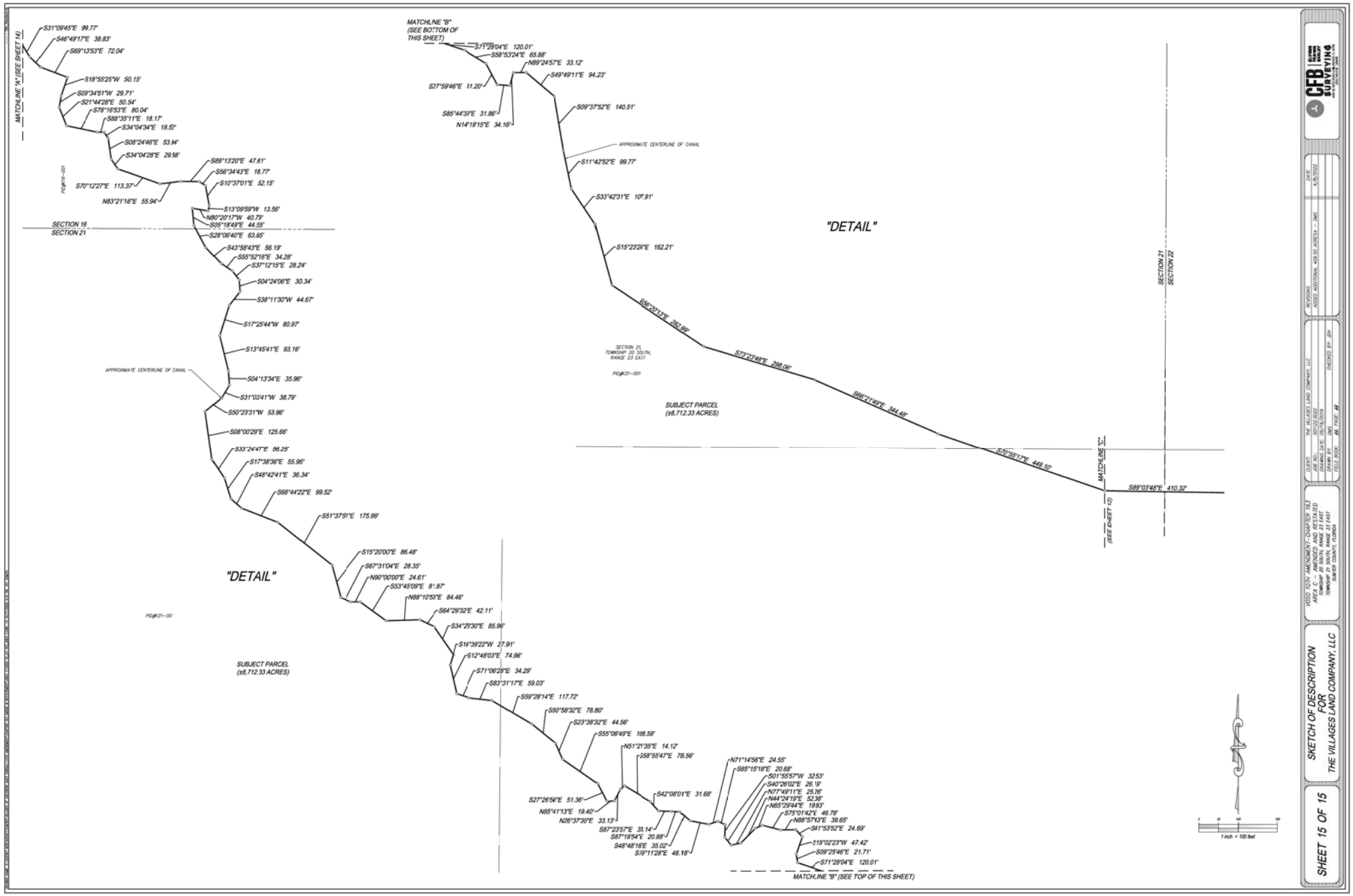

MATCHLINE "A" (SEE SHEET 14)
S31°09'45"E 99.77'
S46°49'17"E 38.83'
S69°13'53"E 72.04'
S18°55'25"W 50.15'
S09°34'51"W 29.71'
S21°44'28"E 50.54'
S78°16'53"E 80.04'
S88°35'11"E 18.17'
S34°04'34"E 18.52'
S08°24'46"E 53.94'
S34°04'28"E 29.88'
S70°12'27"E 113.37'
N83°21'16"E 55.94'
S89°13'20"E 47.61'
S56°34'43"E 18.77'
S10°37'01"E 52.15'
S13°09'59"W 13.56'
N80°20'17"W 40.79'
S05°18'49"E 44.55'
SECTION 16
SECTION 21
S28°06'40"E 63.65'
S43°58'43"E 56.19'
S55°52'16"E 34.28'
S37°12'15"E 28.24'
S04°24'06"E 30.34'
S38°11'30"W 44.67'
S17°25'44"W 80.97'
S13°45'41"E 93.16'
APPROXIMATE CENTERLINE OF CANAL
S04°13'34"E 35.96'
S31°03'41"W 38.79'
S50°23'31"W 53.96'
S08°00'29"E 125.66'
S33°24'47"E 56.25'
S17°38'36"E 55.96'
S48°42'41"E 36.34'
S68°44'22"E 99.52'
S51°37'51"E 175.99'
S15°20'00"E 86.48'
S67°31'04"E 28.35'
N90°00'00"E 24.61'
S53°45'09"E 81.87'
N88°10'53"E 84.46'
S64°29'32"E 42.11'
S34°23'30"E 85.96'
S16°39'22"W 27.91'
S12°48'03"E 74.96'
S71°06'28"E 34.29'
S83°31'17"E 59.03'
S59°28'14"E 117.72'
S50°58'32"E 78.80'
S23°38'32"E 44.56'
S55°06'49"E 108.58'
N51°21'35"E 14.12'
S58°55'47"E 78.56'
S42°08'01"E 31.68'
S27°26'56"E 51.36'
N85°41'13"E 19.40'
N26°37'30"E 33.13'
S87°23'57"E 33.14'
S87°19'54"E 20.88'
S48°48'18"E 35.02'
S9°11'28"E 48.18'
N71°14'58"E 24.55'
S85°15'18"E 20.68'
S01°55'57"W 32.53'
S40°26'02"E 26.19'
N77°49'11"E 25.26'
N44°24'19"E 52.38'
N65°29'44"E 19.93'
S75°01'42"E 46.78'
N88°57'13"E 39.65'
S41°53'52"E 24.69'
S19°02'23"W 47.42'
S09°25'46"E 21.71'
S71°28'04"E 120.01'
MATCHLINE "B" (SEE TOP OF THIS SHEET)
"DETAIL"
SUBJECT PARCEL
(±8,712.33 ACRES)
MATCHLINE "B" (SEE BOTTOM OF THIS SHEET)
S71°28'04"E 120.01'
S58°53'24"E 65.88'
N89°24'57"E 33.12'
S49°49'11"E 94.23'
S27°59'46"E 11.20'
S85°44'33"E 31.86'
N14°19'15"E 34.16'
S09°37'52"E 140.51'
APPROXIMATE CENTERLINE OF CANAL
S11°42'52"E 99.77'
S33°42'31"E 107.91'
S15°23'26"E 162.21'
S56°20'13"E 262.69'
S73°23'48"E 298.06'
S66°21'49"E 344.48'
S70°55'17"E 449.10'
MATCHLINE "C"
(SEE SHEET 12)
S89°03'48"E 410.32'
SECTION 21
SECTION 22
"DETAIL"
SUBJECT PARCEL
(±8,712.33 ACRES)
1 inch = 100 feet
CFB SURVEYING
SKETCH OF DESCRIPTION
FOR
THE VILLAGES LAND COMPANY, LLC
SHEET 15 OF 15

EXHIBIT 2

LAND USE CONVERSION MATRIX

Land Use Conversion Table
The Villages of Southern Oaks
Revised October 2020

Land Use Conversion		Units	TO: Villages Single-Family Residential	Villages Multi Family Residential	Community Support District - Single Family	Community Support Distrct - Multi-Family (1-2 stories)	Community Support District - Multi-Family (3+ stories)	Congregate Care / Independent Living Facility	Assisted Living Facility	Nursing Home / Skilled Nursing Facility	Hospital	Medical Office	Research & Development Center	Educational (University / College)	General Office	Commercial / Retail	Hotel	Light Industrial	Government Office	ITE Trip Generation Manual 10th Edition PM Peak Hour Trip Generation: Land use	ITE Code	Trip Generation Rate
FROM:	Villages Single-Family Residential	DU	1.000	1.750	0.285	0.500	0.636	1.944	1.346	1.591	0.185	0.101	0.714	2.333	0.304	0.092	0.583	0.556	0.205	Villages Single-Family Residential [1]	N/A	T= 0.35 *(X), *X is # of Dwelling Units*
	Villages Multi-Family Residential	DU	0.571	1.000	0.163	0.286	0.364	1.111	0.769	0.909	0.106	0.058	0.408	1.333	0.174	0.052	0.333	0.317	0.117	Villages Multi-Family Residential [1]	N/A	T= 0.20 *(X), *X is # of Dwelling Units*
	Community Support District - Single Family	DU	3.514	6.150	1.000	1.757	2.236	6.833	4.731	5.591	0.651	0.355	2.510	8.200	1.070	0.323	2.050	1.952	0.719	Community Support District - Single Family [2]	N/A	T= 1.23 *(X), *X is # of Dwelling Units*
	Community Support District - Multi-Family (1-2 stories)	DU	2.000	3.500	0.569	1.000	1.273	3.889	2.692	3.182	0.370	0.202	1.429	4.667	0.609	0.184	1.167	1.111	0.409	Community Support District - Multi-Family (1-2 stories) [2]	N/A	T= 0.70 *(X), *X is # of Dwelling Units*
	Community Support District - Multi-Family (3+ stories)	DU	1.571	2.750	0.447	0.786	1.000	3.056	2.115	2.500	0.291	0.159	1.122	3.667	0.478	0.144	0.917	0.873	0.322	Community Support District - Multi-Family (3+ stories) [2]	N/A	T= 0.55 *(X), *X is # of Dwelling Units*
	Congregate Care / Independent Living Facility	DU	0.514	0.900	0.146	0.257	0.327	1.000	0.692	0.818	0.095	0.052	0.367	1.200	0.157	0.047	0.300	0.286	0.105	Congregate Care / Independent Living Facility	253	T= 0.18 *(X), *X is # of Dwelling Units*
	Assisted Living Facility	Beds	0.743	1.300	0.211	0.371	0.473	1.444	1.000	1.182	0.138	0.075	0.531	1.733	0.226	0.068	0.433	0.413	0.152	Assisted Living Facility	254	T= 0.26 *(X), *X is # of Beds*
	Nursing Home / Skilled Nursing Facility	Beds	0.629	1.100	0.179	0.314	0.400	1.222	0.846	1.000	0.116	0.064	0.449	1.467	0.191	0.058	0.367	0.349	0.129	Nursing Home / Skilled Nursing Facility	620	T= 0.22 *(X), *X is # of Beds*
	Hospital	Beds	5.400	9.450	1.537	2.700	3.436	10.500	7.269	8.591	1.000	0.546	3.857	12.600	1.643	0.496	3.150	3.000	1.105	Hospital	610	T= 1.89 *(X), *X is # of Beds*
	Medical Office	KSF	9.886	17.300	2.813	4.943	6.291	19.222	13.308	15.727	1.831	1.000	7.061	23.067	3.009	0.908	5.767	5.492	2.023	Medical Office	720	T= 3.46 *(X), *X is 1,000 Square Feet*
	Research & Development Center	KSF	1.400	2.450	0.398	0.700	0.891	2.722	1.885	2.227	0.259	0.142	1.000	3.267	0.426	0.129	0.817	0.778	0.287	Research & Development Center	760	T= 0.49 *(X), *X is 1,000 Square Feet*
	Educational (University / College)	Students	0.429	0.750	0.122	0.214	0.273	0.833	0.577	0.682	0.079	0.043	0.306	1.000	0.130	0.039	0.250	0.238	0.088	Educational (University / College)	550	T= 0.15 *(X), *X is # of Students*
	General Office	KSF	3.286	5.750	0.935	1.643	2.091	6.389	4.423	5.227	0.608	0.332	2.347	7.667	1.000	0.302	1.917	1.825	0.673	General Office	710	T= 1.15 *(X), *X is 1,000 Square Feet*
	Commercial / Retail	KSF	10.886	19.050	3.098	5.443	6.927	21.167	14.654	17.318	2.016	1.101	7.776	25.400	3.313	1.000	6.350	6.048	2.228	Commercial / Retail	820	T= 3.81 *(X), *X is 1,000 Square Feet*
	Hotel	Rooms	1.714	3.000	0.488	0.857	1.091	3.333	2.308	2.727	0.317	0.173	1.224	4.000	0.522	0.157	1.000	0.952	0.351	Hotel	310	T= 0.60 *(X), *X is # of Rooms*
	Light Industrial	KSF	1.800	3.150	0.512	0.900	1.145	3.500	2.423	2.864	0.333	0.182	1.286	4.200	0.548	0.165	1.050	1.000	0.368	Light Industrial	110	T= 0.63 *(X), *X is 1,000 Square Feet*
	Government Office	KSF	4.886	8.550	1.390	2.443	3.109	9.500	6.577	7.773	0.905	0.494	3.490	11.400	1.487	0.449	2.850	2.714	1.000	Government Office	730	T= 1.71 *(X), *X is 1,000 Square Feet*

[1] Source: Villages O-D Survey
[2] The Villages Community Support District (CSD) Adjusted Rate

EXHIBIT 3

AREA C LOCATION MAP

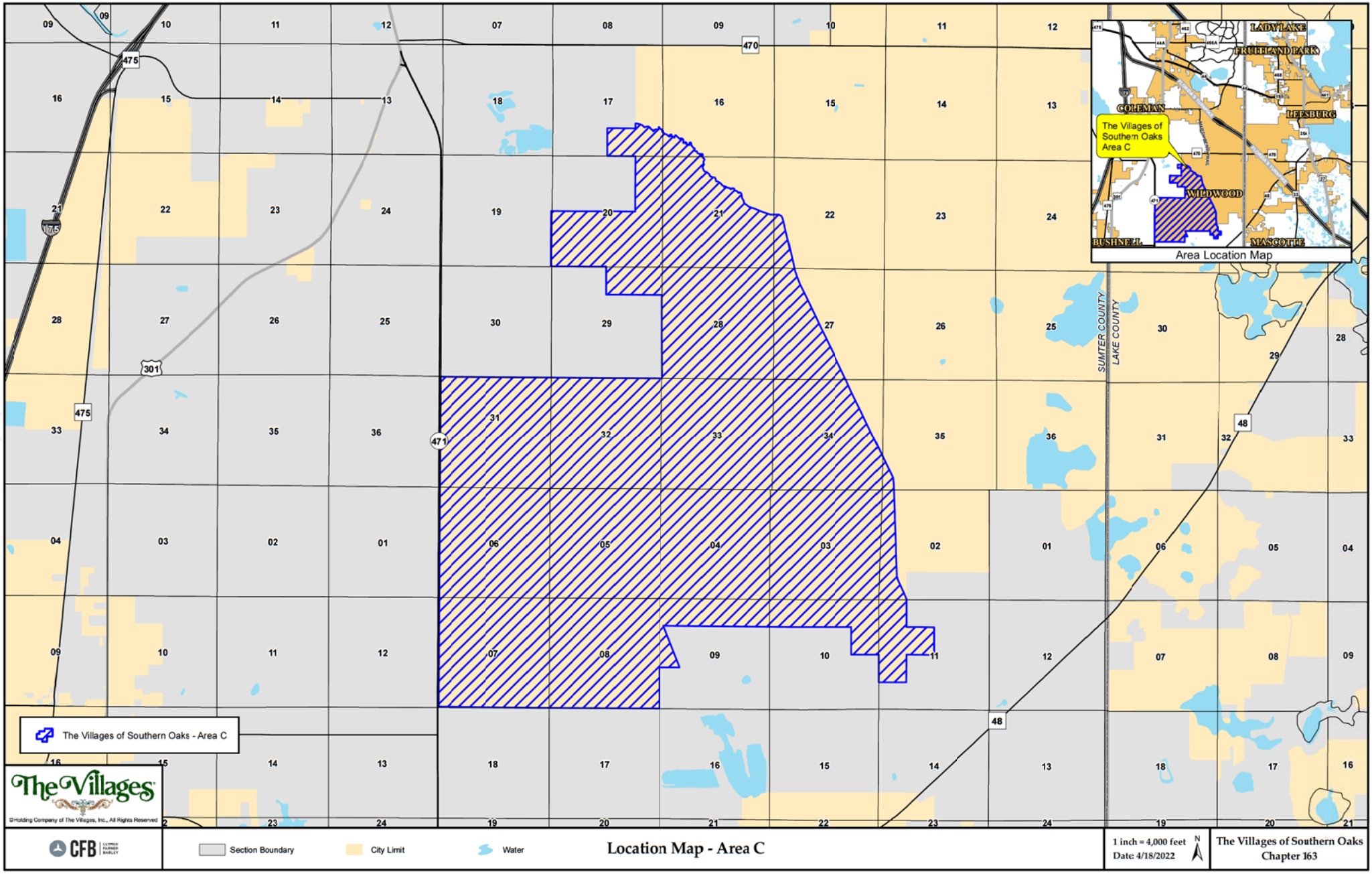

The Villages of Southern Oaks - Area C
Area Location Map
LADY LAKE
FRUITLAND PARK
COLEMAN
LEESBURG
WILDWOOD
BUSHNELL
MASCOTTE
SUMTER COUNTY
LAKE COUNTY
The Villages
©Holding Company of The Villages, Inc., All Rights Reserved
CFB
Section Boundary
City Limit
Water
Location Map - Area C
1 inch = 4,000 feet
Date: 4/18/2022
N
The Villages of Southern Oaks
Chapter 163

EXHIBIT 4

PERMITTED USES

PERMITTED USES IN VILLAGES OF SOUTHERN OAKS

1. **PURSUANT TO FUTURE LAND USE POLICY 1.5.2:**

    a. RESIDENTIAL – SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED AND MULTI-FAMILY
    b. NON-RESIDENTIAL – COMMERCIAL, OFFICE (GENERAL AND MEDICAL), ASSISTED LIVING FACILITY, INDEPENDENT LIVING FACILITY, MEMORY CARE, HOSPICE, CCRC, SKILLED NURSING FACILITY, HOTEL, HOSPITAL, RECREATION, GOLF COURSE, GOVERNMENT, INSTITUTIONAL, CIVIC, WASTEWATER AND WATER TREATMENT PLANTS, WELL SITES AND OTHER SIMILAR USES.

2. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.3:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED)
    b. COMMERCIAL INCLUDING BUT NOT LIMITED TO RETAIL, OFFICE, HOTEL, CONVENTION/PERFORMING ARTS CENTER AND THEATER, ASSISTED LIVING FACILITY, SKILLED NURSING FACILITY, MEMORY CARE FACILITY
    c. INSTITUTIONAL/EDUCATIONAL/GOVERNMENTAL INCLUDING BUT NOT LIMITED TO COMMUNITY FACILITIES, RECREATION, GOLF COURSE AND MULTI-USE TRAILS
    d. MEDICAL CAMPUS INCLUDING BUT NOT LIMITED TO HOSPITAL, CLINIC, PROFESSIONAL OFFICES, PHARMACY, ASSISTED LIVING FACILITY/SKILLED NURSING FACILITY, HOSPICE AND CCRC FACILITIES

3. **PURSUANT TO FUTURE LAND USE ELEMENT POLICY 1.5.5:**

    a. RESIDENTIAL (AGE RESTRICTED AND NON-AGE RESTRICTED), OFFICE, COMMERCIAL/RETAIL, HOTEL, MEDICAL, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, INSTITUTIONAL, EDUCATION, RECREATION, URBAN AGRICULTURE, RECREATIONAL VEHICLE DEVELOPMENT AND OTHER SIMILAR USES AS WELL AS SUPPORTING INFRASTRUCTURE (E.G. ROADS, WATER, SEWER, ETC.)
    b. AGRICULTURAL USES PERMITTED IN THE CITY'S AGRICULTURAL LAND USE AND ZONING. PERMITTED USES MAY INCLUDE BUT ARE NOT LIMITED TO SILVACULTURAL, FARMING AND ANIMAL HUSBANDRY.
    c. MINING (SEE SECTION III(A)3) CONTAINED WITHIN THIS AGREEMENT).

4. **TABLE 3-6 OF THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS WHICH LISTS THE PERMITTED USES AND THOSE ALLOWED BY SPECIAL EXCEPTION ONLY (SEE ATTACHED TABLE).**

5. **TOWERS AND WIRELESS COMMUNICATION SERVICES (SEE SECTION III.(A)4. CONTAINED WITHIN THIS AGREEMENT).**

EXHIBIT 5

RESERVED

EXHIBIT 6

KIMLEY-HORN & ASSOCIATES TRAFFIC ANALYSIS

Kimley»Horn

MEMORANDUM

To: Martin L. Dzuro
The Villages

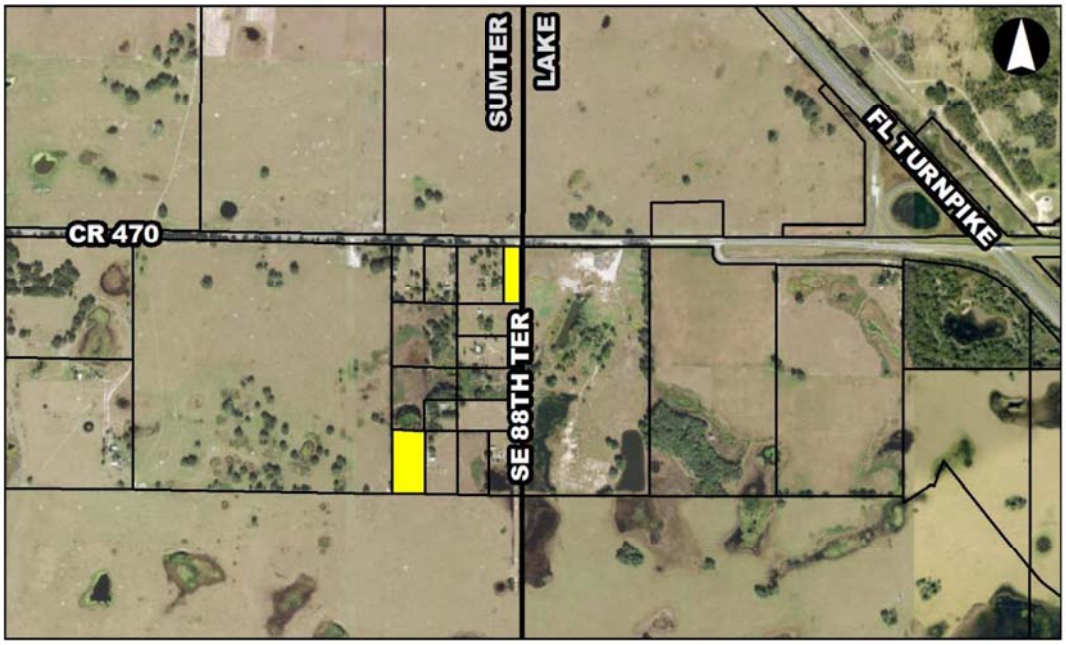
From: Richard Barr, AICP
Kimley-Horn and Associates, Inc.

Date: October 27, 2022

Subject: Tenth Amendment to The Villages of Southern Oaks
Transportation Analysis

This memorandum is in support of submittals for the Tenth Amendment to The Villages of Southern Oaks in the City of Wildwood, Florida. The Villages of South Oaks Tenth Amendment area is composed of the following two (2) parcels totaling approximately 7.7 acres:

- One (1) 5.3-acre parcel (Sumter County Parcel ID K13-010) located south of CR 470 and west of Florida's Turnpike. The parcel is currently designated as Agricultural on the County's Future Land Use Map. The property has recently been annexed into the City of Wildwood.
- One (1) 2.4-acre parcel (Sumter County Parcel ID K13-015) located south of CR 470 and west of Florida's Turnpike. The parcel is currently designated as Agricultural on the County's Future Land Use Map. The property has recently been annexed into the City of Wildwood.



The Tenth Amendment includes the re-designation of these parcels to an age-restricted development (ARD) land use category on the City's Future Land Use Map. The ARD category limits the land use to an age-restricted community like The Villages, uniquely characterized by mixed land uses, an abundance of on-site amenities and social/recreational opportunities, and superior travel connectivity for various travel modes throughout the community.

However, the Tenth Amendment proposes no new land use intensities in addition to what is currently approved for The Villages of Southern Oaks. The current cumulative land use approved for the Villages of Southern Oaks (and proposed for the Tenth Amendment) are as follows:

- 60,449 residential dwelling units
- 1,529,000 square feet of office/governmental use
- 12,278,000 square feet of commercial use

Due to the size and evolution of development plans for The Villages of Southern Oaks, portions of the planned development have been divided into areas, with each area having a separate Chapter 163 Development Agreement with the City. Land uses currently planned for each of the Villages of Southern Oaks development agreement areas (A, B, and C), which remains unchanged by the Tenth Amendment, are organized as follows:

Area A:

- 25,845 residential dwelling units
- 32,000 square feet of office/governmental use
- 2,504,000 square feet of commercial use

Area B:

- 18,413 residential dwelling units
- 110,000 square feet of office/governmental use
- 2,315,000 square feet of commercial use

Area C:

- 16,191 residential dwelling units
- 80,000 square feet of office/governmental use
- 2,959,000 square feet of commercial use

Cumulatively, the following land uses are being planned for The Villages of Southern Oaks:

- 60,449 residential dwelling units
- 222,000 square feet of office/governmental use
- 7,778,000 square feet of commercial use

As the Tenth Amendment does not increase land use intensities from what is currently approved or planned for The Villages of Southern Oaks, no additional transportation impacts on the overall area roadway network are expected due to the Tenth Amendment.

Furthermore, as there is no change in land use intensities from what is currently approved for The Villages of Southern Oaks, the Tenth Amendment is actually a reduction of development that the Tenth Amendment parcels would be entitled for on the City's Future Land Use Map.

As is typical with long range planning, The Villages will continue partnerships and coordination with the Florida Department of Transportation (FDOT), Lake-Sumter Metropolitan Planning Organization (MPO), and others beyond this Tenth Amendment submittal to monitor the impacts of development to identify actual roadway needs in the future.

If you have any questions or need additional information, please feel free to contact me at 850-553-3500 or by email at richard.barr@kimley-horn.com.

EXHIBIT 7

RESERVED

EXHIBIT 8

GENERAL REQUIREMENTS AND DESIGN CRITERIA

EXHIBIT 8

GENERAL REQUIREMENTS AND DESIGN CRITERIA

The following are general requirements and design criteria for The Villages of Southern Oaks. Additional design requirements are set forth in The Villages Construction and Development Manual as amended. Amendments can be made only with the consent of the Developer and the City's Project Review Committee:

A. ARCHITECTURAL STANDARDS

1) The design of individual buildings will be representative of the architectural style established by the Developer for the community and will be subject to review and approval by The Villages of Southern Oaks Design Review Committee (DRC). These buildings may exhibit individual detailing for harmonious diversity and may vary in specific materials, finishes, and color palettes.

2) Specific Architectural Design Standards

   a. All commercial electrical controls, meters, etc. shall be mounted on building walls, free standing wall or dumpster enclosure walls. Freestanding electrical "racks" shall be prohibited, unless specifically approved by DRC.

   b. All commercial building-mounted boxes (i.e., electrical, irrigation control boxes, gas meters, etc.) and associated conduit and piping shall be painted to match the wall to which they are mounted, as permitted by the utility companies.

   c. Exterior building lighting is permissible. Architectural lighting (fixtures attached to or integral with a building or structure) shall be selected or approved by the DRC.

   d. Where dumpsters are required, enclosures shall be finished with materials, color, and detailing similar to the associated building. Dumpster enclosures that serve facilities that dispose of food waste or other organic materials shall be constructed with a drain and hose bib for wash down. Drains shall be connected to a grease trap.

   e. Where required, Fire Department Connections (FDCs) must be located on the building structure wall (no remote FDCs) near other critical utilities (i.e., power disconnect, gas, etc.) that may need to be shut off in case of a fire, unless specifically approved by DRC.

   f. Buildings that require a fire sprinkler system shall have backflow preventers located inside the building.

   g. All commercial rooftop equipment shall be screened with parapets, landscape or architectural features.

   h. All commercial ground-mounted HVAC equipment shall be screened with a structural and/or landscaped screen wall.

i. All Project signage locations and design elements shall be determined and approved by The Villages of Southern Oaks DRC including the following:

   i. Project "Welcome" signs

   ii. Primary entry wall features and signage

   iii. Secondary entry wall features and identification signage

   iv. Directional signage

   v. Occupant identification signs

   vi. The Villages of Southern Oaks is exempt from the City's sign ordinance and shall be consistent with signage criteria located within the existing Villages development.

j. The Villages of Southern Oaks is exempt from the City's noise ordinance provided notice is given to the City in instances that may violate said ordinance.

k. All Project lighting shall be designed to meet the guidelines established by the Illumination Engineer's Society of North America to provide safe lighting levels.

B. RESIDENTIAL AND NON-RESIDENTIAL

1) Single Family Detached Residential

a. Minimum lot depth shall be 50 feet.

b. Minimum lot width shall be 30 feet.

c. Minimum front setback shall be zero feet with a minimum of 50 feet between structures (face of structure to face of structure)

d. Minimum side yard setback: zero feet

e. Minimum rear yard setback: zero feet

f. Building separation shall be permitted at a minimum of 10 feet between structures.

g. No limitation on maximum lot coverage shall apply.

h. All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs, pilasters, and similar architectural features may protrude two (2) feet into a required setback. Air conditioning units, swimming pool filter pumps, patios, door stoops, steps, sidewalks and similar features shall not be considered as encroachments into setbacks.

i. Minimum setback from contiguous property not within the Property: 10 feet except that such setbacks shall not apply to what is generally known as signs, sign towers, walls and other similar entry features and parking.

j. Minimum setback to property owned by Developer: zero feet. Minimum setback to County or City collector, minor collector, or arterial road: 20 feet from road right of way (ROW). Minimum setback for State Roads: 20 feet from road ROW except that such setbacks shall not apply to what is generally known as signs, sign towers, walls and other similar entry features and parking.

k. Minimum one (1) car parking shall be provided per residential unit. One (1) car garage requires a setback of 17' from the face of the garage to the right of way. A two (2) car garage requires a setback of 10' from the face of the garage to the right of way.

2) Multi-Family Residential

a. Residential lot building setbacks for townhomes, apartments, ALF/ILF, condominiums, or other similar uses.

i. Minimum front setback: zero feet.

ii. Minimum side and rear yard setback: zero feet.

iii. Building separation shall be permitted at a minimum of 10 feet between structures.

b. No limitation on maximum lot coverage shall apply. Maximum building height is 50 feet unless adequate fire protection is provided.

3) Commercial, Office and Industrial

a. Maximum building height is 50 feet unless adequate fire protection is provided.

b. No minimum lot size is required.

c. No minimum lot width is required.

d. No limitation on maximum lot coverage shall apply.

e. Non-Residential Building setbacks:

i. Minimum front setback: zero feet.

ii. Minimum setback from contiguous property not within the Property: 10 feet except that such setbacks shall not apply to what is generally known as signs, sign towers, walls and other similar entry features and parking.

iii. Minimum setback to property owned by Developer: zero feet. Minimum setback to County or City collector, minor collector, or arterial road: 20 feet from road ROW. Minimum setback to State Roads: 20 feet from road ROW except that such setbacks shall not apply to what is generally known as signs, sign towers, wall and other similar entry features and parking.

f. City of Wildwood Commercial Design District Standards: Due to the size of the Project and the undetermined locations of all non-residential areas, the City of Wildwood

Design District Standards are not required. However, the proposed non-residential areas shall be designed in a manner consistent with other non-residential areas within the existing Villages development.

g. Food trucks are allowed within non-residential uses as a permanent use.

h. Platting is not required for the development of non-residential property for transfer of single or multiple lot parcels; however, from time to time, as portions of the non-residential property are developed, the Developer or Owner may seek approval of a plat from the City which identifies lots, parcels, tracts, roadways, parking areas and stormwater systems which may be dedicated or conveyed to public entities or to remain in fee simple ownership.

4) Amenity/Recreational

a. Minimum front yard setback shall be zero feet.

b. Minimum side and rear yard setback: zero feet.

c. Building separation shall be permitted at a minimum of 10 feet between structures.

d. No limitation on maximum lot coverage shall apply.

e. Maximum building height is 50 feet unless adequate fire protection is provided.

f. Minimum setback to property owned by Developer: zero feet. Minimum setback to County or City collector, minor collector, or arterial road: 20 feet from road ROW. Minimum setback to State Roads: 20 feet from road ROW except that such setbacks shall not apply to what is generally known as signs, sign towers, wall and other similar entry features and parking.

5) Cell Towers

a. Towers and wireless communication services shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves.

6) Water Towers

a. Water towers shall have a setback of one half the height of the tower except those towers designed to collapse upon themselves.

7) Mining within the Project will comply with section 3.20 of the City LDR.

C. RECREATIONAL VEHICLE DEVELOPMENT

1) Purpose

The purpose of this section, applying to Recreational Vehicle Developments (RVD), is to provide an environment in which recreational vehicles or dwellings may be located to enhance the enjoyment of leisure time activities and to provide a means whereby the use

occurring upon the land will be made more compatible with the surrounding properties. The following provisions shall apply to RVDs permitted by this Code.

2) Definition

An RVD shall include a parcel of land under unified management which has been planned, designed, and constructed for the placement of units for short-term, long-term, or permanent occupancy for recreational purposes.

3) A recreational vehicle (RV) shall include:

a. Travel trailer - A vehicular, portable structure built on a chassis, designed as temporary living quarters for travel, recreation and vacation. This includes, but is not limited to: bumper pull, 5th wheel, sport utility, and various styles as pulled by a vehicle.

b. Truck camper - A structure designed to be mounted on a truck chassis for use as temporary living quarters for travel, recreation, and vacation.

c. Motor home - Constructed on a commercial truck chassis, a specially designed motor vehicle chassis, or a commercial bus chassis.

d. Camping trailer - A canvas or other collapsible folding structure, such as pop-up, or tent trailer, mounted on wheels, designed as temporary living quarters for travel, recreation, and vacation use.

e. Park model (or park trailer) - A transportable unit which has a body width not exceeding 14 feet which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. Units constructed to ANAI A-19.5 shall not exceed 399 square feet. Units constructed to the U.S. Department of Housing and Urban Development standard shall not exceed 500 square feet. All measurements are to be taken along the exterior when in a setup mode. All "park trailers" must be set up and anchored as established by the Florida Building Code.

f. Houseboat - A houseboat is a boat that has been designed or modified to be used primarily as a functional dwelling. Houseboats may or may not be motorized, and can be permanently moored to a fixed point attached to the land.

4) A recreational dwelling shall include:

a. Cabin - A cabin is a small, permanent structure of no more than 1500 square feet designed to provide lodging in a recreational area.

b. Tiny house - A tiny house is a small, permanent structure of no more than 500 square feet designed to provide lodging in a recreational area.

c. Glamping dwelling - A glamping dwelling may include, but is not limited to, a permanent or semi-permanent structure with a membranous exterior that may or may not be connected to utilities, but is securely fastened to the ground.

d. Tree house - An elevated, permanent platform structure used for lodging in a recreation area when connected to utilities necessary for operation of installed fixtures and appliances in or around treed areas.

e. Hill House - A permanent structure set at or just below earth plain used for lodging in a recreation area when connected to utilities necessary for operation of installed fixtures and appliances and cover with earth.

5) Permit Process

a. RVDs must go through the site plan approval process in this code.

b. RVDs where units will be sold must also follow the Record Plat process.

6) General provisions

a. RVDs shall be classified as a tourism-oriented mixed use development, with a combination of residential, commercial, and support uses in the ARD zoning district.

b. As a condition of the site plan approval, the following uses may be permitted, but not limited to: commercial and non-commercial, recreation facilities (such as pavilions, sports courts, gathering spaces and structures, etc.), entertainment facilities, park offices, maintenance facilities, dumping stations, toilets, showers, laundry facilities, tourist-oriented retail developments, such as: retail sales establishments, personal service establishments, food service establishments with or without alcohol sales, child care centers, RV model units, or sales and service establishments, mobile home, single family detached or attached dwelling, enclosed storage structures and storage garage facilities. No such structures shall be located within any required setback, any required perimeter buffer, or any utility or drainage easement.

i. Such uses shall be conducted for the convenience of the occupants and guests of the RVD, and the public;

ii. Such retail establishments may be oriented to the interior or exterior of the RVD.

7) Specific provisions

a. All RVDs shall contain a minimum of 10 acres.

b. There shall be a building setback of 10 feet from any road right-of-way for any commercial building or accessory building.

c. Property adjacent to federal, state, or county highways shall maintain a minimum building setback of 20 feet from the highway right-of-way for any structure or RV. The minimum building setback for property adjacent to interior roads is 10 feet.

d. All RVs and additions shall have no side or rear setback, but must maintain 10 feet of building/RV separation.

e. A well-maintained, landscaped buffer of at least five feet is required around the perimeter of the RVD.

f. There is no minimum lot size, lot width, or lot depth.

g. The density of 30 lots per acre may not be exceeded.

h. Internal roadways must have a minimum width of 12 feet for one-way drives or 24 feet for two-way drives.

i. Adequate trash disposal facilities or services shall be provided with easy access from each site.

j. Each lot shall be identified by a marker clearly visible at a minimum distance of 20 feet.

k. All structures, additions, and attachments located in the RVD must be constructed to meet standard building codes. Such additions and attachments shall include, but are not limited to: carports, storage sheds, cabanas, screen rooms, pull-out or tip-out units, skirting and awnings, pergolas, gazebos, and shall be permitted, except as qualified below:

   i. No such addition or attachment shall be attached to any RV having a vehicular body length less than twenty feet.

   ii. Additions and attachments may be designed to be removable. They may be attached to the RV and parking or patio pad.

   iii. No such addition or attachment shall be located within any setback, any perimeter buffer of the RVD, or any utility or drainage easement.

   iv. Additions or attachments may be connected to utilities, including, but not limited to: sewer, water, electric, and gas.

   v. All additions and attachments must be properly permitted as required by state and local law.

l. All "park trailers" or "park models" shall be required to obtain permits prior to set-up or connection to utilities, as pursuant to this code.

D. ROADWAYS AND PARKING

The concept for the local street system is a "soft" grid of curving streets. The geometry creates a unique neighborhood identity, relates to the existing land forms, provides for a more pedestrian-friendly environment, and improves street vistas. This Project is not required to provide any connectivity (vehicular or pedestrian) to any adjacent property or project.

1) Gated Access

The access points to the Project may be gated with resident-only gates by the Developer or its successors or assigns. All gates will open with a push button system allowing vehicular traffic to enter the project. All gates will allow public access.

2) Local Street Network

Project roadways shall meet the following minimum criteria which are clarifications and/or extensions of the regulations and requirements contained in the LDR.

a. Pavement radii for residential streets, including those connecting to collector roadways, shall be 25 feet. ROW radii for residential streets shall be 20 feet. Minimum ROW may be 35 feet for all local and collector streets.

b. Minimum intersection separation shall be 100 feet.

c. There are no restrictions on the placement of residential driveways near intersections. However, residential driveways shall be placed on the minor street. Driveways shall be placed consistent with previous developments with The Villages.

   Driveway permits will not be required to be submitted with each residence within the project. All residential driveways will comply with The Villages Construction & Development Manual, as amended.

d. Roadways, except as otherwise stated in this Agreement, will be designed and classified based on the LDRs and as approved by the City Engineer.

e. The Project is not required to provide sidewalks on streets. A multimodal and/or shared use path shall be provided within the Project.

f. Pavers may be installed at crosswalks, entrance features, or other areas, within the right-of-way, to enhance the Project.

g. Stop signs on local streets may be 24" in size.

h. Villa type home products shall not require a turnaround for up to 750 feet.

3) Commercial Roadway Projects

Non-publicly dedicated roadways may be constructed from time to time pursuant to individual site plan approval without the need for platting. The layout for roadways within the property shall be depicted and approved on an individual basis. No minimum road centerline gradient is required where roadway drainage is provided that will prevent excess buildup of stormwater runoff and protect the public safety.

4) Golf Carts

Golf carts that meet the minimum equipment standards established by Florida State Statutes are allowed to utilize the roadways within the Project for all roadways signed 30 miles per hour or less and can operate between sunrise and sunset.

Golf carts that meet the minimum equipment standards established by Florida State Statutes and are equipped with additional equipment which includes headlights, brake lights, turn signals, a windshield, and reflective devices on the sides of the golf cart that could include reflective tape, are allowed to utilize the roadways within the Project for all roadways signed 30 miles per hour or less and can operate at any time day or night.

Golf cart access to or from city streets or multimodal paths outside the Project are not required and are prohibited unless explicitly approved by the Developer or its successors or assigns.

5) Road Right of Way

All roadways and road ROW will be dedicated to the City. The City will maintain all improvements within the ROW which include, but are not limited to, pavement, pavers, bridges, underground City-owned pipe utilities, storm drains, sidewalks, curbing, all street lights, traffic signals, and all required Manual on Uniform Traffic Control Devices (MUTCD) street signs. Tracts, Easements and other similar areas that are adjacent to the ROW can be combined with the ROW to meet minimum ROW width criteria. Local streets may have a 35' ROW with curbing being optional.

6) Existing Road Right of Way

The City will work with Developer to abandon/vacate existing ROW within the Project when necessary such as when ROW is deemed not needed by the Parties, never served as a road, or will no longer serve as a road due to proposed development.

7) Stormwater Management Systems

Except for those stormwater management systems within the City's right-of-way, the City shall have no obligation for the maintenance of stormwater management systems, and the Developer, or its assignees, hereby assumes maintenance of all improvements.

8) Parking Requirements

Parking within the project will be provided as detailed below:

Nonresidential Land Use	Required Parking Spaces Per Indicated Areas
1. Bowling Alley	3.0 Per lane
2. Church/Synagogue	1.0 Per 3 seats
3. Fiduciary Institutions	1.0 Per 300 sq.ft GFA
4. Hotel	1.1 per sleeping room or rental unit
5. Industrial	1.0 Per 750 sq.ft GFA
6. Manufacturing	1.0 Per 750 sq.ft. GFA devoted to manufacturing
7. Medical Center	1.0 Per 250 sq.ft GFA
8. Assisted Living/Skilled Nursing Facility/Memory Care	1.0 Per 4 beds

9. Independent Living Facility	To be determined by specific occupancy
10. Nightclub/Bar	1.0 Per 2.5 seats
11. Offices	3.0 Per 1,000 sq. ft GFA
12. Restaurant and Fast Food Establishment	1.0 Per 125 sq.ft of gross leasable area or 1.0 Per 2.5 seats, whichever is greater
13. Commercial or general retail independently located	1.0 Per 250 sq. ft of gross leasable area
14. Golf Driving Range	1.0 space per tee
15. Recreational Use	To be determined by specific occupancy
16. Public/Institutional Use	To be determined by specific occupancy
17. Mixed Use Shopping Center	
Under 400,000 sq. ft. GLA	3.5 Per 1,000 sq. ft. GLA
Over 400,000 sq.ft. GLA	3.0 Per 1,000 sq.ft. GLA
18. Storage areas	1.0 Per 2,000 sq.ft. GLA
19. Theater	1.0 Per 4 seats
20. Multi-Family	1.5 Per unit
21. Warehouse	1.0 Per 3,000 sq. ft. GFA

a. Habitable Building Area shall not include stairways, alcoves, elevator and elevator shafts, mechanical closets and similar areas of a building. Parking within the Project shall be measured on an aggregate basis, and at the time of site plan submittal, the owner shall also supply documentation indicating that sufficient parking is currently provided, or will be constructed, pursuant to the Project depicted in the site plan.

b. Once a structure has been constructed and parking provided pursuant to the requirements set forth in this Agreement, any subsequent reconstruction of the building not increasing the square footage of Habitable Building Area will not be required to document or comply with any parking requirement.

c. Parking areas may be used as loading and unloading zones without striping or demarcation.

d. On-street parallel parking may be constructed with a width of eight feet.

e. Historical parking criteria can be used to modify the parking requirements and shall be approved by The Villages of Southern Oaks DRC.

f. No approval from the City of Wildwood is required to modify parking criteria within The Villages of Southern Oaks and shared parking is permitted.

g. Any proposed use not found within this section shall defer to The Villages of Southern Oaks DRC.

E. OPEN SPACE, LANDSCAPE DESIGN, AND BUFFERS

1) Open Space

The Project shall maintain a minimum of 25% open space consistent with the City's Comprehensive Plan. Open space shall include at a minimum passive and active recreational uses, buffers, stormwater ponds, recreation centers, wetlands/ other conservation areas, golf courses, parks, trails, and other easements/ tracts. A community development district (CDD), homeowner's association (HOA), property owners association (POA), or other private entity, must maintain all such elements unless such elements are dedicated to the public and such maintenance shall be determined by separate agreement of such dedication. Open space shall not include ROW (public or private), yards, or lots of record per plat, driveways, off-street parking areas, or other impervious surface areas that do not meet the criteria. Open space areas will be assigned within the Project as a whole, regardless of phase.

2) Landscape Design Objectives

The overall objective of landscape design in the Project is to create a unique and instantly recognizable setting with a consistent sense of design character for the various uses, facilities, and common areas within the community. The landscape treatment may vary in character based on the specific architectural design. The scale and extent of the landscaping will reflect that of the building, site, and setting, as well as that of other sites in the vicinity. The consistency of the landscaping is intended to add an image of quality to the community and to unite the various uses and facilities within the Project through consistency of materials and continuity of design.

The design of all landscaping and irrigation within the community will occur via a review and approval process administrated by the DRC. Therefore, individual landscape plans are not required to be submitted to the City. However, the City acknowledges the level of landscaping shall remain substantially consistent with other projects within Villages developments in the City of Wildwood, including The Villages of Wildwood, Village of Fenney, and The Villages of Southern Oaks.

For optimum creativity and quality, this process must be somewhat subjective, thus a limited amount of specific criteria can be cited herein. The design effect will be defined and perpetuated by completed areas within the community as they are built. The DRC will require the same design approach for all subsequent facilities in the project, including outparcels developed by others.

3) Buffer Requirements

a. The Project shall include a 20-foot perimeter landscape buffer easement/ tract along the boundary lines. Where landscaped open space, recreation, golf, wetlands, upland buffers, or other conservation areas are located along the property boundary, no perimeter landscape buffer is required. No perimeter buffer shall be required for portions of the property that are adjacent to compatible uses being constructed by the same developer.

b. The 20-foot perimeter landscape buffer may be reduced to zero feet if an approximate six-foot high wall or opaque fence is installed, for which no landscaping is required. Walls or opaque fences may be constructed within project setbacks.

c. No onsite landscape buffer shall be required between internal parcels or uses. No landscape buffers shall be required along perimeters of the Project abutting properties not owned by the Developer with similar land uses.

d. Stormwater ponds, existing topographic depressions, grading, and compensating storage areas shall be allowed within the perimeter landscape buffer.

e. Where 20-foot perimeter landscape buffer is required on residential home sites, the landscape, wall/fence and irrigation shall be installed with each home construction.

4) Maintenance of Common Areas

Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be owned and maintained by the POA, HOA and/or a CDD, at no cost or obligation to the City. The Developer/ owner shall create guidelines for the maintenance of common areas.

F. POTABLE WATER, SANITARY SEWER, EFFLUENT AND IRRIGATION

1) Potable Water, Sanitary Sewer and Effluent Disposal

The potable water, sanitary sewer and effluent disposal system shall be designed to meet the applicable utility provider's specifications. Additionally, the City acknowledges that the non-city utility may utilize portions of the public stormwater conveyance system to transfer captured stormwater and re-use water as defined by FDEP within the interconnected stormwater basin system via gravity flow and pressure pipe to improve water conservation.

2) Irrigation

The irrigation system shall be designed to meet the applicable utility provider's specifications including not required for specific housing projects.

EXHIBIT 9

VOSO APPLICATIONS

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO - Site Plan Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Engineer Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.**
Please provide an additional hard copy where noted below.

____A.0 Site Plan Application /Applicable Fee

____A.3 Aerial Photo/Fema

____A.6 Legal Description (Word format)

____A.7 Authorized Agent Form, if applicable

____B.2 Two (2) Sets of Plans, 24" x 36"

____C.4 Stormwater Calculations (as applicable)

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail: _____

_____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO -Subdivision Final Plat Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Surveyor Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.** Please submit an additional hard copy where noted below. Note additional required materials and procedures on the following page.

____A.0 Final Plat Application / Applicable Fee

____A.3 Aerial Photo/Location Map (PDF)

____A.6 Legal Description (Microsoft Word format)

A.7 Signed, Notarized Authorized Agent Form
If applicable
____

____B.1 Signed and Sealed Boundary Survey

____B.2 Plan Set, 24" x 30"

____E.2 Declaration, Covenants & Restrictions

____E.3 Title Certificate

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail: _____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

VOSO- Engineer's Certification of Satisfactory Completion

City of Wildwood
100 N Main Street
Wildwood, Florida 34785

Project Name:_____

Applicant Name:_____

I hereby certify to the City of Wildwood that the above referenced project has been fully and satisfactorily completed in accordance with the approved plans and permits, and the provisions of the Land Development Code or VOSO Development Agreement.

This Certification is made based on site observations by me and/or others under my responsible charge, review of certified material testing reports, and review of record drawings prepared by a registered engineer.

I am forwarding herewith one (1) copy of the certified material testing reports and three (3) prints of the RECORD DRAWING which shows the improvements as constructed including dimensions and elevations. The RECORD DRAWING has been certified as correctly indicating actual conditions of construction.

By_____

_____
(Typed Name)

Registered Engineer No._____

SEAL REQUIRED

STATE OF FLORIDA
DATE:_____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

VOSO - Final Construction Clearance Procedures

Date:_____

Project Name:_____

Final Acceptance of Site Plans and Subdivisions

The following items are required to be submitted to the City in one complete package:

- ☐ Two (2) hard copies of sealed final as-builts.
- ☐ One (1) hard copy of certification letter to the City certifying that the constructed stormwater ponds have adequate volume for the project being certified complete.
- ☐ One (1) hard copy of clearance forms from any other applicable permitting agencies, if possible (FDOT, etc)
- ☐ Electronic copy of all above materials

Note: Please include all of the above checklist items. If any of the items do not apply to your project, please write "N/A" and explain in the notes section below. Failure to submit this checklist with your clearance package will result in a delay in processing.

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

VOSO- Record Drawing Clearance Procedures

Date:_____

Project Name:_____

The following items are required to be submitted to the City in one complete package:

- ☐ One (1) ORIGINAL Engineering of Record Certification of Completion on City of Wildwood form
- ☐ One (1) COPY of above Engineering of Record Certification of Completion
- ☐ Two (2) hard copies of sealed Record Drawings.
- ☐ One (1) hard copy of all sealed original material testing lab reports.
- ☐ One (1) hard copy of FDEP final clearance acceptance for potable water and sanitary sewer system, if applicable
- ☐ An electronic copy of all above materials

Following review of the above items by the City Engineer, the City Engineer will review for completeness. Once the above items are found to be acceptable, a field inspection will be conducted by the City Engineer and a final punch list will be issued which must be satisfactorily completed prior to final acceptance of the site improvements.

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Revised 4/2022

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO -Subdivision Improvement Plan Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Engineer Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **Note: All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.** Provide an additional hard copy where noted below. Please note additional required materials and procedures on the following page.

____A.0 Improvement Plan Application /Application Fee

____A.3 Aerial Photo/Fema

____A.6 Legal Description (Word Format)

____A.7 Authorized Agent form, if applicable

____B.2 Plan Set, 24" x 36" (Also Provide Two (2) Hard Copies)

____C.4 Stormwater Calculations (as applicable)

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail: _____

_____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

City of Wildwood, Florida
Development Services Department
100 N. Main St., Wildwood, FL 34785
Tel: 352.330.1334 Fax: 352.330.1338
www.wildwood-fl.gov

Staff Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

VOSO - Master Plan Application

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Engineer Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

List Parcel Number(s): _____

Required Submittal Items:

All submittals require an electronic copy with all below materials submitted in PDF format. **All electronic files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.**

____A.0 Master Plan Application /Applicable Fee

____A.1 Property Card Printout (Include Parcel ID)

____A.2 Current Deed

____A.3 Aerial Photo / FEMA

____A.5 Legal Description (Microsoft Word format) Master Plan Parcel

____A.6 Authorized Agent Form (as necessary)

____B.1 Master Plan, 24" x 36"

____B.2 Sketch & Description Master Plan Parcel

____B.2 Boundary Survey Parent Parcel

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at https://www.sumtercountyfl.gov/105/GIS. Legal descriptions MUST be Microsoft Word format and must comprise the ENTIRE development.

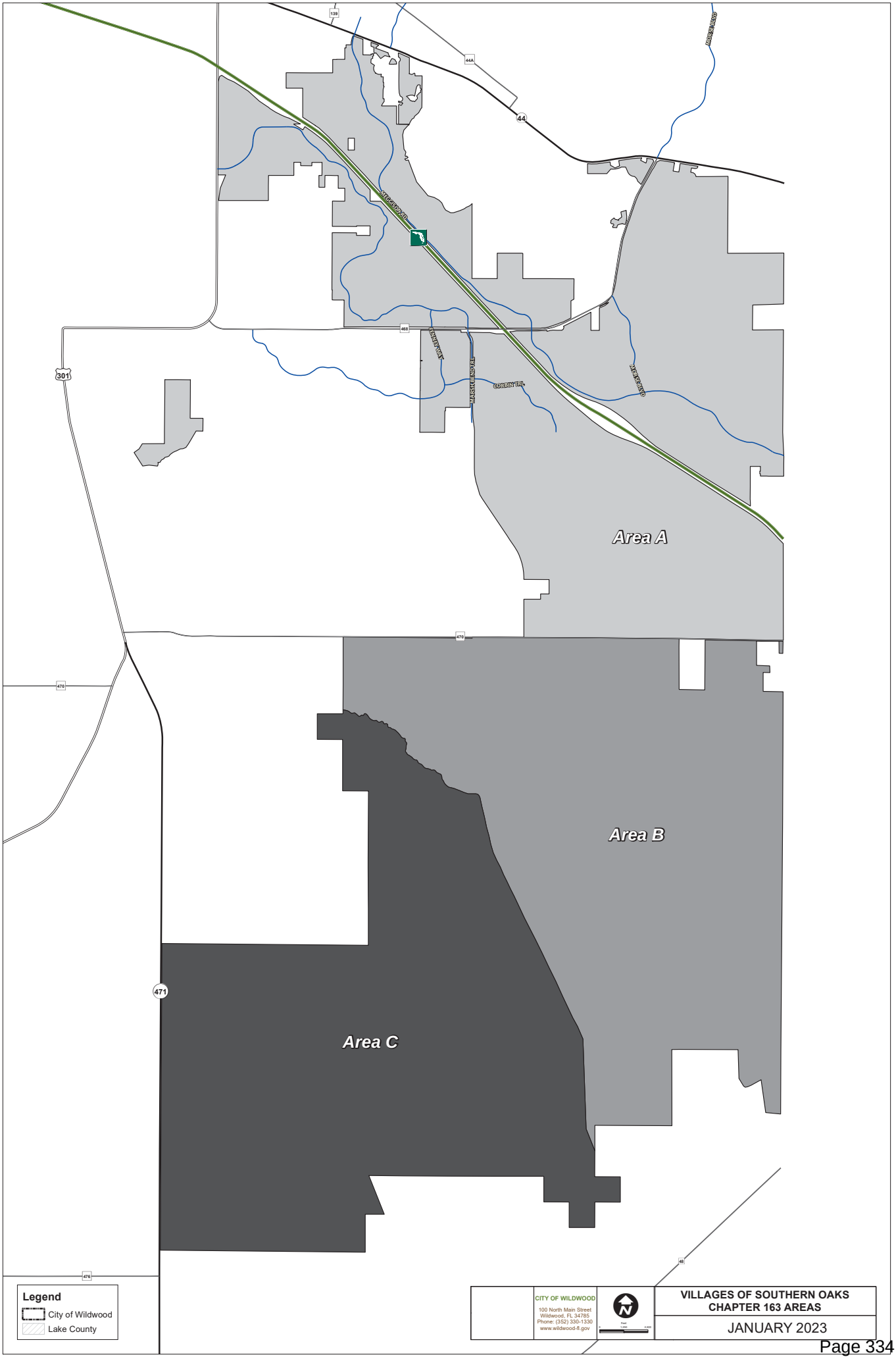
Please describe your request in detail: _____

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature: _____ Date: _____

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must provide a notarized Authorized Agent form(available on the City's Website) from the owner to submit application.


Area A
Area B
Area C
Legend
City of Wildwood
Lake County
CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov
VILLAGES OF SOUTHERN OAKS
CHAPTER 163 AREAS
JANUARY 2023

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2212-002 6083 County Rd Wildwood**

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2212-002 6083 County Rd Wildwood
Ordinance #	O2022-101
Applicant	Hydrologic Distribution Company
Owner	6083 Wildwood LLC
Property Location	Located between E SR 44 and C 44A, approximately .87 East of S Buena Vista Blvd
Parcel Number(s)	G15-012
Date	01/03/2023

The applicant seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 5 acres MOL. This request is accompanied by rezoning request RZ 2212-002.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;
The applicant is seeking to change the current FLU in accordance with Policy 1.1.1.c. for the above-mentioned parcels. The intention is to develop a retail wholesale commercial establishment on the subject parcel. Justification has been presented to the city to support the proposed development, with the land use change conforming to the existing designations of the surrounding city parcels. In accordance with Policies 1.2.8.e., and 1.2.8.l., the proposed amendment will add to the economy, while also maintaining compatibility with adjacent land uses. The proposed development also conforms to Policy 1.4.5. within the 2050 Comprehensive Plan which encourages and supports the revitalization of vacant and underutilized retail spaces.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;
The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. The Commercial (COM) Future Land Use designation within the 2050 Comprehensive Plan is intended to accommodate a mix of commercial and office uses, as stated under FLU Policy

1.1.1. c. Additionally, Objective 1.4 of the Comprehensive Plan states that the city shall cultivate an environment that fosters, supports, and champions economic growth and development. The proposed development would accomplish that objective, as it would be a commercial project on currently vacant land, which would provide a mix of uses in the area. This development would more specifically follow Policy 1.4.5. within the Comprehensive plan, which states that the city will seek to encourage and support the revitalization of vacant and underutilized retail spaces. As such, the proposed amendment would not be considered inconsistent with the existing 2050 Comprehensive Plan.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern;
The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The addition of commercial in this location would conform with Objective 1.2 of the Comprehensive Plan and would conform with surrounding future land uses within the city. The proposed development also strongly conforms to Policy 1.2.8.i. as it directs growth towards an area planned for urban development. The proposed development doesn't directly combat urban sprawl, but it doesn't add to it and contributes to economic development in the area.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;
The proposed amendment is not expected to have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by Deuel & Associates in September of 2022. No wetlands and/or surface waters were present within the project boundary. In addition, no listed species were observed on the subject parcel. Nor did a Florida Natural Areas Inventory (FNAI) database review reveal any documented evidence of such species in or near the area. A tree survey would need to be provided during the site plan stage, as the parcel is heavily wooded, with live oaks and laurel oaks as the dominant trees on site.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.
Transportation: Access to the site is proposed via E SR 44, at the intersection with Lake Okahumpka Park Driveway. The proposed Future Land Use change to Commercial is estimated to generate an estimated 101 daily trips, with 28 AM peak hour trips, and 31 projected trips to occur during the PM peak hour. The intersection is expected to operate at LOS D or better for all scenarios, with the roadway segments operating at LOS C or better for all scenarios. These results from the TIA indicate that the impact on adjacent streets and intersection operations will be minimal, not resulting in LOS deterioration. A full traffic impact analysis will still need to be conducted for the site plan and approved by Sumter County.

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. The applicant/owner will need to work with City utilities at the site plan stage to connect to City water and sewer.

Schools: The development is not projected to add any students to Wildwood Schools as it is a non-residential development.

Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-101

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel(s) G15-012
6083 Wildwood LLC (Owner)
5 Acres +/-

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN SOUTH A DISTANCE OF 767.29 FEET TO THE CENTERLINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN ALONG SAID CENTERLINE OF SCLRR SOUTH 52°08’08” EAST, 531.53 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 39°33’06” WEST, 635.45 FEET TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD 44; THENCE NORTHWESTERLY 361.29 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AND THE NORTHERLY RIGHT OF WAY OF STATE ROAD 44, SAID ARC HAVING A CHORD DISTANCE OF 361.23 FEET, A CHORD BEARING OF NORTH 62°59’20” WEST AND A RADIUS OF 5449.578 FEET; THENCE NORTH 37°51’52” EAST, 694.19 FEET TO THE CENTERLINE OF THE SCLRR; THENCE SOUTH 52°08’08” EAST, 373.49 FEET BACK TO THE POINT OF BEGINNING AND CLOSE; LESS THE NORTHERLY 60 FEET FOR RAILROAD RIGHT OF WAY PURPOSES.

THE ABOVE PARCEL CONTAINS 5 ACRES MORE OR LESS.

This property is to be reclassified from Rural Residential (County) to Commercial (City);

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the

future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A

WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

Feet 0 160 320

CP/RZ 2212-002

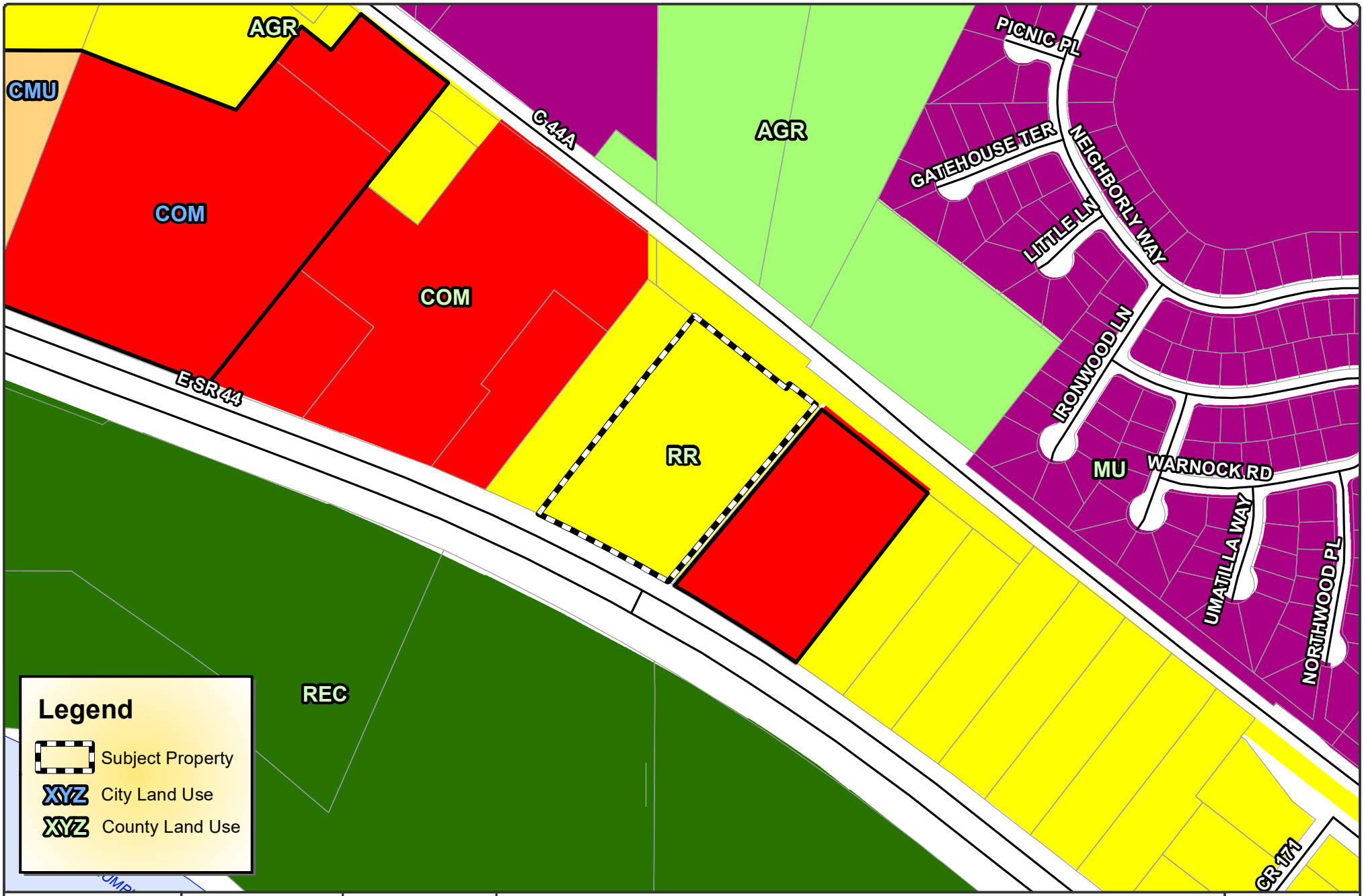
6083 County Rd Wildwood

PARCEL G15-012

MAP 1B

LOCATION MAP

DECEMBER 2022



EST. 1877
WILDWOOD
FLORIDA

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

N
Feet
0 160 320

CP/RZ 2212-002

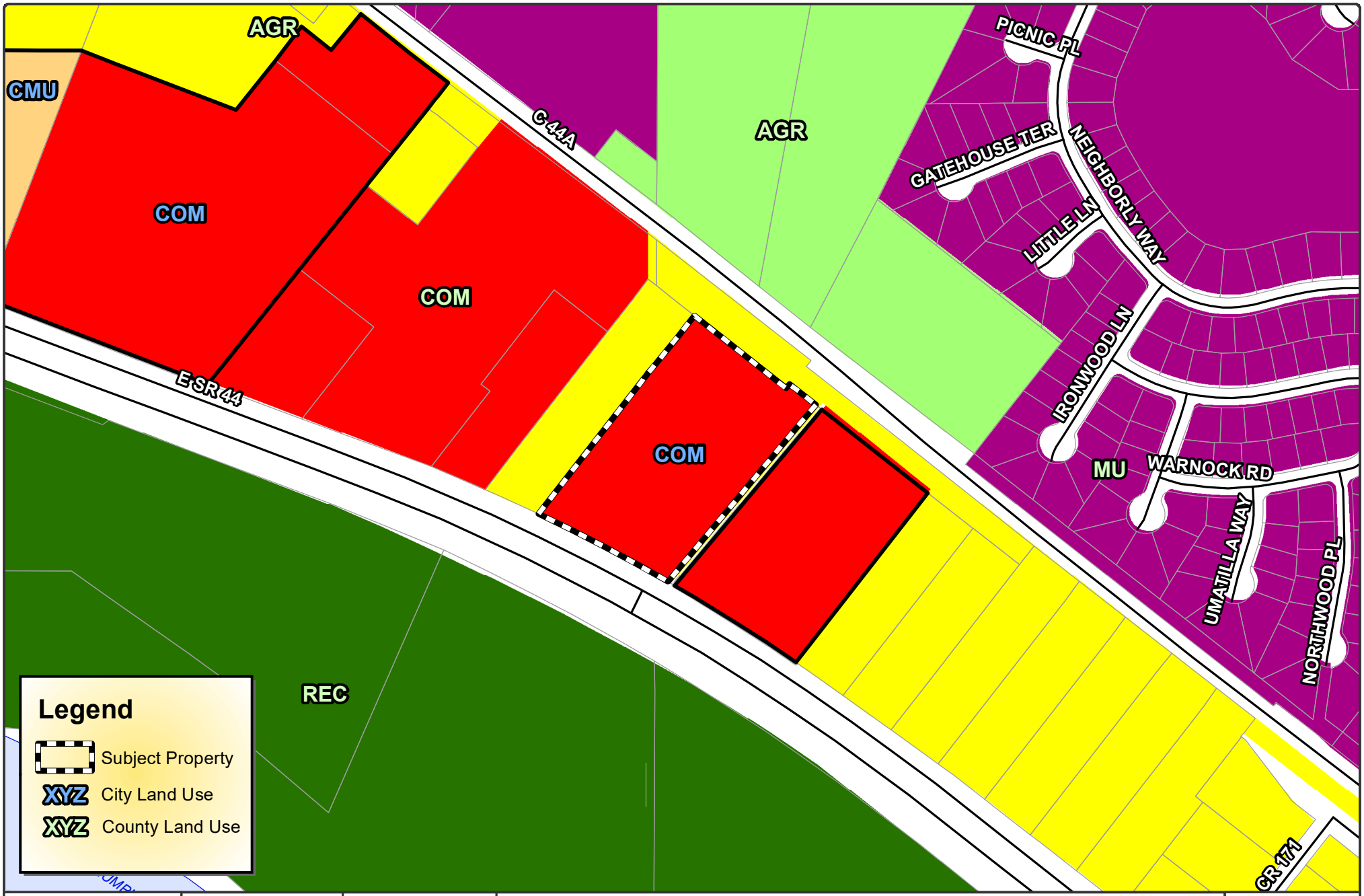
6083 County Rd Wildwood

PARCEL G15-012

MAP 2A

EXISTING LAND USE

DECEMBER 2022



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

Feet 0 160 320

CP/RZ 2212-002

6083 County Rd Wildwood

PARCEL G15-012

MAP 2B

PROPOSED LAND USE

DECEMBER 2022

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, February 7, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Rural Residential (Sumter County) to Commercial (City) on 5 acres MOL.

Case No: CP 2212-002 6083 County Rd Wildwood

Applicant: Hydrologic Distribution Company

Owner: 6083 Wildwood LLC

Parcel Number(s): G15-012

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2022-101 to the City Commission for final determination.

Dated: February 7, 2023

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2212-002 6083 County Rd Wildwood**

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2212-002 6083 County Rd Wildwood
Ordinance #	O2022-102
Applicant	Hydrologic Distribution Company
Owner	6083 Wildwood LLC
Property Location	Located between E SR 44 and C 44A, approximately .87 East of S Buena Vista Blvd
Parcel Number(s)	G15-012
Date	01/03/2023

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning RR5 (Sumter County) to C-3 (City) for the parcels listed above on 5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-002.

Pursuant to Land Development Regulations (LDR) § 3.3(C)(4), staff believes the zoning change should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed amendment is consistent with the policies of the Comprehensive Plan. The Commercial (COM) Future Land Use designation within the 2050 Comprehensive Plan is intended to accommodate a mix of commercial and office uses, as stated under FLU Policy 1.1.1. c. Whereas objective 1.4 of the Comprehensive Plan states that the city shall cultivate an environment which fosters, supports, and champions economic growth and development. The proposed development of a commercial project on currently vacant land would accomplish that objective, while additionally conforming to Policy 1.4.5. within the comprehensive plan. Policy 1.4.5 encourages and supports the revitalization of vacant and underutilized spaces, something that the proposed development seeks to address, and which is consistent with the comprehensive plan's desired objectives and goals.

(b) The existing land use pattern of the surrounding area;
The proposed rezoning to C-3 is compatible with the existing land use pattern in this area and would abide by Policy 1.2.8.I. This policy states the need to maintain compatibility with adjacent land uses through the use of design standards, limitations on light intrusion,

buffering, and fencing/walls to make uses compatible with one another. The proposed project is required to follow design district standards in its construction, with the parcel located near city parcels with similar commercial land use designations.

(c) <u>The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;</u>

<u>Schools:</u> The development is not projected to add any students to Wildwood Schools as it is a non-residential development.

<u>Potable Water & Sewer:</u> The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. The applicant/owner will coordinate connection to city water and sewer during the site plan review stage.

<u>Streets:</u> Access to the site is proposed via E SR 44, at the intersection near Lake Okahumpka Park Driveway.

(d) <u>Whether changed or changing conditions make the passage of the proposed amendment necessary;</u>

The area surrounding the subject parcel still exists within unincorporated county territory, but is within the JPA. Recent annexations into the city have resulted in an increase in commercial designations within the area near the proposed development. These changes are consistent with Policy 1.2.1, which encourages growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within three (3) to five (5) years. The proposed development conforms to this policy by promoting growth and development in the area, providing additional commercial services for businesses and residents in the area. While the rezoning is necessary to accommodate the proposed use of the property and to bring the property into compliance with the proposed Future Land Use designation, in accordance with Policy 1.1.4, which states that the city's zoning map shall be consistent with the Wildwood FLUM.

(e) <u>Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;</u>

The proposed rezoning to C-3 is estimated to generate around 101 daily trips, with 28 AM peak hour trips, and 31 projected trips to occur during the PM peak hour. With the site located along a major arterial road, the proposed development is estimated to contribute a minimal number of trips to the existing traffic, and is unlikely to be detrimental to public safety. However, a full traffic impact analysis will need to be conducted for the site plan and be approved by Sumter County.

(f) <u>Whether the proposed change will be a deterrent to the improvement or development of adjacent property;</u>

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties, as parcels along E SR 44 are of a similar zoning designation. Nearby parcels within the city's jurisdiction are primarily commercial, with some low density residential, medium density residential, and mixed use designations. Separately, properties that remain in Sumter County’s jurisdiction are allowed to develop according to their jurisdiction’s future land use and zoning designations.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RPUD, RR1, RR1C (COUNTY)
SOUTH	PIE (COUNTY)
EAST	RR1C (COUNTY) C-3 (CITY)
WEST	CH, RR1C, RR5C (COUNTY) C-3 (CITY)

If approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow all requirements as established in the City's Land Development Regulations, Design District Standards and Planned Development Agreement.

Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-102

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel(s) G15-012
6083 Wildwood LLC (Owner)
5 Acres +/-

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN SOUTH A DISTANCE OF 767.29 FEET TO THE CENTERLINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN ALONG SAID CENTERLINE OF SCLRR SOUTH 52°08’08” EAST, 531.53 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 39°33’06” WEST, 635.45 FEET TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD 44; THENCE NORTHWESTERLY 361.29 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AND THE NORTHERLY RIGHT OF WAY OF STATE ROAD 44, SAID ARC HAVING A CHORD DISTANCE OF 361.23 FEET, A CHORD BEARING OF NORTH 62°59’20” WEST AND A RADIUS OF 5449.578 FEET; THENCE NORTH 37°51’52” EAST, 694.19 FEET TO THE CENTERLINE OF THE SCLRR; THENCE SOUTH 52°08’08” EAST, 373.49 FEET BACK TO THE POINT OF BEGINNING AND CLOSE; LESS THE NORTHERLY 60 FEET FOR RAILROAD RIGHT OF WAY PURPOSES.

THE ABOVE PARCEL CONTAINS 5 ACRES MORE OR LESS.

This property is to be reclassified from RR5 to C-3 containing 5 acres, more or less;

AND WHEREAS, the rezoning is consistent with the City’s Comprehensive Plan and

Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A

WILDWOOD FLORIDA EST. 1877

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www.wildwood-fl.gov

Feet 0 160 320

CP/RZ 2212-002

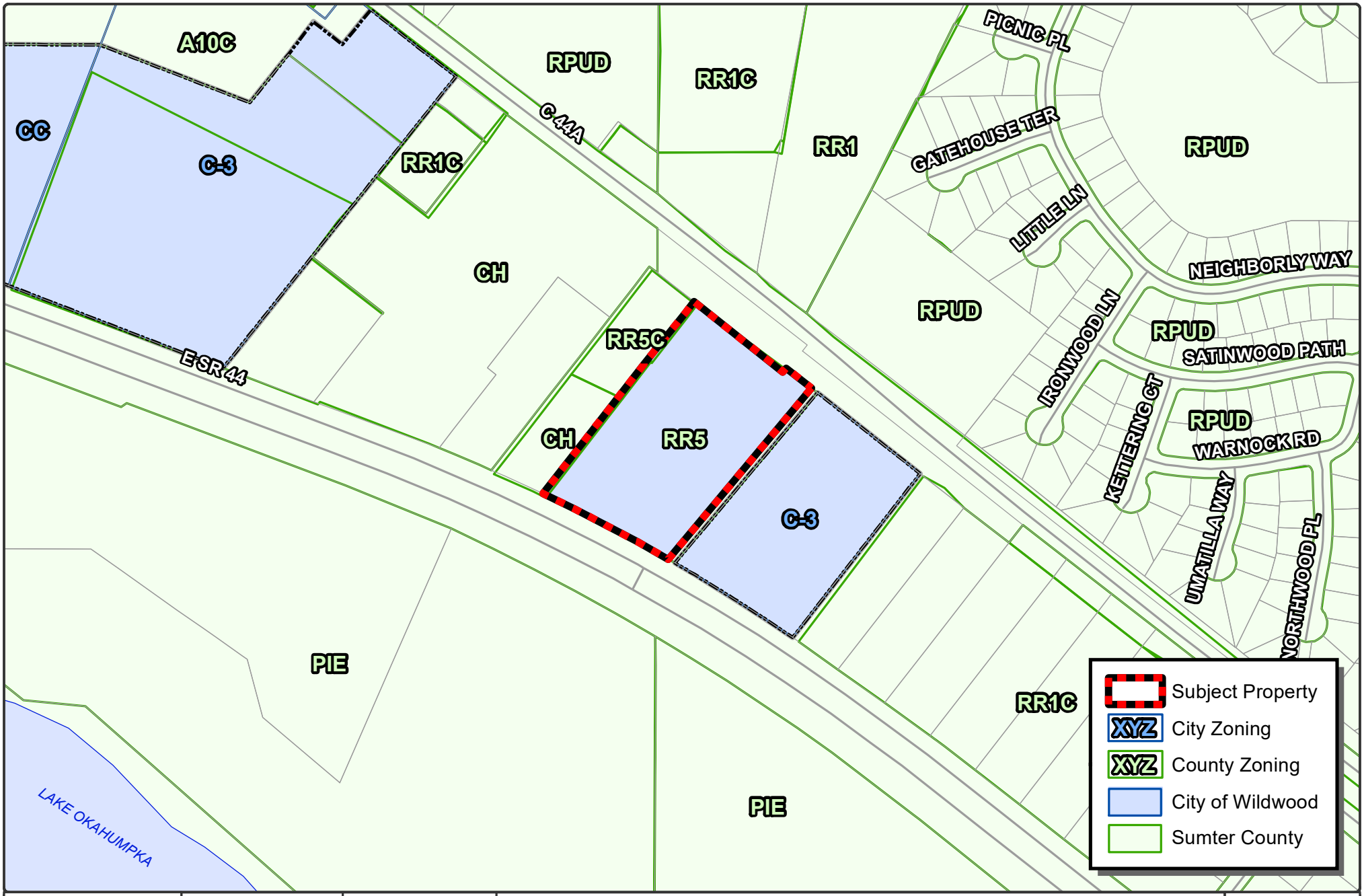
6083 County Rd Wildwood

PARCEL G15-012

MAP 1B

LOCATION MAP

DECEMBER 2022



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Feet 0 170 340

RZ 2212-002

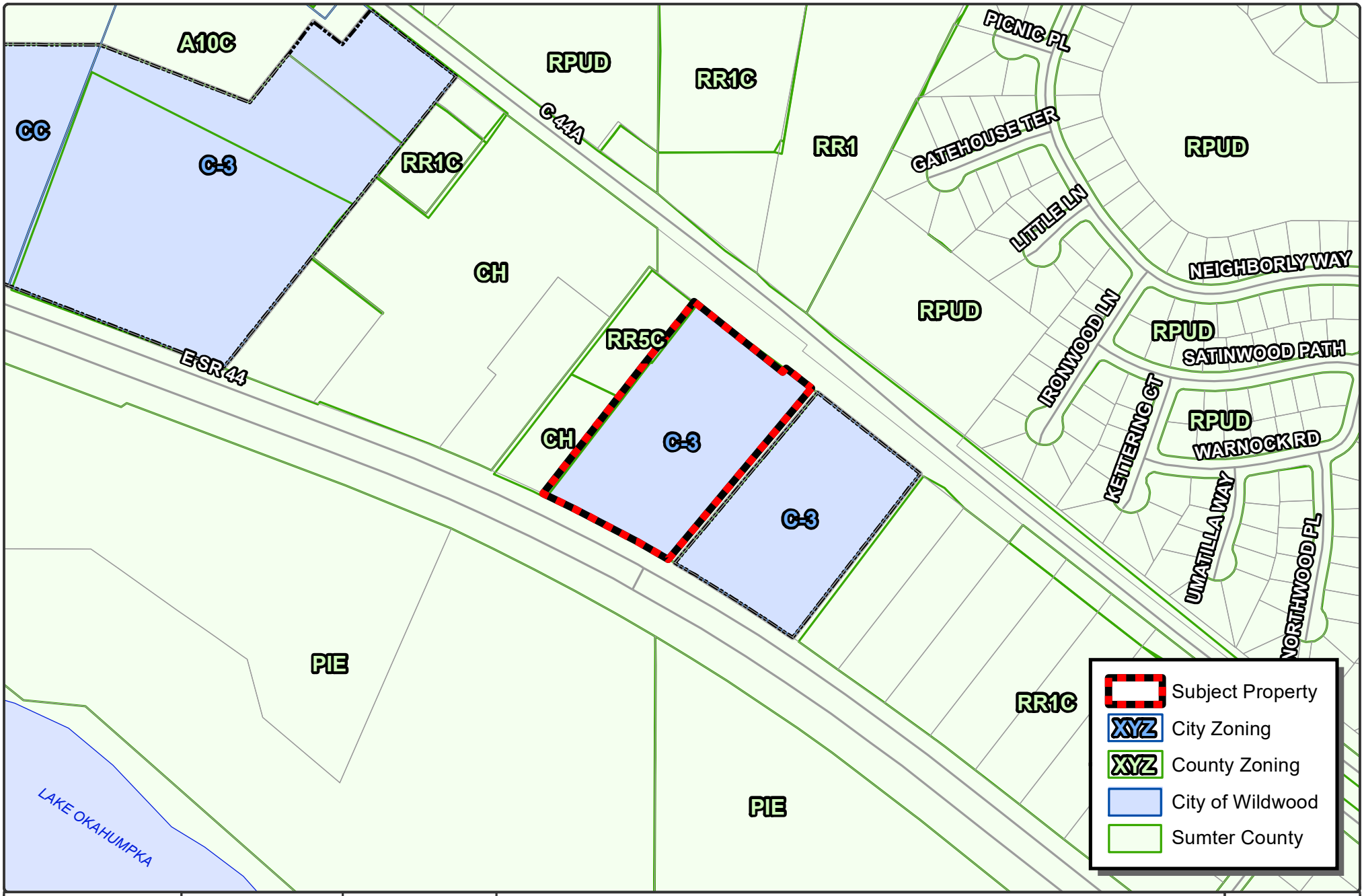
6083 County Rd Wildwood

PARCEL G15-012

MAP 3A

CURRENT ZONING

DECEMBER 2022



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RZ 2212-002

6083 County Rd Wildwood

PARCEL G15-012

MAP 3B

PROPOSED ZONING

DECEMBER 2022

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, February 7, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5 (Sumter County) to C-3 (City) on 5 acres MOL.

Case #	RZ 2212-002 6083 County Rd Wildwood
Applicant	Hydrologic Distribution Company
Owner	6083 Wildwood LLC
Parcel Number(s)	G15-012

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Zoning Map amendment and gives a favorable recommendation of Ordinance O2022-102 to the City Commission for final determination.

Dated: February 7, 2023

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2211-001 SWC Multi-family Huey Street**

REQUESTED ACTION: **Special Magistrate recommends approval.**

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2211-001 SWC MF Huey
Ordinance #	O2022-103
Applicant	Southern Waters Capital
Owners	Kurt Freiter, Joan Ward, Cheryl Ann Runyon & Mary Lou Watson TTEE
Property Location	West of Powell Road, north of Huey Street & east of S. St. Clair Street.
Parcel Number(s)	G05-148, G05-151, G05-157 & G05M001
Date	01/02/2023

Southern Waters Capital is seeking approval from the City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Medium Density Residential & Central Mixed Use (City) to High Density Residential (City) for the parcels listed above on 21.59 acres MOL, resulting in a net increase of 56 allowable residential units. This request is accompanied by rezoning request RZ 2211-001. Staff began assisting the developer through the process in coordination with the Sumter County Economic Development Department in May, 2022 and the application for land use amendment was processed several months later after much coordination with city staff and Sumter County Public Works and Sumter County Fire departments.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;

The subject property is platted, undeveloped property and consists of Medium Density Residential (MDR), Central Mixed Use (CMU) and High density Residential (HDR) land uses. The applicant intends to develop the site as high density, multi-family residential community. The development will consist of garden-style, walk-up apartments, that will not exceed the requested density of 15 dwelling units per acre. A change in land use is needed to accomplish the proposed development.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. High Density Residential (HDR) Future Land Use designation within the 2050 Comprehensive

Plan allows for a maximum of 324 dwelling units on the subject property. The 2050 Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of 15 units per acre for the proposed FLU designation, placing the project within acceptable development standards. Policy 1.2.8 states that the city shall encourage all new development and redevelopment projects to abide by principles of sustainable land development patterns. This development contributes to a mix of land uses which are compatible with existing communities and supported by community infrastructure, services and utilities, as well as advances the creation of a diverse housing inventory.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The request proposes infill development, close to the downtown area and within walking distance of the city's Millennium Park, Wildwood Elementary School and Wildwood Middle High School. Water and sewer are available, located on the subject property's eastern boundary, along Powell Road.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by ECS Florida, LLC on October 5, 2022. No wetlands and/or surface waters were present within the project boundary and the subject property is not in a flood zone.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: Access to the property is proposed from the west side of Powell Road, with secondary access off of Huey Street. The traffic impact statement provided shows 130 a.m. peak hour trips and 165 p.m. peak hour trips from the new development. The developer will coordinate with Sumter County and City of Wildwood Public Works departments on access and any necessary road improvements, prior to site plan approval.

Potable Water & Sewer: The subject properties are in an infill demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will coordinate with staff for connection to city utilities.

Schools: The residential development is proposed to add 91 students to Wildwood Schools. The school district advises that capacity is available.

Terri O'Neal

Terri O'Neal
Planning Manager, Development Services

ORDINANCE NO. O2022-103

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcels G05-148, G05-151, G05-157 & G05M001
Kurt Freiter, Joan H. Ward, Cheryl Ann Runyon & Mary Lou Watson TTEE (Owners)
21.59 Acres +/-

LEGAL DESCRIPTION:

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK A; LOTS 1 THROUGH 12 INCLUSIVE, BLOCK B; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK C; AND LOTS 1,2,3 AND 4, BLOCK D, ALL IN THE EAST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 12 INCLUSIVE, BLOCK E; LOTS 1 AND 12 AND THE EAST 1/2 OF LOTS 2 AND 11, BLOCK F; LOTS 1 AND 2 BLOCK G, LESS THE NORTH 1/2 OF THE WEST 1/2 OF LOT 2 AND ALSO LESS THE FOLLOWING: BEGIN AT THE SOUTHWEST CORNER OF LOT 7 IN SAID BLOCK G AND RUN EAST 210 FEET, NORTH 210 FEET, WEST 210 FEET THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK H, ALL IN THE EAST SUBDIVISION-UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 142, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 AND THE WEST 12 OF THE SOUTH 329 FEET OF THE N 3/4 OF THE SE1/4 OF THE SE 1/4 ALL IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE23 EAST, SUMTER COUNTY, FLORIDA.

AND

A PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 323, PAGE 797, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT ONE ACRE SQUARE IN THE NORTHEAST COMER OF THE ABOVE DESCRIBED PROPERTIES LYING IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS PARCEL 109A (FEE SIMPLE RIGHT-OF-WAY) BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 00 DEGREES 22 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 5 FOR 15.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS WEST FOR 8.09 FEET TO THE WESTERLY RIGHT OF WAY PER SUMTER COUNTY MAINTENANCE MAP FOR COUNTY ROAD NO. 139; THENCE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 859.09 FEET TO THESOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 120.29 FEET TO THE SOUTH LINE OF SAID NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; NORTH 89 DEGREES 35 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE FOR 44.84 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 00 DEGREES 22 MINUTES 17 SECONDS EAST ALONG SAID PARALLEL LINE FOR 120.29 FEET TO SAID SOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89 DEGREES 35 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE FOR 44.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THAT LIES BETWEEN THE EAST LINE OF PARCEL 109A AND THE EAST LINE OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Medium Density Residential & Central Mixed Use (City) to High Density Residential (City).

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

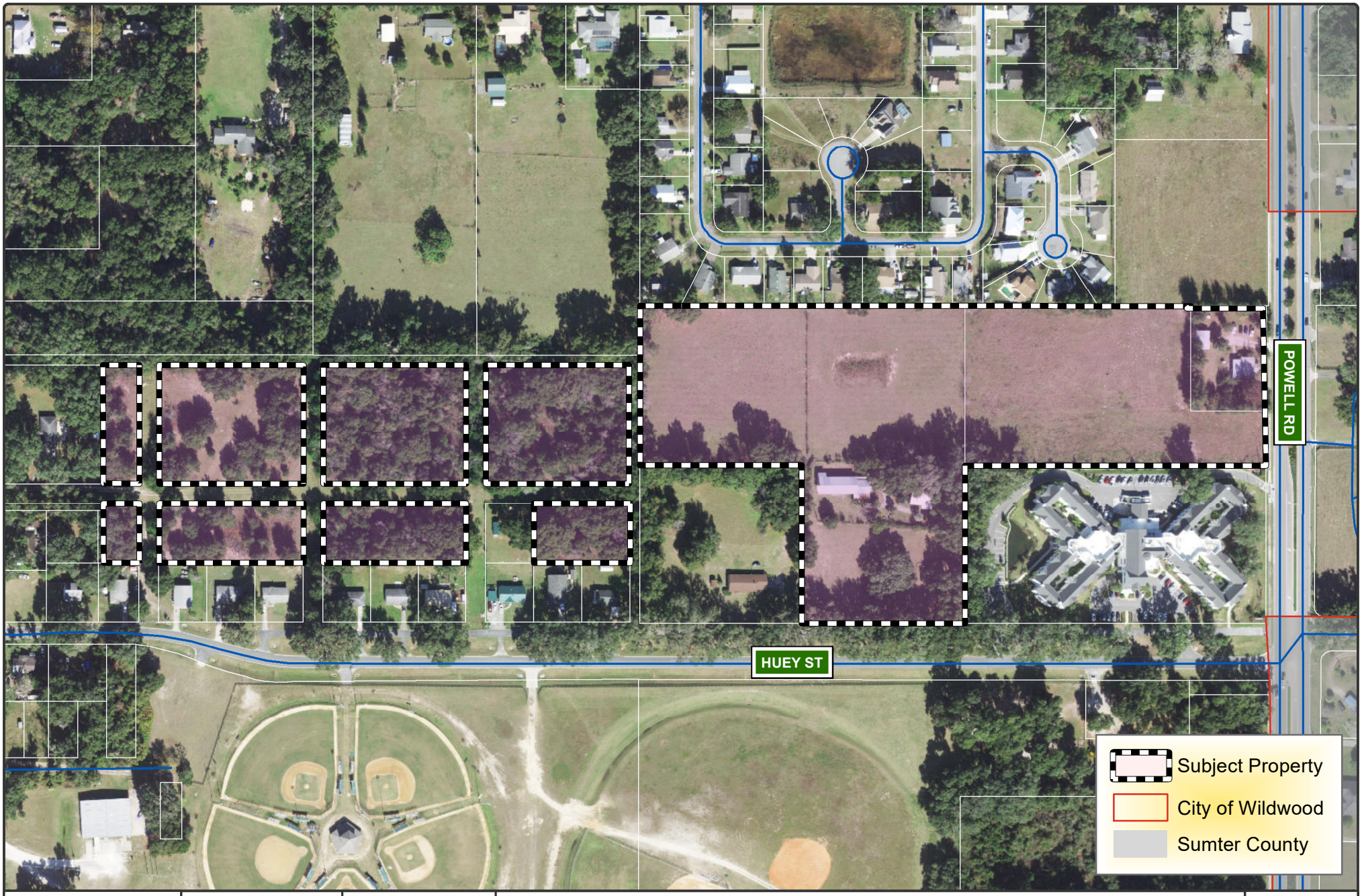
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney



EST. 1877
WILDWOOD
FLORIDA

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

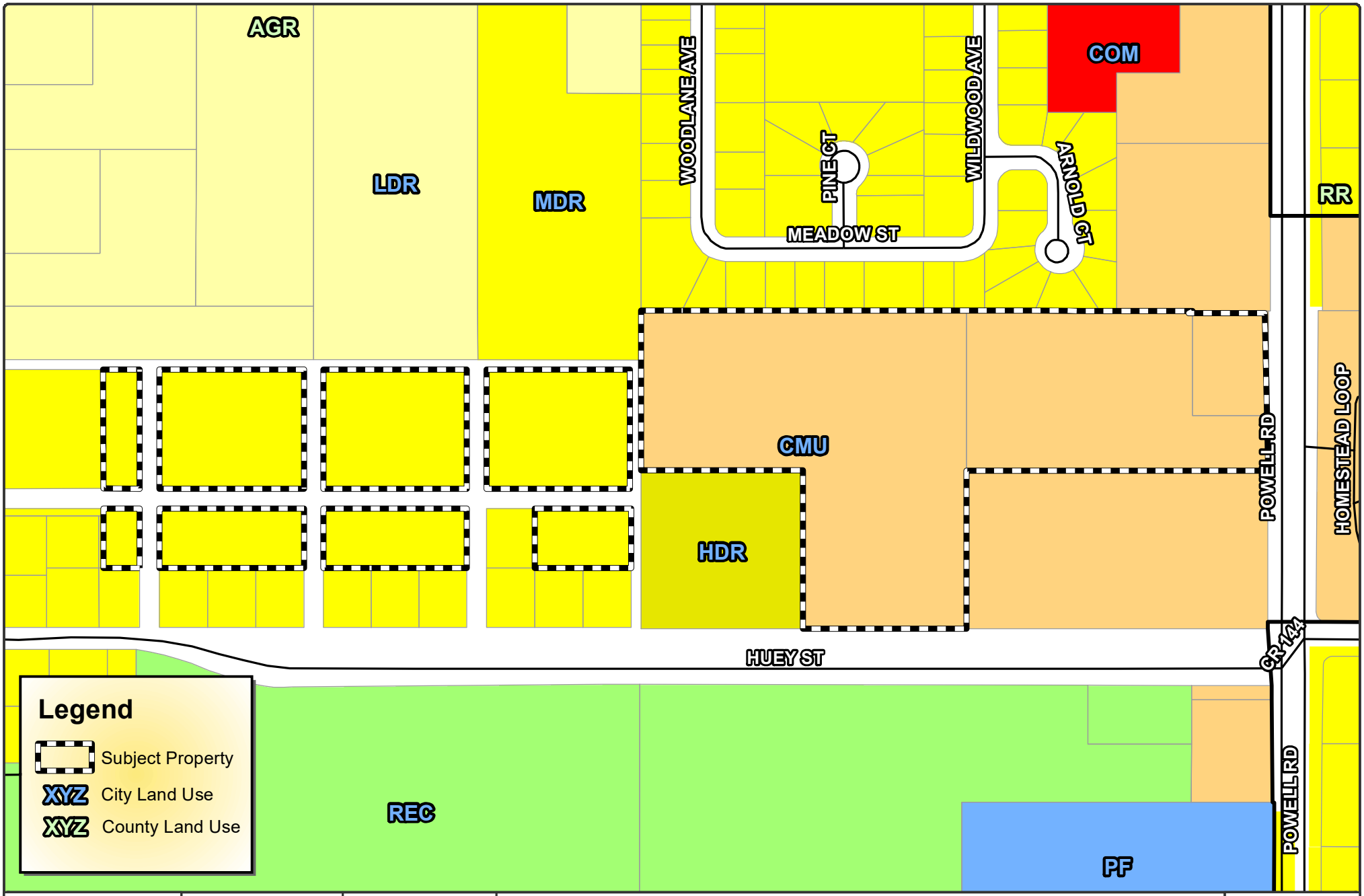
N
Feet
0 130 260

CP 2211-001 / RZ 2211-001

SWC MF HUEY ST

PARCELS G05-148, G05-151, G05-157, & G05M001

MAP 1B
LOCATION MAP
DECEMBER 2022



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Feet 0 130 260

CP 2211-001

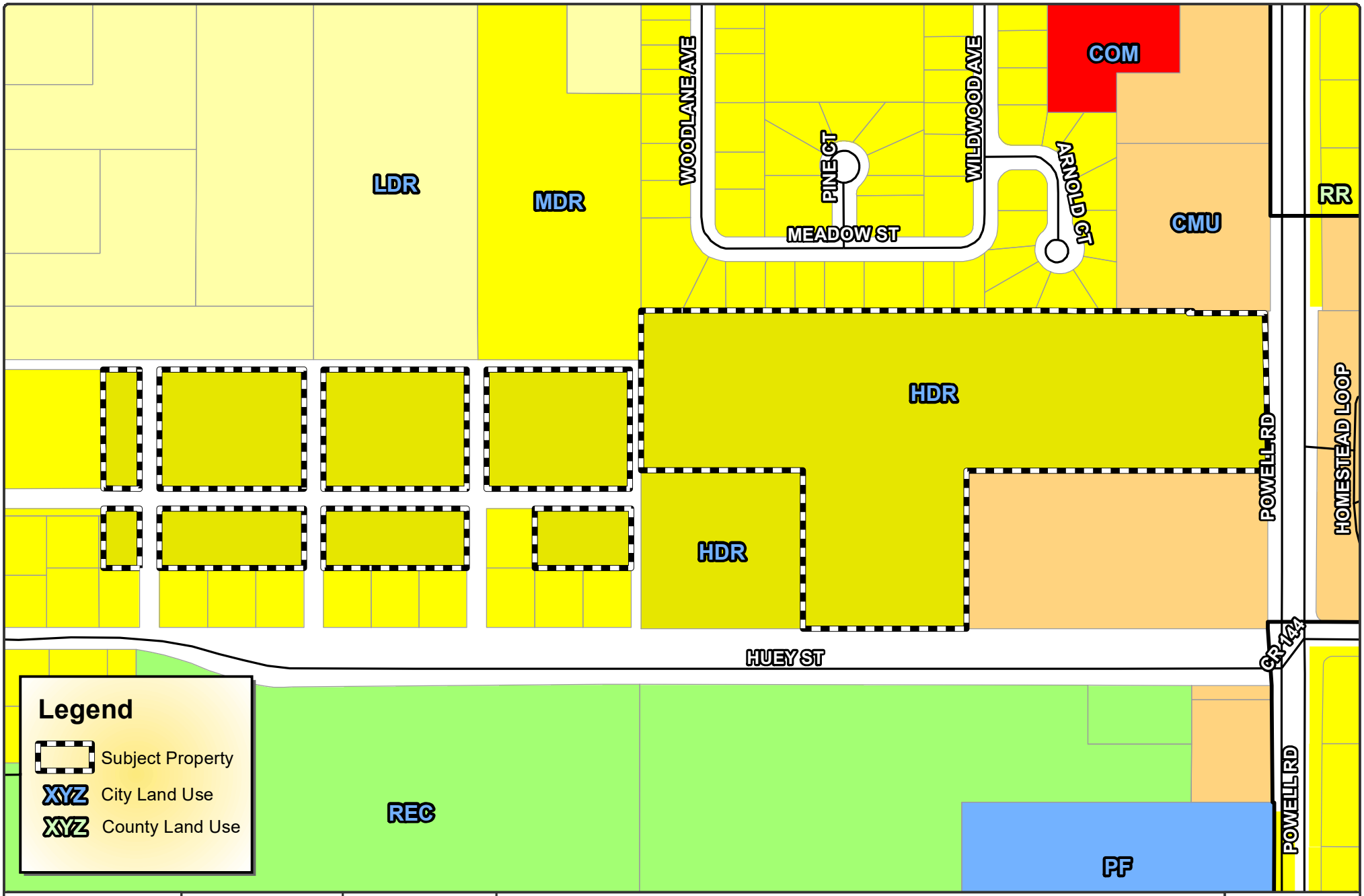
SWC MF HUEY ST

PARCELS G05-148, G05-151, G05-157, & G05M001

MAP 2A

EXISTING LAND USE

DECEMBER 2022



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SWC MF HUEY ST

PARCELS G05-148, G05-151, G05-157, & G05M001

MAP 2B

PROPOSED LAND USE

DECEMBER 2022

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, February 7, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Medium Density Residential and Central Mixed Use to High Density Residential on 21.59 acres MOL.

Case:	CP 2211-001 SWC MY Huey Street
Parcels:	G05-148, G05-151. G05-157 & G05M001
Owners:	Kurt Freiter, Joan Ward, Cheryl Ann Runyon & Mary Lou Watson TTEE
Applicant:	Southern Waters Capital

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2022-103 to the City Commission for final determination.

Dated: February 7, 2023

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2211-001 SWC Multi-family Huey Street**

REQUESTED ACTION: **Special Magistrate recommends approval.**

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2211-001 SWC MF Huey Street
Ordinance #	O2022-104
Applicant	Southern Waters Capital
Owners	Kurt Freiter, Joan Ward, Cheryl Ann Runyon & Mary Lou Watson TTEE
Property Location	West of Powell Road, north of Huey Street & east of S. St. Clair Street.
Parcel Number(s)	G05-148, G05-151, G05-157 & G05M001
Date	01/02/2023

Southern Waters Capital is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R-3 and R-5 (City) to R-5 (City) for the parcel listed above on 21.59 acres MOL resulting in a net increase in allowable residential units of 56. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2211-001 (O2022-103). Staff began assisting the developer through the development process in May, 2022 after coordination with the Sumter County Economic Development Department.

ANALYSIS: The applicant is proposing a multi-family residential development that will consist of garden-style, walk-up apartments. Multi-family housing is encouraged to provide a diverse housing inventory. The project is located in close proximity to the city's downtown as well as within walking distance to Millennium Park and Wildwood's elementary and middle-high schools.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to R-5 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to R-5 is consistent with the proposed Future Land Use Map designation of High Density Residential (HDR) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

(b) The existing land use pattern of the surrounding area;

The land use pattern of the surrounding area is residential and mixed-use. The proposed R-5 zoning designation will support the need for more diverse housing options located in close

proximity to multiple public services.

(c) <u>The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;</u>

<u>Schools:</u>

The residential development is proposed to add 91 students to Wildwood Schools. The school district advises that capacity is available.

<u>Potable Water & Sewer:</u>

There is an existing 12” water main on the north side of Huey Street and an 8” sewer on the south side of Huey Street. The city’s 2019 Utility Master Plan indicates the water capacity is 6.7 million gpd and the city’s permitted wastewater capacity is 3.55 MGD. The developer will coordinate with city staff to ensure connection to city utilities.

<u>Streets:</u>

The applicant has submitted a traffic statement from Bowman Consulting on December 15, 2022. Access to the property is proposed from the west side of Powell Road, with secondary access off of Huey Street. The traffic impact statement provided shows 130 a.m. peak hour trips and 165 p.m. peak hour trips from the new development. A full traffic analysis will be required at the site plan stage.

(d) <u>Whether changed or changing conditions make the passage of the proposed amendment necessary;</u>

Development pressure has been increasing in the city as a result of the growth of The Villages®. A mix-used housing development is necessary to house the workers in the local community.

(e) <u>Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;</u>

The property owner will be working with Sumter County to develop a methodology and full TIA for review when the proposed site plan is submitted.

(f) <u>Whether the proposed change will be a deterrent to the improvement or development of adjacent property;</u>

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION
SURROUNDING PROPERTIES

NORTH	R-1 & R-2 (City)
SOUTH	R-3, CMU & PEU (City)
EAST	CMU (City)
WEST	R-3 (City)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City’s Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer’s Agreements that may be needed.

Dated: 1/5/2023

Terri O'Neal

Terri O'Neal
Planning Manager, Development Services

ORDINANCE NO. O2022-104

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcels G05-148, G05-151, G05-157 & G05M001
Kurt Freiter, Joan H. Ward, Cheryl Ann Runyon & Mary Lou Watson TTEE (Owners)
21.59 Acres +/-

LEGAL DESCRIPTION:

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK A; LOTS 1 THROUGH 12 INCLUSIVE, BLOCK B; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK C; AND LOTS 1,2,3 AND 4, BLOCK D, ALL IN THE EAST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 12 INCLUSIVE, BLOCK E; LOTS 1 AND 12 AND THE EAST 1/2 OF LOTS 2 AND 11, BLOCK F; LOTS 1 AND 2 BLOCK G, LESS THE NORTH 1/2 OF THE WEST 1/2 OF LOT 2 AND ALSO LESS THE FOLLOWING: BEGIN AT THE SOUTHWEST CORNER OF LOT 7 IN SAID BLOCK G AND RUN EAST 210 FEET, NORTH 210 FEET, WEST 210 FEET THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK H, ALL IN THE EAST SUBDIVISION-UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 142, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 AND THE WEST 12 OF THE SOUTH 329 FEET OF THE N 3/4 OF THE SE1/4 OF THE SE 1/4 ALL IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE23 EAST, SUMTER COUNTY, FLORIDA.

AND

A PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 323, PAGE 797, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT ONE ACRE SQUARE IN THE NORTHEAST COMER OF THE ABOVE DESCRIBED PROPERTIES LYING IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS PARCEL 109A (FEE SIMPLE RIGHT-OF-WAY) BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 00 DEGREES 22 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 5 FOR 15.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS WEST FOR 8.09 FEET TO THE WESTERLY RIGHT OF WAY PER SUMTER COUNTY MAINTENANCE MAP FOR COUNTY ROAD NO. 139; THENCE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 859.09 FEET TO THESOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 120.29 FEET TO THE SOUTH LINE OF SAID NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; NORTH 89 DEGREES 35 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE FOR 44.84 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 00 DEGREES 22 MINUTES 17 SECONDS EAST ALONG SAID PARALLEL LINE FOR 120.29 FEET TO SAID SOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89 DEGREES 35 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE FOR 44.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THAT LIES BETWEEN THE EAST LINE OF PARCEL 109A AND THE EAST LINE OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from R-3 & R-5 (City) to R-5 (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

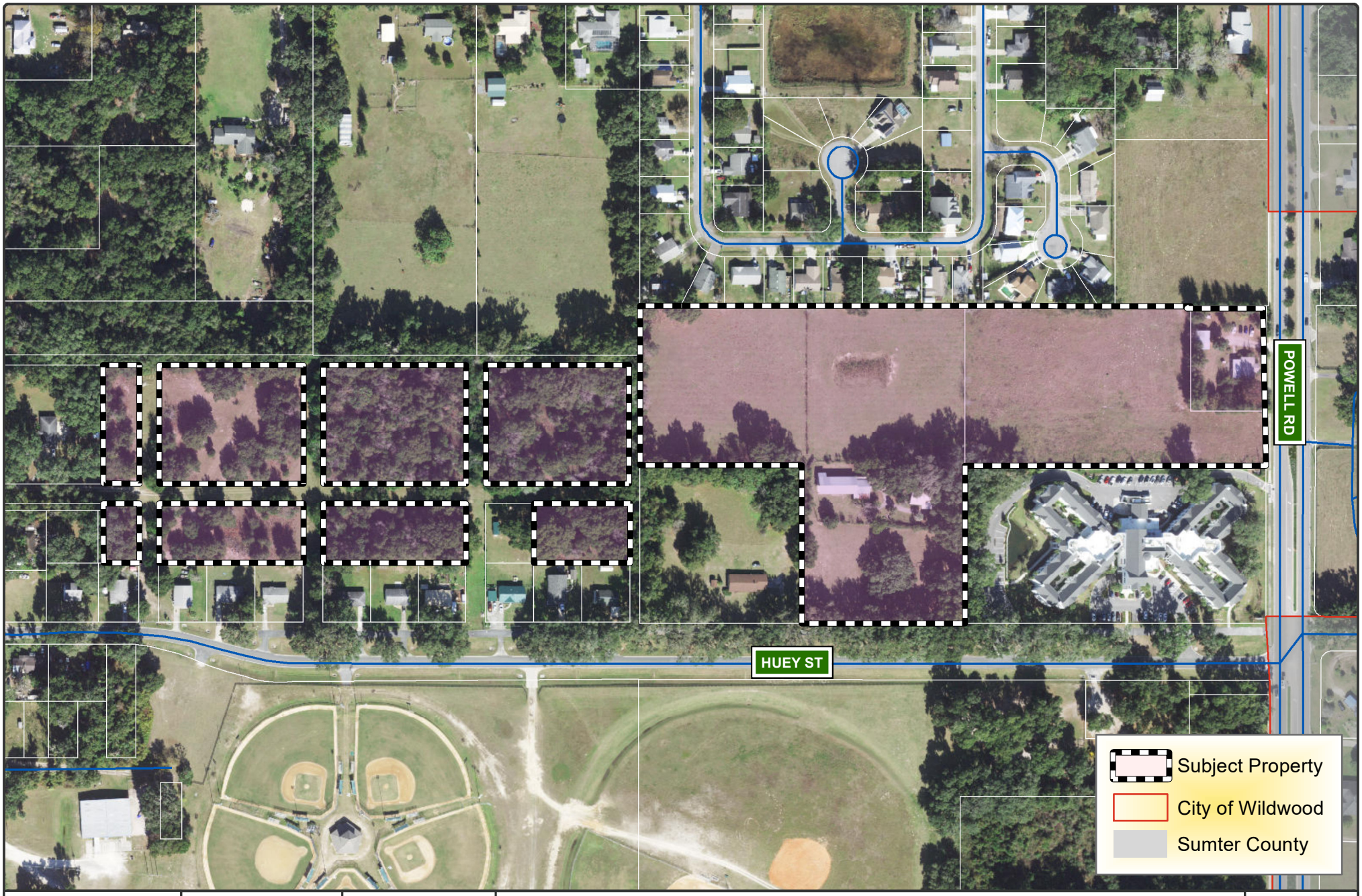
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
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www.wildwood-fl.gov

N

Feet 0 130 260

CP 2211-001 / RZ 2211-001

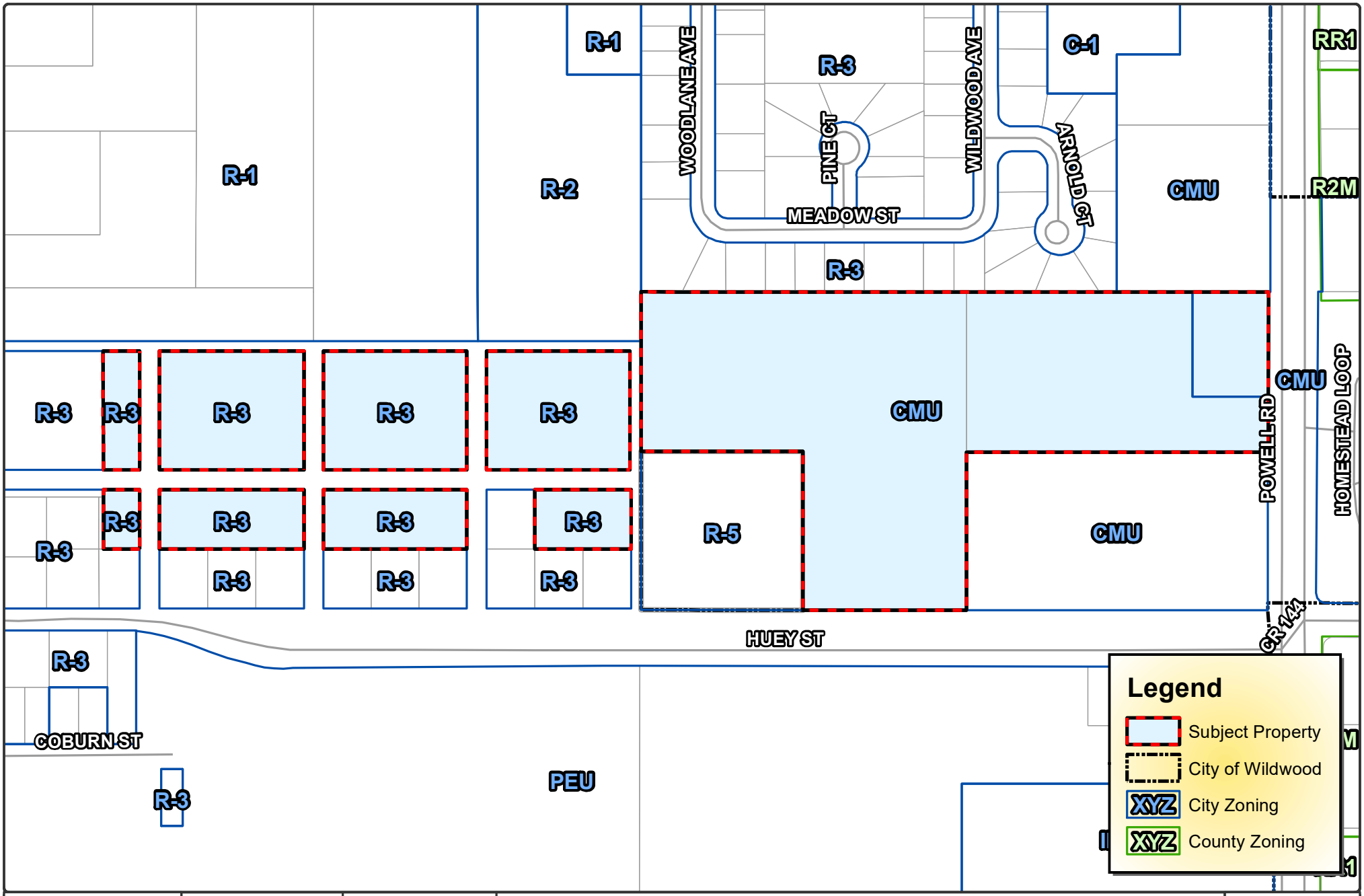
SWC MF HUEY ST

PARCELS G05-148, G05-151, G05-157, & G05M001

MAP 1B

LOCATION MAP

DECEMBER 2022



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Feet 0 130 260

RZ 2211-001

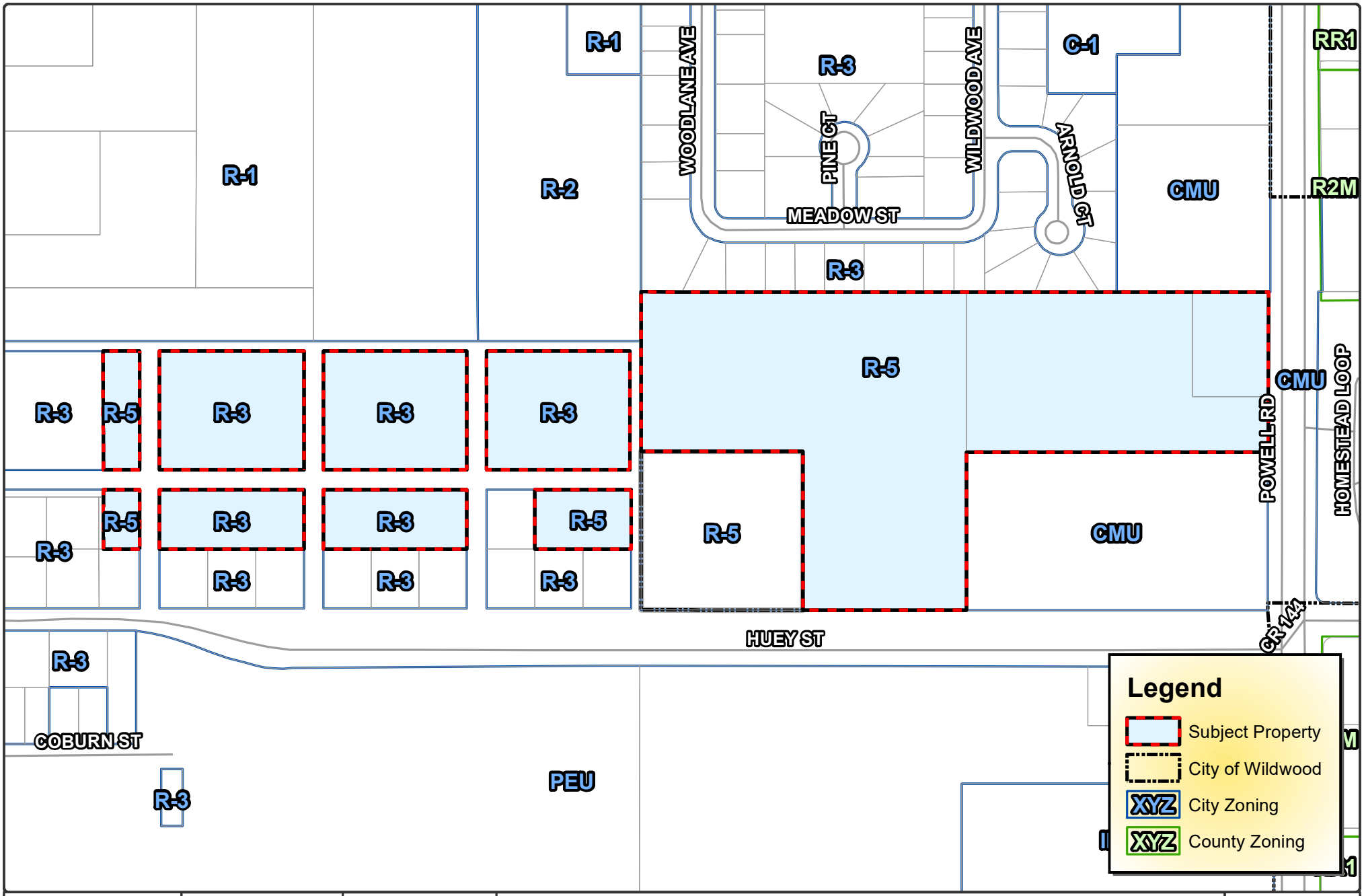
SWC MF HUEY ST

PARCELS G05-148, G05-151, G05-157, & G05M001

MAP 3A

CURRENT ZONING

DECEMBER 2022



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100 North Main Street
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www.wildwood-fl.gov

Feet 0 130 260

RZ 2211-001

SWC MF HUEY ST

PARCELS G05-148, G05-151, G05-157, & G05M001

MAP 3B

PROPOSED ZONING

DECEMBER 2022

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, February 7, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Medium Density Residential and Central Mixed Use to High Density Residential on 21.59 acres MOL.

Case:	CP 2211-001 SWC MY Huey Street
Parcels:	G05-148, G05-151. G05-157 & G05M001
Owners:	Kurt Freiter, Joan Ward, Cheryl Ann Runyon & Mary Lou Watson TTEE
Applicant:	Southern Waters Capital

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2022-103 to the City Commission for final determination.

Dated: February 7, 2023

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2212-003 Pointe Grande Wildwood**

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2212-003 Pointe Grande Wildwood
Ordinance #	O2023-3
Applicant	Tara Tedrow
Owner	Sequoia Commercial Center LLC
Property Location	Located west along Marsh Bend Trail and approximately 0.77 miles south of Warm Springs Avenue
Parcel Number(s)	G33-105
Date	01/24/2023

The applicant seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Medium Density Residential (City) for the parcels listed above on 20 acres MOL. This request is accompanied by rezoning request RZ 2212-003.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;

The applicant is seeking to change the current FLU in accordance with Policy 1.1.1.a. for the above-mentioned parcels. The proposed change from Agriculture (County) to MDR (City) is compatible with adjacent land uses, providing additional residential opportunities while retaining the design standards desired by the city and surrounding communities. Justification has been presented to the city to support the proposed development, with the applicant conforming to Housing Policy 3.1.5 which allows for a wide range of housing types to accommodate a diversity of housing needs and preferences. In accordance with Policies 1.2.8.b., and 1.2.8.l., the proposed amendment will promote compact design principles through its planned layout, while also maintaining compatibility with adjacent land uses.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. The Medium Density Residential (MDR) Future Land Use designation being requested permits up to 9 DU/A. This is compatible and consistent with the surrounding developments and

conforms with the general development patterns within the surrounding area. Within the 2050 Comprehensive Plan, Objective 1.2 best represents the proposed development. Objective 1.2 states that “the City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implementing a compact land use pattern”. The proposed project encompasses 176 cottage-style residential units on approximately twenty (20) acres and is similar in style to surrounding properties while promoting a compact land use pattern highlighted in FLU Objective 1.2.

Additionally, the proposed development follows FLU Policy 1.2.8.m. which states that the project will “Maintain compatibility with adjacent land uses through the use of design standards, vegetative buffering, fencing and/or walls to make uses compatible”. The proposed design was established following voluntary community meetings and incorporates the desires of the surrounding community, which implements similar cottage-style homes and extensive buffering beyond the requirements highlighted in the LDR, Chapter 3. FLU Policy 1.1.1. c. and Objective 1.4 of the Comprehensive Plan states that the city shall cultivate an environment that fosters, supports, and champions economic growth and development. The developers of this project have shown a willingness to cultivate a supportive environment with their surroundings, and in doing so submit a proposed development that is actively attempting to incorporate itself into the existing community fabric, promoting growth and development in the area.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The addition of a residential subdivision, and one that imitates the style, design, and density of the neighboring communities conform with Objective 1.2, Policy 1.2.8.f. and Policy 1.2.8.i. of the Comprehensive Plan. The proposed development fits with the surrounding residential land uses, and its design is meant to foster a distinctive neighborhood with a strong sense of place as stated in Policy 1.2.8.f. Additionally, the proposed development also strongly conforms to policy 1.2.8.i. as it directs growth towards an area planned for urban development. Whereas the proposed development does combat urban sprawl by utilizing elements of compact design. This is accomplished through higher density per acre, and efficient land use patterns.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by Modica & Associates in November of 2022. No wetlands and/or surface waters were present within the project boundary. However, there was documented evidence of possible gopher tortoise burrows on the property. Thus, within ninety (90) days of the anticipated start of construction, a comprehensive (100%) gopher tortoise survey will need to be conducted, and a permit obtained from the FWC for authorized relocation from the project site.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: Access to the site is proposed via Marsh Bend Trail. The proposed Future

Land Use change to Medium Density Residential (MDR) is estimated to generate approximately 1,290 daily trips, with 82 AM peak hour trips, and 98 projected trips to occur during the PM peak hour. Marsh Bend Trail/CR 501 is expected to operate at LOS D for all scenarios. The traffic statement submitted indicates that the impact in the surrounding area will be minimal, not resulting in LOS deterioration. A full traffic impact analysis will still need to be conducted for the site plan and approved by Sumter County and city staff.

Potable Water & Sewer: The subject property is in an existing demand service area according to the 2019 Utility Master Plan. The applicant/owner will need to work with City utilities at the site plan stage to connect to City water and sewer.

Schools: The development is projected to add an estimated 71 students to Wildwood Schools. Where the calculation is based on the School Generation Rate (SGR) of Orange County Public School single-family detached homes. Sumter County School District has advised that capacity is available in the system.

Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2023-3

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel(s) G33-105
Sequoia Commercial Center LLC (Owner)
20 Acres +/-

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST; THENCE S 89° 48'04" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,290.43 FEET; THENCE N 00°30[1]15" E, A DISTANCE OF 631.15 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 208.71 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE S 89°44'4 " E, ALONG SAID PARALLEL LINE A DISTANCE OF 35.57 FEET; THENCE N 00°30'15" E, A DISTANCE OF 178.71 FEET TO A POINT ON A LINE 30 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,274.89 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 501; THENCE S 00°27'25" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 204.43 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY; HAVING A RADIUS OF 3,050.00 FEET, A CHORD BEARING OF S 03°42'26" E, A CHORD DISTANCE OF 442.94 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°19'42", A DISTANCE OF 443.33 FEET; THENCE S 07°52'16" E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 18.91 FEET; THENCE N 89°46'46" W, A DISTANCE OF 1,345.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 20 ACRES MORE OR LESS.

This property is to be reclassified from Agriculture (County) to Medium Density Residential (City);

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

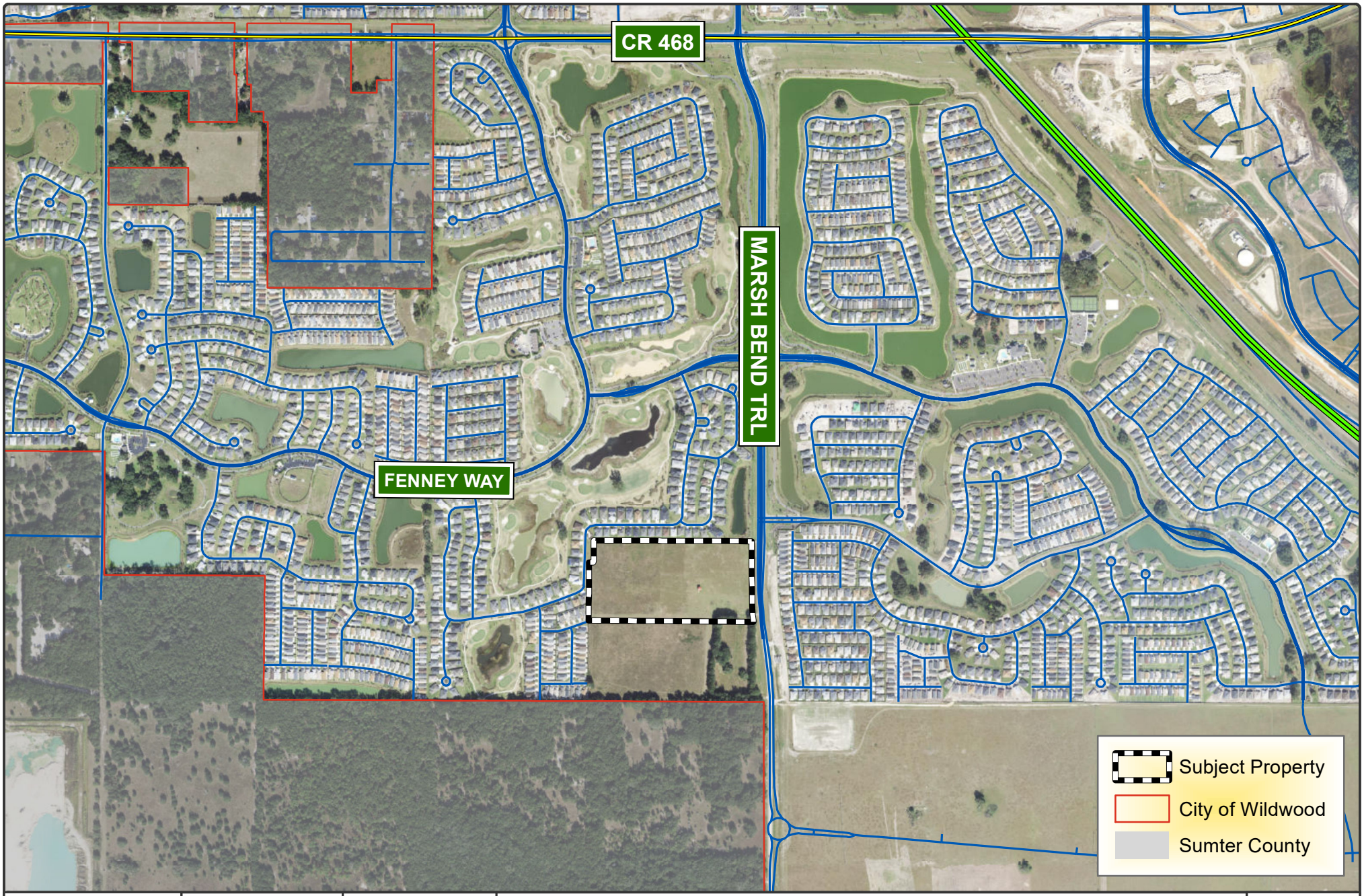
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

Feet 0 510 1,020

CP/RZ 2212-003

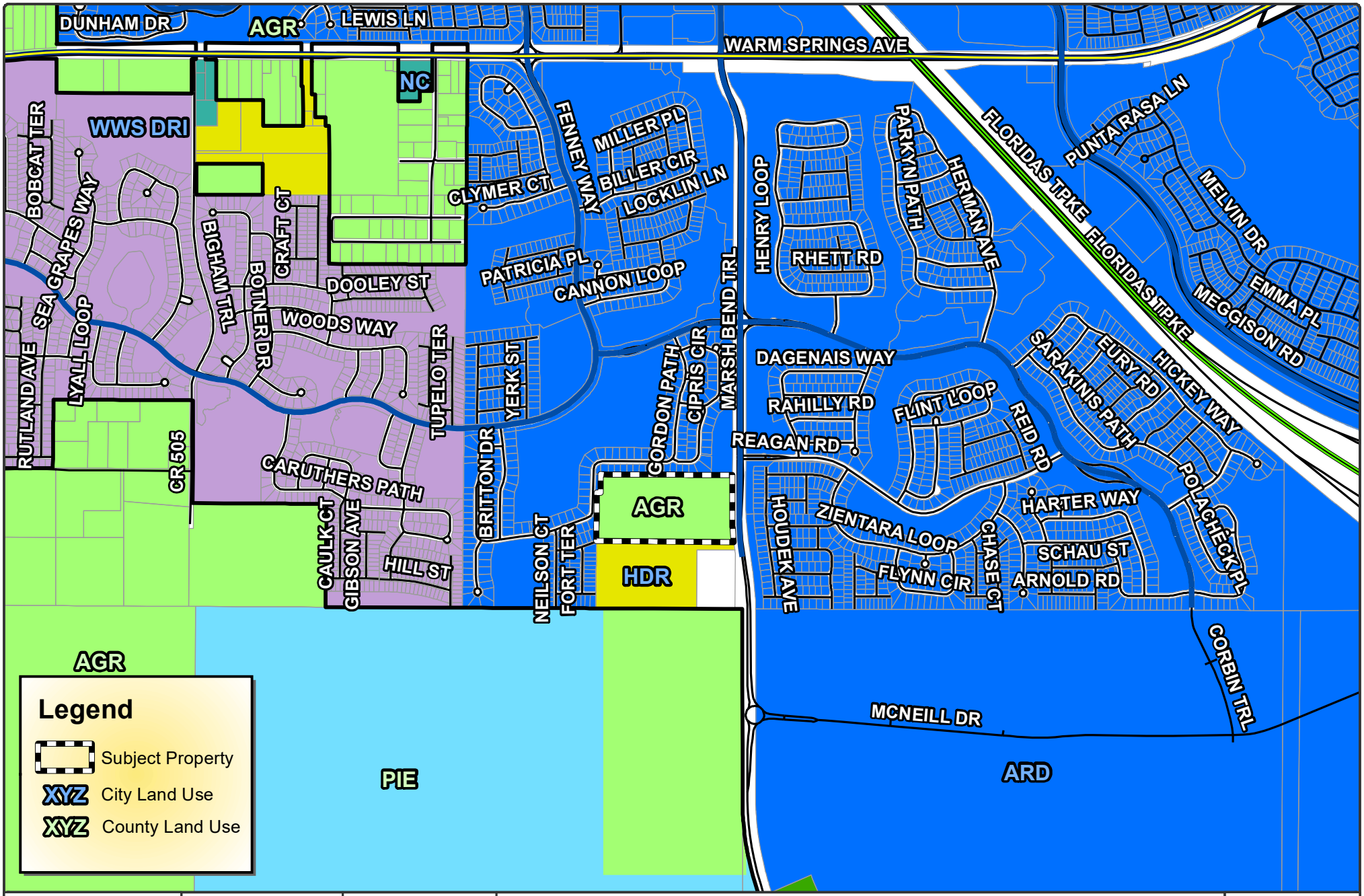
POINTE GRANDE WILDWOOD

PARCEL G33-105

MAP 1B

LOCATION MAP

JANUARY 2023



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FLORIDA

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www.wildwood-fl.gov

N
Feet
0 610 1,220

CP/RZ 2212-003

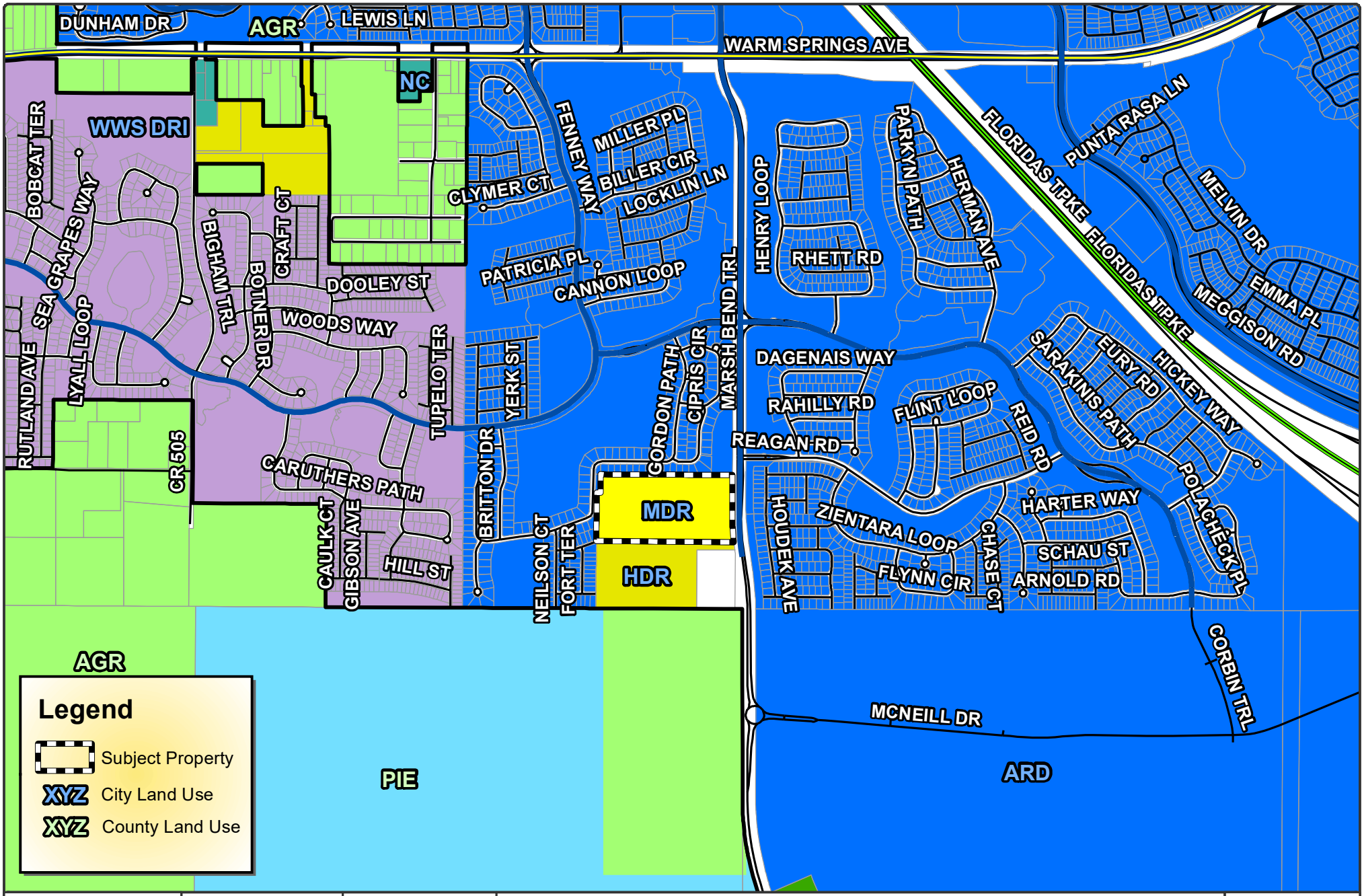
POINTE GRANDE WILDWOOD

PARCEL G33-105

MAP 2A

EXISTING LAND USE

JANUARY 2023



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FLORIDA

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N
Feet
0 610 1,220

CP/RZ 2212-003

POINTE GRANDE WILDWOOD

PARCEL G33-105

MAP 2B

PROPOSED LAND USE

JANUARY 2023

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, February 7, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Agriculture (Sumter County) to Medium Density Residential (City) on 20 acres MOL.

Case No: CP 2212-003 Pointe Grande Wildwood

Applicant: Tara Tedrow

Owner: Sequoia Commercial Center LLC

Parcel Number(s): G33-105

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2023-3 to the City Commission for final determination.

Dated: February 7, 2023

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2212-003 Pointe Grande Wildwood**

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2212-003 Pointe Grande Wildwood
Ordinance #	O2023-4
Applicant	Tara Tedrow
Owner	Sequoia Commercial Center LLC
Property Location	Located west along Marsh Bend Trail and approximately 0.77 miles south of Warm Springs Avenue
Parcel Number(s)	G33-105
Date	01/27/2023

The applicant seeks approval from the City Commission for a Zoning Map Amendment to change the zoning A10C (Sumter County) to R-3 (City) for the parcels listed above on 20 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-003.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed amendment is consistent with the policies of the Comprehensive Plan. The Residential (R-3) zoning designation within the 2050 Comprehensive Plan is intended to accommodate a mix of single-family attached and detached-style homes, as well as low-density apartment complexes. As stated under FLU Policy 1.1.1. a. this zoning designation allows up to a maximum of nine (9) density units per acre, which would allow for elements of compact design. This exemplifies Objective 1.2. which states that “the City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implementing a compact land use pattern”. The proposed project encompasses 176 cottage-style residential units on approximately twenty (20) acres and is similar in style to surrounding properties while promoting a compact land use pattern highlighted in FLU Objective 1.2.

Additionally, the proposed development follows FLU Policy 1.2.8.m. which states that the project will “Maintain compatibility with adjacent land uses through the use of design standards, vegetative buffering, fencing and/or walls to make uses compatible”. The proposed

design was established following voluntary community meetings and incorporates the desires of the surrounding community, which implements similar cottage-style homes and extensive buffering beyond the requirements highlighted in the LDR, Chapter 3. FLU Policy 1.1.1. c. and Objective 1.4 of the Comprehensive Plan states that the city shall cultivate an environment that fosters, supports, and champions economic growth and development. The developers of this project have shown a willingness to cultivate a supportive environment with their surroundings, and in doing so submit a proposed development that is actively attempting to incorporate itself into the existing community fabric, promoting growth and development in the area.

(b) The existing land use pattern of the surrounding area;
The proposed rezoning to R-3 is compatible with the existing land use pattern in this area and would abide by Policies 1.2.8.f., and 1.2.8.l. which covers the need to maintain compatibility with adjacent land uses and foster distinctive neighborhoods with a strong sense of place. The proposed development states that it will encompass 176 cottage-style residential units on the approximately twenty (20) acre property, utilizing a similar style to surrounding neighborhoods. The parcel borders existing residential neighborhoods to the north and west, with an additional future residential development of a similar R-3 zoning to the south and is bordered by Marsh Bend Trail to the east.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
Schools: The development is projected to add an estimated 71 students to Wildwood Schools. The school district advises that capacity is available.

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. The applicant/owner will need to work with City utilities at the site plan stage to connect to City water and sewer.

Streets: Access to the site is proposed via Marsh Bend Trail.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
The surrounding area is a mix of age-restricted, low, and medium-density residential developments. Whereas the subject parcel situated between these city parcels retains a county zoning designation. This change would conform with Policy 1.2.8.a. and Policy 1.2.8.f. of the 2050 Comprehensive Plan in the Future Land Use Element section. The rezoning is necessary to accommodate the proposed use of the property and to bring the property into compliance with the proposed Future Land Use designation.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
The proposed rezoning to R-3 is estimated to generate approximately 1,290 daily trips, with 82 AM peak hour trips, and 98 projected trips to occur during the PM peak hour. The site is located along Marsh Bend Trail, which is a major rural collector road. While the proposed development is expected to contribute to a moderate increase in the number of trips to the existing traffic and is not expected to result in a reduction in LOS. However, a full traffic impact analysis will need to be conducted for the site plan and approved by Sumter County.

(f) <u>Whether the proposed change will be a deterrent to the improvement or development of adjacent property;</u>

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. As parcels along Marsh Bend Trail are of a similar zoning designation, with primarily residential land uses within city jurisdiction. Separately, properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	ARD (CITY)
SOUTH	COM (COUNTY) R-3 (CITY)
EAST	ARD (CITY)
WEST	ARD (CITY)

If approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow all requirements as established in the City's Land Development Regulations, Design District Standards, and Planned Development Agreement.

Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2023-4

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel(s) G33-105
Sequoia Commercial Center LLC (Owner)
20 Acres +/-

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST; THENCE S 89° 48'04" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,290.43 FEET; THENCE N 00°30[1]15" E, A DISTANCE OF 631.15 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 208.71 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE S 89°44'4 " E, ALONG SAID PARALLEL LINE A DISTANCE OF 35.57 FEET; THENCE N 00°30'15" E, A DISTANCE OF 178.71 FEET TO A POINT ON A LINE 30 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,274.89 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 501; THENCE S 00°27'25" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 204.43 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY; HAVING A RADIUS OF 3,050.00 FEET, A CHORD BEARING OF S 03°42'26" E, A CHORD DISTANCE OF 442.94 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°19'42", A DISTANCE OF 443.33 FEET; THENCE S 07°52'16" E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 18.91 FEET; THENCE N 89°46'46" W, A DISTANCE OF 1,345.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 20 ACRES MORE OR LESS.

This property is to be reclassified from A10C (County) to R-3 (City) containing 20 acres, more or less;

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

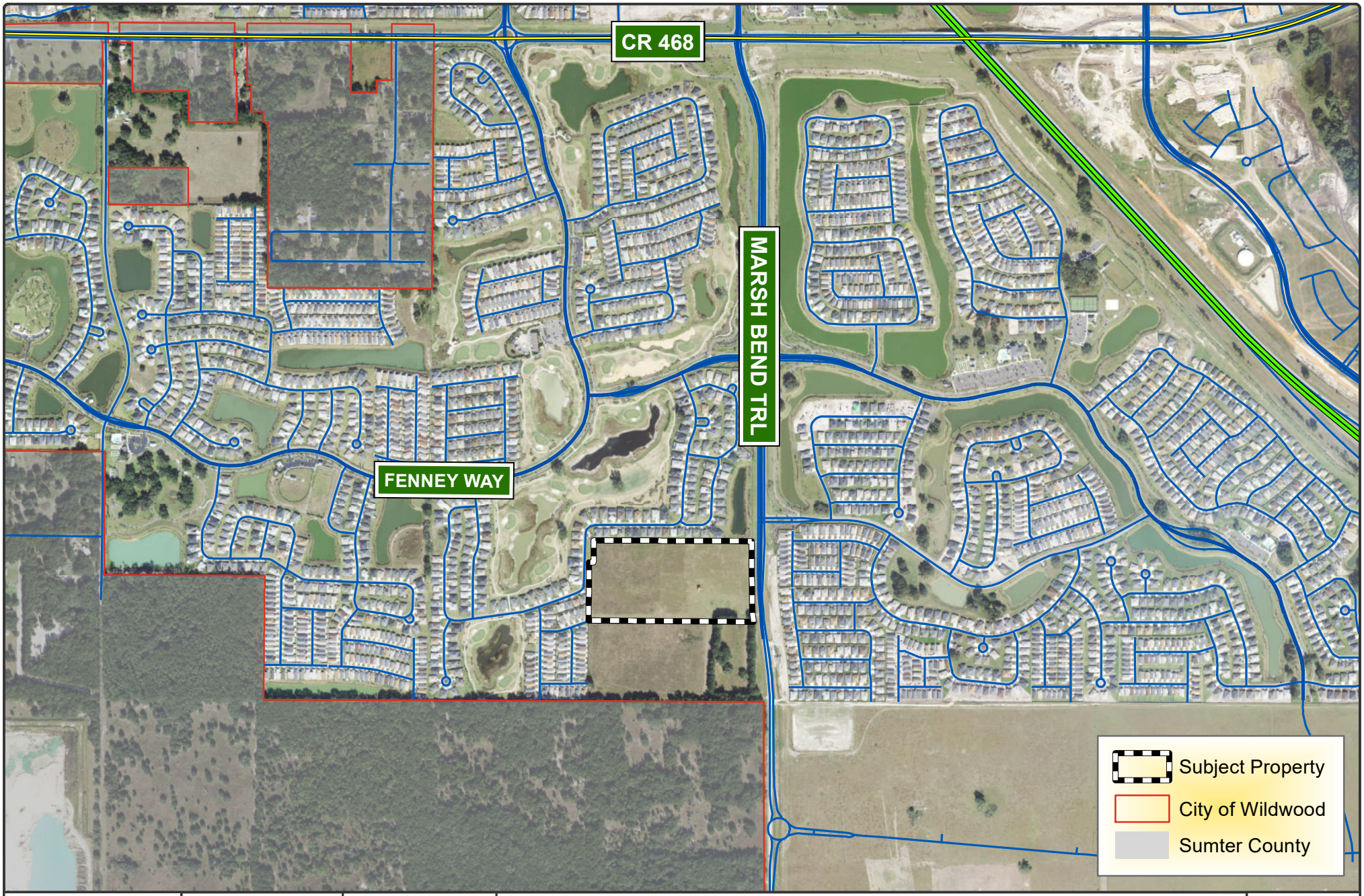
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit A



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

Feet 0 510 1,020

CP/RZ 2212-003

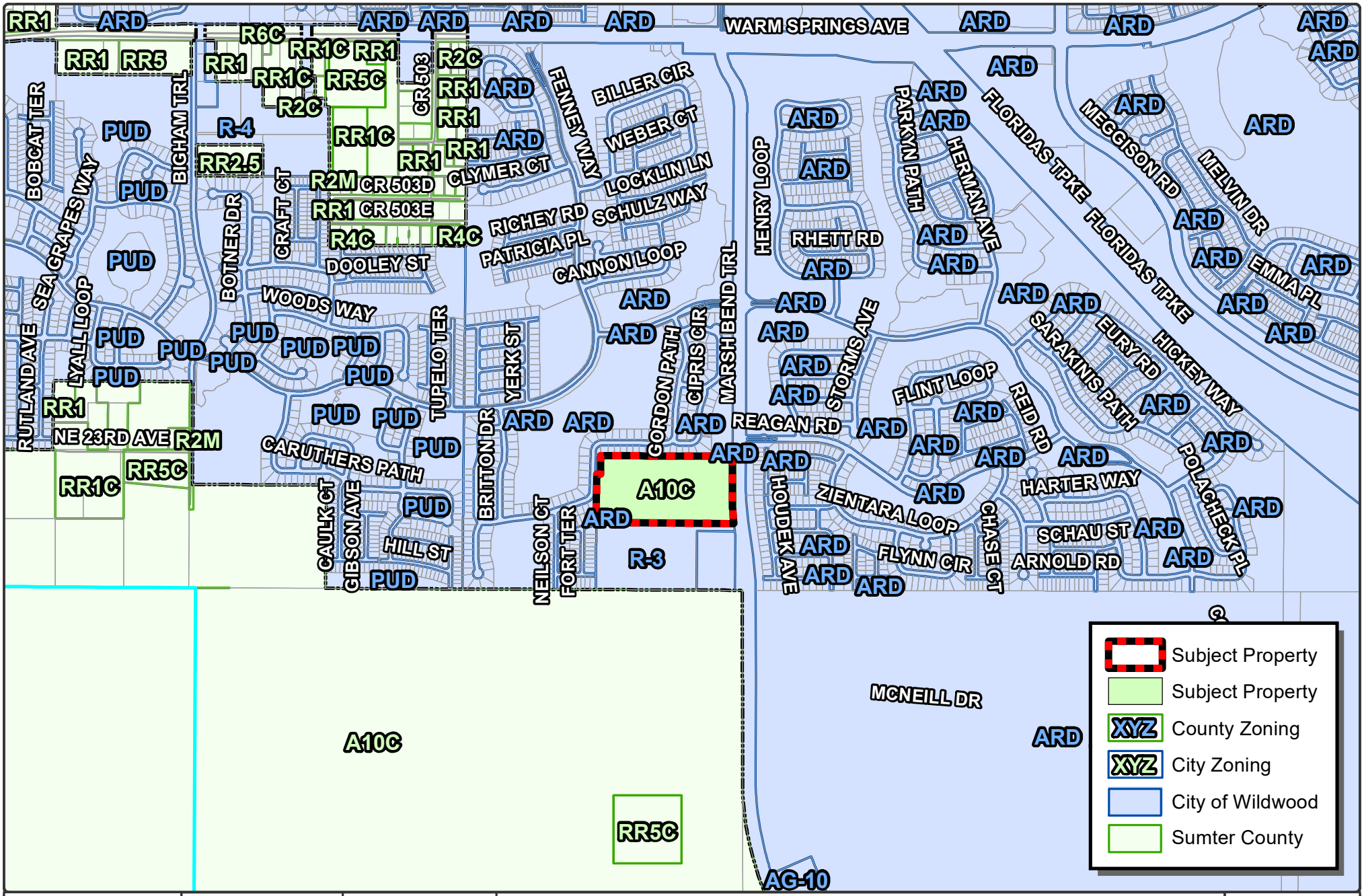
POINTE GRANDE WILDWOOD

PARCEL G33-105

MAP 1B

LOCATION MAP

JANUARY 2023



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Feet 0 610 1,220

RZ 2212-003

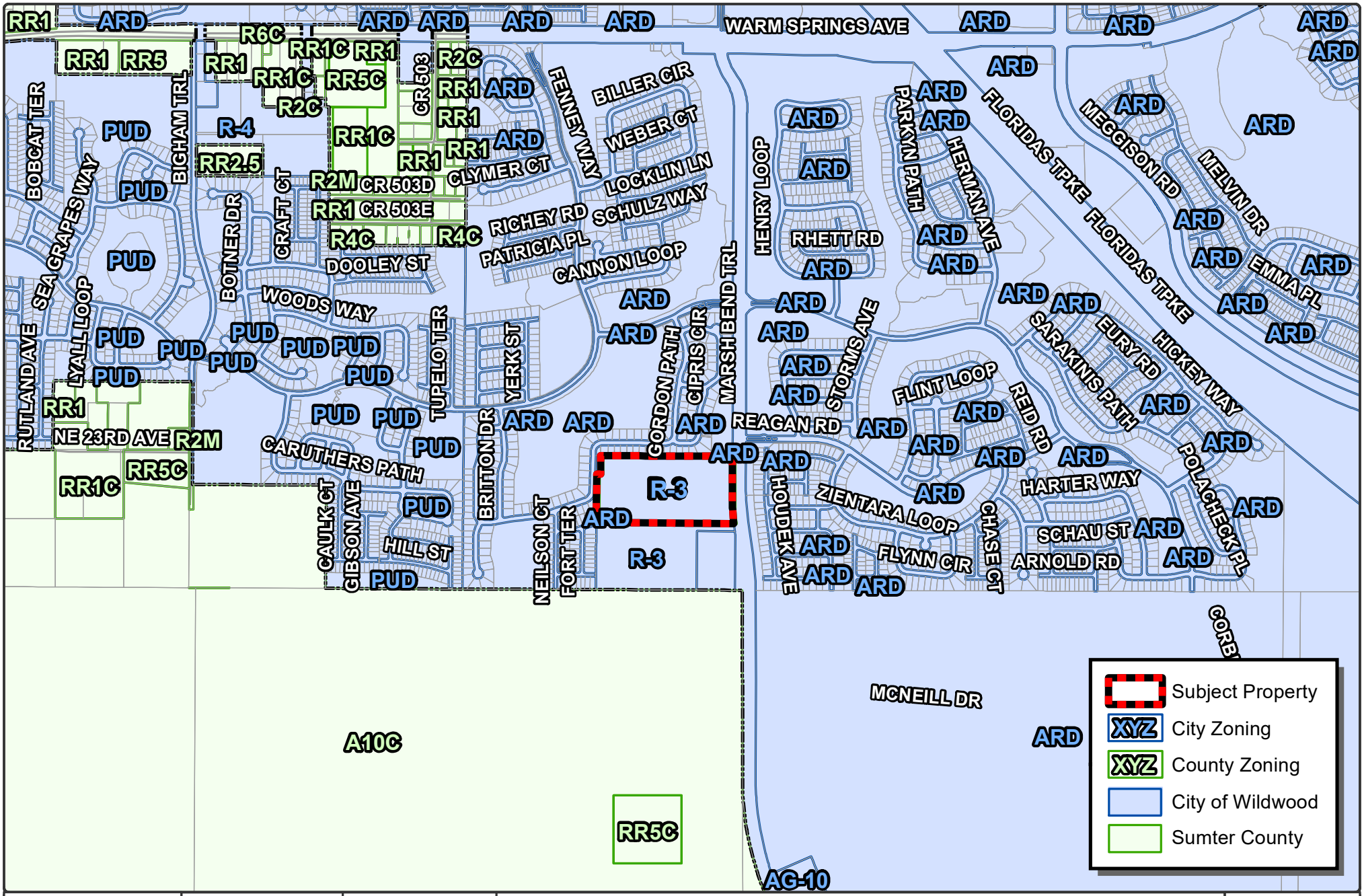
POINTE GRANDE WILDWOOD

PARCEL G33-105

MAP 3A

CURRENT ZONING

JANUARY 2023



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Feet 0 610 1,220

RZ 2212-003

POINTE GRANDE WILDWOOD

PARCEL G33-105

MAP 3B

PROPOSED ZONING

JANUARY 2023

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, February 7, 2023, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5 (Sumter County) to C-3 (City) on 5 acres MOL.

Case #	RZ 2212-002 6083 County Rd Wildwood
Applicant	Hydrologic Distribution Company
Owner	6083 Wildwood LLC
Parcel Number(s)	G15-012

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Zoning Map amendment and gives a favorable recommendation of Ordinance O2022-102 to the City Commission for final determination.

Dated: February 7, 2023

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **AN 2212-002 All County Collison**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

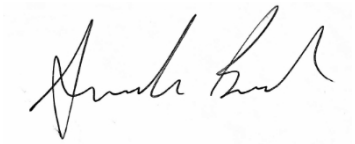
HISTORY/FACTS/ISSUES:

The applicant, Will Poole on behalf of the owners, Cecil L. Teboe, Robert S. Teboe, Louis M. Teboe, Jerry T. Teboe, and Henry J. Thrower, has submitted a voluntary annexation application for parcel D08A001. The property to be annexed totals 1.97 acres MOL and is located east along N US 301, approximately 0.26 miles north of E C 466 and approximately 0.02 miles west of CR 105 in section 8, township 18 south, range 23 east.

Annexation into the City is appropriate because the property is within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave."

The applicant plans to construct an auto collision center.

City water and sewer are available for the subject property. The applicant will work with the City of Wildwood Utility Department to connect to water and sewer services.



Amanda Bush
Planner, Development Services

ORDINANCE NO. O2023-5

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 1.97 ACRES LOCATED EAST ALONG N US 301, APPROXIMATELY 0.26 MILES NORHT OF E C 466 AND APPROXIMATELY 0.02 MILES WEST OF CR 105, IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Based upon the petition of the owner of the following described real property, which is approximately located east along N US 301, approximately 0.26 miles north of E C 466 and approximately 0.02 miles west of CR 105, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Cecil L. Teboe, Robert S. Tebeo, Louis M. Teboe, Jerry T. Teboe, and Henry J. Thrower, is more particularly described as follows:

Parcel D08A001
Cecil L. Teboe, Robert S. Tebeo, Louis M. Teboe, Jerry T. Teboe, and Henry J. Thrower
1.97+/-

LEGAL DESCRIPTION

LOTS 1 TO 8 INC BLK A & LOTS 2 3 6 7 10 11 14 15 & 16 AND W 20 FT LOT 13 BLK H SS CARUTHERS ADD TO OXFORD PB 1 PG 122LESS 301 R/W LESS A PORT OF LOTS 2 & 3 BLK S.S. CARUTHERS ADD TO OXFORD PB 1 PG 122 DESC AS

FOLLOWS: COMM AT SE COR OF LOT 1 BLOCK H BEING ON NORTHERN R/W OF NE 120TH XING THENCE N/LY WESTERN LINE OF 100 FT RR R/W 136.73 FT TO POB THENCE LEAVING R/R R/W ON A LINE PARALLEL WITH NORTH ERN R/W XING AN ANGLE OF 101 DEG 28'27"W TO NORTH A DIST OF 111.10 FT TO PT ON THE WESTERN LINE OF LOT 3 BLK H THENCE AN ANGLE OF 90 DEG 00'00"E TO NORTH ALONG THE WESTERN LINE OF LOT 3 BLK H 20.00 FT THENCE LEAVING THE WESTERN LINE OF LOT 3 BLK 5 AT AN ANGLE OF 95 DEG 19'4"E NORTH A DIT 105.51 FT TO A PT ON WESTERN R/W LINE OF 100 FT R/R THENCE S/LY ALONG SAID R/R R/W 30.41 FT TO POB

SECTION 2. All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above described annexed property shall be subject to the laws and ordinance of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed are attached hereto as “Exhibit A” and incorporated herein by reference.

SECTION 6. If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect

SECTION 7. This Ordinance shall take effect upon final approval by the City Commission.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

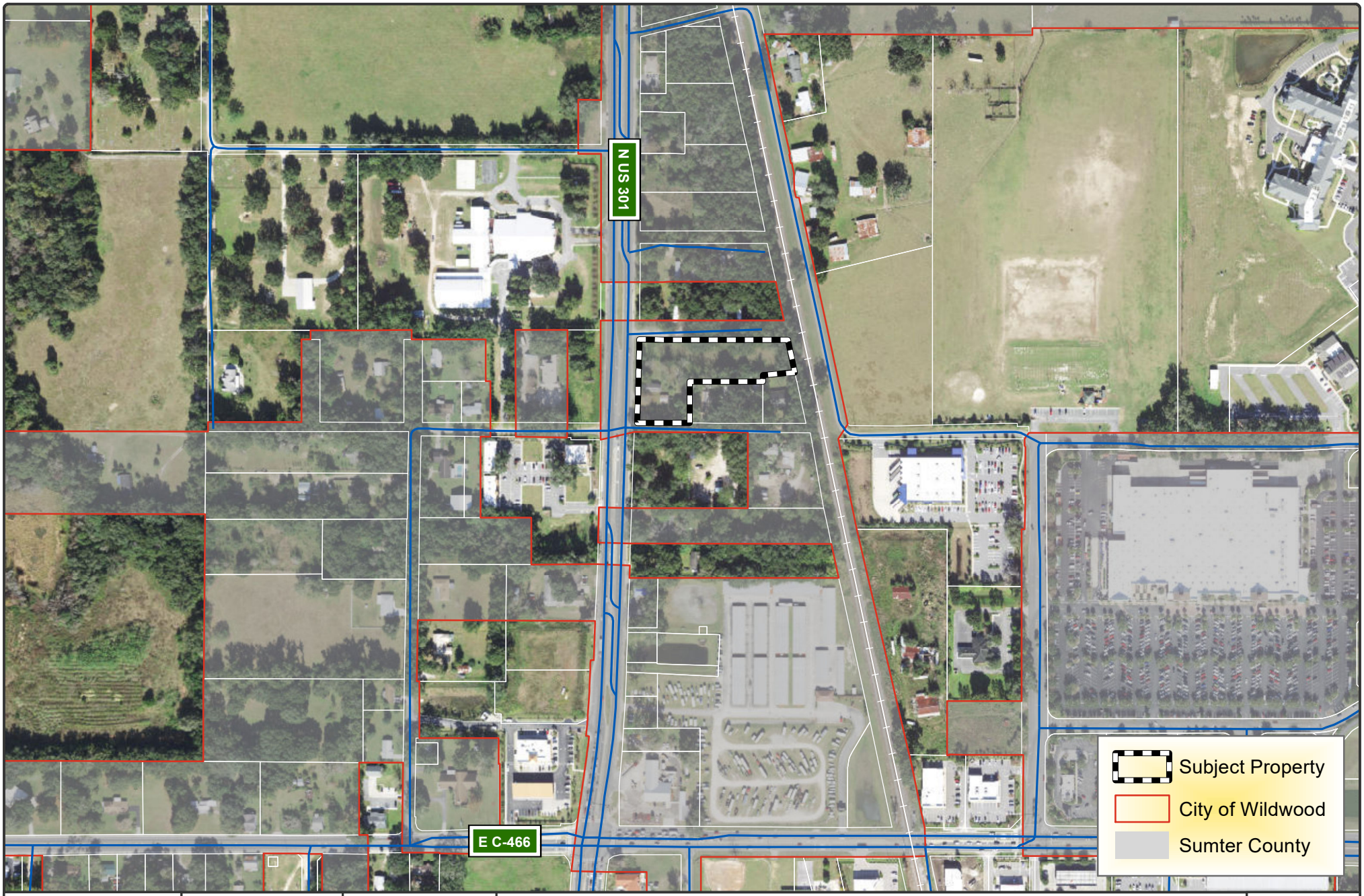
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney



WILDWOOD
EST. 1877
FLORIDA

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www.wildwood-fl.gov

N
Feet
0 200 400

AN 2212-002

ALL COUNTY COLLISION

PARCEL D08A001

MAP 1B

LOCATION MAP

DECEMBER 2022

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CDD 2301-001 VCDD No 15 Boundary Amendment**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Board of Supervisors of the Villages No. 15 Community Development District (the "District") has petitioned the City of Wildwood to amend Ordinance 2022-88 to reflect a net decrease in the size of the District by 1,117.2 acres, such that the resulting District will total 1,378.4 acres MOL. The net decrease in the size of the District has no effect on the City limits.

The District has requested that the Commission adopt an ordinance approving the proposed changes as outlined by Section 190.046(b), Florida Statutes.

Ordinance O2023-7 has been prepared should the Commission move to support the request.

ORDINANCE NO. O2023-7

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA AMENDING THE BOUNDARIES OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 PURSUANT TO FLORIDA STATUTE 190.046; RATIFYING AND CONSENTING TO THE SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Wildwood, Florida Board established the Village Community Development District No. 15 ("District") by Ordinance O2022-88; and

WHEREAS, the District has approved a Petition to the City of Wildwood requesting that the legal description included in Exhibit "A" to Ordinance O2022-88 be amended to reflect a net decrease in the size of the District by 1,117.2 acres, such that the resulting District will total 1,378.4 acres, more or less; and

WHEREAS, in the Petition, the District requests that the City pass an ordinance amending Ordinance O2022-88, to reflect the new legal description and amended boundary of the District.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Petition. The "Petition to Amend the Boundaries of Village Community Development District No. 15 pursuant to Florida Statutes 190.046" as submitted to the City of Wildwood Commissioners, is hereby GRANTED.

SECTION 2. Modification of Map and Legal Description. Ordinance O2022-88 are hereby amended so that the external boundary of the District shall be as per Exhibit "A" attached hereto.

SECTION 3. Modification of Powers and Functions. The District shall have all general and special functions and powers as described in Chapter 190, Florida Statutes, as the same may be expanded by general law from time to time. Without limiting the foregoing, the City of Wildwood consents to the exercise of the special powers described in Section 190.012(2); provided however, that if the District chooses to exercise any of the special powers contained in Section 190.012(2), Florida Statutes, the District shall ensure that the exercise of any special powers do not conflict with current systems and

facilities provided by the City of Wildwood unless agreed to by the City of Wildwood. Notwithstanding the foregoing, those matters which are traditionally governed by franchise agreements (i.e., water, wastewater, natural gas, electric, garbage, etc.), are not granted as functions and powers herein, unless the District enters into a separate franchise agreement with the City of Wildwood to provide those services within the District. The special powers set forth in 190.012(1)(b) and 190.012(2)(f) are specifically excluded unless the District enters into a franchise agreement with the City of Wildwood to provide the special powers set forth in 190.012(1)(b) and 190.012(2)(f) within the District.

SECTION 4. Ratification and Consent. The City Commission of the City of Wildwood, Florida, ratifies and consents to the special powers authorized in Section 190.012(1) and 190.012(2) Florida Statutes as requested by the petitioner.

SECTION 5. Conflict. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 6. Severability. If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

SECTION 7. Effective Date. This ordinance shall become effective in accordance with law.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

PETITION TO AMEND THE BOUNDARY LINE OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

Petitioner, Village Community Development District No. 15, a Florida Community Development District, petitions the City of Wildwood, Florida (hereinafter referred to as "City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance to amend the boundary line of Village Community Development District No. 15 (the "District") and states as follows:

1. Petitioner is a Florida Community Development District with its principal place of business at 984 Old Mill Run, The Villages, Florida 32162.

2. The District presently comprises 2495.6 acres. The amendment will decrease the District's size to 1378.4 acres. A map showing the location of the amended boundary lines of the District is attached as **Exhibit 1**. All of the land in the existing District and in the amended boundary is within the City of Wildwood, Florida.

3. A metes and bounds legal description and sketch of the external boundaries of the current boundaries of the District is attached as **Exhibit 2**

4. A metes and bounds legal description and sketch of the external boundaries of the areas to be added to the District is attached as **Exhibit 3**.

5. A metes and bounds legal description and sketch of the external boundaries of the areas to be deleted from the District is attached as **Exhibit 4**.

6. Attached as **Exhibit 5** is documentation constituting written consent to amendment of the District Boundary by the owners of the real property to be included in the District.

7. The five (5) persons serving as the Board of Supervisors of the District are named in **Exhibit 6** attached hereto.

8. A metes and bounds legal description and sketch of the new boundary of the District is attached as **Exhibit 7**.

9. The name of the District remains Village Community Development District No. 15.

10. The proposed timetables and related estimates of cost to construct the District services and facilities, based upon available data, are attached as **Exhibit 8**.

11. The major trunk water mains, sewer interceptors, and outfalls currently in existence on the property to be serviced by the District are identified on **Exhibit 9** attached hereto.

12. All of the property to be included in the District, as shown in **Exhibit 10** will be developed pursuant to the approved development plan of The Villages of Southern Oaks (VOSO) Age Restricted Development.

13. The Statement of Estimated Regulatory Costs of the District is attached as **Exhibit 11**.

WHEREFORE, Petitioner respectfully requests the City of Wildwood to:

A. Schedule a public hearing on February 13, 2023 and February 27, 2023 to consider this Petition filed pursuant to the uniform procedures set forth in Section 190.005(2), Florida Statutes.

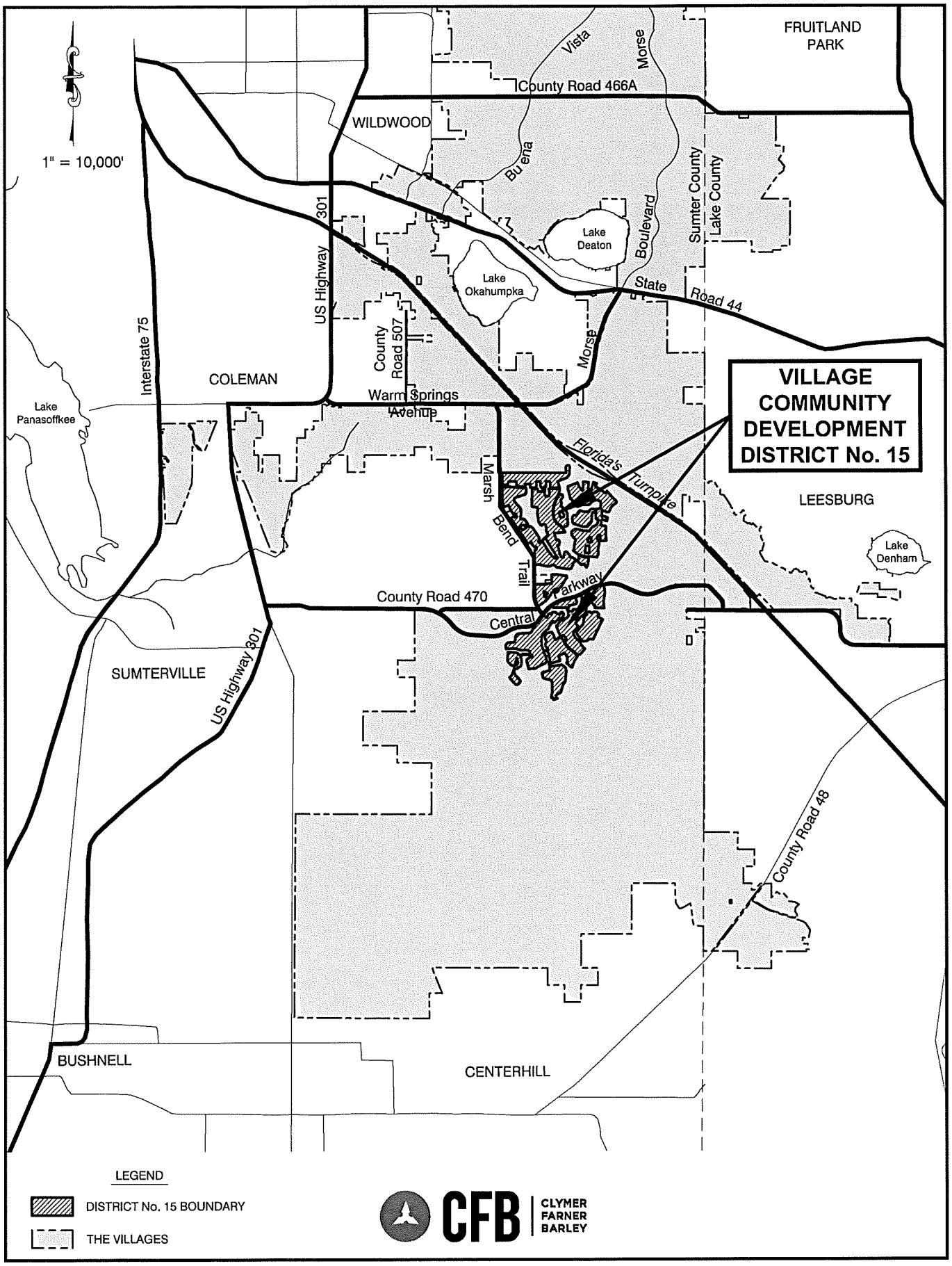
B. Grant the Petition and adopt an ordinance to amend the boundary line of the District.

RESPECTFULLY SUBMITTED this 12th day of January, 2023.

VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 15

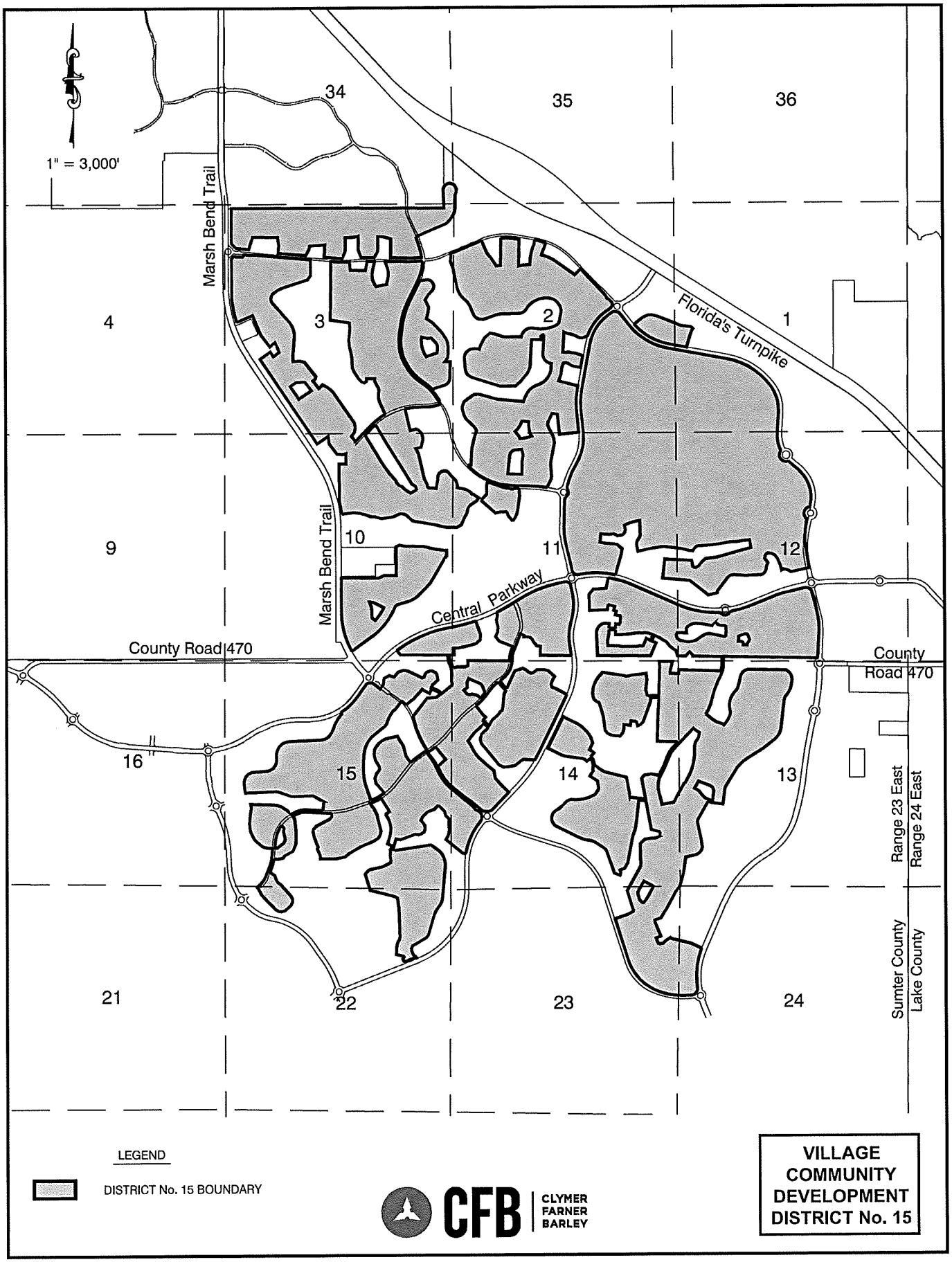
By: _____
Spencer Novak, Chairman

EXHIBIT 1



GENERAL LOCATION MAP

EXHIBIT 2



VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 15

METES AND BOUNDS LEGAL DESCRIPTION OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT 15 APPROXIMATELY 2495.6 ACRES

A PARCEL OF LAND LYING WITHIN SECTIONS 34 AND 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF TRACT "H", VILLAGES OF SOUTHERN OAKS UNIT NO. 38, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 40, 40A THROUGH 40H, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF AFORESAID TRACT "H"; THENCE ALONG THE EAST LINE THEREOF RUN N00°21'30"E, 147.94 FEET; THENCE DEPARTING SAID EAST LINE RUN N06°08'11"W, 70.45 FEET; THENCE N01°49'16"W, 140.10 FEET; THENCE N04°11'41"W, 70.22 FEET; THENCE N10°47'31"E, 32.04 FEET; THENCE N26°35'27"E, 68.22 FEET; THENCE N52°47'14"E, 76.80 FEET; THENCE N77°14'11"E, 53.33 FEET; THENCE S78°02'54"E, 91.05 FEET; THENCE S50°22'17"E, 53.33 FEET; THENCE S25°52'25"E, 88.47 FEET; THENCE S02°52'10"W, 70.06 FEET; THENCE S21°11'04"W, 74.90 FEET; THENCE S00°20'07"W, 287.29 FEET; THENCE S07°25'34"W, 92.34 FEET; THENCE S19°35'06"W, 93.02 FEET; THENCE S35°53'08"W, 153.16 FEET; THENCE S43°10'06"W, 105.72 FEET; THENCE S67°11'26"W, 790.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 863.50 FEET AND A CHORD BEARING AND DISTANCE OF S20°16'23"E, 95.51 FEET TO WHICH A RADIAL LINE BEARS N66°33'24"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°20'25", AN ARC DISTANCE OF 95.55 FEET TO THE POINT OF TANGENCY; THENCE S17°06'11"E, 254.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 863.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°11'14", AN ARC DISTANCE OF 153.53 FEET; THENCE ALONG A NON-TANGENT LINE RUN S86°53'15"W, 224.88 FEET; THENCE N89°20'19"W, 514.67 FEET; THENCE N00°39'41"E, 443.74 FEET; THENCE N75°22'03"W, 36.83 FEET; THENCE N75°31'49"W, 138.83 FEET; THENCE N82°18'30"W, 63.09 FEET; THENCE N89°49'34"W, 68.11 FEET; THENCE S00°10'26"W, 284.58 FEET; THENCE S10°51'17"W, 74.94 FEET; THENCE S29°26'18"W, 153.54 FEET; THENCE N89°26'57"W, 310.09 FEET; THENCE N22°08'52"W, 172.68 FEET; THENCE N05°23'55"W, 55.42 FEET; THENCE N00°10'26"E, 283.85 FEET; THENCE S71°32'44"W, 28.92 FEET; THENCE S81°34'36"W, 66.16 FEET; THENCE S80°59'53"W, 77.00 FEET; THENCE S87°28'24"W, 81.69 FEET; THENCE N89°49'34"W, 50.00 FEET; THENCE S00°10'26"W, 268.50 FEET; THENCE S09°13'59"W, 63.16 FEET; THENCE S23°52'42"W, 171.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,433.51 FEET AND A CHORD BEARING AND DISTANCE OF N86°37'30"W, 90.79 FEET TO WHICH A RADIAL LINE BEARS S01°33'38"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°37'45", AN ARC DISTANCE OF 90.80 FEET TO THE POINT OF TANGENCY; THENCE N84°48'37"W, 339.84 FEET; THENCE N05°11'23"E, 138.73 FEET; THENCE N00°29'02"W, 127.07 FEET; THENCE N10°56'26"E, 20.24 FEET; THENCE S85°30'53"W, 355.10 FEET; THENCE S01°51'33"W, 15.37 FEET; THENCE S12°25'28"W, 62.02 FEET; THENCE S28°44'02"W, 162.28 FEET; THENCE N84°48'37"W, 655.55 FEET; THENCE N05°11'23"E, 185.90 FEET; THENCE N10°14'38"W, 170.74 FEET; THENCE N00°10'26"E, 21.49 FEET; THENCE N89°49'34"W, 588.04 FEET; THENCE S17°28'50"W, 301.95 FEET; THENCE N84°40'44"W, 304.78 FEET; THENCE N45°31'40"W, 156.01 FEET; THENCE N00°08'27"W, 827.03 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 34; THENCE ALONG SAID SOUTH LINE RUN S89°51'17"E, 2,384.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE

ALONG THE SOUTH LINE THEREOF RUN S89°47'59"E, 2,646.24 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 3, 10 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°45'28"W, 938.15 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°14'32"E, 82.34 FEET TO THE POINT OF BEGINNING; THENCE N78°19'11"E, 141.25 FEET; THENCE S65°42'20"E, 67.57 FEET; THENCE S49°32'31"E, 57.41 FEET; THENCE S33°22'51"E, 67.64 FEET; THENCE S17°13'11"E, 54.93 FEET; THENCE S01°07'32"E, 63.72 FEET; THENCE S13°17'27"W, 192.89 FEET; THENCE S78°19'11"W, 126.74 FEET; THENCE S27°09'45"E, 139.21 FEET; THENCE S13°03'36"E, 585.50 FEET; THENCE S19°58'17"E, 52.26 FEET; THENCE S32°25'33"E, 76.50 FEET; THENCE S21°41'16"E, 48.37 FEET; THENCE S10°56'59"E, 73.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 940.00 FEET AND A CHORD BEARING AND DISTANCE OF S86°22'05"E, 183.94 FEET TO WHICH A RADIAL LINE BEARS N01°58'58"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°13'48", AN ARC DISTANCE OF 184.24 FEET TO THE POINT OF TANGENCY; THENCE S80°45'11"E, 8.84 FEET; THENCE N09°14'49"E, 90.00 FEET; THENCE N11°33'44"E, 111.34 FEET; THENCE N02°17'37"E, 94.59 FEET; THENCE N29°37'03"E, 78.81 FEET; THENCE N55°19'10"E, 62.55 FEET; THENCE N81°01'16"E, 84.59 FEET; THENCE S73°16'37"E, 56.28 FEET; THENCE S51°15'55"E, 42.87 FEET; THENCE S37°59'35"E, 71.92 FEET; THENCE S41°09'38"E, 71.10 FEET; THENCE S44°20'59"E, 98.86 FEET; THENCE S22°52'25"E, 105.25 FEET; THENCE S05°46'26"W, 57.68 FEET; THENCE S09°14'49"W, 16.62 FEET; THENCE S78°40'22"E, 157.85 FEET; THENCE S71°34'09"E, 81.00 FEET; THENCE S59°44'08"E, 67.62 FEET; THENCE S53°45'23"E, 50.47 FEET; THENCE S37°47'57"E, 64.23 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 317.50 FEET AND A CHORD BEARING AND DISTANCE OF N37°10'41"E, 21.11 FEET TO WHICH A RADIAL LINE BEARS S50°55'02"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°48'36", AN ARC DISTANCE OF 21.11 FEET; THENCE ALONG A RADIAL LINE RUN S54°43'37"E, 165.00 FEET; THENCE S40°40'35"W, 90.87 FEET; THENCE S58°37'44"W, 90.53 FEET; THENCE S55°59'24"W, 65.29 FEET; THENCE S46°49'34"W, 64.69 FEET; THENCE S28°10'29"W, 64.94 FEET; THENCE S10°19'13"W, 65.53 FEET; THENCE S17°43'33"W, 59.96 FEET; THENCE S34°22'34"W, 67.35 FEET; THENCE S25°15'45"W, 78.01 FEET; THENCE S22°58'25"W, 128.21 FEET; THENCE S61°19'04"W, 127.02 FEET; THENCE N88°52'50"W, 243.55 FEET; THENCE N82°17'16"W, 79.71 FEET; THENCE N77°57'12"W, 79.71 FEET; THENCE N73°28'16"W, 76.62 FEET; THENCE N79°38'22"W, 415.06 FEET; THENCE N85°10'47"W, 87.39 FEET; THENCE N74°59'32"W, 88.92 FEET; THENCE N46°12'25"W, 171.49 FEET; THENCE N59°28'07"W, 59.10 FEET; THENCE N75°30'24"W, 58.09 FEET; THENCE S88°35'40"W, 58.09 FEET; THENCE S66°48'49"W, 71.58 FEET; THENCE S64°28'28"W, 76.50 FEET; THENCE S75°56'54"W, 74.89 FEET; THENCE S83°36'10"W, 149.48 FEET; THENCE S80°19'08"W, 75.35 FEET; THENCE N76°37'20"W, 77.24 FEET; THENCE N72°19'37"W, 89.83 FEET; THENCE N86°55'40"W, 103.31 FEET; THENCE N71°18'30"W, 129.90 FEET; THENCE N72°03'13"W, 71.18 FEET; THENCE N77°15'42"W, 70.30 FEET; THENCE N83°09'13"W, 69.50 FEET; THENCE N88°55'33"W, 67.45 FEET; THENCE S85°29'29"W, 67.44 FEET; THENCE S83°37'32"W, 213.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3,125.00 FEET AND A CHORD BEARING AND DISTANCE OF N09°58'52"W, 331.40 FEET TO WHICH A RADIAL LINE BEARS N83°03'30"E; THENCE NORTHERLY ALONG THE ARC

OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°04'44", AN ARC DISTANCE OF 331.56 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°01'51"W, 851.31 FEET; THENCE N89°58'09"E, 160.00 FEET; THENCE N00°01'51"W, 180.54 FEET; THENCE N00°22'23"E, 57.37 FEET; THENCE S75°19'38"W, 70.06 FEET; THENCE N86°49'50"W, 138.89 FEET; THENCE N38°10'47"W, 309.10 FEET; THENCE N06°09'44"W, 175.03 FEET; THENCE S57°03'09"W, 315.99 FEET; THENCE N33°54'37"W, 825.87 FEET; THENCE N33°58'04"W, 1,400.02 FEET; THENCE N33°56'01"W, 169.30 FEET; THENCE N54°29'52"E, 298.22 FEET; THENCE S35°30'08"E, 130.80 FEET; THENCE N54°29'52"E, 169.07 FEET; THENCE N23°01'29"W, 103.03 FEET; THENCE S67°37'52"W, 4.07 FEET; THENCE N22°22'08"W, 101.13 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 106.50 FEET AND A CHORD BEARING AND DISTANCE OF N73°16'08"W, 46.74 FEET TO WHICH A RADIAL LINE BEARS S04°03'23"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°20'57", AN ARC DISTANCE OF 47.12 FEET; THENCE ALONG A NON-TANGENT LINE RUN S52°14'13"W, 118.34 FEET; THENCE N37°45'47"W, 295.00 FEET; THENCE N44°45'17"W, 36.34 FEET; THENCE N22°46'56"W, 516.69 FEET; THENCE S67°13'04"W, 410.12 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,860.00 FEET AND A CHORD BEARING AND DISTANCE OF N12°03'51"W, 556.24 FEET TO WHICH A RADIAL LINE BEARS S72°21'19"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°09'40", AN ARC DISTANCE OF 557.12 FEET TO THE POINT OF TANGENCY; THENCE N00°06'06"W, 948.49 FEET; THENCE N45°38'16"E, 76.37 FEET; THENCE S84°48'37"E, 204.56 FEET; THENCE N41°01'47"E, 56.13 FEET; THENCE N05°11'23"E, 15.00 FEET; THENCE S84°48'37"E, 125.11 FEET; THENCE N89°48'40"E, 170.69 FEET; THENCE S84°48'37"E, 1,289.13 FEET; THENCE S05°11'23"W, 15.00 FEET; THENCE S00°16'18"W, 357.53 FEET; THENCE S36°15'00"W, 124.90 FEET; THENCE S72°42'59"W, 596.90 FEET; THENCE S68°19'44"W, 68.89 FEET; THENCE S62°27'01"W, 72.61 FEET; THENCE S56°02'12"W, 155.84 FEET; THENCE S25°17'34"W, 60.21 FEET; THENCE S13°13'56"W, 57.65 FEET; THENCE S07°53'24"E, 56.50 FEET; THENCE S28°45'58"E, 56.52 FEET; THENCE S41°41'38"E, 637.36 FEET; THENCE S30°06'42"E, 86.81 FEET; THENCE S21°25'34"E, 86.60 FEET; THENCE S11°23'20"E, 86.60 FEET; THENCE S01°25'30"E, 86.61 FEET; THENCE S04°52'58"W, 422.04 FEET; THENCE S02°26'08"W, 59.98 FEET; THENCE S04°03'57"E, 86.22 FEET; THENCE N87°32'22"E, 155.59 FEET; THENCE S74°15'18"E, 116.79 FEET; THENCE S39°04'01"E, 420.83 FEET; THENCE S11°11'49"W, 56.04 FEET; THENCE S50°55'59"W, 76.91 FEET; THENCE S39°04'01"E, 224.01 FEET; THENCE N43°58'14"E, 112.45 FEET; THENCE S65°55'59"E, 83.46 FEET; THENCE S59°04'40"E, 83.32 FEET; THENCE S51°02'53"E, 83.32 FEET; THENCE S44°20'20"E, 83.49 FEET; THENCE S34°23'32"E, 860.94 FEET; THENCE S11°16'10"E, 116.60 FEET; THENCE S15°18'52"W, 116.67 FEET; THENCE S38°49'55"W, 106.08 FEET; THENCE S38°10'47"E, 154.65 FEET; THENCE N44°34'50"E, 511.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,660.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°14'59", AN ARC DISTANCE OF 441.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN N25°09'31"W, 324.89 FEET; THENCE N11°56'14"W, 89.21 FEET; THENCE N02°00'22"W, 88.94 FEET; THENCE N08°25'09"E, 78.50 FEET; THENCE N05°27'10"W, 52.81 FEET; THENCE N26°33'41"W, 36.57 FEET; THENCE N35°10'46"W, 25.42 FEET; THENCE N26°03'25"W, 140.83 FEET; THENCE N00°39'41"E, 50.71 FEET; THENCE N89°20'19"W, 190.68 FEET; THENCE S00°39'41"W, 54.56 FEET; THENCE S52°12'05"W, 71.85 FEET; THENCE N68°39'54"W, 71.45 FEET; THENCE N42°48'51"W, 94.22 FEET; THENCE N33°24'33"W, 190.00 FEET; THENCE N23°51'05"W, 101.87 FEET; THENCE N04°13'52"W, 93.26 FEET; THENCE N00°41'08"W, 67.84 FEET; THENCE N04°19'01"W, 67.84 FEET; THENCE N07°56'54"W, 67.84 FEET; THENCE N11°34'47"W, 67.84 FEET; THENCE N14°49'07"W, 70.28 FEET; THENCE N11°50'32"W, 78.32 FEET; THENCE N06°44'18"W, 78.32 FEET; THENCE N01°38'03"W, 78.32 FEET; THENCE N04°53'35"E, 77.33 FEET; THENCE N05°26'19"E, 205.70 FEET; THENCE N10°52'30"W, 66.89 FEET; THENCE N00°39'41"E, 51.14 FEET; THENCE N81°37'49"W, 455.11 FEET; THENCE N00°39'41"E,

1,359.27 FEET; THENCE N05°11'23"E, 15.00 FEET; THENCE S84°48'37"E, 171.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,521.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°19'49", AN ARC DISTANCE OF 247.77 FEET TO THE POINT OF TANGENCY; THENCE N85°51'33"E, 23.29 FEET; THENCE S04°08'27"E, 15.00 FEET; THENCE S06°57'38"E, 179.94 FEET; THENCE S89°20'19"E, 353.86 FEET; THENCE N11°26'21"E, 163.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°34'29", AN ARC DISTANCE OF 33.67 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°12'11", AN ARC DISTANCE OF 32.18 FEET TO A POINT OF CUSP; THENCE S89°20'19"E, 196.70 FEET; THENCE S00°39'41"W, 15.00 FEET; THENCE S11°26'21"W, 229.60 FEET; THENCE S08°52'05"W, 63.64 FEET; THENCE S00°47'05"E, 61.30 FEET; THENCE S10°41'25"E, 61.30 FEET; THENCE S20°31'17"E, 62.84 FEET; THENCE S23°47'21"E, 73.72 FEET; THENCE S35°50'48"E, 50.83 FEET; THENCE N78°42'56"E, 263.14 FEET; THENCE N02°43'09"W, 42.44 FEET; THENCE N17°10'02"E, 46.82 FEET; THENCE N13°33'19"E, 38.67 FEET; THENCE N09°34'25"E, 38.38 FEET; THENCE N05°04'48"E, 48.57 FEET; THENCE N00°34'21"E, 38.65 FEET; THENCE N03°24'29"W, 38.38 FEET; THENCE N07°54'03"W, 48.55 FEET; THENCE N12°24'31"W, 38.68 FEET; THENCE N16°23'26"W, 38.38 FEET; THENCE N21°47'11"W, 120.52 FEET; THENCE N00°39'41"E, 15.00 FEET; THENCE S89°20'19"E, 350.57 FEET; THENCE S87°42'07"E, 210.53 FEET; THENCE N82°59'49"E, 50.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 921.50 FEET AND A CHORD BEARING AND DISTANCE OF N87°58'58"E, 15.49 FEET TO WHICH A RADIAL LINE BEARS S01°32'09"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°57'47", AN ARC DISTANCE OF 15.49 FEET TO THE POINT OF TANGENCY; THENCE N87°30'04"E, 234.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°53'47", AN ARC DISTANCE OF 34.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 872.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°00'56", AN ARC DISTANCE OF 365.71 FEET TO THE POINT OF TANGENCY; THENCE S24°24'47"W, 138.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 831.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°29'26", AN ARC DISTANCE OF 36.15 FEET TO THE POINT OF TANGENCY; THENCE S26°54'13"W, 454.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,621.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°54'17", AN ARC DISTANCE OF 506.71 FEET TO THE POINT OF TANGENCY; THENCE S08°59'57"W, 271.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,171.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°39'03", AN ARC DISTANCE OF 1,362.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'24", AN ARC DISTANCE OF 566.72 FEET TO THE POINT OF TANGENCY; THENCE S28°52'42"E, 121.96 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N67°57'15"W, 31.52 FEET TO WHICH A RADIAL LINE BEARS N61°07'20"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°09'09", AN ARC DISTANCE OF 34.10 FEET TO THE POINT OF TANGENCY; THENCE S72°58'12"W, 38.86 FEET TO

THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°33'49", AN ARC DISTANCE OF 351.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,600.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'21", AN ARC DISTANCE OF 439.99 FEET; THENCE ALONG A RADIAL LINE RUN S13°13'21"E, 520.67 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°45'28"W, 1766.05 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°14'32"E, 213.90 FEET TO THE POINT OF BEGINNING; THENCE S36°58'31"E, 63.58 FEET; THENCE S32°30'47"E, 67.18 FEET; THENCE S30°07'53"E, 272.82 FEET; THENCE S32°11'20"E, 613.14 FEET; THENCE S30°51'27"E, 615.37 FEET; THENCE S57°18'19"E, 107.34 FEET; THENCE S18°51'26"E, 88.17 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 940.00 FEET AND A CHORD BEARING AND DISTANCE OF S68°48'23"W, 76.65 FEET TO WHICH A RADIAL LINE BEARS N18°51'26"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°40'23", AN ARC DISTANCE OF 76.67 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 114.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°53'57", AN ARC DISTANCE OF 75.41 FEET; THENCE ALONG A RADIAL LINE RUN N61°25'46"W, 118.19 FEET; THENCE N48°41'31"W, 83.62 FEET; THENCE N47°18'38"W, 69.23 FEET; THENCE N65°51'01"W, 73.84 FEET; THENCE N44°48'27"W, 69.77 FEET; THENCE N23°46'14"W, 73.85 FEET; THENCE N42°18'23"W, 69.21 FEET; THENCE N41°03'19"W, 69.21 FEET; THENCE N39°48'16"W, 69.21 FEET; THENCE N38°33'12"W, 69.21 FEET; THENCE N37°18'08"W, 69.21 FEET; THENCE N36°03'05"W, 69.21 FEET; THENCE N34°48'01"W, 69.21 FEET; THENCE N33°32'57"W, 69.21 FEET; THENCE N32°17'54"W, 69.21 FEET; THENCE N31°05'47"W, 69.44 FEET; THENCE N30°46'32"W, 597.78 FEET; THENCE N44°34'50"E, 243.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,600.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°14'44", AN ARC DISTANCE OF 90.63 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°45'28"W, 2665.34 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 RUN N89°40'44"W, 604.73 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°19'16"E, 1018.01 FEET TO THE POINT OF BEGINNING; THENCE S57°03'09"W, 359.82 FEET; THENCE N33°58'04"W, 352.37 FEET; THENCE N54°29'52"E, 150.30 FEET; THENCE N83°46'35"E, 50.32 FEET; THENCE N87°32'22"E, 140.00 FEET; THENCE S84°36'38"E, 30.51 FEET; THENCE S39°04'01"E, 247.84 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; SAID POINT BEARS S00°32'36"W, 5292.25 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG SAID LINE RUN N00°32'36"E, 1146.31 FEET; THENCE DEPARTING SAID LINE RUN N89°27'24"W, 118.17 FEET TO THE POINT OF BEGINNING; THENCE S71°25'52"W, 147.32 FEET; THENCE S74°16'23"W, 120.34 FEET; THENCE S47°05'07"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,171.50 FEET AND A CHORD BEARING AND DISTANCE OF N50°16'59"W, 300.49 FEET TO WHICH A RADIAL LINE BEARS N47°05'07"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°44'13", AN ARC DISTANCE OF 301.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°39'03", AN ARC DISTANCE OF 1,312.76 FEET TO THE POINT OF TANGENCY; THENCE N08°59'57"E, 271.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,578.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°54'17", AN ARC DISTANCE OF 493.27 FEET TO THE POINT OF TANGENCY; THENCE N26°54'13"E, 446.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 831.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'01", AN ARC DISTANCE OF 68.70 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 927.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°33'55", AN ARC DISTANCE OF 73.90 FEET; THENCE ALONG A RADIAL LINE RUN S62°55'40"E, 39.00 FEET; THENCE N81°15'43"E, 133.73 FEET; THENCE S72°42'56"E, 71.52 FEET; THENCE S46°27'49"E, 73.81 FEET; THENCE S20°26'28"E, 70.28 FEET; THENCE S03°50'43"W, 64.35 FEET; THENCE S26°50'45"W, 63.25 FEET; THENCE S44°53'55"W, 147.45 FEET; THENCE S32°29'12"W, 129.79 FEET; THENCE S26°03'28"E, 191.69 FEET; THENCE S07°16'06"W, 115.65 FEET; THENCE S13°36'25"W, 75.00 FEET; THENCE S15°22'59"W, 90.74 FEET; THENCE S57°27'08"E, 176.57 FEET; THENCE S43°49'38"E, 303.44 FEET; THENCE S33°07'28"E, 204.19 FEET; THENCE S19°04'43"E, 92.31 FEET; THENCE S05°09'31"E, 90.89 FEET; THENCE S01°05'12"W, 140.00 FEET; THENCE S04°59'21"W, 102.76 FEET; THENCE S32°52'33"W, 117.66 FEET; THENCE S89°11'53"E, 120.00 FEET; THENCE S00°48'07"W, 360.00 FEET; THENCE S02°22'02"W, 40.01 FEET; THENCE S13°30'55"W, 40.10 FEET; THENCE S28°28'51"W, 53.65 FEET; THENCE S43°50'08"W, 42.53 FEET; THENCE S60°07'42"W, 59.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; SAID POINT BEARS S00°32'36"W, 5292.25 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG SAID LINE RUN N00°32'36"E, 1898.56 FEET; THENCE DEPARTING SAID LINE RUN N89°27'24"W, 307.68 FEET TO THE POINT OF BEGINNING; THENCE S70°25'25"W, 265.96 FEET; THENCE N32°58'15"W, 80.60 FEET; THENCE N25°13'17"W, 69.51 FEET; THENCE N18°58'24"W, 69.46 FEET; THENCE N12°43'33"W, 69.50 FEET; THENCE N06°28'29"W, 69.54 FEET; THENCE N00°29'56"W, 63.38 FEET; THENCE N07°28'14"E, 62.44 FEET; THENCE S77°31'45"E, 150.66 FEET; THENCE N79°00'32"E, 73.89 FEET; THENCE S44°04'57"E, 70.00 FEET; THENCE S43°49'38"E, 70.00

FEET; THENCE S38°53'08"E, 62.71 FEET; THENCE S13°08'01"E, 53.17 FEET; THENCE S02°18'35"W, 149.54 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 2, 3 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 432.61 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 737.38 FEET TO THE POINT OF BEGINNING; THENCE N47°06'34"E, 15.00 FEET; THENCE N84°13'51"E, 67.83 FEET; THENCE N02°33'45"E, 369.89 FEET; THENCE N11°14'29"E, 82.13 FEET; THENCE N14°35'21"E, 71.05 FEET; THENCE N14°37'19"E, 213.33 FEET; THENCE N22°51'39"E, 84.55 FEET; THENCE N31°49'01"W, 72.32 FEET; THENCE N41°39'30"W, 70.00 FEET; THENCE N44°07'39"W, 66.13 FEET; THENCE N51°21'49"W, 69.93 FEET; THENCE N43°47'49"W, 92.31 FEET; THENCE N29°46'13"W, 92.06 FEET; THENCE N16°35'24"W, 85.84 FEET; THENCE N12°09'34"W, 77.81 FEET; THENCE N00°12'16"W, 57.51 FEET; THENCE N19°56'06"E, 73.11 FEET; THENCE N65°00'08"W, 3.81 FEET; THENCE N24°59'52"E, 50.00 FEET; THENCE N54°46'54"E, 229.23 FEET; THENCE N64°28'09"E, 72.86 FEET; THENCE N82°57'51"E, 66.30 FEET; THENCE S80°30'02"E, 59.00 FEET; THENCE S74°21'28"E, 294.00 FEET; THENCE S74°21'47"E, 72.90 FEET; THENCE S77°27'28"E, 66.80 FEET; THENCE S83°05'27"E, 67.56 FEET; THENCE S85°01'40"E, 538.47 FEET; THENCE N20°12'02"E, 66.32 FEET; THENCE N26°06'31"E, 70.00 FEET; THENCE N27°19'45"E, 78.05 FEET; THENCE N37°09'04"E, 89.19 FEET; THENCE N49°07'38"E, 89.19 FEET; THENCE N61°06'11"E, 89.19 FEET; THENCE N68°33'23"E, 72.56 FEET; THENCE N67°30'06"E, 67.42 FEET; THENCE N59°45'58"E, 65.13 FEET; THENCE N51°07'47"E, 65.13 FEET; THENCE N42°29'37"E, 65.13 FEET; THENCE N33°51'27"E, 65.13 FEET; THENCE N25°13'17"E, 65.13 FEET; THENCE N16°35'06"E, 65.13 FEET; THENCE N07°55'44"E, 65.52 FEET; THENCE N03°54'18"E, 103.11 FEET; THENCE N74°44'55"W, 71.47 FEET; THENCE N58°52'40"W, 59.61 FEET; THENCE N42°36'29"W, 62.93 FEET; THENCE N26°44'14"W, 56.62 FEET; THENCE N11°31'10"W, 58.04 FEET; THENCE N01°34'58"E, 48.44 FEET; THENCE N03°54'18"E, 420.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 957.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°33'16"W, 70.17 FEET TO WHICH A RADIAL LINE BEARS S04°32'43"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°11'59", AN ARC DISTANCE OF 70.18 FEET; THENCE ALONG A RADIAL LINE RUN S00°20'44"E, 110.00 FEET; THENCE N88°17'25"W, 76.57 FEET; THENCE N84°10'48"W, 76.57 FEET; THENCE S88°44'25"W, 71.70 FEET; THENCE S03°16'46"W, 645.78 FEET; THENCE S22°17'01"W, 89.92 FEET; THENCE S30°35'33"W, 89.13 FEET; THENCE S39°48'47"W, 76.44 FEET; THENCE S40°36'17"W, 168.38 FEET; THENCE S50°03'25"W, 148.50 FEET; THENCE S89°42'42"W, 370.78 FEET; THENCE N73°15'23"W, 277.60 FEET; THENCE N71°47'28"W, 420.78 FEET; THENCE N63°26'17"W, 59.20 FEET; THENCE N47°34'29"W, 60.35 FEET; THENCE N30°36'39"W, 67.37 FEET; THENCE N14°37'33"W, 53.02 FEET; THENCE N05°47'33"W, 73.04 FEET; THENCE N05°41'59"W, 177.72 FEET; THENCE N01°38'28"E, 55.33 FEET; THENCE N17°21'53"E, 63.13 FEET; THENCE N33°18'17"E, 56.95 FEET; THENCE N49°00'31"E, 61.36 FEET; THENCE N64°56'55"E, 58.71 FEET; THENCE N79°47'16"E, 53.12 FEET; THENCE N86°50'02"E, 39.06 FEET; THENCE N87°57'59"E, 75.38 FEET; THENCE S71°10'19"E, 41.24 FEET; THENCE N18°49'41"E, 92.00 FEET; THENCE N27°49'11"E, 203.70 FEET; THENCE N49°23'51"E, 167.77 FEET; THENCE S80°33'11"E, 112.64 FEET; THENCE S71°10'19"E, 127.78 FEET; THENCE S71°44'04"E, 56.79 FEET; THENCE S78°44'21"E, 56.49 FEET; THENCE S87°29'07"E, 59.47 FEET; THENCE N89°42'42"E, 305.50 FEET; THENCE S86°14'34"E, 29.47 FEET; THENCE N19°13'58"E, 70.61 FEET; THENCE

N33°30'24"E, 61.12 FEET; THENCE N46°49'55"E, 56.06 FEET; THENCE N59°13'58"E, 53.03 FEET; THENCE N71°31'02"E, 55.04 FEET; THENCE N83°55'06"E, 54.04 FEET; THENCE S82°08'22"E, 87.03 FEET; THENCE S82°57'12"E, 67.33 FEET; THENCE S87°42'11"E, 67.33 FEET; THENCE N87°32'51"E, 67.33 FEET; THENCE N84°28'03"E, 20.00 FEET; THENCE N81°31'30"E, 63.44 FEET; THENCE N77°07'23"E, 61.38 FEET; THENCE N72°54'58"E, 57.91 FEET; THENCE N68°41'30"E, 61.88 FEET; THENCE N64°07'12"E, 67.76 FEET; THENCE N46°55'29"E, 52.40 FEET; THENCE N16°46'19"E, 57.93 FEET; THENCE N10°21'40"E, 208.64 FEET; THENCE N00°31'18"E, 61.97 FEET; THENCE N13°41'23"W, 62.29 FEET; THENCE N27°40'45"W, 62.91 FEET; THENCE N38°47'05"W, 63.95 FEET; THENCE N49°29'54"W, 63.95 FEET; THENCE N60°12'43"W, 63.95 FEET; THENCE N70°55'32"W, 63.95 FEET; THENCE N81°38'21"W, 63.95 FEET; THENCE S88°40'14"W, 65.77 FEET; THENCE S82°33'54"W, 66.71 FEET; THENCE S76°42'18"W, 66.71 FEET; THENCE S70°50'42"W, 66.71 FEET; THENCE S64°54'16"W, 66.83 FEET; THENCE S57°29'17"W, 65.52 FEET; THENCE S49°32'13"W, 65.52 FEET; THENCE S41°35'08"W, 65.52 FEET; THENCE S33°39'19"W, 67.17 FEET; THENCE S39°38'20"W, 57.81 FEET; THENCE S55°30'35"W, 61.74 FEET; THENCE S71°23'50"W, 57.94 FEET; THENCE S85°18'40"W, 51.54 FEET; THENCE S88°40'30"W, 350.00 FEET; THENCE S86°40'48"W, 67.38 FEET; THENCE S80°38'22"W, 66.98 FEET; THENCE S75°17'45"W, 66.98 FEET; THENCE S70°49'00"W, 291.05 FEET; THENCE N85°13'19"W, 118.78 FEET; THENCE N63°04'49"W, 53.57 FEET; THENCE N47°13'36"W, 65.85 FEET; THENCE N26°28'29"W, 98.66 FEET; THENCE N19°55'35"W, 136.20 FEET; THENCE N30°31'52"W, 65.67 FEET; THENCE N36°53'20"W, 65.52 FEET; THENCE N44°49'12"W, 66.66 FEET; THENCE N47°45'04"W, 70.00 FEET; THENCE N42°59'25"W, 87.16 FEET; THENCE N31°11'24"W, 89.46 FEET; THENCE N19°14'12"W, 89.47 FEET; THENCE N11°59'11"W, 421.91 FEET; THENCE N13°32'39"W, 67.29 FEET; THENCE N19°15'57"W, 172.11 FEET; THENCE N05°48'31"E, 135.44 FEET; THENCE N22°22'30"W, 45.00 FEET; THENCE N67°37'30"E, 765.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,578.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°27'37", AN ARC DISTANCE OF 40.23 FEET; THENCE ALONG A NON-TANGENT LINE RUN S22°22'30"E, 319.30 FEET; THENCE S39°54'44"E, 64.29 FEET; THENCE S39°29'05"E, 72.12 FEET; THENCE S37°31'22"E, 73.81 FEET; THENCE S35°20'14"E, 73.81 FEET; THENCE S33°01'19"E, 84.14 FEET; THENCE N87°38'54"E, 97.94 FEET; THENCE N01°00'58"E, 640.51 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,533.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°25'08"E, 361.76 FEET TO WHICH A RADIAL LINE BEARS N04°11'34"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°32'52", AN ARC DISTANCE OF 362.60 FEET TO THE POINT OF TANGENCY ; THENCE S80°38'42"E, 70.45 FEET; THENCE S01°00'58"W, 626.97 FEET; THENCE N77°07'24"E, 109.49 FEET; THENCE N87°38'54"E, 156.00 FEET; THENCE N02°35'09"E, 31.56 FEET; THENCE N03°21'08"E, 75.84 FEET; THENCE N07°00'13"E, 75.84 FEET; THENCE N10°39'18"E, 75.84 FEET; THENCE N14°18'23"E, 75.84 FEET; THENCE N17°57'28"E, 75.84 FEET; THENCE N21°36'33"E, 75.84 FEET; THENCE N09°24'14"E, 109.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,578.50 FEET AND A CHORD BEARING AND DISTANCE OF S75°35'35"E, 275.32 FEET TO WHICH A RADIAL LINE BEARS N09°24'14"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'23", AN ARC DISTANCE OF 275.67 FEET; THENCE ALONG A RADIAL LINE RUN S19°24'37"W, 137.53 FEET; THENCE S22°05'50"W, 67.67 FEET; THENCE S17°57'01"W, 67.67 FEET; THENCE S18°23'02"W, 29.40 FEET; THENCE S72°24'26"E, 155.17 FEET; THENCE S61°33'44"E, 148.57 FEET; THENCE S55°59'27"E, 70.33 FEET; THENCE S55°15'41"E, 543.12 FEET; THENCE N46°52'15"E, 168.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF CUSP; THENCE S43°07'45"E, 548.25 FEET; THENCE S41°36'06"E, 150.05 FEET; THENCE S43°07'45"E, 201.90 FEET TO THE POINT OF CURVATURE OF A CURVE

CONCAVE WESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°27'32", AN ARC DISTANCE OF 73.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET; THENCE ALONG A N ON-TANGENT LINE RUN S43°07'53"E, 85.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 116.50 FEET AND A CHORD BEARING AND DISTANCE OF S28°00'07"E, 60.80 FEET TO WHICH A RADIAL LINE BEARS N46°52'15"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°15'16", AN ARC DISTANCE OF 61.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF S19°10'45"W, 34.41 FEET TO WHICH A RADIAL LINE BEARS N62°46'50"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°04'49", AN ARC DISTANCE OF 34.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S58°38'31"W, 32.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°50'44", AN ARC DISTANCE OF 834.52 FEET; THENCE ALONG A RADIAL LINE RUN N71°12'13"W, 15.00 FEET; THENCE S68°39'15"W, 94.95 FEET; THENCE S87°34'29"W, 68.37 FEET; THENCE N69°24'06"W, 68.26 FEET; THENCE N63°29'46"W, 66.94 FEET; THENCE N69°11'45"W, 66.80 FEET; THENCE N74°41'43"W, 62.25 FEET; THENCE N79°06'52"W, 58.72 FEET; THENCE N67°41'50"W, 84.21 FEET; THENCE S03°54'18"W, 470.23 FEET; THENCE S84°03'50"E, 54.34 FEET; THENCE N87°07'25"E, 91.39 FEET; THENCE S78°44'07"E, 83.28 FEET; THENCE S82°41'00"E, 71.74 FEET; THENCE S71°05'44"E, 185.02 FEET; THENCE S10°30'16"W, 277.60 FEET; THENCE N80°52'30"W, 163.81 FEET; THENCE N69°32'41"W, 80.31 FEET; THENCE N53°29'28"W, 73.03 FEET; THENCE N76°25'09"W, 60.20 FEET; THENCE S79°05'32"W, 60.50 FEET; THENCE S16°29'20"W, 122.08 FEET; THENCE S06°04'36"W, 76.68 FEET; THENCE S12°33'05"W, 80.99 FEET; THENCE S19°17'03"W, 152.30 FEET; THENCE S76°16'53"E, 458.61 FEET; THENCE S79°29'44"E, 15.00 FEET; THENCE S10°30'16"W, 117.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'05", AN ARC DISTANCE OF 418.92 FEET TO THE POINT OF TANGENCY; THENCE S05°29'50"E, 563.17 FEET; THENCE S84°30'10"W, 469.00 FEET; THENCE N05°29'50"W, 471.74 FEET; THENCE N81°52'37"W, 124.38 FEET; THENCE S25°17'46"W, 160.58 FEET; THENCE S28°03'56"W, 64.40 FEET; THENCE S03°25'57"W, 63.77 FEET; THENCE S20°02'48"E, 63.16 FEET; THENCE S26°42'45"E, 206.55 FEET; THENCE S19°36'07"E, 94.36 FEET; THENCE S03°47'31"E, 96.83 FEET; THENCE S11°09'35"W, 359.01 FEET; THENCE S10°55'58"W, 68.77 FEET; THENCE S04°26'08"W, 64.62 FEET; THENCE S03°56'17"E, 208.40 FEET; THENCE S03°36'15"E, 75.88 FEET; THENCE S07°45'51"W, 60.55 FEET; THENCE S23°42'02"W, 59.50 FEET; THENCE S26°20'45"W, 157.76 FEET; THENCE S09°07'37"W, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,449.50 FEET AND A CHORD BEARING AND DISTANCE OF N84°53'48"W, 484.07 FEET TO WHICH A RADIAL LINE BEARS N09°07'37"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°02'49", AN ARC DISTANCE OF 484.47 FEET TO THE POINT OF TANGENCY; THENCE N88°55'12"W, 232.82 FEET; THENCE N87°52'45"W, 120.20

FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,112.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'37", AN ARC DISTANCE OF 173.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 128.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'57", AN ARC DISTANCE OF 15.10 FEET TO THE POINT OF TANGENCY; THENCE N85°41'07"W, 77.08 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 127.09 FEET AND A CHORD BEARING AND DISTANCE OF N79°23'23"W, 23.61 FEET TO WHICH A RADIAL LINE BEARS S05°16'47"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°39'39", AN ARC DISTANCE OF 23.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,130.78 FEET AND A CHORD BEARING AND DISTANCE OF N72°27'01"W, 25.26 FEET TO WHICH A RADIAL LINE BEARS S16°54'35"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°16'47", AN ARC DISTANCE OF 25.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,171.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°29'27", AN ARC DISTANCE OF 50.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,478.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°24'37", AN ARC DISTANCE OF 810.53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 1421.90 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 482.37 FEET TO THE POINT OF BEGINNING; THENCE N15°10'10"E, 57.51 FEET; THENCE N41°14'50"E, 55.17 FEET; THENCE N66°55'37"E, 55.24 FEET; THENCE N84°33'52"E, 137.63 FEET; THENCE N85°16'07"E, 39.83 FEET; THENCE S15°58'04"E, 133.76 FEET; THENCE S10°39'48"W, 110.74 FEET; THENCE S07°24'26"W, 65.52 FEET; THENCE S01°04'48"W, 277.03 FEET; THENCE N88°55'12"W, 330.04 FEET; THENCE N06°18'03"E, 440.86 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 2 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 1806.95 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 69.08 FEET TO THE POINT OF BEGINNING; THENCE S80°42'14"W, 65.29 FEET; THENCE S85°48'38"W, 83.48 FEET; THENCE N22°44'10"W, 56.32 FEET; THENCE N38°18'50"W, 72.20 FEET; THENCE N37°56'06"W, 78.26 FEET; THENCE N50°21'46"E, 69.17 FEET; THENCE N36°00'30"E, 80.60 FEET; THENCE N28°31'29"E, 80.60 FEET; THENCE N21°34'32"E, 59.58 FEET; THENCE S85°01'40"E, 144.87 FEET; THENCE S71°26'23"E, 18.34 FEET; THENCE S01°09'29"W, 79.40 FEET; THENCE S05°28'21"E, 79.40 FEET; THENCE S12°06'11"E, 79.40 FEET; THENCE S17°05'59"E, 40.29 FEET; THENCE S27°30'51"E, 67.81 FEET; THENCE S74°01'56"W, 131.30 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 776.02 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 1523.39 FEET TO THE POINT OF BEGINNING; THENCE N42°38'48"E, 155.14 FEET; THENCE N12°54'05"E, 24.24 FEET; THENCE N01°47'08"W, 172.60 FEET; THENCE N16°12'03"E, 102.03 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF S70°08'16"E, 220.91 FEET TO WHICH A RADIAL LINE BEARS S24°01'31"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°19'34", AN ARC DISTANCE OF 221.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°08'38", AN ARC DISTANCE OF 42.23 FEET; THENCE ALONG A NON-TANGENT LINE RUN S70°02'59"E, 88.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 503.50 FEET AND A CHORD BEARING AND DISTANCE OF S75°03'21"E, 87.85 FEET TO WHICH A RADIAL LINE BEARS S19°56'55"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'33", AN ARC DISTANCE OF 87.96 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,181.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°27'32", AN ARC DISTANCE OF 50.71 FEET; THENCE ALONG A NON-TANGENT LINE RUN N85°57'36"E, 26.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,176.50 FEET AND A CHORD BEARING AND DISTANCE OF S84°24'26"E, 25.67 FEET TO WHICH A RADIAL LINE BEARS S06°13'04"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°15'00", AN ARC DISTANCE OF 25.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°06'44", AN ARC DISTANCE OF 15.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°33'16", AN ARC DISTANCE OF 74.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°33'15", AN ARC DISTANCE OF 15.59 FEET TO THE POINT OF TANGENCY; THENCE S88°55'12"E, 89.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 46.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 73.04 FEET TO THE POINT OF TANGENCY; THENCE S01°04'48"W, 48.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 203.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'07", AN ARC DISTANCE OF 60.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 196.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°34'01", AN ARC DISTANCE OF 39.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY,

HAVING A RADIUS OF 5.00 FEET AND A CHORD BEARING AND DISTANCE OF N69°22'40"W, 2.13 FEET TO WHICH A RADIAL LINE BEARS N32°56'02"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°37'24", AN ARC DISTANCE OF 2.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 47.54 FEET AND A CHORD BEARING AND DISTANCE OF N72°43'01"W, 11.46 FEET TO WHICH A RADIAL LINE BEARS S10°21'33"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°50'53", AN ARC DISTANCE OF 11.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 184.00 FEET AND A CHORD BEARING AND DISTANCE OF S00°59'12"W, 45.59 FEET TO WHICH A RADIAL LINE BEARS N83°52'14"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°13'57", AN ARC DISTANCE OF 45.71 FEET TO THE POINT OF TANGENCY; THENCE S08°06'11"W, 268.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 484.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'21", AN ARC DISTANCE OF 288.53 FEET; THENCE ALONG A NON-TANGENT LINE RUN N43°14'28"W, 107.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 224.03 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°42'15", AN ARC DISTANCE OF 155.24 FEET; THENCE ALONG A NON-TANGENT LINE RUN S84°24'59"W, 90.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°43'08", AN ARC DISTANCE OF 21.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°07'08", AN ARC DISTANCE OF 27.16 FEET TO THE POINT OF TANGENCY; THENCE S78°00'59"W, 140.50 FEET; THENCE N48°18'33"W, 426.66 FEET; THENCE N06°29'39"E, 39.70 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE WEST LINE THEREOF RUN S00°04'11"E, 352.31 FEET; THENCE DEPARTING SAID WEST LINE RUN N89°55'49"E, 300.14 FEET TO THE POINT OF BEGINNING; THENCE S15°49'23"W, 277.92 FEET; THENCE N79°33'28"W, 437.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,400.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°54'59", AN ARC DISTANCE OF 950.91 FEET; THENCE ALONG A NON-TANGENT LINE RUN N52°01'18"E, 220.18 FEET; THENCE N57°25'03"E, 86.47 FEET; THENCE N69°08'41"E, 97.63 FEET; THENCE N90°00'00"E, 105.68 FEET; THENCE S74°34'36"E, 91.24 FEET; THENCE S68°30'04"E, 483.60 FEET; THENCE S64°45'22"E, 64.59 FEET; THENCE S72°39'35"E, 66.01 FEET; THENCE S77°25'00"E, 63.22 FEET; THENCE S84°34'28"E, 173.40 FEET; THENCE S45°46'06"E, 71.45 FEET; THENCE S34°52'34"W, 57.08 FEET; THENCE S19°18'17"W, 125.08 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 1076.00 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 2264.16 FEET TO THE POINT OF BEGINNING; THENCE N10°30'16"E, 1,118.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°08'15", AN ARC DISTANCE OF 924.18 FEET; THENCE ALONG A NON-TANGENT LINE RUN N58°34'03"E, 32.05 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF N82°23'36"E, 82.16 FEET TO WHICH A RADIAL LINE BEARS N31°21'29"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 120.99 FEET AND A CHORD BEARING AND DISTANCE OF S79°39'21"E, 25.14 FEET TO WHICH A RADIAL LINE BEARS S16°18'27"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°55'36", AN ARC DISTANCE OF 25.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S61°49'08"E, 82.16 FEET TO WHICH A RADIAL LINE BEARS N04°25'47"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S38°04'03"E, 342.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,500.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°29'24", AN ARC DISTANCE OF 1,086.21 FEET TO THE POINT OF TANGENCY; THENCE S79°33'28"E, 1,407.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,668.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°37'03", AN ARC DISTANCE OF 1,269.79 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 903.53 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°31'09", AN ARC DISTANCE OF 623.20 FEET TO THE POINT OF TANGENCY; THENCE S03°34'44"W, 497.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 862.34 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°02'22", AN ARC DISTANCE OF 437.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 152.22 FEET AND A CHORD BEARING AND DISTANCE OF S35°18'54"E, 295.17 FEET TO WHICH A RADIAL LINE BEARS N49°29'25"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 151°38'58", AN ARC DISTANCE OF 402.89 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 862.42 FEET AND A CHORD BEARING AND DISTANCE OF S49°57'25"E, 143.94 FEET TO WHICH A RADIAL LINE BEARS S44°49'49"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°34'27", AN ARC DISTANCE OF 144.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,160.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'34", AN ARC DISTANCE OF 356.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 823.24 FEET AND A CHORD BEARING AND DISTANCE OF S12°10'06"E, 694.92 FEET TO WHICH

A RADIAL LINE BEARS N52°52'00"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°55'49", AN ARC DISTANCE OF 717.41 FEET TO THE POINT OF TANGENCY; THENCE S12°47'49"W, 58.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 152.22 FEET AND A CHORD BEARING AND DISTANCE OF S12°47'49"W, 287.55 FEET TO WHICH A RADIAL LINE BEARS N06°22'43"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 141°38'57", AN ARC DISTANCE OF 376.33 FEET; THENCE ALONG A NON-TANGENT LINE RUN S12°47'49"W, 30.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,826.83 FEET AND A CHORD BEARING AND DISTANCE OF S01°57'43"W, 682.42 FEET TO WHICH A RADIAL LINE BEARS N77°16'24"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°31'46", AN ARC DISTANCE OF 686.45 FEET TO THE POINT OF TANGENCY; THENCE S08°48'10"E, 440.20 FEET; THENCE S77°31'50"W, 434.95 FEET; THENCE N47°33'46"W, 33.68 FEET; THENCE N69°13'20"W, 74.86 FEET; THENCE N78°02'44"W, 78.66 FEET; THENCE S61°20'58"W, 51.08 FEET; THENCE N14°35'27"W, 127.74 FEET; THENCE N23°41'18"W, 157.03 FEET; THENCE N34°55'31"W, 103.31 FEET; THENCE N63°41'28"W, 106.67 FEET; THENCE N88°44'32"W, 89.72 FEET; THENCE S44°22'51"W, 62.01 FEET; THENCE S10°07'59"W, 84.04 FEET; THENCE S37°37'12"E, 124.34 FEET; THENCE S24°33'23"W, 49.81 FEET; THENCE S19°23'59"W, 56.39 FEET; THENCE S06°47'41"W, 83.32 FEET; THENCE S34°18'34"W, 78.70 FEET; THENCE S58°52'21"W, 55.27 FEET; THENCE S78°41'35"W, 40.27 FEET; THENCE S87°33'18"W, 356.47 FEET; THENCE N85°10'25"W, 268.26 FEET; THENCE S77°54'55"W, 94.33 FEET; THENCE S49°00'54"W, 86.03 FEET; THENCE S37°59'18"W, 379.42 FEET; THENCE S09°44'10"W, 53.41 FEET; THENCE S77°26'16"W, 214.36 FEET; THENCE N51°36'20"W, 556.97 FEET; THENCE N85°12'39"W, 636.49 FEET; THENCE N06°18'12"E, 452.43 FEET; THENCE S86°50'47"E, 635.95 FEET; THENCE S11°20'26"E, 142.38 FEET; THENCE S53°09'13"E, 39.62 FEET; THENCE S87°12'35"E, 40.67 FEET; THENCE N61°08'03"E, 65.62 FEET; THENCE N39°15'21"E, 139.35 FEET; THENCE N49°08'11"E, 107.43 FEET; THENCE N83°59'46"E, 94.64 FEET; THENCE N83°52'34"E, 148.48 FEET; THENCE N75°08'11"E, 131.21 FEET; THENCE N74°41'32"E, 446.30 FEET; THENCE N74°56'10"E, 278.06 FEET; THENCE N07°57'32"W, 68.32 FEET; THENCE N07°30'08"W, 95.14 FEET; THENCE N19°11'36"W, 15.11 FEET; THENCE S86°00'45"W, 160.64 FEET; THENCE S79°52'31"W, 148.27 FEET; THENCE N90°00'00"W, 101.24 FEET; THENCE S83°26'56"W, 130.26 FEET; THENCE S78°59'25"W, 139.49 FEET; THENCE S82°42'45"W, 210.75 FEET; THENCE S85°27'58"W, 353.51 FEET; THENCE S60°39'47"W, 34.20 FEET; THENCE S42°45'49"W, 66.78 FEET; THENCE S33°31'33"W, 52.85 FEET; THENCE N87°01'19"W, 71.13 FEET; THENCE N75°32'07"W, 176.40 FEET; THENCE N81°37'45"W, 234.44 FEET; THENCE N85°02'04"W, 215.09 FEET; THENCE S85°34'37"W, 96.56 FEET; THENCE S80°01'59"W, 250.99 FEET; THENCE S77°36'00"W, 260.33 FEET; THENCE N12°55'28"W, 148.01 FEET; THENCE N00°41'28"E, 55.05 FEET; THENCE N14°18'21"E, 61.89 FEET; THENCE N39°40'51"E, 65.50 FEET; THENCE N21°04'44"E, 75.63 FEET; THENCE N02°21'35"W, 112.85 FEET; THENCE N00°59'50"W, 228.86 FEET; THENCE S79°46'54"W, 130.86 FEET; THENCE S73°39'26"W, 127.29 FEET; THENCE S66°21'05"W, 117.40 FEET; THENCE S11°41'49"E, 107.89 FEET; THENCE S14°20'04"W, 64.35 FEET; THENCE S40°09'00"W, 60.74 FEET; THENCE S63°33'05"W, 51.20 FEET; THENCE S84°48'36"W, 87.54 FEET; THENCE N63°47'51"W, 98.63 FEET; THENCE S83°15'14"W, 100.96 FEET; THENCE N86°52'52"W, 133.07 FEET; THENCE N81°17'59"W, 74.16 FEET; THENCE S06°27'00"W, 199.89 FEET; THENCE S77°13'37"E, 161.17 FEET; THENCE S88°50'13"E, 140.90 FEET; THENCE S80°49'25"E, 111.72 FEET; THENCE S49°08'58"E, 153.85 FEET; THENCE S09°25'30"W, 138.01 FEET; THENCE S16°13'59"W, 495.23 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,133.00 FEET AND A CHORD BEARING AND DISTANCE OF N89°32'07"W, 879.08 FEET TO WHICH A RADIAL LINE BEARS N12°21'24"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°47'02", AN ARC DISTANCE OF 885.43 FEET TO THE POINT OF TANGENCY; THENCE S78°34'22"W, 4.78

FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'13", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°00'23", AN ARC DISTANCE OF 10.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE N11°25'38"W, 51.64 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,808.98 FEET AND A CHORD BEARING AND DISTANCE OF N13°23'12"W, 538.82 FEET TO WHICH A RADIAL LINE BEARS N79°16'18"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°18'59", AN ARC DISTANCE OF 539.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,450.00 FEET AND A CHORD BEARING AND DISTANCE OF N07°29'30"W, 433.91 FEET TO WHICH A RADIAL LINE BEARS S73°54'11"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°12'37", AN ARC DISTANCE OF 435.55 FEET TO THE POINT OF TANGENCY; THENCE N01°06'49"E, 613.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°14'01", AN ARC DISTANCE OF 42.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°06'03", AN ARC DISTANCE OF 92.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°05'47", AN ARC DISTANCE OF 186.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°10'53", AN ARC DISTANCE OF 87.55 FEET TO THE POINT OF TANGENCY; THENCE N17°31'58"E, 148.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,570.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°28'14", AN ARC DISTANCE OF 396.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°30'02", AN ARC DISTANCE OF 785.41 FEET TO THE POINT OF TANGENCY; THENCE N05°29'50"W, 579.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,400.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'05", AN ARC DISTANCE OF 390.99 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 10; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°43'47"W, 1851.02 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°16'13"E, 583.65 FEET TO THE POINT OF BEGINNING; THENCE N37°00'42"W, 0.48 FEET; THENCE S54°25'52"W, 576.70 FEET; THENCE S61°56'37"W,

45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,003.00 FEET AND A CHORD BEARING AND DISTANCE OF N14°02'47"W, 969.79 FEET TO WHICH A RADIAL LINE BEARS S61°56'37"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°01'09", AN ARC DISTANCE OF 979.52 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°02'37"W, 205.64 FEET TO THE EAST RIGHT OF WAY LINE OF MARSH BEND TRAIL; THENCE ALONG SAID EAST RIGHT OF WAY LINE RUN N00°01'49"W, 568.65 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S89°43'27"E, 887.29 FEET; THENCE N64°51'19"E, 140.69 FEET; THENCE S89°43'27"E, 285.15 FEET; THENCE N00°04'03"W, 681.01 FEET; THENCE N70°33'59"E, 85.77 FEET; THENCE S80°23'16"E, 131.83 FEET; THENCE S86°58'09"E, 70.10 FEET; THENCE N88°27'54"E, 70.02 FEET; THENCE S88°44'04"E, 292.22 FEET; THENCE S79°02'03"E, 81.13 FEET; THENCE S73°20'34"E, 70.07 FEET; THENCE S77°03'41"E, 70.02 FEET; THENCE S80°46'15"E, 70.26 FEET; THENCE S80°58'55"E, 70.28 FEET; THENCE S80°52'35"E, 132.01 FEET; THENCE N88°54'35"E, 64.61 FEET; THENCE S01°22'35"E, 165.48 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 767.50 FEET AND A CHORD BEARING AND DISTANCE OF S89°57'24"W, 35.71 FEET TO WHICH A RADIAL LINE BEARS S01°22'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°39'57", AN ARC DISTANCE OF 35.71 FEET; THENCE ALONG A NON-TANGENT LINE RUN S30°10'11"W, 535.51 FEET; THENCE S31°03'43"W, 74.23 FEET; THENCE S33°16'31"W, 76.29 FEET; THENCE S38°37'06"W, 76.32 FEET; THENCE S43°54'09"W, 76.28 FEET; THENCE S45°15'40"W, 291.23 FEET; THENCE S55°45'49"W, 79.68 FEET; THENCE S60°00'12"W, 79.52 FEET; THENCE S65°51'04"W, 79.52 FEET; THENCE S73°06'30"W, 79.45 FEET; THENCE S75°13'43"W, 141.32 FEET; THENCE S71°09'02"W, 61.97 FEET; THENCE S49°52'17"W, 57.19 FEET; THENCE S27°34'39"W, 61.61 FEET; THENCE S25°23'35"W, 74.23 FEET; THENCE S27°59'48"W, 74.23 FEET; THENCE S30°36'30"W, 74.23 FEET; THENCE S33°13'13"W, 74.23 FEET; THENCE S35°49'55"W, 74.23 FEET; THENCE S38°26'37"W, 74.23 FEET; THENCE S41°03'19"W, 74.23 FEET; THENCE S43°41'36"W, 75.71 FEET; THENCE S47°21'28"W, 132.56 FEET; THENCE S51°20'22"W, 93.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 10; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°43'47"W, 1806.22 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°16'13"E, 943.49 FEET TO THE POINT OF BEGINNING; THENCE N47°30'17"W, 82.66 FEET; THENCE N07°19'08"W, 60.51 FEET; THENCE N00°08'21"E, 122.52 FEET; THENCE N08°58'43"W, 78.16 FEET; THENCE N19°07'31"W, 126.00 FEET; THENCE S89°43'27"E, 7.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°05'53", AN ARC DISTANCE OF 102.49 FEET TO THE POINT OF TANGENCY; THENCE S63°37'33"E, 250.76 FEET; THENCE S28°49'38"W, 64.37 FEET; THENCE S31°16'30"W, 59.49 FEET; THENCE S33°49'09"W, 59.49 FEET; THENCE S36°10'14"W, 59.49 FEET; THENCE S38°37'06"W, 59.49 FEET; THENCE S41°04'00"W, 64.48 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 10, 11, 14, 15 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE WEST LINE THEREOF RUN N00°12'36"E, 785.67 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°47'24"E, 395.22 FEET TO THE POINT OF BEGINNING; THENCE S33°44'56"E, 113.44 FEET; THENCE S26°54'12"E, 189.08 FEET; THENCE S37°42'25"E, 158.80 FEET; THENCE S47°48'47"E, 260.14 FEET; THENCE S49°21'43"E, 51.76 FEET; THENCE S50°54'39"E, 170.98 FEET; THENCE S10°10'19"E, 181.67 FEET; THENCE S41°34'40"E, 220.81 FEET; THENCE S46°04'26"E, 232.00 FEET; THENCE S43°55'34"W, 539.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°02'48", AN ARC DISTANCE OF 47.49 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°31'46", AN ARC DISTANCE OF 89.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°05'54", AN ARC DISTANCE OF 49.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°41'06", AN ARC DISTANCE OF 92.01 FEET TO THE POINT OF TANGENCY; THENCE N50°54'40"W, 381.47 FEET; THENCE N56°59'59"W, 150.82 FEET; THENCE N50°54'40"W, 335.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,148.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°25'01", AN ARC DISTANCE OF 609.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 781.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°08'16", AN ARC DISTANCE OF 29.16 FEET; THENCE ALONG A RADIAL LINE RUN N67°22'05"E, 25.00 FEET; THENCE N48°42'38"E, 216.49 FEET; THENCE N39°21'58"W, 377.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,030.00 FEET AND A CHORD BEARING AND DISTANCE OF S53°35'32"W, 96.83 FEET TO WHICH A RADIAL LINE BEARS S37°46'29"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°44'00", AN ARC DISTANCE OF 96.84 FEET TO THE POINT OF TANGENCY; THENCE S54°57'32"W, 86.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°23'55", AN ARC DISTANCE OF 31.90 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,068.50 FEET AND A CHORD BEARING AND DISTANCE OF N24°49'38"W, 832.75 FEET TO WHICH A RADIAL LINE BEARS S53°33'37"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°13'31", AN ARC DISTANCE OF 838.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 831.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°52'50", AN ARC DISTANCE OF 114.37 FEET; THENCE ALONG A RADIAL LINE RUN N68°54'17"E, 25.00 FEET; THENCE N38°09'22"E, 517.24 FEET; THENCE N86°03'14"E, 219.18 FEET; THENCE N52°02'26"E, 121.02 FEET; THENCE N37°57'34"W, 3.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 182.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°45'13", AN ARC DISTANCE OF 85.22 FEET TO THE POINT OF TANGENCY; THENCE N64°42'47"W, 153.33 FEET; THENCE S25°17'13"W, 110.00 FEET; THENCE N64°42'47"W, 140.00 FEET; THENCE N56°17'18"W, 60.65 FEET; THENCE S42°23'07"W, 295.89 FEET; THENCE S52°24'09"W, 209.55 FEET; THENCE

S47°59'33"W, 25.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 831.50 FEET AND A CHORD BEARING AND DISTANCE OF N46°47'22"W, 138.63 FEET TO WHICH A RADIAL LINE BEARS N47°59'33"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°33'50", AN ARC DISTANCE OF 138.79 FEET TO THE POINT OF TANGENCY; THENCE S38°25'44"W, 43.00 FEET; THENCE S36°16'49"W, 188.95 FEET; THENCE S54°35'03"W, 64.65 FEET; THENCE S37°08'27"W, 39.02 FEET; THENCE S34°51'21"W, 39.18 FEET; THENCE S32°16'32"W, 49.12 FEET; THENCE S29°42'00"W, 39.01 FEET; THENCE S27°07'27"W, 49.14 FEET; THENCE S24°32'53"W, 39.02 FEET; THENCE S22°15'47"W, 39.18 FEET; THENCE S18°30'18"W, 65.41 FEET; THENCE S31°55'14"W, 42.09 FEET; THENCE S44°51'06"W, 45.30 FEET; THENCE S56°32'46"W, 70.31 FEET; THENCE S51°14'40"W, 249.07 FEET; THENCE S47°08'12"W, 66.56 FEET; THENCE S41°05'03"W, 66.55 FEET; THENCE S34°57'20"W, 66.55 FEET; THENCE S28°49'37"W, 66.55 FEET; THENCE S22°41'54"W, 66.55 FEET; THENCE S16°34'10"W, 66.55 FEET; THENCE S10°26'22"W, 66.62 FEET; THENCE S06°43'38"W, 69.14 FEET; THENCE S05°11'15"W, 69.14 FEET; THENCE S03°38'51"W, 69.14 FEET; THENCE S02°06'27"W, 69.14 FEET; THENCE S00°34'03"W, 69.14 FEET; THENCE S00°58'21"E, 69.14 FEET; THENCE S02°30'44"E, 69.14 FEET; THENCE S04°15'15"E, 68.64 FEET; THENCE S07°23'57"E, 68.10 FEET; THENCE S10°52'49"E, 71.31 FEET; THENCE S14°33'21"E, 75.90 FEET; THENCE S18°04'56"E, 76.73 FEET; THENCE S18°48'19"E, 304.12 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,220.00 FEET AND A CHORD BEARING AND DISTANCE OF N61°59'14"E, 362.21 FEET TO WHICH A RADIAL LINE BEARS S19°28'33"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°04'26", AN ARC DISTANCE OF 363.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN N42°32'55"W, 212.25 FEET; THENCE N38°22'15"W, 92.33 FEET; THENCE N12°21'30"W, 118.41 FEET; THENCE N19°23'05"E, 118.42 FEET; THENCE N41°18'46"E, 80.71 FEET; THENCE N24°32'46"E, 48.94 FEET; THENCE N10°26'41"W, 55.50 FEET; THENCE N33°55'03"W, 68.10 FEET; THENCE N28°06'02"W, 83.54 FEET; THENCE N19°45'43"W, 83.54 FEET; THENCE N11°23'58"W, 84.02 FEET; THENCE N05°55'04"E, 113.50 FEET; THENCE N30°21'20"E, 95.67 FEET; THENCE N41°54'54"E, 86.60 FEET; THENCE N52°10'12"E, 86.60 FEET; THENCE N62°25'30"E, 86.60 FEET; THENCE N73°59'07"E, 86.45 FEET; THENCE N78°22'08"E, 214.65 FEET; THENCE S30°40'00"E, 276.33 FEET; THENCE S14°16'42"E, 240.90 FEET; THENCE S37°09'04"E, 178.03 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 630.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°17'53"E, 124.28 FEET TO WHICH A RADIAL LINE BEARS N46°21'45"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°19'17", AN ARC DISTANCE OF 124.48 FEET TO THE POINT OF TANGENCY; THENCE N54°57'32"E, 299.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°39'21", AN ARC DISTANCE OF 30.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,111.50 FEET AND A CHORD BEARING AND DISTANCE OF S36°55'41"E, 238.01 FEET TO WHICH A RADIAL LINE BEARS S56°18'10"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°27'42", AN ARC DISTANCE OF 238.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 738.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°39'53", AN ARC DISTANCE OF 253.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,191.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°25'01", AN ARC DISTANCE OF 632.54 FEET TO THE POINT OF TANGENCY; THENCE S50°54'40"E, 335.23 FEET; THENCE S49°23'01"E, 150.05 FEET; THENCE S50°54'40"E, 201.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE

SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°27'32", AN ARC DISTANCE OF 73.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET; THENCE ALONG A NON-TANGENT LINE RUN S50°54'49"E, 74.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S23°10'11"E, 94.96 FEET TO WHICH A RADIAL LINE BEARS N39°05'20"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°28'58", AN ARC DISTANCE OF 98.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°59'08", AN ARC DISTANCE OF 27.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S39°05'20"W, 21.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,675.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°51'08", AN ARC DISTANCE OF 843.47 FEET; THENCE ALONG A RADIAL LINE RUN N79°45'48"W, 76.28 FEET; THENCE N50°54'40"W, 506.40 FEET; THENCE N29°30'01"E, 124.67 FEET; THENCE N06°48'11"E, 135.12 FEET; THENCE N05°48'28"W, 119.44 FEET; THENCE N13°13'35"E, 6.67 FEET; THENCE N02°04'17"E, 51.69 FEET; THENCE N13°13'35"E, 39.81 FEET; THENCE N04°37'44"E, 27.32 FEET; THENCE N52°53'02"W, 43.39 FEET; THENCE N45°31'12"W, 60.30 FEET; THENCE N18°03'51"W, 119.39 FEET; THENCE N45°26'02"W, 170.58 FEET; THENCE N81°32'04"W, 34.55 FEET; THENCE S45°14'47"W, 119.99 FEET; THENCE S72°20'04"W, 86.28 FEET; THENCE S68°27'01"W, 76.48 FEET; THENCE S47°13'40"W, 67.47 FEET; THENCE S48°10'26"W, 88.32 FEET; THENCE S27°25'05"W, 100.86 FEET; THENCE S37°23'07"E, 160.72 FEET; THENCE S01°25'41"E, 92.93 FEET; THENCE S25°17'17"W, 63.51 FEET; THENCE S57°29'46"W, 79.70 FEET; THENCE S70°19'36"W, 63.60 FEET; THENCE N80°14'16"W, 80.38 FEET; THENCE S70°19'36"W, 372.08 FEET; THENCE N81°54'45"W, 104.02 FEET; THENCE S17°14'09"W, 235.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°24'20", AN ARC DISTANCE OF 44.81 FEET; THENCE ALONG A NON-TANGENT LINE RUN N85°16'00"E, 60.38 FEET; THENCE N81°43'01"E, 848.69 FEET; THENCE S57°31'06"E, 91.01 FEET; THENCE S56°08'03"E, 70.00 FEET; THENCE S50°56'12"E, 86.88 FEET; THENCE S40°32'42"E, 86.81 FEET; THENCE S30°09'26"E, 86.81 FEET; THENCE S19°46'11"E, 86.81 FEET; THENCE S09°22'56"E, 86.81 FEET; THENCE S02°15'43"W, 85.61 FEET; THENCE S05°32'25"W, 717.18 FEET; THENCE S12°40'29"W, 73.90 FEET; THENCE S24°36'20"W, 89.27 FEET; THENCE S36°14'34"W, 79.43 FEET; THENCE S35°08'27"W, 67.62 FEET; THENCE S28°36'47"W, 66.04 FEET; THENCE S21°45'00"W, 66.05 FEET; THENCE S16°27'09"W, 484.36 FEET; THENCE S38°13'07"W, 84.35 FEET; THENCE S60°02'46"W, 381.51 FEET; THENCE S20°59'51"W, 69.90 FEET; THENCE S10°24'19"E, 69.78 FEET; THENCE S22°16'30"E, 78.10 FEET; THENCE S47°55'56"E, 89.28 FEET; THENCE S68°48'02"W, 260.64 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF N31°36'34"W, 99.47 FEET TO WHICH A RADIAL LINE BEARS S25°44'05"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 168°15'03", AN ARC DISTANCE OF 146.83 FEET TO THE POINT OF REVERSE

CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°18'38", AN ARC DISTANCE OF 32.45 FEET; THENCE ALONG A NON-TANGENT LINE RUN N76°27'22"W, 191.56 FEET; THENCE N03°07'53"E, 64.04 FEET; THENCE N01°12'01"W, 72.15 FEET; THENCE N10°24'06"E, 79.53 FEET; THENCE N16°23'49"E, 74.63 FEET; THENCE N27°39'39"E, 69.82 FEET; THENCE N15°14'48"E, 65.66 FEET; THENCE N02°03'55"W, 668.34 FEET; THENCE N07°28'09"W, 248.56 FEET; THENCE N63°10'57"W, 90.63 FEET; THENCE N75°42'31"W, 579.61 FEET; THENCE N17°10'45"W, 395.84 FEET; THENCE N37°27'53"E, 53.03 FEET; THENCE N43°12'38"E, 66.01 FEET; THENCE N66°08'16"E, 51.51 FEET; THENCE N78°09'40"E, 210.35 FEET; THENCE N75°13'42"E, 58.20 FEET; THENCE N70°58'10"E, 58.20 FEET; THENCE N66°39'06"E, 58.20 FEET; THENCE N62°20'01"E, 58.21 FEET; THENCE N57°56'56"E, 86.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF N00°52'38"W, 326.44 FEET TO WHICH A RADIAL LINE BEARS S71°00'35"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°13'35", AN ARC DISTANCE OF 331.94 FEET TO THE POINT OF TANGENCY; THENCE N17°14'09"E, 62.28 FEET; THENCE N72°45'51"W, 110.00 FEET; THENCE N17°14'09"E, 140.00 FEET; THENCE N16°48'28"E, 68.44 FEET; THENCE N11°28'58"E, 65.34 FEET; THENCE N04°51'10"E, 65.34 FEET; THENCE N01°46'39"W, 65.34 FEET; THENCE N08°24'28"W, 65.34 FEET; THENCE N15°02'16"W, 65.34 FEET; THENCE N21°40'05"W, 65.34 FEET; THENCE N28°17'54"W, 65.35 FEET; THENCE N31°37'15"W, 52.04 FEET; THENCE N01°27'29"W, 20.62 FEET; THENCE N58°07'39"E, 99.34 FEET; THENCE N31°52'21"W, 355.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°40'56", AN ARC DISTANCE OF 30.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,280.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'58", AN ARC DISTANCE OF 240.14 FEET TO THE POINT OF TANGENCY; THENCE S71°11'41"W, 21.20 FEET; THENCE S29°05'21"E, 85.12 FEET; THENCE S39°09'54"E, 58.03 FEET; THENCE S30°17'59"E, 89.42 FEET; THENCE S22°00'23"E, 82.16 FEET; THENCE S15°09'50"E, 77.49 FEET; THENCE S13°39'49"E, 210.00 FEET; THENCE S13°49'09"E, 101.52 FEET; THENCE S07°04'10"W, 67.99 FEET; THENCE S22°56'25"W, 62.57 FEET; THENCE S38°48'40"W, 59.03 FEET; THENCE S52°21'13"W, 26.92 FEET; THENCE S56°46'39"W, 83.53 FEET; THENCE S63°56'47"W, 83.40 FEET; THENCE S69°52'32"W, 73.34 FEET; THENCE S68°28'28"W, 68.81 FEET; THENCE S66°28'24"W, 68.81 FEET; THENCE S64°28'21"W, 68.81 FEET; THENCE S62°28'18"W, 68.81 FEET; THENCE S60°28'15"W, 68.81 FEET; THENCE S58°28'12"W, 68.81 FEET; THENCE S60°25'02"W, 90.87 FEET; THENCE S51°24'47"W, 127.69 FEET; THENCE S78°22'10"W, 214.25 FEET; THENCE S89°42'27"W, 377.37 FEET; THENCE N00°17'33"W, 72.53 FEET; THENCE N20°45'41"W, 80.23 FEET; THENCE N26°15'05"W, 90.24 FEET; THENCE N19°06'45"E, 57.65 FEET; THENCE N17°24'04"W, 13.68 FEET; THENCE N24°38'31"W, 53.88 FEET; THENCE N19°00'41"W, 84.86 FEET; THENCE N20°51'43"W, 117.25 FEET; THENCE N08°53'56"W, 109.47 FEET; THENCE N77°33'32"W, 1.07 FEET; THENCE N12°26'28"E, 53.33 FEET; THENCE N41°20'19"E, 101.93 FEET; THENCE N62°57'25"E, 350.00 FEET; THENCE N38°49'58"E, 75.89 FEET; THENCE N00°17'21"W, 80.27 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,530.00 FEET AND A CHORD BEARING AND DISTANCE OF N88°55'10"W, 73.15 FEET TO WHICH A RADIAL LINE BEARS S00°17'21"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°44'22", AN ARC DISTANCE OF 73.15 FEET TO THE POINT OF TANGENCY; THENCE N87°32'59"W, 557.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 370.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°43'43", AN ARC DISTANCE OF 179.06 FEET TO THE POINT OF TANGENCY; THENCE S64°43'18"W, 121.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE

SOUTHEASTERLY AND HAVING A RADIUS OF 720.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'21", AN ARC DISTANCE OF 4.26 FEET TO THE POINT OF TANGENCY; THENCE S25°32'17"E, 10.09 FEET; THENCE S36°22'33"E, 73.53 FEET; THENCE S06°00'29"E, 249.08 FEET; THENCE S05°25'21"E, 58.52 FEET; THENCE S00°01'47"W, 153.83 FEET; THENCE S02°30'53"W, 123.36 FEET; THENCE S22°02'57"W, 182.10 FEET; THENCE S61°39'13"W, 224.97 FEET; THENCE S34°03'10"W, 66.18 FEET; THENCE S76°37'49"W, 54.98 FEET; THENCE S26°22'23"E, 1.03 FEET; THENCE S76°37'49"W, 64.34 FEET; THENCE N85°24'30"W, 97.02 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 880.00 FEET AND A CHORD BEARING AND DISTANCE OF S14°48'58"W, 187.03 FEET TO WHICH A RADIAL LINE BEARS S81°17'03"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°12'02", AN ARC DISTANCE OF 187.39 FEET TO THE POINT OF TANGENCY; THENCE S20°54'59"W, 134.90 FEET; THENCE S53°24'45"E, 139.30 FEET; THENCE S19°08'17"E, 77.61 FEET; THENCE S22°05'45"E, 65.29 FEET; THENCE S43°20'19"E, 58.82 FEET; THENCE S50°54'56"E, 73.47 FEET; THENCE S45°58'13"E, 77.35 FEET; THENCE S41°14'15"E, 278.68 FEET; THENCE S26°40'26"E, 77.53 FEET; THENCE S02°34'32"W, 64.73 FEET; THENCE S25°40'41"W, 89.23 FEET; THENCE S48°45'45"W, 190.83 FEET; THENCE S76°36'53"W, 93.30 FEET; THENCE N80°30'39"W, 62.94 FEET; THENCE N57°40'31"W, 80.41 FEET; THENCE N44°18'22"W, 467.21 FEET; THENCE N27°49'14"W, 164.17 FEET; THENCE N34°53'59"W, 60.04 FEET; THENCE N55°06'01"E, 42.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°11'02", AN ARC DISTANCE OF 280.41 FEET TO THE POINT OF TANGENCY; THENCE N20°54'59"E, 272.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 820.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°19'29", AN ARC DISTANCE OF 233.63 FEET TO THE POINT OF TANGENCY; THENCE N04°35'30"E, 176.85 FEET; THENCE N85°24'30"W, 135.00 FEET; THENCE N73°50'39"W, 97.94 FEET; THENCE N50°20'55"W, 212.58 FEET; THENCE N38°49'31"W, 75.49 FEET; THENCE N24°38'48"W, 176.96 FEET; THENCE N15°01'24"W, 50.49 FEET; THENCE N05°30'35"W, 146.17 FEET; THENCE N05°17'12"E, 225.98 FEET; THENCE N08°57'03"E, 147.79 FEET; THENCE N12°23'15"W, 80.32 FEET; THENCE S88°31'32"E, 561.76 FEET; THENCE S79°33'47"E, 83.93 FEET; THENCE S71°41'08"E, 83.81 FEET; THENCE S58°22'38"E, 167.03 FEET; THENCE S45°35'09"E, 124.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 780.00 FEET AND A CHORD BEARING AND DISTANCE OF N64°01'09"E, 19.12 FEET TO WHICH A RADIAL LINE BEARS N26°40'59"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°24'17", AN ARC DISTANCE OF 19.12 FEET TO THE POINT OF TANGENCY; THENCE N64°43'18"E, 121.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 430.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°43'43", AN ARC DISTANCE OF 208.10 FEET TO THE POINT OF TANGENCY; THENCE S87°32'59"E, 402.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF TANGENCY; THENCE N02°27'01"E, 23.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,025.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°56'07", AN ARC DISTANCE OF 159.85 FEET; THENCE ALONG A NON-TANGENT LINE RUN N60°02'38"W, 240.97 FEET; THENCE N63°56'34"W, 50.68 FEET; THENCE S87°31'27"W, 420.00 FEET; THENCE N86°59'23"W, 95.97 FEET; THENCE N70°43'21"W, 323.94 FEET; THENCE N81°51'05"W, 51.24 FEET; THENCE S87°31'27"W, 722.62 FEET; THENCE N14°23'41"W, 71.26 FEET; THENCE N04°14'19"W, 156.74

FEET; THENCE N00°19'00"W, 39.50 FEET; THENCE N12°59'30"E, 63.33 FEET; THENCE N25°52'54"E, 52.46 FEET; THENCE N38°46'18"E, 63.67 FEET; THENCE N51°39'38"E, 47.83 FEET; THENCE N64°32'59"E, 79.05 FEET; THENCE N86°36'27"E, 371.82 FEET; THENCE N70°30'04"E, 64.93 FEET; THENCE N55°40'41"E, 87.70 FEET; THENCE N36°44'29"E, 65.65 FEET; THENCE N25°21'22"E, 66.45 FEET; THENCE N11°45'52"E, 62.52 FEET; THENCE N01°12'34"W, 64.16 FEET; THENCE N05°10'10"W, 82.56 FEET; THENCE N13°04'40"E, 98.21 FEET; THENCE N29°06'29"E, 97.72 FEET; THENCE N46°48'47"E, 97.72 FEET; THENCE N64°31'04"E, 97.72 FEET; THENCE N81°31'28"E, 92.21 FEET; THENCE N87°31'27"E, 700.00 FEET; THENCE N86°15'15"E, 66.62 FEET; THENCE N74°48'14"E, 62.40 FEET; THENCE N61°24'31"E, 62.40 FEET; THENCE N48°00'42"E, 62.41 FEET; THENCE N36°56'31"E, 65.78 FEET; THENCE N30°42'43"E, 66.57 FEET; THENCE N24°34'54"E, 66.57 FEET; THENCE N20°21'01"E, 72.86 FEET; THENCE N24°26'38"E, 78.14 FEET; THENCE N29°32'53"E, 78.15 FEET; THENCE N34°17'16"E, 66.99 FEET; THENCE N38°39'46"E, 66.99 FEET; THENCE N41°57'19"E, 33.85 FEET; THENCE N31°48'39"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,400.00 FEET AND A CHORD BEARING AND DISTANCE OF N47°00'43"E, 542.77 FEET TO WHICH A RADIAL LINE BEARS S31°48'39"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°21'17", AN ARC DISTANCE OF 546.23 FEET TO THE POINT OF TANGENCY; THENCE N35°50'04"E, 346.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°15'48", AN ARC DISTANCE OF 13.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°12'24", AN ARC DISTANCE OF 87.60 FEET TO THE POINT OF TANGENCY; THENCE S53°43'11"E, 210.94 FEET; THENCE N36°16'49"E, 120.00 FEET; THENCE N07°21'31"E, 141.52 FEET; THENCE N58°44'42"E, 141.50 FEET; THENCE S72°29'17"E, 119.86 FEET; THENCE N42°23'07"E, 156.33 FEET; THENCE N71°50'22"E, 130.73 FEET; THENCE S78°30'05"E, 103.20 FEET; THENCE S64°42'47"E, 372.27 FEET; THENCE N69°45'53"E, 48.12 FEET; THENCE N18°14'48"E, 81.35 FEET; THENCE N43°56'55"E, 59.17 FEET; THENCE N69°39'01"E, 85.47 FEET; THENCE S84°38'52"E, 59.17 FEET; THENCE S58°56'46"E, 85.47 FEET; THENCE S33°14'39"E, 59.17 FEET; THENCE S07°32'32"E, 118.30 FEET; THENCE S44°26'50"W, 104.09 FEET; THENCE S52°47'03"W, 67.64 FEET; THENCE S25°17'13"W, 65.20 FEET; THENCE S64°42'47"E, 174.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 217.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°45'13", AN ARC DISTANCE OF 101.56 FEET TO THE POINT OF TANGENCY; THENCE S37°57'34"E, 5.58 FEET; THENCE N52°02'26"E, 329.93 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF N07°44'38"W, 173.37 FEET TO WHICH A RADIAL LINE BEARS S63°52'57"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°44'50", AN ARC DISTANCE OF 176.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 467.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°26'47", AN ARC DISTANCE OF 321.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°22'00", AN ARC DISTANCE OF 192.20 FEET TO THE POINT OF TANGENCY; THENCE N00°33'00"E, 29.62 FEET; THENCE N89°43'47"W, 1,113.42 FEET; THENCE N36°57'12"W, 133.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY,

HAVING A RADIUS OF 2,823.00 FEET AND A CHORD BEARING AND DISTANCE OF N66°15'48"E, 1,290.88 FEET TO WHICH A RADIAL LINE BEARS N36°57'12"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°26'01", AN ARC DISTANCE OF 1,302.40 FEET TO THE POINT OF TANGENCY; THENCE N79°28'48"E, 195.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 3,850.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'22", AN ARC DISTANCE OF 514.46 FEET; THENCE ALONG A RADIAL LINE RUN S18°10'34"E, 169.34 FEET; THENCE S20°46'30"E, 88.91 FEET; THENCE S18°25'14"E, 70.00 FEET; THENCE S02°06'38"W, 134.36 FEET; THENCE S49°52'38"W, 141.47 FEET; THENCE S74°34'25"W, 71.51 FEET; THENCE S75°30'47"W, 71.51 FEET; THENCE S76°27'10"W, 71.51 FEET; THENCE S77°23'32"W, 71.51 FEET; THENCE S78°19'55"W, 71.51 FEET; THENCE S79°16'18"W, 71.51 FEET; THENCE N89°27'00"W, 92.08 FEET; THENCE S00°33'00"W, 163.67 FEET; THENCE N89°33'46"W, 110.00 FEET; THENCE S00°33'00"W, 29.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°22'00", AN ARC DISTANCE OF 166.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 517.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°30'58", AN ARC DISTANCE OF 121.96 FEET; THENCE ALONG A NON-TANGENT LINE RUN N77°10'06"E, 96.90 FEET; THENCE S89°51'45"E, 173.91 FEET; THENCE N72°59'49"E, 80.34 FEET; THENCE N00°08'15"E, 123.88 FEET; THENCE S89°27'00"E, 985.68 FEET; THENCE N03°57'33"E, 90.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°09'57", AN ARC DISTANCE OF 168.04 FEET; THENCE N22°07'30"E, 86.23 FEET; THENCE N67°52'30"W, 339.61 FEET; THENCE N38°12'07"W, 138.57 FEET; THENCE N22°07'30"E, 128.07 FEET; THENCE N02°36'40"E, 112.74 FEET; THENCE N15°37'48"W, 70.00 FEET; THENCE N08°42'16"W, 94.12 FEET; THENCE N12°32'05"E, 116.01 FEET; THENCE N25°55'27"W, 64.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,850.00 FEET AND A CHORD BEARING AND DISTANCE OF N60°45'03"E, 446.60 FEET TO WHICH A RADIAL LINE BEARS S25°55'27"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°39'00", AN ARC DISTANCE OF 446.85 FEET TO THE POINT OF TANGENCY; THENCE N57°25'33"E, 130.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,850.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°08'48", AN ARC DISTANCE OF 1,051.88 FEET TO THE POINT OF TANGENCY; THENCE N78°34'22"E, 168.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'06", AN ARC DISTANCE OF 84.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°00'16", AN ARC DISTANCE OF 10.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S11°25'38"E, 229.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,096.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°21'21", AN ARC DISTANCE OF 485.03 FEET TO THE POINT OF TANGENCY; THENCE S13°55'42"W, 204.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,196.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID

CURVE THROUGH A CENTRAL ANGLE OF 23°07'45", AN ARC DISTANCE OF 482.80 FEET TO THE POINT OF TANGENCY; THENCE S09°12'03"E, 221.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,750.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°10'19", AN ARC DISTANCE OF 35.79 FEET; THENCE ALONG A RADIAL LINE RUN S81°58'16"W, 15.00 FEET; THENCE N89°27'00"W, 726.63 FEET; THENCE N00°32'29"E, 214.99 FEET; THENCE N82°39'38"W, 90.62 FEET; THENCE N37°05'53"W, 125.16 FEET; THENCE N29°43'53"W, 60.72 FEET; THENCE N43°47'54"W, 61.91 FEET; THENCE N82°51'08"W, 14.47 FEET; THENCE N82°51'35"W, 70.32 FEET; THENCE S87°42'34"W, 72.45 FEET; THENCE N12°38'30"E, 38.26 FEET; THENCE N67°52'30"W, 91.96 FEET; THENCE S22°07'30"W, 426.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°09'57", AN ARC DISTANCE OF 149.01 FEET TO THE POINT OF TANGENCY; THENCE S03°57'33"W, 104.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 555.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°18'33", AN ARC DISTANCE OF 526.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'16", AN ARC DISTANCE OF 5.44 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°42'54", AN ARC DISTANCE OF 32.36 FEET TO THE POINT OF TANGENCY; THENCE S34°46'03"E, 72.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'48", AN ARC DISTANCE OF 145.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN N25°10'57"E, 449.15 FEET; THENCE N72°25'02"E, 195.99 FEET; THENCE S64°49'03"E, 83.35 FEET; THENCE S48°52'20"E, 72.80 FEET; THENCE S64°52'35"E, 69.32 FEET; THENCE N86°39'04"E, 40.12 FEET; THENCE N55°00'26"E, 134.76 FEET; THENCE N89°54'59"E, 152.21 FEET; THENCE S77°43'47"E, 110.24 FEET; THENCE S47°17'30"E, 208.81 FEET; THENCE S32°28'40"W, 73.88 FEET; THENCE S20°25'28"W, 119.42 FEET; THENCE S13°18'50"E, 73.74 FEET; THENCE S69°37'49"E, 87.06 FEET; THENCE S61°53'26"E, 307.29 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,750.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°23'41"W, 114.69 FEET TO WHICH A RADIAL LINE BEARS S67°29'00"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°45'21", AN ARC DISTANCE OF 114.72 FEET TO THE POINT OF TANGENCY; THENCE S26°16'21"W, 1,356.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,950.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°51'12", AN ARC DISTANCE OF 249.89 FEET; THENCE ALONG A RADIAL LINE RUN N58°52'26"W, 15.00 FEET; THENCE N86°19'51"W, 252.33 FEET; THENCE S61°26'27"W, 59.63 FEET; THENCE S52°02'14"W, 190.98 FEET; THENCE S83°10'20"W, 53.78 FEET; THENCE S78°51'08"W, 101.14 FEET; THENCE S85°43'14"W, 112.35 FEET; THENCE N64°06'39"W, 124.97 FEET; THENCE N39°38'20"W, 559.53 FEET; THENCE N38°08'22"W, 82.95 FEET; THENCE N15°38'53"W, 118.41 FEET; THENCE N16°05'37"E, 118.41 FEET; THENCE N43°53'03"E, 98.08 FEET; THENCE N50°19'40"E, 68.94 FEET; THENCE N29°01'37"E, 65.34 FEET; THENCE N60°58'23"W, 36.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 825.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'12", AN ARC DISTANCE OF 75.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN S49°39'30"W, 226.83

FEET; THENCE S45°13'29"W, 67.82 FEET; THENCE S40°47'35"W, 67.84 FEET; THENCE S38°09'22"W, 179.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE WEST LINE THEREOF RUN N00°12'36"E, 1255.77 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°47'24"E, 744.27 FEET TO THE POINT OF BEGINNING; THENCE N39°15'53"E, 110.00 FEET; THENCE N47°51'28"W, 66.77 FEET; THENCE N42°06'10"W, 69.01 FEET; THENCE N37°57'34"W, 217.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,530.00 FEET AND A CHORD BEARING AND DISTANCE OF N42°56'35"E, 444.57 FEET TO WHICH A RADIAL LINE BEARS S38°42'11"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°42'27", AN ARC DISTANCE OF 446.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°55'41", AN ARC DISTANCE OF 303.52 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°42'54", AN ARC DISTANCE OF 32.36 FEET; THENCE S34°46'03"E, 72.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°10'10", AN ARC DISTANCE OF 171.86 FEET; THENCE ALONG A NON-TANGENT LINE RUN S25°10'57"W, 96.19 FEET; THENCE S05°29'30"W, 294.01 FEET; THENCE S11°12'03"W, 90.13 FEET; THENCE S50°09'20"W, 72.80 FEET; THENCE S35°34'41"W, 83.79 FEET; THENCE S50°45'26"W, 176.91 FEET; THENCE S29°01'37"W, 135.07 FEET; THENCE N60°58'23"W, 42.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 775.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°14'16", AN ARC DISTANCE OF 138.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE WEST LINE THEREOF RUN N00°12'36"E, 1973.96 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°47'24"E, 298.94 FEET TO THE POINT OF BEGINNING; THENCE N52°20'49"E, 101.67 FEET; THENCE N04°44'34"W, 113.96 FEET; THENCE N24°27'06"E, 101.13 FEET; THENCE S67°15'29"E, 91.82 FEET; THENCE S66°36'18"E, 220.32 FEET; THENCE S36°15'29"E, 68.43 FEET; THENCE S18°33'58"E, 141.56 FEET; THENCE S53°04'15"E, 20.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,470.00 FEET AND A CHORD BEARING AND DISTANCE OF S40°16'17"W, 171.40 FEET TO WHICH A RADIAL LINE BEARS S53°04'15"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°41'03", AN ARC DISTANCE OF 171.49 FEET; THENCE ALONG A NON-TANGENT LINE RUN N45°59'49"W, 92.74 FEET; THENCE N77°25'01"W, 125.62 FEET; THENCE S79°50'54"W, 75.68 FEET; THENCE N71°50'59"W, 54.18 FEET; THENCE N41°11'42"W, 54.10 FEET; THENCE N37°39'11"W, 64.87 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 15; THENCE ALONG THE EAST LINE THEREOF RUN S00°13'06"W, 1188.46 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°46'54"W, 4009.75 FEET TO THE POINT OF BEGINNING; THENCE S41°09'05"E, 86.54 FEET; THENCE S10°44'49"W, 76.87 FEET; THENCE S12°32'18"E, 190.31 FEET; THENCE S18°25'22"W, 82.25 FEET; THENCE S47°11'55"W, 34.82 FEET; THENCE S53°04'00"W, 168.99 FEET; THENCE S88°13'15"W, 42.86 FEET; THENCE N85°24'30"W, 10.00 FEET; THENCE N04°35'30"E, 154.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 720.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°28'09", AN ARC DISTANCE OF 408.02 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 11, 12, 13, 14, 23 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS S89°27'00"E, 5370.67 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN N89°27'00"W, 1918.66 FEET; THENCE DEPARTING SAID LINE RUN N00°33'00"E, 135.00 FEET TO THE POINT OF BEGINNING; THENCE N01°50'38"W, 566.52 FEET; THENCE N14°18'41"E, 60.19 FEET; THENCE N30°10'56"E, 61.74 FEET; THENCE N46°03'11"E, 58.92 FEET; THENCE N61°55'26"E, 61.74 FEET; THENCE N77°47'41"E, 58.97 FEET; THENCE S85°25'09"E, 100.99 FEET; THENCE S01°03'57"W, 110.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,682.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°19'53"E, 150.06 FEET TO WHICH A RADIAL LINE BEARS S04°16'17"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'20", AN ARC DISTANCE OF 150.08 FEET; THENCE ALONG A RADIAL LINE RUN N01°03'57"E, 108.14 FEET; THENCE S86°37'26"E, 109.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 967.50 FEET AND A CHORD BEARING AND DISTANCE OF N04°24'16"E, 193.65 FEET TO WHICH A RADIAL LINE BEARS S88°39'38"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°29'15", AN ARC DISTANCE OF 193.98 FEET; THENCE ALONG A RADIAL LINE RUN N79°51'07"W, 131.55 FEET; THENCE N15°48'25"E, 88.01 FEET; THENCE N71°37'43"W, 66.00 FEET; THENCE N18°22'17"E, 95.00 FEET; THENCE N71°37'43"W, 91.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 482.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°51'12", AN ARC DISTANCE OF 74.56 FEET; THENCE ALONG A RADIAL LINE RUN S09°31'05"W, 121.88 FEET; THENCE S88°00'19"W, 277.84 FEET; THENCE S88°43'18"W, 145.00 FEET; THENCE N01°16'42"W, 371.55 FEET; THENCE N38°30'16"E, 161.72 FEET; THENCE N88°00'19"E, 196.07 FEET; THENCE N82°38'43"E, 107.80 FEET; THENCE N11°32'08"E, 203.62 FEET; THENCE N07°51'30"E, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,033.00 FEET AND A CHORD BEARING AND DISTANCE OF S74°12'44"E, 560.92 FEET TO WHICH A RADIAL LINE BEARS N07°51'30"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°51'32", AN ARC DISTANCE OF 562.71 FEET TO

THE POINT OF TANGENCY; THENCE S66°16'58"E, 1,240.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°17'44", AN ARC DISTANCE OF 941.70 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°20'18", AN ARC DISTANCE OF 80.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°29'22", AN ARC DISTANCE OF 213.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°20'18", AN ARC DISTANCE OF 80.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°14'36", AN ARC DISTANCE OF 418.57 FEET TO THE POINT OF TANGENCY; THENCE N68°21'57"E, 702.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 900.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°41'44", AN ARC DISTANCE OF 136.59 FEET TO THE POINT OF TANGENCY; THENCE N77°03'41"E, 150.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 812.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'24", AN ARC DISTANCE OF 42.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,931.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°08'16", AN ARC DISTANCE OF 352.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 148.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°27'18", AN ARC DISTANCE OF 210.41 FEET; THENCE ALONG A NON-TANGENT LINE RUN S20°03'47"E, 189.52 FEET; THENCE S10°45'06"E, 425.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°36'38", AN ARC DISTANCE OF 273.18 FEET TO THE POINT OF TANGENCY; THENCE S02°51'31"W, 645.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°27'15", AN ARC DISTANCE OF 64.90 FEET; THENCE ALONG A RADIAL LINE RUN N50°41'14"W, 31.13 FEET; THENCE N88°54'07"W, 2,174.29 FEET; THENCE S01°05'53"W, 197.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 513.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'52", AN ARC DISTANCE OF 220.83 FEET TO THE POINT OF TANGENCY; THENCE S25°45'45"W, 194.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,822.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°00'47", AN ARC DISTANCE OF 445.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,013.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°02'24", AN ARC DISTANCE OF 371.99 FEET; THENCE ALONG A RADIAL LINE RUN S57°12'38"E, 42.00 FEET; THENCE S49°18'39"E, 146.14 FEET; THENCE S58°23'56"E, 66.38 FEET; THENCE S61°27'00"E, 66.37 FEET; THENCE S71°06'41"E, 135.60 FEET; THENCE S51°07'01"E, 36.57 FEET; THENCE N42°35'53"E, 75.69 FEET; THENCE N36°21'06"E, 65.37 FEET; THENCE N29°02'18"E, 65.37 FEET; THENCE N21°43'30"E, 65.37 FEET; THENCE N14°24'42"E, 65.37 FEET; THENCE N13°44'36"W, 57.56 FEET; THENCE N07°57'48"W,

88.30 FEET; THENCE N03°06'42"E, 88.29 FEET; THENCE N14°11'12"E, 88.29 FEET; THENCE N25°15'41"E, 88.29 FEET; THENCE N36°20'11"E, 88.29 FEET; THENCE N42°35'44"E, 69.09 FEET; THENCE N34°31'05"E, 59.60 FEET; THENCE N13°48'24"E, 312.74 FEET; THENCE N26°16'36"E, 30.80 FEET; THENCE N37°48'27"E, 59.13 FEET; THENCE N53°40'42"E, 61.74 FEET; THENCE N69°32'57"E, 59.11 FEET; THENCE N83°09'22"E, 30.72 FEET; THENCE S88°54'07"E, 876.48 FEET; THENCE S56°27'57"E, 91.17 FEET; THENCE S40°52'17"E, 61.74 FEET; THENCE S25°00'02"E, 58.92 FEET; THENCE S09°07'47"E, 65.02 FEET; THENCE S08°28'42"W, 134.95 FEET; THENCE S14°34'39"W, 87.59 FEET; THENCE S25°40'17"W, 87.57 FEET; THENCE S36°46'37"W, 87.57 FEET; THENCE S36°04'13"W, 61.84 FEET; THENCE S20°45'50"W, 60.97 FEET; THENCE S06°44'37"W, 702.82 FEET; THENCE S17°40'45"W, 92.20 FEET; THENCE S31°15'25"W, 92.06 FEET; THENCE S45°13'45"W, 91.62 FEET; THENCE S51°59'08"W, 280.00 FEET; THENCE S52°33'54"W, 75.58 FEET; THENCE S58°07'52"W, 424.38 FEET; THENCE S56°41'12"W, 67.99 FEET; THENCE S52°19'19"W, 67.51 FEET; THENCE S47°53'15"W, 67.51 FEET; THENCE S43°27'11"W, 67.51 FEET; THENCE S39°01'07"W, 67.51 FEET; THENCE S34°36'35"W, 67.51 FEET; THENCE S31°53'24"W, 419.73 FEET; THENCE S31°34'46"W, 62.25 FEET; THENCE S07°57'44"W, 389.88 FEET; THENCE N82°02'16"W, 267.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°24'12", AN ARC DISTANCE OF 86.59 FEET; THENCE ALONG A NON-TANGENT LINE RUN S29°47'41"W, 489.95 FEET; THENCE S05°21'52"W, 55.63 FEET; THENCE S12°20'59"E, 417.06 FEET; THENCE S07°12'36"E, 102.09 FEET; THENCE S10°51'58"E, 65.63 FEET; THENCE S05°42'12"W, 30.87 FEET; THENCE S21°34'27"W, 58.92 FEET; THENCE S37°26'42"W, 61.74 FEET; THENCE S53°18'57"W, 59.11 FEET; THENCE S62°10'11"W, 30.92 FEET; THENCE S77°03'02"W, 259.22 FEET; THENCE S07°59'49"W, 282.97 FEET; THENCE S08°46'12"W, 73.71 FEET; THENCE S12°05'44"W, 75.70 FEET; THENCE S16°06'12"W, 267.72 FEET; THENCE S38°49'18"W, 150.70 FEET; THENCE S28°28'13"W, 402.50 FEET; THENCE S30°38'41"W, 73.82 FEET; THENCE S33°22'45"W, 74.55 FEET; THENCE S31°08'18"W, 161.52 FEET; THENCE S69°29'10"W, 149.39 FEET; THENCE S07°07'49"E, 57.99 FEET; THENCE S21°55'47"E, 345.99 FEET; THENCE S68°04'13"W, 120.00 FEET; THENCE S21°55'47"E, 76.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°14'55", AN ARC DISTANCE OF 83.44 FEET; THENCE ALONG A RADIAL LINE RUN N56°49'18"E, 35.88 FEET; THENCE S89°40'32"E, 60.13 FEET; THENCE N40°01'41"E, 55.91 FEET; THENCE N53°36'13"E, 79.41 FEET; THENCE N61°15'56"E, 87.77 FEET; THENCE S57°52'22"E, 49.32 FEET; THENCE S81°11'18"E, 83.52 FEET; THENCE S75°33'13"E, 376.07 FEET; THENCE S65°05'23"E, 255.20 FEET; THENCE S68°44'45"E, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,750.00 FEET AND A CHORD BEARING AND DISTANCE OF S08°08'13"W, 794.30 FEET TO WHICH A RADIAL LINE BEARS N68°44'45"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°14'03", AN ARC DISTANCE OF 801.28 FEET TO THE POINT OF TANGENCY; THENCE S04°58'48"E, 162.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°08'22", AN ARC DISTANCE OF 30.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°42'33", AN ARC DISTANCE OF 100.96 FEET TO THE POINT OF TANGENCY; THENCE S85°05'32"W, 48.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,762.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID

CURVE THROUGH A CENTRAL ANGLE OF 22°36'11", AN ARC DISTANCE OF 695.11 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,187.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°49'42", AN ARC DISTANCE OF 1,135.88 FEET TO THE POINT OF TANGENCY; THENCE N17°28'35"W, 1,025.81 FEET TO A POINT OF CUSP OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S62°28'35"E, 28.28 FEET TO WHICH A RADIAL LINE BEARS S72°31'25"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF TANGENCY; THENCE N72°31'25"E, 210.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 987.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'08", AN ARC DISTANCE OF 251.26 FEET; THENCE ALONG A RADIAL LINE RUN N32°03'43"W, 42.00 FEET; THENCE N17°28'35"W, 461.75 FEET; THENCE N29°28'46"E, 592.22 FEET; THENCE N25°13'27"E, 75.78 FEET; THENCE N01°23'54"W, 516.58 FEET; THENCE N47°33'16"E, 151.18 FEET; THENCE N75°09'50"E, 52.64 FEET; THENCE N83°46'50"E, 70.67 FEET; THENCE N85°00'11"E, 141.79 FEET; THENCE N64°38'24"E, 96.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,555.00 FEET AND A CHORD BEARING AND DISTANCE OF N04°38'34"E, 95.84 FEET TO WHICH A RADIAL LINE BEARS N86°25'55"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°08'58", AN ARC DISTANCE OF 95.85 FEET TO THE POINT OF TANGENCY; THENCE N74°26'42"W, 216.58 FEET; THENCE N10°23'26"W, 685.16 FEET; THENCE N85°59'38"W, 151.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°23'22", AN ARC DISTANCE OF 14.61 FEET; THENCE ALONG A NON-TANGENT LINE RUN S06°40'59"W, 561.91 FEET; THENCE S08°53'15"W, 74.61 FEET; THENCE S14°12'55"W, 76.68 FEET; THENCE S18°01'33"W, 76.43 FEET; THENCE S21°25'07"W, 72.85 FEET; THENCE S11°02'30"W, 626.19 FEET; THENCE S29°07'34"W, 149.64 FEET; THENCE S69°56'02"W, 116.53 FEET; THENCE S20°03'58"E, 23.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°28'54", AN ARC DISTANCE OF 80.82 FEET TO THE POINT OF TANGENCY; THENCE S23°24'56"W, 23.66 FEET; THENCE N66°35'04"W, 142.91 FEET; THENCE N14°30'11"W, 43.35 FEET; THENCE N20°00'10"W, 486.43 FEET; THENCE N28°38'09"W, 61.59 FEET; THENCE N48°54'14"W, 61.54 FEET; THENCE N57°15'13"W, 208.37 FEET; THENCE N60°42'34"W, 65.29 FEET; THENCE N70°32'54"W, 64.40 FEET; THENCE N80°22'36"W, 65.70 FEET; THENCE N79°24'46"W, 81.90 FEET; THENCE N71°55'45"W, 81.90 FEET; THENCE N65°18'36"W, 76.47 FEET; THENCE N64°08'01"W, 592.27 FEET; THENCE N55°10'18"W, 46.43 FEET; THENCE N39°18'03"W, 61.74 FEET; THENCE N23°25'48"W, 58.94 FEET; THENCE N07°30'26"W, 62.10 FEET; THENCE N08°24'57"E, 58.94 FEET; THENCE N24°17'12"E, 61.74 FEET; THENCE N40°09'27"E, 59.04 FEET; THENCE N56°26'27"E, 30.95 FEET; THENCE N58°03'25"E, 72.94 FEET; THENCE N53°48'07"E, 67.20 FEET; THENCE N48°48'58"E, 67.20 FEET; THENCE N43°49'44"E, 137.90 FEET; THENCE N64°19'42"E, 67.01 FEET; THENCE N80°11'57"E, 58.78 FEET; THENCE S84°24'36"E, 30.39 FEET; THENCE S86°39'31"E, 67.36 FEET; THENCE N88°37'48"E, 67.37 FEET; THENCE N83°56'10"E, 67.37 FEET; THENCE N79°14'32"E, 67.37 FEET; THENCE N74°32'53"E, 67.37 FEET; THENCE N69°51'15"E, 67.37 FEET; THENCE N65°09'37"E, 67.37 FEET; THENCE N64°34'09"E, 66.77 FEET; THENCE N35°39'47"E, 128.66 FEET; THENCE N14°52'37"E, 47.69 FEET; THENCE N10°05'56"W, 168.55 FEET; THENCE N56°45'25"W, 210.00 FEET; THENCE N32°55'57"E, 133.63 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 106.50 FEET AND A CHORD BEARING AND DISTANCE OF N01°59'58"W, 59.27 FEET TO WHICH A RADIAL LINE BEARS S71°50'36"W; THENCE NORTHERLY ALONG THE ARC OF SAID

CURVE, THROUGH A CENTRAL ANGLE OF 32°18'53", AN ARC DISTANCE OF 60.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 282.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°55'57", AN ARC DISTANCE OF 256.06 FEET; THENCE ALONG A RADIAL LINE RUN S52°13'32"W, 110.00 FEET; THENCE N47°37'41"W, 59.04 FEET; THENCE N67°20'55"W, 61.48 FEET; THENCE N81°58'58"W, 414.72 FEET; THENCE N71°04'06"W, 90.62 FEET; THENCE N63°43'39"W, 363.37 FEET; THENCE N26°16'21"E, 824.70 FEET; THENCE S63°43'39"E, 362.22 FEET; THENCE S59°12'07"E, 78.94 FEET; THENCE S52°55'24"E, 78.94 FEET; THENCE S47°28'07"E, 78.94 FEET; THENCE S42°00'50"E, 78.94 FEET; THENCE S36°33'36"E, 78.92 FEET; THENCE S31°12'30"E, 90.87 FEET; THENCE S15°09'35"E, 59.34 FEET; THENCE S16°48'30"E, 67.82 FEET; THENCE S26°16'21"W, 172.06 FEET; THENCE S57°20'16"E, 68.77 FEET; THENCE S48°45'20"E, 63.33 FEET; THENCE S40°49'15"W, 110.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 317.50 FEET AND A CHORD BEARING AND DISTANCE OF S22°58'04"E, 217.85 FEET TO WHICH A RADIAL LINE BEARS N46°58'06"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°07'40", AN ARC DISTANCE OF 222.36 FEET; THENCE ALONG A NON-TANGENT LINE RUN S52°07'52"E, 141.68 FEET; THENCE S57°04'03"E, 70.00 FEET; THENCE S62°19'06"E, 56.72 FEET; THENCE S75°47'18"E, 551.82 FEET; THENCE S10°05'56"E, 476.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,100.00 FEET AND A CHORD BEARING AND DISTANCE OF S82°57'54"E, 221.93 FEET TO WHICH A RADIAL LINE BEARS S10°03'51"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°03'29", AN ARC DISTANCE OF 222.04 FEET TO THE POINT OF TANGENCY; THENCE S85°59'38"E, 138.25 FEET; THENCE N10°23'26"W, 483.94 FEET; THENCE N39°41'03"E, 100.44 FEET; THENCE N81°11'29"E, 163.93 FEET; THENCE S78°45'29"E, 131.11 FEET; THENCE S63°59'03"E, 42.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 521.50 FEET AND A CHORD BEARING AND DISTANCE OF N28°14'49"E, 40.60 FEET TO WHICH A RADIAL LINE BEARS N63°59'03"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'43", AN ARC DISTANCE OF 40.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,243.69 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'12", AN ARC DISTANCE OF 456.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 521.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°57'37", AN ARC DISTANCE OF 227.19 FEET TO THE POINT OF TANGENCY; THENCE N43°46'06"E, 184.29 FEET; THENCE N46°13'54"W, 25.00 FEET; THENCE N88°02'51"W, 463.39 FEET; THENCE N01°57'09"E, 744.11 FEET; THENCE N06°51'05"E, 70.26 FEET; THENCE N01°57'09"E, 208.91 FEET; THENCE N90°00'00"W, 186.91 FEET; THENCE S00°40'58"W, 86.91 FEET; THENCE S20°19'36"W, 509.64 FEET; THENCE S44°14'14"W, 77.15 FEET; THENCE S60°06'29"W, 58.92 FEET; THENCE S75°58'44"W, 30.87 FEET; THENCE N14°01'16"W, 109.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 106.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°23'21"W, 42.14 FEET TO WHICH A RADIAL LINE BEARS S14°01'16"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°49'14", AN ARC DISTANCE OF 42.42 FEET TO THE POINT OF TANGENCY; THENCE N81°12'02"W, 83.31 FEET; THENCE S08°47'58"W, 110.00 FEET; THENCE N81°12'02"W, 148.74 FEET; THENCE S02°51'26"W, 93.72 FEET; THENCE S10°30'25"W, 55.11 FEET; THENCE S24°34'05"W, 62.39 FEET; THENCE S41°35'10"W, 87.68 FEET; THENCE N85°26'04"W, 151.76 FEET; THENCE N75°13'43"W, 54.21 FEET; THENCE N73°53'56"W, 44.50 FEET; THENCE N57°59'09"W, 62.00 FEET; THENCE N42°06'54"W, 82.71 FEET; THENCE N06°37'12"W, 224.63 FEET; THENCE N08°56'20"W, 68.70 FEET; THENCE N11°15'29"W, 68.70 FEET; THENCE

N13°34'38"W, 68.70 FEET; THENCE N15°53'46"W, 68.70 FEET; THENCE N18°12'55"W, 68.70 FEET; THENCE N20°32'03"W, 112.41 FEET; THENCE N73°58'59"W, 47.75 FEET; THENCE N49°19'43"W, 82.12 FEET; THENCE N20°12'02"W, 82.95 FEET; THENCE N04°43'42"W, 71.04 FEET; THENCE N04°20'49"E, 83.38 FEET; THENCE N12°12'31"E, 82.77 FEET; THENCE N20°04'23"E, 82.77 FEET; THENCE N27°56'02"E, 82.70 FEET; THENCE N34°21'57"E, 52.71 FEET; THENCE N40°48'47"E, 171.01 FEET; THENCE S81°12'02"E, 531.64 FEET; THENCE S59°59'37"E, 32.47 FEET; THENCE N83°10'07"E, 70.00 FEET; THENCE N75°16'40"E, 70.67 FEET; THENCE N83°10'07"E, 343.33 FEET; THENCE S06°49'53"E, 145.00 FEET; THENCE S06°16'35"W, 243.35 FEET; THENCE S17°16'04"E, 151.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF N82°41'33"E, 69.96 FEET TO WHICH A RADIAL LINE BEARS N14°36'54"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°36'54", AN ARC DISTANCE OF 70.15 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"E, 188.62 FEET; THENCE N01°57'09"E, 692.71 FEET; THENCE N05°32'58"W, 107.56 FEET; THENCE S89°27'00"E, 317.77 FEET; THENCE S14°48'38"W, 221.31 FEET; THENCE S01°28'20"W, 65.00 FEET; THENCE S88°02'51"E, 200.68 FEET; THENCE N01°58'55"E, 89.17 FEET; THENCE S88°02'51"E, 954.63 FEET; THENCE S70°16'31"E, 25.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING AND DISTANCE OF N10°24'41"E, 152.12 FEET TO WHICH A RADIAL LINE BEARS S70°16'31"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°37'36", AN ARC DISTANCE OF 152.80 FEET TO THE POINT OF TANGENCY; THENCE N01°05'53"E, 197.32 FEET; THENCE N88°54'07"W, 670.94 FEET; THENCE N24°37'05"E, 7.66 FEET; THENCE N44°09'30"W, 124.66 FEET; THENCE S52°54'57"W, 28.60 FEET; THENCE S40°39'03"W, 100.00 FEET; THENCE N88°58'27"W, 190.30 FEET; THENCE N18°20'40"W, 139.44 FEET; THENCE N77°15'38"W, 16.56 FEET; THENCE N55°49'52"W, 74.71 FEET; THENCE N51°32'18"W, 83.64 FEET; THENCE N40°18'40"W, 94.06 FEET; THENCE N37°41'28"W, 54.15 FEET; THENCE N66°16'58"W, 91.83 FEET; THENCE N50°20'14"W, 72.80 FEET; THENCE N66°16'58"W, 141.12 FEET; THENCE S23°43'02"W, 142.00 FEET; THENCE S66°16'58"E, 110.00 FEET; THENCE S23°43'02"W, 332.40 FEET; THENCE N89°27'00"W, 1,253.48 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS S89°27'00"E, 5370.67 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN N89°27'00"W, 1673.33 FEET; THENCE DEPARTING SAID LINE RUN N00°33'00"E, 371.52 FEET TO THE POINT OF BEGINNING; THENCE N01°50'38"W, 140.06 FEET; THENCE N12°01'50"E, 144.21 FEET; THENCE N04°14'06"E, 92.23 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,717.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°21'07"E, 150.52 FEET TO WHICH A RADIAL LINE BEARS S04°14'06"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°10'27", AN ARC DISTANCE OF 150.54 FEET; THENCE ALONG A RADIAL LINE RUN S01°03'39"W, 110.00 FEET; THENCE S89°37'18"E, 67.38 FEET; THENCE N88°58'28"E, 71.15 FEET; THENCE N87°31'14"E, 72.35 FEET; THENCE N86°03'16"E, 72.35 FEET; THENCE N84°35'18"E, 72.35 FEET; THENCE N83°07'20"E, 72.36 FEET; THENCE N82°16'42"E, 69.95 FEET; THENCE N86°30'56"E, 67.01 FEET; THENCE S88°10'05"E, 67.01 FEET; THENCE N84°40'12"E, 61.06 FEET; THENCE S88°38'01"E, 16.18 FEET; THENCE S81°41'51"E, 60.82 FEET; THENCE S72°35'53"E, 59.06 FEET; THENCE S68°15'11"E, 64.40 FEET; THENCE S23°43'02"W, 142.37 FEET; THENCE N66°16'58"W, 110.07 FEET; THENCE S23°43'02"W, 184.28 FEET; THENCE N89°27'00"W, 82.53 FEET; THENCE S74°36'16"W, 72.80 FEET; THENCE N89°27'00"W, 350.00

FEET; THENCE N73°30'17"W, 72.80 FEET; THENCE N89°27'00"W, 259.38 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 12; SAID POINT BEARS N88°54'07"W, 5396.47 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE ALONG SAID LINE RUN S88°54'07"E, 1092.12 FEET; THENCE DEPARTING SAID LINE RUN N01°05'53"E, 601.93 FEET TO THE POINT OF BEGINNING; THENCE N83°35'05"W, 25.00 FEET; THENCE N78°13'27"W, 277.64 FEET; THENCE N79°46'13"W, 95.81 FEET; THENCE S80°15'28"W, 96.50 FEET; THENCE S60°16'41"W, 95.79 FEET; THENCE S53°46'06"W, 81.75 FEET; THENCE S57°18'12"W, 63.43 FEET; THENCE S66°37'58"W, 63.43 FEET; THENCE S75°57'44"W, 63.43 FEET; THENCE S85°17'29"W, 63.43 FEET; THENCE N85°22'45"W, 63.43 FEET; THENCE N76°03'00"W, 63.43 FEET; THENCE N79°17'57"W, 66.20 FEET; THENCE N57°23'29"W, 65.78 FEET; THENCE N30°36'39"W, 60.11 FEET; THENCE N11°45'36"W, 49.08 FEET; THENCE N26°38'29"E, 52.07 FEET; THENCE S89°00'58"E, 220.83 FEET; THENCE N04°06'02"W, 108.97 FEET; THENCE N42°16'03"E, 61.80 FEET; THENCE N54°51'59"E, 61.95 FEET; THENCE N70°11'20"E, 61.91 FEET; THENCE N79°28'02"E, 62.13 FEET; THENCE S86°42'11"E, 63.71 FEET; THENCE S84°49'48"E, 72.82 FEET; THENCE S79°37'35"E, 256.59 FEET; THENCE N49°25'07"E, 102.40 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S79°52'14"E, 38.07 FEET TO WHICH A RADIAL LINE BEARS S32°30'14"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°44'55", AN ARC DISTANCE OF 39.05 FEET; THENCE ALONG A RADIAL LINE RUN S12°14'42"E, 37.75 FEET; THENCE S75°17'25"E, 63.55 FEET; THENCE S83°39'42"E, 118.35 FEET; THENCE N86°24'26"E, 25.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,470.00 FEET AND A CHORD BEARING AND DISTANCE OF S01°24'41"W, 256.44 FEET TO WHICH A RADIAL LINE BEARS N86°24'26"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'28", AN ARC DISTANCE OF 256.77 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 12; SAID POINT BEARS N88°54'07"W, 5396.47 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE ALONG SAID LINE RUN S88°54'07"E, 1601.03 FEET; THENCE DEPARTING SAID LINE RUN N01°05'53"E, 416.20 FEET TO THE POINT OF BEGINNING; THENCE N88°54'07"W, 90.00 FEET; THENCE N01°05'53"E, 20.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 94.25 FEET TO THE POINT OF TANGENCY; THENCE N88°54'07"W, 54.68 FEET; THENCE N01°05'53"E, 82.38 FEET; THENCE N05°40'23"E, 41.76 FEET; THENCE N70°54'47"E, 153.69 FEET; THENCE S80°42'40"E, 60.91 FEET; THENCE S22°25'56"E, 124.49 FEET; THENCE S19°12'41"W, 62.41 FEET; THENCE S35°10'55"W, 59.76 FEET; THENCE S01°05'53"W, 25.40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG SAID WEST LINE RUN S00°10'20"W, 1564.40 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 343.10 FEET TO THE POINT OF BEGINNING; THENCE S46°13'54"E, 42.00 FEET; THENCE S56°09'06"E, 128.58 FEET; THENCE S12°47'04"W, 118.73 FEET; THENCE S33°21'16"W, 128.95 FEET; THENCE S13°53'48"W, 92.33 FEET; THENCE S01°31'26"E, 82.40 FEET; THENCE S00°38'20"E, 68.28 FEET; THENCE S02°26'09"W, 68.28 FEET; THENCE S05°30'37"W, 68.28 FEET; THENCE S08°35'06"W, 68.28 FEET; THENCE S11°39'35"W, 68.28 FEET; THENCE S14°44'03"W, 68.28 FEET; THENCE S17°48'32"W, 68.28 FEET; THENCE S20°53'01"W, 68.28 FEET; THENCE S23°57'29"W, 68.28 FEET; THENCE S27°01'58"W, 68.28 FEET; THENCE S29°33'16"W, 141.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF N65°20'16"W, 15.27 FEET TO WHICH A RADIAL LINE BEARS N25°09'44"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'00", AN ARC DISTANCE OF 15.27 FEET; THENCE ALONG A RADIAL LINE RUN S24°09'44"W, 50.00 FEET; THENCE S29°47'41"W, 347.26 FEET; THENCE S23°20'58"W, 70.45 FEET; THENCE S37°39'54"W, 57.75 FEET; THENCE S79°36'34"W, 277.71 FEET; THENCE N10°23'26"W, 129.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,021.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°03'40", AN ARC DISTANCE OF 161.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 478.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°55'47", AN ARC DISTANCE OF 416.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,286.69 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'12", AN ARC DISTANCE OF 465.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 478.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°57'37", AN ARC DISTANCE OF 208.45 FEET TO THE POINT OF TANGENCY; THENCE N43°46'06"E, 682.18 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

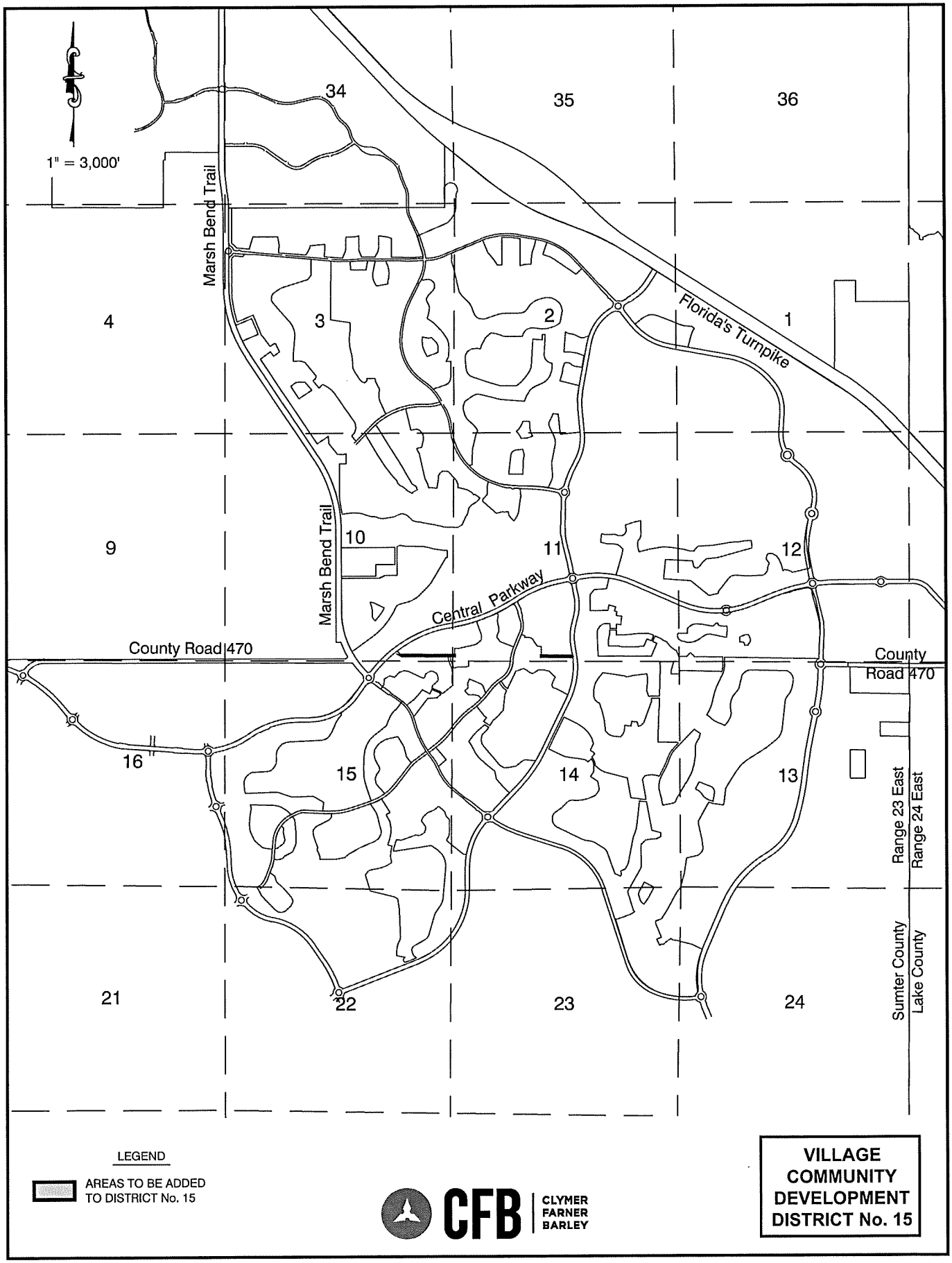
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG SAID WEST LINE RUN S00°10'20"W, 2639.78 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 RUN S00°08'08"W, 162.90 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°51'52"E, 457.99 FEET TO THE POINT OF BEGINNING; THENCE S68°27'36"E, 291.94 FEET; THENCE S55°03'01"E, 66.75 FEET; THENCE S21°39'19"E, 80.52 FEET; THENCE S07°57'44"W, 235.90 FEET; THENCE N82°02'16"W, 12.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°28'21", AN ARC DISTANCE OF 308.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°38'23", AN ARC DISTANCE OF 137.46 FEET TO THE POINT OF TANGENCY;

THENCE N60°12'19"W, 64.90 FEET; THENCE N29°47'41"E, 186.47 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 14 AND 23, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG SAID WEST LINE RUN S00°10'20"W, 2639.78 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 RUN S00°08'08"W, 2503.66 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 826.78 FEET TO THE POINT OF BEGINNING; THENCE S61°31'47"E, 254.36 FEET; THENCE S28°28'13"W, 237.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 987.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°03'20", AN ARC DISTANCE OF 224.90 FEET; THENCE ALONG A RADIAL LINE RUN N48°28'27"W, 42.20 FEET; THENCE N41°56'27"W, 68.56 FEET; THENCE N17°28'35"W, 135.43 FEET; THENCE N03°21'53"W, 50.93 FEET; THENCE N26°08'38"E, 69.98 FEET; THENCE N29°28'46"E, 220.78 FEET TO THE POINT OF BEGINNING.

EXHIBIT 3



NET AREAS TO BE ADDED TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 15

3-1

LEGAL DESCRIPTION
FOR
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15
(AREAS TO BE ADDED TO THE BOUNDARY)
0.7 ACRES+/-

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 10; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°43'47"W, 1181.63 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°16'13"E, 120.00 FEET TO THE POINT OF BEGINNING; THENCE N59°30'49"W, 29.81 FEET; THENCE S89°43'47"E, 1113.42 FEET; THENCE S00°33'00"W, 15.00 FEET; THENCE N89°43'47"W, 1087.59 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 10 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

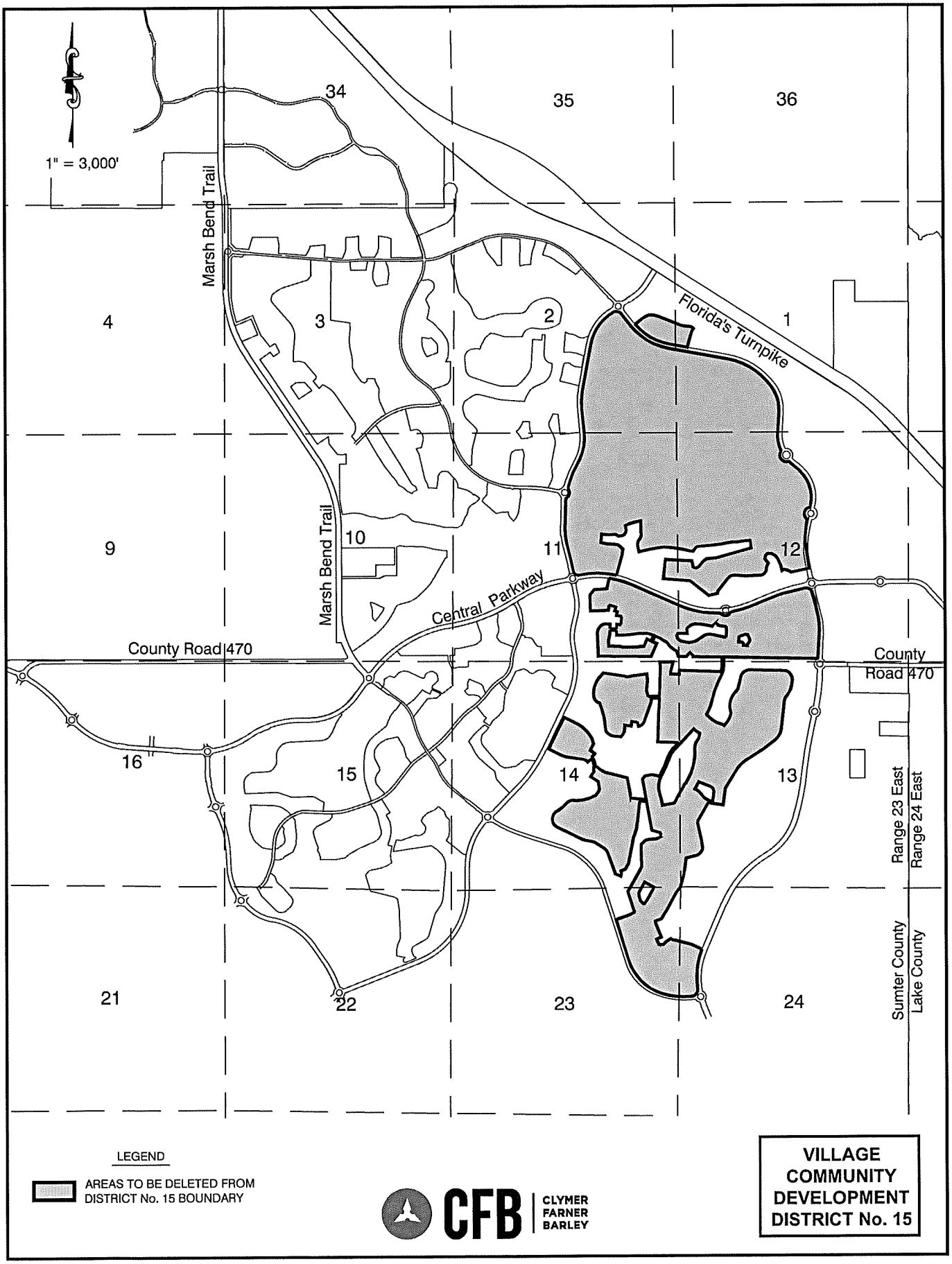
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 11; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°27'00"E, 65.38 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°33'00"E, 120.00 FEET TO THE POINT OF BEGINNING; THENCE N89°27'00"W, 65.67 FEET; THENCE N89°43'47"W, 44.33 FEET; THENCE N00°33'00"E, 15.00 FEET; THENCE S89°33'46"E, 110.00 FEET; THENCE S00°33'00"W, 15.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTH 1/2 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 11; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°27'00"E, 2102.21 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°33'00"E, 120.00 FEET TO THE POINT OF BEGINNING; THENCE N00°32'43"E, 229.99 FEET; THENCE S00°32'29"W, 214.99 FEET; THENCE S89°27'00"E, 726.63 FEET; THENCE N81°58'16"E, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,750.00 FEET AND A CHORD BEARING AND DISTANCE OF S07°44'38"E, 17.42 FEET TO WHICH A RADIAL LINE BEARS N81°58'16"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°34'13", AN ARC DISTANCE OF 17.42 FEET; THENCE ALONG A NON-TANGENT LINE RUN N89°27'00"W, 743.99 FEET TO THE POINT OF BEGINNING.

EXHIBIT 4



NET AREAS TO BE DELETED FROM VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 15

4-1

LEGAL DESCRIPTION
FOR
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15
(AREAS TO BE DELETED FROM BOUNDARY)
1117.9 ACRES+/-

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE WEST LINE THEREOF RUN S00°04'11"E, 352.31 FEET; THENCE DEPARTING SAID WEST LINE RUN N89°55'49"E, 300.14 FEET TO THE POINT OF BEGINNING; THENCE S15°49'23"W, 277.92 FEET; THENCE N79°33'28"W, 437.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,400.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°54'59", AN ARC DISTANCE OF 950.91 FEET; THENCE ALONG A NON-TANGENT LINE RUN N52°01'18"E, 220.18 FEET; THENCE N57°25'03"E, 86.47 FEET; THENCE N69°08'41"E, 97.63 FEET; THENCE N90°00'00"E, 105.68 FEET; THENCE S74°34'36"E, 91.24 FEET; THENCE S68°30'04"E, 483.60 FEET; THENCE S64°45'22"E, 64.59 FEET; THENCE S72°39'35"E, 66.01 FEET; THENCE S77°25'00"E, 63.22 FEET; THENCE S84°34'28"E, 173.40 FEET; THENCE S45°46'06"E, 71.45 FEET; THENCE S34°52'34"W, 57.08 FEET; THENCE S19°18'17"W, 125.08 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 1076.00 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 2264.16 FEET TO THE POINT OF BEGINNING; THENCE N10°30'16"E, 1,118.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°08'15", AN ARC DISTANCE OF 924.18 FEET; THENCE ALONG A NON-TANGENT LINE RUN N58°34'03"E, 32.05 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF N82°23'36"E, 82.16 FEET TO WHICH A RADIAL LINE BEARS N31°21'29"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 120.99 FEET AND A CHORD BEARING AND DISTANCE OF S79°39'21"E, 25.14 FEET TO WHICH A RADIAL LINE BEARS S16°18'27"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°55'36", AN ARC DISTANCE OF 25.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S61°49'08"E, 82.16 FEET TO WHICH A RADIAL LINE BEARS N04°25'47"E; THENCE

SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S38°04'03"E, 342.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,500.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°29'24", AN ARC DISTANCE OF 1,086.21 FEET TO THE POINT OF TANGENCY; THENCE S79°33'28"E, 1,407.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,668.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°37'03", AN ARC DISTANCE OF 1,269.79 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 903.53 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°31'09", AN ARC DISTANCE OF 623.20 FEET TO THE POINT OF TANGENCY; THENCE S03°34'44"W, 497.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 862.34 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°02'22", AN ARC DISTANCE OF 437.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 152.22 FEET AND A CHORD BEARING AND DISTANCE OF S35°18'54"E, 295.17 FEET TO WHICH A RADIAL LINE BEARS N49°29'25"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 151°38'58", AN ARC DISTANCE OF 402.89 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 862.42 FEET AND A CHORD BEARING AND DISTANCE OF S49°57'25"E, 143.94 FEET TO WHICH A RADIAL LINE BEARS S44°49'49"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°34'27", AN ARC DISTANCE OF 144.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,160.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'34", AN ARC DISTANCE OF 356.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 823.24 FEET AND A CHORD BEARING AND DISTANCE OF S12°10'06"E, 694.92 FEET TO WHICH A RADIAL LINE BEARS N52°52'00"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°55'49", AN ARC DISTANCE OF 717.41 FEET TO THE POINT OF TANGENCY; THENCE S12°47'49"W, 58.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 152.22 FEET AND A CHORD BEARING AND DISTANCE OF S12°47'49"W, 287.55 FEET TO WHICH A RADIAL LINE BEARS N06°22'43"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 141°38'57", AN ARC DISTANCE OF 376.33 FEET; THENCE ALONG A NON-TANGENT LINE RUN S12°47'49"W, 30.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,826.83 FEET AND A CHORD BEARING AND DISTANCE OF S01°57'43"W, 682.42 FEET TO WHICH A RADIAL LINE BEARS N77°16'24"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°31'46", AN ARC DISTANCE OF 686.45 FEET TO THE POINT OF TANGENCY; THENCE S08°48'10"E, 440.20 FEET; THENCE S77°31'50"W, 434.95 FEET; THENCE N47°33'46"W, 33.68 FEET; THENCE N69°13'20"W, 74.86 FEET; THENCE N78°02'44"W, 78.66 FEET; THENCE S61°20'58"W, 51.08 FEET; THENCE N14°35'27"W, 127.74 FEET; THENCE N23°41'18"W, 157.03 FEET; THENCE N34°55'31"W, 103.31 FEET; THENCE N63°41'28"W, 106.67 FEET; THENCE N88°44'32"W, 89.72 FEET; THENCE S44°22'51"W, 62.01 FEET; THENCE S10°07'59"W, 84.04 FEET; THENCE

S37°37'12"E, 124.34 FEET; THENCE S24°33'23"W, 49.81 FEET; THENCE S19°23'59"W, 56.39 FEET; THENCE S06°47'41"W, 83.32 FEET; THENCE S34°18'34"W, 78.70 FEET; THENCE S58°52'21"W, 55.27 FEET; THENCE S78°41'35"W, 40.27 FEET; THENCE S87°33'18"W, 356.47 FEET; THENCE N85°10'25"W, 268.26 FEET; THENCE S77°54'55"W, 94.33 FEET; THENCE S49°00'54"W, 86.03 FEET; THENCE S37°59'18"W, 379.42 FEET; THENCE S09°44'10"W, 53.41 FEET; THENCE S77°26'16"W, 214.36 FEET; THENCE N51°36'20"W, 556.97 FEET; THENCE N85°12'39"W, 636.49 FEET; THENCE N06°18'12"E, 452.43 FEET; THENCE S86°50'47"E, 635.95 FEET; THENCE S11°20'26"E, 142.38 FEET; THENCE S53°09'13"E, 39.62 FEET; THENCE S87°12'35"E, 40.67 FEET; THENCE N61°08'03"E, 65.62 FEET; THENCE N39°15'21"E, 139.35 FEET; THENCE N49°08'11"E, 107.43 FEET; THENCE N83°59'46"E, 94.64 FEET; THENCE N83°52'34"E, 148.48 FEET; THENCE N75°08'11"E, 131.21 FEET; THENCE N74°41'32"E, 446.30 FEET; THENCE N74°56'10"E, 278.06 FEET; THENCE N07°57'32"W, 68.32 FEET; THENCE N07°30'08"W, 95.14 FEET; THENCE N19°11'36"W, 15.11 FEET; THENCE S86°00'45"W, 160.64 FEET; THENCE S79°52'31"W, 148.27 FEET; THENCE N90°00'00"W, 101.24 FEET; THENCE S83°26'56"W, 130.26 FEET; THENCE S78°59'25"W, 139.49 FEET; THENCE S82°42'45"W, 210.75 FEET; THENCE S85°27'58"W, 353.51 FEET; THENCE S60°39'47"W, 34.20 FEET; THENCE S42°45'49"W, 66.78 FEET; THENCE S33°31'33"W, 52.85 FEET; THENCE N87°01'19"W, 71.13 FEET; THENCE N75°32'07"W, 176.40 FEET; THENCE N81°37'45"W, 234.44 FEET; THENCE N85°02'04"W, 215.09 FEET; THENCE S85°34'37"W, 96.56 FEET; THENCE S80°01'59"W, 250.99 FEET; THENCE S77°36'00"W, 260.33 FEET; THENCE N12°55'28"W, 148.01 FEET; THENCE N00°41'28"E, 55.05 FEET; THENCE N14°18'21"E, 61.89 FEET; THENCE N39°40'51"E, 65.50 FEET; THENCE N21°04'44"E, 75.63 FEET; THENCE N02°21'35"W, 112.85 FEET; THENCE N00°59'50"W, 228.86 FEET; THENCE S79°46'54"W, 130.86 FEET; THENCE S73°39'26"W, 127.29 FEET; THENCE S66°21'05"W, 117.40 FEET; THENCE S11°41'49"E, 107.89 FEET; THENCE S14°20'04"W, 64.35 FEET; THENCE S40°09'00"W, 60.74 FEET; THENCE S63°33'05"W, 51.20 FEET; THENCE S84°48'36"W, 87.54 FEET; THENCE N63°47'51"W, 98.63 FEET; THENCE S83°15'14"W, 100.96 FEET; THENCE N86°52'52"W, 133.07 FEET; THENCE N81°17'59"W, 74.16 FEET; THENCE S06°27'00"W, 199.89 FEET; THENCE S77°13'37"E, 161.17 FEET; THENCE S88°50'13"E, 140.90 FEET; THENCE S80°49'25"E, 111.72 FEET; THENCE S49°08'58"E, 153.85 FEET; THENCE S09°25'30"W, 138.01 FEET; THENCE S16°13'59"W, 495.23 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,133.00 FEET AND A CHORD BEARING AND DISTANCE OF N89°32'07"W, 879.08 FEET TO WHICH A RADIAL LINE BEARS N12°21'24"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°47'02", AN ARC DISTANCE OF 885.43 FEET TO THE POINT OF TANGENCY; THENCE S78°34'22"W, 4.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'13", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°00'23", AN ARC DISTANCE OF 10.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE N11°25'38"W, 51.64 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,808.98 FEET AND A CHORD BEARING AND DISTANCE OF N13°23'12"W, 538.82 FEET TO WHICH A RADIAL LINE BEARS N79°16'18"E; THENCE

NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°18'59", AN ARC DISTANCE OF 539.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,450.00 FEET AND A CHORD BEARING AND DISTANCE OF N07°29'30"W, 433.91 FEET TO WHICH A RADIAL LINE BEARS S73°54'11"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°12'37", AN ARC DISTANCE OF 435.55 FEET TO THE POINT OF TANGENCY; THENCE N01°06'49"E, 613.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°14'01", AN ARC DISTANCE OF 42.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°06'03", AN ARC DISTANCE OF 92.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°05'47", AN ARC DISTANCE OF 186.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°10'53", AN ARC DISTANCE OF 87.55 FEET TO THE POINT OF TANGENCY; THENCE N17°31'58"E, 148.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,570.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°28'14", AN ARC DISTANCE OF 396.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°30'02", AN ARC DISTANCE OF 785.41 FEET TO THE POINT OF TANGENCY; THENCE N05°29'50"W, 579.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,400.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'05", AN ARC DISTANCE OF 390.99 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 11, 12, 13, 14, 23 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS S89°27'00"E, 5370.67 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN N89°27'00"W, 1918.66 FEET; THENCE DEPARTING SAID LINE RUN N00°33'00"E, 135.00 FEET TO THE POINT OF BEGINNING; THENCE N01°50'38"W, 566.52 FEET; THENCE N14°18'41"E, 60.19 FEET; THENCE N30°10'56"E, 61.74 FEET; THENCE N46°03'11"E, 58.92 FEET; THENCE N61°55'26"E, 61.74 FEET; THENCE N77°47'41"E, 58.97 FEET; THENCE S85°25'09"E, 100.99 FEET; THENCE S01°03'57"W, 110.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,682.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°19'53"E, 150.06 FEET TO WHICH A RADIAL LINE BEARS S04°16'17"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'20", AN ARC DISTANCE OF 150.08 FEET; THENCE ALONG A RADIAL LINE RUN N01°03'57"E, 108.14 FEET; THENCE S86°37'26"E,

109.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 967.50 FEET AND A CHORD BEARING AND DISTANCE OF N04°24'16"E, 193.65 FEET TO WHICH A RADIAL LINE BEARS S88°39'38"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°29'15", AN ARC DISTANCE OF 193.98 FEET; THENCE ALONG A RADIAL LINE RUN N79°51'07"W, 131.55 FEET; THENCE N15°48'25"E, 88.01 FEET; THENCE N71°37'43"W, 66.00 FEET; THENCE N18°22'17"E, 95.00 FEET; THENCE N71°37'43"W, 91.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 482.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°51'12", AN ARC DISTANCE OF 74.56 FEET; THENCE ALONG A RADIAL LINE RUN S09°31'05"W, 121.88 FEET; THENCE S88°00'19"W, 277.84 FEET; THENCE S88°43'18"W, 145.00 FEET; THENCE N01°16'42"W, 371.55 FEET; THENCE N38°30'16"E, 161.72 FEET; THENCE N88°00'19"E, 196.07 FEET; THENCE N82°38'43"E, 107.80 FEET; THENCE N11°32'08"E, 203.62 FEET; THENCE N07°51'30"E, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,033.00 FEET AND A CHORD BEARING AND DISTANCE OF S74°12'44"E, 560.92 FEET TO WHICH A RADIAL LINE BEARS N07°51'30"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°51'32", AN ARC DISTANCE OF 562.71 FEET TO THE POINT OF TANGENCY; THENCE S66°16'58"E, 1,240.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°17'44", AN ARC DISTANCE OF 941.70 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°20'18", AN ARC DISTANCE OF 80.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°29'22", AN ARC DISTANCE OF 213.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°20'18", AN ARC DISTANCE OF 80.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°14'36", AN ARC DISTANCE OF 418.57 FEET TO THE POINT OF TANGENCY; THENCE N68°21'57"E, 702.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 900.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°41'44", AN ARC DISTANCE OF 136.59 FEET TO THE POINT OF TANGENCY; THENCE N77°03'41"E, 150.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 812.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'24", AN ARC DISTANCE OF 42.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,931.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°08'16", AN ARC DISTANCE OF 352.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 148.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°27'18", AN ARC DISTANCE OF 210.41 FEET; THENCE ALONG A NON-TANGENT LINE RUN S20°03'47"E, 189.52 FEET;

THENCE S10°45'06"E, 425.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°36'38", AN ARC DISTANCE OF 273.18 FEET TO THE POINT OF TANGENCY; THENCE S02°51'31"W, 645.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°27'15", AN ARC DISTANCE OF 64.90 FEET; THENCE ALONG A RADIAL LINE RUN N50°41'14"W, 31.13 FEET; THENCE N88°54'07"W, 2,174.29 FEET; THENCE S01°05'53"W, 197.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 513.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'52", AN ARC DISTANCE OF 220.83 FEET TO THE POINT OF TANGENCY; THENCE S25°45'45"W, 194.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,822.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°00'47", AN ARC DISTANCE OF 445.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,013.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°02'24", AN ARC DISTANCE OF 371.99 FEET; THENCE ALONG A RADIAL LINE RUN S57°12'38"E, 42.00 FEET; THENCE S49°18'39"E, 146.14 FEET; THENCE S58°23'56"E, 66.38 FEET; THENCE S61°27'00"E, 66.37 FEET; THENCE S71°06'41"E, 135.60 FEET; THENCE S51°07'01"E, 36.57 FEET; THENCE N42°35'53"E, 75.69 FEET; THENCE N36°21'06"E, 65.37 FEET; THENCE N29°02'18"E, 65.37 FEET; THENCE N21°43'30"E, 65.37 FEET; THENCE N14°24'42"E, 65.37 FEET; THENCE N13°44'36"W, 57.56 FEET; THENCE N07°57'48"W, 88.30 FEET; THENCE N03°06'42"E, 88.29 FEET; THENCE N14°11'12"E, 88.29 FEET; THENCE N25°15'41"E, 88.29 FEET; THENCE N36°20'11"E, 88.29 FEET; THENCE N42°35'44"E, 69.09 FEET; THENCE N34°31'05"E, 59.60 FEET; THENCE N13°48'24"E, 312.74 FEET; THENCE N26°16'36"E, 30.80 FEET; THENCE N37°48'27"E, 59.13 FEET; THENCE N53°40'42"E, 61.74 FEET; THENCE N69°32'57"E, 59.11 FEET; THENCE N83°09'22"E, 30.72 FEET; THENCE S88°54'07"E, 876.48 FEET; THENCE S56°27'57"E, 91.17 FEET; THENCE S40°52'17"E, 61.74 FEET; THENCE S25°00'02"E, 58.92 FEET; THENCE S09°07'47"E, 65.02 FEET; THENCE S08°28'42"W, 134.95 FEET; THENCE S14°34'39"W, 87.59 FEET; THENCE S25°40'17"W, 87.57 FEET; THENCE S36°46'37"W, 87.57 FEET; THENCE S36°04'13"W, 61.84 FEET; THENCE S20°45'50"W, 60.97 FEET; THENCE S06°44'37"W, 702.82 FEET; THENCE S17°40'45"W, 92.20 FEET; THENCE S31°15'25"W, 92.06 FEET; THENCE S45°13'45"W, 91.62 FEET; THENCE S51°59'08"W, 280.00 FEET; THENCE S52°33'54"W, 75.58 FEET; THENCE S58°07'52"W, 424.38 FEET; THENCE S56°41'12"W, 67.99 FEET; THENCE S52°19'19"W, 67.51 FEET; THENCE S47°53'15"W, 67.51 FEET; THENCE S43°27'11"W, 67.51 FEET; THENCE S39°01'07"W, 67.51 FEET; THENCE S34°36'35"W, 67.51 FEET; THENCE S31°53'24"W, 419.73 FEET; THENCE S31°34'46"W, 62.25 FEET; THENCE S07°57'44"W, 389.88 FEET; THENCE N82°02'16"W, 267.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°24'12", AN ARC DISTANCE OF 86.59 FEET; THENCE ALONG A NON-TANGENT LINE RUN S29°47'41"W, 489.95 FEET; THENCE S05°21'52"W, 55.63 FEET; THENCE S12°20'59"E, 417.06 FEET; THENCE S07°12'36"E, 102.09 FEET; THENCE S10°51'58"E, 65.63 FEET; THENCE S05°42'12"W, 30.87 FEET; THENCE S21°34'27"W, 58.92 FEET; THENCE S37°26'42"W, 61.74 FEET; THENCE S53°18'57"W, 59.11 FEET; THENCE S62°10'11"W, 30.92 FEET; THENCE S77°03'02"W, 259.22 FEET; THENCE S07°59'49"W, 282.97 FEET; THENCE S08°46'12"W, 73.71 FEET; THENCE S12°05'44"W, 75.70 FEET;

THENCE S16°06'12"W, 267.72 FEET; THENCE S38°49'18"W, 150.70 FEET; THENCE S28°28'13"W, 402.50 FEET; THENCE S30°38'41"W, 73.82 FEET; THENCE S33°22'45"W, 74.55 FEET; THENCE S31°08'18"W, 161.52 FEET; THENCE S69°29'10"W, 149.39 FEET; THENCE S07°07'49"E, 57.99 FEET; THENCE S21°55'47"E, 345.99 FEET; THENCE S68°04'13"W, 120.00 FEET; THENCE S21°55'47"E, 76.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°14'55", AN ARC DISTANCE OF 83.44 FEET; THENCE ALONG A RADIAL LINE RUN N56°49'18"E, 35.88 FEET; THENCE S89°40'32"E, 60.13 FEET; THENCE N40°01'41"E, 55.91 FEET; THENCE N53°36'13"E, 79.41 FEET; THENCE N61°15'56"E, 87.77 FEET; THENCE S57°52'22"E, 49.32 FEET; THENCE S81°11'18"E, 83.52 FEET; THENCE S75°33'13"E, 376.07 FEET; THENCE S65°05'23"E, 255.20 FEET; THENCE S68°44'45"E, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,750.00 FEET AND A CHORD BEARING AND DISTANCE OF S08°08'13"W, 794.30 FEET TO WHICH A RADIAL LINE BEARS N68°44'45"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°14'03", AN ARC DISTANCE OF 801.28 FEET TO THE POINT OF TANGENCY; THENCE S04°58'48"E, 162.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°08'22", AN ARC DISTANCE OF 30.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°42'33", AN ARC DISTANCE OF 100.96 FEET TO THE POINT OF TANGENCY; THENCE S85°05'32"W, 48.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,762.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°36'11", AN ARC DISTANCE OF 695.11 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,187.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°49'42", AN ARC DISTANCE OF 1,135.88 FEET TO THE POINT OF TANGENCY; THENCE N17°28'35"W, 1,025.81 FEET TO A POINT OF CUSP OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S62°28'35"E, 28.28 FEET TO WHICH A RADIAL LINE BEARS S72°31'25"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF TANGENCY; THENCE N72°31'25"E, 210.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 987.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'08", AN ARC DISTANCE OF 251.26 FEET; THENCE ALONG A RADIAL LINE RUN N32°03'43"W, 42.00 FEET; THENCE N17°28'35"W, 461.75 FEET; THENCE N29°28'46"E, 592.22 FEET; THENCE N25°13'27"E, 75.78 FEET; THENCE N01°23'54"W, 516.58 FEET; THENCE N47°33'16"E, 151.18 FEET; THENCE N75°09'50"E, 52.64 FEET; THENCE N83°46'50"E, 70.67 FEET; THENCE N85°00'11"E, 141.79 FEET; THENCE N64°38'24"E, 96.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,555.00 FEET AND A CHORD BEARING AND DISTANCE OF N04°38'34"E, 95.84 FEET TO

WHICH A RADIAL LINE BEARS N86°25'55"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°08'58", AN ARC DISTANCE OF 95.85 FEET TO THE POINT OF TANGENCY; THENCE N74°26'42"W, 216.58 FEET; THENCE N10°23'26"W, 685.16 FEET; THENCE N85°59'38"W, 151.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°23'22", AN ARC DISTANCE OF 14.61 FEET; THENCE ALONG A NON-TANGENT LINE RUN S06°40'59"W, 561.91 FEET; THENCE S08°53'15"W, 74.61 FEET; THENCE S14°12'55"W, 76.68 FEET; THENCE S18°01'33"W, 76.43 FEET; THENCE S21°25'07"W, 72.85 FEET; THENCE S11°02'30"W, 626.19 FEET; THENCE S29°07'34"W, 149.64 FEET; THENCE S69°56'02"W, 116.53 FEET; THENCE S20°03'58"E, 23.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°28'54", AN ARC DISTANCE OF 80.82 FEET TO THE POINT OF TANGENCY; THENCE S23°24'56"W, 23.66 FEET; THENCE N66°35'04"W, 142.91 FEET; THENCE N14°30'11"W, 43.35 FEET; THENCE N20°00'10"W, 486.43 FEET; THENCE N28°38'09"W, 61.59 FEET; THENCE N48°54'14"W, 61.54 FEET; THENCE N57°15'13"W, 208.37 FEET; THENCE N60°42'34"W, 65.29 FEET; THENCE N70°32'54"W, 64.40 FEET; THENCE N80°22'36"W, 65.70 FEET; THENCE N79°24'46"W, 81.90 FEET; THENCE N71°55'45"W, 81.90 FEET; THENCE N65°18'36"W, 76.47 FEET; THENCE N64°08'01"W, 592.27 FEET; THENCE N55°10'18"W, 46.43 FEET; THENCE N39°18'03"W, 61.74 FEET; THENCE N23°25'48"W, 58.94 FEET; THENCE N07°30'26"W, 62.10 FEET; THENCE N08°24'57"E, 58.94 FEET; THENCE N24°17'12"E, 61.74 FEET; THENCE N40°09'27"E, 59.04 FEET; THENCE N56°26'27"E, 30.95 FEET; THENCE N58°03'25"E, 72.94 FEET; THENCE N53°48'07"E, 67.20 FEET; THENCE N48°48'58"E, 67.20 FEET; THENCE N43°49'44"E, 137.90 FEET; THENCE N64°19'42"E, 67.01 FEET; THENCE N80°11'57"E, 58.78 FEET; THENCE S84°24'36"E, 30.39 FEET; THENCE S86°39'31"E, 67.36 FEET; THENCE N88°37'48"E, 67.37 FEET; THENCE N83°56'10"E, 67.37 FEET; THENCE N79°14'32"E, 67.37 FEET; THENCE N74°32'53"E, 67.37 FEET; THENCE N69°51'15"E, 67.37 FEET; THENCE N65°09'37"E, 67.37 FEET; THENCE N64°34'09"E, 66.77 FEET; THENCE N35°39'47"E, 128.66 FEET; THENCE N14°52'37"E, 47.69 FEET; THENCE N10°05'56"W, 168.55 FEET; THENCE N56°45'25"W, 210.00 FEET; THENCE N32°55'57"E, 133.63 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 106.50 FEET AND A CHORD BEARING AND DISTANCE OF N01°59'58"W, 59.27 FEET TO WHICH A RADIAL LINE BEARS S71°50'36"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°18'53", AN ARC DISTANCE OF 60.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 282.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°55'57", AN ARC DISTANCE OF 256.06 FEET; THENCE ALONG A RADIAL LINE RUN S52°13'32"W, 110.00 FEET; THENCE N47°37'41"W, 59.04 FEET; THENCE N67°20'55"W, 61.48 FEET; THENCE N81°58'58"W, 414.72 FEET; THENCE N71°04'06"W, 90.62 FEET; THENCE N63°43'39"W, 363.37 FEET; THENCE N26°16'21"E, 824.70 FEET; THENCE S63°43'39"E, 362.22 FEET; THENCE S59°12'07"E, 78.94 FEET; THENCE S52°55'24"E, 78.94 FEET; THENCE S47°28'07"E, 78.94 FEET; THENCE S42°00'50"E, 78.94 FEET; THENCE S36°33'36"E, 78.92 FEET; THENCE S31°12'30"E, 90.87 FEET; THENCE S15°09'35"E, 59.34 FEET; THENCE S16°48'30"E, 67.82 FEET; THENCE S26°16'21"W, 172.06 FEET; THENCE S57°20'16"E, 68.77 FEET; THENCE S48°45'20"E, 63.33 FEET; THENCE S40°49'15"W, 110.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 317.50 FEET AND A CHORD BEARING AND DISTANCE OF S22°58'04"E, 217.85 FEET TO WHICH A RADIAL LINE BEARS

N46°58'06"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°07'40", AN ARC DISTANCE OF 222.36 FEET; THENCE ALONG A NON-TANGENT LINE RUN S52°07'52"E, 141.68 FEET; THENCE S57°04'03"E, 70.00 FEET; THENCE S62°19'06"E, 56.72 FEET; THENCE S75°47'18"E, 551.82 FEET; THENCE S10°05'56"E, 476.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,100.00 FEET AND A CHORD BEARING AND DISTANCE OF S82°57'54"E, 221.93 FEET TO WHICH A RADIAL LINE BEARS S10°03'51"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°03'29", AN ARC DISTANCE OF 222.04 FEET TO THE POINT OF TANGENCY; THENCE S85°59'38"E, 138.25 FEET; THENCE N10°23'26"W, 483.94 FEET; THENCE N39°41'03"E, 100.44 FEET; THENCE N81°11'29"E, 163.93 FEET; THENCE S78°45'29"E, 131.11 FEET; THENCE S63°59'03"E, 42.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 521.50 FEET AND A CHORD BEARING AND DISTANCE OF N28°14'49"E, 40.60 FEET TO WHICH A RADIAL LINE BEARS N63°59'03"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'43", AN ARC DISTANCE OF 40.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,243.69 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'12", AN ARC DISTANCE OF 456.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 521.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°57'37", AN ARC DISTANCE OF 227.19 FEET TO THE POINT OF TANGENCY; THENCE N43°46'06"E, 184.29 FEET; THENCE N46°13'54"W, 25.00 FEET; THENCE N88°02'51"W, 463.39 FEET; THENCE N01°57'09"E, 744.11 FEET; THENCE N06°51'05"E, 70.26 FEET; THENCE N01°57'09"E, 208.91 FEET; THENCE N90°00'00"W, 186.91 FEET; THENCE S00°40'58"W, 86.91 FEET; THENCE S20°19'36"W, 509.64 FEET; THENCE S44°14'14"W, 77.15 FEET; THENCE S60°06'29"W, 58.92 FEET; THENCE S75°58'44"W, 30.87 FEET; THENCE N14°01'16"W, 109.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 106.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°23'21"W, 42.14 FEET TO WHICH A RADIAL LINE BEARS S14°01'16"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°49'14", AN ARC DISTANCE OF 42.42 FEET TO THE POINT OF TANGENCY; THENCE N81°12'02"W, 83.31 FEET; THENCE S08°47'58"W, 110.00 FEET; THENCE N81°12'02"W, 148.74 FEET; THENCE S02°51'26"W, 93.72 FEET; THENCE S10°30'25"W, 55.11 FEET; THENCE S24°34'05"W, 62.39 FEET; THENCE S41°35'10"W, 87.68 FEET; THENCE N85°26'04"W, 151.76 FEET; THENCE N75°13'43"W, 54.21 FEET; THENCE N73°53'56"W, 44.50 FEET; THENCE N57°59'09"W, 62.00 FEET; THENCE N42°06'54"W, 82.71 FEET; THENCE N06°37'12"W, 224.63 FEET; THENCE N08°56'20"W, 68.70 FEET; THENCE N11°15'29"W, 68.70 FEET; THENCE N13°34'38"W, 68.70 FEET; THENCE N15°53'46"W, 68.70 FEET; THENCE N18°12'55"W, 68.70 FEET; THENCE N20°32'03"W, 112.41 FEET; THENCE N73°58'59"W, 47.75 FEET; THENCE N49°19'43"W, 82.12 FEET; THENCE N20°12'02"W, 82.95 FEET; THENCE N04°43'42"W, 71.04 FEET; THENCE N04°20'49"E, 83.38 FEET; THENCE N12°12'31"E, 82.77 FEET; THENCE N20°04'23"E, 82.77 FEET; THENCE N27°56'02"E, 82.70 FEET; THENCE N34°21'57"E, 52.71 FEET; THENCE N40°48'47"E, 171.01 FEET; THENCE S81°12'02"E, 531.64 FEET; THENCE S59°59'37"E, 32.47 FEET; THENCE N83°10'07"E, 70.00 FEET; THENCE N75°16'40"E, 70.67 FEET; THENCE N83°10'07"E, 343.33 FEET; THENCE S06°49'53"E, 145.00 FEET; THENCE S06°16'35"W, 243.35 FEET; THENCE S17°16'04"E, 151.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE

SOUTHERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF N82°41'33"E, 69.96 FEET TO WHICH A RADIAL LINE BEARS N14°36'54"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°36'54", AN ARC DISTANCE OF 70.15 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"E, 188.62 FEET; THENCE N01°57'09"E, 692.71 FEET; THENCE N05°32'58"W, 107.56 FEET; THENCE S89°27'00"E, 317.77 FEET; THENCE S14°48'38"W, 221.31 FEET; THENCE S01°28'20"W, 65.00 FEET; THENCE S88°02'51"E, 200.68 FEET; THENCE N01°58'55"E, 89.17 FEET; THENCE S88°02'51"E, 954.63 FEET; THENCE S70°16'31"E, 25.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING AND DISTANCE OF N10°24'41"E, 152.12 FEET TO WHICH A RADIAL LINE BEARS S70°16'31"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°37'36", AN ARC DISTANCE OF 152.80 FEET TO THE POINT OF TANGENCY; THENCE N01°05'53"E, 197.32 FEET; THENCE N88°54'07"W, 670.94 FEET; THENCE N24°37'05"E, 7.66 FEET; THENCE N44°09'30"W, 124.66 FEET; THENCE S52°54'57"W, 28.60 FEET; THENCE S40°39'03"W, 100.00 FEET; THENCE N88°58'27"W, 190.30 FEET; THENCE N18°20'40"W, 139.44 FEET; THENCE N77°15'38"W, 16.56 FEET; THENCE N55°49'52"W, 74.71 FEET; THENCE N51°32'18"W, 83.64 FEET; THENCE N40°18'40"W, 94.06 FEET; THENCE N37°41'28"W, 54.15 FEET; THENCE N66°16'58"W, 91.83 FEET; THENCE N50°20'14"W, 72.80 FEET; THENCE N66°16'58"W, 141.12 FEET; THENCE S23°43'02"W, 142.00 FEET; THENCE S66°16'58"E, 110.00 FEET; THENCE S23°43'02"W, 332.40 FEET; THENCE N89°27'00"W, 1,253.48 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS S89°27'00"E, 5370.67 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN N89°27'00"W, 1673.33 FEET; THENCE DEPARTING SAID LINE RUN N00°33'00"E, 371.52 FEET TO THE POINT OF BEGINNING; THENCE N01°50'38"W, 140.06 FEET; THENCE N12°01'50"E, 144.21 FEET; THENCE N04°14'06"E, 92.23 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,717.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°21'07"E, 150.52 FEET TO WHICH A RADIAL LINE BEARS S04°14'06"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°10'27", AN ARC DISTANCE OF 150.54 FEET; THENCE ALONG A RADIAL LINE RUN S01°03'39"W, 110.00 FEET; THENCE S89°37'18"E, 67.38 FEET; THENCE N88°58'28"E, 71.15 FEET; THENCE N87°31'14"E, 72.35 FEET; THENCE N86°03'16"E, 72.35 FEET; THENCE N84°35'18"E, 72.35 FEET; THENCE N83°07'20"E, 72.36 FEET; THENCE N82°16'42"E, 69.95 FEET; THENCE N86°30'56"E, 67.01 FEET; THENCE S88°10'05"E, 67.01 FEET; THENCE N84°40'12"E, 61.06 FEET; THENCE S88°38'01"E, 16.18 FEET; THENCE S81°41'51"E, 60.82 FEET; THENCE S72°35'53"E, 59.06 FEET; THENCE S68°15'11"E, 64.40 FEET; THENCE S23°43'02"W, 142.37 FEET; THENCE N66°16'58"W, 110.07 FEET; THENCE S23°43'02"W, 184.28 FEET; THENCE N89°27'00"W, 82.53 FEET; THENCE S74°36'16"W, 72.80 FEET; THENCE N89°27'00"W, 350.00 FEET; THENCE N73°30'17"W, 72.80 FEET; THENCE N89°27'00"W, 259.38 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 12; SAID POINT BEARS N88°54'07"W, 5396.47 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE ALONG SAID LINE RUN S88°54'07"E, 1092.12 FEET; THENCE DEPARTING SAID LINE RUN N01°05'53"E, 601.93 FEET TO THE POINT OF BEGINNING; THENCE N83°35'05"W, 25.00 FEET; THENCE N78°13'27"W, 277.64 FEET; THENCE N79°46'13"W, 95.81 FEET; THENCE S80°15'28"W, 96.50 FEET; THENCE S60°16'41"W, 95.79 FEET; THENCE S53°46'06"W, 81.75 FEET; THENCE S57°18'12"W, 63.43 FEET; THENCE S66°37'58"W, 63.43 FEET; THENCE S75°57'44"W, 63.43 FEET; THENCE S85°17'29"W, 63.43 FEET; THENCE N85°22'45"W, 63.43 FEET; THENCE N76°03'00"W, 63.43 FEET; THENCE N79°17'57"W, 66.20 FEET; THENCE N57°23'29"W, 65.78 FEET; THENCE N30°36'39"W, 60.11 FEET; THENCE N11°45'36"W, 49.08 FEET; THENCE N26°38'29"E, 52.07 FEET; THENCE S89°00'58"E, 220.83 FEET; THENCE N04°06'02"W, 108.97 FEET; THENCE N42°16'03"E, 61.80 FEET; THENCE N54°51'59"E, 61.95 FEET; THENCE N70°11'20"E, 61.91 FEET; THENCE N79°28'02"E, 62.13 FEET; THENCE S86°42'11"E, 63.71 FEET; THENCE S84°49'48"E, 72.82 FEET; THENCE S79°37'35"E, 256.59 FEET; THENCE N49°25'07"E, 102.40 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S79°52'14"E, 38.07 FEET TO WHICH A RADIAL LINE BEARS S32°30'14"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°44'55", AN ARC DISTANCE OF 39.05 FEET; THENCE ALONG A RADIAL LINE RUN S12°14'42"E, 37.75 FEET; THENCE S75°17'25"E, 63.55 FEET; THENCE S83°39'42"E, 118.35 FEET; THENCE N86°24'26"E, 25.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,470.00 FEET AND A CHORD BEARING AND DISTANCE OF S01°24'41"W, 256.44 FEET TO WHICH A RADIAL LINE BEARS N86°24'26"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'28", AN ARC DISTANCE OF 256.77 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 12; SAID POINT BEARS N88°54'07"W, 5396.47 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE ALONG SAID LINE RUN S88°54'07"E, 1601.03 FEET; THENCE DEPARTING SAID LINE RUN N01°05'53"E, 416.20 FEET TO THE POINT OF BEGINNING; THENCE N88°54'07"W, 90.00 FEET; THENCE N01°05'53"E, 20.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 94.25 FEET TO THE POINT OF TANGENCY; THENCE N88°54'07"W, 54.68 FEET; THENCE N01°05'53"E, 82.38 FEET; THENCE N05°40'23"E, 41.76 FEET; THENCE N70°54'47"E, 153.69 FEET; THENCE S80°42'40"E, 60.91 FEET; THENCE S22°25'56"E, 124.49 FEET; THENCE S19°12'41"W, 62.41 FEET; THENCE S35°10'55"W, 59.76 FEET; THENCE S01°05'53"W, 25.40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG SAID WEST LINE RUN S00°10'20"W, 1564.40 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 343.10 FEET TO THE POINT OF BEGINNING; THENCE S46°13'54"E, 42.00 FEET; THENCE S56°09'06"E, 128.58 FEET; THENCE S12°47'04"W, 118.73 FEET; THENCE S33°21'16"W, 128.95 FEET; THENCE S13°53'48"W, 92.33 FEET; THENCE S01°31'26"E, 82.40 FEET; THENCE S00°38'20"E, 68.28 FEET; THENCE S02°26'09"W, 68.28 FEET; THENCE S05°30'37"W, 68.28 FEET; THENCE S08°35'06"W, 68.28 FEET; THENCE S11°39'35"W, 68.28 FEET; THENCE S14°44'03"W, 68.28 FEET; THENCE S17°48'32"W, 68.28 FEET; THENCE S20°53'01"W, 68.28 FEET; THENCE S23°57'29"W, 68.28 FEET; THENCE S27°01'58"W, 68.28 FEET; THENCE S29°33'16"W, 141.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF N65°20'16"W, 15.27 FEET TO WHICH A RADIAL LINE BEARS N25°09'44"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'00", AN ARC DISTANCE OF 15.27 FEET; THENCE ALONG A RADIAL LINE RUN S24°09'44"W, 50.00 FEET; THENCE S29°47'41"W, 347.26 FEET; THENCE S23°20'58"W, 70.45 FEET; THENCE S37°39'54"W, 57.75 FEET; THENCE S79°36'34"W, 277.71 FEET; THENCE N10°23'26"W, 129.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,021.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°03'40", AN ARC DISTANCE OF 161.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 478.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°55'47", AN ARC DISTANCE OF 416.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,286.69 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'12", AN ARC DISTANCE OF 465.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 478.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°57'37", AN ARC DISTANCE OF 208.45 FEET TO THE POINT OF TANGENCY; THENCE N43°46'06"E, 682.18 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG SAID WEST LINE RUN S00°10'20"W, 2639.78 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 RUN S00°08'08"W, 162.90 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°51'52"E, 457.99 FEET TO THE POINT OF BEGINNING; THENCE S68°27'36"E, 291.94 FEET; THENCE S55°03'01"E, 66.75 FEET; THENCE S21°39'19"E, 80.52 FEET; THENCE S07°57'44"W, 235.90 FEET; THENCE N82°02'16"W, 12.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF

350.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°28'21", AN ARC DISTANCE OF 308.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°38'23", AN ARC DISTANCE OF 137.46 FEET TO THE POINT OF TANGENCY; THENCE N60°12'19"W, 64.90 FEET; THENCE N29°47'41"E, 186.47 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 14 AND 23, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG SAID WEST LINE RUN S00°10'20"W, 2639.78 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 RUN S00°08'08"W, 2503.66 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 826.78 FEET TO THE POINT OF BEGINNING; THENCE S61°31'47"E, 254.36 FEET; THENCE S28°28'13"W, 237.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 987.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°03'20", AN ARC DISTANCE OF 224.90 FEET; THENCE ALONG A RADIAL LINE RUN N48°28'27"W, 42.20 FEET; THENCE N41°56'27"W, 68.56 FEET; THENCE N17°28'35"W, 135.43 FEET; THENCE N03°21'53"W, 50.93 FEET; THENCE N26°08'38"E, 69.98 FEET; THENCE N29°28'46"E, 220.78 FEET TO THE POINT OF BEGINNING.

EXHIBIT 5

CONSENT TO AMEND THE BOUNDARY LINE OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

The undersigned, being the owner of the property described in Exhibit 4 to the Petition Amend the Boundary Line of Village Community Development District No. 15, hereby consents to the Petition to Amend the Boundary Line of Village Community Development District No. 15, dated the 28th of Nov., 2022.

THE VILLAGES DEVELOPMENT COMPANY, LLC,
a Florida limited liability company

By: VDC MANAGER, LLC,
a Florida limited liability company,
its Manager

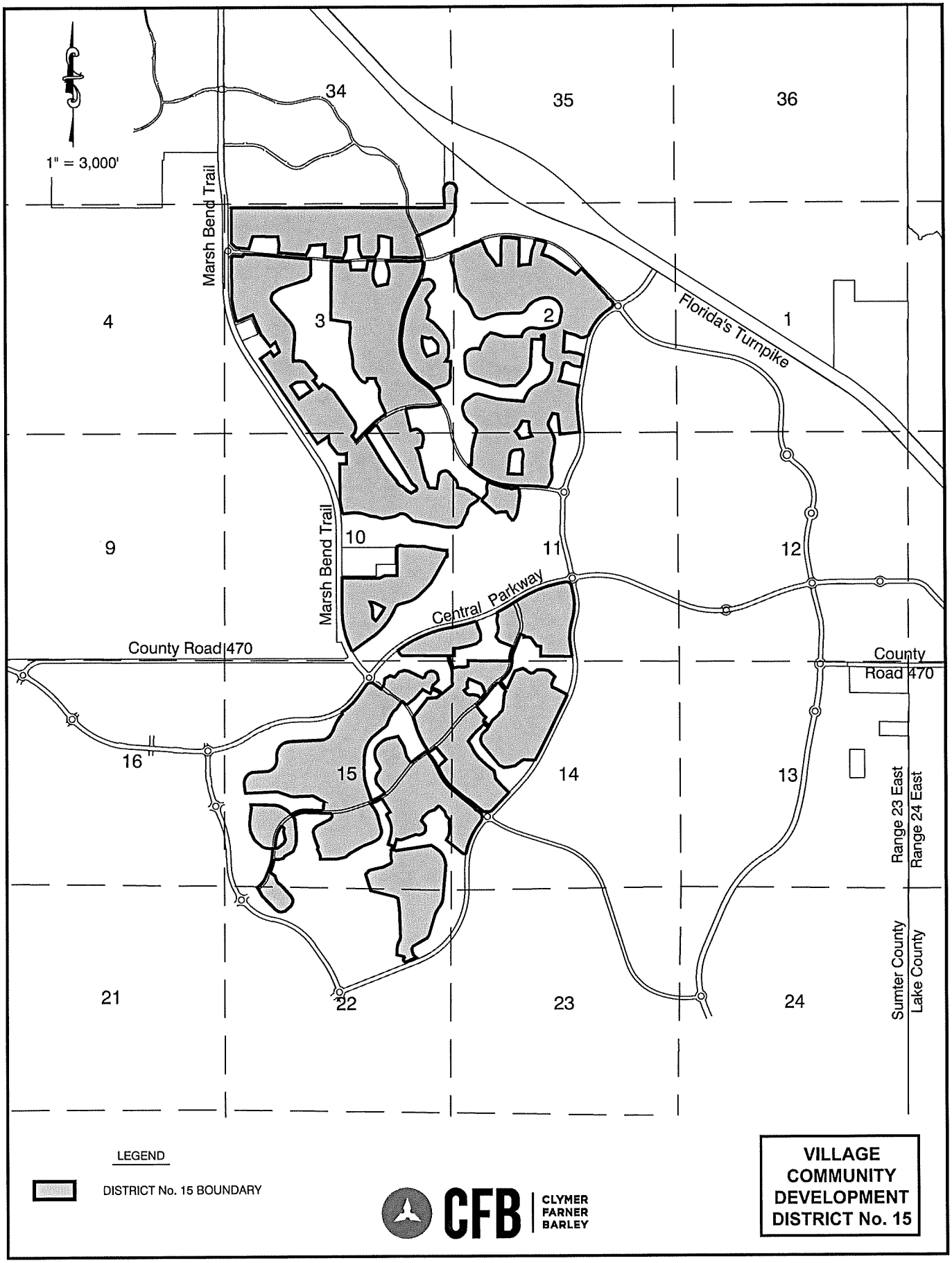
By: _____
Martin L. Dzuro, Manager

EXHIBIT 6

BOARD OF SUPERVISORS
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

1. Supervisor/Chair – Spencer Novak
2. Supervisor/Vice Chair – Liz Rodriguez
3. Supervisor/Secretary-Treasurer – Cooper Hage
4. Supervisor – Jennifer Chandler
5. Supervisor – Dayna Graham

EXHIBIT 7



AMENDED VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 15

LEGAL DESCRIPTION
FOR
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15
(FIRST AMENDED BOUNDARY)
1378.4 ACRES+/-

A PARCEL OF LAND LYING WITHIN SECTIONS 34 AND 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SECTIONS 2 AND 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF TRACT "H", VILLAGES OF SOUTHERN OAKS UNIT NO. 38, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 40, 40A THROUGH 40H, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF AFORESAID TRACT "H"; THENCE ALONG THE EAST LINE THEREOF RUN N00°21'30"E, 147.94 FEET; THENCE DEPARTING SAID EAST LINE RUN N06°08'11"W, 70.45 FEET; THENCE N01°49'16"W, 140.10 FEET; THENCE N04°11'41"W, 70.22 FEET; THENCE N10°47'31"E, 32.04 FEET; THENCE N26°35'27"E, 68.22 FEET; THENCE N52°47'14"E, 76.80 FEET; THENCE N77°14'11"E, 53.33 FEET; THENCE S78°02'54"E, 91.05 FEET; THENCE S50°22'17"E, 53.33 FEET; THENCE S25°52'25"E, 88.47 FEET; THENCE S02°52'10"W, 70.06 FEET; THENCE S21°11'04"W, 74.90 FEET; THENCE S00°20'07"W, 287.29 FEET; THENCE S07°25'34"W, 92.34 FEET; THENCE S19°35'06"W, 93.02 FEET; THENCE S35°53'08"W, 153.16 FEET; THENCE S43°10'06"W, 105.72 FEET; THENCE S67°11'26"W, 790.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 863.50 FEET AND A CHORD BEARING AND DISTANCE OF S20°16'23"E, 95.51 FEET TO WHICH A RADIAL LINE BEARS N66°33'24"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°20'25", AN ARC DISTANCE OF 95.55 FEET TO THE POINT OF TANGENCY; THENCE S17°06'11"E, 254.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 863.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°11'14", AN ARC DISTANCE OF 153.53 FEET; THENCE ALONG A NON-TANGENT LINE RUN S86°53'15"W, 224.88 FEET; THENCE N89°20'19"W, 514.67 FEET; THENCE N00°39'41"E, 443.74 FEET; THENCE N75°22'03"W, 36.83 FEET; THENCE N75°31'49"W, 138.83 FEET; THENCE N82°18'30"W, 63.09 FEET; THENCE N89°49'34"W, 68.11 FEET; THENCE S00°10'26"W, 284.58 FEET; THENCE S10°51'17"W, 74.94 FEET; THENCE S29°26'18"W, 153.54 FEET; THENCE N89°26'57"W, 310.09 FEET; THENCE N22°08'52"W, 172.68 FEET; THENCE N05°23'55"W, 55.42 FEET; THENCE N00°10'26"E, 283.85 FEET; THENCE S71°32'44"W, 28.92 FEET; THENCE S81°34'36"W, 66.16 FEET; THENCE S80°59'53"W, 77.00 FEET; THENCE S87°28'24"W, 81.69 FEET; THENCE N89°49'34"W, 50.00 FEET; THENCE S00°10'26"W, 268.50 FEET; THENCE S09°13'59"W, 63.16 FEET; THENCE S23°52'42"W, 171.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,433.51 FEET AND A CHORD BEARING AND DISTANCE OF N86°37'30"W, 90.79 FEET TO WHICH A RADIAL LINE BEARS S01°33'38"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°37'45", AN ARC DISTANCE OF 90.80 FEET TO THE POINT OF TANGENCY; THENCE N84°48'37"W, 339.84 FEET; THENCE N05°11'23"E, 138.73 FEET; THENCE N00°29'02"W, 127.07 FEET; THENCE N10°56'26"E, 20.24 FEET; THENCE S85°30'53"W, 355.10 FEET; THENCE S01°51'33"W, 15.37 FEET; THENCE S12°25'28"W, 62.02 FEET; THENCE S28°44'02"W, 162.28 FEET; THENCE N84°48'37"W, 655.55 FEET; THENCE N05°11'23"E, 185.90 FEET; THENCE N10°14'38"W,

170.74 FEET; THENCE N00°10'26"E, 21.49 FEET; THENCE N89°49'34"W, 588.04 FEET; THENCE S17°28'50"W, 301.95 FEET; THENCE N84°40'44"W, 304.78 FEET; THENCE N45°31'40"W, 156.01 FEET; THENCE N00°08'27"W, 827.03 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 34; THENCE ALONG SAID SOUTH LINE RUN S89°51'17"E, 2,384.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°47'59"E, 2,646.24 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 3, 10 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°45'28"W, 938.15 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°14'32"E, 82.34 FEET TO THE POINT OF BEGINNING; THENCE N78°19'11"E, 141.25 FEET; THENCE S65°42'20"E, 67.57 FEET; THENCE S49°32'31"E, 57.41 FEET; THENCE S33°22'51"E, 67.64 FEET; THENCE S17°13'11"E, 54.93 FEET; THENCE S01°07'32"E, 63.72 FEET; THENCE S13°17'27"W, 192.89 FEET; THENCE S78°19'11"W, 126.74 FEET; THENCE S27°09'45"E, 139.21 FEET; THENCE S13°03'36"E, 585.50 FEET; THENCE S19°58'17"E, 52.26 FEET; THENCE S32°25'33"E, 76.50 FEET; THENCE S21°41'16"E, 48.37 FEET; THENCE S10°56'59"E, 73.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 940.00 FEET AND A CHORD BEARING AND DISTANCE OF S86°22'05"E, 183.94 FEET TO WHICH A RADIAL LINE BEARS N01°58'58"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°13'48", AN ARC DISTANCE OF 184.24 FEET TO THE POINT OF TANGENCY; THENCE S80°45'11"E, 8.84 FEET; THENCE N09°14'49"E, 90.00 FEET; THENCE N11°33'44"E, 111.34 FEET; THENCE N02°17'37"E, 94.59 FEET; THENCE N29°37'03"E, 78.81 FEET; THENCE N55°19'10"E, 62.55 FEET; THENCE N81°01'16"E, 84.59 FEET; THENCE S73°16'37"E, 56.28 FEET; THENCE S51°15'55"E, 42.87 FEET; THENCE S37°59'35"E, 71.92 FEET; THENCE S41°09'38"E, 71.10 FEET; THENCE S44°20'59"E, 98.86 FEET; THENCE S22°52'25"E, 105.25 FEET; THENCE S05°46'26"W, 57.68 FEET; THENCE S09°14'49"W, 16.62 FEET; THENCE S78°40'22"E, 157.85 FEET; THENCE S71°34'09"E, 81.00 FEET; THENCE S59°44'08"E, 67.62 FEET; THENCE S53°45'23"E, 50.47 FEET; THENCE S37°47'57"E, 64.23 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 317.50 FEET AND A CHORD BEARING AND DISTANCE OF N37°10'41"E, 21.11 FEET TO WHICH A RADIAL LINE BEARS S50°55'02"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°48'36", AN ARC DISTANCE OF 21.11 FEET; THENCE ALONG A RADIAL LINE RUN S54°43'37"E, 165.00 FEET; THENCE S40°40'35"W, 90.87 FEET; THENCE S58°37'44"W, 90.53 FEET; THENCE S55°59'24"W, 65.29 FEET; THENCE S46°49'34"W, 64.69 FEET; THENCE S28°10'29"W, 64.94 FEET; THENCE S10°19'13"W, 65.53 FEET; THENCE S17°43'33"W, 59.96 FEET; THENCE S34°22'34"W, 67.35 FEET; THENCE S25°15'45"W, 78.01 FEET; THENCE S22°58'25"W, 128.21 FEET; THENCE S61°19'04"W, 127.02 FEET; THENCE N88°52'50"W, 243.55 FEET; THENCE N82°17'16"W, 79.71 FEET; THENCE N77°57'12"W, 79.71 FEET; THENCE N73°28'16"W, 76.62 FEET; THENCE N79°38'22"W, 415.06 FEET; THENCE N85°10'47"W, 87.39 FEET; THENCE N74°59'32"W, 88.92 FEET; THENCE N46°12'25"W, 171.49 FEET; THENCE N59°28'07"W, 59.10 FEET; THENCE N75°30'24"W, 58.09 FEET; THENCE S88°35'40"W, 58.09 FEET; THENCE

S66°48'49"W, 71.58 FEET; THENCE S64°28'28"W, 76.50 FEET; THENCE S75°56'54"W, 74.89 FEET; THENCE S83°36'10"W, 149.48 FEET; THENCE S80°19'08"W, 75.35 FEET; THENCE N76°37'20"W, 77.24 FEET; THENCE N72°19'37"W, 89.83 FEET; THENCE N86°55'40"W, 103.31 FEET; THENCE N71°18'30"W, 129.90 FEET; THENCE N72°03'13"W, 71.18 FEET; THENCE N77°15'42"W, 70.30 FEET; THENCE N83°09'13"W, 69.50 FEET; THENCE N88°55'33"W, 67.45 FEET; THENCE S85°29'29"W, 67.44 FEET; THENCE S83°37'32"W, 213.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3,125.00 FEET AND A CHORD BEARING AND DISTANCE OF N09°58'52"W, 331.40 FEET TO WHICH A RADIAL LINE BEARS N83°03'30"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°04'44", AN ARC DISTANCE OF 331.56 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°01'51"W, 851.31 FEET; THENCE N89°58'09"E, 160.00 FEET; THENCE N00°01'51"W, 180.54 FEET; THENCE N00°22'23"E, 57.37 FEET; THENCE S75°19'38"W, 70.06 FEET; THENCE N86°49'50"W, 138.89 FEET; THENCE N38°10'47"W, 309.10 FEET; THENCE N06°09'44"W, 175.03 FEET; THENCE S57°03'09"W, 315.99 FEET; THENCE N33°54'37"W, 825.87 FEET; THENCE N33°58'04"W, 1,400.02 FEET; THENCE N33°56'01"W, 169.30 FEET; THENCE N54°29'52"E, 298.22 FEET; THENCE S35°30'08"E, 130.80 FEET; THENCE N54°29'52"E, 169.07 FEET; THENCE N23°01'29"W, 103.03 FEET; THENCE S67°37'52"W, 4.07 FEET; THENCE N22°22'08"W, 101.13 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 106.50 FEET AND A CHORD BEARING AND DISTANCE OF N73°16'08"W, 46.74 FEET TO WHICH A RADIAL LINE BEARS S04°03'23"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°20'57", AN ARC DISTANCE OF 47.12 FEET; THENCE ALONG A NON-TANGENT LINE RUN S52°14'13"W, 118.34 FEET; THENCE N37°45'47"W, 295.00 FEET; THENCE N44°45'17"W, 36.34 FEET; THENCE N22°46'56"W, 516.69 FEET; THENCE S67°13'04"W, 410.12 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,860.00 FEET AND A CHORD BEARING AND DISTANCE OF N12°03'51"W, 556.24 FEET TO WHICH A RADIAL LINE BEARS S72°21'19"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°09'40", AN ARC DISTANCE OF 557.12 FEET TO THE POINT OF TANGENCY; THENCE N00°06'06"W, 948.49 FEET; THENCE N45°38'16"E, 76.37 FEET; THENCE S84°48'37"E, 204.56 FEET; THENCE N41°01'47"E, 56.13 FEET; THENCE N05°11'23"E, 15.00 FEET; THENCE S84°48'37"E, 125.11 FEET; THENCE N89°48'40"E, 170.69 FEET; THENCE S84°48'37"E, 1,289.13 FEET; THENCE S05°11'23"W, 15.00 FEET; THENCE S00°16'18"W, 357.53 FEET; THENCE S36°15'00"W, 124.90 FEET; THENCE S72°42'59"W, 596.90 FEET; THENCE S68°19'44"W, 68.89 FEET; THENCE S62°27'01"W, 72.61 FEET; THENCE S56°02'12"W, 155.84 FEET; THENCE S25°17'34"W, 60.21 FEET; THENCE S13°13'56"W, 57.65 FEET; THENCE S07°53'24"E, 56.50 FEET; THENCE S28°45'58"E, 56.52 FEET; THENCE S41°41'38"E, 637.36 FEET; THENCE S30°06'42"E, 86.81 FEET; THENCE S21°25'34"E, 86.60 FEET; THENCE S11°23'20"E, 86.60 FEET; THENCE S01°25'30"E, 86.61 FEET; THENCE S04°52'58"W, 422.04 FEET; THENCE S02°26'08"W, 59.98 FEET; THENCE S04°03'57"E, 86.22 FEET; THENCE N87°32'22"E, 155.59 FEET; THENCE S74°15'18"E, 116.79 FEET; THENCE S39°04'01"E, 420.83 FEET; THENCE S11°11'49"W, 56.04 FEET; THENCE S50°55'59"W, 76.91 FEET; THENCE S39°04'01"E, 224.01 FEET; THENCE N43°58'14"E, 112.45 FEET; THENCE S65°55'59"E, 83.46 FEET; THENCE S59°04'40"E, 83.32 FEET; THENCE S51°02'53"E, 83.32 FEET; THENCE S44°20'20"E, 83.49 FEET; THENCE S34°23'32"E, 860.94 FEET; THENCE S11°16'10"E, 116.60 FEET; THENCE S15°18'52"W, 116.67 FEET; THENCE S38°49'55"W, 106.08 FEET; THENCE S38°10'47"E, 154.65 FEET; THENCE N44°34'50"E, 511.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND

HAVING A RADIUS OF 1,660.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°14'59", AN ARC DISTANCE OF 441.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN N25°09'31"W, 324.89 FEET; THENCE N11°56'14"W, 89.21 FEET; THENCE N02°00'22"W, 88.94 FEET; THENCE N08°25'09"E, 78.50 FEET; THENCE N05°27'10"W, 52.81 FEET; THENCE N26°33'41"W, 36.57 FEET; THENCE N35°10'46"W, 25.42 FEET; THENCE N26°03'25"W, 140.83 FEET; THENCE N00°39'41"E, 50.71 FEET; THENCE N89°20'19"W, 190.68 FEET; THENCE S00°39'41"W, 54.56 FEET; THENCE S52°12'05"W, 71.85 FEET; THENCE N68°39'54"W, 71.45 FEET; THENCE N42°48'51"W, 94.22 FEET; THENCE N33°24'33"W, 190.00 FEET; THENCE N23°51'05"W, 101.87 FEET; THENCE N04°13'52"W, 93.26 FEET; THENCE N00°41'08"W, 67.84 FEET; THENCE N04°19'01"W, 67.84 FEET; THENCE N07°56'54"W, 67.84 FEET; THENCE N11°34'47"W, 67.84 FEET; THENCE N14°49'07"W, 70.28 FEET; THENCE N11°50'32"W, 78.32 FEET; THENCE N06°44'18"W, 78.32 FEET; THENCE N01°38'03"W, 78.32 FEET; THENCE N04°53'35"E, 77.33 FEET; THENCE N05°26'19"E, 205.70 FEET; THENCE N10°52'30"W, 66.89 FEET; THENCE N00°39'41"E, 51.14 FEET; THENCE N81°37'49"W, 455.11 FEET; THENCE N00°39'41"E, 1,359.27 FEET; THENCE N05°11'23"E, 15.00 FEET; THENCE S84°48'37"E, 171.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,521.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°19'49", AN ARC DISTANCE OF 247.77 FEET TO THE POINT OF TANGENCY; THENCE N85°51'33"E, 23.29 FEET; THENCE S04°08'27"E, 15.00 FEET; THENCE S06°57'38"E, 179.94 FEET; THENCE S89°20'19"E, 353.86 FEET; THENCE N11°26'21"E, 163.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°34'29", AN ARC DISTANCE OF 33.67 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°12'11", AN ARC DISTANCE OF 32.18 FEET TO A POINT OF CUSP; THENCE S89°20'19"E, 196.70 FEET; THENCE S00°39'41"W, 15.00 FEET; THENCE S11°26'21"W, 229.60 FEET; THENCE S08°52'05"W, 63.64 FEET; THENCE S00°47'05"E, 61.30 FEET; THENCE S10°41'25"E, 61.30 FEET; THENCE S20°31'17"E, 62.84 FEET; THENCE S23°47'21"E, 73.72 FEET; THENCE S35°50'48"E, 50.83 FEET; THENCE N78°42'56"E, 263.14 FEET; THENCE N02°43'09"W, 42.44 FEET; THENCE N17°10'02"E, 46.82 FEET; THENCE N13°33'19"E, 38.67 FEET; THENCE N09°34'25"E, 38.38 FEET; THENCE N05°04'48"E, 48.57 FEET; THENCE N00°34'21"E, 38.65 FEET; THENCE N03°24'29"W, 38.38 FEET; THENCE N07°54'03"W, 48.55 FEET; THENCE N12°24'31"W, 38.68 FEET; THENCE N16°23'26"W, 38.38 FEET; THENCE N21°47'11"W, 120.52 FEET; THENCE N00°39'41"E, 15.00 FEET; THENCE S89°20'19"E, 350.57 FEET; THENCE S87°42'07"E, 210.53 FEET; THENCE N82°59'49"E, 50.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 921.50 FEET AND A CHORD BEARING AND DISTANCE OF N87°58'58"E, 15.49 FEET TO WHICH A RADIAL LINE BEARS S01°32'09"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°57'47", AN ARC DISTANCE OF 15.49 FEET TO THE POINT OF TANGENCY; THENCE N87°30'04"E, 234.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°53'47", AN ARC DISTANCE OF 34.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 872.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°00'56", AN ARC DISTANCE OF

365.71 FEET TO THE POINT OF TANGENCY; THENCE S24°24'47"W, 138.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 831.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°29'26", AN ARC DISTANCE OF 36.15 FEET TO THE POINT OF TANGENCY; THENCE S26°54'13"W, 454.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,621.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°54'17", AN ARC DISTANCE OF 506.71 FEET TO THE POINT OF TANGENCY; THENCE S08°59'57"W, 271.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,171.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°39'03", AN ARC DISTANCE OF 1,362.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'24", AN ARC DISTANCE OF 566.72 FEET TO THE POINT OF TANGENCY; THENCE S28°52'42"E, 121.96 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N67°57'15"W, 31.52 FEET TO WHICH A RADIAL LINE BEARS N61°07'20"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°09'09", AN ARC DISTANCE OF 34.10 FEET TO THE POINT OF TANGENCY; THENCE S72°58'12"W, 38.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°33'49", AN ARC DISTANCE OF 351.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,600.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'21", AN ARC DISTANCE OF 439.99 FEET; THENCE ALONG A RADIAL LINE RUN S13°13'21"E, 520.67 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 3 AND 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°45'28"W, 1766.05 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°14'32"E, 213.90 FEET TO THE POINT OF BEGINNING; THENCE S36°58'31"E, 63.58 FEET; THENCE S32°30'47"E, 67.18 FEET; THENCE S30°07'53"E, 272.82 FEET; THENCE S32°11'20"E, 613.14 FEET; THENCE S30°51'27"E, 615.37 FEET; THENCE S57°18'19"E, 107.34 FEET; THENCE S18°51'26"E, 88.17 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 940.00 FEET AND A CHORD BEARING AND DISTANCE OF S68°48'23"W, 76.65 FEET TO WHICH A RADIAL LINE BEARS N18°51'26"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°40'23", AN ARC DISTANCE OF 76.67 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 114.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°53'57", AN ARC DISTANCE OF 75.41 FEET; THENCE ALONG A RADIAL LINE RUN N61°25'46"W, 118.19 FEET; THENCE N48°41'31"W, 83.62 FEET; THENCE N47°18'38"W, 69.23 FEET; THENCE N65°51'01"W, 73.84 FEET; THENCE N44°48'27"W, 69.77 FEET; THENCE N23°46'14"W, 73.85 FEET;

THENCE N42°18'23"W, 69.21 FEET; THENCE N41°03'19"W, 69.21 FEET; THENCE N39°48'16"W, 69.21 FEET; THENCE N38°33'12"W, 69.21 FEET; THENCE N37°18'08"W, 69.21 FEET; THENCE N36°03'05"W, 69.21 FEET; THENCE N34°48'01"W, 69.21 FEET; THENCE N33°32'57"W, 69.21 FEET; THENCE N32°17'54"W, 69.21 FEET; THENCE N31°05'47"W, 69.44 FEET; THENCE N30°46'32"W, 597.78 FEET; THENCE N44°34'50"E, 243.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,600.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°14'44", AN ARC DISTANCE OF 90.63 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°45'28"W, 2665.34 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 RUN N89°40'44"W, 604.73 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°19'16"E, 1018.01 FEET TO THE POINT OF BEGINNING; THENCE S57°03'09"W, 359.82 FEET; THENCE N33°58'04"W, 352.37 FEET; THENCE N54°29'52"E, 150.30 FEET; THENCE N83°46'35"E, 50.32 FEET; THENCE N87°32'22"E, 140.00 FEET; THENCE S84°36'38"E, 30.51 FEET; THENCE S39°04'01"E, 247.84 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; SAID POINT BEARS S00°32'36"W, 5292.25 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG SAID LINE RUN N00°32'36"E, 1146.31 FEET; THENCE DEPARTING SAID LINE RUN N89°27'24"W, 118.17 FEET TO THE POINT OF BEGINNING; THENCE S71°25'52"W, 147.32 FEET; THENCE S74°16'23"W, 120.34 FEET; THENCE S47°05'07"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,171.50 FEET AND A CHORD BEARING AND DISTANCE OF N50°16'59"W, 300.49 FEET TO WHICH A RADIAL LINE BEARS N47°05'07"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°44'13", AN ARC DISTANCE OF 301.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°39'03", AN ARC DISTANCE OF 1,312.76 FEET TO THE POINT OF TANGENCY; THENCE N08°59'57"E, 271.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,578.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°54'17", AN ARC DISTANCE OF 493.27 FEET TO THE POINT OF TANGENCY; THENCE N26°54'13"E, 446.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 831.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE

OF 04°44'01", AN ARC DISTANCE OF 68.70 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 927.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°33'55", AN ARC DISTANCE OF 73.90 FEET; THENCE ALONG A RADIAL LINE RUN S62°55'40"E, 39.00 FEET; THENCE N81°15'43"E, 133.73 FEET; THENCE S72°42'56"E, 71.52 FEET; THENCE S46°27'49"E, 73.81 FEET; THENCE S20°26'28"E, 70.28 FEET; THENCE S03°50'43"W, 64.35 FEET; THENCE S26°50'45"W, 63.25 FEET; THENCE S44°53'55"W, 147.45 FEET; THENCE S32°29'12"W, 129.79 FEET; THENCE S26°03'28"E, 191.69 FEET; THENCE S07°16'06"W, 115.65 FEET; THENCE S13°36'25"W, 75.00 FEET; THENCE S15°22'59"W, 90.74 FEET; THENCE S57°27'08"E, 176.57 FEET; THENCE S43°49'38"E, 303.44 FEET; THENCE S33°07'28"E, 204.19 FEET; THENCE S19°04'43"E, 92.31 FEET; THENCE S05°09'31"E, 90.89 FEET; THENCE S01°05'12"W, 140.00 FEET; THENCE S04°59'21"W, 102.76 FEET; THENCE S32°52'33"W, 117.66 FEET; THENCE S89°11'53"E, 120.00 FEET; THENCE S00°48'07"W, 360.00 FEET; THENCE S02°22'02"W, 40.01 FEET; THENCE S13°30'55"W, 40.10 FEET; THENCE S28°28'51"W, 53.65 FEET; THENCE S43°50'08"W, 42.53 FEET; THENCE S60°07'42"W, 59.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 3; SAID POINT BEARS S00°32'36"W, 5292.25 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG SAID LINE RUN N00°32'36"E, 1898.56 FEET; THENCE DEPARTING SAID LINE RUN N89°27'24"W, 307.68 FEET TO THE POINT OF BEGINNING; THENCE S70°25'25"W, 265.96 FEET; THENCE N32°58'15"W, 80.60 FEET; THENCE N25°13'17"W, 69.51 FEET; THENCE N18°58'24"W, 69.46 FEET; THENCE N12°43'33"W, 69.50 FEET; THENCE N06°28'29"W, 69.54 FEET; THENCE N00°29'56"W, 63.38 FEET; THENCE N07°28'14"E, 62.44 FEET; THENCE S77°31'45"E, 150.66 FEET; THENCE N79°00'32"E, 73.89 FEET; THENCE S44°04'57"E, 70.00 FEET; THENCE S43°49'38"E, 70.00 FEET; THENCE S38°53'08"E, 62.71 FEET; THENCE S13°08'01"E, 53.17 FEET; THENCE S02°18'35"W, 149.54 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 2, 3 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 432.61 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 737.38 FEET TO THE POINT OF BEGINNING; THENCE N47°06'34"E, 15.00 FEET; THENCE N84°13'51"E, 67.83 FEET; THENCE N02°33'45"E, 369.89 FEET; THENCE N11°14'29"E, 82.13 FEET; THENCE N14°35'21"E, 71.05 FEET; THENCE N14°37'19"E, 213.33 FEET; THENCE N22°51'39"E, 84.55 FEET; THENCE N31°49'01"W, 72.32 FEET; THENCE N41°39'30"W, 70.00 FEET; THENCE N44°07'39"W, 66.13 FEET; THENCE N51°21'49"W, 69.93 FEET; THENCE N43°47'49"W, 92.31 FEET; THENCE N29°46'13"W, 92.06 FEET; THENCE N16°35'24"W, 85.84 FEET; THENCE N12°09'34"W, 77.81 FEET; THENCE N00°12'16"W, 57.51 FEET;

THENCE N19°56'06"E, 73.11 FEET; THENCE N65°00'08"W, 3.81 FEET; THENCE N24°59'52"E, 50.00 FEET; THENCE N54°46'54"E, 229.23 FEET; THENCE N64°28'09"E, 72.86 FEET; THENCE N82°57'51"E, 66.30 FEET; THENCE S80°30'02"E, 59.00 FEET; THENCE S74°21'28"E, 294.00 FEET; THENCE S74°21'47"E, 72.90 FEET; THENCE S77°27'28"E, 66.80 FEET; THENCE S83°05'27"E, 67.56 FEET; THENCE S85°01'40"E, 538.47 FEET; THENCE N20°12'02"E, 66.32 FEET; THENCE N26°06'31"E, 70.00 FEET; THENCE N27°19'45"E, 78.05 FEET; THENCE N37°09'04"E, 89.19 FEET; THENCE N49°07'38"E, 89.19 FEET; THENCE N61°06'11"E, 89.19 FEET; THENCE N68°33'23"E, 72.56 FEET; THENCE N67°30'06"E, 67.42 FEET; THENCE N59°45'58"E, 65.13 FEET; THENCE N51°07'47"E, 65.13 FEET; THENCE N42°29'37"E, 65.13 FEET; THENCE N33°51'27"E, 65.13 FEET; THENCE N25°13'17"E, 65.13 FEET; THENCE N16°35'06"E, 65.13 FEET; THENCE N07°55'44"E, 65.52 FEET; THENCE N03°54'18"E, 103.11 FEET; THENCE N74°44'55"W, 71.47 FEET; THENCE N58°52'40"W, 59.61 FEET; THENCE N42°36'29"W, 62.93 FEET; THENCE N26°44'14"W, 56.62 FEET; THENCE N11°31'10"W, 58.04 FEET; THENCE N01°34'58"E, 48.44 FEET; THENCE N03°54'18"E, 420.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 957.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°33'16"W, 70.17 FEET TO WHICH A RADIAL LINE BEARS S04°32'43"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°11'59", AN ARC DISTANCE OF 70.18 FEET; THENCE ALONG A RADIAL LINE RUN S00°20'44"E, 110.00 FEET; THENCE N88°17'25"W, 76.57 FEET; THENCE N84°10'48"W, 76.57 FEET; THENCE S88°44'25"W, 71.70 FEET; THENCE S03°16'46"W, 645.78 FEET; THENCE S22°17'01"W, 89.92 FEET; THENCE S30°35'33"W, 89.13 FEET; THENCE S39°48'47"W, 76.44 FEET; THENCE S40°36'17"W, 168.38 FEET; THENCE S50°03'25"W, 148.50 FEET; THENCE S89°42'42"W, 370.78 FEET; THENCE N73°15'23"W, 277.60 FEET; THENCE N71°47'28"W, 420.78 FEET; THENCE N63°26'17"W, 59.20 FEET; THENCE N47°34'29"W, 60.35 FEET; THENCE N30°36'39"W, 67.37 FEET; THENCE N14°37'33"W, 53.02 FEET; THENCE N05°47'33"W, 73.04 FEET; THENCE N05°41'59"W, 177.72 FEET; THENCE N01°38'28"E, 55.33 FEET; THENCE N17°21'53"E, 63.13 FEET; THENCE N33°18'17"E, 56.95 FEET; THENCE N49°00'31"E, 61.36 FEET; THENCE N64°56'55"E, 58.71 FEET; THENCE N79°47'16"E, 53.12 FEET; THENCE N86°50'02"E, 39.06 FEET; THENCE N87°57'59"E, 75.38 FEET; THENCE S71°10'19"E, 41.24 FEET; THENCE N18°49'41"E, 92.00 FEET; THENCE N27°49'11"E, 203.70 FEET; THENCE N49°23'51"E, 167.77 FEET; THENCE S80°33'11"E, 112.64 FEET; THENCE S71°10'19"E, 127.78 FEET; THENCE S71°44'04"E, 56.79 FEET; THENCE S78°44'21"E, 56.49 FEET; THENCE S87°29'07"E, 59.47 FEET; THENCE N89°42'42"E, 305.50 FEET; THENCE S86°14'34"E, 29.47 FEET; THENCE N19°13'58"E, 70.61 FEET; THENCE N33°30'24"E, 61.12 FEET; THENCE N46°49'55"E, 56.06 FEET; THENCE N59°13'58"E, 53.03 FEET; THENCE N71°31'02"E, 55.04 FEET; THENCE N83°55'06"E, 54.04 FEET; THENCE S82°08'22"E, 87.03 FEET; THENCE S82°57'12"E, 67.33 FEET; THENCE S87°42'11"E, 67.33 FEET; THENCE N87°32'51"E, 67.33 FEET; THENCE N84°28'03"E, 20.00 FEET; THENCE N81°31'30"E, 63.44 FEET; THENCE N77°07'23"E, 61.38 FEET; THENCE N72°54'58"E, 57.91 FEET; THENCE N68°41'30"E, 61.88 FEET; THENCE N64°07'12"E, 67.76 FEET; THENCE N46°55'29"E, 52.40 FEET; THENCE N16°46'19"E, 57.93 FEET; THENCE N10°21'40"E, 208.64 FEET; THENCE N00°31'18"E, 61.97 FEET; THENCE N13°41'23"W, 62.29 FEET; THENCE N27°40'45"W, 62.91 FEET; THENCE N38°47'05"W, 63.95 FEET; THENCE N49°29'54"W, 63.95 FEET; THENCE N60°12'43"W, 63.95 FEET; THENCE N70°55'32"W, 63.95 FEET; THENCE N81°38'21"W, 63.95 FEET; THENCE S88°40'14"W, 65.77 FEET; THENCE S82°33'54"W, 66.71 FEET; THENCE S76°42'18"W, 66.71 FEET; THENCE S70°50'42"W, 66.71 FEET; THENCE S64°54'16"W, 66.83 FEET; THENCE S57°29'17"W, 65.52 FEET; THENCE S49°32'13"W, 65.52 FEET; THENCE S41°35'08"W, 65.52 FEET; THENCE S33°39'19"W, 67.17 FEET; THENCE S39°38'20"W, 57.81 FEET; THENCE S55°30'35"W, 61.74 FEET;

THENCE S71°23'50"W, 57.94 FEET; THENCE S85°18'40"W, 51.54 FEET; THENCE S88°40'30"W, 350.00 FEET; THENCE S86°40'48"W, 67.38 FEET; THENCE S80°38'22"W, 66.98 FEET; THENCE S75°17'45"W, 66.98 FEET; THENCE S70°49'00"W, 291.05 FEET; THENCE N85°13'19"W, 118.78 FEET; THENCE N63°04'49"W, 53.57 FEET; THENCE N47°13'36"W, 65.85 FEET; THENCE N26°28'29"W, 98.66 FEET; THENCE N19°55'35"W, 136.20 FEET; THENCE N30°31'52"W, 65.67 FEET; THENCE N36°53'20"W, 65.52 FEET; THENCE N44°49'12"W, 66.66 FEET; THENCE N47°45'04"W, 70.00 FEET; THENCE N42°59'25"W, 87.16 FEET; THENCE N31°11'24"W, 89.46 FEET; THENCE N19°14'12"W, 89.47 FEET; THENCE N11°59'11"W, 421.91 FEET; THENCE N13°32'39"W, 67.29 FEET; THENCE N19°15'57"W, 172.11 FEET; THENCE N05°48'31"E, 135.44 FEET; THENCE N22°22'30"W, 45.00 FEET; THENCE N67°37'30"E, 765.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,578.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°27'37", AN ARC DISTANCE OF 40.23 FEET; THENCE ALONG A NON-TANGENT LINE RUN S22°22'30"E, 319.30 FEET; THENCE S39°54'44"E, 64.29 FEET; THENCE S39°29'05"E, 72.12 FEET; THENCE S37°31'22"E, 73.81 FEET; THENCE S35°20'14"E, 73.81 FEET; THENCE S33°01'19"E, 84.14 FEET; THENCE N87°38'54"E, 97.94 FEET; THENCE N01°00'58"E, 640.51 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,533.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°25'08"E, 361.76 FEET TO WHICH A RADIAL LINE BEARS N04°11'34"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°32'52", AN ARC DISTANCE OF 362.60 FEET TO THE POINT OF TANGENCY ; THENCE S80°38'42"E, 70.45 FEET; THENCE S01°00'58"W, 626.97 FEET; THENCE N77°07'24"E, 109.49 FEET; THENCE N87°38'54"E, 156.00 FEET; THENCE N02°35'09"E, 31.56 FEET; THENCE N03°21'08"E, 75.84 FEET; THENCE N07°00'13"E, 75.84 FEET; THENCE N10°39'18"E, 75.84 FEET; THENCE N14°18'23"E, 75.84 FEET; THENCE N17°57'28"E, 75.84 FEET; THENCE N21°36'33"E, 75.84 FEET; THENCE N09°24'14"E, 109.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,578.50 FEET AND A CHORD BEARING AND DISTANCE OF S75°35'35"E, 275.32 FEET TO WHICH A RADIAL LINE BEARS N09°24'14"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'23", AN ARC DISTANCE OF 275.67 FEET; THENCE ALONG A RADIAL LINE RUN S19°24'37"W, 137.53 FEET; THENCE S22°05'50"W, 67.67 FEET; THENCE S17°57'01"W, 67.67 FEET; THENCE S18°23'02"W, 29.40 FEET; THENCE S72°24'26"E, 155.17 FEET; THENCE S61°33'44"E, 148.57 FEET; THENCE S55°59'27"E, 70.33 FEET; THENCE S55°15'41"E, 543.12 FEET; THENCE N46°52'15"E, 168.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF CUSP; THENCE S43°07'45"E, 548.25 FEET; THENCE S41°36'06"E, 150.05 FEET; THENCE S43°07'45"E, 201.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°27'32", AN ARC DISTANCE OF 73.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET; THENCE ALONG A N ON-TANGENT

LINE RUN S43°07'53"E, 85.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 116.50 FEET AND A CHORD BEARING AND DISTANCE OF S28°00'07"E, 60.80 FEET TO WHICH A RADIAL LINE BEARS N46°52'15"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°15'16", AN ARC DISTANCE OF 61.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF S19°10'45"W, 34.41 FEET TO WHICH A RADIAL LINE BEARS N62°46'50"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°04'49", AN ARC DISTANCE OF 34.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S58°38'31"W, 32.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°50'44", AN ARC DISTANCE OF 834.52 FEET; THENCE ALONG A RADIAL LINE RUN N71°12'13"W, 15.00 FEET; THENCE S68°39'15"W, 94.95 FEET; THENCE S87°34'29"W, 68.37 FEET; THENCE N69°24'06"W, 68.26 FEET; THENCE N63°29'46"W, 66.94 FEET; THENCE N69°11'45"W, 66.80 FEET; THENCE N74°41'43"W, 62.25 FEET; THENCE N79°06'52"W, 58.72 FEET; THENCE N67°41'50"W, 84.21 FEET; THENCE S03°54'18"W, 470.23 FEET; THENCE S84°03'50"E, 54.34 FEET; THENCE N87°07'25"E, 91.39 FEET; THENCE S78°44'07"E, 83.28 FEET; THENCE S82°41'00"E, 71.74 FEET; THENCE S71°05'44"E, 185.02 FEET; THENCE S10°30'16"W, 277.60 FEET; THENCE N80°52'30"W, 163.81 FEET; THENCE N69°32'41"W, 80.31 FEET; THENCE N53°29'28"W, 73.03 FEET; THENCE N76°25'09"W, 60.20 FEET; THENCE S79°05'32"W, 60.50 FEET; THENCE S16°29'20"W, 122.08 FEET; THENCE S06°04'36"W, 76.68 FEET; THENCE S12°33'05"W, 80.99 FEET; THENCE S19°17'03"W, 152.30 FEET; THENCE S76°16'53"E, 458.61 FEET; THENCE S79°29'44"E, 15.00 FEET; THENCE S10°30'16"W, 117.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'05", AN ARC DISTANCE OF 418.92 FEET TO THE POINT OF TANGENCY; THENCE S05°29'50"E, 563.17 FEET; THENCE S84°30'10"W, 469.00 FEET; THENCE N05°29'50"W, 471.74 FEET; THENCE N81°52'37"W, 124.38 FEET; THENCE S25°17'46"W, 160.58 FEET; THENCE S28°03'56"W, 64.40 FEET; THENCE S03°25'57"W, 63.77 FEET; THENCE S20°02'48"E, 63.16 FEET; THENCE S26°42'45"E, 206.55 FEET; THENCE S19°36'07"E, 94.36 FEET; THENCE S03°47'31"E, 96.83 FEET; THENCE S11°09'35"W, 359.01 FEET; THENCE S10°55'58"W, 68.77 FEET; THENCE S04°26'08"W, 64.62 FEET; THENCE S03°56'17"E, 208.40 FEET; THENCE S03°36'15"E, 75.88 FEET; THENCE S07°45'51"W, 60.55 FEET; THENCE S23°42'02"W, 59.50 FEET; THENCE S26°20'45"W, 157.76 FEET; THENCE S09°07'37"W, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,449.50 FEET AND A CHORD BEARING AND DISTANCE OF N84°53'48"W, 484.07 FEET TO WHICH A RADIAL LINE BEARS N09°07'37"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°02'49", AN ARC DISTANCE OF 484.47 FEET TO THE POINT OF TANGENCY; THENCE N88°55'12"W, 232.82 FEET; THENCE N87°52'45"W, 120.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,112.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'37", AN ARC DISTANCE OF 173.33 FEET TO THE POINT OF REVERSE CURVATURE OF A

CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 128.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'57", AN ARC DISTANCE OF 15.10 FEET TO THE POINT OF TANGENCY; THENCE N85°41'07"W, 77.08 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 127.09 FEET AND A CHORD BEARING AND DISTANCE OF N79°23'23"W, 23.61 FEET TO WHICH A RADIAL LINE BEARS S05°16'47"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°39'39", AN ARC DISTANCE OF 23.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,130.78 FEET AND A CHORD BEARING AND DISTANCE OF N72°27'01"W, 25.26 FEET TO WHICH A RADIAL LINE BEARS S16°54'35"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°16'47", AN ARC DISTANCE OF 25.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,171.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°29'27", AN ARC DISTANCE OF 50.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,478.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°24'37", AN ARC DISTANCE OF 810.53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 1421.90 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 482.37 FEET TO THE POINT OF BEGINNING; THENCE N15°10'10"E, 57.51 FEET; THENCE N41°14'50"E, 55.17 FEET; THENCE N66°55'37"E, 55.24 FEET; THENCE N84°33'52"E, 137.63 FEET; THENCE N85°16'07"E, 39.83 FEET; THENCE S15°58'04"E, 133.76 FEET; THENCE S10°39'48"W, 110.74 FEET; THENCE S07°24'26"W, 65.52 FEET; THENCE S01°04'48"W, 277.03 FEET; THENCE N88°55'12"W, 330.04 FEET; THENCE N06°18'03"E, 440.86 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 2 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 1806.95 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 69.08 FEET TO THE POINT OF BEGINNING; THENCE S80°42'14"W, 65.29 FEET; THENCE S85°48'38"W, 83.48 FEET; THENCE N22°44'10"W, 56.32 FEET; THENCE N38°18'50"W, 72.20 FEET; THENCE N37°56'06"W, 78.26 FEET; THENCE N50°21'46"E, 69.17 FEET; THENCE N36°00'30"E, 80.60 FEET; THENCE N28°31'29"E, 80.60 FEET; THENCE N21°34'32"E, 59.58 FEET; THENCE S85°01'40"E, 144.87 FEET; THENCE S71°26'23"E, 18.34 FEET; THENCE S01°09'29"W, 79.40 FEET; THENCE S05°28'21"E, 79.40 FEET; THENCE S12°06'11"E, 79.40 FEET; THENCE

S17°05'59"E, 40.29 FEET; THENCE S27°30'51"E, 67.81 FEET; THENCE S74°01'56"W, 131.30 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 11; SAID POINT BEARS N89°02'15"W, 5385.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG SAID LINE RUN S89°02'15"E, 776.02 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 1523.39 FEET TO THE POINT OF BEGINNING; THENCE N42°38'48"E, 155.14 FEET; THENCE N12°54'05"E, 24.24 FEET; THENCE N01°47'08"W, 172.60 FEET; THENCE N16°12'03"E, 102.03 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF S70°08'16"E, 220.91 FEET TO WHICH A RADIAL LINE BEARS S24°01'31"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°19'34", AN ARC DISTANCE OF 221.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,128.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°08'38", AN ARC DISTANCE OF 42.23 FEET; THENCE ALONG A NON-TANGENT LINE RUN S70°02'59"E, 88.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 503.50 FEET AND A CHORD BEARING AND DISTANCE OF S75°03'21"E, 87.85 FEET TO WHICH A RADIAL LINE BEARS S19°56'55"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'33", AN ARC DISTANCE OF 87.96 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,181.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°27'32", AN ARC DISTANCE OF 50.71 FEET; THENCE ALONG A NON-TANGENT LINE RUN N85°57'36"E, 26.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,176.50 FEET AND A CHORD BEARING AND DISTANCE OF S84°24'26"E, 25.67 FEET TO WHICH A RADIAL LINE BEARS S06°13'04"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°15'00", AN ARC DISTANCE OF 25.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°06'44", AN ARC DISTANCE OF 15.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°33'16", AN ARC DISTANCE OF 74.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°33'15", AN ARC DISTANCE OF 15.59 FEET TO THE POINT OF TANGENCY; THENCE S88°55'12"E, 89.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 46.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 73.04 FEET TO THE POINT OF TANGENCY; THENCE S01°04'48"W, 48.74 FEET TO THE POINT

OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 203.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'07", AN ARC DISTANCE OF 60.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 196.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°34'01", AN ARC DISTANCE OF 39.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 5.00 FEET AND A CHORD BEARING AND DISTANCE OF N69°22'40"W, 2.13 FEET TO WHICH A RADIAL LINE BEARS N32°56'02"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°37'24", AN ARC DISTANCE OF 2.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 47.54 FEET AND A CHORD BEARING AND DISTANCE OF N72°43'01"W, 11.46 FEET TO WHICH A RADIAL LINE BEARS S10°21'33"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°50'53", AN ARC DISTANCE OF 11.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 184.00 FEET AND A CHORD BEARING AND DISTANCE OF S00°59'12"W, 45.59 FEET TO WHICH A RADIAL LINE BEARS N83°52'14"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°13'57", AN ARC DISTANCE OF 45.71 FEET TO THE POINT OF TANGENCY; THENCE S08°06'11"W, 268.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 484.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'21", AN ARC DISTANCE OF 288.53 FEET; THENCE ALONG A NON-TANGENT LINE RUN N43°14'28"W, 107.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 224.03 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°42'15", AN ARC DISTANCE OF 155.24 FEET; THENCE ALONG A NON-TANGENT LINE RUN S84°24'59"W, 90.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°43'08", AN ARC DISTANCE OF 21.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°07'08", AN ARC DISTANCE OF 27.16 FEET TO THE POINT OF TANGENCY; THENCE S78°00'59"W, 140.50 FEET; THENCE N48°18'33"W, 426.66 FEET; THENCE N06°29'39"E, 39.70 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 10; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°43'47"W, 1851.02 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°16'13"E, 583.65 FEET TO THE POINT OF BEGINNING; THENCE N37°00'42"W, 0.48 FEET; THENCE S54°25'52"W, 576.70 FEET; THENCE S61°56'37"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,003.00 FEET AND A CHORD BEARING AND DISTANCE OF N14°02'47"W, 969.79 FEET TO WHICH A

RADIAL LINE BEARS S61°56'37"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°01'09", AN ARC DISTANCE OF 979.52 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°02'37"W, 205.64 FEET TO THE EAST RIGHT OF WAY LINE OF MARSH BEND TRAIL; THENCE ALONG SAID EAST RIGHT OF WAY LINE RUN N00°01'49"W, 568.65 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S89°43'27"E, 887.29 FEET; THENCE N64°51'19"E, 140.69 FEET; THENCE S89°43'27"E, 285.15 FEET; THENCE N00°04'03"W, 681.01 FEET; THENCE N70°33'59"E, 85.77 FEET; THENCE S80°23'16"E, 131.83 FEET; THENCE S86°58'09"E, 70.10 FEET; THENCE N88°27'54"E, 70.02 FEET; THENCE S88°44'04"E, 292.22 FEET; THENCE S79°02'03"E, 81.13 FEET; THENCE S73°20'34"E, 70.07 FEET; THENCE S77°03'41"E, 70.02 FEET; THENCE S80°46'15"E, 70.26 FEET; THENCE S80°58'55"E, 70.28 FEET; THENCE S80°52'35"E, 132.01 FEET; THENCE N88°54'35"E, 64.61 FEET; THENCE S01°22'35"E, 165.48 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 767.50 FEET AND A CHORD BEARING AND DISTANCE OF S89°57'24"W, 35.71 FEET TO WHICH A RADIAL LINE BEARS S01°22'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°39'57", AN ARC DISTANCE OF 35.71 FEET; THENCE ALONG A NON-TANGENT LINE RUN S30°10'11"W, 535.51 FEET; THENCE S31°03'43"W, 74.23 FEET; THENCE S33°16'31"W, 76.29 FEET; THENCE S38°37'06"W, 76.32 FEET; THENCE S43°54'09"W, 76.28 FEET; THENCE S45°15'40"W, 291.23 FEET; THENCE S55°45'49"W, 79.68 FEET; THENCE S60°00'12"W, 79.52 FEET; THENCE S65°51'04"W, 79.52 FEET; THENCE S73°06'30"W, 79.45 FEET; THENCE S75°13'43"W, 141.32 FEET; THENCE S71°09'02"W, 61.97 FEET; THENCE S49°52'17"W, 57.19 FEET; THENCE S27°34'39"W, 61.61 FEET; THENCE S25°23'35"W, 74.23 FEET; THENCE S27°59'48"W, 74.23 FEET; THENCE S30°36'30"W, 74.23 FEET; THENCE S33°13'13"W, 74.23 FEET; THENCE S35°49'55"W, 74.23 FEET; THENCE S38°26'37"W, 74.23 FEET; THENCE S41°03'19"W, 74.23 FEET; THENCE S43°41'36"W, 75.71 FEET; THENCE S47°21'28"W, 132.56 FEET; THENCE S51°20'22"W, 93.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 10; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°43'47"W, 1806.22 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°16'13"E, 943.49 FEET TO THE POINT OF BEGINNING; THENCE N47°30'17"W, 82.66 FEET; THENCE N07°19'08"W, 60.51 FEET; THENCE N00°08'21"E, 122.52 FEET; THENCE N08°58'43"W, 78.16 FEET; THENCE N19°07'31"W, 126.00 FEET; THENCE S89°43'27"E, 7.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°05'53", AN ARC DISTANCE OF 102.49 FEET TO THE POINT OF TANGENCY; THENCE S63°37'33"E, 250.76 FEET; THENCE S28°49'38"W, 64.37 FEET; THENCE S31°16'30"W, 59.49 FEET; THENCE S33°49'09"W, 59.49 FEET; THENCE S36°10'14"W, 59.49 FEET; THENCE S38°37'06"W, 59.49 FEET; THENCE S41°04'00"W, 64.48 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 10, 11, 14, 15 AND 22, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE WEST LINE THEREOF RUN N00°12'36"E, 785.67 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°47'24"E, 395.22 FEET TO THE POINT OF BEGINNING; THENCE S33°44'56"E, 113.44 FEET; THENCE S26°54'12"E, 189.08 FEET; THENCE S37°42'25"E, 158.80 FEET; THENCE S47°48'47"E, 260.14 FEET; THENCE S49°21'43"E, 51.76 FEET; THENCE S50°54'39"E, 170.98 FEET; THENCE S10°10'19"E, 181.67 FEET; THENCE S41°34'40"E, 220.81 FEET; THENCE S46°04'26"E, 232.00 FEET; THENCE S43°55'34"W, 539.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°02'48", AN ARC DISTANCE OF 47.49 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°31'46", AN ARC DISTANCE OF 89.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°05'54", AN ARC DISTANCE OF 49.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°41'06", AN ARC DISTANCE OF 92.01 FEET TO THE POINT OF TANGENCY; THENCE N50°54'40"W, 381.47 FEET; THENCE N56°59'59"W, 150.82 FEET; THENCE N50°54'40"W, 335.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,148.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°25'01", AN ARC DISTANCE OF 609.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 781.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°08'16", AN ARC DISTANCE OF 29.16 FEET; THENCE ALONG A RADIAL LINE RUN N67°22'05"E, 25.00 FEET; THENCE N48°42'38"E, 216.49 FEET; THENCE N39°21'58"W, 377.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,030.00 FEET AND A CHORD BEARING AND DISTANCE OF S53°35'32"W, 96.83 FEET TO WHICH A RADIAL LINE BEARS S37°46'29"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°44'00", AN ARC DISTANCE OF 96.84 FEET TO THE POINT OF TANGENCY; THENCE S54°57'32"W, 86.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°23'55", AN ARC DISTANCE OF 31.90 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,068.50 FEET AND A CHORD BEARING AND DISTANCE OF N24°49'38"W, 832.75 FEET TO WHICH A RADIAL LINE BEARS S53°33'37"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°13'31", AN ARC DISTANCE OF 838.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 831.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°52'50", AN ARC DISTANCE OF 114.37 FEET; THENCE ALONG A RADIAL LINE RUN N68°54'17"E, 25.00 FEET; THENCE

N38°09'22"E, 517.24 FEET; THENCE N86°03'14"E, 219.18 FEET; THENCE N52°02'26"E, 121.02 FEET; THENCE N37°57'34"W, 3.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 182.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°45'13", AN ARC DISTANCE OF 85.22 FEET TO THE POINT OF TANGENCY; THENCE N64°42'47"W, 153.33 FEET; THENCE S25°17'13"W, 110.00 FEET; THENCE N64°42'47"W, 140.00 FEET; THENCE N56°17'18"W, 60.65 FEET; THENCE S42°23'07"W, 295.89 FEET; THENCE S52°24'09"W, 209.55 FEET; THENCE S47°59'33"W, 25.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 831.50 FEET AND A CHORD BEARING AND DISTANCE OF N46°47'22"W, 138.63 FEET TO WHICH A RADIAL LINE BEARS N47°59'33"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°33'50", AN ARC DISTANCE OF 138.79 FEET TO THE POINT OF TANGENCY; THENCE S38°25'44"W, 43.00 FEET; THENCE S36°16'49"W, 188.95 FEET; THENCE S54°35'03"W, 64.65 FEET; THENCE S37°08'27"W, 39.02 FEET; THENCE S34°51'21"W, 39.18 FEET; THENCE S32°16'32"W, 49.12 FEET; THENCE S29°42'00"W, 39.01 FEET; THENCE S27°07'27"W, 49.14 FEET; THENCE S24°32'53"W, 39.02 FEET; THENCE S22°15'47"W, 39.18 FEET; THENCE S18°30'18"W, 65.41 FEET; THENCE S31°55'14"W, 42.09 FEET; THENCE S44°51'06"W, 45.30 FEET; THENCE S56°32'46"W, 70.31 FEET; THENCE S51°14'40"W, 249.07 FEET; THENCE S47°08'12"W, 66.56 FEET; THENCE S41°05'03"W, 66.55 FEET; THENCE S34°57'20"W, 66.55 FEET; THENCE S28°49'37"W, 66.55 FEET; THENCE S22°41'54"W, 66.55 FEET; THENCE S16°34'10"W, 66.55 FEET; THENCE S10°26'22"W, 66.62 FEET; THENCE S06°43'38"W, 69.14 FEET; THENCE S05°11'15"W, 69.14 FEET; THENCE S03°38'51"W, 69.14 FEET; THENCE S02°06'27"W, 69.14 FEET; THENCE S00°34'03"W, 69.14 FEET; THENCE S00°58'21"E, 69.14 FEET; THENCE S02°30'44"E, 69.14 FEET; THENCE S04°15'15"E, 68.64 FEET; THENCE S07°23'57"E, 68.10 FEET; THENCE S10°52'49"E, 71.31 FEET; THENCE S14°33'21"E, 75.90 FEET; THENCE S18°04'56"E, 76.73 FEET; THENCE S18°48'19"E, 304.12 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,220.00 FEET AND A CHORD BEARING AND DISTANCE OF N61°59'14"E, 362.21 FEET TO WHICH A RADIAL LINE BEARS S19°28'33"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°04'26", AN ARC DISTANCE OF 363.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN N42°32'55"W, 212.25 FEET; THENCE N38°22'15"W, 92.33 FEET; THENCE N12°21'30"W, 118.41 FEET; THENCE N19°23'05"E, 118.42 FEET; THENCE N41°18'46"E, 80.71 FEET; THENCE N24°32'46"E, 48.94 FEET; THENCE N10°26'41"W, 55.50 FEET; THENCE N33°55'03"W, 68.10 FEET; THENCE N28°06'02"W, 83.54 FEET; THENCE N19°45'43"W, 83.54 FEET; THENCE N11°23'58"W, 84.02 FEET; THENCE N05°55'04"E, 113.50 FEET; THENCE N30°21'20"E, 95.67 FEET; THENCE N41°54'54"E, 86.60 FEET; THENCE N52°10'12"E, 86.60 FEET; THENCE N62°25'30"E, 86.60 FEET; THENCE N73°59'07"E, 86.45 FEET; THENCE N78°22'08"E, 214.65 FEET; THENCE S30°40'00"E, 276.33 FEET; THENCE S14°16'42"E, 240.90 FEET; THENCE S37°09'04"E, 178.03 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 630.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°17'53"E, 124.28 FEET TO WHICH A RADIAL LINE BEARS N46°21'45"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°19'17", AN ARC DISTANCE OF 124.48 FEET TO THE POINT OF TANGENCY; THENCE N54°57'32"E, 299.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°39'21", AN ARC DISTANCE OF 30.95 FEET TO A POINT ON

THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,111.50 FEET AND A CHORD BEARING AND DISTANCE OF S36°55'41"E, 238.01 FEET TO WHICH A RADIAL LINE BEARS S56°18'10"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°27'42", AN ARC DISTANCE OF 238.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 738.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°39'53", AN ARC DISTANCE OF 253.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,191.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°25'01", AN ARC DISTANCE OF 632.54 FEET TO THE POINT OF TANGENCY; THENCE S50°54'40"E, 335.23 FEET; THENCE S49°23'01"E, 150.05 FEET; THENCE S50°54'40"E, 201.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°27'32", AN ARC DISTANCE OF 73.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'46", AN ARC DISTANCE OF 16.22 FEET; THENCE ALONG A NON-TANGENT LINE RUN S50°54'49"E, 74.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S23°10'11"E, 94.96 FEET TO WHICH A RADIAL LINE BEARS N39°05'20"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°28'58", AN ARC DISTANCE OF 98.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°59'08", AN ARC DISTANCE OF 27.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S39°05'20"W, 21.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,675.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°51'08", AN ARC DISTANCE OF 843.47 FEET; THENCE ALONG A RADIAL LINE RUN N79°45'48"W, 76.28 FEET; THENCE N50°54'40"W, 506.40 FEET; THENCE N29°30'01"E, 124.67 FEET; THENCE N06°48'11"E, 135.12 FEET; THENCE N05°48'28"W, 119.44 FEET; THENCE N13°13'35"E, 6.67 FEET; THENCE N02°04'17"E, 51.69 FEET; THENCE N13°13'35"E, 39.81 FEET; THENCE N04°37'44"E, 27.32 FEET; THENCE N52°53'02"W, 43.39 FEET; THENCE N45°31'12"W, 60.30 FEET; THENCE N18°03'51"W, 119.39 FEET; THENCE N45°26'02"W, 170.58 FEET; THENCE N81°32'04"W, 34.55 FEET; THENCE S45°14'47"W, 119.99 FEET; THENCE S72°20'04"W, 86.28 FEET; THENCE S68°27'01"W, 76.48 FEET; THENCE S47°13'40"W, 67.47 FEET; THENCE S48°10'26"W, 88.32 FEET; THENCE S27°25'05"W, 100.86 FEET; THENCE S37°23'07"E, 160.72 FEET; THENCE S01°25'41"E, 92.93 FEET; THENCE S25°17'17"W, 63.51 FEET; THENCE S57°29'46"W, 79.70 FEET; THENCE S70°19'36"W, 63.60 FEET; THENCE N80°14'16"W, 80.38 FEET; THENCE S70°19'36"W, 372.08 FEET; THENCE N81°54'45"W, 104.02 FEET;

THENCE S17°14'09"W, 235.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°24'20", AN ARC DISTANCE OF 44.81 FEET; THENCE ALONG A NON-TANGENT LINE RUN N85°16'00"E, 60.38 FEET; THENCE N81°43'01"E, 848.69 FEET; THENCE S57°31'06"E, 91.01 FEET; THENCE S56°08'03"E, 70.00 FEET; THENCE S50°56'12"E, 86.88 FEET; THENCE S40°32'42"E, 86.81 FEET; THENCE S30°09'26"E, 86.81 FEET; THENCE S19°46'11"E, 86.81 FEET; THENCE S09°22'56"E, 86.81 FEET; THENCE S02°15'43"W, 85.61 FEET; THENCE S05°32'25"W, 717.18 FEET; THENCE S12°40'29"W, 73.90 FEET; THENCE S24°36'20"W, 89.27 FEET; THENCE S36°14'34"W, 79.43 FEET; THENCE S35°08'27"W, 67.62 FEET; THENCE S28°36'47"W, 66.04 FEET; THENCE S21°45'00"W, 66.05 FEET; THENCE S16°27'09"W, 484.36 FEET; THENCE S38°13'07"W, 84.35 FEET; THENCE S60°02'46"W, 381.51 FEET; THENCE S20°59'51"W, 69.90 FEET; THENCE S10°24'19"E, 69.78 FEET; THENCE S22°16'30"E, 78.10 FEET; THENCE S47°55'56"E, 89.28 FEET; THENCE S68°48'02"W, 260.64 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF N31°36'34"W, 99.47 FEET TO WHICH A RADIAL LINE BEARS S25°44'05"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 168°15'03", AN ARC DISTANCE OF 146.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°18'38", AN ARC DISTANCE OF 32.45 FEET; THENCE ALONG A NON-TANGENT LINE RUN N76°27'22"W, 191.56 FEET; THENCE N03°07'53"E, 64.04 FEET; THENCE N01°12'01"W, 72.15 FEET; THENCE N10°24'06"E, 79.53 FEET; THENCE N16°23'49"E, 74.63 FEET; THENCE N27°39'39"E, 69.82 FEET; THENCE N15°14'48"E, 65.66 FEET; THENCE N02°03'55"W, 668.34 FEET; THENCE N07°28'09"W, 248.56 FEET; THENCE N63°10'57"W, 90.63 FEET; THENCE N75°42'31"W, 579.61 FEET; THENCE N17°10'45"W, 395.84 FEET; THENCE N37°27'53"E, 53.03 FEET; THENCE N43°12'38"E, 66.01 FEET; THENCE N66°08'16"E, 51.51 FEET; THENCE N78°09'40"E, 210.35 FEET; THENCE N75°13'42"E, 58.20 FEET; THENCE N70°58'10"E, 58.20 FEET; THENCE N66°39'06"E, 58.20 FEET; THENCE N62°20'01"E, 58.21 FEET; THENCE N57°56'56"E, 86.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF N00°52'38"W, 326.44 FEET TO WHICH A RADIAL LINE BEARS S71°00'35"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°13'35", AN ARC DISTANCE OF 331.94 FEET TO THE POINT OF TANGENCY; THENCE N17°14'09"E, 62.28 FEET; THENCE N72°45'51"W, 110.00 FEET; THENCE N17°14'09"E, 140.00 FEET; THENCE N16°48'28"E, 68.44 FEET; THENCE N11°28'58"E, 65.34 FEET; THENCE N04°51'10"E, 65.34 FEET; THENCE N01°46'39"W, 65.34 FEET; THENCE N08°24'28"W, 65.34 FEET; THENCE N15°02'16"W, 65.34 FEET; THENCE N21°40'05"W, 65.34 FEET; THENCE N28°17'54"W, 65.35 FEET; THENCE N31°37'15"W, 52.04 FEET; THENCE N01°27'29"W, 20.62 FEET; THENCE N58°07'39"E, 99.34 FEET; THENCE N31°52'21"W, 355.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°40'56", AN ARC DISTANCE OF 30.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,280.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'58", AN ARC DISTANCE OF 240.14 FEET TO THE POINT OF TANGENCY; THENCE S71°11'41"W, 21.20 FEET; THENCE S29°05'21"E, 85.12 FEET; THENCE S39°09'54"E, 58.03 FEET; THENCE S30°17'59"E, 89.42

FEET; THENCE S22°00'23"E, 82.16 FEET; THENCE S15°09'50"E, 77.49 FEET; THENCE S13°39'49"E, 210.00 FEET; THENCE S13°49'09"E, 101.52 FEET; THENCE S07°04'10"W, 67.99 FEET; THENCE S22°56'25"W, 62.57 FEET; THENCE S38°48'40"W, 59.03 FEET; THENCE S52°21'13"W, 26.92 FEET; THENCE S56°46'39"W, 83.53 FEET; THENCE S63°56'47"W, 83.40 FEET; THENCE S69°52'32"W, 73.34 FEET; THENCE S68°28'28"W, 68.81 FEET; THENCE S66°28'24"W, 68.81 FEET; THENCE S64°28'21"W, 68.81 FEET; THENCE S62°28'18"W, 68.81 FEET; THENCE S60°28'15"W, 68.81 FEET; THENCE S58°28'12"W, 68.81 FEET; THENCE S60°25'02"W, 90.87 FEET; THENCE S51°24'47"W, 127.69 FEET; THENCE S78°22'10"W, 214.25 FEET; THENCE S89°42'27"W, 377.37 FEET; THENCE N00°17'33"W, 72.53 FEET; THENCE N20°45'41"W, 80.23 FEET; THENCE N26°15'05"W, 90.24 FEET; THENCE N19°06'45"E, 57.65 FEET; THENCE N17°24'04"W, 13.68 FEET; THENCE N24°38'31"W, 53.88 FEET; THENCE N19°00'41"W, 84.86 FEET; THENCE N20°51'43"W, 117.25 FEET; THENCE N08°53'56"W, 109.47 FEET; THENCE N77°33'32"W, 1.07 FEET; THENCE N12°26'28"E, 53.33 FEET; THENCE N41°20'19"E, 101.93 FEET; THENCE N62°57'25"E, 350.00 FEET; THENCE N38°49'58"E, 75.89 FEET; THENCE N00°17'21"W, 80.27 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,530.00 FEET AND A CHORD BEARING AND DISTANCE OF N88°55'10"W, 73.15 FEET TO WHICH A RADIAL LINE BEARS S00°17'21"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°44'22", AN ARC DISTANCE OF 73.15 FEET TO THE POINT OF TANGENCY; THENCE N87°32'59"W, 557.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 370.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°43'43", AN ARC DISTANCE OF 179.06 FEET TO THE POINT OF TANGENCY; THENCE S64°43'18"W, 121.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 720.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'21", AN ARC DISTANCE OF 4.26 FEET TO THE POINT OF TANGENCY; THENCE S25°32'17"E, 10.09 FEET; THENCE S36°22'33"E, 73.53 FEET; THENCE S06°00'29"E, 249.08 FEET; THENCE S05°25'21"E, 58.52 FEET; THENCE S00°01'47"W, 153.83 FEET; THENCE S02°30'53"W, 123.36 FEET; THENCE S22°02'57"W, 182.10 FEET; THENCE S61°39'13"W, 224.97 FEET; THENCE S34°03'10"W, 66.18 FEET; THENCE S76°37'49"W, 54.98 FEET; THENCE S26°22'23"E, 1.03 FEET; THENCE S76°37'49"W, 64.34 FEET; THENCE N85°24'30"W, 97.02 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 880.00 FEET AND A CHORD BEARING AND DISTANCE OF S14°48'58"W, 187.03 FEET TO WHICH A RADIAL LINE BEARS S81°17'03"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°12'02", AN ARC DISTANCE OF 187.39 FEET TO THE POINT OF TANGENCY; THENCE S20°54'59"W, 134.90 FEET; THENCE S53°24'45"E, 139.30 FEET; THENCE S19°08'17"E, 77.61 FEET; THENCE S22°05'45"E, 65.29 FEET; THENCE S43°20'19"E, 58.82 FEET; THENCE S50°54'56"E, 73.47 FEET; THENCE S45°58'13"E, 77.35 FEET; THENCE S41°14'15"E, 278.68 FEET; THENCE S26°40'26"E, 77.53 FEET; THENCE S02°34'32"W, 64.73 FEET; THENCE S25°40'41"W, 89.23 FEET; THENCE S48°45'45"W, 190.83 FEET; THENCE S76°36'53"W, 93.30 FEET; THENCE N80°30'39"W, 62.94 FEET; THENCE N57°40'31"W, 80.41 FEET; THENCE N44°18'22"W, 467.21 FEET; THENCE N27°49'14"W, 164.17 FEET; THENCE N34°53'59"W, 60.04 FEET; THENCE N55°06'01"E, 42.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°11'02", AN ARC DISTANCE OF 280.41 FEET TO THE POINT OF TANGENCY; THENCE N20°54'59"E, 272.50 FEET TO THE POINT OF CURVATURE OF A CURVE

CONCAVE WESTERLY AND HAVING A RADIUS OF 820.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°19'29", AN ARC DISTANCE OF 233.63 FEET TO THE POINT OF TANGENCY; THENCE N04°35'30"E, 176.85 FEET; THENCE N85°24'30"W, 135.00 FEET; THENCE N73°50'39"W, 97.94 FEET; THENCE N50°20'55"W, 212.58 FEET; THENCE N38°49'31"W, 75.49 FEET; THENCE N24°38'48"W, 176.96 FEET; THENCE N15°01'24"W, 50.49 FEET; THENCE N05°30'35"W, 146.17 FEET; THENCE N05°17'12"E, 225.98 FEET; THENCE N08°57'03"E, 147.79 FEET; THENCE N12°23'15"W, 80.32 FEET; THENCE S88°31'32"E, 561.76 FEET; THENCE S79°33'47"E, 83.93 FEET; THENCE S71°41'08"E, 83.81 FEET; THENCE S58°22'38"E, 167.03 FEET; THENCE S45°35'09"E, 124.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 780.00 FEET AND A CHORD BEARING AND DISTANCE OF N64°01'09"E, 19.12 FEET TO WHICH A RADIAL LINE BEARS N26°40'59"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°24'17", AN ARC DISTANCE OF 19.12 FEET TO THE POINT OF TANGENCY; THENCE N64°43'18"E, 121.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 430.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°43'43", AN ARC DISTANCE OF 208.10 FEET TO THE POINT OF TANGENCY; THENCE S87°32'59"E, 402.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF TANGENCY; THENCE N02°27'01"E, 23.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,025.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°56'07", AN ARC DISTANCE OF 159.85 FEET; THENCE ALONG A NON-TANGENT LINE RUN N60°02'38"W, 240.97 FEET; THENCE N63°56'34"W, 50.68 FEET; THENCE S87°31'27"W, 420.00 FEET; THENCE N86°59'23"W, 95.97 FEET; THENCE N70°43'21"W, 323.94 FEET; THENCE N81°51'05"W, 51.24 FEET; THENCE S87°31'27"W, 722.62 FEET; THENCE N14°23'41"W, 71.26 FEET; THENCE N04°14'19"W, 156.74 FEET; THENCE N00°19'00"W, 39.50 FEET; THENCE N12°59'30"E, 63.33 FEET; THENCE N25°52'54"E, 52.46 FEET; THENCE N38°46'18"E, 63.67 FEET; THENCE N51°39'38"E, 47.83 FEET; THENCE N64°32'59"E, 79.05 FEET; THENCE N86°36'27"E, 371.82 FEET; THENCE N70°30'04"E, 64.93 FEET; THENCE N55°40'41"E, 87.70 FEET; THENCE N36°44'29"E, 65.65 FEET; THENCE N25°21'22"E, 66.45 FEET; THENCE N11°45'52"E, 62.52 FEET; THENCE N01°12'34"W, 64.16 FEET; THENCE N05°10'10"W, 82.56 FEET; THENCE N13°04'40"E, 98.21 FEET; THENCE N29°06'29"E, 97.72 FEET; THENCE N46°48'47"E, 97.72 FEET; THENCE N64°31'04"E, 97.72 FEET; THENCE N81°31'28"E, 92.21 FEET; THENCE N87°31'27"E, 700.00 FEET; THENCE N86°15'15"E, 66.62 FEET; THENCE N74°48'14"E, 62.40 FEET; THENCE N61°24'31"E, 62.40 FEET; THENCE N48°00'42"E, 62.41 FEET; THENCE N36°56'31"E, 65.78 FEET; THENCE N30°42'43"E, 66.57 FEET; THENCE N24°34'54"E, 66.57 FEET; THENCE N20°21'01"E, 72.86 FEET; THENCE N24°26'38"E, 78.14 FEET; THENCE N29°32'53"E, 78.15 FEET; THENCE N34°17'16"E, 66.99 FEET; THENCE N38°39'46"E, 66.99 FEET; THENCE N41°57'19"E, 33.85 FEET; THENCE N31°48'39"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,400.00 FEET AND A CHORD BEARING AND DISTANCE OF N47°00'43"E, 542.77 FEET TO WHICH A RADIAL LINE BEARS S31°48'39"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°21'17", AN ARC DISTANCE OF 546.23 FEET TO THE POINT OF TANGENCY; THENCE N35°50'04"E, 346.34 FEET TO THE POINT OF

CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°15'48", AN ARC DISTANCE OF 13.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°12'24", AN ARC DISTANCE OF 87.60 FEET TO THE POINT OF TANGENCY; THENCE S53°43'11"E, 210.94 FEET; THENCE N36°16'49"E, 120.00 FEET; THENCE N07°21'31"E, 141.52 FEET; THENCE N58°44'42"E, 141.50 FEET; THENCE S72°29'17"E, 119.86 FEET; THENCE N42°23'07"E, 156.33 FEET; THENCE N71°50'22"E, 130.73 FEET; THENCE S78°30'05"E, 103.20 FEET; THENCE S64°42'47"E, 372.27 FEET; THENCE N69°45'53"E, 48.12 FEET; THENCE N18°14'48"E, 81.35 FEET; THENCE N43°56'55"E, 59.17 FEET; THENCE N69°39'01"E, 85.47 FEET; THENCE S84°38'52"E, 59.17 FEET; THENCE S58°56'46"E, 85.47 FEET; THENCE S33°14'39"E, 59.17 FEET; THENCE S07°32'32"E, 118.30 FEET; THENCE S44°26'50"W, 104.09 FEET; THENCE S52°47'03"W, 67.64 FEET; THENCE S25°17'13"W, 65.20 FEET; THENCE S64°42'47"E, 174.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 217.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°45'13", AN ARC DISTANCE OF 101.56 FEET TO THE POINT OF TANGENCY; THENCE S37°57'34"E, 5.58 FEET; THENCE N52°02'26"E, 329.93 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF N07°44'38"W, 173.37 FEET TO WHICH A RADIAL LINE BEARS S63°52'57"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°44'50", AN ARC DISTANCE OF 176.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 467.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°26'47", AN ARC DISTANCE OF 321.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°22'00", AN ARC DISTANCE OF 192.20 FEET TO THE POINT OF TANGENCY; THENCE N00°33'00"E, 14.62 FEET; THENCE N89°43'47"W, 1,087.59 FEET; THENCE N59°30'49"W, 29.81 FEET; THENCE N36°57'12"W, 133.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,823.00 FEET AND A CHORD BEARING AND DISTANCE OF N66°15'48"E, 1,290.88 FEET TO WHICH A RADIAL LINE BEARS N36°57'12"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°26'01", AN ARC DISTANCE OF 1,302.40 FEET TO THE POINT OF TANGENCY; THENCE N79°28'48"E, 195.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 3,850.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'22", AN ARC DISTANCE OF 514.46 FEET; THENCE ALONG A RADIAL LINE RUN S18°10'34"E, 169.34 FEET; THENCE S20°46'30"E, 88.91 FEET; THENCE S18°25'14"E, 70.00 FEET; THENCE S02°06'38"W, 134.36 FEET; THENCE S49°52'38"W, 141.47 FEET; THENCE S74°34'25"W, 71.51 FEET; THENCE S75°30'47"W, 71.51 FEET; THENCE S76°27'10"W, 71.51 FEET; THENCE S77°23'32"W, 71.51 FEET; THENCE S78°19'55"W, 71.51 FEET; THENCE S79°16'18"W, 71.51 FEET; THENCE N89°27'00"W, 92.08 FEET; THENCE S00°33'00"W, 178.67 FEET; THENCE N89°27'00"W, 65.67 FEET; THENCE N89°43'47"W,

44.33 FEET; THENCE S00°33'00"W, 14.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°22'00", AN ARC DISTANCE OF 166.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 517.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°30'58", AN ARC DISTANCE OF 121.96 FEET; THENCE ALONG A NON-TANGENT LINE RUN N77°10'06"E, 96.90 FEET; THENCE S89°51'45"E, 173.91 FEET; THENCE N72°59'49"E, 80.34 FEET; THENCE N00°08'15"E, 123.88 FEET; THENCE S89°27'00"E, 985.68 FEET; THENCE N03°57'33"E, 90.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°09'57", AN ARC DISTANCE OF 168.04 FEET; THENCE N22°07'30"E, 86.23 FEET; THENCE N67°52'30"W, 339.61 FEET; THENCE N38°12'07"W, 138.57 FEET; THENCE N22°07'30"E, 128.07 FEET; THENCE N02°36'40"E, 112.74 FEET; THENCE N15°37'48"W, 70.00 FEET; THENCE N08°42'16"W, 94.12 FEET; THENCE N12°32'05"E, 116.01 FEET; THENCE N25°55'27"W, 64.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,850.00 FEET AND A CHORD BEARING AND DISTANCE OF N60°45'03"E, 446.60 FEET TO WHICH A RADIAL LINE BEARS S25°55'27"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°39'00", AN ARC DISTANCE OF 446.85 FEET TO THE POINT OF TANGENCY; THENCE N57°25'33"E, 130.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,850.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°08'48", AN ARC DISTANCE OF 1,051.88 FEET TO THE POINT OF TANGENCY; THENCE N78°34'22"E, 168.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'06", AN ARC DISTANCE OF 84.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°00'16", AN ARC DISTANCE OF 10.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S11°25'38"E, 229.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,096.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°21'21", AN ARC DISTANCE OF 485.03 FEET TO THE POINT OF TANGENCY; THENCE S13°55'42"W, 204.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,196.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°07'45", AN ARC DISTANCE OF 482.80 FEET TO THE POINT OF TANGENCY; THENCE S09°12'03"E, 221.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,750.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°44'32", AN ARC DISTANCE OF 53.21 FEET; THENCE ALONG A NON-TANGENT LINE RUN N89°27'00"W, 743.99 FEET; THENCE N00°32'43"E, 229.99 FEET; THENCE N82°39'38"W, 90.62 FEET; THENCE N37°05'53"W, 125.16 FEET; THENCE N29°43'53"W, 60.72 FEET; THENCE N43°47'54"W, 61.91 FEET; THENCE N82°51'08"W, 14.47 FEET;

THENCE N82°51'35"W, 70.32 FEET; THENCE S87°42'34"W, 72.45 FEET; THENCE N12°38'30"E, 38.26 FEET; THENCE N67°52'30"W, 91.96 FEET; THENCE S22°07'30"W, 426.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°09'57", AN ARC DISTANCE OF 149.01 FEET TO THE POINT OF TANGENCY; THENCE S03°57'33"W, 104.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 555.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°18'33", AN ARC DISTANCE OF 526.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'16", AN ARC DISTANCE OF 5.44 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°42'54", AN ARC DISTANCE OF 32.36 FEET TO THE POINT OF TANGENCY; THENCE S34°46'03"E, 72.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'48", AN ARC DISTANCE OF 145.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN N25°10'57"E, 449.15 FEET; THENCE N72°25'02"E, 195.99 FEET; THENCE S64°49'03"E, 83.35 FEET; THENCE S48°52'20"E, 72.80 FEET; THENCE S64°52'35"E, 69.32 FEET; THENCE N86°39'04"E, 40.12 FEET; THENCE N55°00'26"E, 134.76 FEET; THENCE N89°54'59"E, 152.21 FEET; THENCE S77°43'47"E, 110.24 FEET; THENCE S47°17'30"E, 208.81 FEET; THENCE S32°28'40"W, 73.88 FEET; THENCE S20°25'28"W, 119.42 FEET; THENCE S13°18'50"E, 73.74 FEET; THENCE S69°37'49"E, 87.06 FEET; THENCE S61°53'26"E, 307.29 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,750.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°23'41"W, 114.69 FEET TO WHICH A RADIAL LINE BEARS S67°29'00"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°45'21", AN ARC DISTANCE OF 114.72 FEET TO THE POINT OF TANGENCY; THENCE S26°16'21"W, 1,356.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,950.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°51'12", AN ARC DISTANCE OF 249.89 FEET; THENCE ALONG A RADIAL LINE RUN N58°52'26"W, 15.00 FEET; THENCE N86°19'51"W, 252.33 FEET; THENCE S61°26'27"W, 59.63 FEET; THENCE S52°02'14"W, 190.98 FEET; THENCE S83°10'20"W, 53.78 FEET; THENCE S78°51'08"W, 101.14 FEET; THENCE S85°43'14"W, 112.35 FEET; THENCE N64°06'39"W, 124.97 FEET; THENCE N39°38'20"W, 559.53 FEET; THENCE N38°08'22"W, 82.95 FEET; THENCE N15°38'53"W, 118.41 FEET; THENCE N16°05'37"E, 118.41 FEET; THENCE N43°53'03"E, 98.08 FEET; THENCE N50°19'40"E, 68.94 FEET; THENCE N29°01'37"E, 65.34 FEET; THENCE N60°58'23"W, 36.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 825.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'12", AN ARC DISTANCE OF 75.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN S49°39'30"W, 226.83 FEET; THENCE S45°13'29"W, 67.82 FEET; THENCE S40°47'35"W, 67.84 FEET; THENCE S38°09'22"W, 179.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE WEST LINE THEREOF RUN N00°12'36"E, 1255.77 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°47'24"E, 744.27 FEET TO THE POINT OF BEGINNING; THENCE N39°15'53"E, 110.00 FEET; THENCE N47°51'28"W, 66.77 FEET; THENCE N42°06'10"W, 69.01 FEET; THENCE N37°57'34"W, 217.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,530.00 FEET AND A CHORD BEARING AND DISTANCE OF N42°56'35"E, 444.57 FEET TO WHICH A RADIAL LINE BEARS S38°42'11"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°42'27", AN ARC DISTANCE OF 446.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°55'41", AN ARC DISTANCE OF 303.52 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°42'54", AN ARC DISTANCE OF 32.36 FEET; THENCE S34°46'03"E, 72.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°10'10", AN ARC DISTANCE OF 171.86 FEET; THENCE ALONG A NON-TANGENT LINE RUN S25°10'57"W, 96.19 FEET; THENCE S05°29'30"W, 294.01 FEET; THENCE S11°12'03"W, 90.13 FEET; THENCE S50°09'20"W, 72.80 FEET; THENCE S35°34'41"W, 83.79 FEET; THENCE S50°45'26"W, 176.91 FEET; THENCE S29°01'37"W, 135.07 FEET; THENCE N60°58'23"W, 42.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 775.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°14'16", AN ARC DISTANCE OF 138.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE WEST LINE THEREOF RUN N00°12'36"E, 1973.96 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°47'24"E, 298.94 FEET TO THE POINT OF BEGINNING; THENCE N52°20'49"E, 101.67 FEET; THENCE N04°44'34"W, 113.96 FEET; THENCE N24°27'06"E, 101.13 FEET; THENCE S67°15'29"E, 91.82 FEET; THENCE S66°36'18"E, 220.32 FEET; THENCE S36°15'29"E, 68.43 FEET; THENCE S18°33'58"E, 141.56 FEET; THENCE S53°04'15"E, 20.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,470.00 FEET AND A CHORD BEARING AND DISTANCE OF S40°16'17"W, 171.40 FEET TO WHICH A RADIAL LINE BEARS S53°04'15"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°41'03", AN ARC DISTANCE OF 171.49 FEET; THENCE ALONG A NON-TANGENT LINE RUN N45°59'49"W, 92.74 FEET; THENCE N77°25'01"W, 125.62 FEET; THENCE S79°50'54"W,

75.68 FEET; THENCE N71°50'59"W, 54.18 FEET; THENCE N41°11'42"W, 54.10 FEET; THENCE N37°39'11"W, 64.87 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 15; THENCE ALONG THE EAST LINE THEREOF RUN S00°13'06"W, 1188.46 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°46'54"W, 4009.75 FEET TO THE POINT OF BEGINNING; THENCE S41°09'05"E, 86.54 FEET; THENCE S10°44'49"W, 76.87 FEET; THENCE S12°32'18"E, 190.31 FEET; THENCE S18°25'22"W, 82.25 FEET; THENCE S47°11'55"W, 34.82 FEET; THENCE S53°04'00"W, 168.99 FEET; THENCE S88°13'15"W, 42.86 FEET; THENCE N85°24'30"W, 10.00 FEET; THENCE N04°35'30"E, 154.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 720.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°28'09", AN ARC DISTANCE OF 408.02 FEET TO THE POINT OF BEGINNING.

EXHIBIT 8

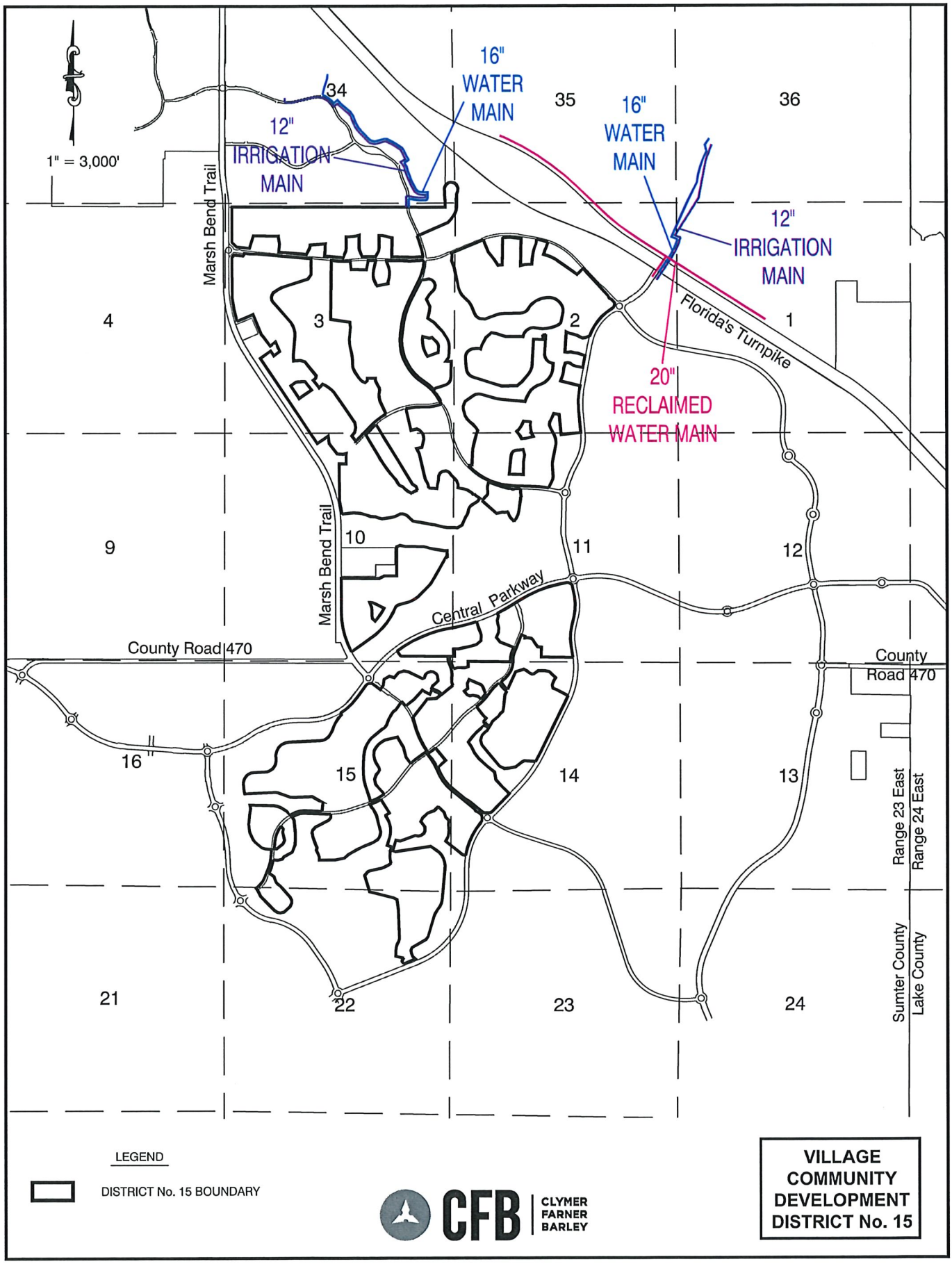
PROPOSED TIME TABLES AND RELATED ESTIMATES OF COST[1] OF THE DISTRICT SERVICES AND FACILITIES VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ITEM	ANTICIPATED SCHEDULE	ESTIMATED COST
Subdivision Infrastructure Roads & Drainage	2022-2028	$99,434,476.34
Collector Road Infrastructure Roads & Drainage	2022-2028	$17,509,807.76
Multi-Use Trails & Paths, Golf Cart Bridges & Tunnels	2022-2028	$31,973,066.95
Landscaping & Irrigation in Common Areas[2]	2022-2028	$64,758,631.88
Boundary Security Buffers/Walls & Fencing in Common Areas	2022-2028	$19,256,948.36
Master Earthwork and Stormwater Collection Systems	2022-2028	$356,967,303.00
Wetland & Wildlife Mitigation/Protection Measures	2022-2028	$2,887,500.00
Project Entry Features	2022-2028	$5,804,835.49
TOTAL:		$598,592,568.78

[1] Costs are preliminary in nature and are subject to change. Costs include engineering and contingencies.

[2] The irrigation system beyond the point of delivery serving common areas will be owned and maintained by the District, with water purchased pursuant to a bulk water agreement. The master irrigation system up to the point of delivery will be funded by the Utility.

EXHIBIT 9

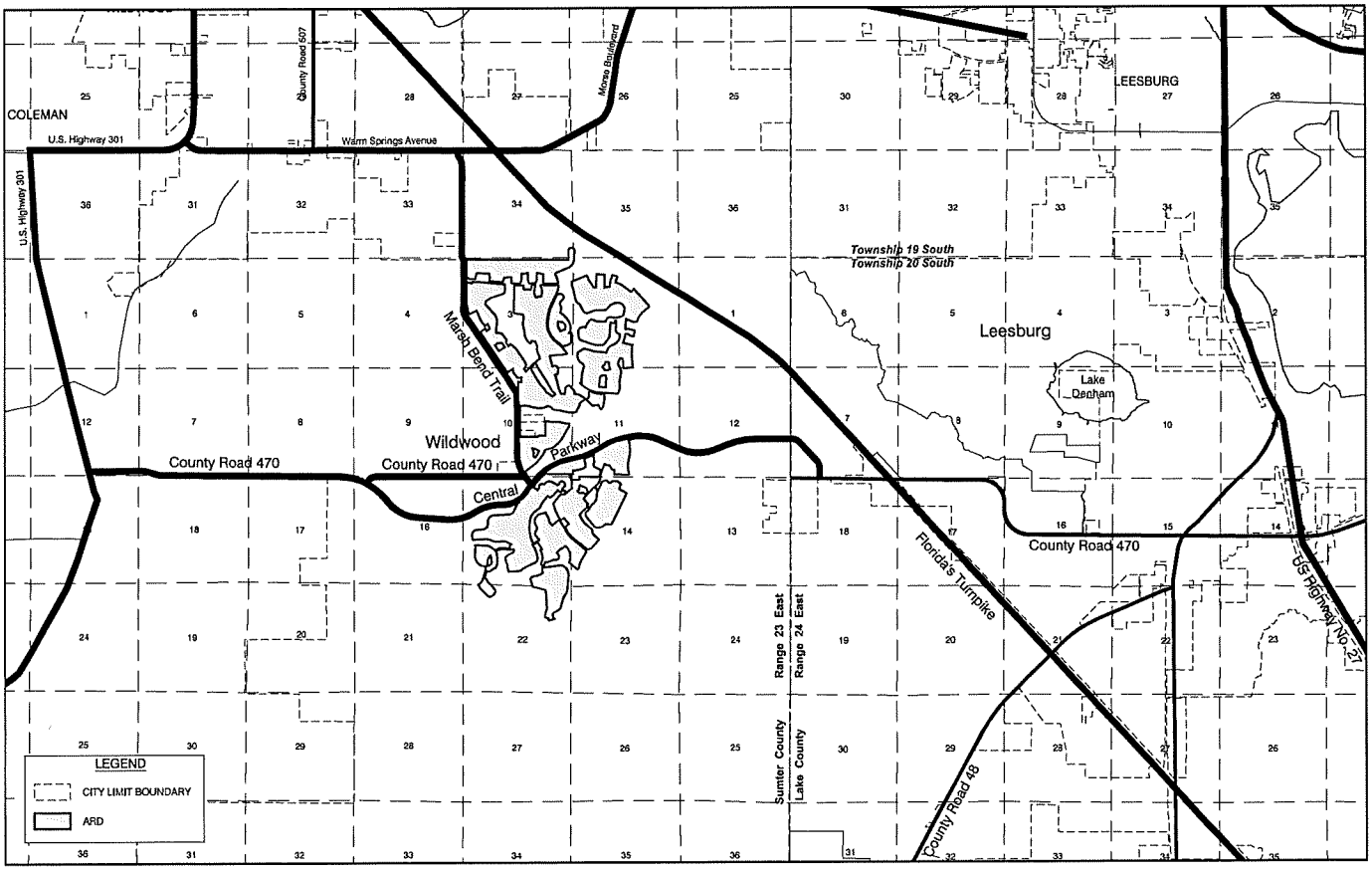


VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 15

9-1

EXHIBIT 10

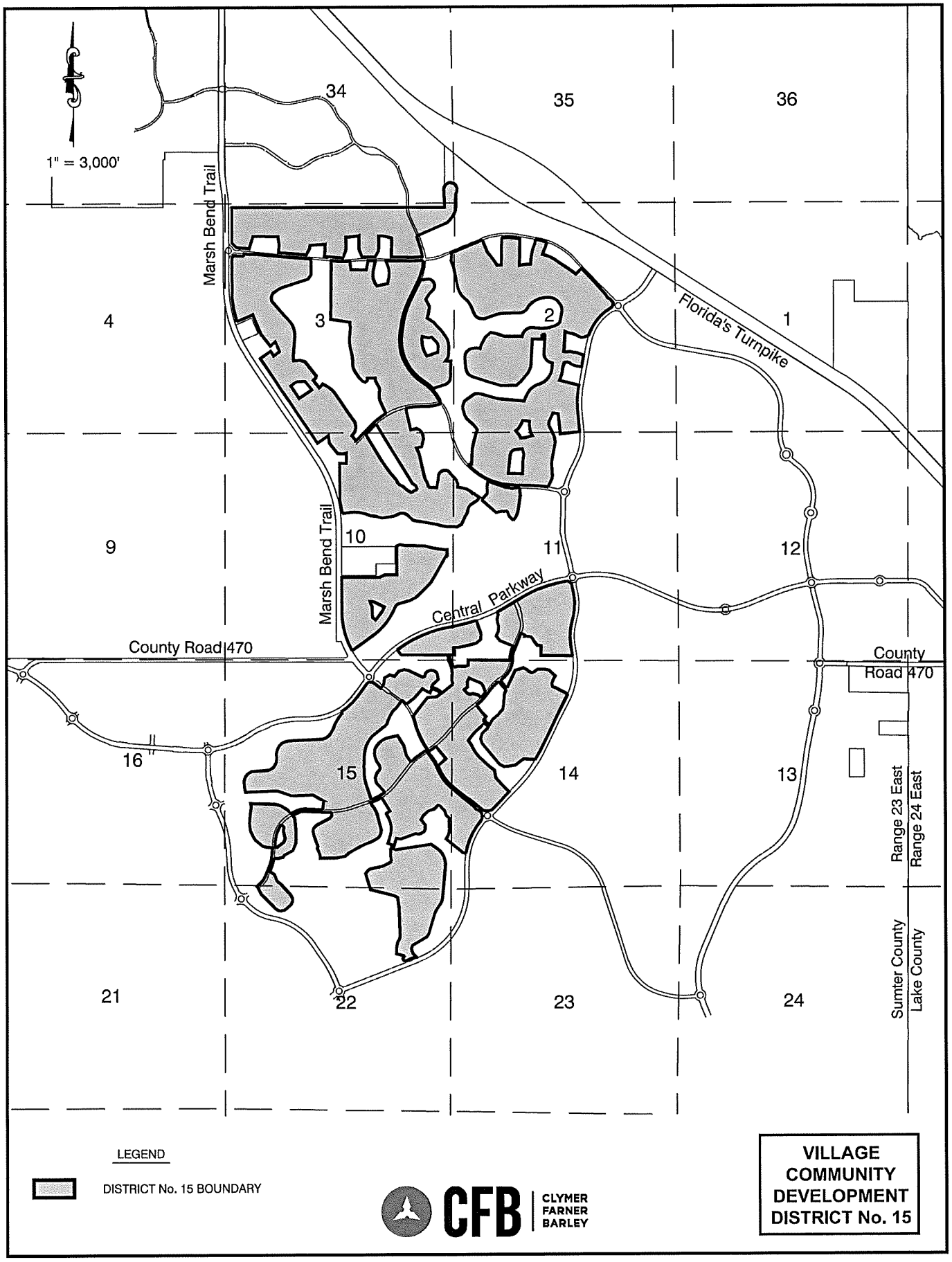
The Village Community Development District No. 15 (the "District") is located within the city limits of the City of Wildwood (the "City") in Sumter County, Florida. The District lies within The Villages of Southern Oaks (VOSO), which was approved on May 8, 2017 as an Age Restricted Development (ARD). Subsequent amendments were approved by the City on January 8, 2018, January 22, 2018 August 27, 2018, January 28, 2019, September 23, 2019, February 24, 2020, October 12, 2020 and again on November 8, 2021. Application to include the remaining land into VOSO ARD has been filed and the approval of this amendment is expected in September 2022.



LAND USE AND ZONING MAP

10-1

Exhibit A



VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 15

EXHIBIT 11

STATEMENT OF ESTIMATED REGULATORY COSTS ESTABLISHMENT OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs (SERC) supports the petition to establish Village Community Development District No. 15 (the "District"). The proposed District will include approximately 1378.4 acres of land on which roughly 12,344 dwelling units are planned for development. The District proposes to provide infrastructure and community services to this area in the District as described more fully below.

The limitations on the scope and use of this SERC are set out in Section 190.002(2)(d), Florida Statutes ("F.S."), as follows:

> "That the process of establishing such a District pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the District, so that any matter concerning permitting or planning of the development is not material or relevant."

1.2 Overview of the Proposed District Village Community Development District No. 15

The proposed District would provide community infrastructure, services, and facilities, along with their operations and maintenance, to the proposed area, located in the City of Wildwood, Florida. The proposed District will encompass 1378.4 acres. The District will include roughly 12,344 units with a mix of housing types, designs and models.

1.3 Requirements for Statement of Estimated Regulatory Costs (SERC)

Section 120.541(2), F.S. (2022) defines the elements a SERC must contain (or in this case, City ordinance).

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within five (5) years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within five years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within five years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 An economic analysis showing whether the rule/ordinance directly or indirectly will have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

Section 120.541(2)(a), F.S., requires an economic analysis showing whether the establishment of the District will directly or indirectly have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs exceeding $1 million in the aggregate within five years after the establishment takes place. The answer, based upon numerous other residential community development districts, is that the establishment of the District will not have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

The establishment of the District is likely to increase economic growth, job creation, employment, private-sector investment, and business competitiveness. This is because the District will provide infrastructure improvements within the District's boundaries, allowing for the development of the land within the District. The development is planned to include roughly 12,344 dwelling units. The residents of the District will purchase goods and services. This new demand created by the District's residents will increase economic growth, job creation, employment, private-sector investment, and business competitiveness in the areas surrounding the District.

The District will have the ability to assess the property owners to pay for the installation, operation, and maintenance of its infrastructure improvements. However, such costs will not be in addition to, or unique to, the District. The infrastructure improvements to be funded by the District would be required to support development of the planned residences, regardless of the District's existence. Community development districts, such as Village Community Development District No. 15 can fund their infrastructure improvements with long-term bond financing that typically carries more favorable terms than other sources of funding. Thus, the costs related to the installation of the public infrastructure serving the planned development will not be increased due to the existence of the District.

3.0 A good-faith estimate of the number of individuals and entities likely to be required to comply with the rule/ordinance, together with a general description of the types of individuals likely to be affected by the rule/ordinance.

The landowner of the District plans to develop roughly 12,344 dwelling units within the District. Establishment of the proposed District would put all of these residents under the jurisdiction of the proposed District. Prior to the sale of the property within the District, the developer will also be subject to the District's jurisdiction.

4.0 Good-faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues

4.1 Impact on State and Local Costs

State Government Entities

There will be only modest costs to various Florida ("State") governmental entities due to the formation of the District. The District consists of less than 2,500 acres; therefore, the City of Wildwood (the "City") is the establishing entity, pursuant to Florida Statutes Section 190.005(2). The State will incur no costs in reviewing the petition to establish the District and the State will not be required to hold any public hearings on the matter.

The ongoing costs to various State entities to implement and enforce the establishment of the District relate strictly to the receipt and processing of various reports that the District is required to file annually with the State and its various entities. These annual reports are outlined in the attached Appendix. However, the costs to the State agencies that will receive and process the District's reports will be minimal. The District is only one of many governmental subdivisions required to submit various reports to the State. Additionally, pursuant to Section 189.018, F.S., the District will pay an annual fee to the State Department of Economic Opportunity to offset such processing costs.

The City of Wildwood

City staff will process, analyze, and conduct public hearing(s) on the petition to establish the District. These activities will utilize the time of the staff and City Commissioners, however, these costs to the City are likely to be minimal for a number of reasons. First, review of the petition does not include analysis of the development to be served by the District. Second, the petition itself provides most of the information needed for City staff's review. Third, the City currently employs the staff needed to conduct the review of the petition. Fourth, no capital expenditure is required to review the petition. Finally, local governments routinely process similar petitions for land use and zoning changes that are more complex than is the petition to establish a Community Development District.

The annual costs to the City, related to the ongoing operations of the District, are also minimal. The District will be an independent unit of local government. The only annual costs incurred by the City will be the minimal costs of receiving and, to the extent desired, reviewing the various reports that the District is required to provide to the City.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It

has its own sources of revenue. No State or local subsidies are required or expected.

In this regard, it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State, the County, the City, or any unit of local government. By State law, the debts of the District are strictly its own responsibility.

5.0 A good-faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the rule/ordinance.

Table 2, below, provides an outline of the various facilities and services the proposed District may provide. The District plans to fund, own, operate, and maintain certain drainage and stormwater systems, landscaping, and ponds. The District will also plan, construct, and finance some of the community's roadways, along with possibly offsite roadway improvements. The roadways and drainage systems within publicly dedicated rights-of-way will be conveyed to the appropriate general-purpose government for operation and maintenance. The landowner will construct the utilities and other community infrastructure and facilities. The District will be responsible for maintenance of some of these facilities.

Table 2. Proposed Facilities and Services

Improvements/Facility	Funded By	O&M By	Ownership
Roads	Landowner/CDD	City	City
Utilities	Landowner	Landowner	Landowner
Amenities	Landowner	Landowner	Landowner
Drainage/Basins	Landowner/CDD	CDD	CDD
Landscape	Landowner/CDD	CDD	CDD

The petitioner has estimated the costs for providing the capital improvements and facilities outlined in Table 2. The cost estimates for these improvements and facilities are shown in Table 3, below. Total costs are estimated at approximately $598,592,568.00. To fund these improvements, the District may issue special assessment or other revenue bonds. These bonds would be repaid through non-ad valorem assessments levied on all properties located within the District that benefit from these improvements.

Table 3. Summary of Estimated Capital Costs and Time Table[3]

Improvement/Facility	Anticipated Schedule	Estimated Cost
Subdivision Infrastructure Roads & Drainage	2022-2028	$99,434,476.34
Collector Road Infrastructure Roads & Drainage	2022-2028	$17,509,807.76
Multi-Use Trails & Paths, Golf Cart Bridges & Tunnels	2022-2028	$31,973,066.95
Landscaping & Irrigation in Common Areas	2022-2028	$64,758,631.88
Boundary Security Buffers/Walls & Fencing in	2022-2028	$19,256,948.36

[3] Costs are preliminary in nature and are subject to change. Costs include engineering and contingencies.

Common Areas		
Master Earthwork and Stormwater Collection Systems	2022-2028	$356,967,303.00
Wetland & Wildlife Mitigation/Protection Measures	2022-2028	$2,887,500.00
Project Entry Features	2022-2028	$5,804,835.49
TOTAL:		$598,592,569.78

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred by the District through one or more bond issuances. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs outlined in Table 3 are typical for residential developments of the type contemplated herein. In other words, there is nothing unusual about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer-provided infrastructure and facilities. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a property owner's association common to most master-planned developments.

Real estate markets take into account the District's cost because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive, the operations and maintenance charges must also be in line with the competition.

Furthermore, locating in the District by new residents is completely voluntary. So ultimately, all owners and users of the affected property choose to accept the District's costs because of the benefits that the District provides.

The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal services taxing unit (MSTU), a neighborhood association, County provision (directly or via a dependent special District), or through developer-bank loans.

6.0 An analysis of the impact on small businesses, as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no adverse impact on small businesses because of establishment the District. If anything, the impact will be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

The City of Wildwood has an estimated population of 15,730 according to the most recent U.S. Census Bureau (2020) and the population was 6,709 at the 2010 census. Therefore, the City of Wildwood is not considered a small city as defined by Section 120.52 F.S. The District will provide infrastructure facilities and services to the property located within the District. These facilities and services will help to make this property developable.

Development of the property within the District will increase the value of this property, and consequently, will increase the property taxes that accrue to the City. These increased property taxes, along with other direct and indirect revenues accruing to the City as a result of the development of the land within the District, will offset any new staff, facilities, or equipment the City adds to provide services to the property owners within the District.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the developer's engineer and other professionals associated with the developer.

It is useful to reflect upon the question of whether the establishment of the District is the best alternative to provide community facilities and services to the development. As an alternative to the District, the City could approve a dependent special District for the area, such as an MSBU or a special taxing District under Chapter 170 of the Florida Statutes. Either of these alternatives could finance the improvements contemplated in Table 2 in a fashion similar to the existing District.

However, unlike the District, the alternatives would require the City to continue to administer the projects and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. In addition, administering a project of the size and complexity of the development program for the District is a very significant and expensive undertaking, especially in light of the fact that the District already exists.

Another alternative to the District would be for the developer to provide the infrastructure and to use a property owners association (POA) for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments along with other property taxes on the combined real estate tax bill through the County tax collector. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the District is a unit of local government. Therefore, unlike a POA, the District must abide by all governmental rules and regulations.

Additionally, any debt of a District is strictly the District's responsibility. While it may be technically true that the debt of a City-established, dependent special district, is not

strictly the City's responsibility, any financial problems that the special district may have will inevitably entangle the City. This will not be the case if the District is established as proposed.

With a District, residents (owners and renters) within the District would have a focused unit of government under their direct control. The District can then be more responsive to resident needs without disrupting other City responsibilities.

APPENDIX

REPORT	STATUE SECTION	DUE DATE
Annual Financial Audit	218.39	Nine months after end of fiscal year
Annual Financial Report (AFR)	218.32	Within 45 days after completion of audit but no later than 9 months after end of fiscal year
Financial Disclosure Form 1	112.3145	By July 1
Public Depositor Report	280.17	By November 30
Proposed Budget	190.008	By June 15
Adopted Budget	190.008	By October 1
Public Meetings Schedule	189.015	Quarterly semiannually or annually
Notice of Bond Issuance	218.38	Within 120 days after delivery
Registered Agent	189.014	30 days after first Board meeting
Notice of Establishment	190.0485	30 days after formation
Establishment Documents	189.016	30 days after adoption
Notice of Public Finance	190.009	After financing

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **AN 2212-001 Stick and Stone Project**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

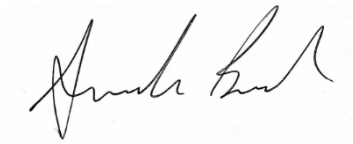
HISTORY/FACTS/ISSUES:

The applicant, Danon Slinkard, has submitted a voluntary annexation application for parcel D30-026. The property to be annexed totals 0.33 acres MOL and is located west along N US 301, approximately 0.62 miles south of CR 222, and approximately 0.36 miles north of C 462E in section 30, township 18 south, range 23 east.

Annexation into the City is appropriate because the property is contiguous to the City of Wildwood limits and within the City's Joint Planning Area with Sumter County, which allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave."

The applicant is annexing for future development along with parcel D20-030, a property abutting south and currently within the City's municipal boundary.

City water and sewer are available for the subject property. The applicant will work with the City of Wildwood Utility Department to connect to water and sewer services.



Amanda Bush
Planner, Development Services

ORDINANCE NO. O2023-6

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.33 ACRES LOCATED WEST ALONG N US 301, APPROXIMATELY 0.62 MILES SOUTH OF CR 222 AND APPROXIMATELY 0.36 MILES NORTH OF C 462 E, IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD LIMITS AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. Based upon the petition of the owner of the following described real property, which is approximately located west along N US 301, approximately 0.62 miles south of CR 222 and approximately 0.36 miles north of C 462 E, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood; is located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Danon J. Slinkard, Trustee of Blue Water Trust UTD 5/11/20, is more particularly described as follows:

Parcel D30-026
Danon J. Slinkard, Trustee of Blue Water Trust UTD 5/11/20
0.33 +/-

LEGAL DESCRIPTION

BEGIN 50 FEET WEST AND 630 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE RUN

SOUTH 105 FEET, THENCE WEST 420 FEET, THENCE NORTH 105 FEET, THENCE EAST 420 FEET TO THE POINT OF BEGINNING; LESS ROAD RIGHT-OF-WAY ALSO LESS THAT PORTION DEEDED TO THE STATE OF FLORIDA FOR WATER RETENTION AREA IN OFFICIAL RECORDS BOOK 154, PAGE 41 AND CORRECTED IN OFFICIAL RECORDS BOOK 155, PAGE 800, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

SECTION 2. All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above described annexed property shall be subject to the laws and ordinance of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed are attached hereto as “Exhibit A” and incorporated herein by reference.

SECTION 6. If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect

SECTION 7. This Ordinance shall take effect upon final approval by the City Commission.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

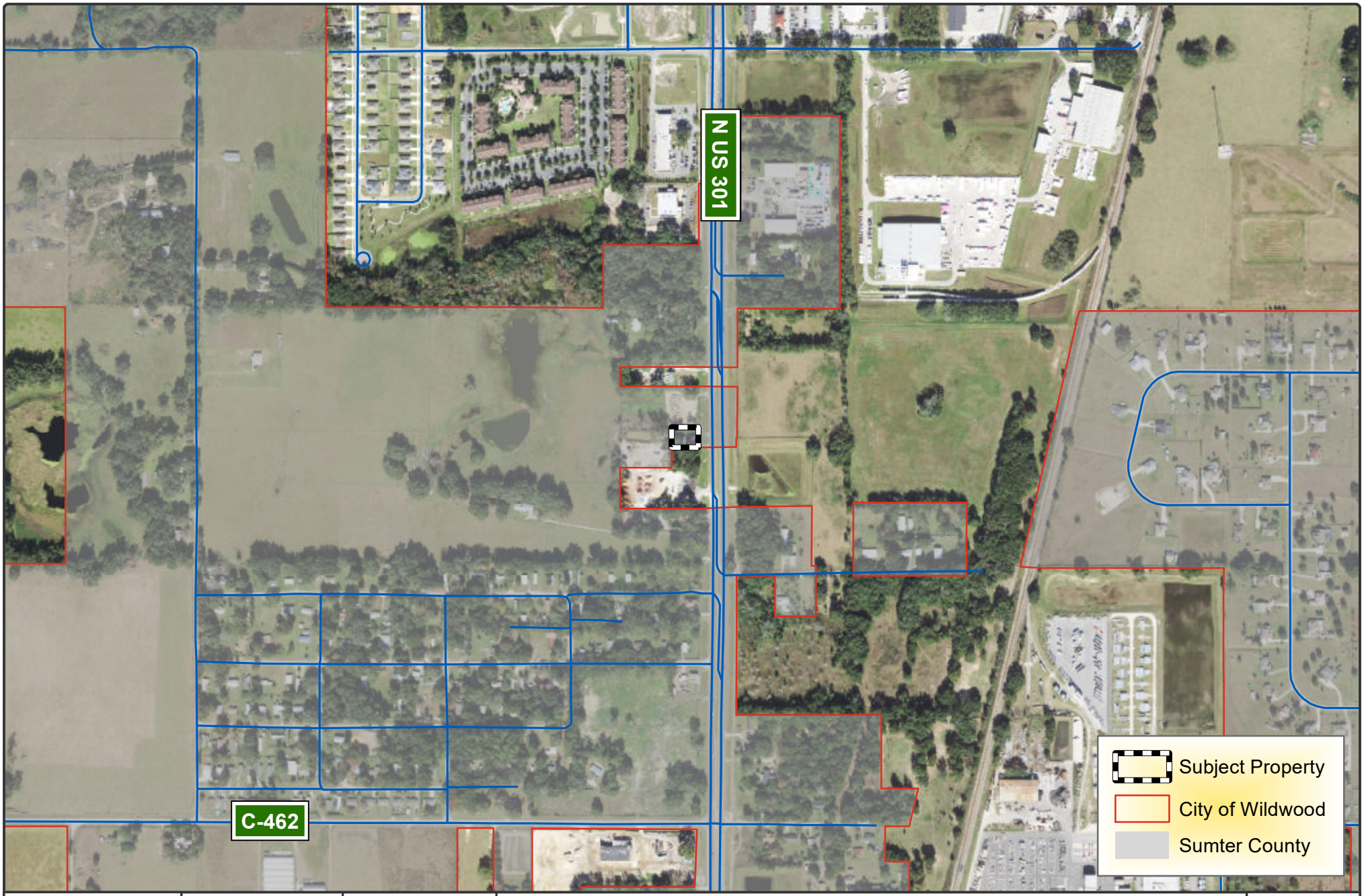
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney



WILDWOOD
EST. 1877
FLORIDA

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

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Feet
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AN 2212-001

STICK AND STONE PROJECT

PARCEL D30-026

MAP 1B

LOCATION MAP

DECEMBER 2022

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Twisted Oaks Developer's Agreement**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The attached developer's agreement is between the City of Wildwood and KL Twisted Oaks, LLC, commonly known as Twisted Oaks (F/K/A O'Dell Property). The Twisted Oaks project consists of 1,260 residential units along with commercial, retail, and industrial uses.

The project will be served by City of Wildwood water and wastewater services. Terms of payment of system development charges (SDCs) are outlined in the agreement. In addition to the infrastructure needs required to serve the project, the developer has agreed to upsize water lines in accordance with the 2019 Utility Master Plan. As the developer's cost to construct the improvements will exceed the amount of SDC fees that would be due, the developer will be entitled to reimbursement of the excess cost.

Terms of this agreement were developed and finalized in consultation with the utility department, city engineer, and city attorney.

DEVELOPER'S AGREEMENT BETWEEN
THE CITY OF WILDWOOD
AND KL TWISTED OAKS LLC
(TWISTED OAKS RESIDENTIAL)

This developer's agreement (the "**Agreement**"), effective this ___ day of _____ 2023, made and entered into by and between the City of Wildwood, Florida, a Florida municipal corporation (hereinafter called "City"), and KL Twisted Oaks LLC, a Florida limited liability company (hereinafter called "Developer"").

RECITALS

WHEREAS, Developer Agreements strengthen the public planning process, encourage sound capital improvements planning, and assist in assuring that there are adequate capital facilities for development;

WHEREAS, City is a regional water, wastewater, reuse water and municipal services provider;

WHEREAS, Developer owns in fee simple certain real property in Sumter County, Florida, described and sketched on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**");

WHEREAS, Developer's proposed development locally known as the Twisted Oaks subdivision requires access to water, wastewater, reuse water, and other municipal services;

WHEREAS, Developer desires to procure services, including, but not limited to, water, wastewater, reuse water, and other municipal services, from the City for the Property, and City desires to provide water, wastewater, reuse water, and other municipal services to the Property;

WHEREAS, the construction of the Twisted Oaks Subdivision includes the construction of multiple off-site water mains along the following roadways: CR462, CR209, CR232, & Easement Area between CR232 and CR44A (the "**Water Mains**"), as reflected on those certain Utility Plans for CR 209 Water Main Extension, prepared by the City's Engineering Consultant Kimley Horn & Associates, dated February 2022, KHA Project #142173326 (the "**Offsite Water Mains Construction Plans**");

WHEREAS, upon construction of each water main section pursuant to the Water Main Construction Plans, approval of as-builts, receipt of all regulatory clearances, the Water Mains will be accepted by the City;

WHEREAS, The parties desire to enter into this Agreement confirming their agreement regarding the furnishing of municipal services, including but not limited to water, wastewater, reuse water, and other municipal services for the Property;

WHEREAS, This Agreement and all stipulations and covenants made herein are acknowledged to be subject to the approval of every County, Regional, State and Federal regulatory agency having jurisdiction of the subject matter of this Agreement;

WHEREAS, The City Commission has approved this Agreement and has authorized the City Manager to execute this Agreement by motion passed at a regular City Commission meeting on _____;

NOW THEREFORE, in consideration of the mutual covenants and undertakings of City and Developer and other good and valuable considerations, these parties covenant and agree with each other as follows:

1. **Incorporation of Recitals and Exhibits.** The parties confirm and agree that the **above Recitals are true and correct, and incorporate their terms and provisions herein** for all purposes. The contents, terms and provisions of all Exhibits which are attached to this Agreement and referenced herein are, by this reference, incorporated into this Agreement for all purposes.

2. **Definitions.** For the purposes of this Agreement, in addition to those terms which are specifically defined elsewhere in this Agreement the following terms shall have the following definitions:

   A. ***"Agreement"*** – This Developer's Agreement, as the same may subsequently be amended, modified or supplemented pursuant to its terms and provisions.

   B. ***"Community Development District" or "CDD"*** – Twisted Oaks Pointe Community Development District.

   C. ***"Connection Fee"*** – Those charges of the City for a customer's proportionate share of the capital costs of the water and wastewater utility plant capacities allocated to a new or modified customer connection, as defined in City Ordinances and Resolutions.

   D. ***"County"*** – Sumter County, Florida, a political subdivision of the State of Florida.

   E. ***"Developer"*** – KL Twisted Oaks LLC, and its successors, and assigns in interest, and/or title, including the Homeowners/Property Owners Association to be created by Developer to which all common improvements described in this Agreement, will be conveyed and under whom all future maintenance responsibilities will fall.

   F. ***"Equivalent Residential Unit"*** – As defined by City Ordinance, also referred to in this Agreement as "ERU". The term "Equivalent Residential Connection", also referred to as "ERC", is synonymous with "EAU".

   G. **"*Force Majeure"*** means no Party shall be liable or responsible to the other Party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such failure or delay is caused by or results from acts beyond the impacted party's (the "Impacted Party") reasonable control, including, without

limitation, the following force majeure events: (a) acts of God; (b) flood, fire, earthquake, epidemics, pandemics, quarantines, or explosions; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; (d) government order, law, or actions; (e) embargoes, or blockades in effect on or after the date of this Agreement; (f) national or regional emergency; (g) strikes, labor stoppages or slowdowns, or other industrial disturbances; (h) shortage of adequate power or transportation facilities; and (i) any other similar events or circumstances beyond the reasonable control of the impacted Party, . provided, however, that the impacted Party whose performance is interfered with promptly resumes the required performance upon the cessation of the Force Majeure Event or its effects. No Party shall be excused from performance if such Party fails to use commercially reasonable efforts to remedy the situation and remove the causes of nonperformance.

H. ***"Homeowners/ Property Owners' Association"*** - A Florida not-for-profit Corporation organized and formed by Developer for the purpose of serving as the Association for the owners of parcels located within the Property to own, maintain, and repair or replace, as required, common area improvements located on the Property, including but not limited to open space, entry features, amenities, and other similar improvements constructed on the Property. It is the intent of Developer to create a Homeowners' Association for such purposes, and to convey to the Homeowners' Association title to the previously-described improvements which will be constructed on the Property, at which time the Homeowners' Association will, by execution of an appropriate agreement with City, assume the Developer's responsibilities for maintenance, repair and replacement of such improvements which arise under the terms of this Agreement.

I. **"*Land Development Regulations*"** means ordinances and regulations enacted by the appropriate governing body for the regulation of any aspect of development and includes Local Government zoning, rezoning, subdivision, building construction, occupancy or sign regulations or any other regulations controlling the development or use of property.

J. **"*Local Government*"** means any country, municipality, special district, or governmental entity of the country, state, municipality, or region established pursuant to law which exercises regulatory authority over, and grants permits for land development or which provides public improvements including, but not limited to, transportation, sanitary sewer, solid waste, drainage, and potable water.

K. **"*Laws*"** means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, policies and rules, custom and usage (formal or informal) adopted by a Local Government affecting the development of property and includes laws governing permitted uses of the property, governing density, and governing design, improvement, and construction standards and specifications.

L. **Offsite Water Mains Construction Plans –** The Utility Plans for CR 209 Water Main Extension Phase 1, prepared by the City's Engineering Consultant Kimley Horn & Associates, dated February 2022, KHA Project #142173326 and approved by the City on _____.

M. ***"Party or Parties"*** – Refers to either Developer or City, or (as applicable) to both

Developer and City.

N. ***"Property"*** – The real property described on **Exhibit "A".**

O. ***"Significant Construction"*** – Means the installation of infrastructure on an approved project site such as roads, utility lines, or stormwater management areas. Surety posted to guarantee performance, as deemed appropriate by the City Attorney, is required in cases where infrastructure improvements have not been fully completed.

P. ***"System Development Charge"*** – Those charges by City for a customer's proportionate share of the capital costs of the water and wastewater utility main lines and connection lines, as well as the hydraulic share of the facilities required to service that customer, as defined by City Ordinances and Resolutions, and is also referred to herein as an "SDC" or "SDC Fee".

Q. ***"Transmission Fee"*** – The portion of the SDC that represents the customer's proportionate share of the capital costs of the water and wastewater utility main lines and connection lines.

R. ***"Treatment Fee"*** – The portion of the SDC that represents the customer's hydraulic share of the facilities required to service that customer.

S. **Water Mains –** The multiple off-site water mains to be constructed along the following roadways: CR462, CR209, CR232, & Easement Area between CR232 and CR44A.

T. ***"Water Management District" or "SWFWMD"*** – The Southwest Florida Water Management District, an agency of the State of Florida.

3. <u>Developer's Obligations</u>.

A. <u>System Development Charges and Capacity</u>.

1. <u>SDC Fees</u>.

a) The System Development Charge (SDC), when paid, refunds the City for the capital cost of the water and wastewater utility lines and purchases capacity in the water and wastewater infrastructure. SDC Fees are based on the equivalent residential volumes, which are 300 gallons per day for water consumption and 250 gallons per day for wastewater treatment.

b) The water SDC Fee and its components shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee. The calculations for the water SDC Fee components are shown on **Exhibit "B"** attached hereto and by this reference incorporated herein

c) The wastewater SDC Fee and its components shall be calculated using City Ordinances and Resolutions in effect at the time Developer pays the applicable SDC Fee. The calculations for the wastewater SDC Fee

components are shown on **Exhibit "B."**

d) Developer acknowledges and agrees that SDC Fees paid are non-refundable. However, the City acknowledges that should an unforeseen circumstance arise such that the City is unable to meet its obligation of service for any phase of development, or portion thereof, that the associated SDC fees will be refunded to the Developer.

e) SDC Fees are calculated by the City based on the number of Equivalent Residential Units (ERU's) approved for a reservation of capacity as indicated on **Exhibit "B."** One (1) SDC Fee is due for each connection (ERU) reserved. Developer acknowledges that no water or wastewater capacity reservation is created, or implied, without City receiving payment of the applicable fees in accordance with the terms of this Agreement. Reservation of water and wastewater capacity is subject to capacity availability.

f) Wastewater SDC Fees for the development shall be paid upon execution of this Agreement as outlined below in Section 3.A.2; the wastewater SDC Fees for each subsequent phase of development shall be paid upon the commencement of construction of the applicable phase as outlined below in Section 3.A.2.

g) Developer understands that increases in capacity reserved, or any new purchase of capacity reservations, will result in additional SDC Fees being due from Developer to City.

2. <u>Payment Schedule</u>.

a) The water and wastewater SDC Fees shall be calculated according to the rate schedule adopted by City and in effect at the time the Developer pays the applicable SDC Fee. The calculation of the SDC Fees for an Equivalent Residential Unit (ERU) based on the current rate schedule adopted by City is included in **Exhibit "C"** attached hereto and by this reference incorporated herein.

b) Developer must proceed with due diligence toward the use of all connections.

c) SDC Fees are not reserved by City on speculation, and such reservation may be rescinded by the City if Significant Construction of the applicable phases of Developer's project on the Property is not made within twenty-four (24) months of the date the initial SDC Fee (or portion thereof) was paid by the Developer. The time for Significant Construction may be extended pursuant to the provisions of this Agreement concerning Force Majeure.

d) The following actions must be completed by Developer prior to the reservation of water or wastewater ERU's:

3.A.2.d.1. Developer must complete and file the City's Concurrency Determination and Concurrency Reservation applications.

3.A.2.d.2. This Developer's Agreement, and all attachments, must be fully executed by Developer and City.

e) 50% of the wastewater SDC Fee for the Project shall be paid upon execution of this Agreement. The remaining 50% of the wastewater SDC Fee as it relates to each individual use shall be paid on issuance of each Construction Permit.

f) As further set forth in Section 4, *infra*, the City and Developer acknowledge and agree that the cost of the Improvements will exceed the water SDC fees due. As such, no payment of the water SDC fee will be due under this Agreement.

g) Capacity is reserved for a particular location and assumes that City will be prepared to serve that capacity according to the agreed- upon availability schedule at that location and no other.

h) The City shall have the right, but not the obligation, to repurchase unused SDC fees by the Developer at the prevailing rate within seven (7) years of the effective date of this Agreement.

3. Until Developer provides City with payment for SDC Fees required by Developer for the applicable phase of development, as provided in Exhibit "D,"' and completes all other requirements of this Agreement, no permanent water or wastewater service will be provided to the Property. Construction water will be available to the Developer upon payment of the first 50% of the SDC Fee for the applicable portion of development.

   City reserves the right to determine the number of ERU's it will allow Developer to purchase. The City has determined at the time of execution of this Agreement that the Developer may purchase **982** water ERU's and **982** wastewater ERU's. These will be available at the times listed on **Exhibit "D"** attached hereto and by this reference incorporated herein.

4. Developer may not transfer any reserved water or wastewater capacity without written permission from the City. Any such transfer, unless approved by City, will void the capacity reservation and the ERU's will revert back to the City. The Developer will forfeit any right to any repayment of the fees paid. The City shall not unreasonably withhold permission for a transfer of capacity to another property or another project. As Developer develops the Property and sells portions thereof, such sales and transfers to facilitate such sales shall not be deemed a transfer prohibited by this Section.

5. The purchase of ERU's does not act to set the price for future purchases, but only as to purchases specifically set forth in this Agreement. Any future purchases not contemplated by this Agreement will be at the price set by City at time of

payment.

6. **1. The City shall have the right, but not the obligation, to repurchase unused SDC fees by the Developer at the prevailing rate within seven (7) years of the effective date of this Agreement.**

4. **<u>Off-Site Improvements – Water Mains Reimbursement Credit Agreement</u>**.

A. The City shall design, and permit the following off-site improvements (hereinafter referred to as the "**Improvements**"), whereby the Developer will construct said off-site improvements:

1. The construction of the Water Mains extensions pursuant to the Offsite Water Main Construction Plans Sheets: 41 – 45; 46 – 56; 79 – 85; and 86 – 97;

B. The City and the Developer have agreed that the Developer is entitled to receive a credit to be applied against the City SDC Fees for water Improvements equal to the cost associated with construction of the Improvements. The parties acknowledge that the current estimated cost for the construction is as follows:

1.00	Water Main – Sheets 41 – 45	**$ 296,193.00**
2.00	Water Main – Sheets 46 – 56	
	a. 16" Option (Required by City)	$ 1,084,536.00
	b. 8" Option (Required for Project)	$ 594,432.50
	Cost to City:	**$ 490,103.50**
3.00	Water Main – Sheets 79 – 85	**$ 809,492.00**
4.00	Water Main – Sheets 86 – 93	**$ 728,127.00**
5.00	Water Main – Sheets 86 – 93	
	a. 12" Option (Required by City)	$ 451,296.00
	b. 10" Option (Required for Project)	$ 423,458.00
	Cost to City:	**$ 27,838.00**
	TOTAL COST TO CITY:	**$ 2,351,753.50**

C. The Developer's cost to construct the Improvements will exceed the amount of water SDC Fees that would be due to the City. In lieu of payment to the City, the Developer shall be entitled to a credit equal to the amount of SDC Fees for 982 Water SDC Fees "Reimbursement Credit".

Once the Reimbursement Credit has been applied against the actual cost of construction of the improvements, the Developer will be entitled to reimbursement for the difference between the Reimbursement credit and the actual construction costs (Excess Cost). The City will reimburse the Developer for the excess cost within sixty (60) days of completion of the Improvements.

By way of example, if the actual cost is one million ($1,000,000.00) dollars and Water SDC Fees are five hundred thousand ($500,000.00), the Developer shall be entitled to a reimbursement credit of five hundred thousand ($500,000.00) dollars (excess cost).

D. Actual costs and expenditures of construction will include costs of design, permitting, surveying, subsurface investigations, testing and construction management services necessary for the Improvements, as well as, landscaping, materials and project close-out documentation.

1. In order to receive the Reimbursement Credit, the Developer will provide appropriate documentation (e.g., invoices, receipts, bills, etc.) showing actual expenditures in order to verify the cost of the construction of the improvements. If an individual property owner is seeking credits, they shall provide adequate documentation to show that they have the right to said credits.

E. City and Developer acknowledge that the cost estimates included herein have been provided by the City. The final costs may increase or decrease based upon material changes, inflation, unknown site conditions, and any potential delays caused by force majeure events. A final accounting of the cost will be submitted to the City upon completion of the Improvements.

5. **Developer's Responsibility.**

A. During construction, Developer shall construct the water main extensions that are reflected in the approved Water Main Construction Plans provided by the City.

B. After completion of construction of the water main Improvements and upon acceptance by the City, approval of as-builts, and receipt of all regulatory clearances, the Developer or property owner shall be responsible for the water service lines from the Developer's side of the water meter and for the wastewater service laterals from the right-of-way to the structure.

C. Developer or any Homeowner's Owner's Association that may be created is responsible for ownership and maintenance of any and all stormwater management areas, buffers, and other common areas within the Property.

6. City's Responsibility.

A. The City agrees that upon completion of the off-site Improvements, inspection and approval by City utilities and upon clearance by the Florida Department of Environmental Protection (FDEP), it will accept the off-site Improvements.

The Developer will provide a written bill of sale together with accepted as-built plans, along with such other and further documentation that may reasonably be required to effectuate such transfer, including, but not limited to, a deed, if applicable.

The City shall be responsible for the water main service as set forth in the City's code or regulations.

B. After completion of construction of the water main systems and upon acceptance by the City, approval of as-builts, and receipt of all regulatory clearances, the City shall be responsible for ownership and maintenance of the water main systems within the right-of-way, including service lines, fixtures, valves, and any pump stations.

7. <u>City's Option to Construct Water Main Lines</u>

A. Notwithstanding anything in this Agreement, the City shall have the right, but not the obligation, to design, permit and construct, at its own cost, any or all of the Water Mains referenced in this Agreement. Should the City choose to do so, the City would have no obligation to provide credits or a reimbursement credit to the Developer in accordance with this Agreement. Furthermore, the Developer would have no further obligations with respect to the design, permitting, or construction of said Water Mains.

B. Should the City construct the Water Mains, any other obligation of the Developer under this Agreement or under the City's Code of Ordinances or Land Development Regulations would not be waived.

8. <u>Miscellaneous Terms.</u>

A. City's Land Development Regulations require Florida Friendly landscaping, energy efficient construction, energy efficient appliances, and underground utilities. These Land Development Regulations will apply to Development of the Property.

B. Fire flow volumes and pressures are limited by City's potable water extension service infrastructure. The fire flow volumes and pressure flow which will be provided by City are appropriate for single family homes. City shall not reduce its fire flow volumes and pressures after Developer has commenced development of the Property.

C. Developer, any Homeowners Association created for the Property, the CDD, and individual property owners of portions of the Property must comply with the City of Wildwood Residential Design Standards and any other applicable Ordinances or Land Development Regulations, the Planned Development Agreement, or as otherwise modified by variance.

D. Specific utility easements containing main pipe utilities to be provided by Developer to City will be a minimum of twenty feet (20') wide. Utility easements to be provided by Developer to City for secondary pipe utilities and wire utilities will be ten feet (10') wide along front lot lines, seven and a half feet (7.5') wide along rear lot lines, and *five* feet (5') wide along side lot lines. All utility easements will be reflected and noted on the approved site plans and plats or deed restrictions as submitted by the Developer. No permanent structures shall be erected within the utility easements. If the Developer needs to relocate any existing utility main lines within the existing easement for any reason, the design and realignment must be approved by the City, and Developer must provide any additional easement required, which must be executed and recorded. All costs of the relocated utility lines will be the responsibility of the Developer including, but not limited to, design, review, permitting, materials, labor and equipment. A complete set of as-built drawings for the relocated utility mains must be provided to the City prior to the issuance of the final Certificate of Occupancy.

9. General Provisions.

A. Notices. With respect to any Notices required to be given under the terms of this Agreement, such Notices shall be deemed given and effective:

1. Three (3) calendar days after the date they are deposited in the United States Mail, postage prepaid, return receipt requested, addressed to the Parties at the following respective addresses or such other address as provided by a Party pursuant to this Section; or

2. The date of actual delivery by hand or by a recognized national overnight delivery service such as Federal Express, UPS, or Express Mail, addressed to the parties at the following respective addresses or such other address as provided by a party pursuant to this Section:

AS TO THE CITY:	City of Wildwood Attn: Melanie Peavy Development Services Director 100 N. Main Street Wildwood, FL 34785
With Copy To:	Ashley S. Hunt, Esq. Hunt Law Firm, P.A. 109 E. Main Street Leesburg, FL 34748
With Copy To:	City of Wildwood Attn: Mark O'Dell Utilities Director

100 N. Main Street
Wildwood, FL 34785

AS TO DEVELOPERE: KL Twisted Oaks LLC
Attn: James P. Harvey
14025 Riveredge Drive, #175
Tampa, **FL** 3363

Any party may modify the address for notices set forth above by providing notice of the change of address to all parties to this Agreement, which notice is to be provided in accordance with the requirements of this Section.

B. Negation of Partnership. None of the terms or provisions of this Agreement shall be deemed to create a partnership by or among Developer or City in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprises. Each Party shall be considered a separate Party, no Party shall have the right to act as an agent for another Party and no Party shall the right to act as an agent for another Party unless expressly authorized to do so in this Agreement.

Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public, or for any public use or purpose whatsoever. Any portion of the Property which may under the terms of this Agreement later may be designated for public use or purposes shall be conveyed by Developer to City, as applicable. Except as herein specifically provided no right, privileges of immunities of any Party hereto shall inure to the benefit of any third party, nor shall any third party be deemed to be a beneficiary of any of the provisions contained in this Agreement.

C. Default Provisions.

1. The terms of this Agreement shall not entitle any Party to cancel, rescind, or otherwise terminate this Agreement. However, such limitations shall not affect in any manner any other rights or remedies which a Party may have hereunder or under applicable law by reason of any such breach.

2. All easements, rights and covenants contained herein shall be enforceable by suit for specific performance and mandatory injunctive relief, in addition to any other remedy provided by law or equity.

3. No Party shall be entitled to pursue any action for specific performance, injunctive relief, or any other available remedy arising out of a default under this Agreement until the non-defaulting Party has provided to the Party alleged to be in default a written Default

Notice (with, if applicable, a copy to any other Party to this Agreement) specifying the specific nature of the default, and the alleged defaulting Party has failed to cure the default within thirty (30) days of the effective date of the Default Notice. In the event the cure of a default reasonably requires greater than the thirty (30) day time period specified, the grace period granted herein shall, if the defaulting Party has initiated cure of the default within the thirty (30) day time period and is continuing to pursue completion of the cure with due diligence, extend the reasonable time period required for the cure of the default.

4. In the event of a material default by Developer with respect to its obligations to City under this Agreement, and failure of Developer to cure the default within the grace period set forth above, in addition to any other remedies available to them under the terms of this Agreement City shall be entitled to withhold issuance of additional development permits or authorizations until the default has been cured. If Developer has, prior to the occurrence of the default, conveyed some or all of the Property to unrelated third parties (such parcel or parcels then becoming a "Third Party Parcel") and the default of Owner is not with respect to, or impact City obligations regarding, a Third-Party Parcel, the right of City to withhold Permits

upon a default by Owner shall not extend to City Permits pending or to be issued with respect to a successor owner of such Third-Party Parcel.

D. <u>Estoppel Statements</u>.

1. Each Party agrees that upon written request from time to time of any other Party it will timely issue at no charge to a current or prospective lender to such Party, or to a current or prospective purchaser or successor party to such other Party, or to another governmental entity requesting or requiring the same, an Estoppel Statement stating:

a) Whether the Party to whom the request has been directed knows of any default by any Party under this Agreement, and if there are known defaults, specifying the nature thereof.

b) Whether this Agreement has been assigned, modified or amended in any way by such Party (and if it has, stating the nature thereof).

c) That to the best of the requested Party's knowledge this Agreement, as of the Estoppel Statement date, is in full force and effect.

d) That (if known by the requested Party, if not known by the requested Party that Party shall reply only with respect to any monies owed to it) to the best of the requested Party's knowledge there are not any monies currently owed by any Party to another Party under the terms of this Agreement, or if there are monies owed, the amount and details of all monies owed.

e) That, as to the Project or as to a specific parcel therein (as applicable, based upon the request) there are no moratoriums or suspensions of the right to procure Development Orders, Building Permits, or Certificate of Occupancy or other development approvals in effect as of the date of the Estoppel Statement.

Such written statement shall act as a waiver of any claim by the Party furnishing it to the extent such claim is based on facts contrary to those asserted against a bona fide mortgagee or purchaser for value without knowledge of facts to the contrary of those contained in the Estoppel Certificate who has acted in reasonable reliance upon the statement; however, such statement shall in no event suggest the Party furnishing it to any liability whatsoever, notwithstanding the negligent or other inadvertent failure of such Party to disclose correct and/or relevant information.

E. <u>Litigation</u>. In the event of any litigation arising out of this Agreement, the

prevailing party shall be entitled to recover all reasonable costs incurred with respect to such litigation, including reasonable attorneys' fees, and including reimbursement for such reasonable attorneys' fees and costs incurred with respect to any bankruptcy, appellate or post-judgment proceeding related thereto.

F. **Binding Effect.** The parties to this Agreement represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their **respective spouses, heirs, executors, administrators and assigns. There are no representations or warranties other than those set forth herein.**

G. **Headings.** The headings contained within this Agreement are for identification purposes only, and shall not be construed to amend, modify, or alter the terms of the Agreement.

H. **Severability.** Except as otherwise set forth herein, in the event any provision or section of this Agreement is determined to be invalid or unenforceable, such determination shall not affect the enforceability or the validity of the remaining provisions of this Agreement.

I. **Survival of Representations and Warranties.** All representations and warranties contained herein are made in writing by the parties in connection herewith shall survive the execution and delivery of this Agreement.

J. Successors and Assigns.

1. All covenants and agreements in this Agreement made by or on behalf of any Parties hereto shall bind and inure to the benefit of the respective successors and assigns of the Parties hereto, whether so expressed or not.

2. Upon a sale or other transfer of a Parcel or a portion thereof, the terms and provisions of this Agreement, as applicable, shall remain in full force and effect as to the Parcel or a portion of the Parcel.

K. **Applicable Law.** This Agreement is being delivered in the State of Florida, and shall be construed and enforced in accordance with the laws of the State of Florida. The venue for any legal proceeding arising out of this Agreement shall be Sumter County, Florida.

L. **Counterparts.** This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than **one such counterpart.**

M. **Amendment of Agreement.** This Agreement cannot be changed, modified or released orally, but only by an agreement in writing signed by the parties against whom enforcement of said change, modification or discharge is sought.

N. **Gender.** As used in this Agreement, the masculine shall include the feminine and neuter, the singular shall include the plural, and the plural shall include the singular as the context may require.

O. **Effective Date.** This Agreement shall become effective upon completion of its execution by all Parties, and the recordation of the Agreement in the Public Records of Sumter County, Florida.

P. **Recordation. This Agreement shall be recorded in the Public Records of Sumter County, Florida.**

SIGNATURES TO FOLLOW

IN WITNESS WHEREOF the Parties have executed this Developer's Agreement on the day and year set forth below their respective signatures.

CITY OF WILDWOOD, FLORIDA, a Florida Municipal Corporation

By: _____

Title: _____

Date: _____, 2023

APPROVED AS TO FORM AND LEGALITY:

_____
CITY ATTORNEY

ATTEST:

_____
CITY CLERK

APPROVED BY THE WILDWOOD CITY COMMISSION ON _____, 2023

KL TWISTED OAKS LLC,
a Florida Municipal Corporation

By:

_____

Title: _____James Harvey_____

Date: _____, 2023

STATE OF FLORIDA
COUNTY OF _____

The foregoing DEVELOPER'S AGREEMENT was acknowledged before me by _____ _____, as _____ of KL Twisted Oaks LLC, a Florida Limited Liability Company, who is:

_____ Personally known by me, OR
_____ Produced a driver's license as identification.

Dated: this _____ day of _____, 2023

Print Name: _____

Notary Public, State of Florida

Commission number: _____

Commission expires: _____

SCHEDULE OF EXHIBITS

EXHIBIT	REFERENCE	DESCRIPTION
A	Recitals	Legal – Property
B	3.A.1	Calculation- Water and Wastewater TIE Fees
C	3.A.2	Calculation - Connection Fees
D	3.A.4	Utility Connection Availability Schedule

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY. FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A REFERENCE POINT COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE N 00°07'44" E ALONG THE CENTERLINE OF SAID SECTION 31, FOR A DISTANCE OF 33.03 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 232 (A VARYING RIGHT OF WAY AS MAINTAINED), SAID POINT BEING THE POINT OF BEGINNING; THENCE N 89°45'11" W ALONG THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 232, FOR A DISTANCE OF 754.65 FEET; THENCE N 89°50'18" W FOR A DISTANCE OF 743.93 FEET; THENCE S 89°45'53" W FOR A DISTANCE OF 492.21 FEET; THENCE S 89°16'37" W FOR A DISTANCE OF 640.52 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 209 (A VARYING RIGHT OF WAY AS MAINTAINED), SAID POINT BEARS N 34°45'26" E A DISTANCE OF 34.76 FEET FROM THE SOUTH WEST CORNER OF SAID SECTION 31; THENCE N 00°02'38" E ALONG THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 209, FOR A DISTANCE OF 2618.87 FEET TO A POINT THAT BEARS S 89°53'20" E A DISTANCE OF 16.78 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE N 00°02'01" E CONTINUING ALONG THE SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 209, FOR A DISTANCE OF 1361.25 FEET; THENCE S 89°40'15" E LEAVING THE SAID EAST RIGHT OF WAY OF COUNTY ROAD 209, FOR A DISTANCE OF 524.59 FEET; THENCE N 00°06'12" E FOR A DISTANCE OF 406.09 FEET; THENCE S 88°10'55" W FOR A DISTANCE OF 525.03 FEET TO THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 209; THENCE N 00°03'42" E ALONG THE SAID EAST RIGHT OF WAY OF COUNTY ROAD 209, FOR A DISTANCE OF 870.96 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 462, (A 66 FOOT WIDE RIGHT OF WAY), SAID POINT BEARS S 23°57'34" E AND A DISTANCE OF 35.83 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 31; THENCE S 89°45'16" E ALONG THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 462, FOR A DISTANCE OF 1974.58 FEET; THENCE S 00°06'37" W FOR A DISTANCE OF 628.40 FEET; THENCE S 89°45'49" E FOR A DISTANCE OF 662.94 FEET TO THE CENTERLINE OF SAID SECTION 31; THENCE S 00°07'44" W ALONG SAID CENTERLINE OF SECTION 31, FOR A DISTANCE OF 661.74 FEET; THENCE S 89°50'08" E FOR A DISTANCE OF 2608.35 FEET TO THE WEST RIGHT OF WAY LINE OF US HIGHWAY 30 I (A RIGHT OF WAY THAT VARIES); THENCE S 00°00'15" E ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 1320.00 FEET; THENCE 00°00'25" E ALONG THE WEST RIGHT OF WAY OF SAID US HIGHWAY 301, FOR A DISTANCE OF 818.16 FEET; THENCE S 41°13'20" W FOR A DISTANCE OF 17.18 FEET TO THE NORTH RIGHT OF WAY LINE OF CLARK STREET (COUNTY ROAD 232 A RIGHT OF WAY THAT VARIES); THENCE S 89°58'57" W ALONG THE NORTH RIGHT OF WAY LINE OF SAID CLARK STREET FOR A DISTANCE OF 91.82 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°17'36", A RADIUS OF 130.05 FEET A CHORD BEARING OF S 44°48'53" W, A CHORD DISTANCE OF 184.40 FEET: THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.96 FEET TO A POINT OF CUSP; THENCE N 00°36'07" W LEAVING SAID RIGHT OF WAY FOR A DISTANCE OF 130.52 FEET; THENCE S 89°55'47" W FOR A DISTANCE OF 284.66 FEET: THENCE N 00°00'21" E FOR A DISTANCE OF 832.87 FEET; THENCE N 89°53'20" W FOR A DISTANCE OF 2092.28 FEET TO THE AFORESAID CENTERLINE OF SAID SECTION 31; THENCE S 00°07'44" W ALONG SAID CENTERLINE OF SAID SECTION 31, FOR A DISTANCE OF 2809.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

(PARCEL NO 110 SECTION 18010, F.P. NO. 411257-3)

A PART OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LYING WEST OF STATE ROAD 35 (U.S. 301) SUMTER COUNTY. FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8 INCH IRON ROD AND CAP LABELED "LS NO 4393" MARKING THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE SOUTH 89°56'28" WEST ALONG THE SOUTH LINE OF SAID NW 1/4 A DISTANCE OF 2648.38 FEET TO A RAILROAD SPIKE WITHOUT IDENTIFICATION MARKING THE SOUTHEAST CORNER OF THE NE 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE NORTH 89°53'19" WEST ALONG THE SOUTH LINE OF SAID NE 1/4 A DISTANCE OF 44.27 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 35 (U.S. 301) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTION RIGHT OF WAY MAP, SECTION 18010. F. P. 411257-3; THENCE NORTH 00°00'03" WEST ALONG SAID RIGHT OF WAY LINE 49.08 FEET TO A POINT ON THE NORTH LINE OF A 46.7 FOOT EXISTING FLORIDA DEPARTMENT OF TRANSPORATION DRAINAGE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 159, PAGE 509, PUBLIC RECORDS OF SUMTER COUNTY. FLORIDA THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 88°40'03" WEST ALONG SAID NORTH LINE OF DRAINAGE EASEMENT 479.40 FEET FOR THE POINT OF BEGINNING: THENCE CONTINUE NORTH 88°40'03" WEST ALONG SAID NORTH LINE 470.00 FEET TO THE EAST LINE OF AND EXISTING FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 159, PAGE 513, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE NORTH 01°19'57" EAST ALONG SAID EAST LINE 315.00 FEET; THENCE SOUTH 88°40'03" EAST 470.00 FEET; THENCE SOUTH 01°19'57" WEST 315.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
CALCULATION-WATER AND WASTEWATER TIE FEES

EXHIBIT "B"

City of Wildwood
100 N. Main Street
Wildwood, FL 34785 – 352-330-1330

DEVELOPER UTILITY CONCURRENCY

SYSTEM DEVELOPMENT CHARGES DUE

PROJECT NAME: KL Twisted Oaks LLC / Twisted Oaks subdivision

1) WATER:

a) One (1) water SOC due for every water connection EAU reserved

b) Number of water ERU's reserved = 982

c) Number of water SDC's due = 982

d) Charge per water SOC for this project = $ 1,888.00

e) TOTAL water SOC charges due $1,888.00 X 982 = $ 1,854,016.00

2) WASTEWATER:

a) One (1) wastewater SOC due for every wastewater connection EAU reserved

b) Number of wastewater ERU's reserved = 982

c) Number of wastewater SDC's due = 982

d) Charge per wastewater SOC for this project = $ 3,298.00

e) TOTAL water SOC charges due $ **3,298.00 X 982** = $ 3**,238,636.00**

3) TOTAL DUE (WATER AND WASTEWATER):

$1,854,016.00 + $3,238,636.00 **$5,092,652.00**

Development Authority:			
	Printed Name	Signature	Date
Agreement to Provide:			
	Printed Name	Signature	Date
This commitment expires after _____days without the execution of a Developer's Agreement			

EXHIBIT "C"
CALCULATION-CONNECTION FEES

EXHIBIT "C"

City of Wildwood
100 N. Main Street
Wildwood, FL 34785 – 352-330-1330

DEVELOPER UTILITY CONCURRENCY

SYSTEM DEVELOPMENT CHARGE FEES:

PROJECT NAME: KL Twisted Oaks LLC / Twisted Oaks subdivision

WATER SDC FEE: Check One

a) Inside City, or, Pre-Annexation $1,888.00 ☒

or b) Outside City, No Pre-Annexation ☐

One (1) water ERU = 300 gallons per day

Number of water connections (ERU's) requested = 982

TOTAL water SDC fee = $1,888.00 x 982 = **$1,854,016.00**

DUE SCHEDULE:

First 50% $927,008.00

Second 50% $927,008.00

WASTEWATER SDC FEE: Check One

a) Inside City, or, Pre-Annexation $3,298.00 ☒

or b) Outside City, No Pre-Annexation ☐

One (1) water ERU = 250 gallons per day

Number of water connections (ERU's) requested = 982

TOTAL water SDC fee = $3,298.00 x 982 = **$3,238,636.00**

DUE SCHEDULE:

First 50% $1,619,318.00

Second 50% $1,619,318.00

Development Authority:			
	Printed Name	Signature	Date
Agreement to Provide:			
	Printed Name	Signature	Date
This commitment expires after _____days without the execution of a Developer's Agreement			

EXHIBIT "D"
UTILITY CONNECTION AVAILABILITY SCHEDULE

City of Wildwood

Exhibit "D"

100 N. Main Street
Wildwood, FL 34785 - 352.330.1330

DEVELOPER UTILITY CONCURRENCY
REQUESTED UTILITY CONNECTION AVAILABILITY SCHEDULE

Project Name: KL TWISTED OAKS LLC / Twisted Oaks subdivision

YEAR 2023	1st QTR. '23 ERU's Needed	2nd QTR. '23 ERU's Needed	3rd QTR. '23 ERU's Needed	4th QTR. '23 ERU's Needed
WATER	_____	_____	_____	_____
WASTEWATER	_____	_____	_____	_____
REUSE				

YEAR 2024	1st QTR. '24 ERU's Needed	2nd QTR. '24 ERU's Needed	3rd QTR. '24 ERU's Needed	4th QTR. '24 ERU's Needed
WATER	334	_____	_____	_____
WASTEWATER	334	_____	_____	_____
REUSE				

YEAR 2025	1st QTR. '25 ERU's Needed	2nd QTR. '25 ERU's Needed	3rd QTR. '25 ERU's Needed	4th QTR. '25 ERU's Needed
WATER	_____	319	_____	_____
WASTEWATER	_____	319	_____	_____
REUSE				

YEAR 2026	1st QTR. '26 ERU's Needed	2nd QTR. '26 ERU's Needed	3rd QTR. '26 ERU's Needed	4th QTR. '26 ERU's Needed
WATER	126	_____	_____	203
WASTEWATER	126	_____	_____	203
REUSE				

YEAR 2027	1st QTR. '27 ERU's Needed	2nd QTR. '27 ERU's Needed	3rd QTR. '27 ERU's Needed	4th QTR. '27 ERU's Needed
WATER	_____	_____	_____	_____
WASTEWATER	_____	_____	_____	_____
REUSE				

Development Authority: _____ _____ _____
Printed Name Signature Date

Agreement to Provide: _____
Printed Name Signature Date

This commitment expires after _____days without the execution of a Developer's Agreement

ALL SEPARATE COMMERCIAL UNITS REQUIRE A MINIMUM OF ONE (1) FULL ERU

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Funding Authorization for Pavement Rehabilitation**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT: Funding for the project has been allocated in account 301-541-60-6305.

HISTORY/FACTS/ISSUES:

The City Commission has approved funding in the FY 2023 budget to implement the City's Pavement Management Program. The program has identified the attached roadways for pavement rehabilitation.

Asphalt Paving Systems, Inc is a company that provides all pavement services required in the identified pavement management project plan and has offered piggyback pricing for services based on a Polk County contract.

Staff has reviewed and confirmed that the contract is in conformance with the proposed project specifications and is requesting authorization to expend a not-to-exceed amount of $825,000 with Asphalt Paving Systems, Inc for pavement rehabilitation services.

DATE: 2/8/2023

TO: Jeremy Hockenbury Public Works Director
City of Wildwood
743 Huey Street
Wildwood, FL 34785
352.330.1343 x 1402

FROM: Asphalt Paving Systems, Inc.
Randy Shane - South Florida Rep
9021 Wire Road
Zephyrhills, FL 33540
Ph: 813-892-0056

RE: Project proposal
FDR, Double Micro, Crack Seal, Mill/Overlay SP 9.5

Product	Description	Units	Quantity	Unit Price	Total Price
	Polk County Contract				$ -
City Supply	AJUSTING MANHOLES (METAL RISER RINGS)	EA	0.00	$ -	$ -
City Supply	AJUSTING VALVE BOXES (METAL RISER RINGS)	EA	0.00	$ -	$ -
	PC 002 Micro-Surfacing				
PC-002-2	DOUBLE MICRO-SURFACING	SY	29,772.00	$ 4.99	$ 148,562.28
PC-002-3	RUT FILLING (If Needed)	TON	15.00	$ 185.00	$ 2,775.00
	PC-003 Crack Sealing				
PC-003-3	1001-5000	Gal	1,300.00	$ 30.00	$ 39,000.00
	PC-008 Full Depth Reclamation				
PC-008-3	Pulverization	SY	12,420.00	$ 10.25	$ 127,305.00
PC-008-4	Portland Cement	Ton	220.00	$ 195.00	$ 42,900.00
PC-008-6	Asphaltic Emulsion	Gallon	52,200.00	$ 2.55	$ 133,110.00
PC-001-17	Milling 1.01" - 2"	SY	14,649.00	$ 3.35	$ 49,074.15
334-1	Super Pave 12.5	Ton	1,380.00	$ 139.00	$ 191,820.00
334-1	Super Pave 9.5	TON	190.00	$ 150.00	$ 28,500.00
711	THERMOPLASTIC PM				
11-125	Thermo STD, White, Solid, 24"	LF	300.00	$ 9.90	$ 2,970.00
11-123	Thermo STD, White, Solid, 12"	LF	200.00	$ 4.95	$ 990.00
11-111	Thermo STD, White, Solid, 6"	NM	0.10	$ 5,665.00	$ 566.50
11-131	Thermo STD, White, 10'-30' Skip, 6"	GM	0.00	$ 2,200.00	$ -
11-170	Thermo STD, White, Arrows	EA	2.00	$ 71.50	$ 143.00
11-160	Thermo STD, White, Message	EA	2.00	$ 220.00	$ 440.00
11-124	Thermo STD, White, Solid, 18"	LF	0.00	$ 6.05	$ -
11-211	Thermo STD, Yellow, Solid, 6"	NM	1.40	$ 5,665.00	$ 7,931.00
11-231	Thermo STD, Yellow, Skip, 6"	GM	0.00	$ 2,200.00	$ -
11-224	Thermo STD, Yellow, Solid, 18"	LF	150.00	$ 4.95	$ 742.50
PC--012-2	FURNISHING/ INSTALLING BI-DIRECTIONAL YELL	EA	200.00	$ 4.62	$ 924.00
PC-012-1	REFLECTIVE PAVEMENT MARKERS (REMOVE)	EA	0.00	$ 1.10	$ -
710	PAINTED PM				
11-111	Standard, White, Solid, 6"	NM	0.10	$ 2,200.00	$ 220.00
11-123	Standard, White, Solid, 12"	LF	200.00	$ 3.30	$ 660.00

11-125	Standard, White, Solid, 24"	LF	300.00	$ 6.60	$ 1,980.00
11-211	Standard, Yellow, Solid, 6"	NM	1.40	$ 2,200.00	$ 3,080.00
11-231	Standard, Yellow, Skip, 6"	GM	0.00	$ 935.00	$ -
11-160	Standard, White, Message	EA	2.00	$ 66.00	$ 132.00
11-170	Standard, White, Arrows	EA	2.00	$ 38.50	$ 77.00
101-1	Mobilization	LS	1.00	$ 9,500.00	$ 9,500.00
102-1	Maintenance Of Traffic	Per Day	14.00	$ 2,000.00	$ 28,000.00
*	ALL QUANTITIES NEED TO BE FIELD MEASURED				
*	All Striping back as is now.			$ -	$ -
*	City will take Millings and base millings that APS does not want.				$ -
				Total	$ 821,402.43

Respectfully Submitted,

Randy D. Shane

Asphalt Paving Systems, Inc.
Zephyrhills, Florida
c: 813-892-0056
e: rd.shane@hotmail.com

Accepted By: _____

Signature: _____

Date: _____

* Proposal valid for 30 days.

Project Street List

ITEM	STREET NAME	FROM	TO	LENGTH	WIDTH	TOTAL UNITS	UNIT PRICE	Total
	Level HMA AREAS where needed							
1	**Arnold Ct**	Wildwood Ave	Arnold Ct Cul	290	20.0	644.44		
	1.5" M/O SP 9.5		Cul			613.00		
2	**Stewart St**	Barwick	Osceola Ave	460	19.0	971.11		
	1.5" M/O SP 9.5							
	get 2% crown back	Level with HMA after Milling wing back						
3	**Walker Rd/Co Rd 213**	SR 44	CR 238	580	37.0	2,384.44		
	FDR 10", Trim 2"			1,480	24.0	3,946.67		
	HMA 2" SP 12.5			1,730	20.0	3,844.44		
			Set Back			244.00		
4	**Gray Ave**	Cleveland Ave	Barwick St	1,000	18.0	2,000.00		
	FDR 10", Trim 2"							
	HMA 2" SP 12.5							
5	**Old 44A**	Roy	C44A	740	20.0	1,644.44		
	CRDM		Cul			714.00		
6	**Fifth St**	Mill St	Ross St	1,250	20.0	2,777.78		
	CRDM							
7	**Fourth St**	W Clarke	Oak St	2,060	20.0	4,577.78		
	CRDM							
8	**Lee St**	Jarrell Ave	E Clarke St	550	20.0	1,222.22		
	CRDM							
9	**Meadow St**	Meadow St	Wildwood Ave	550	20.0	1,222.22		
	CRDM							
10	**Mill St**	Fifth	Fourth	350	20.0	777.78		
	CRDM							
11	**Mission Dr**	N Warfield	Gray Ave	1,200	20.0	2,666.67		
	CRDM							
12	**Oak St**	Pitt St	Jackson St	300	19.0	633.33		
	CRDM							
13	**Osceola Ave**	N Warfield	Gray Ave	1,220	20.0	2,711.11		
	CRDM							
14	**Pine Ct**	Meadow St	Cul	140	20.0	311.11		
	CRDM		Cul			613.00		
15	**Pitt St**	Oak St	Stone St	530	18.0	1,060.00		
	CRDM							
16	**Oak St**	Fourth	Jackson St	850	20.0	1,888.89		
	CRDM							
17	**Roy St**	Old 44A	End across RR tracks	680	20.0	1,511.11		
	CRDM							
18	**Stone St**	4th St	Pitt St	910	16.0	1,617.78		
	CRDM							
19	**Wildwood Ave**	Broken Oak Dr	Woodlane Ave	520	20.0	1,155.56		
	CRDM	HMA Patch corner 5 Ton						

20	**Woodlane Ave**	Broken Oak Dr	Wildwood Ave	540	20.0	1,200.00		
	CRDM							
21	**Wilson St**	Fourth	Second St	660	20.0	1,466.67		
	CRDM							
						0.00	$ -	$0.00
				18,590.00		44,420	Total	$0.00

Asphalt Paving Systems, Inc.
Randy Shane - South Florida Rep
Zephyrhills, FL 33540
Ph: 813-892-0056

Bid Notice

Polk County, a political subdivision of the State of Florida, requests the submittal of bids from vendors that are interested providing the necessary labor, materials, equipment, supervision, and support for the construction of asphalt pavement preservation and/or reconstruction processes, and asphalt pavement improvements., as described herein. Sealed bids must be received in the Procurement Division, prior to the due date and time listed below.

Bid Number and Title: 22-245, Pavement Preservation and Recycling Treatments

Description: Provide the necessary labor, materials, equipment, supervision, and support for the construction of asphalt pavement preservation and/or reconstruction processes, and asphalt pavement improvements.

Receiving Period: Wednesday, April 6, 2022, prior to 2:00 p.m.

Bid Opening: Wednesday, April 6, 2022, 2:00 p.m.

Special Instructions:
To receive a copy of the specifications and bid sheets please go the following FTP site: https://ftp3.polk-county.net, you will be prompted for a User ID and Password. The User ID is *procurevendor* and the password is *solicitation*. After you have logged in to the FTP site, double click on the file folder "**Bid 22-245, Pavement Preservation and Recycling Treatments.zip**", select "Open" or "Save As" to download the Bid documents, drawings, and technical specifications. If you need assistance accessing this website due to ADA or any other reason, please email Ken Brush at kenbrush@polk-county.net.

Attached are important instructions and specifications regarding responses to this Bid. Failure to follow these instructions could result in Bid disqualification.

Questions regarding this bid should be in writing and should reference the above Bid. Submit all questions to Ken Brush, Procurement Contracts Manager, via email at kenbrush@polk-county.net or via fax at (863) 534-6789 by 4:00 p.m.; Monday, March 28, 2022.

March 30, 2022

POLK COUNTY, A POLITICAL SUBDIVISION OF
THE STATE OF FLORIDA
ADDENDUM # 1
BID # 22-245, Pavement Preservation & Recycling Treatments

This addendum is issued to clarify, add to, revise and/or delete items of the Bid Document for this work. This Addendum is a part of the Bid Document and acknowledgment of its receipt shall be noted on the Addendum.

The Bid Receiving Date has been extended one (1) week. The revised Bid Receiving Date is Wednesday, April 13, 2022, prior to 2:00 p.m.

Respectfully,

Ken Brush

Ken Brush
Procurement Contracts Manager
Procurement Division

This Addendum sheet should be signed and submitted with your bid submittal. This is the only acknowledgment required.

Signature _____
Printed Name: Robert Capoferri
Title: President
Company: Asphalt Paving Systems, Inc.

April 13, 2022

POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
ADDENDUM # 2
BID # 22-245, Pavement Preservation & Recycling Treatments

This addendum is issued to clarify, add to, revise and/or delete items of the Bid Document for this work. This Addendum is a part of the Bid Document and acknowledgment of its receipt shall be noted on the Addendum.

The Bid Receiving Date has been extended one (1) week. The revised Bid Receiving Date is Wednesday, April 20, 2022, prior to 2:00 p.m.

Addendum 2 Revised Bid Sheet is available. To receive a copy of the **Addendum 2 Revised Bid Sheet**, please go the following FTP site: https://ftp3.polk-county.net, you will be prompted for a User ID and Password. The User ID is *procurevendor* and the password is *solicitation.* After you have logged in to the FTP site, double click on the file folder "**Bid 22-245, Pavement Preservation and Recycling Treatments.zip**", select "Open" or "Save As" to download the Bid documents, drawings, and technical specifications. If you need assistance accessing this website due to ADA or any other reason, please email Ken Brush at kenbrush@polk-county.net.

Respectfully,

Ken Brush

Ken Brush
Procurement Contracts Manager
Procurement Division

This Addendum sheet should be signed and submitted with your bid submittal. This is the only acknowledgment required.

Signature _____
Printed Name: Robert Capoferri
Title: President
Company: Asphalt Paving Systems, Inc.

April 19, 2022

POLK COUNTY, A POLITICAL SUBDIVISION OF
THE STATE OF FLORIDA
ADDENDUM # 3
BID # 22-245, Pavement Preservation & Recycling Treatments

This addendum is issued to clarify, add to, revise and/or delete items of the Bid Document for this work. This Addendum is a part of the Bid Document and acknowledgment of its receipt shall be noted on the Addendum.

Contained within this addendum: Additions.

Respectfully,

Ken Brush

Ken Brush
Procurement Contracts Manager
Procurement Division

This Addendum sheet should be signed and submitted with your bid submittal. This is the only acknowledgment required.

Signature _____
Printed Name: Robert Capoferri
Title: President
Company: Asphalt Paving Systems, Inc.

Signature Acknowledgement

(Submittal Page)

To Polk County, a Political Subdivision of the State of Florida

Date: **4/13/2022**

I certify that this bid is made without prior understanding, agreement or connection with any corporation, firm or person submitting a bid for the same construction, service or material and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I have read and understand the bidding documents. I have completed and submitted all bid submittal forms, and I am authorized to sign this bid for the bidder. In submitting a bid to the County, the bidder offers and agrees that if the bid is accepted, the bidder will convey, sell, assign or transfer to the County all rights, titles and interests in and to all causes of action it may now or hereafter acquire under the Anti-Trust Laws of the United States and the State of Florida for price fixing relating to the particular commodities or services purchased or acquired by the County. At the County's discretion, such assignment shall be made and become effective at the time the County tender's final payment to the bidder.

Vendor Name: **Asphalt Paving Systems, Inc.**

Mailing Address: **9021 Wire Road**

City: **Zephyrhills**

State: **FL**

Zip Code: **33540**

(Area Code) Telephone Number: **813-788-0010**

Toll Free Number: **same as above**

Email Address: **Amandareichartaps@gmail.com; flestimating@asphaltpavingsystems.com**

Authorized Signature:

Name: **Robert Capoferri**

Title: **President**

This bid may be used by any other Government Agency. [✓] YES [ ] NO [ ] N/A

Bidders Incorporation Information

(Submittal Page)

The following section should be completed by all bidders and submitted with their bid submittal:

Company Name: **Asphalt Paving Systems, Inc.**

DBA/Fictitious Name (if applicable): _____

TIN #: **22-3787755**

Address: **9021 Wire Road**

City: **Zephyrhills**

State: **Florida**

Zip Code: **33540**

County: **Pasco**

Note: Company name must match legal name assigned to the TIN number. A current W9 should be submitted with your bid submittal.

Contact Person: **Robert Capoferri**

Phone Number: **813-788-0010**

Cell Phone Number: **n/a**

Email Address: **FLEstimating@asphaltpavingsystems.com**

Type of Organization (select one type)

- ☐ Sole Proprietorship
- ☐ Partnership
- ☐ Non-Profit
- ☐ Sub Chapter
- ☐ Joint Venture
- ☒ Corporation
- ☐ LLC
- ☐ LLP
- ☐ Publicly Traded
- ☐ Employee Owned

State of Incorporation: **New Jersey**

The Successful vendor must complete and submit this form prior to award. The Successful vendor must invoice using the company name listed above.

Drug-Free Workplace Form

(Submittal Page)

The undersigned vendor in accordance with Florida Statue 287.087 hereby certifies that, (Name of the Business): **Asphalt Paving Systems, Inc.** does:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation programs, employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, plea of guilty or nolo contendere to, any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Vendor Signature: _____

Date: **4/13/2022**

Non-Collusion Affidavit of Prime Bidder

(Submittal Page)

State of Florida

County of Pasco

Robert Capoferri, President

being first duly sworn, deposes and says that:

1. He - She is President of Asphalt Paving Systems, Inc., the Bidder that has submitted the attached Bid;

2. He - She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstance respecting such Bid;

3. Such Bid is genuine and is not a collusive or sham Bid;

4. Neither the said Bidders nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with such Contract or has in any manner, directly or indirectly, sought by agreement or collusion of communication or conference with any other Bidder, firm or person to fix the price or prices in the attached bid of any other Bidder, or to fix any overhead, profit or cost element of the Bid Price or the Bid Price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the County or any person interested in the proposed Contract; and

5. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees or parties in interest, including this affiant.

State of: Florida

County of: Pasco

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 13th day of April, 2022, by Robert Capoferri (*name*) as President (*title of officer*) of Asphalt Paving Systems, Inc. (*entity name*), on behalf of the company, who [x] is personally known to me or [ ] has produced n/a as identification.

Notary Public Signature:

Printed Name of Notary Public: Amanda Reichart

Notary Commission Number and Expiration: January 22,2026 (AFFIX NOTARY SEAL)

NOTARY PUBLIC STATE OF FLORIDA

AMANDA R. REICHART
Commission # HH 214726
Expires January 22, 2026

Insurance Requirements

The successful vendor shall purchase and maintain in force during the contract period the insurance as specified with an insurer licensed to do business in the State of Florida; rated "A" or better by A.M. Best Rating Company for Class VIII financial size category. Polk County, a political subdivision of the State of Florida, must be named as an additional insured with respect to liability arising from all work performed for Polk County, for Automobile and General Liability policies of insurance. The certificate holder must be Polk County, a political subdivision of the State of Florida, 330 W. Church St., Bartow, Florida 33830. Workers' Compensation Insurance providing statutory benefits, including those that may be required by any applicable federal statute. Any sole proprietor or partner actively engaged in the construction industry, and any corporate officer of a construction or non-construction industry corporation who elects to be exempt from the provisions of the workers' compensation law must provide either a workers' compensation exemption certificate (construction industry) or a letter stating the exemption status and number of employees (non-construction industry). Commercial General Liability Insurance $1,000,000 combined single limit of liability for bodily injuries, death, and property damage, and personal injury resulting from any one occurrence, including the following coverages: Completed Operations, Broad Form CG. Comprehensive Automobile Liability Insurance $1,000,000; combined single limit of liability for bodily injuries, death and property damage resulting from any one occurrence, including all owned, hired and non-owned vehicles. The general liability and workers' compensation policies shall contain a waiver of subrogation in favor of Polk County. An original certificate of insurance must be on file in the Procurement Division before a purchase order will be issued.

Each Certificate of Insurance must list the Certificate Holder as:

Polk County, a political subdivision of the State of Florida

330 W Church St, Room 150

Bartow, FL 33830

Certificates of Insurance for policies requiring additional insured status and/or the waiver of subrogation must include notations that these requirements apply. In addition, the Vendor shall supply to the County copies of the endorsements to verify these requirements.

The Vendor must provide, or cause to be provided, the County with 30 days' prior written notice regarding the cancellation, suspension, or non-renewal of or material change to any policy.

All Certificates of Insurance must be submitted on ACORD 25 forms.

The Vendor must submit updated Certificates of Insurance to the County upon the expiration of or material change to any policy.

Insurance

(Submittal Page)

By signing below, the Bidder is stating that they fully understand the insurance requirements for the project and if awarded the bid will provide all insurance coverage as required in the bid.

The requirements are as follows:

- Bidder is insured with a company licensed to do business in the State of Florida
- The insurance company is rated A VIII or better by A.M. Best Rating Company (General policy)
- Polk County will be named as an additional insured for automobile liability and general liability
- The General Liability and Workers Compensation policy will contain waiver of subrogation in favor of Polk County

Company Name: Asphalt Paving Systems, Inc.

Bidder Signature: _____

Safety Requirements/Regulations

1.0 All Bidders are required to submit, with their Bid Proposal, the Safety Requirements/Regulations form. Any questions regarding compliance with the safety requirements/regulations provision shall be directed to the County Safety Officer, Risk Management, at (863) 534-5267.

1.1 The Vendor is responsible for observing all OSHA regulations and shall self-inspect to ensure this is accomplished. The Vendor shall ensure that all personnel are properly trained and shall be able to provide documentation for their personnel that have attended training courses. Examples of such training courses are: Hazard Communications, Traffic Work Zone Safety, Personal Protective Equipment, First Aid/CPR, Permit Required Confined Space, Lock out/Tag Out of Hazardous Energy. All Vendors are required to comply with OSHA Standards regardless of the number of employees they may have.

1.2 A County representative may periodically monitor work site safety. Should there be safety and/or health violations, classified as Serious, Willful or Criminal/Willful Violations, the County's representative may have the authority, but not the duty, to require the Vendor to correct the violation in an expeditious manner. Inspections shall be based on requirements contained in law. The definitions of serious, willful and criminal/willful violations are as follows:

Serious Violation: A serious violation shall be deemed to exist in a place of employment if there is a substantial probability that death or serious physical harm could result from a condition which exists, or from one or more practices, means, methods, operations, or processes which have been adopted or are in use, in such place of employment unless the employer did not, and could not, with the exercise of reasonable diligence, know of the presence of the violation.

Willful Violation: May exist where evidence shows that the employer committed an intentional and knowing violation of the Act.

Criminal/Willful Violation: A repeat violation of a previously cited willful violation.

Violation of Serious, Willful or Criminal violation may have the following consequences:

First violation: correction may be a verbal warning and the correction shall be done the same day. Written documentation may be maintained by the County.

Second violation: may result in work stoppage until the violation is corrected. The work stoppage shall not entitle the Vendor to additional contract time or compensation. Liquidated damages provision will remain in full force and effect.

Third violation: this may constitute a breach of contract for safety violations and may result in termination of the contract at the sole discretion of the County.

Note: The County Safety Officer may stop any job to ensure the safety of all concerned.

1.3 Should the work site be in a hazardous area, the County shall furnish the Vendor with information concerning hazards such as types or identification of known toxic material, machine hazards, Material Safety Data Sheets, or any other information that would assist the Vendor in the planning of a safe work site.

1.4 The Vendor shall be aware that while working for the County, representatives from agencies such as the United States Department of Labor, Occupational Safety and Health Administration (OSHA), and the Division of Safety, State of Florida, are invitees and need not have warrants or permission to enter the work site. These agencies, as well as the County Safety Officer, enter at the pleasure of the County.

1.5 The Vendor shall designate a competent person of its organization whose duty shall be the prevention of accidents at the site. This person shall be the Vendor's superintendent unless otherwise designated in writing by the Vendor to the County. All communications to the superintendent shall be as binding as if given to the Vendor.

Safety Requirements/Regulations Form

Bidder must sign and have notarized:

The undersigned bidder hereby certifies that they fully understand the safety requirements/regulation provisions and will comply.

Dated this 13th day of April, 20 22

Name of Firm Asphalt Paving Systems, Inc.

By _____

Title of Person Signing: Robert Capoferri, President

(SEAL)

STATE OF Florida

COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 13th day of April, 2022, by Robert Capoferri (*name*) as President (*title of officer*) of Asphalt Paving Systems, Inc. (*entity name*), on behalf of the company, who [x] is personally known to me or [ ] has produced n/a as identification.

Notary Public Signature: _____

Printed Name of Notary Public: Amanda R. Reichart

Notary Commission Number and Expiration: January 22, 2026

(AFFIX NOTARY SEAL)

NOTARY PUBLIC STATE OF FLORIDA

AMANDA R. REICHART
Commission # HH 214726
Expires January 22, 2026

Affidavit Certification Immigration Laws

POLK COUNTY WILL NOT INTENTIONALLY AWARD COUNTY CONTRACTS TO ANY CONTRACTOR WHO KNOWINGLY EMPLOYS UNAUTHORIZED ALIEN WORKERS, CONSTITUTING A VIOLATION OF THE EMPLOYMENT PROVISIONS CONTAINED IN 8 U.S.C. SECTION 1324 A(E) {SECTION 274A(E) OF THE IMMIGRATION AND NATIONALITY ACT ("INA")}.

POLK COUNTY MAY CONSIDER THE EMPLOYMENT BY ANY CONTRACTOR OF UNAUTHORIZED ALIENS A VIOLATION OF SECTION 274A(E) OF THE INA. **SUCH VIOLATION OF THE RECIPIENT OF THE EMPLOYMENT PROVISIONS CONTAINED IN 274A(E) OF THE INA SHALL BE GROUNDS FOR UNILATERAL CANCELLATION OF THE CONTRACT BY POLK COUNTY.**

BIDDER ATTEST THAT THEY ARE FULLY COMPLIANT WITH ALL APPLICABLE IMMIGRATION LAWS (SPECIFICALLY TO THE 1986 IMMIGRATION ACT AND SUBSEQUENT AMENDMENTS).

Company Name: **Asphalt Paving Systems, Inc.**

Signature: _____

Title: **Robert Capoferri, President**

Date: **4/13/2022**

State of: **Florida**

County of: **Pasco**

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this **13th** day of **April**, 2022, by **Robert Capoferri** (*name*) as **President** (*title of officer*) of **Asphalt Paving Systems, Inc.** (*entity name*), on behalf of the company, who [x] is personally known to me or [ ] has produced **n/a** as identification.

Notary Public Signature: _____

Printed Name of Notary Public: **Amanda R. Reichart**

Notary Commission Number and Expiration: **January 22, 2026**

(AFFIX NOTARY SEAL)

NOTARY PUBLIC STATE OF FLORIDA

AMANDA R. REICHART
Commission # HH 214726
Expires January 22, 2026

Asphalt Paving Systems, Inc.
9021 Wire Road
Zephyrhills, FL 33540

ADDENDUM 2 REVISED BID 22-245 Pavement Preservation & Recycling Treatments

PC-001 CHIP SEAL

Item No.	Description	Unit	Qtys	Unit Price	Total (Unit Price X Qtys)
PC-001-1	**CHIP SEAL (SINGLE APPLICATION)**				
	0 - 25,000	SY	18000	$ 4.15	$ 74,700.00
	25,001 - 50,000	SY	36000	$ 2.84	$ 102,240.00
	50,001 AND OVER	SY	60000	$ 2.70	$ 162,000.00
PC-001-2	**CHIP SEAL (DOUBLE APPLICATION)**				
	0 - 25,000	SY	15000	$ 5.95	$ 89,250.00
	25,001 - 50,000	SY	36000	$ 5.13	$ 184,680.00
	50,001 AND OVER	SY	60000	$ 4.75	$ 285,000.00
PC-001-3	**CHIP SEAL (TRIPLE APPLICATION)**				
	0 - 25,000	SY	10000	$ 7.89	$ 78,900.00
	25,001 - 50,000	SY	35000	$ 7.50	$ 262,500.00
	50,001 AND OVER	SY	60000	$ 6.95	$ 417,000.00
902-2	Silica Sand	SY	60000	$ 0.15	$ 9,000.00
PC-011	**STRIPING AND PAVEMENT MARKING REMOVAL**				
PC-011-1	REMOVAL BY WATER BLASTING	SF	2640	$ 2.20	$ 5,808.00
PC-011-2	REMOVAL BY GRINDING	SF	2640	$ 1.65	$ 4,356.00
PC-012	**REFLECTIVE PAVEMENT MARKERS**				
PC-012-1	REFLECTIVE PAVEMENT MARKERS (REMOVE)	EA	1200	$ 1.10	$ 1,320.00
PC-012-2	FURNISH/INSTALL BI-DIRECTIONAL YELLOW MARKER (A/A)	EA	1200	$ 4.62	$ 5,544.00
PC-012-3	FURNISH/INSTALL BI-DIRECTIONAL WHITE/RED MARKER (C/R)	EA	30	$ 4.62	$ 138.60
PC-012-4	FURNISH/INSTALL MONO-DIRECTIONAL YELLOW MARKER (M/A)	EA	30	$ 4.62	$ 138.60
710	**PAINTED PAVEMENT MARKINGS**				
11-111	Standard, White, Solid 6"	NM	3	$ 2,200.00	$ 6,600.00
11-122	Standard, White, Solid 8"	LF	30	$ 0.66	$ 19.80
11-123	Standard, White, Solid 12"	LF	100	$ 3.30	$ 330.00
11-124	Standard, White, Solid 18"	LF	30	$ 3.41	$ 102.30
11-125	Standard, White, Solid 24"	LF	250	$ 6.60	$ 1,650.00
11-131	Standard, White Skip 6"	GM	1	$ 935.00	$ 935.00
11-151	Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 1.10	$ 33.00
11-160	Standard, White, Message	EA	15	$ 66.00	$ 990.00
11-170	Standard, White, Arrows	EA	10	$ 38.50	$ 385.00
11-180	Standard, White, Yield Line	LF	20	$ 11.00	$ 220.00
11-211	Standard, Yellow, Solid 6"	NM	2	$ 2,200.00	$ 4,400.00
11-222	Standard, Yellow, Solid 8"	LF	30	$ 0.66	$ 19.80
11-223	Standard, Yellow, Solid 12"	LF	30	$ 1.10	$ 33.00
11-224	Standard, Yellow, Solid 18"	LF	30	$ 3.41	$ 102.30
11-225	Standard, Yellow, Solid 24"	LF	40	$ 1.87	$ 74.80
11-231	Standard, Yellow, Skip 6"	GM	1	$ 935.00	$ 935.00
11-251	Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$ 1.32	$ 66.00
710	**Durable Pavement Markings**				
11-111	Durable, White, Solid 6"	NM	3	$ 2,750.00	$ 8,250.00
11-122	Durable, White, Solid 8"	LF	30	$ 0.66	$ 19.80
11-123	Durable, White, Solid 12"	LF	100	$ 4.40	$ 440.00
11-124	Durable, White, Solid 18"	LF	30	$ 4.95	$ 148.50
11-125	Durable, White, Solid 24"	LF	250	$ 8.80	$ 2,200.00
11-131	Durable, White Skip 6"	GM	1	$ 1,100.00	$ 1,100.00
11-151	Durable, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 1.10	$ 33.00
11-160	Durable, White, Message	EA	15	$ 88.00	$ 1,320.00
11-170	Durable, White, Arrows	EA	10	$ 55.00	$ 550.00
11-180	Durable, White, Yield Line	LF	20	$ 11.00	$ 220.00
11-211	Durable, Yellow, Solid 6"	NM	2	$ 2,750.00	$ 5,500.00
11-222	Durable, Yellow, Solid 8"	LF	30	$ 0.66	$ 19.80
11-223	Durable, Yellow, Solid 12"	LF	30	$ 3.30	$ 99.00
11-224	Durable, Yellow, Solid 18"	LF	30	$ 4.95	$ 148.50
11-225	Durable, Yellow, Solid 24"	LF	40	$ 6.60	$ 264.00
11-231	Durable, Yellow, Skip 6"	GM	1	$ 1,100.00	$ 1,100.00
11-251	Durable, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$ 1.10	$ 55.00
711	**Thermoplastic Pavement Markings (711)**				
11-111	Thermo, Standard, White, Solid 6"	NM	1	$ 5,665.00	$ 5,665.00
11-122	Thermo, Standard, White, Solid 8"	LF	30	$ 1.65	$ 49.50
11-123	Thermo, Standard, White, Solid 12"	LF	100	$ 4.95	$ 495.00
11-124	Thermo, Standard, White, Solid 18"	LF	30	$ 6.05	$ 181.50
11-125	Thermo, Standard, White, Solid 24"	LF	100	$ 9.90	$ 990.00
11-131	Thermo, Standard, White Skip 6"	GM	1	$ 2,200.00	$ 2,200.00
11-151	Thermo, Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 2.20	$ 66.00

11-160	Thermo, Standard, White, Message	EA	15	$	220.00	$	3,300.00
11-170	Thermo, Standard, White, Arrows	EA	10	$	71.50	$	715.00
11-180	Thermo, Standard, White, Yield Line	LF	20	$	8.80	$	176.00
11-211	Thermo, Standard, Yellow, Solid 6"	NM	1	$	5,665.00	$	5,665.00
11-222	Thermo, Standard, Yellow, Solid 8"	LF	30	$	1.32	$	39.60
11-223	Thermo, Standard, Yellow, Solid 12"	LF	30	$	2.53	$	75.90
11-224	Thermo, Standard, Yellow, Solid 18"	LF	30	$	4.95	$	148.50
11-225	Thermo, Standard, Yellow, Solid 24"	LF	40	$	5.06	$	202.40
11-231	Thermo, Standard, Yellow, Skip 6"	GM	1	$	2,200.00	$	2,200.00
11-251	Thermo, Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$	2.20	$	110.00
	SHOULDER AND ROADSIDE						
570-1-1	PERFORMANCE TURF - SEED AND MULCH	SY	300	$	3.50	$	1,050.00
570-1-2A	PERFORMANCE TURF - SOD (ST. AUGUSTINE)	SY	300	$	4.50	$	1,350.00
570-1-2B	PERFORMANCE TURF - SOD (BAHIA)	SY	7040	$	5.50	$	38,720.00
PC-013	CONCRETE WORK (SIDEWALKS/DRIVEWAYS, FLUMES & RAMPS)	CY	50	$	1,078.00	$	53,900.00
PC-014	REMOAL OF ASPHALT/CONCRETE & SAWCUTTING	CY	50	$	814.00	$	40,700.00
577-70	SHOULDER REWORK	SY	7040	$	1.75	$	12,320.00
104-13-1	SILT FENCE TYPE III	LF	1000	$	2.50	$	2,500.00
110-10	MAILBOX (REMOVE AND REPLACE)	EA	30	$	225.00	$	6,750.00
101-1	**MOBILIZATION**						
	Work Order Total $0.00 - $50,000	LS	1	$	2,500.00	$	2,500.00
	Work Order Total $50,001 - $100,000	LS	1	$	3,500.00	$	3,500.00
	Work Order Total $100,001 - $500,000	LS	1	$	4,500.00	$	4,500.00
	Work Order Total Over $500,000	LS	1	$	6,000.00	$	6,000.00
102-1	**Maintenance of Traffice (MOT)**						
	Standard Index 600 Series MOT for 2-Lane, 2-Way Closure	Per Day	7	$	2,000.00	$	14,000.00
	SECTION TOTAL (BASIS OF AWARD FOR SECTION):					$	1,931,008.20

PC-002 MICRO-SURFACING

Item No.	Description	Unit	Qtys	Unit Price		Total (Unit Price X Qtys)	
PC-002	**MICRO-SURFACING**						
PC-002-1	**SINGLE MICRO**						
	0 - 25,000	SY	15000	$	3.71	$	55,650.00
	25,001 - 50,000	SY	30000	$	3.50	$	105,000.00
	50,001 AND OVER	SY	60000	$	3.30	$	198,000.00
PC-002-2	**DOUBLE MICRO**						
	0 - 25,000	SY	15000	$	5.96	$	89,400.00
	25,001 - 50,000	SY	30000	$	4.99	$	149,700.00
	50,001 AND OVER	SY	60000	$	4.70	$	282,000.00
PC-002-3	RUT FILL	TON	500	$	185.00	$	92,500.00
PC-011	**STRIPING AND PAVEMENT MARKING REMOVAL**						
PC-011-1	REMOVAL BY WATER BLASTING	SF	2640	$	2.20	$	5,808.00
PC-011-2	REMOVAL BY GRINDING	SF	2640	$	1.65	$	4,356.00
PC-012	**REFLECTIVE PAVEMENT MARKERS**						
PC-012-1	REFLECTIVE PAVEMENT MARKERS (REMOVE)	EA	500	$	1.10	$	550.00
PC-012-2	FURNISH/INSTALL BI-DIRECTIONAL YELLOW MARKER (A/A)	EA	500	$	4.62	$	2,310.00
PC-012-3	FURNISH/INSTALL BI-DIRECTIONAL WHITE/RED MARKER (C/R)	EA	30	$	4.62	$	138.60
PC-012-4	FURNISH/INSTALL MONO-DIRECTIONAL YELLOW MARKER (M/A)	EA	30	$	4.62	$	138.60
710	**PAINTED PAVEMENT MARKINGS**						
11-111	Standard, White, Solid 6"	NM	1	$	2,200.00	$	2,200.00
11-122	Standard, White, Solid 8"	LF	30	$	0.66	$	19.80
11-123	Standard, White, Solid 12"	LF	100	$	3.30	$	330.00
11-124	Standard, White, Solid 18"	LF	30	$	3.41	$	102.30
11-125	Standard, White, Solid 24"	LF	250	$	6.60	$	1,650.00
11-131	Standard, White Skip 6"	GM	1	$	935.00	$	935.00
11-151	Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$	1.10	$	33.00
11-160	Standard, White, Message	EA	15	$	66.00	$	990.00
11-170	Standard, White, Arrows	EA	10	$	38.50	$	385.00
11-180	Standard, White, Yield Line	LF	20	$	11.00	$	220.00
11-211	Standard, Yellow, Solid 6"	NM	1	$	2,200.00	$	2,200.00
11-222	Standard, Yellow, Solid 8"	LF	30	$	0.66	$	19.80
11-223	Standard, Yellow, Solid 12"	LF	30	$	1.10	$	33.00
11-224	Standard, Yellow, Solid 18"	LF	30	$	3.41	$	102.30
11-225	Standard, Yellow, Solid 24"	LF	40	$	1.87	$	74.80
11-231	Standard, Yellow, Skip 6"	GM	1	$	935.00	$	935.00
11-251	Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$	1.32	$	66.00

710	**Durable Pavement Markings**				
11-111	Durable, White, Solid 6"	NM	3	$ 2,750.00	$ 8,250.00
11-122	Durable, White, Solid 8"	LF	30	$ 0.66	$ 19.80
11-123	Durable, White, Solid 12"	LF	100	$ 4.40	$ 440.00
11-124	Durable, White, Solid 18"	LF	30	$ 4.95	$ 148.50
11-125	Durable, White, Solid 24"	LF	250	$ 8.80	$ 2,200.00
11-131	Durable, White Skip 6"	GM	1	$ 1,100.00	$ 1,100.00
11-151	Durable, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 1.10	$ 33.00
11-160	Durable, White, Message	EA	15	$ 88.00	$ 1,320.00
11-170	Durable, White, Arrows	EA	10	$ 55.00	$ 550.00
11-180	Durable, White, Yield Line	LF	20	$ 11.00	$ 220.00
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11-224	Durable, Yellow, Solid 18"	LF	30	$ 4.95	$ 148.50
11-225	Durable, Yellow, Solid 24"	LF	40	$ 6.60	$ 264.00
11-231	Durable, Yellow, Skip 6"	GM	1	$ 1,100.00	$ 1,100.00
11-251	Durable, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$ 1.10	$ 55.00
711	**Thermoplastic Pavement Markings (711)**				
11-111	Thermo, Standard, White, Solid 6"	NM	2	$ 5,665.00	$ 11,330.00
11-122	Thermo, Standard, White, Solid 8"	LF	30	$ 1.65	$ 49.50
11-123	Thermo, Standard, White, Solid 12"	LF	100	$ 4.95	$ 495.00
11-124	Thermo, Standard, White, Solid 18"	LF	30	$ 6.05	$ 181.50
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11-131	Thermo, Standard, White Skip 6"	GM	1	$ 2,200.00	$ 2,200.00
11-151	Thermo, Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 2.20	$ 66.00
11-160	Thermo, Standard, White, Message	EA	15	$ 220.00	$ 3,300.00
11-170	Thermo, Standard, White, Arrows	EA	10	$ 71.50	$ 715.00
11-180	Thermo, Standard, White, Yield Line	LF	20	$ 8.80	$ 176.00
11-211	Thermo, Standard, Yellow, Solid 6"	NM	1	$ 5,665.00	$ 5,665.00
11-222	Thermo, Standard, Yellow, Solid 8"	LF	30	$ 1.32	$ 39.60
11-223	Thermo, Standard, Yellow, Solid 12"	LF	30	$ 2.53	$ 75.90
11-224	Thermo, Standard, Yellow, Solid 18"	LF	30	$ 4.95	$ 148.50
11-225	Thermo, Standard, Yellow, Solid 24"	LF	40	$ 5.06	$ 202.40
11-231	Thermo, Standard, Yellow, Skip 6"	GM	1	$ 2,200.00	$ 2,200.00
11-251	Thermo, Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$ 2.20	$ 110.00
	SHOULDER AND ROADSIDE				
570-1-1	PERFORMANCE TURF - SEED AND MULCH	SY	300	$ 3.50	$ 1,050.00
570-1-2A	PERFORMANCE TURF - SOD (ST. AUGUSTINE)	SY	300	$ 4.50	$ 1,350.00
570-1-2B	PERFORMANCE TURF - SOD (BAHIA)	SY	2347	$ 5.50	$ 12,906.67
PC-013	CONCRETE WORK (SIDEWALKS/DRIVEWAYS, FLUMES & RAMPS)	CY	50	$ 1,078.00	$ 53,900.00
PC-014	REMOAL OF ASPHALT/CONCRETE & SAWCUTTING	CY	50	$ 814.00	$ 40,700.00
577-70	SHOULDER REWORK	SY	2347	$ 1.75	$ 4,106.67
104-13-1	SILT FENCE TYPE III	LF	500	$ 2.50	$ 1,250.00
110-10	MAILBOX (REMOVE AND REPLACE)	EA	20	$ 225.00	$ 4,500.00
101-1	**MOBILIZATION**				
	Work Order Total $0.00 - $50,000	LS	1	$ 2,500.00	$ 2,500.00
	Work Order Total $50,001 - $100,000	LS	1	$ 3,500.00	$ 3,500.00
	Work Order Total $100,001 - $500,000	LS	1	$ 4,500.00	$ 4,500.00
	Work Order Total Over $500,000	LS	1	$ 6,000.00	$ 6,000.00
102-1	**Maintenance of Traffice (MOT)**				
	Standard Index 600 Series MOT for 2-Lane, 2-Way Closure	Per Day	25	$ 2,000.00	$ 50,000.00
	SECTION TOTAL (BASIS OF AWARD FOR SECTION):				$ 1,210,054.93

PC-003 CRACK SEALING

Item No.	Description	Unit	Qtys	Unit Price	Total (Unit Price X Qtys)
PC-003	**CRACK FILLING/SEALING**				
PC-003-1	0 - 500	GAL	450	$ 35.00	$ 15,750.00
PC-003-2	501 - 1,000	GAL	850	$ 33.00	$ 28,050.00
PC-003-3	1,001 - 5,000	GAL	2150	$ 30.00	$ 64,500.00
PC-003-4	5,001 AND OVER	GAL	6000	$ 27.00	$ 162,000.00
PC-003	**Routing and Sealing**				
PC-003-5	0 - 500	GAL	450	$ 50.00	$ 22,500.00
PC-003-6	501 - 1,000	GAL	850	$ 45.00	$ 38,250.00
PC-003-7	1,001 - 5,000	GAL	2150	$ 43.50	$ 93,525.00
PC-003-8	5,001 AND OVER	GAL	6000	$ 40.00	$ 240,000.00

101-1	**MOBILIZATION**				
	Work Order Total $0.00 - $50,000	LS	1	$ 750.00	$ 750.00
	Work Order Total $50,001 - $100,000	LS	1	$ 750.00	$ 750.00
	Work Order Total $100,001 - $500,000	LS	1	$ 750.00	$ 750.00
	Work Order Total Over $500,000	LS	1	$ 750.00	$ 750.00
102-1	**Maintenance of Traffice (MOT)**				
	Standard Index 600 Series MOT for 2-Lane, 2-Way Closure	Per Day	20	$ 2,000.00	$ 40,000.00
	SECTION TOTAL (BASIS OF AWARD FOR SECTION):				$ 707,575.00

ADDITIONAL PRICING FOR INFORMATIONAL PURPOSE ONLY (NOT BASIS OF AWARD)

		Unit	Qtys	Unit Price	Total (Unit Price X Qtys)
PC-011	**STRIPING AND PAVEMENT MARKING REMOVAL**				
PC-011-1	REMOVAL BY WATER BLASTING	SF	2640	$ 2.20	$ 5,808.00
PC-011-2	REMOVAL BY GRINDING	SF	2640	$ 1.65	$ 4,356.00
PC-012	**REFLECTIVE PAVEMENT MARKERS**				
PC-012-1	REFLECTIVE PAVEMENT MARKERS (REMOVE)	EA	500	$ 1.10	$ 550.00
PC-012-2	FURNISH/INSTALL BI-DIRECTIONAL YELLOW MARKER (A/A)	EA	500	$ 4.62	$ 2,310.00
PC-012-3	FURNISH/INSTALL BI-DIRECTIONAL WHITE/RED MARKER (C/R)	EA	30	$ 4.62	$ 138.60
PC-012-4	FURNISH/INSTALL MONO-DIRECTIONAL YELLOW MARKER (M/A)	EA	30	$ 4.62	$ 138.60
710	**PAINTED PAVEMENT MARKINGS**				
11-111	Standard, White, Solid 6"	NM	1	$ 2,200.00	$ 2,200.00
11-122	Standard, White, Solid 8"	LF	30	$ 0.66	$ 19.80
11-123	Standard, White, Solid 12"	LF	100	$ 3.30	$ 330.00
11-124	Standard, White, Solid 18"	LF	30	$ 3.41	$ 102.30
11-125	Standard, White, Solid 24"	LF	250	$ 6.60	$ 1,650.00
11-131	Standard, White Skip 6"	GM	1	$ 935.00	$ 935.00
11-151	Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 1.10	$ 33.00
11-160	Standard, White, Message	EA	15	$ 66.00	$ 990.00
11-170	Standard, White, Arrows	EA	10	$ 38.50	$ 385.00
11-180	Standard, White, Yield Line	LF	20	$ 11.00	$ 220.00
11-211	Standard, Yellow, Solid 6"	NM	1	$ 2,200.00	$ 2,200.00
11-222	Standard, Yellow, Solid 8"	LF	30	$ 0.66	$ 19.80
11-223	Standard, Yellow, Solid 12"	LF	30	$ 1.10	$ 33.00
11-224	Standard, Yellow, Solid 18"	LF	30	$ 3.41	$ 102.30
11-225	Standard, Yellow, Solid 24"	LF	40	$ 1.87	$ 74.80
11-231	Standard, Yellow, Skip 6"	GM	1	$ 935.00	$ 935.00
11-251	Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$ 1.32	$ 66.00
710	**Durable Pavement Markings**				
11-111	Durable, White, Solid 6"	NM	3	$ 2,750.00	$ 8,250.00
11-122	Durable, White, Solid 8"	LF	30	$ 0.66	$ 19.80
11-123	Durable, White, Solid 12"	LF	100	$ 4.40	$ 440.00
11-124	Durable, White, Solid 18"	LF	30	$ 4.95	$ 148.50
11-125	Durable, White, Solid 24"	LF	250	$ 8.80	$ 2,200.00
11-131	Durable, White Skip 6"	GM	1	$ 1,100.00	$ 1,100.00
11-151	Durable, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 1.10	$ 33.00
11-160	Durable, White, Message	EA	15	$ 88.00	$ 1,320.00
11-170	Durable, White, Arrows	EA	10	$ 55.00	$ 550.00
11-180	Durable, White, Yield Line	LF	20	$ 11.00	$ 220.00
11-211	Durable, Yellow, Solid 6"	NM	2	$ 2,750.00	$ 5,500.00
11-222	Durable, Yellow, Solid 8"	LF	30	$ 0.66	$ 19.80
11-223	Durable, Yellow, Solid 12"	LF	30	$ 3.30	$ 99.00
11-224	Durable, Yellow, Solid 18"	LF	30	$ 4.95	$ 148.50
11-225	Durable, Yellow, Solid 24"	LF	40	$ 6.60	$ 264.00
11-231	Durable, Yellow, Skip 6"	GM	1	$ 1,100.00	$ 1,100.00
11-251	Durable, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$ 1.10	$ 55.00
711	**Thermoplastic Pavement Markings (711)**				
11-111	Thermo, Standard, White, Solid 6"	NM	2	$ 5,665.00	$ 11,330.00
11-122	Thermo, Standard, White, Solid 8"	LF	30	$ 1.65	$ 49.50
11-123	Thermo, Standard, White, Solid 12"	LF	100	$ 4.95	$ 495.00
11-124	Thermo, Standard, White, Solid 18"	LF	30	$ 6.05	$ 181.50
11-125	Thermo, Standard, White, Solid 24"	LF	100	$ 9.90	$ 990.00
11-131	Thermo, Standard, White Skip 6"	GM	1	$ 2,200.00	$ 2,200.00
11-151	Thermo, Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 2.20	$ 66.00
11-160	Thermo, Standard, White, Message	EA	15	$ 220.00	$ 3,300.00
11-170	Thermo, Standard, White, Arrows	EA	10	$ 71.50	$ 715.00
11-180	Thermo, Standard, White, Yield Line	LF	20	$ 8.80	$ 176.00
11-211	Thermo, Standard, Yellow, Solid 6"	NM	1	$ 5,665.00	$ 5,665.00
11-222	Thermo, Standard, Yellow, Solid 8"	LF	30	$ 1.32	$ 39.60
11-223	Thermo, Standard, Yellow, Solid 12"	LF	30	$ 2.53	$ 75.90
11-224	Thermo, Standard, Yellow, Solid 18"	LF	30	$ 4.95	$ 148.50
11-225	Thermo, Standard, Yellow, Solid 24"	LF	40	$ 5.06	$ 202.40
11-231	Thermo, Standard, Yellow, Skip 6"	GM	1	$ 2,200.00	$ 2,200.00
11-251	Thermo, Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$ 2.20	$ 110.00

PC-004 FOG SEAL

Item No.	Description	Unit	Qtys	Unit Price	Total (Unit Price X Qtys)
PC-004	**FOG SEAL**				
PC-004-1	**Fog Seal Tight Surface (0.09-0.14 gal/sy)**				
	0 - 25,000	SY	12000	$ 0.75	$ 9,000.00
	25,001 - 50,000	SY	30000	$ 0.60	$ 18,000.00
	50,001 AND OVER	SY	60000	$ 0.55	$ 33,000.00
PC-004-2	**Fog Seal Open Surface (0.18-0.22 gal/sy)**				
	0 - 25,000	SY	10000	$ 0.85	$ 8,500.00
	25,001 - 50,000	SY	30000	$ 0.80	$ 24,000.00
	50,001 AND OVER	SY	60000	$ 0.60	$ 36,000.00
902-2	Silica Sand	SY	10000	$ 0.15	$ 1,500.00
PC-011	**STRIPING AND PAVEMENT MARKING REMOVAL**				
PC-011-1	REMOVAL BY WATER BLASTING	SF	2640	$ 2.20	$ 5,808.00
PC-011-2	REMOVAL BY GRINDING	SF	2640	$ 1.65	$ 4,356.00
PC-012	**REFLECTIVE PAVEMENT MARKERS**				
PC-012-1	REFLECTIVE PAVEMENT MARKERS (REMOVE)	EA	500	$ 1.10	$ 550.00
PC-012-2	FURNISH/INSTALL BI-DIRECTIONAL YELLOW MARKER (A/A)	EA	500	$ 4.62	$ 2,310.00
PC-012-3	FURNISH/INSTALL BI-DIRECTIONAL WHITE/RED MARKER (C/R)	EA	30	$ 4.62	$ 138.60
PC-012-4	FURNISH/INSTALL MONO-DIRECTIONAL YELLOW MARKER (M/A)	EA	30	$ 4.62	$ 138.60
710	**PAINTED PAVEMENT MARKINGS**				
11-111	Standard, White, Solid 6"	NM	1	$ 2,200.00	$ 2,200.00
11-122	Standard, White, Solid 8"	LF	30	$ 0.66	$ 19.80
11-123	Standard, White, Solid 12"	LF	100	$ 3.30	$ 330.00
11-124	Standard, White, Solid 18"	LF	30	$ 3.41	$ 102.30
11-125	Standard, White, Solid 24"	LF	60	$ 6.60	$ 396.00
11-131	Standard, White Skip 6"	GM	1	$ 935.00	$ 935.00
11-151	Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 1.10	$ 33.00
11-160	Standard, White, Message	EA	15	$ 66.00	$ 990.00
11-170	Standard, White, Arrows	EA	10	$ 38.50	$ 385.00
11-180	Standard, White, Yield Line	LF	20	$ 11.00	$ 220.00
11-211	Standard, Yellow, Solid 6"	NM	1	$ 2,200.00	$ 2,200.00
11-222	Standard, Yellow, Solid 8"	LF	30	$ 0.66	$ 19.80
11-223	Standard, Yellow, Solid 12"	LF	30	$ 1.10	$ 33.00
11-224	Standard, Yellow, Solid 18"	LF	30	$ 3.41	$ 102.30
11-225	Standard, Yellow, Solid 24"	LF	40	$ 1.87	$ 74.80
11-231	Standard, Yellow, Skip 6"	GM	1	$ 935.00	$ 935.00
11-251	Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$ 1.32	$ 66.00
710	**Durable Pavement Markings**				
11-111	Durable, White, Solid 6"	NM	3	$ 2,750.00	$ 8,250.00
11-122	Durable, White, Solid 8"	LF	30	$ 0.66	$ 19.80
11-123	Durable, White, Solid 12"	LF	100	$ 4.40	$ 440.00
11-124	Durable, White, Solid 18"	LF	30	$ 4.95	$ 148.50
11-125	Durable, White, Solid 24"	LF	250	$ 8.80	$ 2,200.00
11-131	Durable, White Skip 6"	GM	1	$ 1,100.00	$ 1,100.00
11-151	Durable, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 1.10	$ 33.00
11-160	Durable, White, Message	EA	15	$ 88.00	$ 1,320.00
11-170	Durable, White, Arrows	EA	10	$ 55.00	$ 550.00
11-180	Durable, White, Yield Line	LF	20	$ 11.00	$ 220.00
11-211	Durable, Yellow, Solid 6"	NM	2	$ 2,750.00	$ 5,500.00
11-222	Durable, Yellow, Solid 8"	LF	30	$ 0.66	$ 19.80
11-223	Durable, Yellow, Solid 12"	LF	30	$ 3.30	$ 99.00
11-224	Durable, Yellow, Solid 18"	LF	30	$ 4.95	$ 148.50
11-225	Durable, Yellow, Solid 24"	LF	40	$ 6.60	$ 264.00
11-231	Durable, Yellow, Skip 6"	GM	1	$ 1,100.00	$ 1,100.00
11-251	Durable, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$ 1.10	$ 55.00
711	**Thermoplastic Pavement Markings (711)**				
11-111	Thermo, Standard, White, Solid 6"	NM	2	$ 5,665.00	$ 11,330.00
11-122	Thermo, Standard, White, Solid 8"	LF	30	$ 1.65	$ 49.50
11-123	Thermo, Standard, White, Solid 12"	LF	100	$ 4.95	$ 495.00
11-124	Thermo, Standard, White, Solid 18"	LF	30	$ 6.05	$ 181.50
11-125	Thermo, Standard, White, Solid 24"	LF	100	$ 9.90	$ 990.00
11-131	Thermo, Standard, White Skip 6"	GM	1	$ 2,200.00	$ 2,200.00
11-151	Thermo, Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 2.20	$ 66.00
11-160	Thermo, Standard, White, Message	EA	15	$ 220.00	$ 3,300.00
11-170	Thermo, Standard, White, Arrows	EA	10	$ 71.50	$ 715.00
11-180	Thermo, Standard, White, Yield Line	LF	20	$ 8.80	$ 176.00

11-211	Thermo, Standard, Yellow, Solid 6"	NM	1	$	5,665.00	$	5,665.00
11-222	Thermo, Standard, Yellow, Solid 8"	LF	30	$	1.32	$	39.60
11-223	Thermo, Standard, Yellow, Solid 12"	LF	30	$	2.53	$	75.90
11-224	Thermo, Standard, Yellow, Solid 18"	LF	30	$	4.95	$	148.50
11-225	Thermo, Standard, Yellow, Solid 24"	LF	40	$	5.06	$	202.40
11-231	Thermo, Standard, Yellow, Skip 6"	GM	1	$	2,200.00	$	2,200.00
11-251	Thermo, Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$	2.20	$	110.00
101-1	**MOBILIZATION**						
	Work Order Total $0.00 - $50,000	LS	1	$	750.00	$	750.00
	Work Order Total $50,001 - $100,000	LS	1	$	750.00	$	750.00
	Work Order Total $100,001 - $500,000	LS	1	$	750.00	$	750.00
	Work Order Total Over $500,000	LS	1	$	750.00	$	750.00
102-1	**Maintenance of Traffice (MOT)**						
	Standard Index 600 Series MOT for 2-Lane, 2-Way Closure	Per Day	10		2000	$	20,000.00
	SECTION TOTAL (BASIS OF AWARD FOR SECTION):					$	203,287.60

	ADDITIONAL PRICING FOR INFORMATIONAL PURPOSE ONLY (NOT BASIS OF AWARD)						
	SHOULDER AND ROADSIDE						
570-1-1	PERFORMANCE TURF - SEED AND MULCH	SY	300	$	3.50	$	1,050.00
570-1-2A	PERFORMANCE TURF - SOD (ST. AUGUSTINE)	SY	300	$	4.50	$	1,350.00
570-1-2B	PERFORMANCE TURF - SOD (BAHIA)	SY	2347	$	5.50	$	12,906.67
577-70	SHOULDER REWORK	SY	2347	$	1.75	$	4,106.67
104-13-1	SILT FENCE TYPE III	LF	500	$	2.50	$	1,250.00
110-10	MAILBOX (REMOVE AND REPLACE)	EA	20	$	225.00	$	4,500.00

PC-005 ASPHALT REJUVENATOR

Item No.	Description	Unit	Qtys	Unit Price	Total (Unit Price X Qtys)
PC-005	**ASPHALT REJUVENATOR**				
PC-005	ASPHALT REJUVENATOR PER SPECIFICATION	SY	650000	**No Bid**	**#VALUE!**
101-1	**MOBILIZATION**				
	Work Order Total $0.00 - $50,000	LS	1	**No Bid**	**#VALUE!**
	Work Order Total $50,001 - $100,000	LS	1	**No Bid**	**#VALUE!**
	Work Order Total $100,001 - $500,000	LS	1	**No Bid**	**#VALUE!**
	Work Order Total Over $500,000	LS	1	**No Bid**	**#VALUE!**
102-1	**Maintenance of Traffice (MOT)**				
	Standard Index 600 Series MOT for 2-Lane, 2-Way Closure	Per Day	30	**No Bid**	**#VALUE!**
	SECTION TOTAL (BASIS OF AWARD FOR SECTION):				**#VALUE!**

	ADDITIONAL PRICING FOR INFORMATIONAL PURPOSE ONLY (NOT BASIS OF AWARD)				
PC-012	**REFLECTIVE PAVEMENT MARKERS**	**Unit**	**Qtys**	**Unit Price**	**Total (Unit Price X Qtys)**
PC-012-1	REFLECTIVE PAVEMENT MARKERS (REMOVE)	EA	500	**No Bid**	**#VALUE!**
PC-012-2	FURNISH/INSTALL BI-DIRECTIONAL YELLOW MARKER (A/A)	EA	500	**No Bid**	**#VALUE!**
PC-012-3	FURNISH/INSTALL BI-DIRECTIONAL WHITE/RED MARKER (C/R)	EA	30	**No Bid**	**#VALUE!**
PC-012-4	FURNISH/INSTALL MONO-DIRECTIONAL YELLOW MARKER (M/A)	EA	30	**No Bid**	**#VALUE!**
710	**PAINTED PAVEMENT MARKINGS**				
11-111	Standard, White, Solid 6"	NM	1	**No Bid**	**#VALUE!**
11-122	Standard, White, Solid 8"	LF	30	**No Bid**	**#VALUE!**
11-123	Standard, White, Solid 12"	LF	100	**No Bid**	**#VALUE!**
11-124	Standard, White, Solid 18"	LF	30	**No Bid**	**#VALUE!**
11-125	Standard, White, Solid 24"	LF	250	**No Bid**	**#VALUE!**
11-131	Standard, White Skip 6"	GM	1	**No Bid**	**#VALUE!**
11-151	Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	**No Bid**	**#VALUE!**
11-160	Standard, White, Message	EA	15	**No Bid**	**#VALUE!**
11-170	Standard, White, Arrows	EA	10	**No Bid**	**#VALUE!**
11-180	Standard, White, Yield Line	LF	20	**No Bid**	**#VALUE!**
11-211	Standard, Yellow, Solid 6"	NM	1	**No Bid**	**#VALUE!**
11-222	Standard, Yellow, Solid 8"	LF	30	**No Bid**	**#VALUE!**
11-223	Standard, Yellow, Solid 12"	LF	30	**No Bid**	**#VALUE!**
11-224	Standard, Yellow, Solid 18"	LF	30	**No Bid**	**#VALUE!**
11-225	Standard, Yellow, Solid 24"	LF	40	**No Bid**	**#VALUE!**
11-231	Standard, Yellow, Skip 6"	GM	1	**No Bid**	**#VALUE!**
11-251	Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	**No Bid**	**#VALUE!**
710	**Durable Pavement Markings**				
11-111	Durable, White, Solid 6"	NM	3	**No Bid**	**#VALUE!**
11-122	Durable, White, Solid 8"	LF	30	**No Bid**	**#VALUE!**
11-123	Durable, White, Solid 12"	LF	100	**No Bid**	**#VALUE!**
11-124	Durable, White, Solid 18"	LF	30	**No Bid**	**#VALUE!**
11-125	Durable, White, Solid 24"	LF	250	**No Bid**	**#VALUE!**

11-131	Durable, White Skip 6"	GM	1	No Bid	#VALUE!
11-151	Durable, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	No Bid	#VALUE!
11-160	Durable, White, Message	EA	15	No Bid	#VALUE!
11-170	Durable, White, Arrows	EA	10	No Bid	#VALUE!
11-180	Durable, White, Yield Line	LF	20	No Bid	#VALUE!
11-211	Durable, Yellow, Solid 6"	NM	2	No Bid	#VALUE!
11-222	Durable, Yellow, Solid 8"	LF	30	No Bid	#VALUE!
11-223	Durable, Yellow, Solid 12"	LF	30	No Bid	#VALUE!
11-224	Durable, Yellow, Solid 18"	LF	30	No Bid	#VALUE!
11-225	Durable, Yellow, Solid 24"	LF	40	No Bid	#VALUE!
11-231	Durable, Yellow, Skip 6"	GM	1	No Bid	#VALUE!
11-251	Durable, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	No Bid	#VALUE!
711	**Thermoplastic Pavement Markings (711)**				
11-111	Thermo, Standard, White, Solid 6"	NM	2	No Bid	#VALUE!
11-122	Thermo, Standard, White, Solid 8"	LF	30	No Bid	#VALUE!
11-123	Thermo, Standard, White, Solid 12"	LF	100	No Bid	#VALUE!
11-124	Thermo, Standard, White, Solid 18"	LF	30	No Bid	#VALUE!
11-125	Thermo, Standard, White, Solid 24"	LF	100	No Bid	#VALUE!
11-131	Thermo, Standard, White Skip 6"	GM	1	No Bid	#VALUE!
11-151	Thermo, Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	No Bid	#VALUE!
11-160	Thermo, Standard, White, Message	EA	15	No Bid	#VALUE!
11-170	Thermo, Standard, White, Arrows	EA	10	No Bid	#VALUE!
11-180	Thermo, Standard, White, Yield Line	LF	20	No Bid	#VALUE!
11-211	Thermo, Standard, Yellow, Solid 6"	NM	1	No Bid	#VALUE!
11-222	Thermo, Standard, Yellow, Solid 8"	LF	30	No Bid	#VALUE!
11-223	Thermo, Standard, Yellow, Solid 12"	LF	30	No Bid	#VALUE!
11-224	Thermo, Standard, Yellow, Solid 18"	LF	30	No Bid	#VALUE!
11-225	Thermo, Standard, Yellow, Solid 24"	LF	40	No Bid	#VALUE!
11-231	Thermo, Standard, Yellow, Skip 6"	GM	1	No Bid	#VALUE!
11-251	Thermo, Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	No Bid	#VALUE!

PC-006 SCRUB SEAL

Item No.	Description	Unit	Qtys	Unit Price	Total (Unit Price X Qtys)
PC-006	**SCRUB SEAL (EMULSION)**				
	0 - 25,000	SY	10000	$ 2.25	$ 22,500.00
	25,001 - 50,000	SY	36000	$ 1.55	$ 55,800.00
	50,001 AND OVER	SY	60000	$ 1.40	$ 84,000.00
PC-006-A	**AGGREGATE COVER**				
	0 - 25,000	SY	10000	$ 3.00	$ 30,000.00
	25,001 - 50,000	SY	36000	$ 2.30	$ 82,800.00
	50,001 AND OVER	SY	60000	$ 2.20	$ 132,000.00
PC-009	**FOG SEAL**				
	0 - 25,000	SY	10000	$ 0.85	$ 8,500.00
	25,001 - 50,000	SY	36000	$ 0.80	$ 28,800.00
	50,001 AND OVER	SY	60000	$ 0.65	$ 39,000.00
902-2	Silica Sand	SY	10000	$ 0.15	$ 1,500.00
PC-011	**STRIPING AND PAVEMENT MARKING REMOVAL**				
PC-011-1	REMOVAL BY WATER BLASTING	SF	2640	$ 2.20	$ 5,808.00
PC-011-2	REMOVAL BY GRINDING	SF	2640	$ 1.65	$ 4,356.00
PC-012	**REFLECTIVE PAVEMENT MARKERS**				
PC-012-1	REFLECTIVE PAVEMENT MARKERS (REMOVE)	EA	500	$ 1.10	$ 550.00
PC-012-2	FURNISH/INSTALL BI-DIRECTIONAL YELLOW MARKER (A/A)	EA	500	$ 4.62	$ 2,310.00
PC-012-3	FURNISH/INSTALL BI-DIRECTIONAL WHITE/RED MARKER (C/R)	EA	30	$ 4.62	$ 138.60
PC-012-4	FURNISH/INSTALL MONO-DIRECTIONAL YELLOW MARKER (M/A)	EA	30	$ 4.62	$ 138.60
710	**PAINTED PAVEMENT MARKINGS**				
11-111	Standard, White, Solid 6"	NM	1	$ 2,200.00	$ 2,200.00
11-122	Standard, White, Solid 8"	LF	30	$ 0.66	$ 19.80
11-123	Standard, White, Solid 12"	LF	100	$ 3.30	$ 330.00
11-124	Standard, White, Solid 18"	LF	30	$ 3.41	$ 102.30
11-125	Standard, White, Solid 24"	LF	250	$ 6.60	$ 1,650.00
11-131	Standard, White Skip 6"	GM	1	$ 935.00	$ 935.00
11-151	Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 1.10	$ 33.00
11-160	Standard, White, Message	EA	15	$ 66.00	$ 990.00
11-170	Standard, White, Arrows	EA	10	$ 38.50	$ 385.00
11-180	Standard, White, Yield Line	LF	20	$ 11.00	$ 220.00
11-211	Standard, Yellow, Solid 6"	NM	1	$ 2,200.00	$ 2,200.00
11-222	Standard, Yellow, Solid 8"	LF	30	$ 0.66	$ 19.80
11-223	Standard, Yellow, Solid 12"	LF	30	$ 1.10	$ 33.00

11-224	Standard, Yellow, Solid 18"	LF	30	$	3.41	$	102.30
11-225	Standard, Yellow, Solid 24"	LF	40	$	1.87	$	74.80
11-231	Standard, Yellow, Skip 6"	GM	1	$	935.00	$	935.00
11-251	Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$	1.32	$	66.00
710	**Durable Pavement Markings**						
11-111	Durable, White, Solid 6"	NM	3	$	2,750.00	$	8,250.00
11-122	Durable, White, Solid 8"	LF	30	$	0.66	$	19.80
11-123	Durable, White, Solid 12"	LF	100	$	4.40	$	440.00
11-124	Durable, White, Solid 18"	LF	30	$	4.95	$	148.50
11-125	Durable, White, Solid 24"	LF	250	$	8.80	$	2,200.00
11-131	Durable, White Skip 6"	GM	1	$	1,100.00	$	1,100.00
11-151	Durable, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$	1.10	$	33.00
11-160	Durable, White, Message	EA	15	$	88.00	$	1,320.00
11-170	Durable, White, Arrows	EA	10	$	55.00	$	550.00
11-180	Durable, White, Yield Line	LF	20	$	11.00	$	220.00
11-211	Durable, Yellow, Solid 6"	NM	2	$	2,750.00	$	5,500.00
11-222	Durable, Yellow, Solid 8"	LF	30	$	0.66	$	19.80
11-223	Durable, Yellow, Solid 12"	LF	30	$	3.30	$	99.00
11-224	Durable, Yellow, Solid 18"	LF	30	$	4.95	$	148.50
11-225	Durable, Yellow, Solid 24"	LF	40	$	6.60	$	264.00
11-231	Durable, Yellow, Skip 6"	GM	1	$	1,100.00	$	1,100.00
11-251	Durable, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$	1.10	$	55.00
711	**Thermoplastic Pavement Markings (711)**						
11-111	Thermo, Standard, White, Solid 6"	NM	2	$	5,665.00	$	11,330.00
11-122	Thermo, Standard, White, Solid 8"	LF	30	$	1.65	$	49.50
11-123	Thermo, Standard, White, Solid 12"	LF	100	$	4.95	$	495.00
11-124	Thermo, Standard, White, Solid 18"	LF	30	$	6.05	$	181.50
11-125	Thermo, Standard, White, Solid 24"	LF	100	$	9.90	$	990.00
11-131	Thermo, Standard, White Skip 6"	GM	1	$	2,200.00	$	2,200.00
11-151	Thermo, Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$	2.20	$	66.00
11-160	Thermo, Standard, White, Message	EA	15	$	220.00	$	3,300.00
11-170	Thermo, Standard, White, Arrows	EA	10	$	71.50	$	715.00
11-180	Thermo, Standard, White, Yield Line	LF	20	$	8.80	$	176.00
11-211	Thermo, Standard, Yellow, Solid 6"	NM	1	$	5,665.00	$	5,665.00
11-222	Thermo, Standard, Yellow, Solid 8"	LF	30	$	1.32	$	39.60
11-223	Thermo, Standard, Yellow, Solid 12"	LF	30	$	2.53	$	75.90
11-224	Thermo, Standard, Yellow, Solid 18"	LF	30	$	4.95	$	148.50
11-225	Thermo, Standard, Yellow, Solid 24"	LF	40	$	5.06	$	202.40
11-231	Thermo, Standard, Yellow, Skip 6"	GM	1	$	2,200.00	$	2,200.00
11-251	Thermo, Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$	2.20	$	110.00
	SHOULDER AND ROADSIDE						
570-1-1	PERFORMANCE TURF - SEED AND MULCH	SY	300	$	3.50	$	1,050.00
570-1-2A	PERFORMANCE TURF - SOD (ST. AUGUSTINE)	SY	300	$	4.50	$	1,350.00
570-1-2B	PERFORMANCE TURF - SOD (BAHIA)	SY	2347	$	5.50	$	12,906.67
PC-013	CONCRETE WORK (SIDEWALKS/DRIVEWAYS, FLUMES & RAMPS)	CY	50	$	1,078.00	$	53,900.00
PC-014	REMOAL OF ASPHALT/CONCRETE & SAWCUTTING	CY	50	$	814.00	$	40,700.00
577-70	SHOULDER REWORK	SY	2347	$	1.75	$	4,106.67
104-13-1	SILT FENCE TYPE III	LF	500	$	2.50	$	1,250.00
110-10	MAILBOX (REMOVE AND REPLACE)	EA	50	$	225.00	$	11,250.00
101-1	**MOBILIZATION**						
	Work Order Total $0.00 - $50,000	LS	1	$	3,000.00	$	3,000.00
	Work Order Total $50,001 - $100,000	LS	1	$	4,000.00	$	4,000.00
	Work Order Total $100,001 - $500,000	LS	1	$	5,000.00	$	5,000.00
	Work Order Total Over $500,000	LS	1	$	6,500.00	$	6,500.00
102-1	**Maintenance of Traffice (MOT)**						
	Standard Index 600 Series MOT for 2-Lane, 2-Way Closure	Per Day	10	$	2,000.00	$	20,000.00
	SECTION TOTAL (BASIS OF AWARD FOR SECTION):					$	456,654.93

PC-007 FULL DEPTH RECLAMATION (FDR) WITH CEMENT

Item No.	Description	Unit	Qtys		Unit Price		Total (Unit Price X Qtys)
	EXCAVATION,EMBANKMENT & ROADWAY						
120-1	Excavation Regular	CY	1,500	$	45.00	$	67,500.00
120-2-2	Borrow Excavation (Truck Measure)	CY	2,500	$	40.00	$	100,000.00
285	General Use Optional Base Material	CY	500	$	30.00	$	15,000.00

PC-001	**Milling from 0 to 1,000 Square Yards**				
PC-001-1	0" - 1"	Sq Yd	1000	$ 12.75	$ 12,750.00
PC-001-2	1.01" - 2"	Sq Yd	1000	$ 12.75	$ 12,750.00
PC-001-3	2.01" - 3"	Sq Yd	1000	$ 14.75	$ 14,750.00
PC-001-4	3.01" -4"	Sq Yd	1000	$ 16.00	$ 16,000.00
PC-001-5	greater than 4"	Sq Yd	1000	$ 20.50	$ 20,500.00
	Milling from 1,001 to 5,000 Square Yards				
PC-001-6	0" - 1"	Sq Yd	5000	$ 6.75	$ 33,750.00
PC-001-7	1.01" - 2"	Sq Yd	5000	$ 6.75	$ 33,750.00
PC-001-8	2.01" - 3"	Sq Yd	5000	$ 7.50	$ 37,500.00
PC-001-9	3.01" -4"	Sq Yd	5000	$ 8.00	$ 40,000.00
PC-001-10	greater than 4"	Sq Yd	5000	$ 8.75	$ 43,750.00
	Milling from 5,001 to 25,000 Square Yards				
PC-001-11	0" - 1"	Sq Yd	15000	$ 3.85	$ 57,750.00
PC-001-12	1.01" - 2"	Sq Yd	15000	$ 4.10	$ 61,500.00
PC-001-13	2.01" - 3"	Sq Yd	15000	$ 4.90	$ 73,500.00
PC-001-14	3.01" -4"	Sq Yd	15000	$ 5.55	$ 83,250.00
PC-001-15	greater than 4"	Sq Yd	15000	$ 7.10	$ 106,500.00
	Milling over 25,000 Square Yards				
PC-001-16	0" - 1"	Sq Yd	56000	$ 3.15	$ 176,400.00
PC-001-17	1.01" - 2"	Sq Yd	56000	$ 3.35	$ 187,600.00
PC-001-18	2.01" - 3"	Sq Yd	56000	$ 3.95	$ 221,200.00
PC-001-19	3.01" -4"	Sq Yd	56000	$ 4.70	$ 263,200.00
PC-001-20	greater than 4"	Sq Yd	56000	$ 6.20	$ 347,200.00
334	**Asphalt Types from 0 to 100 Tons**				
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 9.5)** (PG 67-22)	Ton	100	$ 250.00	$ 25,000.00
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 12.5)** (PG 67-22)	Ton	100	$ 248.00	$ 24,800.00
337-1	Superpave Asphaltic Concrete **(Traffic C, FC-9.5)** (PG 76-22)	Ton	100	$ 322.00	$ 32,200.00
334	**Asphalt Types from 101 to 1,000 Tons**				
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 9.5)** (PG 67-22)	Ton	1000	$ 157.00	$ 157,000.00
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 12.5)** (PG 67-22)	Ton	1000	$ 155.00	$ 155,000.00
337-1	Superpave Asphaltic Concrete **(Traffic C, FC-9.5)** (PG 76-22)	Ton	1000	$ 229.00	$ 229,000.00
334	**Asphalt Types over 1,001 Tons**				
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 9.5)** (PG 67-22)	Ton	4700	$ 150.00	$ 705,000.00
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 12.5)** (PG 67-22)	Ton	6300	$ 139.00	$ 875,700.00
337-1	Superpave Asphaltic Concrete **(Traffic C, FC-9.5)** (PG 76-22)	Ton	1500	$ 223.00	$ 334,500.00
	Asphaltic Concrete for Handwork	Ton	150	$ 350.00	$ 52,500.00
PC-008	**Full Depth Reclamation (FDR)**				
PC-008-1	Excavation for Widening or Unsuitable Material	CY	1200	$ 45.00	$ 54,000.00
PC-008-2	Added RAP or Aggregate	Ton	500	$ 30.00	$ 15,000.00
	Full Depth Reclamation (FDR) from 0 to 25,000 Square Yards				
PC-008-3	Pulverization	Sq Yd	10500	$ 9.25	$ 97,125.00
PC-008-4	Portland Cement	Ton	150	$ 195.00	$ 29,250.00
	Full Depth Reclamation (FDR) from 25,001 to 50,000 Square Yards				
PC-008-7	Pulverization	Sq Yd	30000	$ 7.25	$ 217,500.00
PC-008-8	Portland Cement	Ton	350	$ 195.00	$ 68,250.00
	Full Depth Reclamation (FDR) over 50,000 Square Yards				
PC-008-11	Pulverization	Sq Yd	56000	$ 6.00	$ 336,000.00
PC-008-12	Portland Cement	Ton	700	$ 195.00	$ 136,500.00
	SHOULDER AND ROADSIDE				
570-1-1	PERFORMANCE TURF - SEED AND MULCH	SY	500	$ 3.50	$ 1,750.00
570-1-2A	PERFORMANCE TURF - SOD (ST. AUGUSTINE)	SY	300	$ 4.50	$ 1,350.00
570-1-2B	PERFORMANCE TURF - SOD (BAHIA)	SY	6000	$ 5.50	$ 33,000.00
PC-013	CONCRETE WORK (SIDEWALKS/DRIVEWAYS, FLUMES & RAMPS)	CY	50	$ 1,078.00	$ 53,900.00
PC-014	REMOAL OF ASPHALT/CONCRETE & SAWCUTTING	CY	50	$ 814.00	$ 40,700.00
577-70	SHOULDER REWORK	SY	6000	$ 1.75	$ 10,500.00
104-13-1	SILT FENCE TYPE III	LF	500	$ 2.50	$ 1,250.00
110-10	MAILBOX (REMOVE AND REPLACE)	EA	50	$ 225.00	$ 11,250.00
PC-012	**REFLECTIVE PAVEMENT MARKERS**				
PC-012-1	REFLECTIVE PAVEMENT MARKERS (REMOVE)	EA	1500	$ 1.10	$ 1,650.00
PC-012-2	FURNISH/INSTALL BI-DIRECTIONAL YELLOW MARKER (A/A)	EA	1500	$ 4.62	$ 6,930.00
PC-012-3	FURNISH/INSTALL BI-DIRECTIONAL WHITE/RED MARKER (C/R)	EA	30	$ 4.62	$ 138.60
PC-012-4	FURNISH/INSTALL MONO-DIRECTIONAL YELLOW MARKER (M/A)	EA	30	$ 4.62	$ 138.60
710	**PAINTED PAVEMENT MARKINGS**				
11-111	Standard, White, Solid 6"	NM	3	$ 2,200.00	$ 6,600.00
11-122	Standard, White, Solid 8"	LF	30	$ 0.66	$ 19.80
11-123	Standard, White, Solid 12"	LF	30	$ 3.30	$ 99.00
11-124	Standard, White, Solid 18"	LF	100	$ 3.41	$ 341.00
11-125	Standard, White, Solid 24"	LF	60	$ 6.60	$ 396.00
11-131	Standard, White Skip 6"	GM	0.22	$ 935.00	$ 205.70
11-151	Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 1.10	$ 33.00
11-160	Standard, White, Message	EA	15	$ 66.00	$ 990.00

11-170	Standard, White, Arrows	EA	10	$	38.50	$	385.00
11-180	Standard, White, Yield Line	LF	30	$	11.00	$	330.00
11-211	Standard, Yellow, Solid 6"	NM	3	$	2,200.00	$	6,600.00
11-222	Standard, Yellow, Solid 8"	LF	30	$	0.66	$	19.80
11-223	Standard, Yellow, Solid 12"	LF	30	$	1.10	$	33.00
11-224	Standard, Yellow, Solid 18"	LF	30	$	3.41	$	102.30
11-225	Standard, Yellow, Solid 24"	LF	40	$	1.87	$	74.80
11-231	Standard, Yellow, Skip 6"	GM	0.25	$	935.00	$	233.75
11-251	Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	30	$	1.32	$	39.60
710	**Durable Pavement Markings**						
11-111	Durable, White, Solid 6"	NM	3	$	2,750.00	$	8,250.00
11-122	Durable, White, Solid 8"	LF	30	$	0.66	$	19.80
11-123	Durable, White, Solid 12"	LF	100	$	4.40	$	440.00
11-124	Durable, White, Solid 18"	LF	30	$	4.95	$	148.50
11-125	Durable, White, Solid 24"	LF	250	$	8.80	$	2,200.00
11-131	Durable, White Skip 6"	GM	1	$	1,100.00	$	1,100.00
11-151	Durable, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$	1.10	$	33.00
11-160	Durable, White, Message	EA	15	$	88.00	$	1,320.00
11-170	Durable, White, Arrows	EA	10	$	55.00	$	550.00
11-180	Durable, White, Yield Line	LF	20	$	11.00	$	220.00
11-211	Durable, Yellow, Solid 6"	NM	2	$	2,750.00	$	5,500.00
11-222	Durable, Yellow, Solid 8"	LF	30	$	0.66	$	19.80
11-223	Durable, Yellow, Solid 12"	LF	30	$	3.30	$	99.00
11-224	Durable, Yellow, Solid 18"	LF	30	$	4.95	$	148.50
11-225	Durable, Yellow, Solid 24"	LF	40	$	6.60	$	264.00
11-231	Durable, Yellow, Skip 6"	GM	1	$	1,100.00	$	1,100.00
11-251	Durable, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$	1.10	$	55.00
711	**Thermoplastic Pavement Markings (711)**						
11-111	Thermo, Standard, White, Solid 6"	NM	3	$	5,665.00	$	16,995.00
11-122	Thermo, Standard, White, Solid 8"	LF	30	$	1.65	$	49.50
11-123	Thermo, Standard, White, Solid 12"	LF	30	$	4.95	$	148.50
11-124	Thermo, Standard, White, Solid 18"	LF	100	$	6.05	$	605.00
11-125	Thermo, Standard, White, Solid 24"	LF	60	$	9.90	$	594.00
11-131	Thermo, Standard, White Skip 6"	GM	0.22	$	2,200.00	$	484.00
11-151	Thermo, Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$	2.20	$	66.00
11-160	Thermo, Standard, White, Message	EA	15	$	220.00	$	3,300.00
11-170	Thermo, Standard, White, Arrows	EA	10	$	71.50	$	715.00
11-180	Thermo, Standard, White, Yield Line	LF	30	$	8.80	$	264.00
11-211	Thermo, Standard, Yellow, Solid 6"	NM	3	$	5,665.00	$	16,995.00
11-222	Thermo, Standard, Yellow, Solid 8"	LF	30	$	1.32	$	39.60
11-223	Thermo, Standard, Yellow, Solid 12"	LF	30	$	2.53	$	75.90
11-224	Thermo, Standard, Yellow, Solid 18"	LF	30	$	4.95	$	148.50
11-225	Thermo, Standard, Yellow, Solid 24"	LF	40	$	5.06	$	202.40
11-231	Thermo, Standard, Yellow, Skip 6"	GM	0.25	$	2,200.00	$	550.00
11-251	Thermo, Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	30	$	2.20	$	66.00
101-1	**MOBILIZATION**						
	Work Order Total $0.00 - $50,000	LS	1	$	6,500.00	$	6,500.00
	Work Order Total $50,001 - $100,000	LS	1	$	7,500.00	$	7,500.00
	Work Order Total $100,001 - $500,000	LS	1	$	8,500.00	$	8,500.00
	Work Order Total Over $500,000	LS	1	$	9,000.00	$	9,000.00
102-1	**Maintenance of Traffice (MOT)**						
	Standard Index 600 Series MOT for 2-Lane, 2-Way Closure	Per Day	30	$	2,000.00	$	60,000.00
102-99-1	Portable Changeable Message Sign	EA/day	30	$	75.00	$	2,250.00
	SECTION TOTAL (BASIS OF AWARD FOR SECTION):					$	5,884,533.35

PC-008 FULL DEPTH RECLAMATION (FDR) WITH ASPHALT EMULSION AND CEMENT

Item No.	Description	Unit	Qtys		Unit Price		Total (Unit Price X Qtys)
	EXCAVATION,EMBANKMENT & ROADWAY						
120-1	Excavation Regular	CY	1,500	$	45.00	$	67,500.00
120-2-2	Borrow Excavation (Truck Measure)	CY	2,500	$	40.00	$	100,000.00
285	General Use Optional Base Material	CY	500	$	30.00	$	15,000.00
PC-001	**Milling from 0 to 1,000 Square Yards**						
PC-001-1	0" - 1"	Sq Yd	1000	$	12.75	$	12,750.00
PC-001-2	1.01" - 2"	Sq Yd	1000	$	12.75	$	12,750.00
PC-001-3	2.01" - 3"	Sq Yd	1000	$	14.75	$	14,750.00
PC-001-4	3.01" -4"	Sq Yd	1000	$	16.00	$	16,000.00
PC-001-5	greater than 4"	Sq Yd	1000	$	20.50	$	20,500.00

	Milling from 1,001 to 5,000 Square Yards						
PC-001-6	0" - 1"	Sq Yd	5000	$	6.75	$	33,750.00
PC-001-7	1.01" - 2"	Sq Yd	5000	$	6.75	$	33,750.00
PC-001-8	2.01" - 3"	Sq Yd	5000	$	7.50	$	37,500.00
PC-001-9	3.01" -4"	Sq Yd	5000	$	8.00	$	40,000.00
PC-001-10	greater than 4"	Sq Yd	5000	$	8.75	$	43,750.00
	Milling from 5,001 to 25,000 Square Yards						
PC-001-11	0" - 1"	Sq Yd	15000	$	3.85	$	57,750.00
PC-001-12	1.01" - 2"	Sq Yd	15000	$	4.10	$	61,500.00
PC-001-13	2.01" - 3"	Sq Yd	15000	$	4.90	$	73,500.00
PC-001-14	3.01" -4"	Sq Yd	15000	$	5.55	$	83,250.00
PC-001-15	greater than 4"	Sq Yd	15000	$	7.10	$	106,500.00
	Milling over 25,000 Square Yards						
PC-001-16	0" - 1"	Sq Yd	35000	$	3.15	$	110,250.00
PC-001-17	1.01" - 2"	Sq Yd	35000	$	3.35	$	117,250.00
PC-001-18	2.01" - 3"	Sq Yd	35000	$	3.95	$	138,250.00
PC-001-19	3.01" -4"	Sq Yd	35000	$	4.70	$	164,500.00
PC-001-20	greater than 4"	Sq Yd	35000	$	6.20	$	217,000.00
334	**Asphalt Types from 0 to 100 Tons**						
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 9.5)** (PG 67-22)	Ton	100	$	250.00	$	25,000.00
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 12.5)** (PG 67-22)	Ton	100	$	248.00	$	24,800.00
337-1	Superpave Asphaltic Concrete **(Traffic C, FC-9.5)** (PG 76-22)	Ton	100	$	322.00	$	32,200.00
334	**Asphalt Types from 101 to 1,000 Tons**						
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 9.5)** (PG 67-22)	Ton	1000	$	157.00	$	157,000.00
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 12.5)** (PG 67-22)	Ton	1000	$	155.00	$	155,000.00
337-1	Superpave Asphaltic Concrete **(Traffic C, FC-9.5)** (PG 76-22)	Ton	600	$	229.00	$	137,400.00
334	**Asphalt Types over 1,001 Tons**						
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 9.5)** (PG 67-22)	Ton	3000	$	150.00	$	450,000.00
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 12.5)** (PG 67-22)	Ton	4000	$	139.00	$	556,000.00
337-1	Superpave Asphaltic Concrete **(Traffic C, FC-9.5)** (PG 76-22)	Ton	600	$	223.00	$	133,800.00
	Asphaltic Concrete for Handwork	Ton	150	$	350.00	$	52,500.00
PC-008	**Full Depth Reclamation (FDR)**						
PC-008-1	Excavation for Widening or Unsuitable Material	CY	3500	$	45.00	$	157,500.00
PC-008-2	Added RAP or Aggregate	Ton	500	$	30.00	$	15,000.00
	Full Depth Reclamation (FDR) from 0 to 25,000 Square Yards						
PC-008-3	Pulverization	Sq Yd	7000	$	10.25	$	71,750.00
PC-008-4	Portland Cement	Ton	150	$	195.00	$	29,250.00
PC-008-5	Asphaltic Cement - Foamed Asphalt Base	Gallon	10000	$	5.00	$	50,000.00
PC-008-6	Asphaltic Emulsion	Gallon	20000	$	2.55	$	51,000.00
	Full Depth Reclamation (FDR) from 25,001 to 50,000 Square Yards						
PC-008-7	Pulverization	Sq Yd	30000	$	8.25	$	247,500.00
PC-008-8	Portland Cement	Ton	350	$	195.00	$	68,250.00
PC-008-9	Asphaltic Cement - Foamed Asphalt Base	Gallon	40000	$	5.00	$	200,000.00
PC-008-10	Asphaltic Emulsion	Gallon	55000	$	2.55	$	140,250.00
	Full Depth Reclamation (FDR) over 50,000 Square Yards						
PC-008-11	Pulverization	Sq Yd	56000	$	7.00	$	392,000.00
PC-008-12	Cement - Cement Treatment	Ton	700	$	195.00	$	136,500.00
PC-008-13	Asphaltic Cement - Foamed Asphalt Base	Gallon	100000	$	5.00	$	500,000.00
PC-008-14	Asphaltic Emulsion - Emulsion Treated Base	Gallon	110000	$	2.55	$	280,500.00
	SHOULDER AND ROADSIDE						
570-1-1	PERFORMANCE TURF - SEED AND MULCH	SY	500	$	3.50	$	1,750.00
570-1-2A	PERFORMANCE TURF - SOD (ST. AUGUSTINE)	SY	300	$	4.50	$	1,350.00
570-1-2B	PERFORMANCE TURF - SOD (BAHIA)	SY	6000	$	5.50	$	33,000.00
PC-013	CONCRETE WORK (SIDEWALKS/DRIVEWAYS, FLUMES & RAMPS)	CY	50	$	1,078.00	$	53,900.00
PC-014	REMOAL OF ASPHALT/CONCRETE & SAWCUTTING	CY	50	$	814.00	$	40,700.00
577-70	SHOULDER REWORK	SY	6000	$	1.75	$	10,500.00
104-13-1	SILT FENCE TYPE III	LF	500	$	2.50	$	1,250.00
110-10	MAILBOX (REMOVE AND REPLACE)	EA	50	$	225.00	$	11,250.00
PC-012	**REFLECTIVE PAVEMENT MARKERS**						
PC-012-1	REFLECTIVE PAVEMENT MARKERS (REMOVE)	EA	1500	$	1.10	$	1,650.00
PC-012-2	FURNISH/INSTALL BI-DIRECTIONAL YELLOW MARKER (A/A)	EA	1500	$	4.62	$	6,930.00
PC-012-3	FURNISH/INSTALL BI-DIRECTIONAL WHITE/RED MARKER (C/R)	EA	30	$	4.62	$	138.60
PC-012-4	FURNISH/INSTALL MONO-DIRECTIONAL YELLOW MARKER (M/A)	EA	30	$	4.62	$	138.60
710	**PAINTED PAVEMENT MARKINGS**						
11-111	Standard, White, Solid 6"	NM	3	$	2,200.00	$	6,600.00
11-122	Standard, White, Solid 8"	LF	30	$	0.66	$	19.80
11-123	Standard, White, Solid 12"	LF	30	$	3.30	$	99.00
11-124	Standard, White, Solid 18"	LF	100	$	3.41	$	341.00
11-125	Standard, White, Solid 24"	LF	60	$	6.60	$	396.00
11-131	Standard, White Skip 6"	GM	0.22	$	935.00	$	205.70
11-151	Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$	1.10	$	33.00
11-160	Standard, White, Message	EA	15	$	66.00	$	990.00

11-170	Standard, White, Arrows	EA	10	$ 38.50	$ 385.00
11-180	Standard, White, Yield Line	LF	30	$ 11.00	$ 330.00
11-211	Standard, Yellow, Solid 6"	NM	3	$ 2,200.00	$ 6,600.00
11-222	Standard, Yellow, Solid 8"	LF	30	$ 0.66	$ 19.80
11-223	Standard, Yellow, Solid 12"	LF	30	$ 1.10	$ 33.00
11-224	Standard, Yellow, Solid 18"	LF	30	$ 3.41	$ 102.30
11-225	Standard, Yellow, Solid 24"	LF	40	$ 1.87	$ 74.80
11-231	Standard, Yellow, Skip 6"	GM	0.25	$ 935.00	$ 233.75
11-251	Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 1.32	$ 39.60
710	**Durable Pavement Markings**				
11-111	Durable, White, Solid 6"	NM	3	$ 2,750.00	$ 8,250.00
11-122	Durable, White, Solid 8"	LF	30	$ 0.66	$ 19.80
11-123	Durable, White, Solid 12"	LF	100	$ 4.40	$ 440.00
11-124	Durable, White, Solid 18"	LF	30	$ 4.95	$ 148.50
11-125	Durable, White, Solid 24"	LF	250	$ 8.80	$ 2,200.00
11-131	Durable, White Skip 6"	GM	1	$ 1,100.00	$ 1,100.00
11-151	Durable, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 1.10	$ 33.00
11-160	Durable, White, Message	EA	15	$ 88.00	$ 1,320.00
11-170	Durable, White, Arrows	EA	10	$ 55.00	$ 550.00
11-180	Durable, White, Yield Line	LF	20	$ 11.00	$ 220.00
11-211	Durable, Yellow, Solid 6"	NM	2	$ 2,750.00	$ 5,500.00
11-222	Durable, Yellow, Solid 8"	LF	30	$ 0.66	$ 19.80
11-223	Durable, Yellow, Solid 12"	LF	30	$ 3.30	$ 99.00
11-224	Durable, Yellow, Solid 18"	LF	30	$ 4.95	$ 148.50
11-225	Durable, Yellow, Solid 24"	LF	40	$ 6.60	$ 264.00
11-231	Durable, Yellow, Skip 6"	GM	1	$ 1,100.00	$ 1,100.00
11-251	Durable, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$ 1.10	$ 55.00
711	**Thermoplastic Pavement Markings (711)**				
11-111	Thermo, Standard, White, Solid 6"	NM	3	$ 5,665.00	$ 16,995.00
11-122	Thermo, Standard, White, Solid 8"	LF	30	$ 1.65	$ 49.50
11-123	Thermo, Standard, White, Solid 12"	LF	30	$ 4.95	$ 148.50
11-124	Thermo, Standard, White, Solid 18"	LF	100	$ 6.05	$ 605.00
11-125	Thermo, Standard, White, Solid 24"	LF	60	$ 9.90	$ 594.00
11-131	Thermo, Standard, White Skip 6"	GM	0.22	$ 2,200.00	$ 484.00
11-151	Thermo, Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 2.20	$ 66.00
11-160	Thermo, Standard, White, Message	EA	15	$ 220.00	$ 3,300.00
11-170	Thermo, Standard, White, Arrows	EA	10	$ 71.50	$ 715.00
11-180	Thermo, Standard, White, Yield Line	LF	30	$ 8.80	$ 264.00
11-211	Thermo, Standard, Yellow, Solid 6"	NM	3	$ 5,665.00	$ 16,995.00
11-222	Thermo, Standard, Yellow, Solid 8"	LF	30	$ 1.32	$ 39.60
11-223	Thermo, Standard, Yellow, Solid 12"	LF	30	$ 2.53	$ 75.90
11-224	Thermo, Standard, Yellow, Solid 18"	LF	1,200	$ 4.95	$ 5,940.00
11-225	Thermo, Standard, Yellow, Solid 24"	LF	40	$ 5.06	$ 202.40
11-231	Thermo, Standard, Yellow, Skip 6"	GM	0.25	$ 2,200.00	$ 550.00
11-251	Thermo, Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 2.20	$ 66.00
101-1	**MOBILIZATION**				
	Work Order Total $0.00 - $50,000	LS	1	$ 7,000.00	$ 7,000.00
	Work Order Total $50,001 - $100,000	LS	1	$ 8,000.00	$ 8,000.00
	Work Order Total $100,001 - $500,000	LS	1	$ 9,000.00	$ 9,000.00
	Work Order Total Over $500,000	LS	1	$ 9,500.00	$ 9,500.00
102-1	**Maintenance of Traffice (MOT)**				
	Standard Index 600 Series MOT for 2-Lane, 2-Way Closure	Per Day	30	$ 2,000.00	$ 60,000.00
102-99-1	Portable Changeable Message Sign	EA/day	30	$ 75.00	$ 2,250.00
	SECTION TOTAL (BASIS OF AWARD FOR SECTION):				$ 5,962,849.85

PC-009 COLD-IN-PLACE RECYCLING (CIP)

Item No.	Description	Unit	Qtys	Unit Price	Total (Unit Price X Qtys)
	EXCAVATION,EMBANKMENT & ROADWAY				
120-1	Excavation Regular	CY	1,500	$ 45.00	$ 67,500.00
120-2-2	Borrow Excavation (Truck Measure)	CY	2,500	$ 40.00	$ 100,000.00
285	General Use Optional Base Material	CY	500	$ 30.00	$ 15,000.00
PC-001	**Milling from 0 to 1,000 Square Yards**				
PC-001-1	0" - 1"	Sq Yd	1000	$ 12.75	$ 12,750.00
PC-001-2	1.01" - 2"	Sq Yd	1000	$ 12.75	$ 12,750.00
PC-001-3	2.01" - 3"	Sq Yd	1000	$ 14.75	$ 14,750.00
PC-001-4	3.01" -4"	Sq Yd	1000	$ 16.00	$ 16,000.00
PC-001-5	greater than 4"	Sq Yd	1000	$ 20.50	$ 20,500.00

	Milling from 1,001 to 5,000 Square Yards				
PC-001-6	0" - 1"	Sq Yd	5000	$ 6.75	$ 33,750.00
PC-001-7	1.01" - 2"	Sq Yd	5000	$ 6.75	$ 33,750.00
PC-001-8	2.01" - 3"	Sq Yd	5000	$ 7.50	$ 37,500.00
PC-001-9	3.01" -4"	Sq Yd	5000	$ 8.00	$ 40,000.00
PC-001-10	greater than 4"	Sq Yd	5000	$ 8.75	$ 43,750.00
	Milling from 5,001 to 25,000 Square Yards				
PC-001-11	0" - 1"	Sq Yd	15000	$ 3.85	$ 57,750.00
PC-001-12	1.01" - 2"	Sq Yd	15000	$ 4.10	$ 61,500.00
PC-001-13	2.01" - 3"	Sq Yd	15000	$ 4.90	$ 73,500.00
PC-001-14	3.01" -4"	Sq Yd	15000	$ 5.55	$ 83,250.00
PC-001-15	greater than 4"	Sq Yd	15000	$ 7.10	$ 106,500.00
	Milling over 25,000 Square Yards				
PC-001-16	0" - 1"	Sq Yd	35000	$ 3.15	$ 110,250.00
PC-001-17	1.01" - 2"	Sq Yd	35000	$ 3.35	$ 117,250.00
PC-001-18	2.01" - 3"	Sq Yd	35000	$ 3.95	$ 138,250.00
PC-001-19	3.01" -4"	Sq Yd	35000	$ 4.70	$ 164,500.00
PC-001-20	greater than 4"	Sq Yd	35000	$ 6.20	$ 217,000.00
334	**Asphalt Types from 0 to 100 Tons**				
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 9.5)** (PG 67-22)	Ton	100	$ 250.00	$ 25,000.00
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 12.5)** (PG 67-22)	Ton	100	$ 248.00	$ 24,800.00
337-1	Superpave Asphaltic Concrete **(Traffic C, FC-9.5)** (PG 76-22)	Ton	100	$ 322.00	$ 32,200.00
334	**Asphalt Types from 101 to 1,000 Tons**				
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 9.5)** (PG 67-22)	Ton	1000	$ 157.00	$ 157,000.00
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 12.5)** (PG 67-22)	Ton	1000	$ 155.00	$ 155,000.00
337-1	Superpave Asphaltic Concrete **(Traffic C, FC-9.5)** (PG 76-22)	Ton	600	$ 229.00	$ 137,400.00
334	**Asphalt Types over 1,001 Tons**				
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 9.5)** (PG 67-22)	Ton	3000	$ 150.00	$ 450,000.00
334-1	Superpave Asphaltic Concrete **(Traffic C, SP 12.5)** (PG 67-22)	Ton	4000	$ 139.00	$ 556,000.00
337-1	Superpave Asphaltic Concrete **(Traffic C, FC-9.5)** (PG 76-22)	Ton	600	$ 223.00	$ 133,800.00
	Asphaltic Concrete for Handwork	Ton	150	$ 350.00	$ 52,500.00
PC-009	**Cold-in-Place Recycling (CIP)**				
PC-009-1	Excavation for Widening or Unsuitable Material	CY	1200	$ 45.00	$ 54,000.00
PC-009-2	Added RAP	Ton	500	$ 30.00	$ 15,000.00
PC-009-3	Added Aggregate	Ton	500	$ 25.00	$ 12,500.00
	CIP from 0 to 25,000 Square Yards				
PC-009-4	Cold-in-Place Recycling (CIP)Bituminous Paving	Sq Yd	10500	$ 11.00	$ 115,500.00
PC-009-5	Asphalt Emulsion	Gal	21000	$ 2.55	$ 53,550.00
PC-009-6	Portland Cement	Ton	150	$ 195.00	$ 29,250.00
	CIP from 25,001 to 50,000 Square Yards				
PC-009-7	Cold-in-Place Recycling (CIP)Bituminous Paving	Sq Yd	30000	$ 8.50	$ 255,000.00
PC-009-8	Asphalt Emulsion	Gal	56000	$ 2.55	$ 142,800.00
PC-009-9	Portland Cement	Ton	350	$ 195.00	$ 68,250.00
	CIP over 50,000 Square Yards				
PC-009-10	Cold-in-Place Recycling (CIP)Bituminous Paving	Sq Yd	56000	$ 8.00	$ 448,000.00
PC-009-11	Asphalt Emulsion	Gal	110000	$ 2.55	$ 280,500.00
PC-009-12	Portland Cement	Ton	750	$ 195.00	$ 146,250.00
	SHOULDER AND ROADSIDE				
570-1-1	PERFORMANCE TURF - SEED AND MULCH	SY	500	$ 3.50	$ 1,750.00
570-1-2A	PERFORMANCE TURF - SOD (ST. AUGUSTINE)	SY	300	$ 4.50	$ 1,350.00
570-1-2B	PERFORMANCE TURF - SOD (BAHIA)	SY	6000	$ 5.50	$ 33,000.00
PC-013	CONCRETE WORK (SIDEWALKS/DRIVEWAYS, FLUMES & RAMPS)	CY	50	$ 1,078.00	$ 53,900.00
PC-014	REMOAL OF ASPHALT/CONCRETE & SAWCUTTING	CY	50	$ 814.00	$ 40,700.00
577-70	SHOULDER REWORK	SY	6000	$ 1.75	$ 10,500.00
104-13-1	SILT FENCE TYPE III	LF	500	$ 2.50	$ 1,250.00
110-10	MAILBOX (REMOVE AND REPLACE)	EA	50	$ 225.00	$ 11,250.00
PC-012	**REFLECTIVE PAVEMENT MARKERS**				
PC-012-1	REFLECTIVE PAVEMENT MARKERS (REMOVE)	EA	1500	$ 1.10	$ 1,650.00
PC-012-2	FURNISH/INSTALL BI-DIRECTIONAL YELLOW MARKER (A/A)	EA	1500	$ 4.62	$ 6,930.00
PC-012-3	FURNISH/INSTALL BI-DIRECTIONAL WHITE/RED MARKER (C/R)	EA	30	$ 4.62	$ 138.60
PC-012-4	FURNISH/INSTALL MONO-DIRECTIONAL YELLOW MARKER (M/A)	EA	30	$ 4.62	$ 138.60
710	**PAINTED PAVEMENT MARKINGS**				
11-111	Standard, White, Solid 6"	NM	3	$ 2,200.00	$ 6,600.00
11-122	Standard, White, Solid 8"	LF	30	$ 0.66	$ 19.80
11-123	Standard, White, Solid 12"	LF	90	$ 3.30	$ 297.00
11-124	Standard, White, Solid 18"	LF	1,100	$ 3.41	$ 3,751.00
11-125	Standard, White, Solid 24"	LF	60	$ 6.60	$ 396.00
11-131	Standard, White Skip 6"	GM	0.22	$ 935.00	$ 205.70
11-151	Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 1.10	$ 33.00
11-160	Standard, White, Message	EA	15	$ 66.00	$ 990.00
11-170	Standard, White, Arrows	EA	10	$ 38.50	$ 385.00
11-180	Standard, White, Yield Line	LF	30	$ 11.00	$ 330.00

11-211	Standard, Yellow, Solid 6"	NM	3	$	2,200.00	$	6,600.00
11-222	Standard, Yellow, Solid 8"	LF	30	$	0.66	$	19.80
11-223	Standard, Yellow, Solid 12"	LF	30	$	1.10	$	33.00
11-224	Standard, Yellow, Solid 18"	LF	1,200	$	3.41	$	4,092.00
11-225	Standard, Yellow, Solid 24"	LF	40	$	1.87	$	74.80
11-231	Standard, Yellow, Skip 6"	GM	0.25	$	935.00	$	233.75
11-251	Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	30	$	1.32	$	39.60
710	**Durable Pavement Markings**						
11-111	Durable, White, Solid 6"	NM	3	$	2,750.00	$	8,250.00
11-122	Durable, White, Solid 8"	LF	30	$	0.66	$	19.80
11-123	Durable, White, Solid 12"	LF	100	$	4.40	$	440.00
11-124	Durable, White, Solid 18"	LF	30	$	4.95	$	148.50
11-125	Durable, White, Solid 24"	LF	250	$	8.80	$	2,200.00
11-131	Durable, White Skip 6"	GM	1	$	1,100.00	$	1,100.00
11-151	Durable, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$	1.10	$	33.00
11-160	Durable, White, Message	EA	15	$	88.00	$	1,320.00
11-170	Durable, White, Arrows	EA	10	$	55.00	$	550.00
11-180	Durable, White, Yield Line	LF	20	$	11.00	$	220.00
11-211	Durable, Yellow, Solid 6"	NM	2	$	2,750.00	$	5,500.00
11-222	Durable, Yellow, Solid 8"	LF	30	$	0.66	$	19.80
11-223	Durable, Yellow, Solid 12"	LF	30	$	3.30	$	99.00
11-224	Durable, Yellow, Solid 18"	LF	30	$	4.95	$	148.50
11-225	Durable, Yellow, Solid 24"	LF	40	$	6.60	$	264.00
11-231	Durable, Yellow, Skip 6"	GM	1	$	1,100.00	$	1,100.00
11-251	Durable, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$	1.10	$	55.00
711	**Thermoplastic Pavement Markings (711)**						
11-111	Thermo, Standard, White, Solid 6"	NM	3	$	5,665.00	$	16,995.00
11-122	Thermo, Standard, White, Solid 8"	LF	30	$	1.65	$	49.50
11-123	Thermo, Standard, White, Solid 12"	LF	90	$	4.95	$	445.50
11-124	Thermo, Standard, White, Solid 18"	LF	100	$	6.05	$	605.00
11-125	Thermo, Standard, White, Solid 24"	LF	60	$	9.90	$	594.00
11-131	Thermo, Standard, White Skip 6"	GM	0.22	$	2,200.00	$	484.00
11-151	Thermo, Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$	2.20	$	66.00
11-160	Thermo, Standard, White, Message	EA	15	$	220.00	$	3,300.00
11-170	Thermo, Standard, White, Arrows	EA	10	$	71.50	$	715.00
11-180	Thermo, Standard, White, Yield Line	LF	30	$	8.80	$	264.00
11-211	Thermo, Standard, Yellow, Solid 6"	NM	3	$	5,665.00	$	16,995.00
11-222	Thermo, Standard, Yellow, Solid 8"	LF	30	$	1.32	$	39.60
11-223	Thermo, Standard, Yellow, Solid 12"	LF	30	$	2.53	$	75.90
11-224	Thermo, Standard, Yellow, Solid 18"	LF	1,200	$	4.95	$	5,940.00
11-225	Thermo, Standard, Yellow, Solid 24"	LF	40	$	5.06	$	202.40
11-231	Thermo, Standard, Yellow, Skip 6"	GM	0.25	$	2,200.00	$	550.00
11-251	Thermo, Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	30	$	2.20	$	66.00
101-1	**MOBILIZATION**						
	Work Order Total $0.00 - $50,000	LS	1	$	7,500.00	$	7,500.00
	Work Order Total $50,001 - $100,000	LS	1	$	8,500.00	$	8,500.00
	Work Order Total $100,001 - $500,000	LS	1	$	9,500.00	$	9,500.00
	Work Order Total Over $500,000	LS	1	$	10,000.00	$	10,000.00
102-1	**Maintenance of Traffice (MOT)**						
	Standard Index 600 Series MOT for 2-Lane, 2-Way Closure	Per Day	30	$	2,000.00	$	60,000.00
102-99-1	Portable Changeable Message Sign	EA/day	30	$	75.00	$	2,250.00
	SECTION TOTAL (BASIS OF AWARD FOR SECTION):					$	5,253,844.55

PC-010 CAPE SEAL

Item No.	Description	Unit	Qtys	Unit Price		Total (Unit Price X Qtys)	
PC-001-1	**CHIP SEAL (SINGLE APPLICATION)**						
	0 - 25,000	SY	15000	$	4.15	$	62,250.00
	25,001 - 50,000	SY	30000	$	2.84	$	85,200.00
	50,001 AND OVER	SY	60000	$	2.70	$	162,000.00
PC-001-2	**CHIP SEAL (DOUBLE APPLICATION)**						
	0 - 25,000	SY	15000	$	5.95	$	89,250.00
	25,001 - 50,000	SY	36000	$	5.13	$	184,680.00
	50,001 AND OVER	SY	60000	$	4.75	$	285,000.00
PC-002-2	**DOUBLE MICRO**						
	0 - 25,000	SY	15000	$	5.96	$	89,400.00
	25,001 - 50,000	SY	30000	$	4.99	$	149,700.00
	50,001 AND OVER	SY	60000	$	4.70	$	282,000.00
PC-002-3	RUT FILL	TON	500	$	185.00	$	92,500.00
902-2-4	Silica Sand	SY	60000	$	0.15	$	9,000.00

PC-003	**CRACK FILLING/SEALING**				
PC-003-1	0 - 500	GAL	450	$ 35.00	$ 15,750.00
PC-003-2	501 - 1,000	GAL	850	$ 33.00	$ 28,050.00
PC-003-3	1,001 - 5,000	GAL	2150	$ 30.00	$ 64,500.00
PC-003-4	5,001 AND OVER	GAL	3500	$ 27.00	$ 94,500.00
PC-011	**STRIPING AND PAVEMENT MARKING REMOVAL**				
PC-011-1	REMOVAL BY WATER BLASTING	SF	35000	$ 2.20	$ 77,000.00
PC-011-2	REMOVAL BY GRINDING	SF	35000	$ 1.65	$ 57,750.00
PC-012	**REFLECTIVE PAVEMENT MARKERS**				
PC-012-1	REFLECTIVE PAVEMENT MARKERS (REMOVE)	EA	3500	$ 1.10	$ 3,850.00
PC-012-2	FURNISH/INSTALL BI-DIRECTIONAL YELLOW MARKER (A/A)	EA	3500	$ 4.62	$ 16,170.00
PC-012-3	FURNISH/INSTALL BI-DIRECTIONAL WHITE/RED MARKER (C/R)	EA	50	$ 4.62	$ 231.00
PC-012-4	FURNISH/INSTALL MONO-DIRECTIONAL YELLOW MARKER (M/A)	EA	50	$ 4.62	$ 231.00
710	**PAINTED PAVEMENT MARKINGS**				
11-111	Standard, White, Solid 6"	NM	8	$ 2,200.00	$ 17,600.00
11-122	Standard, White, Solid 8"	LF	30	$ 0.66	$ 19.80
11-123	Standard, White, Solid 12"	LF	400	$ 3.30	$ 1,320.00
11-124	Standard, White, Solid 18"	LF	30	$ 3.41	$ 102.30
11-125	Standard, White, Solid 24"	LF	300	$ 6.60	$ 1,980.00
11-131	Standard, White Skip 6"	GM	1	$ 935.00	$ 935.00
11-151	Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 1.10	$ 33.00
11-160	Standard, White, Message	EA	15	$ 66.00	$ 990.00
11-170	Standard, White, Arrows	EA	10	$ 38.50	$ 385.00
11-180	Standard, White, Yield Line	LF	20	$ 11.00	$ 220.00
11-211	Standard, Yellow, Solid 6"	NM	50	$ 2,200.00	$ 110,000.00
11-222	Standard, Yellow, Solid 8"	LF	30	$ 0.66	$ 19.80
11-223	Standard, Yellow, Solid 12"	LF	30	$ 1.10	$ 33.00
11-224	Standard, Yellow, Solid 18"	LF	30	$ 3.41	$ 102.30
11-225	Standard, Yellow, Solid 24"	LF	40	$ 1.87	$ 74.80
11-231	Standard, Yellow, Skip 6"	GM	3	$ 935.00	$ 2,805.00
11-251	Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$ 1.32	$ 66.00
710	**Durable Pavement Markings**				
11-111	Durable, White, Solid 6"	NM	3	$ 2,750.00	$ 8,250.00
11-122	Durable, White, Solid 8"	LF	30	$ 0.66	$ 19.80
11-123	Durable, White, Solid 12"	LF	100	$ 4.40	$ 440.00
11-124	Durable, White, Solid 18"	LF	30	$ 4.95	$ 148.50
11-125	Durable, White, Solid 24"	LF	250	$ 8.80	$ 2,200.00
11-131	Durable, White Skip 6"	GM	1	$ 1,100.00	$ 1,100.00
11-151	Durable, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 1.10	$ 33.00
11-160	Durable, White, Message	EA	15	$ 88.00	$ 1,320.00
11-170	Durable, White, Arrows	EA	10	$ 55.00	$ 550.00
11-180	Durable, White, Yield Line	LF	20	$ 11.00	$ 220.00
11-211	Durable, Yellow, Solid 6"	NM	2	$ 2,750.00	$ 5,500.00
11-222	Durable, Yellow, Solid 8"	LF	30	$ 0.66	$ 19.80
11-223	Durable, Yellow, Solid 12"	LF	30	$ 3.30	$ 99.00
11-224	Durable, Yellow, Solid 18"	LF	30	$ 4.95	$ 148.50
11-225	Durable, Yellow, Solid 24"	LF	40	$ 6.60	$ 264.00
11-231	Durable, Yellow, Skip 6"	GM	1	$ 1,100.00	$ 1,100.00
11-251	Durable, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$ 1.10	$ 55.00
711	**Thermoplastic Pavement Markings (711)**				
11-111	Thermo, Standard, White, Solid 6"	NM	3	$ 5,665.00	$ 16,995.00
11-122	Thermo, Standard, White, Solid 8"	LF	30	$ 1.65	$ 49.50
11-123	Thermo, Standard, White, Solid 12"	LF	400	$ 4.95	$ 1,980.00
11-124	Thermo, Standard, White, Solid 18"	LF	30	$ 6.05	$ 181.50
11-125	Thermo, Standard, White, Solid 24"	LF	400	$ 9.90	$ 3,960.00
11-131	Thermo, Standard, White Skip 6"	GM	1	$ 2,200.00	$ 2,200.00
11-151	Thermo, Standard, White, Dotted/Guideline 6-10 Gap, 6"	LF	30	$ 2.20	$ 66.00
11-160	Thermo, Standard, White, Message	EA	15	$ 220.00	$ 3,300.00
11-170	Thermo, Standard, White, Arrows	EA	10	$ 71.50	$ 715.00
11-180	Thermo, Standard, White, Yield Line	LF	20	$ 8.80	$ 176.00
11-211	Thermo, Standard, Yellow, Solid 6"	NM	1	$ 5,665.00	$ 5,665.00
11-222	Thermo, Standard, Yellow, Solid 8"	LF	30	$ 1.32	$ 39.60
11-223	Thermo, Standard, Yellow, Solid 12"	LF	30	$ 2.53	$ 75.90
11-224	Thermo, Standard, Yellow, Solid 18"	LF	30	$ 4.95	$ 148.50
11-225	Thermo, Standard, Yellow, Solid 24"	LF	40	$ 5.06	$ 202.40
11-231	Thermo, Standard, Yellow, Skip 6"	GM	3	$ 2,200.00	$ 6,600.00
11-251	Thermo, Standard, Yellow, Dotted/Guideline 6-10 Gap, 6"	LF	50	$ 2.20	$ 110.00

	SHOULDER AND ROADSIDE				
570-1-1	PERFORMANCE TURF - SEED AND MULCH	SY	300	$ 3.50	**$ 1,050.00**
570-1-2A	PERFORMANCE TURF - SOD (ST. AUGUSTINE)	SY	300	$ 4.50	**$ 1,350.00**
570-1-2B	PERFORMANCE TURF - SOD (BAHIA)	SY	7040	$ 5.50	**$ 38,720.00**
PC-013	CONCRETE WORK (SIDEWALKS/DRIVEWAYS, FLUMES & RAMPS)	CY	50	$ 1,078.00	**$ 53,900.00**
PC-014	REMOAL OF ASPHALT/CONCRETE & SAWCUTTING	CY	50	$ 814.00	**$ 40,700.00**
577-70	SHOULDER REWORK	SY	7040	$ 1.75	**$ 12,320.00**
104-13-1	SILT FENCE TYPE III	LF	1000	$ 2.50	**$ 2,500.00**
110-10	MAILBOX (REMOVE AND REPLACE)	EA	20	$ 225.00	**$ 4,500.00**
101-1	**MOBILIZATION**				
	Work Order Total $0.00 - $50,000	LS	1	$ 4,500.00	**$ 4,500.00**
	Work Order Total $50,001 - $100,000	LS	1	$ 5,500.00	**$ 5,500.00**
	Work Order Total $100,001 - $500,000	LS	1	$ 6,500.00	**$ 6,500.00**
	Work Order Total Over $500,000	LS	1	$ 8,500.00	**$ 8,500.00**
102-1	**Maintenance of Traffice (MOT)**				
	Standard Index 600 Series MOT for 2-Lane, 2-Way Closure	Per Day	30	$ 2,000.00	**$ 60,000.00**
102-99-1	Portable Changeable Message Sign	EA/day	30	$ 75.00	**$ 2,250.00**
	SECTION TOTAL (BASIS OF AWARD FOR SECTION):				**$ 2,067,652.40**

COMPANY NAME Asphalt Paving Systems, Inc.

THE HARTFORD

March 28, 2022

Polk County Board of County Commissioners
333 W. Church St.
Bartow, FL 33831

RE: Asphalt Paving Systems, Inc. – Pavement Preservation & Recycling Treatments

To Whom It May Concern:

Please accept this letter as confirmation that the Hartford Fire Insurance Company presently provides a surety bond program for Asphalt Paving Systems, Inc. and affiliates. This program will respond to individual projects upwards of $20,000,000 within an aggregate uncompleted backlog of $60,000,000. This program presumes the work to be of a scope and size consistent with their previous experience and we reserve the right to practice normal underwriting of each bond at the time it is requested.

We consider Asphalt Paving Systems, Inc. to be intelligently managed, well financed and possessing both experienced field force supervision, as well as a significant equipment fleet necessary to prosecute their work.

Hartford Fire is rated "A+" by AM Best and is listed on the U.S. Department of Treasury with an underwriting limitation of $1,124,726,000.

Very truly yours,

Steven G. Raffuel
Attorney-in-Fact
Hartford Fire Insurance Company
(P) 609-924-2426
(F) 609-498-7565

POWER OF ATTORNEY

Direct Inquiries/Claims to:
THE HARTFORD
BOND, T-11
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: **888-266-3488** *or fax:* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: THE RAFFUEL SURETY GROUP
Agency Code: 13-653536

- [X] **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [X] **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [X] **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- [ ] **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :

Cecelia D. Brown, Steven G. Raffuel of PRINCETON, New Jersey

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of March 28, 2022.

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

POLK COUNTY LOCAL BUSINESS TAX APPLICATION FORM

ACCOUNT NO. 190627 **CLASS:** A **PAYMENT DUE BY:** 09/30/2021

OWNER NAME	LOCATION
ROBERT CAPOFERRI	POLK COUNTY POLK COUNTY

BUSINESS NAME AND MAILING ADDRESS	CODE	ACTIVITY TYPE
ASPHALT PAVING SYSTEMS INC ASPHALT PAVING SYSTEMS INC 9021 WIRE RD ZEPHYRHILLS, FL 33540	230000	LTD NON-LICENSED CONSTRUCTION ONLY

SIGN HERE

SIGNATURE INDICATES APPLICANT READ AND UNDERSTANDS THE APPLICATION AFFIDAVIT ON THE BACK OF THE FORM AND AFFIRMS THE INFORMATION PROVIDED IS TRUE AND CORRECT.	**AMOUNT DUE: 31.50**

PAID - 50861 08/11/2021 OPY OLP 31.50 ASPHALT PAVING SYSTEMS INC

For Your Information: What You Need To Know About Tangible Personal Property

Every individual or firm doing business and located in Polk County is also subject to the tangible personal property requirement.

An initial tangible personal property tax return is required to be filed with the Polk County Property Appraiser`s Office by April 1st of the year after the business opens. The initial return is required if the business owns or leases any personal property, without regard to the value of that personal property. In subsequent years, however, no return is required unless the combined value of all business equipment is more than 25,000 dollars.

To file an initial tangible personal property tax return or for additional information, visit Polk County Property Appraiser`s Office website, polkpa.org.

POLK COUNTY LOCAL BUSINESS TAX RECEIPT

ACCOUNT NO. 190627 **CLASS:** A **EXPIRES:** **09/30/2022**

OWNER NAME	LOCATION
ROBERT CAPOFERRI	POLK COUNTY POLK COUNTY

BUSINESS NAME AND MAILING ADDRESS	CODE	ACTIVITY TYPE
ASPHALT PAVING SYSTEMS INC ASPHALT PAVING SYSTEMS INC 9021 WIRE RD ZEPHYRHILLS, FL 33540	230000	LTD NON-LICENSED CONSTRUCTION ONLY

OFFICE OF JOE G. TEDDER, CFC * TAX COLLECTOR	THIS POLK COUNTY LOCAL BUSINESS TAX RECEIPT MUST BE CONSPICUOUSLY DISPLAYED AT THE BUSINESS LOCATION

PAID - 50861 08/11/2021 OPY OLP 31.50 ASPHALT PAVING SYSTEMS INC

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
McKee Risk Management, Inc.
610 Freedom Business Center Drive, Suite 300
King of Prussia, PA 19406-1329

CONTACT NAME: Joseph J. Meola, CIC, CRM
PHONE (A/C, No, Ext): 609 561-4161 FAX (A/C, No): 609 567-2824
E-MAIL ADDRESS: cmoresco@mckeerisk.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Starr Indemnity & Liability Company	38318
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Asphalt Paving Systems Inc.
500 N. Egg Harbor Road
P O Box 530
Hammonton, NJ 08037

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	X		1000025864221	04/01/2022	04/01/2023	EACH OCCURRENCE	$2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$100,000
							MED EXP (Any one person)	$5,000
							PERSONAL & ADV INJURY	$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$4,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$4,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			1000008480221	04/01/2022	04/01/2023	COMBINED SINGLE LIMIT (Ea accident)	$2,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB / OCCUR			1000586980221	04/01/2022	04/01/2023	EACH OCCURRENCE	$10,000,000
	X EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$10,000,000
	DED / RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			1000004574	04/01/2022	04/01/2023	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SAMPLE

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Contractor Pre-Qualification (CPQ)

Prequalified Contractors Listing

7/21/2021 8:08:58 AM EST

Return to Inquiry Menu

Contractor with Name ASPHALT PAVING SYSTEMS, INC.
1-1 of 1 contractors

Printer Friendly Version

VENDOR NAME	HOME OFFICE ADDRESS	BIDDING OFFICE ADDRESS
ASPHALT PAVING SYSTEMS, INC. F223787755010 EXPIRES: 6/30/2022	PO BOX 530 HAMMONTON, NJ 08037-0530 (609)561-4161	9021 WIRE ROAD ZEPHYRHILLS, FL 33540 (813)788-0010

WORK CLASSES

DRAINAGE
GRADING
* JOINT AND CRACK SEALING
FLEXIBLE PAVING
HOT PLANT-MIXED BITUM. COURSES

Form **W-9**
(Rev. November 2017)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Asphalt Paving Systems, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
P.O Box 530

Requester's name and address (optional)

6 City, state, and ZIP code
Hammonton, NJ 08037

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number
2 2 – 3 7 8 7 7 5 5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Date ▶ 2.23.2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

ST. LUCIE COUNTY FLORIDA

ST. LUCIE WORKS

Board of County Commissioners

Chris Dzadovsky
DISTRICT 1

Sean Mitchell
DISTRICT 2
Chair

Linda Bartz
DISTRICT 3

Frannie Hutchinson
DISTRICT 4
Vice-Chair

Cathy Townsend
DISTRICT 5

Administration

Howard N. Tipton
COUNTY ADMINISTRATOR

Dan McIntyre
COUNTY ATTORNEY

April 8, 2022

To whom it may concern,

Asphalt Paving Systems, Inc. has safely and successfully completed multiple road resurfacing projects within Saint Lucie County. During these projects Asphalt Paving Systems, Inc. was responsible for Maintenance of Traffic operations at each project location and followed FDOT Standard Specifications unless special circumstances dictated otherwise.

Our experience with Asphalt Paving Systems, Inc. and the company's attention to safety has resulted in projects completed on time, safely and without incident.

Respectfully,

Christopher Lestrange
Road & Bridge Division Director

Public Works | Road & Bridge Division
2300 Virginia Avenue | Fort Pierce, FL 34982 (772) 462-2511 (772) 462-1428 (772) 462-2363 www.stlucieco.gov
lestrangec@stlucieco.org

The City of Daytona Beach
P.O. BOX 2451
Daytona Beach, FL 32114

~~~ The Benefits Are Endless ~~~

April 11, 2022

To Whom it may concern:

Asphalt Paving Systems Inc. has completed multiple projects for the City of Daytona Beach. APS has successfully completed these projects following design standards for concrete curb, sidewalk, reconstruction and paving of various roads. APS is responsible for Maintenance of Traffic and Safety. Our experience with APS and their attention to detail and safety has resulted in projects completed on time and without incident.

Respectfully,

Bruce Black
Streets Manager
City of Daytona Beach

PASCO COUNTY FLORIDA

April 8, 2022

TO: To Whom It May Concern

RE: **BID NO. IFB-DL-15-252 and**
BID NO. IFB-DL-16-138

In accordance with the above referenced contract agreements referenced, Asphalt Paving Systems, Inc. has successfully completed multiple projects employing various methodologies, such as; Mill and Resurface, Full Depth Reclamation (FDR) as part of the PVAS Program and Program Maintenance.

At all our projects, the contractor is required to and responsible for Maintenance of Traffic Operations (MOT) in accordance with all applicable FDOT Standard Specifications, unless special circumstances dictated otherwise.

If further information is required, please feel free to contact us.

Sincerely

Efrain Figueroa
Senior Project Manager
Road & Bridge Division PVAS Program
Public Works Department
Pasco County BCC Public Infrastructure
727-834-3611
727-834-3620

Full Depth Reclamation References

Asphalt Paving Systems, Inc.

Project Name	City of Palm Bay Eldron Unit 41/
Owner	City of Palm Bay (VA Paving Was Prime Contractor)
Contact	Frank Watanabe Email:frank.watanabe@palmbayflorida.org
Address	120 Malabar Road SE
	Palm Bay, FL 32907
Telephone Number	321-952-3400
Project Description	FDR (Cement & Emulsion)
Date & Amount	10/1/2019 $1,071,501.05

Project Name	C12-05-167; Chip Seal and Asphalt Surfacing (Term)
Owner	St Lucie County
Contact	Christopher Lestrange
Address	2300 Virginia Avenue
	Ft. Pierce, FL 34982
Telephone Number	772-462-2511
Email:	lestrangec@stlucieco.org
Project Description	FDR (Cement & Emulsion)
Date	7/5/16 - 12/31/2019

Project Name	CR-278 (Peacock Rd) Anderson Columbia was prime contractor
Owner	Jackson County
Address	2864 Madison Street
	Marianna, FL 32448
Telephone Number	850-482-9677 (Jackson County)
Contact	Kevin Buchanan (Anderson Columbia)
Email:	Kkevinb@andersoncolumbia.com
Project Description	FDR (Cement & Emulsion)
Date & Amount	Jan. 2020 $350,000

Project Name	Full Depth Reclamation Project
Owner	City of Dunedin
Contact	
Address	737 Louden Avenue, 2nd Floor
	Dunedin, FL 34697
Telephone Number	727-298-3208
Project Description	FDR (Cement & Emulsion)
Date	Sep. 2019

Project Name	Piggyback-Pavement Alternative Methods (term contract)
Owner	Brevard County
Contact	Bruce Black
Address	2825 Judge Fran Jamieson Way
	Melbourne, FL 32940
Telephone Number	321-690-6815
Email:	bruce.black@brevardfl.gov
Project Description	FDR (Cement & Emulsion)
Date & Amount	2019-2020 $2,000,000

Project Name	State Road 37 Polk County FDR Project #434957-1-52-01
Owner	Florida Department of Transportation
Contact	Mark L. Peronto, P.E.
Address	2730 SR 60 West
	Bartow FL 33831-1249
Telephone Number	O: 863-519-4211 C: 863-370-2617
Project Description	Full Depth Reclamation (Cement & Emulsion)
Date & Amount	March 2018 - $1,169,355.75

Project Name	Annual Asphalt Pavement Rehabilitation (Term Contract)
Owner	Pasco County
Contact	Efrain Figueroa
Address	8919 Government Drive
	New Port Richey, FL 34654
Telephone Number	727-834-3601
Email:	efigueroa@pascocountyfl.net
Project Description	FDR (Cement & Emulsion)
Date & Amount	May 2020 - Current $20,000,000.00

Paving References

Asphalt Paving Systems, Inc.

Project Name	Annual Asphalt Pavement Rehabilitation (Term Contract)
Owner	Pasco County
Contact	Michael Silvery
Address	4454 Grand Blvd.
	New Port Richey, FL 34654
Telephone Number	727-834-3601
Email:	msilvey@pascocountyfl.net
Project Description	Little Road; Milling and Paving
Date & Amount	January 2021 $ 2,012,572.09

Project Name	Gulfport Resurfacing
Owner	City of Gulfport
Contact	Kendrix Anderson
Address	2401 53rd Street South
	Gulfoort, FL 33707
Telephone Number	727-893-1083
Email:	Kanderson@mygulfport.us
Project Description	Milling and Paving
Date & Amount	January 2021 $ 371,000.00

Project Name	Street Rehabilitation
Owner	City of St. Pete Beach
Contact	Brett Warner
Address	155 Corey Avenue
	St. Pete Beach, FL 33706
Telephone Number	727-363-9254
Email:	N/A
Project Description	Milling and Paving
Date & Amount	January 2021 $ 905,428.30

Project Name	Bid No. 20-062; Roadway Surfacing, Recontruction and Preservation
Owner	St Lucie County
Contact	Christopher Lestrange
Address	2300 Virginia Avenue
	Ft. Pierce, FL 34982
Telephone Number	772-462-2511
Email:	lestrangec@stlucieco.org
Project Description	FDR, Chip Seal, and Mill & Paving
Date & Amount	January 2021 $ 1,522,454.01

Project Name	Annual Resurfacing FY 18-19
Owner	City of Zephyrhills
Contact	Shane LeBlanc
Address	5335 8th Street
	Zephyrhills, FL 33542
Telephone Number	813-780-0022
Email	sleblanc@ci.zephyrhills.fl.us
Project Description	Mill, Paving, Micro and Chip Seal
Date & Amount	1/1/2019 $391,557.40

Micro Surfacing & Crack Seal References

2.

Project Name	Annual Micro Surfacing
Owner	Osceola County
Contact	Shane King
Address	1 Courthouse Square
	Kissimmee, FL 34741
Telephone Number	407-742-7522
Project Description	CHIP / FOG/MICRO/CAPE SEAL
Date	2021-2022 $1,235,468.25
Email	Shane.King@Osceola.org

3.

Project Name	Annual Resurfacing FY 18-19
Owner	City of Zephyrhills
Contact	Shane LeBlanc
Address	5335 8th Street
	Zephyrhills, FL 33542
Telephone Number	813-780-0022
Project Description	MICRO / SP 9.5 / CHIP/CAPE SEAL
Date	Dec 2021 $481,581.25
Email	sleblanc@ci.zephyrhills.fl.us

5.

Project Name	2017 Roadway Resurfacing and Striping
Owner	City of Seminole
Contact	Jeremy Hockenbury
Address	9199 113th Street N
	Seminole, FL 33772
Telephone Number	727-397-6383
Project Description	MICRO / CRACK SEAL / SP 9.5
Date & Amount	7/1/17 - $155,000
Email	jhockenbury@myseminole.com

6.

Project Name	Annual Microsurfacing Project
Owner	City of Ft. Lauderdale
Contact	Barbara Howell
Address	100 N. Andrews Avenue
	Fort Lauderdale
Telephone Number	954-828-4505
Project Description	MICRO / CRACK SEAL
Date	2019 $475,307.00
Email	bhowell@fortlauderdale.gov

7.

Project Name	Annual Pavement Preservation Treatments
Owner	City of Lakeland
Contact	Troy McCain
Address	407 Fairway Drive
	Lakeland, FL 33801
Telephone Number	863-834-3306
Project Description	MICRO / CRACK SEAL/CAPE SEAL
Date & Amount	2021 $491,928.00
Email	troy.mccain@lakelandgov.net

8.

Project Name	Pavement Alternative Methods (term contract)
Owner	Polk County
Contact	Katia Delgado
Address	300 Sheffield Road
	Winter Haven, FL 33880
Telephone Number	863-393-4114
Project Description	CIR / SP 9.5 / MICRO / CHIP / FDR / CRACK SEAL/CAPE SEAL
Date & Amount	5/30/17 -2019 $3,000,000
Email	KatiaDelgado@polk-county.net

9.

Project Name	RFB RD 95-15 Pavement Preservation
Owner	Okaloosa County
Contact	Bryan Moore
Address	302 N. Wilson Street, Suite 203
	Crestview, FL 32526
Telephone Number	850-689-5772
Project Description	CHIP / MICRO / CRACK SEAL
Date	Apr-19
Email	bmoore@co.okaloosa.fl.us

10.

Project Name	Yearly Road Building Services
Owner	Manatee County
Contact	Brian Martineau
Address	1026 26th Avenue E
	Bradenton, FL 34208
Telephone Number	941-720-1085
Project Description	Micro-surfacing/ Chip Seal
Date & Amount	3/1/16 -2019 $850,000.00
Email	brian.martineau@mymanatee.org

11	Project Name	Asphalt Pavement Preservation
	Owner	City of Jacksonville
	Contact	Janet Duffy
	Address	6455 Powers Ave
		Jacksonville, FL 32217
	Telephone Number	904-733-1478
	Project Description	Micro-surfacing
	Date	FY 2021 $2,000,000.00
	Email	jduffy@eismanrusso.com

12	Project Name	Pavement Preservation
	Owner	City of Tallahassee
	Contact	Art Sivilla
	Address	300 S. Adams St
		Tallahassee, FL 32301
	Telephone Number	850-570-7758
	Project Description	Micro-surfacing / Chip Seal / Cape Seal
	Date & Amount	10/22/2019 $502,604.34
	Email	arturo.sivilla@talgov.com

13	Project Name	Michigan Blvd. Reclamation Project
	Owner	City of Dunedin
	Contact	
	Address	737 Louden Avenue, 2nd Floor
		Dunedin, FL 34697
	Telephone Number	727-298-3208
	Project Description	FDR / SP 9.5/Micro
	Date & Amount	2018

14	Project Name	RFQ 17619, 2: Neighborhood Resurfacing and Pavement Treatment
	Owner	Hillsborough County BOCC
	Contact	
	Address	601 E. Kennedy Blvd, 22nd Floor
		Tampa, FL 33602
	Telephone Number	813-307-1868
	Project Description	MICRO/CHIP SEAL/CAPE SEAL
	Date & Amount	2019

Chip References

Project Name	C12-05-167; Chip Seal and Asphalt Surfacing
Owner	St Lucie County
Contact	Christopher Lestrange
Address	2300 Virginia Avenue
	Ft. Pierce, FL 34982
Telephone Number	772-462-2511
Project Description	Chip Seal-Silver Lake Park
Date & Amount	2/3/2021 $141,640.95

Project Name	Pavement Alternative Methods (term contract)
Owner	Polk County
Contact	Katia Delgado
Address	300 Sheffield Road
	Winter Haven, FL 33880
Telephone Number	863-393-4114
Project Description	CIR / SP 9.5 / MICRO / CHIP / FDR
Date & Amount	5/30/17 - 2018 $3,000,000

Project Name	Annual Resurfacing
Owner	City of Zephyrhills
Contact	Shane LeBlanc
Address	5335 8th Street
	Zephyrhills, FL 33542
Telephone Number	813-780-0022
Project Description	CHIP Seal
Date & Amount	12/9/21 - $135,838.00

Project Name	Pavement Preservation
Owner	Osceola County
Contact	Shane King
Address	1 Courthouse Square
	Kissimmee, FL 34741
Telephone Number	407-742-7522
Project Description	Chip Seal
Date & Amount	3/10/2022 $66,978.26
Email	Shane.King@Osceola.org

Project Name	2016 Street Resurfacing Project
Owner	City of Davenport
Contact	Darryl Koon
Address	1 South Allapaha Avenue
	Davenport, FL 33836
Telephone Number	863-419-3300
Project Description	CHIP
Date & Amount	10/30/16 - $250,022.90
Email	

Project Name	Chip Seal Bid No. 15-601
Owner	Nassau County
Contact	David Hern
Address	37356 Pea Farm Road
	Hilliard, FL 32046
Telephone Number	904-530-6175
Project Description	CHIP / FOG
Date & Amount	8/10/2017 - $120,000.00
Email	Dhern@nassaucountyfl.com

Project Name	RFB RD 95-15 Pavement Preservation
Owner	Okaloosa County
Contact	Bryan Moore
Address	302 N. Wilson Street, Suite 203
	Crestview, FL 32526
Telephone Number	850-689-5772
Project Description	CHIP
Date & Amount	11/16/2020 $367,526.50
Email	bmoore@co.okaloosa.fl.us

Project Name	Piggyback-Pavement Alternative Methods (term contract)
Owner	Brevard County
Contact	Bruce Black
Address	2825 Judge Fran Jamieson Way
	Melbourne, FL 32940
Telephone Number	321-690-6815
Project Description	Chip
Date & Amount	2019

Cold-in-Place Recycling References

Project Name	Cold In Place Bituminous Base Recycling with Apshalt Resurfacing
Owner	Orange County
Contact	Eddy Quinn
Address	4200 S John Young Pkwy
	Orlando, FL 32839
Telephone Number	407-836-7960
Project Description	CIR
Date & Amount	5/30/17 -2019 $3,391,350.00
	Edward.Quinn@ocfl.net

Project Name	Lorraine Road Cold Recycle
Owner	Manatee County
Contact	Brian Martineau
Address	1026 26th Avenue E
	Bradenton, FL 34208
Telephone Number	941-720-1085
Project Description	CIR Clay Gully Rd
Date & Amount	2019

Project Name	2015-2016 Annual Asphalt Pavement Rehabilitation
Owner	Pasco County
Contact	Efrain Figueroa
Address	8919 Government Drive
	New Port Richey, FL 34654
Telephone Number	727-834-3601
Project Description	FDR / CIR / MICRO / CRACK SEAL
Date & Amount	9/30/17 -2019 $5,000,000

Project Name	
Owner	Seminole County
Contact	Calvin Landers
Address	100 E. 1st Street
	Sanford, FL 32771
Telephone Number	407-665-2332
Project Description	CIR Lake Markham Rd
Date & Amount	4/1/2018 $601,660.00
	clanders02@seminolecountyfl.gov

Project Name	Lakewood Ranch Blvd CIR / AJAX
Owner	Manatee County

Contact	Brian Martineau
Address	1026 26th Avenue E
	Bradenton, FL 34208
Telephone Number	941-720-1085
Project Description	CIR Lakewood Ranch Blvd
Date & Amount	3/14/2019 $728,042.00

Florida's Crossroads of Opportunity

Board of County Commissioners

330 West Church Street
PO Box 9005 • Drawer AS05
Bartow, Florida 33831-9005

POLK COUNTY

PHONE: 863-534-6757
FAX: 863-534-6789
www.polk-county.net

PROCUREMENT DIVISION

June 13, 2022

VIA EMAIL ONLY: ***FLESTIMATING@ASPHALTPAVINGSYSTEMS.COM***

Mr. Robert Capoferri
Asphalt Paving Systems, Inc.
9021 Wire Road
Zephyrhills, FL 33540

Subject: Bid #22-245, Pavement Preservation & Recycling Treatments

Dear Mr. Capoferri:

You are now authorized to begin work, effective June 13, 2022, through April 30, 2023. This contract will automatically renew for two (2), one (1) years terms unless terminated. Please contact Austin Potts, Roads and Drainage Division, at (863) 535-2221 for further instructions.

If your insurance expires during the contract period, a renewal certificate must be submitted. If your insurance for this contract lapses while the work is in progress stop work immediately. Further work on the project is prohibited until an insurance certificate is submitted and written authorization is received from the County.

Sincerely,

Ken Brush

Ken Brush
Procurement Contracts Manager

/kb

Jay Jarvis, Roads and Drainage Division
Austin Potts, Roads and Drainage Division
Brenda Dorris, Finance and Accounting

Bid file #19-1059

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Set Special Called Meeting for March 6, 2023 at 9am**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The City Manager requests that a Special Meeting be set for Monday, March 6th at 9am.