CITY COMMISSION - CITY OF WILDWOOD

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

Agenda
Regular Meeting
April 27, 2026 7:00 PM
City Hall Commission Chamber
100 N Main Street

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - 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.

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: APRIL 13, 2026 REGULAR MEETING*

C. *25-2484 - SP - CHRISTIAN BROTHERS AUTOMOTIVE AT WILDWOOD OAKS*

D. *PD 2206-001 WILDWOOD PLACE PLANNED DEVELOPMENT EXTENSION REQUEST*

E. *WILDWOOD ASSEMBLY OF GOD, INC UTILITY EASEMENT AGREEMENT WITHIN WILDWOOD OAKS SUBDIVISION*

F. *EXALT HEALTH REHAB HOSPITAL AND CSX EASEMENT AGREEMENT*

G. *CITY OF WILDWOOD AND SUMTER COUNTY SCHOOL BOARD GRANT OF UTILITY EASEMENT & WILDWOOD REHAB LP AND SUMTER COUNTY SCHOOL BOARD GRANT OF TEMP. CONSTRUCTION EASEMENT (EXALT HEALTH REHAB)*

H. *SP 2410-004 EXALT HEALTH REHAB HOSPITAL OFFSITE FORCE MAIN EXTENSION*

3. Presentations and/or Proclamations

A. *PROCLAIM MAY 2026 AS AMYOTROPHIC LATERAL SCLEROSIS (ALS) AWARENESS MONTH*

4. Public Hearings - Timed - Legislative

A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

B. ***RESOLUTION NO. R2026-7 -*** *A RESOLUTION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2025-2026 BUDGET; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.*

FY26 Second Budget Amendment

Staff recommends approval.

C. ***ORDINANCE NO. O2026-14 -*** *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.*

26-1211 Village CDD No. 15 Boundaries Amendment Petition

The Board of Supervisors of the Villages No. 15 Community Development District (the “District”) has petitioned the City of Wildwood to amend Ordinance No. O2024-36 to reflect a net decrease in the size of the District by 11.2 acres, such that the resulting District will total 1,369.2 acres MOL. The net decrease in the size of the District has no effect on the City limits.
Staff recommends approval.

D. ***ORDINANCE NO. O2026-15 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE BOUNDARIES OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16 PURSUANT TO FLORIDA STATUTE 190.046; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

26-1243 Village CDD No.16 Boundaries Amendment Petition

The Board of Supervisors of the Villages No. 16 Community Development District (the "District") has petitioned the City of Wildwood to amend Ordinance No. O2025-4 to reflect a net increase in the size of the District by 13.6 acres, such that the resulting District will total 1,329.7 acres MOL. The net increase in the size of the District has no effect on the City limits.
Staff recommends approval.

E. ***ORDINANCE NO. O2026-17 -*** *AN ORDINANCE GRANTING TO DUKE ENERGY FLORIDA, LLC D/B/A DUKE ENERGY, A NON-EXCLUSIVE UTILITY RIGHTS OF WAY UTILIZATION FRANCHISE; PRESCRIBING THE TERMS AND CONDITIONS RELATED TO THE OCCUPANCY OF MUNICIPAL STREETS AND RIGHTS OF WAY IN THE CITY OF WILDWOOD, FLORIDA, FOR THE PURPOSE OF PROVIDING ELECTRIC SERVICE; PROVIDING FOR SEVERABILITY OF PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.*

Duke Energy Franchise Agreement

Staff recommends approval.

5. <u>Public Hearings - Timed - Quasi-Judicial</u>

A. ***ORDINANCE NO. O2026-11 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.16 ACRES LOCATED ON SEMINOLE PATH, APPROXIMATELY 0.92 MILES SOUTHWEST OF E SR 44, IN SECTION 22, TOWNSHIP 19 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.*

26-1203- AN - 72 Seminole Path

<u>Parcel G22AO009</u>
The applicant and owner, Carl D. Sgro and Doreen D. Sgro, have submitted a voluntary annexation application for parcel G22AO009. The property to be annexed totals 0.16 acres MOL and is located on Seminole Path,

approximately 0.92 miles southwest of E SR 44.
Staff recommends approval.

6. **Public Forum - 4 minute time limit**

7. **Ordinances First Reading Only (No Vote)**

A. ***ORDINANCE NO. O2026-8 -*** *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.*

25-4603-SSCP-Small RV Wildwood

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 Public Facilities to Mobile Home Park (City of Wildwood) for parcel D32-173 on 10 acres MOL. This request is accompanied by a rezoning request 25-4602.
The Planning and Zoning Board/Special Magistrate, acting as the Local Planning Agency, recommends denial.

B. ***ORDINANCE NO. O2026-9 -*** *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.*

25-4602-RZ-Small RV Wildwood

The applicant is seeking a favorable recommendation from the City Commission for a Zoning Map Amendment to change the zoning district from IN to MHP (City of Wildwood) for parcel D32-173 on 10 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 25-4603.
The Planning and Zoning Board/Special Magistrate recommends denial.

C. ***ORDINANCE NO. O2026-12 -*** *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.*

26-1204 - SSCPA - 72 Seminole Path

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 Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.16 acres MOL. This request is accompanied by a rezoning request 26-1205 – RZ (O2026-13).
Special Magistrate recommends approval.

D. ***ORDINANCE NO. O2026-13 -*** *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.*

26-1205 - RZ - 72 Seminole Path

Parcel G22AO009
The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6M (County) to MHP (City) for the parcel listed above on 0.16 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-1204 – SSCPA (O2026-12).
Special Magistrate recommends approval.

E. ***ORDINANCE NO. O2026-16 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING MIDDLETON COMMUNITY DEVELOPMENT DISTRICT B IN ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

26-1378 Establishment of Middleton CDD B

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 the Middleton Community Development District B, encompassing 595.5 acres, MOL.
Staff recommends approval

8. Resolutions for Approval

A. ***RESOLUTION NO. R2026-6 -*** *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, APPROVING THE VACATION OF A PORTION OF RIGHT-OF-WAY OF CR 569; PROVIDING FOR*

CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE AND RECORDING.

25-4729 Right-of-Way Abandonment for Portion of CR 569

Buffalo Hide and Cattle Company, LLC has requested a petition to abandon a portion of right-of-way of CR 569. The potential right-of-way to be abandoned is adjacent to and surrounded by only properties owned by Buffalo Hide and Cattle Company, LLC, on parcel Q10-001. The abandonment of said right-of-way shall not limit access of any person to their real property.
Staff recommends approval.

B. ***RESOLUTION NO. R2026-8 -*** *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE PURCHASING POLICY PREVIOUSLY ADOPTED VIA RESOLUTION R2020-11, AND REVISED VIA RESOLUTION R2023-6; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.*

Purchasing Policy Update

Staff recommends approval.

C. ***RESOLUTION NO. R2026-9 -*** *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, EXPRESSING THE CITY'S CONCERNS REGARDING PROPERTY TAX REFORM; ENCOURAGING RESIDENTS TO EDUCATE THEMSELVES ON THE ISSUE; PROVIDING FOR FINDINGS; PROVIDING FOR TRANSMITTAL, CORRECTIONS, AND AN EFFECTIVE DATE.*

Resolution Opposing Property Tax Reform

Staff recommends approval.

D. ***RESOLUTION NO. R2026-10 -*** *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING A CONTINUING DISCLOSURE POLICY; PROVIDING FOR AN EFFECTIVE DATE.*

Adoption of Policy for Disclosure Policies and Procedures

Staff recommends approval.

E. ***RESOLUTION NO. R2026-11 -*** *A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING A CASH HANDLING POLICY; PROVIDING FOR AN EFFECTIVE DATE.*

Adoption of Cash Handling Policy

Staff recommends approval.

9. **Financial & Contracts & Agreements**

   A. *MILLENNIUM PARK PHASE 1 & 2 PROJECT PAYMENT APPLICATION NO. 14 IN THE AMOUNT OF $308,021.52*

   B. *NORTH OLD WIRE WATER MAIN REPLACEMENT PAY APP NO. 2 FOR THE AMOUNT OF $199,612.33*

   C. *NORTH OLD WIRE WATER MAIN REPLACEMENT PROJECT CHANGE ORDER NO. 1 IN THE AMOUNT OF $38,073.37*

10. **General Items for Consideration/Discussion and Other Business**

11. **Appointments**

12. **City Manager Reports**

   A. *LOCAL CONSTRUCTION PROJECTS UPDATE*

13. **Other Department Reports**

14. **Commission Members Reports**

15. **City Attorney Reports**

16. **Adjournment**

Upcoming Events

May 1, 2026 - Derby Party at the Historic Baker House from 6pm to 8pm

May 8, 2026 - Kids' Night Out at the Wildwood Community Center from 5pm to 9pm

May 11, 2026 - City Commission Meeting at City Hall at 9am

April 27, 2026 7:00 PM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING APRIL 27 2026

Revenue Account Range: *First to zzz-zzz-zzzz* ***Include Non-Anticipated:*** *No* ***Year To Date As Of:*** *04/30/26*
Expend Account Range: *First to zzz-zzz-zz-zzzz* ***Include Non-Budget:*** *No*
Print Zero YTD Activity: *No* ***Prior Year:*** *Thru 09/30/25*

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-311-1000	AD VALOREM TAXES	18,647,514.22	21,895,000.00	20,925,845.65	969,154.35-	96
001-312-4100	LOCAL OPTION GAS TAX	1,281,821.31	1,508,000.00	681,077.27	826,922.73-	45
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	5,484,991.61	5,230,000.00	2,676,731.21	2,553,268.79-	51
001-313-1000	DUKE ENERGY FRANCHISE FEES	862,438.41	969,000.00	834,546.75	134,453.25-	86
001-313-1010	FRANCHISE TAX- SECO	2,117,340.59	2,100,000.00	1,376,891.33	723,108.67-	66
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	70,473.38	84,000.00	28,151.81	55,848.19-	34
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	297,263.40	350,000.00	195,102.64	154,897.36-	56
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	138,940.05	150,000.00	119,123.54	30,876.46-	79
001-313-4180	LEESBURG GAS FRANCHISE FEE	154,941.86	160,000.00	56,076.28	103,923.72-	35
001-313-4185	MIDDLETON WATER CONSERV AUTH FRAN F	43,346.06	57,000.00	26,544.91	30,455.09-	47
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCH	971,490.44	1,073,000.00	507,157.69	565,842.31-	47
001-313-4195	MIDDLETON UTILITY CO FRANCHISE FEES	50,515.88	67,000.00	41,090.20	25,909.80-	61
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	132,928.58	130,000.00	169,937.29	39,937.29	131
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE S\	296,807.06	300,000.00	157,057.77	142,942.23-	52
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	503,136.88	510,000.00	325,492.82	184,507.18-	64
001-314-1000	DUKE ENERGY UTILITY TAX	833,742.55	820,000.00	787,602.28	32,397.72-	96
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,963,730.97	1,870,000.00	1,202,484.88	667,515.12-	64
001-314-3000	UTILITY TAX-WATER SALES	174,314.71	163,000.00	76,318.24	86,681.76-	47
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	215,700.10	215,000.00	87,479.53	127,520.47-	41
001-314-3003	CENTRAL SUMTER UTILIITY CO. LLC	152,401.65	161,000.00	63,227.81	97,772.19-	39
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	14,092.59	16,000.00	7,979.04	8,020.96-	50
001-314-4030	FERRELLGAS LP	3,970.42	4,200.00	725.39	3,474.61-	17
001-314-4040	CIRCLE K STORES	230.82	200.00	234.70	34.70	117
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	60,951.50	73,000.00	26,326.97	46,673.03-	36

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING APRIL 27 2026

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-314-4081	LEESBURG GAS UTILITY TAX	247,771.00	247,000.00	94,293.98	152,706.02-	38
001-314-4100	INTERCONN RESOURCES LLC	17,179.07	10,000.00	10,871.08	871.08	109
001-314-4110	THOMPSON GAS SOUTHEAST	66.22	100.00	0.00	100.00-	0
001-314-4140	PAR GAS	43.77	100.00	0.00	100.00-	0
001-314-4150	CVS	256.64	300.00	111.45	188.55-	37
001-314-4151	AMERIGAS PROPANE	6,210.17	4,000.00	4,408.49	408.49	110
001-314-4152	LOWE'S PROPANE TAX	1,498.75	1,800.00	930.29	869.71-	52
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	263.82	500.00	164.09	335.91-	33
001-314-4160	TECO-PEOPLES GAS UTILITY TAX	444,091.24	530,000.00	216,036.16	313,963.84-	41
001-314-4162	GAS SOUTH UTILITY TAX	666.89	1,000.00	437.87	562.13-	44
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	293,448.94	300,000.00	143,967.27	156,032.73-	48
001-314-4191	PUBLIX UTILITY TAX	843.45	1,000.00	452.02	547.98-	45
001-314-4195	MIDDLETON UTILITY CO UTILITY TAX	17,339.15	15,000.00	13,574.48	1,425.52-	90
001-314-4196	GIBSON PLACE UTILITY CO UTIL TAX	42,302.50	26,000.00	56,050.34	30,050.34	216
001-314-9010	STATE COMMUNICATIONS TAX	993,111.66	1,130,000.00	605,263.19	524,736.81-	54
001-331-5000	FEMA GRANT	1,163.95	0.00	155,267.00	155,267.00	0
001-335-1200	STATE REVENUE SHARING	1,115,559.89	1,162,000.00	525,768.00	636,232.00-	45
001-335-1400	MOBILE HOME LICENSES	15,078.23	16,500.00	10,071.60	6,428.40-	61
001-335-1600	STATE BEVERAGE LICENSES	8,996.95	9,800.00	9,669.94	130.06-	99
001-335-1800	1/2 CENT SALES TAX	2,318,339.63	2,487,000.00	1,278,027.07	1,208,972.93-	51
001-339-1005	GIBSON PLACE UTIL CO PILOT FEES	22,984.62	14,000.00	27,529.41	13,529.41	197
001-339-1010	MIDDLETON UTILITY CO PILOT FEES	7,192.76	7,000.00	5,712.11	1,287.89-	82
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	748,237.89	750,000.00	390,713.89	359,286.11-	52
001-341-2010	TREE MITIGATION PERMITS	605.56	0.00	1,250.00	1,250.00	0
001-342-9000	VCS CROSSING GUARD PROGRAM	43,147.66	0.00	0.00	0.00	0
001-347-4000	SPECIAL EVENT PERMIT FEE	850.00	500.00	0.00	500.00-	0
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY	91,677.34	100,000.00	49,058.83	50,941.17-	49

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING APRIL 27 2026

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	17,077.96	0.00	14,592.65	14,592.65	0
001-347-5304	COMMUNITY CENTER STAFF FEES	1,865.07	0.00	0.00	0.00	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CEI	16,051.71	15,000.00	3,058.62	11,941.38-	20
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	1,260.19	1,500.00	529.72	970.28-	35
001-347-5307	OUTDOOR BUILDING RENTALS	1,113.11	500.00	592.50	92.50	118
001-347-5308	OPEN SPACE RENTALS	9,455.51	9,000.00	11,936.90	2,936.90	133
001-350-1000	FINES	72,690.34	90,000.00	44,086.38	45,913.62-	49
001-351-1002	CODE ENFORCEMENT	4,316.32	10,000.00	2,115.78	7,884.22-	21
001-351-3000	POLICE-2ND DOLLAR FUND	5,964.48	7,500.00	3,143.98	4,356.02-	42
001-361-0000	INTEREST EARNINGS	192,172.51	200,000.00	63,846.32	136,153.68-	32
001-369-0000	OTHER MISCELLANEOUS REVENUE	19,296.35	10,000.00	3,028.44	6,971.56-	30
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	18,847.01	18,850.00	0.00	18,850.00-	0
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	28,564.00	19,000.00	28,643.50	9,643.50	151
001-369-0050	AUCTION PROCEEDS	13,402.00	10,000.00	8,437.00	1,563.00-	84
001-369-0058	DONATIONS	27,921.81	0.00	23,379.50	23,379.50	0
001-369-0075	MULTI-PURPOSE FIELD RENTAL	1,959.13	0.00	0.00	0.00	0
001-369-0076	BASEBALL FIELD RENTAL	3,244.70	3,500.00	260.00	3,240.00-	7
001-369-0078	FIELD PREPARATION FEES	300.00-	500.00	0.00	500.00-	0
001-369-0792	PROGRAM REGISTRATION FEES	40,595.00	35,000.00	29,002.50	5,997.50-	83
001-369-0794	CONCESSION / VENDOR FEES	0.00	0.00	2,002.90	2,002.90	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	32,522.00	20,000.00	9,020.00	10,980.00-	45
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	4,901.04	6,000.00	3,534.03	2,465.97-	59
001-369-3740	FRDAP GRANT- M.L. KING PARK	50,000.00	0.00	0.00	0.00	0
001-369-3748	MISC. GRANTS/VESTS	0.00	2,500.00	0.00	2,500.00-	0
001-369-3762	JAG GRANT AWARD N0. R7240	0.00	0.00	68,040.00	68,040.00	0
001-369-4000	FUEL TAX REFUND	10,386.88	20,000.00	20,876.80	876.80	104
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PRC	246,817.37	0.00	0.00	0.00	0

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING APRIL 27 2026

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	0.00	10,000.00-	0
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP F	412,800.00	412,800.00	0.00	412,800.00-	0
001-389-5000	NON-OPERATIONAL CASH FORWARD-GEN FU	0.00	7,500,000.00	0.00	7,500,000.00-	0
	GENERAL FUND Revenue Totals	**42,154,937.28**	**53,120,650.00**	**34,312,962.08**	**18,807,687.92-**	**64**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-511-00-0000	LEGISLATIVE- CITY COMMISSION:	0.00	0.00	0.00	0.00	0
001-511-10-1200	SALARIES	53,000.82	54,900.00	30,148.57	24,751.43	55
001-511-10-2100	FICA EXPENSE	4,054.72	4,200.00	2,306.52	1,893.48	55
001-511-10-2200	RETIREMENT	30,515.64	29,800.00	16,452.18	13,347.82	55
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	350.00	156.75	193.25	45
001-511-10-2600	WORKERS COMPENSATION INSURANCE	469.84	500.00	472.95	27.05	95
001-511-30-3100	PROFESSIONAL SERVICES	2,571.25	3,000.00	312.50	2,687.50	10
001-511-30-4000	TRAVEL & PER DIEM	6,399.80	9,100.00	2,191.64	6,908.36	24
001-511-30-4100	TELEPHONE EXPENSE	1,222.76	2,000.00	630.56	1,369.44	32
001-511-30-4110	IT LICENSING / EQUIPMENT	3,589.22	7,600.00	4,474.12	3,125.88	59
001-511-30-4200	POSTAGE/TRANSPORTATION FEES	103.93	0.00	77.90	77.90-	0
001-511-30-4300	UTILITIES EXPENSE	1,837.41	2,000.00	622.33	1,377.67	31
001-511-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
001-511-30-4900	MISC. EXPENSE & OTHER CURRENT	685.70	2,500.00	858.84	1,641.16	34
001-511-30-5100	OFFICE SUPPLIES	0.00	200.00	0.00	200.00	0
001-511-30-5200	OPERATING SUPPLIES	0.00	400.00	115.38	284.62	29
001-511-30-5400	SUBSCRIPTIONS/DUES	6,705.40	9,600.00	7,810.97	1,789.03	81
001-511-30-5500	TRAINING	2,899.00	3,525.00	643.00	2,882.00	18
	511 LEGISLATIVE- CITY COMMISSION:	**114,340.49**	**130,175.00**	**67,274.21**	**62,900.79**	**52**
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-512-10-1200	SALARIES	477,632.77	640,200.00	281,173.36	359,026.64	44
001-512-10-1500	SICK LEAVE	12,434.92	0.00	5,111.34	5,111.34-	0
001-512-10-1600	VACATION PAY	37,342.72	0.00	19,830.19	19,830.19-	0
001-512-10-1800	HOLIDAY PAY	20,112.05	0.00	15,227.82	15,227.82-	0
001-512-10-2100	FICA EXPENSE	40,074.91	50,900.00	22,543.38	28,356.62	44
001-512-10-2200	RETIREMENT	146,464.87	163,700.00	82,339.19	81,360.81	50
001-512-10-2210	BENEFIT ADMIN FEES	112.50	100.00	97.50	2.50	98
001-512-10-2300	LIFE & HEALTH INSURANCE	47,722.91	64,800.00	28,150.21	36,649.79	43
001-512-10-2600	WORKERS COMPENSATION INSURANCE	939.60	1,120.00	1,059.44	60.56	95
001-512-30-3100	PROFESSIONAL SERVICES	245,819.87	343,937.50	77,155.78	266,781.72	22
001-512-30-3450	CLOTHING AND UNIFORMS	291.95	800.00	175.96	624.04	22
001-512-30-4000	TRAVEL & PER DIEM	7,591.58	12,100.00	4,990.00	7,110.00	41
001-512-30-4100	TELEPHONE EXPENSE	3,596.69	5,500.00	1,729.77	3,770.23	31
001-512-30-4110	IT LICENSING / EQUIPMENT	22,611.54	32,600.00	17,022.21	15,577.79	52
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,806.08	4,000.00	659.06	3,340.94	16
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	294.92	1,000.00	6.68	993.32	1
001-512-30-4600	REPAIR & MAINTENANCE	3,937.19	7,000.00	427.07	6,572.93	6
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	1,040.69	2,500.00	156.23	2,343.77	6
001-512-30-5100	OFFICE SUPPLIES	1,515.68	2,500.00	147.24	2,352.76	6
001-512-30-5200	OPERATING SUPPLIES	1,143.06	9,050.00	2,149.11	6,900.89	24
001-512-30-5250	FUEL EXPENSE	128.30	300.00	103.86	196.14	35
001-512-30-5400	SUBSCRIPTIONS/DUES	4,117.10	6,500.00	3,023.62	3,476.38	47
001-512-30-5500	TRAINING	4,243.00	13,700.00	1,570.00	12,130.00	11
	512 EXECUTIVE- CITY MANAGER:	**1,080,974.90**	**1,362,307.50**	**564,849.02**	**797,458.48**	**41**
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	361,201.77	610,800.00	213,764.19	397,035.81	35

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-513-10-1300	OVERTIME	613.07	500.00	72.49	427.51	14
001-513-10-1500	SICK LEAVE	13,423.71	0.00	8,719.35	8,719.35-	0
001-513-10-1600	VACATION PAY	23,562.56	0.00	12,607.22	12,607.22-	0
001-513-10-1800	HOLIDAY PAY	14,016.12	0.00	11,425.64	11,425.64-	0
001-513-10-2100	FICA EXPENSE	31,580.38	46,700.00	19,429.26	27,270.74	42
001-513-10-2200	RETIREMENT	62,302.99	84,600.00	38,917.69	45,682.31	46
001-513-10-2210	BENEFIT ADMIN FEES	108.00	0.00	57.00	57.00-	0
001-513-10-2300	LIFE & HEALTH INSURANCE	59,127.45	97,200.00	37,326.26	59,873.74	38
001-513-10-2600	WORKERS COMPENSATION INSURANCE	1,879.28	2,240.00	2,118.81	121.19	95
001-513-30-3100	PROFESSIONAL SERVICES	5,047.50	11,000.00	410.00	10,590.00	4
001-513-30-3200	ACCOUNTING/AUDITING FEE	25,125.00	25,750.00	26,675.00	925.00-	104
001-513-30-3400	OTHER CONTRACTUAL SERVICES	25,592.64	28,150.00	12,809.89	15,340.11	46
001-513-30-4000	TRAVEL & PER DIEM	1,416.21	3,880.00	0.00	3,880.00	0
001-513-30-4100	TELEPHONE EXPENSE	6,385.05	7,500.00	2,207.85	5,292.15	29
001-513-30-4110	IT LICENSING / EQUIPMENT	50,721.61	93,000.00	51,458.77	41,541.23	55
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	1,305.08	1,600.00	51.15	1,548.85	3
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	4,281.49	7,000.00	2,516.66	4,483.34	36
001-513-30-4300	UTILITIES EXPENSE	21,465.61	30,000.00	10,123.94	19,876.06	34
001-513-30-4400	RENTAL & LEASING	1,335.51	1,500.00	705.58	794.42	47
001-513-30-4500	GENERAL INSURANCE	364,728.50	517,500.00	405,588.51	111,911.49	78
001-513-30-4600	REPAIR & MAINTENANCE	16,645.82	20,000.00	5,516.09	14,483.91	28
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	6,875.91	6,000.00	4,829.02	1,170.98	80
001-513-30-4910	ELECTION EXPENSES	0.00	500.00	0.00	500.00	0
001-513-30-5100	OFFICE SUPPLIES	2,968.49	5,000.00	2,188.48	2,811.52	44
001-513-30-5200	OPERATING SUPPLIES	5,327.19	13,750.00	7,302.58	6,447.42	53
001-513-30-5400	SUBSCRIPTIONS/DUES	1,653.50	2,700.00	295.00	2,405.00	11
001-513-30-5500	TRAINING	1,235.00	11,500.00	1,410.00	10,090.00	12

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	118,235.91	121,170.00	60,210.90	60,959.10	50
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	16,191.64	13,270.00	7,002.87	6,267.13	53
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	241,637.77	247,990.00	123,189.02	124,800.98	50
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	49,972.93	43,630.00	22,616.33	21,013.67	52
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRI	345,956.20	352,460.00	352,455.84	4.16	100
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTI	76,602.96	70,130.00	70,075.76	54.24	100
	513 CLERK/FINANCE DEPARTMENT:	**1,958,522.85**	**2,477,020.00**	**1,514,077.15**	**962,942.85**	**61**
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	679,718.25	946,400.00	403,731.90	542,668.10	43
001-516-10-1300	OVERTIME	141.35	1,000.00	0.00	1,000.00	0
001-516-10-1500	SICK LEAVE	30,871.25	0.00	13,578.64	13,578.64-	0
001-516-10-1600	VACATION PAY	42,244.34	0.00	24,833.35	24,833.35-	0
001-516-10-1800	HOLIDAY PAY	27,022.07	0.00	19,874.21	19,874.21-	0
001-516-10-2100	FICA EXPENSE	60,250.88	73,200.00	35,514.22	37,685.78	49
001-516-10-2200	RETIREMENT	124,595.83	147,600.00	74,049.58	73,550.42	50
001-516-10-2210	BENEFIT ADMIN FEES	216.00	100.00	157.50	57.50-	158
001-516-10-2300	LIFE & HEALTH INSURANCE	102,287.19	145,800.00	62,489.64	83,310.36	43
001-516-10-2600	WORKERS COMPENSATION INSURANCE	2,818.88	3,360.00	3,178.24	181.76	95
001-516-30-3100	PROFESSIONAL SERVICES	731,862.98	880,000.00	249,373.88	630,626.12	28
001-516-30-3450	CLOTHING AND UNIFORMS	1,654.44	2,500.00	282.30	2,217.70	11
001-516-30-4000	TRAVEL & PER DIEM	8,377.80	14,000.00	25.30	13,974.70	0
001-516-30-4100	TELEPHONE EXPENSE	10,580.99	10,000.00	4,414.27	5,585.73	44
001-516-30-4110	IT LICENSING / EQUIPMENT	57,816.77	107,250.00	62,715.75	44,534.25	58
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	35,832.28	38,720.00	11,678.94	27,041.06	30
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,705.73	2,500.00	399.13	2,100.87	16
001-516-30-4600	REPAIR & MAINTENANCE	2,456.50	5,500.00	1,197.69	4,302.31	22

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	276.50	5,000.00	306.82	4,693.18	6
001-516-30-4950	CODE ENFORCEMENT	4,150.93	45,000.00	1,535.79	43,464.21	3
001-516-30-5100	OFFICE SUPPLIES	1,797.34	7,000.00	1,053.62	5,946.38	15
001-516-30-5200	OPERATING SUPPLIES	1,610.26	7,000.00	1,097.86	5,902.14	16
001-516-30-5250	FUEL EXPENSE	617.22	1,800.00	272.94	1,527.06	15
001-516-30-5400	SUBSCRIPTIONS/DUES	3,375.39	6,000.00	1,494.45	4,505.55	25
001-516-30-5500	TRAINING	9,137.57	20,000.00	2,291.95	17,708.05	11
	516 DEVELOPMENT SERVICES:	**1,941,418.74**	**2,469,730.00**	**975,547.97**	**1,494,182.03**	**40**
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	236,418.61	288,700.00	126,935.18	161,764.82	44
001-518-10-1500	SICK LEAVE	13,478.16	0.00	8,672.05	8,672.05-	0
001-518-10-1600	VACATION PAY	12,228.74	0.00	11,568.61	11,568.61-	0
001-518-10-1800	HOLIDAY PAY	7,558.47	0.00	5,189.45	5,189.45-	0
001-518-10-2100	FICA EXPENSE	20,412.83	22,500.00	11,655.94	10,844.06	52
001-518-10-2200	RETIREMENT	37,055.73	40,400.00	21,376.77	19,023.23	53
001-518-10-2300	LIFE & HEALTH INSURANCE	37,527.08	43,200.00	19,733.32	23,466.68	46
001-518-10-2600	WORKERS COMPENSATION INSURANCE	497.23	600.00	567.56	32.44	95
001-518-30-3100	PROFESSIONAL SERVICES	7,690.58	30,000.00	2,500.00	27,500.00	8
001-518-30-3400	OTHER CONTRACTUAL SERVICES	3,293.34	6,000.00	2,817.50	3,182.50	47
001-518-30-4000	TRAVEL & PER DIEM	3,922.27	5,000.00	473.02	4,526.98	9
001-518-30-4100	TELEPHONE EXPENSE	8,149.81	8,500.00	5,074.60	3,425.40	60
001-518-30-4110	IT LICENSING / EQUIPMENT	16,564.88	23,500.00	13,734.40	9,765.60	58
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	100.00	0.00	100.00	0
001-518-30-4600	REPAIR & MAINTENANCE	130.84	2,000.00	2.37	1,997.63	0
001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	500.00	0.00	500.00	0
001-518-30-5100	OFFICE SUPPLIES	148.05	1,000.00	20.63	979.37	2

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001-518-30-5200	OPERATING SUPPLIES	1,629.65	6,000.00	1,240.21	4,759.79	21
001-518-30-5250	FUEL EXPENSE	38.79	500.00	37.51	462.49	8
001-518-30-5400	SUBSCRIPTIONS/DUES	390.00	2,000.00	439.00	1,561.00	22
001-518-30-5500	TRAINING	1,393.40	8,000.00	202.72	7,797.28	3
001-518-30-5550	LICENSING	9,593.89	30,000.00	1,295.98	28,704.02	4
	518 INFORMATION TECHNOLOGY DEPARTMI	**418,122.35**	**518,500.00**	**233,536.82**	**284,963.18**	**45**
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	197,289.69	228,600.00	96,516.95	132,083.05	42
001-519-10-1300	OVERTIME	15.42	0.00	0.00	0.00	0
001-519-10-1500	SICK LEAVE	2,801.09	0.00	4,855.55	4,855.55-	0
001-519-10-1600	VACATION PAY	9,563.35	0.00	7,671.17	7,671.17-	0
001-519-10-1800	HOLIDAY PAY	7,982.57	0.00	5,539.27	5,539.27-	0
001-519-10-2100	FICA EXPENSE	16,650.45	17,600.00	9,228.90	8,371.10	52
001-519-10-2200	RETIREMENT	29,903.54	32,100.00	16,075.98	16,024.02	50
001-519-10-2210	BENEFIT ADMIN FEES	108.00	100.00	646.55	546.55-	647
001-519-10-2300	LIFE & HEALTH INSURANCE	28,594.37	32,400.00	16,014.77	16,385.23	49
001-519-10-2600	WORKERS COMPENSATION INSURANCE	301.49	360.00	340.51	19.49	95
001-519-30-3100	PROFESSIONAL SERVICES	375.00	15,000.00	312.50	14,687.50	2
001-519-30-3400	OTHER CONTRACTUAL SERVICES	5,934.30	6,650.00	2,786.50	3,863.50	42
001-519-30-4000	TRAVEL & PER DIEM	4,356.70	8,700.00	866.33	7,833.67	10
001-519-30-4100	TELEPHONE EXPENSE	5,256.94	5,500.00	2,178.26	3,321.74	40
001-519-30-4110	IT LICENSING / EQUIPMENT	22,291.97	45,800.00	28,399.09	17,400.91	62
001-519-30-4150	ADVERTISING/RECRUITING	5,478.39	9,500.00	1,974.75	7,525.25	21
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	308.47	500.00	283.34	216.66	57
001-519-30-4300	UTILITIES EXPENSE	1,855.04	2,300.00	904.60	1,395.40	39
001-519-30-4600	REPAIR & MAINTENANCE	5,396.62	5,500.00	2,116.27	3,383.73	38

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-519-30-4800	EMPLOYEE PROGRAMS	16,283.95	31,440.00	18,960.01	12,479.99	60
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	746.76	1,000.00	271.13	728.87	27
001-519-30-5100	OFFICE SUPPLIES	1,059.83	1,500.00	255.54	1,244.46	17
001-519-30-5200	OPERATING SUPPLIES	2,813.95	3,880.00	751.93	3,128.07	19
001-519-30-5250	FUEL EXPENSE	218.31	100.00	115.76	15.76-	116
001-519-30-5400	SUBSCRIPTIONS/DUES	2,154.00	2,220.00	623.25	1,596.75	28
001-519-30-5500	TRAINING	4,659.53	7,135.00	5,589.00	1,546.00	78
001-519-30-5501	STAFF TRAINING PROGRAMS	856.07	8,000.00	1,819.04	6,180.96	23
	519 HUMAN RESOURCE DEPARTMENT:	**373,255.80**	**465,885.00**	**225,096.95**	**240,788.05**	**48**
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	3,602,370.81	5,319,000.00	2,199,521.58	3,119,478.42	41
001-521-10-1220	UNIFORM ALLOWANCE	17,530.00	24,800.00	7,870.00	16,930.00	32
001-521-10-1250	ON CALL	12,250.00	13,000.00	6,875.00	6,125.00	53
001-521-10-1260	SHIFT DIFFERENTIAL	16,070.34	20,100.00	24,387.04	4,287.04-	121
001-521-10-1300	OVERTIME	160,384.34	160,000.00	99,508.27	60,491.73	62
001-521-10-1500	SICK LEAVE	95,324.02	0.00	48,535.05	48,535.05-	0
001-521-10-1600	VACATION PAY	146,813.98	0.00	97,575.67	97,575.67-	0
001-521-10-1700	INCENTIVE PAY	28,280.00	55,000.00	12,500.00	42,500.00	23
001-521-10-1800	HOLIDAY PAY	132,716.23	0.00	99,692.73	99,692.73-	0
001-521-10-1820	HOLIDAY PREMIUM	201,274.12	180,000.00	85,601.87	94,398.13	48
001-521-10-2100	FICA EXPENSE	338,166.96	410,400.00	205,504.07	204,895.93	50
001-521-10-2200	RETIREMENT	1,359,530.36	1,709,600.00	860,577.80	849,022.20	50
001-521-10-2210	BENEFIT ADMIN FEES	850.50	500.00	561.00	61.00-	112
001-521-10-2300	LIFE & HEALTH INSURANCE	519,387.49	777,600.00	310,375.22	467,224.78	40
001-521-10-2600	WORKERS COMPENSATION INSURANCE	112,755.19	134,500.00	127,224.43	7,275.57	95
001-521-30-3100	PROFESSIONAL SERVICES	30,397.93	52,000.00	12,510.74	39,489.26	24

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-521-30-3400	OTHER CONTRACTUAL SERVICES	78,097.01	41,200.00	25,880.68	15,319.32	63
001-521-30-3450	CLOTHING AND UNIFORMS	11,058.53	27,000.00	8,636.27	18,363.73	32
001-521-30-3500	INVESTIGATIONS	13,180.80	17,000.00	7,296.15	9,703.85	43
001-521-30-4000	TRAVEL & PER DIEM	17,368.99	15,000.00	6,178.95	8,821.05	41
001-521-30-4100	TELEPHONE EXPENSE	85,884.91	107,000.00	44,207.44	62,792.56	41
001-521-30-4110	IT LICENSING / EQUIPMENT	220,899.74	470,000.00	232,807.37	237,192.63	50
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	462.41	2,000.00	311.01	1,688.99	16
001-521-30-4300	UTILITIES EXPENSE	67,929.17	70,000.00	25,861.47	44,138.53	37
001-521-30-4400	RENTAL & LEASING	2,208.75	5,000.00	1,243.14	3,756.86	25
001-521-30-4600	REPAIR & MAINTENANCE	61,250.71	90,000.00	28,236.74	61,763.26	31
001-521-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	4,000.00	0.00	4,000.00	0
001-521-30-4960	BOOT ALLOWANCE	2,881.50	11,000.00	767.24	10,232.76	7
001-521-30-5100	OFFICE SUPPLIES	1,853.96	5,000.00	1,328.04	3,671.96	27
001-521-30-5200	OPERATING SUPPLIES	73,902.18	85,000.00	40,614.94	44,385.06	48
001-521-30-5250	FUEL EXPENSE	172,571.31	220,000.00	84,149.34	135,850.66	38
001-521-30-5400	SUBSCRIPTIONS/DUES	4,981.62	5,500.00	4,107.00	1,393.00	75
001-521-30-5500	TRAINING	26,074.73	50,000.00	6,676.80	43,323.20	13
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	450,636.97	349,900.00	304,639.76	45,260.24	87
001-521-80-8100	STATE JAG GRANT AWARD NO. R7240	68,040.00	0.00	0.00	0.00	0
	521 POLICE DEPARTMENT:	**8,133,385.56**	**10,431,100.00**	**5,021,762.81**	**5,409,337.19**	**48**
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	1,302,143.25	1,694,100.00	685,663.39	1,008,436.61	40
001-541-10-1250	ON CALL	6,500.00	6,500.00	3,500.00	3,000.00	54
001-541-10-1300	OVERTIME	17,197.84	15,000.00	4,117.08	10,882.92	27
001-541-10-1500	SICK LEAVE	58,161.46	0.00	25,126.84	25,126.84-	0
001-541-10-1600	VACATION PAY	79,184.96	0.00	40,004.89	40,004.89-	0

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001-541-10-1800	HOLIDAY PAY	51,988.45	0.00	32,687.61	32,687.61-	0
001-541-10-1820	HOLIDAY PREMIUM	48,212.94	30,000.00	147.48	29,852.52	0
001-541-10-2100	FICA EXPENSE	119,242.07	130,300.00	60,366.94	69,933.06	46
001-541-10-2200	RETIREMENT	249,739.89	265,900.00	129,069.80	136,830.20	49
001-541-10-2210	BENEFIT ADMIN FEES	94.50	100.00	66.00	34.00	66
001-541-10-2300	LIFE & HEALTH INSURANCE	231,689.99	280,800.00	107,945.48	172,854.52	38
001-541-10-2600	WORKERS COMPENSATION INSURANCE	37,585.09	45,000.00	42,565.83	2,434.17	95
001-541-30-3100	PROFESSIONAL SERVICES	281,762.64	505,558.25	122,056.77	383,501.48	24
001-541-30-3400	OTHER CONTRACTUAL SERVICES	243,839.68	735,014.34	118,197.41	616,816.93	16
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	454,941.46	485,400.00	243,165.11	242,234.89	50
001-541-30-3450	CLOTHING AND UNIFORMS	7,051.30	9,000.00	3,894.76	5,105.24	43
001-541-30-4000	TRAVEL & PER DIEM	1,663.27	5,500.00	5,990.40	490.40-	109
001-541-30-4100	TELEPHONE EXPENSE	24,979.29	30,000.00	11,849.05	18,150.95	40
001-541-30-4110	IT LICENSING / EQUIPMENT	54,641.89	148,400.00	78,812.62	69,587.38	53
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	203.85	150.00	0.00	150.00	0
001-541-30-4300	UTILITIES EXPENSE	31,541.49	40,000.00	25,067.33	14,932.67	63
001-541-30-4350	VILLAGES STREET LIGHTING	1,674,318.74	1,736,625.00	934,163.61	802,461.39	54
001-541-30-4400	RENTAL & LEASING	15,036.86	7,580.00	42.47	7,537.53	1
001-541-30-4600	REPAIR & MAINTENANCE	67,712.48	60,000.00	31,055.35	28,944.65	52
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	15,560.27	70,000.00	19,488.11	50,511.89	28
001-541-30-4602	REPAIR & MAINTENANCE - VEHICLES/EQUIP	0.00	15,000.00	3,158.56	11,841.44	21
001-541-30-4603	PAVEMENT PRESERVATION/REHABILITATION	1,431,381.67	2,000,000.00	31,350.00	1,968,650.00	2
001-541-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	3,000.00	156.13	2,843.87	5
001-541-30-4940	LANDFILL DISPOSAL FEES	7,702.08	6,000.00	1,656.27	4,343.73	28
001-541-30-4960	BOOT ALLOWANCE	3,318.77	4,100.00	1,711.32	2,388.68	42
001-541-30-5100	OFFICE SUPPLIES	2,184.18	6,000.00	1,557.77	4,442.23	26
001-541-30-5200	OPERATING SUPPLIES	82,800.07	75,000.00	44,305.98	30,694.02	59

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-541-30-5250	FUEL EXPENSE	33,027.89	40,000.00	11,469.75	28,530.25	29
001-541-30-5400	SUBSCRIPTIONS/DUES	6,968.12	6,000.00	3,641.69	2,358.31	61
001-541-30-5500	TRAINING	15,765.07	23,000.00	10,104.41	12,895.59	44
001-541-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	5,500.00	6,260.64	760.64-	114
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	67,369.44	294,500.00	138,854.20	155,645.80	47
	541 PUBLIC WORKS/STREET DEPT.	**6,725,510.95**	**8,779,027.59**	**2,979,271.05**	**5,799,756.54**	**34**
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	260,476.59	309,900.00	145,712.46	164,187.54	47
001-549-10-1300	OVERTIME	0.00	1,500.00	0.00	1,500.00	0
001-549-10-1500	SICK LEAVE	4,237.29	0.00	1,067.29	1,067.29-	0
001-549-10-1600	VACATION PAY	19,229.94	0.00	9,891.01	9,891.01-	0
001-549-10-1800	HOLIDAY PAY	9,943.95	0.00	7,010.91	7,010.91-	0
001-549-10-2100	FICA EXPENSE	22,482.93	24,100.00	12,521.58	11,578.42	52
001-549-10-2200	RETIREMENT	40,376.04	43,500.00	22,964.48	20,535.52	53
001-549-10-2210	BENEFIT ADMIN FEES	54.00	100.00	31.50	68.50	32
001-549-10-2300	LIFE & HEALTH INSURANCE	48,037.18	54,000.00	25,839.90	28,160.10	48
001-549-10-2600	WORKERS COMPENSATION INSURANCE	14,094.39	16,800.00	15,891.22	908.78	95
001-549-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	500.00	0
001-549-30-3400	OTHER CONTRACTUAL SERVICES	5,796.96	10,000.00	2,838.48	7,161.52	28
001-549-30-3450	CLOTHING AND UNIFORMS	2,243.35	3,500.00	1,459.22	2,040.78	42
001-549-30-4000	TRAVEL & PER DIEM	0.00	100.00	0.00	100.00	0
001-549-30-4100	TELEPHONE EXPENSE	2,218.61	3,000.00	1,012.07	1,987.93	34
001-549-30-4110	IT LICENSING / EQUIPMENT	24,974.59	72,000.00	49,601.88	22,398.12	69
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	100.00	0.00	100.00	0
001-549-30-4300	UTILITIES EXPENSE	4,634.75	7,000.00	2,619.26	4,380.74	37
001-549-30-4400	RENTAL & LEASING	1,826.15	2,500.00	1,399.54	1,100.46	56

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-549-30-4600	REPAIR & MAINTENANCE	3,541.97	5,000.00	4,522.89	477.11	90
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	100.00	0.00	100.00	0
001-549-30-4960	BOOT ALLOWANCE	624.88	700.00	175.00	525.00	25
001-549-30-5100	OFFICE SUPPLIES	341.16	1,500.00	216.61	1,283.39	14
001-549-30-5200	OPERATING SUPPLIES	77,233.33	83,000.00	32,816.57	50,183.43	40
001-549-30-5250	FUEL EXPENSE	3,911.64	4,000.00	1,936.79	2,063.21	48
001-549-30-5400	SUBSCRIPTIONS/DUES	323.00	800.00	375.49	424.51	47
001-549-30-5500	TRAINING	1,766.50	4,000.00	1,798.35	2,201.65	45
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	0.00	200,700.00	196,408.43	4,291.57	98
	549 FLEET MAINTENANCE DEPT:	**548,369.20**	**848,400.00**	**538,110.93**	**310,289.07**	**63**
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	861,994.26	1,628,800.00	633,142.89	995,657.11	39
001-572-10-1250	ON CALL	6,500.00	6,500.00	3,250.00	3,250.00	50
001-572-10-1300	OVERTIME	13,157.48	10,000.00	6,595.99	3,404.01	66
001-572-10-1500	SICK LEAVE	17,509.90	0.00	20,828.61	20,828.61-	0
001-572-10-1600	VACATION PAY	33,363.23	0.00	23,912.44	23,912.44-	0
001-572-10-1800	HOLIDAY PAY	31,202.61	0.00	30,151.76	30,151.76-	0
001-572-10-1820	HOLIDAY PREMIUM	45.48	0.00	0.00	0.00	0
001-572-10-2100	FICA EXPENSE	74,869.01	125,000.00	55,046.99	69,953.01	44
001-572-10-2200	RETIREMENT	128,592.49	215,600.00	99,726.10	115,873.90	46
001-572-10-2210	BENEFIT ADMIN FEES	171.00	100.00	222.00	122.00-	222
001-572-10-2300	LIFE & HEALTH INSURANCE	167,113.35	334,800.00	132,889.84	201,910.16	40
001-572-10-2600	WORKERS COMPENSATION INSURANCE	12,215.11	15,500.00	14,661.57	838.43	95
001-572-30-3100	PROFESSIONAL SERVICES	22,378.39	131,895.00	36,236.00	95,659.00	27
001-572-30-3400	OTHER CONTRACTUAL SERVICES	178,648.77	205,080.00	115,399.51	89,680.49	56
001-572-30-3450	CLOTHING AND UNIFORMS	10,539.23	15,000.00	5,658.32	9,341.68	38

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001-572-30-4000	TRAVEL & PER DIEM	4,970.42	4,550.00	2.50	4,547.50	0
001-572-30-4100	TELEPHONE EXPENSE	33,732.26	30,000.00	16,622.28	13,377.72	55
001-572-30-4110	IT LICENSING / EQUIPMENT	36,320.33	71,000.00	53,804.22	17,195.78	76
001-572-30-4150	ADVERTISING AND PROMOTIONS	25,388.04	25,000.00	15,612.77	9,387.23	62
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	4.14	150.00	1.48	148.52	1
001-572-30-4300	UTILITIES EXPENSE	41,409.37	50,000.00	19,422.01	30,577.99	39
001-572-30-4400	RENTAL & LEASING	4,830.46	7,500.00	1,244.49	6,255.51	17
001-572-30-4600	REPAIR & MAINTENANCE	106,944.62	125,000.00	45,515.81	79,484.19	36
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	8,334.65	38,000.00	80.75	37,919.25	0
001-572-30-4610	BAKER HOUSE MAINTENANCE	1,681.40	10,000.00	397.07	9,602.93	4
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	3,691.49	5,300.00	2,508.93	2,791.07	47
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	11,513.18	20,000.00	12,369.08	7,630.92	62
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	80.93	5,000.00	0.00	5,000.00	0
001-572-30-4910	SPECIAL EVENTS	182,861.48	170,000.00	82,794.77	87,205.23	49
001-572-30-4915	ATHLETIC LEAGUES & ACTIVITIES	120,957.82	140,000.00	102,707.62	37,292.38	73
001-572-30-4920	YOUTH CAMPS & PROGRAMS	53,747.99	43,000.00	4,214.21	38,785.79	10
001-572-30-4960	BOOT ALLOWANCE	1,536.66	3,500.00	1,152.98	2,347.02	33
001-572-30-5100	OFFICE SUPPLIES	4,131.78	4,500.00	1,413.32	3,086.68	31
001-572-30-5200	OPERATING SUPPLIES	101,201.28	134,400.00	64,238.79	70,161.21	48
001-572-30-5250	FUEL EXPENSE	19,709.13	25,000.00	9,675.55	15,324.45	39
001-572-30-5280	LANDSCAPING	35,382.83	70,000.00	7,415.49	62,584.51	11
001-572-30-5400	SUBSCRIPTIONS/DUES	3,803.80	3,210.00	832.81	2,377.19	26
001-572-30-5500	TRAINING	8,908.83	12,000.00	2,588.19	9,411.81	22
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	200,000.00	9,000.00	191,000.00	4
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	8,000.00	0.00	8,000.00	0
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	121,352.04	49,800.00	22,800.00	27,000.00	46
	572 PARKS & RECREATION:	**2,490,795.24**	**3,943,185.00**	**1,654,137.14**	**2,289,047.86**	**42**

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	91,236.38	127,900.00	42,306.01	85,593.99	33
001-575-10-1300	OVERTIME	317.45	0.00	0.00	0.00	0
001-575-10-1500	SICK LEAVE	43.67	0.00	0.00	0.00	0
001-575-10-1600	VACATION PAY	322.99	0.00	0.00	0.00	0
001-575-10-1800	HOLIDAY PAY	600.96	0.00	0.00	0.00	0
001-575-10-2100	FICA EXPENSE	5,929.29	10,000.00	3,236.40	6,763.60	32
001-575-10-2200	RETIREMENT	12,690.60	12,000.00	5,935.55	6,064.45	49
001-575-10-2300	LIFE & HEALTH INSURANCE	1,053.80-	0.00	0.00	0.00	0
001-575-30-3100	PROFESSIONAL SERVICES	0.00	500.00	245.00	255.00	49
001-575-30-3400	OTHER CONTRACTUAL SERVICES	19,541.25	20,000.00	9,891.81	10,108.19	49
001-575-30-3450	CLOTHING AND UNIFORMS	1,038.92	1,200.00	206.50	993.50	17
001-575-30-4100	TELEPHONE EXPENSE	513.35	6,680.00	0.00	6,680.00	0
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	0.69	150.00	0.00	150.00	0
001-575-30-4300	UTILITIES EXPENSE	64,118.72	60,000.00	27,630.64	32,369.36	46
001-575-30-4400	RENTAL & LEASING	1,593.64	2,500.00	781.93	1,718.07	31
001-575-30-4600	REPAIR & MAINTENANCE	14,563.78	50,000.00	27,300.82	22,699.18	55
001-575-30-5100	OFFICE SUPPLIES	0.00	1,000.00	0.00	1,000.00	0
001-575-30-5200	OPERATING SUPPLIES	21,739.43	30,000.00	6,591.81	23,408.19	22
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	0.00	0.00	0.00	0
001-575-60-6200	CAP. IMPROVEMENT-BUILDINGS	56,958.03	0.00	0.00	0.00	0
	575 COMMUNITY CENTER:	**290,255.35**	**321,930.00**	**124,126.47**	**197,803.53**	**39**
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	6,047,385.91	0.00	6,047,385.91	0
	580 Total	**0.00**	**6,047,385.91**	**0.00**	**6,047,385.91**	**0**
001-581-00-1040	TRANSFER TO EXPANDED CRA	247,524.97	326,004.00	0.00	326,004.00	0

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001-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	7,500,000.00	4,500,000.00	4,500,000.00	0.00	100
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	10,000,000.00	10,500,000.00	10,500,000.00	0.00	100
	581 Total	**17,747,524.97**	**15,326,004.00**	**15,000,000.00**	**326,004.00**	**98**
	GENERAL FUND Expenditure Totals	**41,822,476.40**	**53,120,650.00**	**28,897,790.52**	**24,222,859.48**	**54**

001 GENERAL FUND	**Prior**	**YTD**
Revenues:	**42,154,937.28**	**34,312,962.08**
Expenditures:	**41,822,476.40**	**28,897,790.52**
Net Income:	**332,460.88**	**5,415,171.56**

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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	239.95	200.00	40.24	159.76-	20
101-366-1350	CONTRIBUTIONS/DUES	1,325.00	2,000.00	1,780.00	220.00-	89
101-366-1360	GRAVE OPENING PERMITS	1,350.00	600.00	300.00	300.00-	50
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWAR	0.00	67,900.00	0.00	67,900.00-	0
	CEMETERY FUND Revenue Totals	**2,914.95**	**70,700.00**	**2,120.24**	**68,579.76-**	**2**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
101-569-00-0000	GREENWOOD CEMETERY:	0.00	0.00	0.00	0.00	0
101-569-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
101-569-30-4900	MISC. EXPENSE & OTHER CURRENT	7.53	2,000.00	2,105.32	105.32-	105
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	100.00	0
	569 GREENWOOD CEMETERY:	**7.53**	**2,600.00**	**2,105.32**	**494.68**	**81**
101-580-90-9999	CONTINGENCY	0.00	67,900.00	0.00	67,900.00	0
	580 Total	**0.00**	**67,900.00**	**0.00**	**67,900.00**	**0**
	CEMETERY FUND Expenditure Totals	**7.53**	**70,500.00**	**2,105.32**	**68,394.68**	**3**

101 CEMETERY FUND	**Prior**	**YTD**
Revenues:	**2,914.95**	**2,120.24**
Expenditures:	**7.53**	**2,105.32**
Net Income:	**2,907.42**	**14.92**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
104-361-0000	INTEREST	19,970.12	5,000.00	6,768.76	1,768.76	135
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	427,869.00	505,000.00	0.00	505,000.00-	0
104-382-0010	TRANSFER FROM GENERAL	247,524.97	326,004.00	0.00	326,004.00-	0
104-389-5006	CASH FORWARD - CRA DISTRICT	0.00	1,550,000.00	0.00	1,550,000.00-	0
	COMMUNITY REDEVELOPMENT Revenue Tot	**695,364.09**	**2,386,004.00**	**6,768.76**	**2,379,235.24-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
104-550-00-0000	COMM REDEVELOPMENT DEPT.:	0.00	0.00	0.00	0.00	0
104-550-10-1200	SALARIES	46,094.74	77,700.00	24,569.69	53,130.31	32
104-550-10-1500	SICK LEAVE	2,493.09	0.00	2,119.21	2,119.21-	0
104-550-10-1600	VACATION PAY	5,657.19	0.00	3,963.10	3,963.10-	0
104-550-10-1800	HOLIDAY PAY	1,937.68	0.00	1,374.63	1,374.63-	0
104-550-10-2100	FICA EXPENSE	4,298.01	6,000.00	2,449.99	3,550.01	41
104-550-10-2200	RETIREMENT	19,197.49	25,800.00	10,645.64	15,154.36	41
104-550-10-2300	LIFE & HEALTH INSURANCE	4,035.00	5,400.00	2,358.99	3,041.01	44
104-550-30-5400	SUBSCRIPTIONS/DUES	0.00	200.00	175.00	25.00	88
104-550-60-6330	FACADE IMPROVEMENT GRANT	2,180.00	40,000.00	0.00	40,000.00	0
104-550-60-6360	OLD WIRE RD WATER LINE REPLACEMENT	0.00	900,000.00	47,419.58	852,580.42	5
104-550-60-6390	OTHER MISC PROJECTS	887,772.15	64,854.30	64,854.30	0.00	100
104-550-70-7303	DEMOLITIONS	0.00	25,000.00	0.00	25,000.00	0
104-550-70-7307	MISC. OTHER PROJECTS	0.00	200,000.00	0.00	200,000.00	0
	550 COMM REDEVELOPMENT DEPT.:	**973,665.35**	**1,344,954.30**	**159,930.13**	**1,185,024.17**	**12**
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,041,049.70	0.00	1,041,049.70	0
	580 Total	**0.00**	**1,041,049.70**	**0.00**	**1,041,049.70**	**0**
	COMMUNITY REDEVELOPMENT Expenditure	**973,665.35**	**2,386,004.00**	**159,930.13**	**2,226,073.87**	**7**

CITY OF WILDWOOD

YEAR TO DATE REVENUE-EXPENDITURE REPORT
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104 COMMUNITY REDEVELOPMENT	Prior	YTD
Revenues:	695,364.09	6,768.76
Expenditures:	973,665.35	159,930.13
Net Income:	278,301.26-	153,161.37-

CITY OF WILDWOOD
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
105-361-0000	INTEREST	72.03	100.00	7.04	92.96-	7
105-369-0058	DONATIONS	32,505.00	20,000.00	32,185.00	12,185.00	161
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	38,900.00	0.00	38,900.00-	0
	BAKER HOUSE Revenue Totals	**32,577.03**	**59,000.00**	**32,192.04**	**26,807.96-**	**54**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
105-576-00-0000	BAKER HOUSE DEPARTMENT:	0.00	0.00	0.00	0.00	0
105-576-30-4620	BAKER HOUSE OPERATIONS	23,224.88	25,000.00	14.71	24,985.29	0
	576 BAKER HOUSE DEPARTMENT:	**23,224.88**	**25,000.00**	**14.71**	**24,985.29**	**0**
105-580-90-9910	CONTINGENCY - BAKER HOUSE	0.00	34,000.00	0.00	34,000.00	0
	580 Total	**0.00**	**34,000.00**	**0.00**	**34,000.00**	**0**
	BAKER HOUSE Expenditure Totals	**23,224.88**	**59,000.00**	**14.71**	**58,985.29**	**0**

105 BAKER HOUSE	**Prior**	**YTD**
Revenues:	**32,577.03**	**32,192.04**
Expenditures:	**23,224.88**	**14.71**
Net Income:	**9,352.15**	**32,177.33**

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

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

106 WILDWOOD AREA HISTORICAL ASSOCIA	**Prior**	**YTD**
Revenues:	**0.00**	**0.00**
Expenditures:	**0.00**	**0.00**
Net Income:	**0.00**	**0.00**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	208,491.12	250,000.00	324,862.55	74,862.55	130
107-361-0000	INTEREST	12,295.75	5,000.00	6,046.96	1,046.96	121
107-389-5004	CASH FORWARD - P & R IMPACT FEE	0.00	1,310,000.00	0.00	1,310,000.00-	0
	RECREATION IMPACT FEES Revenue Totals	**220,786.87**	**1,565,000.00**	**330,909.51**	**1,234,090.49-**	**21**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
107-572-00-0000	RECREATION IMPACT FEES:	0.00	0.00	0.00	0.00	0
107-572-60-6301	MILLENNIUM PARK IMPROVEMENTS	0.00	1,500,000.00	0.00	1,500,000.00	0
107-572-60-6400	CAPITAL IMPROVEMENT-MACHINERY & EQUI	0.00	13,500.00	0.00	13,500.00	0
	572 RECREATION IMPACT FEES:	**0.00**	**1,513,500.00**	**0.00**	**1,513,500.00**	**0**
107-580-90-9903	CONTINGENCY - P&R IMPACT FEES	0.00	51,500.00	0.00	51,500.00	0
	580 Total	**0.00**	**51,500.00**	**0.00**	**51,500.00**	**0**
	RECREATION IMPACT FEES Expenditure Tota	**0.00**	**1,565,000.00**	**0.00**	**1,565,000.00**	**0**

107 RECREATION IMPACT FEES	**Prior**	**YTD**
Revenues:	**220,786.87**	**330,909.51**
Expenditures:	**0.00**	**0.00**
Net Income:	**220,786.87**	**330,909.51**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,168,712.00	1,100,000.00	753,157.40	346,842.60-	68
108-361-0000	INTEREST	243.90	200.00	22,253.67	22,053.67	***
108-389-5002	CASH FORWARD - POLICE IMPACT FEE	0.00	2,630,000.00	0.00	2,630,000.00-	0
	LAW ENFORCEMENT IMPACT FEES Revenue	**1,168,955.90**	**3,730,200.00**	**775,411.07**	**2,954,788.93-**	**20**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
108-521-00-0000	LAW ENFORCEMENT IMPACT FEES:	0.00	0.00	0.00	0.00	0
108-521-30-4900	MISC. EXPENSE & OTHER CURRENT	405.25	0.00	165.95	165.95-	0
108-521-60-6200	CAP.IMPROVEMENT-BUILDINGS	0.00	1,014,100.00	0.00	1,014,100.00	0
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN PAYM	412,800.00	0.00	0.00	0.00	0
108-521-90-9105	TRANSFER OUT TO GENERAL FUND	0.00	412,800.00	0.00	412,800.00	0
	521 LAW ENFORCEMENT IMPACT FEES:	**413,205.25**	**1,426,900.00**	**165.95**	**1,426,734.05**	**0**
108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IMPAC	0.00	2,303,300.00	0.00	2,303,300.00	0
	580 Total	**0.00**	**2,303,300.00**	**0.00**	**2,303,300.00**	**0**
	LAW ENFORCEMENT IMPACT Expenditure To	**413,205.25**	**3,730,200.00**	**165.95**	**3,730,034.05**	**0**

108 LAW ENFORCEMENT IMPACT FEES	**Prior**	**YTD**
Revenues:	**1,168,955.90**	**775,411.07**
Expenditures:	**413,205.25**	**165.95**
Net Income:	**755,750.65**	**775,245.12**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
301-334-9000	STATE GRANT REVENUE	0.00	0.00	200,000.00	200,000.00	0
301-361-0000	INTEREST	146,252.74	7,000.00	56,552.02	49,552.02	808
301-382-0010	TRANSFER FROM GENERAL FUND	10,000,000.00	10,500,000.00	10,500,000.00	0.00	100
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IM	0.00	14,150,000.00	0.00	14,150,000.00-	0
	CAPITAL IMPROVEMENT FUND Revenue Tota	**10,146,252.74**	**24,657,000.00**	**10,756,552.02**	**13,900,447.98-**	**43**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
301-500-00-0000	CAPITAL IMPROVEMENT FUND	0.00	0.00	0.00	0.00	0
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	27,380.83	325,000.00	0.00	325,000.00	0
	516 Total	**27,380.83**	**325,000.00**	**0.00**	**325,000.00**	**0**
301-521-60-6201	THE VILLAGES PD SUBSTATION	0.00	2,000,000.00	0.00	2,000,000.00	0
	521 Total	**0.00**	**2,000,000.00**	**0.00**	**2,000,000.00**	**0**
301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	322,576.01	344,776.38	62,885.13	281,891.25	18
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	0.00	903,600.00	57,858.14	845,741.86	6
301-541-60-6206	PUBLIC WORKS DEPARTMENT ANNEX	0.00	1,545,500.00	0.00	1,545,500.00	0
301-541-60-6302	BARWICK REHAB	27,744.74	3,049,664.33	20,816.48	3,028,847.85	1
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEM	362,792.92	251,240.08	224,856.45	26,383.63	90
301-541-60-6306	CLAY DRAIN ROAD DESIGN	158,486.35	651,104.15	486,299.37	164,804.78	75
301-541-60-6307	JACKSON ST IMPROVEMENTS	610,967.13	1,956.15	1,956.15	0.00	100
301-541-60-6308	HUEY ST IMPROVEMENTS	1,569,580.04	0.00	0.00	0.00	0
301-541-60-6310	DOWNTOWN PARKING GARAGE	267,558.74	0.00	0.00	0.00	0
301-541-60-6313	CSX ROAD REHAB	0.00	50,000.00	0.00	50,000.00	0
301-541-60-6315	PETERS ST STORMWATER BMP IMPROVEME	0.00	435,000.00	77,573.50	357,426.50	18
301-541-60-6318	RAILYARD TRASH COMPACTOR	0.00	100,000.00	935.34	99,064.66	1

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
	541 Total	**3,319,705.93**	**7,332,841.09**	**933,180.56**	**6,399,660.53**	**13**
301-572-60-6205	RECREATION CENTER AT MLK PARK	1,884.50	0.00	0.00	0.00	0
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	5,713,826.85	8,250,000.00	3,027,869.46	5,222,130.54	37
301-572-60-6305	CITY HALL COURTYARD REHAB	0.00	300,000.00	10,927.50	289,072.50	4
301-572-60-6306	OXFORD PARK IMPROVEMENTS	54,280.00	525,420.00	23,970.00	501,450.00	5
	572 Total	**5,769,991.35**	**9,075,420.00**	**3,062,766.96**	**6,012,653.04**	**34**
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	304,485.92	462,932.75	280,570.95	182,361.80	61
301-575-60-6202	COMMUNITY CENTER RENOVATIONS	5,793.03	105,000.00	64,965.25	40,034.75	62
	575 Total	**310,278.95**	**567,932.75**	**345,536.20**	**222,396.55**	**61**
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	5,355,806.16	0.00	5,355,806.16	0
	580 Total	**0.00**	**5,355,806.16**	**0.00**	**5,355,806.16**	**0**
301-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	5,000,000.00	0.00	0.00	0.00	0
	581 Total	**5,000,000.00**	**0.00**	**0.00**	**0.00**	**0**
	CAPITAL IMPROVEMENT FUN Expenditure To	**14,427,357.06**	**24,657,000.00**	**4,341,483.72**	**20,315,516.28**	**18**

301 CAPITAL IMPROVEMENT FUND	**Prior**	**YTD**
Revenues:	**10,146,252.74**	**10,756,552.02**
Expenditures:	**14,427,357.06**	**4,341,483.72**
Net Income:	**4,281,104.32-**	**6,415,068.30**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	5,104,970.40	5,522,210.00	2,680,457.51	2,841,752.49-	49
401-343-3150	BULK WATER SALES	7.38	0.00	0.00	0.00	0
401-343-3500	WATER- METER INSTALLATIONS	256,036.31	263,000.00	316,391.92	53,391.92	120
401-343-3510	WATER- OTHER (ON/OFF FEES)	47,624.68	33,020.00	19,235.00	13,785.00-	58
401-343-3520	WATER INCOME-OTHER	30,654.94	10,000.00	20,883.28	10,883.28	209
401-343-3521	RETURN CHECK BILLINGS	15.00	0.00	0.00	0.00	0
401-343-3550	WATER UTILITY TAX	398.24-	0.00	13,844.07	13,844.07	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	9,424,277.64	12,285,940.00	5,778,093.61	6,507,846.39-	47
401-343-5510	SEWER OTHER MISC	1,295.00	13,375.00	552.20	12,822.80-	4
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	15,870.00	15,000.00	9,257.50	5,742.50-	62
401-343-5520	TSS/COD WASTEWATER FEES	924,272.57	1,000,000.00	421,173.23	578,826.77-	42
401-343-6100	REUSE WATER OPERATIONS	86,599.85	139,650.00	64,332.36	75,317.64-	46
401-361-0000	INTEREST EARNINGS	73,471.02	60,000.00	27,561.89	32,438.11-	46
401-364-0000	GAIN/LOSS OR SALE OF FIXED ASSETS	10,101.00	0.00	1,358.00	1,358.00	0
401-381-1007	TRANSFER FROM 2013 DEBT REFI CONST FU	11,140,343.00	0.00	0.00	0.00	0
401-381-1011	TRANSFER FROM WATER SDC FUND	2,435,883.97	0.00	0.00	0.00	0
401-381-1014	TRANSFER FROM SEWER SDC FUND	1,678,360.70	0.00	0.00	0.00	0
401-389-5000	Non-Operational-Cash Forward- W/S	0.00	9,000,000.00	0.00	9,000,000.00-	0
	UTILITY FUND Revenue Totals	**31,229,385.22**	**28,342,195.00**	**9,353,140.57**	**18,989,054.43-**	**33**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-00-0000	PHYSICAL ENVIRONMENT/ADMIN:	0.00	0.00	0.00	0.00	0
401-530-10-1200	SALARIES	162,640.27	227,900.00	84,182.26	143,717.74	37
401-530-10-1300	OVERTIME	0.00	0.00	15.42	15.42-	0
401-530-10-1500	SICK LEAVE	6,997.94	0.00	4,373.51	4,373.51-	0
401-530-10-1600	VACATION PAY	9,339.75	0.00	4,232.51	4,232.51-	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-530-10-1800	HOLIDAY PAY	6,570.79	0.00	4,143.22	4,143.22-	0
401-530-10-2100	FICA EXPENSE	14,168.74	17,500.00	7,533.04	9,966.96	43
401-530-10-2200	RETIREMENT	25,489.20	31,800.00	13,602.26	18,197.74	43
401-530-10-2210	BENEFIT ADMIN FEES	54.00	100.00	7.50	92.50	8
401-530-10-2300	LIFE & HEALTH INSURANCE	36,035.74	54,000.00	17,513.40	36,486.60	32
401-530-10-2500	UNEMPLOYMENT COMPENSATION	0.00	0.00	1,100.00	1,100.00-	0
401-530-10-2600	WORKERS COMPENSATION INSURANCE	1,503.44	2,100.00	1,986.43	113.57	95
401-530-30-3100	PROFESSIONAL SERVICES	3,017.50	1,000.00	820.00	180.00	82
401-530-30-3200	ACCOUNTING & AUDITING FEES	25,125.00	30,000.00	26,675.00	3,325.00	89
401-530-30-3400	OTHER CONTRACTUAL SERVICES	36,575.67	39,750.00	30,124.13	9,625.87	76
401-530-30-4000	TRAVEL & PER DIEM	0.00	500.00	0.00	500.00	0
401-530-30-4100	TELEPHONE EXPENSE	5,225.15	6,500.00	2,498.23	4,001.77	38
401-530-30-4110	IT LICENSING / EQUIPMENT	29,449.35	44,000.00	34,110.58	9,889.42	78
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	22,789.98	32,800.00	20,003.28	12,796.72	61
401-530-30-4300	UTILITIES EXPENSE	18,030.52	20,000.00	7,486.52	12,513.48	37
401-530-30-4400	RENTAL & LEASING	1,452.74	1,500.00	705.52	794.48	47
401-530-30-4500	GENERAL INSURANCE	364,728.50	512,000.00	402,413.51	109,586.49	79
401-530-30-4600	REPAIR & MAINTENANCE	12,510.66	28,100.00	4,698.74	23,401.26	17
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	18,326.98	23,000.00	9,015.82	13,984.18	39
401-530-30-5100	OFFICE SUPPLIES	319.39	1,000.00	330.33	669.67	33
401-530-30-5200	OPERATING SUPPLIES	5,112.87	11,100.00	2,940.88	8,159.12	26
401-530-30-5400	SUBSCRIPTIONS/DUES	231.30	500.00	0.00	500.00	0
401-530-30-5500	TRAINING	760.00	2,000.00	760.00	1,240.00	38
	530 PHYSICAL ENVIRONMENT/ADMIN:	**806,455.48**	**1,087,150.00**	**681,272.09**	**405,877.91**	**63**
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	928,913.19	1,135,900.00	617,528.01	518,371.99	54

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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-10-1250	ON CALL	12,500.00	19,500.00	7,500.00	12,000.00	38
401-533-10-1300	OVERTIME	21,386.54	17,000.00	11,935.79	5,064.21	70
401-533-10-1500	SICK LEAVE	28,839.67	0.00	13,723.85	13,723.85-	0
401-533-10-1600	VACATION PAY	40,119.73	0.00	26,226.79	26,226.79-	0
401-533-10-1700	INCENTIVE PAY	2,800.00	0.00	1,400.00	1,400.00-	0
401-533-10-1800	HOLIDAY PAY	32,545.10	0.00	27,918.77	27,918.77-	0
401-533-10-1820	HOLIDAY PREMIUM	13,164.90	10,000.00	3,513.51	6,486.49	35
401-533-10-2100	FICA EXPENSE	83,090.59	88,100.00	54,299.21	33,800.79	62
401-533-10-2200	RETIREMENT	149,853.72	158,800.00	101,692.70	57,107.30	64
401-533-10-2210	BENEFIT ADMIN FEES	90.00	100.00	43.50	56.50	44
401-533-10-2300	LIFE & HEALTH INSURANCE	161,499.68	210,600.00	94,692.22	115,907.78	45
401-533-10-2600	WORKERS COMPENSATION INSURANCE	23,960.46	33,000.00	31,214.96	1,785.04	95
401-533-30-3100	PROFESSIONAL SERVICES	79,484.92	255,000.00	22,458.47	232,541.53	9
401-533-30-3400	OTHER CONTRACTUAL SERVICES	265,382.40	332,700.00	52,168.14	280,531.86	16
401-533-30-3450	CLOTHING AND UNIFORMS	7,918.39	11,000.00	4,739.04	6,260.96	43
401-533-30-4000	TRAVEL & PER DIEM	10,428.47	8,000.00	2,062.00	5,938.00	26
401-533-30-4100	TELEPHONE EXPENSE	37,875.97	40,000.00	19,173.59	20,826.41	48
401-533-30-4110	IT LICENSING / EQUIPMENT	29,091.71	40,000.00	23,383.05	16,616.95	58
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	716.95	3,500.00	78.00	3,422.00	2
401-533-30-4300	UTILITIES EXPENSE	209,754.94	230,000.00	106,680.82	123,319.18	46
401-533-30-4400	RENTAL & LEASING	3,171.87	9,000.00	1,483.79	7,516.21	16
401-533-30-4600	REPAIR & MAINTENANCE	182,204.86	220,000.00	86,757.65	133,242.35	39
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	102.50	6,000.00	528.17	5,471.83	9
401-533-30-4960	BOOT ALLOWANCE	2,200.84	4,000.00	1,327.40	2,672.60	33
401-533-30-5100	OFFICE SUPPLIES	1,494.65	6,500.00	1,203.02	5,296.98	19
401-533-30-5200	OPERATING SUPPLIES	145,708.49	200,000.00	90,466.65	109,533.35	45
401-533-30-5220	WATER METERS	0.34	360,000.00	76,976.01	283,023.99	21

CITY OF WILDWOOD
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Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-533-30-5250	FUEL EXPENSE	42,646.62	50,000.00	27,080.56	22,919.44	54
401-533-30-5260	CHEMICALS	535,599.92	530,000.00	310,348.39	219,651.61	59
401-533-30-5270	LABORATORY SAMPLES	38,546.00	40,000.00	26,154.00	13,846.00	65
401-533-30-5400	SUBSCRIPTIONS/DUES	6,148.55	7,000.00	1,315.40	5,684.60	19
401-533-30-5500	TRAINING	11,176.85	12,500.00	3,967.30	8,532.70	32
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	99,772.55	691,010.24	325,219.18	365,791.06	47
401-533-60-6301	METER CHANGE OUT PROGRAM	93,681.40	321,010.00	88,403.08	232,606.92	28
401-533-60-6350	LOOP/UPGRADE WATER MAINS	617,937.37	1,224,479.20	143,732.48	1,080,746.72	12
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	0.24	290,700.00	272,951.00	17,749.00	94
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	20,760.00	20,763.22	3.22-	100
401-533-60-6691	LEASE PURCHASE INTEREST PMT	1,638.07	840.00	835.19	4.81	99
401-533-70-7306	FDOT 301 WIDENING	0.00	4,500,000.00	0.00	4,500,000.00	0
	533 WATER DEPARTMENT:	**3,921,448.45**	**11,086,999.44**	**2,701,944.91**	**8,385,054.53**	**24**
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	1,484,694.87	2,290,500.00	917,770.04	1,372,729.96	40
401-535-10-1250	ON CALL	19,500.00	19,500.00	10,500.00	9,000.00	54
401-535-10-1300	OVERTIME	44,327.95	25,000.00	12,124.77	12,875.23	48
401-535-10-1500	SICK LEAVE	55,031.04	0.00	28,895.40	28,895.40-	0
401-535-10-1600	VACATION PAY	72,826.37	0.00	36,906.95	36,906.95-	0
401-535-10-1700	INCENTIVE PAY	5,100.00	0.00	2,750.00	2,750.00-	0
401-535-10-1800	HOLIDAY PAY	51,628.40	0.00	41,769.60	41,769.60-	0
401-535-10-1820	HOLIDAY PREMIUM	35,694.26	20,000.00	5,834.28	14,165.72	29
401-535-10-2100	FICA EXPENSE	135,261.64	177,200.00	80,653.11	96,546.89	46
401-535-10-2200	RETIREMENT	242,050.89	321,200.00	147,838.08	173,361.92	46
401-535-10-2210	BENEFIT ADMIN FEES	531.00	500.00	381.00	119.00	76
401-535-10-2300	LIFE & HEALTH INSURANCE	254,213.92	415,800.00	153,311.34	262,488.66	37

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-10-2500	UNEMPLOYMENT COMPENSATION	782.88	0.00	0.00	0.00	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	47,733.00	66,000.00	62,429.75	3,570.25	95
401-535-30-3100	PROFESSIONAL SERVICES	71,764.78	188,375.00	41,102.99	147,272.01	22
401-535-30-3400	OTHER CONTRACTUAL SERVICES	795,385.88	1,100,000.00	476,068.45	623,931.55	43
401-535-30-3450	CLOTHING AND UNIFORMS	10,042.90	11,000.00	6,334.08	4,665.92	58
401-535-30-4000	TRAVEL & PER DIEM	14,852.23	16,000.00	6,152.65	9,847.35	38
401-535-30-4100	TELEPHONE EXPENSE	29,733.61	30,000.00	13,440.75	16,559.25	45
401-535-30-4110	IT LICENSING / EQUIPMENT	32,680.60	55,000.00	38,418.70	16,581.30	70
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	1,830.83	3,000.00	852.18	2,147.82	28
401-535-30-4300	UTILITIES EXPENSE	498,504.29	570,000.00	250,175.46	319,824.54	44
401-535-30-4400	RENTAL & LEASING	27,964.44	50,000.00	8,299.30	41,700.70	17
401-535-30-4600	REPAIR & MAINTENANCE	668,955.73	782,000.00	342,318.55	439,681.45	44
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	13,640.36	5,000.00	0.00	5,000.00	0
401-535-30-4940	LANDFILL DISPOSAL FEES	161,300.52	235,000.00	75,459.60	159,540.40	32
401-535-30-4960	BOOT ALLOWANCE	3,182.55	5,000.00	1,365.58	3,634.42	27
401-535-30-5100	OFFICE SUPPLIES	5,976.71	7,500.00	5,013.60	2,486.40	67
401-535-30-5200	OPERATING SUPPLIES	217,690.06	275,000.00	150,562.52	124,437.48	55
401-535-30-5250	FUEL EXPENSE	91,632.69	120,000.00	33,724.91	86,275.09	28
401-535-30-5260	CHEMICALS	278,173.23	350,000.00	136,504.38	213,495.62	39
401-535-30-5270	LABORATORY SAMPLES	328,945.00	320,000.00	121,813.00	198,187.00	38
401-535-30-5400	SUBSCRIPTIONS/DUES	2,016.59	6,500.00	1,000.40	5,499.60	15
401-535-30-5500	TRAINING	8,279.08	16,000.00	9,520.67	6,479.33	60
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	63,055.16	0.00	1,595.77	1,595.77-	0
401-535-60-6250	LIFT STATION UPGRADES	290,627.07	897,146.00	296,473.60	600,672.40	33
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	155,409.42	76,423.83	78,985.59	49
401-535-60-6330	CR 209 LS UPGRADES	0.12-	0.00	0.00	0.00	0
401-535-60-6340	GRAVITY SYSTEM RENEWAL & REPLACEMEN	161,036.45	0.00	0.00	0.00	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	44,716.10	370,500.00	203,163.33	167,336.67	55
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEME	587,040.84	660,000.00	182,303.04	477,696.96	28
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	88,830.00	88,833.98	3.98-	100
401-535-60-6691	LEASE PURCHASE INTEREST PMT	0.00	31,850.00	31,844.72	5.28	100
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	0.48-	0.00	0.00	0.00	0
	535 WASTEWATER DEPARTMENT:	**6,858,403.32**	**9,684,810.42**	**4,099,930.36**	**5,584,880.06**	**42**
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	5,798,695.14	0.00	5,798,695.14	0
	580 Total	**0.00**	**5,798,695.14**	**0.00**	**5,798,695.14**	**0**
401-581-00-0000	TRANSFERS:	0.00	0.00	0.00	0.00	0
401-581-90-9110	TRANSFER TO UTILITY CAP PROJECT FUND	0.00	0.00	80,157,564.23	80,157,564.23-	0
	581 TRANSFERS:	**0.00**	**0.00**	**80,157,564.23**	**80,157,564.23-**	**0**
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0
401-582-30-5900	DEPRECIATION	3,191,196.00	0.00	0.00	0.00	0
401-582-30-5920	BAD DEBT EXPENSE	96,180.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	0.00	170,000.00	170,000.00	0.00	100
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	0.00	362,640.00	180,380.52	182,259.48	50
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T	0.00	116,300.00	116,300.05	0.05-	100
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	24,704.70	17,280.00	18,364.62	1,084.62-	106
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BE	21,236.07	18,320.00	9,527.29	8,792.71	52
401-582-71-7010	ISSUANCE COSTS - SERIES 2026A BONDS	0.00	0.00	576,518.44	576,518.44-	0
	582 DEBT SERVICE:	**3,333,316.77**	**684,540.00**	**1,071,090.92**	**386,550.92-**	**156**
	UTILITY FUND Expenditure Totals	**14,919,624.02**	**28,342,195.00**	**88,711,802.51**	**60,369,607.51-**	**313**

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401 UTILITY FUND	Prior	YTD
Revenues:	**31,229,385.22**	**9,353,140.57**
Expenditures:	**14,919,624.02**	**88,711,802.51**
Net Income:	**16,309,761.20**	**79,358,661.94-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
402-334-3500	STATE GRANT	0.00	6,684,524.00	0.00	6,684,524.00-	0
402-361-0000	INTEREST	135,865.25	15,000.00	89,123.89	74,123.89	594
402-382-0010	TRANSFER FROM GENERAL FUND	7,500,000.00	4,500,000.00	0.00	4,500,000.00-	0
402-382-3010	TRANSFER FROM CAPITAL IMPROVEMENT FI	5,000,000.00	0.00	0.00	0.00	0
402-382-4090	TRANSFER FROM WW SDC FUND	10,000,000.00	0.00	0.00	0.00	0
402-389-5000	CASH FORWARD	0.00	24,000,000.00	0.00	24,000,000.00-	0
402-389-9001	SERIES 2026A BOND PROCEEDS	0.00	90,000,000.00	0.00	90,000,000.00-	0
402-389-9002	SRF PHASE II 60021	0.00	20,000,000.00	0.00	20,000,000.00-	0
	CAPITAL PROJECTS (LOAN/GRANT) Revenue	**22,635,865.25**	**145,199,524.00**	**89,123.89**	**145,110,400.11-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
402-536-00-0000	CONSTRUCTION FUND:	0.00	0.00	0.00	0.00	0
402-536-30-4900	MISC EXPENSE & OTHER CURRENT	0.00	0.00	91.28	91.28-	0
402-536-60-6912	RIB SITE EXPANSION	0.00	4,650,000.00	135,150.00	4,514,850.00	3
402-536-60-6913	MILL PARK PROJECT - R-12 PUMP STATION	0.00	5,017,105.00	1,311,004.15	3,706,100.85	26
402-536-60-6914	MLK REUSE PUMP STATION	0.00	760,000.00	10,500.00	749,500.00	1
402-536-70-7353	WWTP PROJECT	65,075.46	121,931,801.31	25,894,452.94	96,037,348.37	21
	536 Total	**65,075.46**	**132,358,906.31**	**27,351,198.37**	**105,007,707.94**	**21**
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	22,840,617.69	0.00	22,840,617.69	0
	580 Total	**0.00**	**22,840,617.69**	**0.00**	**22,840,617.69**	**0**
402-581-90-9101	TRANSFER TO W/S REVENUE FUND	11,140,343.00	0.00	0.00	0.00	0
	581 Total	**11,140,343.00**	**0.00**	**0.00**	**0.00**	**0**
	CAPITAL PROJECTS (LOAN/ Expenditure Tot	**11,205,418.46**	**155,199,524.00**	**27,351,198.37**	**127,848,325.63**	**18**

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402 CAPITAL PROJECTS (LOAN/GRANT)	Prior	YTD
Revenues:	22,635,865.25	89,123.89
Expenditures:	11,205,418.46	27,351,198.37
Net Income:	11,430,446.79	27,262,074.48-

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
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Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	126.48	100.00	1.58	98.42-	2
403-389-5000	NON-OPERATIONAL-CASH FORWARD	0.00	43,900.00	0.00	43,900.00-	0
	INDUSTRIAL FUND Revenue Totals	**126.48**	**44,000.00**	**1.58**	**43,998.42-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
403-552-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0
403-552-30-3100	PROFESSIONAL SERVICES	0.00	1,000.00	0.00	1,000.00	0
403-552-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	0.00	12.85	12.85-	0
403-552-30-4980	DEPRECIATION EXPENSE	6,607.00	0.00	0.00	0.00	0
	552 INDUSTRIAL PARK:	**6,607.00**	**1,000.00**	**12.85**	**987.15**	**1**
403-580-90-9999	CONTINGENCY	0.00	33,000.00	0.00	33,000.00	0
	580 Total	**0.00**	**33,000.00**	**0.00**	**33,000.00**	**0**
403-581-00-0000	INDUSTRIAL PARK:	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	10,000.00	0
	581 INDUSTRIAL PARK:	**10,000.00**	**10,000.00**	**0.00**	**10,000.00**	**0**
	INDUSTRIAL FUND Expenditure Totals	**16,607.00**	**44,000.00**	**12.85**	**43,987.15**	**0**

403 INDUSTRIAL FUND	**Prior**	**YTD**
Revenues:	**126.48**	**1.58**
Expenditures:	**16,607.00**	**12.85**
Net Income:	**16,480.52-**	**11.27-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
404-361-0000	INTEREST	7.97	0.00	583.59	583.59	0
404-389-5002	CASH FORWARD - WATER CONNECTIONS	0.00	79,400.00	0.00	79,400.00-	0
	WATER CONNECTION FEES Revenue Totals	**7.97**	**79,400.00**	**583.59**	**78,816.41-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	360.00	200.00	150.00	50.00	75
	533 Total	**360.00**	**200.00**	**150.00**	**50.00**	**75**
404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	79,200.00	0.00	79,200.00	0
	580 Total	**0.00**	**79,200.00**	**0.00**	**79,200.00**	**0**
	WATER CONNECTION FEES Expenditure Tota	**360.00**	**79,400.00**	**150.00**	**79,250.00**	**0**

404 WATER CONNECTION FEES	**Prior**	**YTD**
Revenues:	**7.97**	**583.59**
Expenditures:	**360.00**	**150.00**
Net Income:	**352.03-**	**433.59**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
406-361-0000	INTEREST	25.93	0.00	2.52	2.52	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTI	0.00	154,050.00	0.00	154,050.00-	0
	WASTEWATER CONNECTION FEES Revenue	**25.93**	**154,050.00**	**2.52**	**154,047.48-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
406-535-00-0000	SEWER TAP CONNECTION FEES:	0.00	0.00	0.00	0.00	0
406-535-30-4900	MISC. EXPENSE & OTHER CURRENT	362.18	200.00	60.30	139.70	30
	535 SEWER TAP CONNECTION FEES:	**362.18**	**200.00**	**60.30**	**139.70**	**30**
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTIOI	0.00	153,850.00	0.00	153,850.00	0
	580 Total	**0.00**	**153,850.00**	**0.00**	**153,850.00**	**0**
406-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	0.00	0.00	153,997.38	153,997.38-	0
	581 Total	**0.00**	**0.00**	**153,997.38**	**153,997.38-**	**0**
	WASTEWATER CONNECTION F Expenditure T	**362.18**	**154,050.00**	**154,057.68**	**7.68-**	**100**

406 WASTEWATER CONNECTION FEES	Prior	YTD
Revenues:	**25.93**	**2.52**
Expenditures:	**362.18**	**154,057.68**
Net Income:	**336.25-**	**154,055.16-**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
408-343-3560	WATER SDC FEES	814,280.00	1,887,940.00	1,249,016.23	638,923.77-	66
408-361-0000	INTEREST EARNED	529.22	100.00	26,782.25	26,682.25	***
408-389-5012	CASH FORWARD - WATER SDC	0.00	1,604,340.00	0.00	1,604,340.00-	0
	WATER SDC FEES Revenue Totals	**814,809.22**	**3,492,380.00**	**1,275,798.48**	**2,216,581.52-**	**36**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
408-533-30-3401	DEVELOPER REIMBURSEMENTS	1,069,023.04	0.00	0.00	0.00	0
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	400.36	0.00	165.48	165.48-	0
408-533-60-6310	OXFORD WTP PHOSPHATE INJECTION	29,948.00	0.00	0.00	0.00	0
408-533-60-6321	CR121 WATER MAIN INTERCONNECT	0.00	170,000.00	0.00	170,000.00	0
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	0.08-	919,973.81	305,272.07	614,701.74	33
	533 Total	**1,099,371.32**	**1,089,973.81**	**305,437.55**	**784,536.26**	**28**
408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	2,146,376.19	0.00	2,146,376.19	0
	580 Total	**0.00**	**2,146,376.19**	**0.00**	**2,146,376.19**	**0**
408-581-90-9101	TRANSFER TO W/S FUND	2,435,883.97	0.00	0.00	0.00	0
	581 Total	**2,435,883.97**	**0.00**	**0.00**	**0.00**	**0**
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	0.00	226,910.00	113,206.79	113,703.21	50
408-582-70-7207	SRF INTEREST - OXFORD WTP	31,101.63	29,120.00	14,808.01	14,311.99	51
	582 Total	**31,101.63**	**256,030.00**	**128,014.80**	**128,015.20**	**50**
	WATER SDC FEES Expenditure Totals	**3,566,356.92**	**3,492,380.00**	**433,452.35**	**3,058,927.65**	**12**

408 WATER SDC FEES	**Prior**	**YTD**

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Revenues:	**814,809.22**	**1,275,798.48**
Expenditures:	**3,566,356.92**	**433,452.35**
Net Income:	**2,751,547.70-**	**842,346.13**

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
409-343-5560	WASTEWATER SDC FEES	2,164,144.31	3,271,270.00	2,845,390.18	425,879.82-	87
409-361-0000	INTEREST EARNED	1,095.45	500.00	38,215.36	37,715.36	***
409-389-5013	CASH FORWARD	0.00	4,040,000.00	0.00	4,040,000.00-	0
	WASTEWATER SDC FEES Revenue Totals	**2,165,239.76**	**7,311,770.00**	**2,883,605.54**	**4,428,164.46-**	**39**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	400.92	0.00	166.79	166.79-	0
409-535-60-6310	MILLENIUM PARK REUSE LINE	0.00	1,554,950.00	42,702.50	1,512,247.50	3
409-535-60-6316	PRISON FM PROJECT	0.00	250,000.00	20,000.00	230,000.00	8
409-535-70-7346	WWTP FACILITY PLAN	70,126.59	67,574.26	1,199.08	66,375.18	2
409-535-70-7347	CHARLOTTE LS UPGRADES	0.00	290,000.00	0.00	290,000.00	0
409-535-70-7348	CR209 AND TRAILWINDS FM REPUMP STATIO	0.00	400,000.00	0.00	400,000.00	0
409-535-70-7356	BEAUMONT LS CAPACITY DECREASE	0.00	90,000.00	0.00	90,000.00	0
	535 Total	**70,527.51**	**2,652,524.26**	**64,068.37**	**2,588,455.89**	**2**
409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	4,583,655.74	0.00	4,583,655.74	0
	580 Total	**0.00**	**4,583,655.74**	**0.00**	**4,583,655.74**	**0**
409-581-00-4020	TRANSFER TO UTILITY CAP PROJECTS FUNI	10,000,000.00	0.00	0.00	0.00	0
409-581-90-9101	TRANSFER TO W/S REVENUE FUND	1,678,360.70	0.00	0.00	0.00	0
	581 Total	**11,678,360.70**	**0.00**	**0.00**	**0.00**	**0**
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN F	0.00	4,620.00	2,297.59	2,322.41	50
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PR	0.00	69,850.00	34,922.94	34,927.06	50
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	288.62	270.00	136.46	133.54	51
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEM/	926.70	850.00	435.52	414.48	51

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
	582 Total	**1,215.32**	**75,590.00**	**37,792.51**	**37,797.49**	**50**
	WASTEWATER SDC FEES Expenditure Totals	**11,750,103.53**	**7,311,770.00**	**101,860.88**	**7,209,909.12**	**1**

409 WASTEWATER SDC FEES	**Prior**	**YTD**
Revenues:	**2,165,239.76**	**2,883,605.54**
Expenditures:	**11,750,103.53**	**101,860.88**
Net Income:	**9,584,863.77**	**- 2,781,744.66**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING APRIL 27 2026

Revenue Account	Description	Prior Yr Rev	Anticipated	YTD Rev	Excess/Deficit	% Real
601-361-0000	INTEREST	117.10	100.00	11.32	88.68-	11
601-389-5000	NON-OPERATIONAL- CASH FORWARD	0.00	52,050.00	0.00	52,050.00-	0
	LAW ENFORCEMENT FUND Revenue Totals	**117.10**	**52,150.00**	**11.32**	**52,138.68-**	**0**

Expenditure Account	Description	Prior Yr Expd	Budgeted	YTD Expended	Unexpended	% Expd
601-521-00-0000	LAW ENFORCEMENT TRUST:	0.00	0.00	0.00	0.00	0
601-580-90-9999	CONTINGENCY	0.00	52,150.00	0.00	52,150.00	0
	580 Total	**0.00**	**52,150.00**	**0.00**	**52,150.00**	**0**
	LAW ENFORCEMENT FUND Expenditure Tota	**0.00**	**52,150.00**	**0.00**	**52,150.00**	**0**

601 LAW ENFORCEMENT FUND	**Prior**	**YTD**
Revenues:	**117.10**	**11.32**
Expenditures:	**0.00**	**0.00**
Net Income:	**117.10**	**11.32**

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING APRIL 27 2026

Grand Totals	Prior	YTD
Revenues:	**111,267,365.79**	**59,819,183.21**
Expenditures:	**99,118,768.58**	**150,154,024.99**
Net Income:	**12,148,597.21**	**90,334,841.78-**

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 13, 2026 9:00 AM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Dave Fountaine	Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Mayor Pro Tem/Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Courtney Kellem	Parks & Recreation Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Utilities Deputy Director	Present
Josh Jackson	Systems Applications Specialist	Present

Mayor Wolf called the meeting to order at 9 a.m. followed by the invocation and Pledge of Allegiance.

2. Consent Agenda/Informational Items

No items were removed from the Consent Agenda. Items A - E were approved. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the consent agenda as presented. The motion passed unanimously.

RESULT:	**Passed**
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

A. Expenditure Report

B. Minutes for Approval: March 23, 2026 Regular Meeting

C. Minutes for Approval: March 30, 2026 Commission Workshop

D. 25-0361 - PLAT - Wildwood Oaks Final Plat

E. Budgeted Financial Items

1. Purchase of Four (4) Remote Communication Clow iHydrants for the Amount of $28,854.00

3. Presentations and/or Proclamations

B. Proclaim April 24, 2026, as Arbor Day

City staff proposed proclaiming April 22, 2026, as Arbor Day. Mayor Wolf stated that trees increased property values, enhanced economic vitality, beautify the community, and are a source of joy. He noted that the City of Wildwood had been recognized as a Tree City USA by the National Arbor Day Foundation. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve the proclamation. The motion passed unanimously.

RESULT:	**Passed**
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

A. Proclaim April 22, 2026, as Earth Day

City staff proposed proclaiming April 22, 2026, as Earth Day. Mayor Wolf stated that Earth Day was a valuable opportunity to renew our commitment to preserving and protecting our Earth through community service, responsible stewardship, and daily practices. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the proclamation. The motion passed unanimously.

RESULT:	**Passed**
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

4. Public Hearings - Timed - Legislative

A. Swear in City Staff and Public Speakers

Mayor Wolf swore in staff and audience members who intended to speak during the public hearings.

B. 25-5012 - CP - 7050 CR 213

Mayor Wolf read aloud Ordinance O2026-6. Development Services Director Strickland presented the item. The applicant sought 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). Mayor Wolf asked if this was a small parcel for a county project, to which Strickland affirmed. Motion by Commissioner Flores, seconded by Commissioner Green, to approve Ordinance O2026-6. The motion passed unanimously.

RESULT:	**Passed**
MOVER:	Mayor Pro Tem/Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

5. Public Hearings - Timed - Quasi-Judicial

A. 25-5011 - RZ - 7050 CR 213

Mayor Wolf read aloud Ordinance O2026-7. Development Services Director Strickland presented the item. The applicant sought approval from the City Commission for a Zoning Map Amendment to change the zoning district from R2C (Sumter County) to R-2 (City). She noted the request was accompanied by the concurrent Small Scale Comprehensive Plan amendment 25-5012 (O2026-6). Motion by Commissioner Elliott, seconded by Commissioner Fountaine, to approve Ordinance O2026-7. The motion passed unanimously.

RESULT:	**Passed**
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Fountaine
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

6. Public Forum - 4 minute time limit

Kenneth Ivins addressed the Commission, stating he represented a number of residents and had submitted a packet to the Commission that requested consideration of a walkway along Okahumpka Run. Mr. Ivins explained how he arrived at presenting to the Commission and that he collected signatures online and in person. Mr. Ivins stated he had heard that the project request needed to go to The Villages and asked for assistance through that process. He emphasized the walkway addressed a public safety issue and appreciated any help he could get from the city.

Mayor Wolf thanked Mr. Ivins and indicated a motion would likely be assigned to the City Manager for study. Motion by Commissioner Elliott, seconded by Commissioner Flores, to refer the matter to the City Manager for review and report back to the Commission. The motion passed unanimously.

RESULT:	**Passed**
MOVER:	Commissioner Elliott

SECONDER:	Mayor Pro Tem/Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

7. Ordinances First Reading Only (No Vote)

A. 26-1203- AN - 72 Seminole Path

Mayor Wolf read aloud the title of Ordinance O2026-11. Development Services Director presented the item. The applicant sought a voluntary annexation of parcel G22AO009, which totaled 0.16 acres, and was located approximately 0.92 miles southwest of E SR 44. First reading only. No vote.

RESULT:	**FIRST READING**	**PUBLIC HEARING: April 27, 2026**

B. 26-1211 Village CDD No. 15 Boundaries Amendment Petition

Mayor Wolf read aloud the title of Ordinance O2026-14. Development Services Director Strickland presented the item. The Board of Supervisors of the Villages No. 15 Community Development District had petitioned the City of Wildwood to amend Ordinance No. O2024-36 to reflect a net decrease in the size of the District by 11.2 acres. The net decrease in the size of the District had no effect on the City limits and staff recommended approval. First reading only. No vote.

RESULT:	**FIRST READING**	**PUBLIC HEARING: April 27, 2026**

C. 26-1243 Village CDD No.16 Boundaries Amendment Petition

Mayor Wolf read aloud the title of Ordinance O2026-15. Development Services Director Strickland presented the item. The Board of Supervisors of the Villages No. 16 Community Development District had petitioned the City of Wildwood to amend Ordinance No. O2025-4 to reflect a net decrease in the size of the District by 13.6 acres. The net decrease in the size of the District had no effect on the City limits and staff recommended approval. First reading only. No vote.

RESULT:	**FIRST READING**	**PUBLIC HEARING: April 27, 2026**

D. Duke Energy Franchise Agreement

Mayor Wolf read aloud the title of Ordinance O2026-17. City Manager McHugh presented the item. The ordinance granted Duke Energy a non-exclusive utility rights-of-way utilization franchise and prescribed the terms and conditions related to the occupancy of municipal streets and rights-of-way in the City. First reading only. No vote.

RESULT:	**FIRST READING**	**PUBLIC HEARING: April 27, 2026**

8. Resolutions for Approval

None.

9. Financial & Contracts & Agreements

A. Funding Authorization for Pavement Rejuvenation Services for a Not-to-Exceed Amount of $741,772.96

Public Works Director Hockenbury presented a request for funding authorization for Pavement Rejuvenation Services. He stated this was part of an annual rejuvenation plan, and it had been proven to be very effective in keeping the condition of the roads in good shape. Motion by Commissioner Green, seconded by Commissioner Flores, to approve the funding authorization for Pavement Rejuvenation Services. The motion passed unanimously.

RESULT:	**Passed**
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

B. Approval of OLC Amendment 2 for Architectural Services for the Public Works South Substation in the Amount of $475,000.00

Public Works Director Hockenbury presented approval of OLC Amendment 2 for Architectural Services for the Public Works South Substation. He noted this item was the next design phase before construction. Mayor Wolf asked if the item was a bid where architectural services cost was based upon what they anticipated the building to be, and if the project would cost approximately $4.5M to $5M. Hockenbury replied that the probable cost was around $4M. Motion by Commissioner Green, seconded by Commissioner Elliott, to approve OLC Amendment 2 for Architectural Services for the Public Works South Substation. The motion passed unanimously.

RESULT:	**Passed**
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

C. Millennium Park Phase 1 & 2 Project Payment Application 13 in the Amount of $299,343.29

Public Works Director Hockenbury presented a request for approval of Millennium Park Phase 1 & 2 Project Payment Application 13. He stated the project had been moving along smoothly. Motion by Commissioner Flores, seconded by Commissioner Green, to approve Millennium Park Phase 1 & 2 Project Payment Application 13. The motion passed unanimously.

RESULT:	**Passed**
MOVER:	Mayor Pro Tem/Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

D. Millennium Park Phase 1 & 2 Project Change Order No. 20 in the Amount of $165,689.42

Public Works Director Hockenbury presented a request for approval of Millennium Park Phase 1 & 2 Project Change Order No. 20. He stated this change was for the airitorium, and that the footers were more substantial than what was anticipated. He noted CPH had worked with the City to ensure numbers were accurate.

Mayor Wolf asked if CPH had a representative present, and Hockenbury confirmed Tyler Fitzgerald was present. Mayor Wolf remarked the City of Wildwood had paid an additional $90k for what CPH claimed was more work than anticipated. Mayor Wolf voiced his frustration with the numerous change orders. He suggested the City may need to have a negotiation with CPH as he felt the City had paid for many mistakes that should have been caught.

Commissioner Fountaine asked why CPH didn't wait until the building reactions were available before they gave the City an estimate and if that was normal business practice.

CPH Representative Tyler Fitzgerald responded that the building reactions at the time were not available because they were based on the manufacturer selected in the bid process.

Commissioner Fountaine remarked that it sounded like CPH had provided a bad number and that the City of Wildwood was now responsible. Fountaine also questioned the change orders related to the dugouts, asking whether it hadn’t been known that two ball fields would require four dugouts and whether that hadn’t been included in the bid.

Mayor Wolf provided historical context, stating that CPH had recommended to the selection committee that the City accept the second-lowest bid, which was $3.0M higher than the lowest bid. He asked if there was a point in time where the City could draw the line and mitigate the additional, unexpected costs. He commented that he felt this change order process had made the vendor look bad and put them in a terrible position.

City Manager McHugh responded that the City relied on engineers and contractors for unknown variables, noting if the City had gone with the other bid, it would have been worse. He assured the Commission the project was still under budget and explained the current concerns were partly why he had recommended the City use a construction manager at risk. He further noted, when the City used a construction manager at risk, they were responsible for identifying these things ahead of time. McHugh explained the project spanned multiple years and there were contingencies in place to ensure the project remained under budget.

Commissioner Fountaine asked whether there were administrative costs on top of the change orders presented. McHugh clarified that there were no additional fees to CPH for construction administration on the change order.

Mayor Wolf asked Mr. Fitzgerald if he anticipated any more change orders. Fitzgerald responded that there would most likely be more change orders to come.

Motion by Commissioner Flores, seconded by Commissioner Green, to approve Millennium Park Phase 1 & 2 Project Change Order No. 20. The motion passed 4-1 with Commissioner Elliott in opposition.

RESULT:	**Passed**
MOVER:	Mayor Pro Tem/Commissioner Flores
SECONDER:	Commissioner Green

AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine
NAYS:	Commissioner Elliott

E. Request for Approval to Execute Agreement with Florida Department of Transportation (FDOT) for Project No. 430135-5, Relocation of US 301 Water Main, Performed by FDOT Highway Contractor

Utilities Deputy Director Martin presented a request for approval to execute an agreement with FDOT for Project No. 430135-5. Martin explained FDOT had the project planned out for approximately 5 years. He provided the location of the project and noted a 12-inch water main that had to be relocated. He stated the agreement had been reviewed by the City Attorney's office and the project had been budgeted for.

Commissioner Elliott expressed concern that it seemed they approved the work before approving the design. Martin clarified this was an agreement stipulating that the City was going to use their own contractor, not approving what the cost would be. Mayor Wolf noted the City had done similar arrangements before where FDOT performed the design and work and then billed the City. City Manager McHugh confirmed this approach and noted it ended up being a cheaper option.

Motion by Commissioner Green, seconded by Commissioner Flores, to execute the agreement with FDOT for Project No. 430135-5. The motion passed unanimously.

RESULT:	**Passed**
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

F. Kimley Horn Work Authorization #37 for the Design of the US 301 Water Main Relocation to Accommodate FDOT Project No. 430135-5 for the Amount of $365,500.00

Utilities Deputy Director Martin presented a request for approval of Kimley Horn Work Authorization #37. Martin explained the work authorization was for the City's consultant to design the water main location, noting that FDOT would not design the location. Mayor Wolf asked if the project was something the City should have bid out. City Manager McHugh responded that there was not enough time for a bid process, they had a working relationship with Kimley Horn, and the City does everything it can to keep costs low.

Motion by Commissioner Green, seconded by Commissioner Flores, to approve Kimley Horn Work Authorization #37. The motion passed 4-1 with Commissioner Elliott in opposition.

RESULT:	**Passed**
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine
NAYS:	Commissioner Elliott

G. Pay Application No. 13 for the Water Reclamation Facility Project in the Amount of $11,070,199.98

Utilities Deputy Director Martin presented a request for approval of Pay Application No. 13 for the Water Reclamation Facility Project. Martin explained this pay application was for phase 2 of the project and stated there was a lot left to do, but it was doing well so far.

Motion by Commissioner Flores, seconded by Commissioner Green, to approve Pay Application No. 13 for the Water Reclamation Facility Project. The motion passed unanimously.

RESULT:	**Passed**
MOVER:	Mayor Pro Tem/Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

H. CR 501 WTP Iron Filter Project Pay Application No. 11 to SGS Contracting Services, Inc. in the Amount of $80,161.89

Utilities Deputy Director Martin presented a request for approval of CR 501 WTP Iron Filter Project Pay Application No. 11. Martin explained the pay application was for painting and instrumentation work.

Motion by Commissioner Elliott, seconded by Commissioner Flores, to approve CR 501 WTP Iron Filter Project Pay Application No. 11. The motion passed unanimously.

RESULT:	**Passed**
MOVER:	Commissioner Elliott
SECONDER:	Mayor Pro Tem/Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

I. Employment Contract for Police Officer Recruit Angela Palmer

Chief Parmer presented the employment contract for Police Officer Recruit Angela Palmer. Parmer briefly explained she was the top pick for the academy. Commissoner Flores asked how many current vacancies there were. Parmer replied they would be at full capacity, excluding the 8 vacancies in the April budget amendment. Commissioner Elliott asked if there was an escape clause requiring repayment in the contract, to which Parmer affirmed.

Motion by Commissioner Green, seconded by Commissioner Elliot, to approve the employment contract for Police Officer Recruit Angela Palmer. The motion passed unanimously.

RESULT:	**Passed**
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

10. General Items for Consideration/Discussion and Other Business

None.

11. Appointments

None.

12. City Manager Reports

A. Request for a Four-way Stop at Spanish Harbor Drive and Penrose Place

City Manager McHugh provided an update on a request for a four-way stop sign at Spanish Harbor Drive and Penrose Place.

B. Request for a Workshop on April 20, 2026, at 9 a.m.

City Manager McHugh requested a workshop on April 20, 2026 to review financial information.

McHugh also advised the Commission about an upcoming CSX crossing closure at CR462 and noted a detour route would be established.

13. Other Department Reports

A. Utility Department Quarterly Update

None.

B. Public Works Unity Maintain Presentation

Systems Applications Specialist Jackson provided a brief explanation and demonstration of the new Unity Maintain system. He stated the department had worked diligently over the past year to revise the maintenance management program and asset management program. Jackson described how the program would improve how the City tracked, responded, and communicated across public works.

14. Commission Members Reports

Commissioner Elliott discussed the upcoming golf cart ordinance and the information he gathered. He also attended the District 5 Safety Strategic Planning Group and the Mark Mero event at Wildwood Middle High School.

Commissioner Green reported on his future attendance to the Regional Planning Council, his attendance at Eggstravaganza and his attendance at the opening of the Splash Pad.

Commissioner Fountaine commented on the Splash Pad and how professional the Parks and Recreation team was.

Commissioner Flores discussed the Eggstravaganza and how fun it was for everyone who attended.

Mayor Wolf recognized two men who passed away, Joe Cox and Tommy Lineham. He also commented on the upcoming Community Center sign and how useful it would be.

15. City Attorney Reports

None.

16. Adjournment

With no further business to discuss, the meeting was adjourned at 10:10 a.m. Motion by Commissioner Elliott, seconded by Commissioner Flores, to adjourn. Motion passed unanimously.

RESULT:	**Passed**
MOVER:	Commissioner Elliott
SECONDER:	Mayor Pro Tem/Commissioner Flores
AYES:	Mayor Wolf, Commissioner Elliott, Mayor Pro Tem/Commissioner Flores, Commissioner Green, Commissioner Fountaine

Upcoming Events

April 18, 2026 - Comedy Night at the Warfield Auditorium at 6:30pm
April 20, 2026 - City Commission Workshop at City Hall at 9am
April 20, 2026 - Mondays with the Manager at the Dr. Martin Luther King Jr. Park Pavilion from 12pm to 1pm
April 22, 2026 - Keep Wildwood Beautiful Earth Day Litter Cleanup at the Wildwood Lions Club from 9am to 12pm
April 24, 2026 - Arbor Day Celebration at the Dr. Martin Luther King Jr. Park at 10am
April 25, 2026 - Cornhole Tournament at the Wildwoood Community Center from 11am to 3pm
April 27, 2026 - City Commission Meeting at City Hall at 7pm

CITY COMMISSION
SEAL CITY OF WILDWOOD, FLORIDA

ATTEST: _____ BY: _____
Jessica Barnes, City Clerk Ed Wolf, Mayor

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **25-2484 - SP - Christian Brothers Automotive at Wildwood Oaks**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

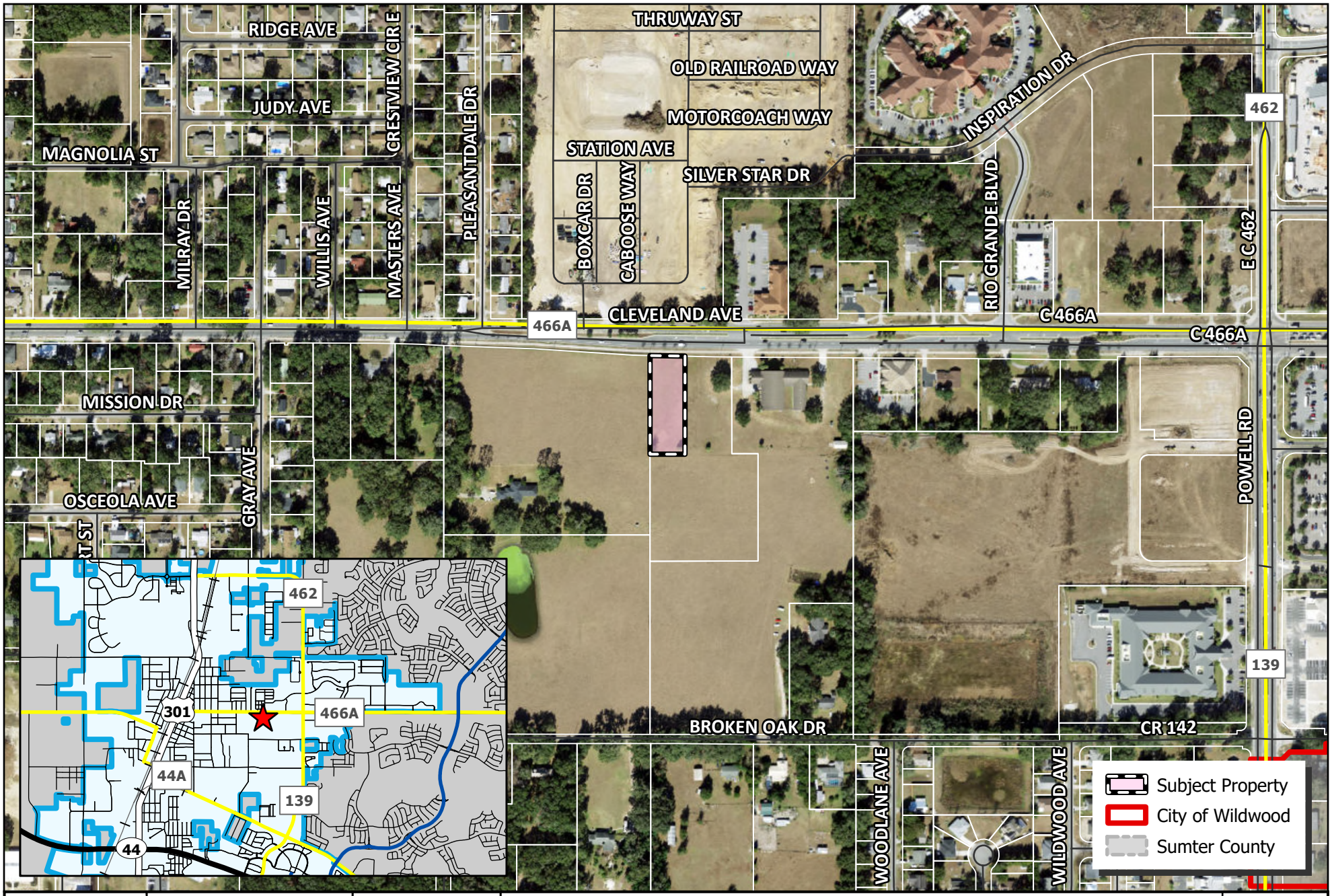
Case Number	25-2484 - SP - Christian Brothers Automotive at Wildwood
Owner(s)	Wildwood Oaks, LLC and Inspira Financial Trust, LLC
Applicant	Christian Brothers Automotive Corporation
Property Location	The subject property is generally located on the south side of Cleveland Ave, approximately 0.33 miles west of the intersection of Powell Road and C 466A.
Acreage	0.850 +/-
Parcel	G05-183
Date	April 16, 2026

The applicant is seeking approval from the City Commission for the construction of a five-thousand and twenty-four (5,024) square foot Christian Brothers Automotive store, with thirty (30) parking spaces, a loading zone, and appropriate landscaping on 0.850 acres of land MOL, as per the attached plans.

Project 25-2484 meets the criteria of the Land Development Regulations, Design District Standards, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.



McKenna Page
Planner I, Development Services



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

N

US Feet
0 95 190 380

#A25-2484

CHRISTIAN BROTHERS AUTOMOTIVE AT WILDWOOD OAKS

PARCEL G05-183

MAP 1B

LOCATION MAP

JUL 2025

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, April 7, 2026, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a five-thousand and twenty-four (5,024) square-foot Christian Brothers Automotive store on 0.850 acres MOL. The subject property is generally located on the south side of Cleveland Ave, approximately 0.33 miles west of the intersection of Powell Road and C 466A.

Case Number: 25-2484 Christian Brothers Automotive at Wildwood Oaks

Applicant(s): Christian Brothers Automotive Corporation

Owner(s): Wildwood Oaks, LLC, and Inspira Financial Trust, LLC

Parcel(s): G05-183

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate

☒ recommends approval.

☐ recommends approval with the following conditions:

☐ recommends denial.

Dated: April 7, 2026

Lindsay C.T. Holt
Special Magistrate, City of Wildwood

ALL ACTIVITIES ARE TO BE PERFORMED WITHIN THE BUILDING.

CONSTRUCTION PLANS
FOR
CHRISTIAN BROTHERS AUTOMOTIVE AT WILDWOOD OAKS

G05-183
1308 CLEVELAND AVENUE
WILDWOOD, FLORIDA 34785

STATEMENT OF OWNERSHIP:
THE PROPERTY AND ALL IMPROVEMENTS AS SHOWN ARE OWNED AND SHALL BE MAINTAINED BY CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION.

GENERAL STATEMENT:
THE CHARACTER AND INTENDED USE OF THIS DEVELOPMENT SHALL BE THE CONSTRUCTION OF AN AUTOMOTIVE SERVICE FACILITY ALONG WITH THE ASSOCIATED UTILITIES, PARKING, ACCESS ROADS AND WATER MANAGEMENT FACILITIES.

SITE DATA:

PROJECT NAME:	CHRISTIAN BROTHERS AUTOMOTIVE AT WILDWOOD OAKS
ADDRESS:	CLEVELAND AVE WILDWOOD, FL 34785
DEVELOPER ADDRESS:	17725 KATY FREEWAY, SUITE 200 HOUSTON, TX 77094
TELEPHONE:	(346) 852-1669

ZONING/LAND USE DATA:

ZONING:	CMU (CENTRAL MIXED USE)
FUTURE LAND USE:	CMU (CENTRAL MIXED USE) (SE 2408-001 WILDWOOD OAKS)
PROPOSED USE:	AUTO SERVICE AND REPAIR FACILITY
PROPOSED NUMBER OF EMPLOYEES:	TEN (10)
NUMBER OF STORIES:	ONE
MAX. BUILDING HEIGHT:	25 FEET
FAR:	0.136
BUILDING COVERAGE:	13.57%
PHASING:	ONE PHASE
VEGETATION:	PLANNED MASS GRADED LOT
WATER SERVICE:	CITY OF WILDWOOD
WASTEWATER SERVICE:	CITY OF WILDWOOD
SOILS:	6-KENDRICK FINE SAND
STORMWATER MANAGEMENT:	PLANNED OFF-SITE MASTER RETENTION POND
FLOOD ZONE:	X PER FEMA MAP 12119C0132 D
FIRE:	SUMTER COUNTY FIRE AND EMS STATION 31
SOLID WASTE:	CITY OF WILDWOOD APPROVED FRANCHISE
SITE AREA:	37,009 SF=0.850 ACRES
IMPERVIOUS:	22,944 SF=0.527 ACRES AT 62.00%
BUILDING:	5,024 SF=0.115 ACRES AT 13.57%
PAVEMENT/SIDEWALKS:	17,920 SF=0.411 ACRES AT 48.42%
OPEN SPACE:	14,065 SF=0.323 ACRES AT 38.00%
OPEN SPACE (MINIMUM REQUIRED):	7,149 SF=0.164 ACRES AT 20%

SETBACKS/BUFFERS:

FRONT (CLEVELAND AVENUE) (NORTH):	30 FEET/5 FEET
REAR (SOUTH):	15 FEET/5 FEET
SIDE (WEST):	20 FEET/20 FEET
SIDE (EAST):	5 FEET/5 FEET

PARKING REQUIREMENTS:

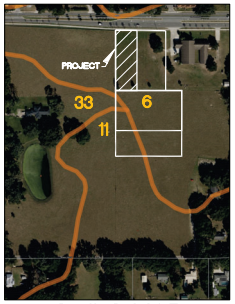
PARKING REQUIRED:	
AUTO SERVICE AND REPAIR:	ONE SPACE/TWO BAYS PLUS ONE SPACE/EACH EMPLOYEE (19 BAYS/2)+(12 EMPLOYEES/1)=22 SPACES
TOTAL:	22 SPACES
REGULAR SPACES PROVIDED:	28
HANDICAPPED SPACES PROVIDED:	2
TOTAL SPACES PROVIDED:	30

UTILITY COMPANIES:

POWER:	DUKE ENERGY 4306 E COUNTY RD 462 WILDWOOD, FL 34785 (352) 422-4826
SEWER:	CITY OF WILDWOOD 100 MAIN STREET WILDWOOD, FL 34785 (352) 330-1330
WATER:	CITY OF WILDWOOD 100 MAIN STREET WILDWOOD, FL 34785 (352) 330-1330
TELEPHONE:	CENTURYLINK P.O. BOX 490048 LEESBURG, FL 34748 (352) 326-1230
GAS:	TECO/PEOPLES GAS 316 SW 33RD AVE OCALA, FL 34474 (352) 622-0111
SOLID WASTE:	WASTE MANAGEMENT 8708 NE 44TH DRIVE WILDWOOD, FL 34785 (352) 266-8391



VICINITY MAP
SCALE: 1" = 1,000'
SECTION 5 , TOWNSHIP 19, RANGE 23



SOILS MAP
N.T.S.
6-KENDRICK FINE SAND

OWNER (72.74%):
WILDWOOD OAKS, LLC
MR. JOE SCHUEMANN
3408 S. ORANGE AVENUE, SUITE B
ORLANDO, FL 32806
(407) 319-6834

OWNER (27.26%):
INSPIRA FINANCIAL TRUST, LLC
MS. JULISSA HUERTA
2001 SPRING ROAD, SUITE 700
OAK BROOK, IL 60523

DEVELOPER:
CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
MR. WILLIAM BOSTIC
17725 KATY FREEWAY, SUITE 200
HOUSTON, TX 77094
(346) 852-1669
william.bostic@cbac.com

LEGAL DESCRIPTION:
A PARCEL OF LAND IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. ALSO KNOWN AS LOT 1 OF THE UNRECORDED PLAT OF WILDWOOD OAKS, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THENCE S00°01'23"E ALONG THE NORTH-SOUTH CENTER OF SECTION LINE A DISTANCE OF 2654.72 FEET; THENCE S89°56'08"E ALONG EAST-WEST CENTER OF SECTION LINE A DISTANCE OF 779.79 FEET, THENCE S00°00'34"E A DISTANCE OF 85.59 FEET TO THE SOUTH RIGHT OF WAY LINE OF CLEVELAND AVE FOR A POINT OF BEGINNING; THENCE S00°00'34"E A DISTANCE OF 316.33 FEET; THENCE S89°59'26"W A DISTANCE OF 114.66 FEET; THENCE N00°00'34"W A DISTANCE OF 318.24 FEET TO SAID SOUTH RIGHT OF WAY LINE AND TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 22978.00 FEET, A CHORD BEARING OF S89°04'16"E, A CHORD DISTANCE OF 116.68 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°17'27", A DISTANCE OF 116.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.8496 ACRES OR 37,010.70 SQUARE FEET.

ENGINEER:
MITCH COLLINS, P.E., INC.
801 E. SOUTH STREET
ORLANDO, FL 32801
407-850-8557

ARCHITECT:
ALC ARCHITECTURE
410 MEMORIAL DRIVE, SUITE 203
IDAHO FALLS, ID 83402
(208) 522-0088

SURVEYOR:
ACCURIGHT SURVEYS OF ORLANDO, INC.
2012 EAST ROBINSON STREET
ORLANDO, FL 32803
(407) 894-6314

LANDSCAPE ARCHITECT:
MADLEY DESIGN
1817 EAST WASHINGTON STREET
ORLANDO, FL 32803
407-758-9456

Digitally signed by bronson m collins
Date: 2025.12.08 13:25:54 -05'00'

BRONSON M. COLLINS * LICENSE * No. 54608 * STATE OF FLORIDA * PROFESSIONAL ENGINEER *

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MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523

DATE

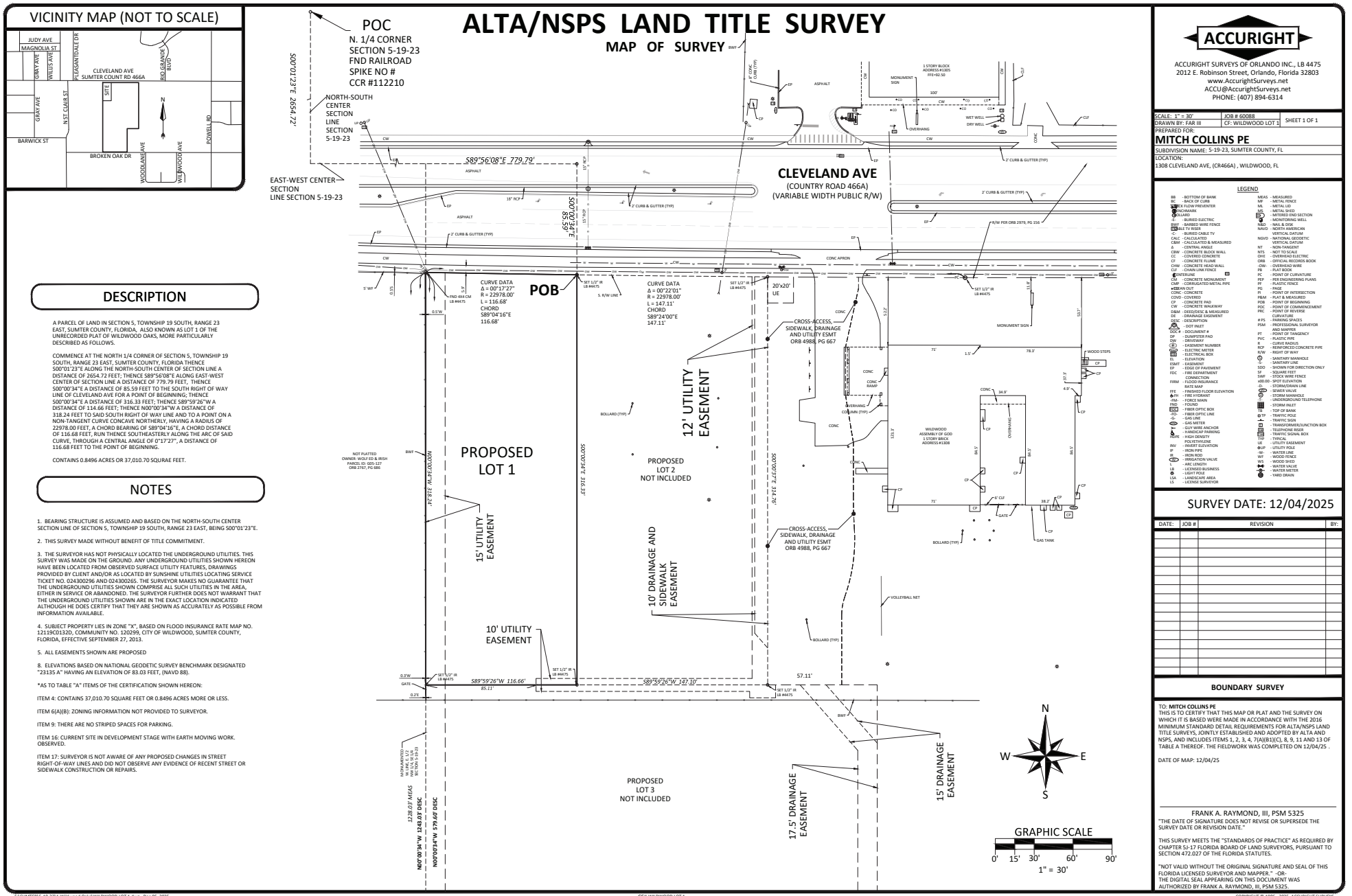
INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
	COVER SHEET
1	BOUNDARY AND TOPOGRAPHIC SURVEY
C0	OVERALL SITE PLAN
C1	SITE LAYOUT PLAN
C2	GRADING AND DRAINAGE PLAN
C3	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
C4	UTILITY PLAN
C5	DETAILS AND NOTES
C6	DETAILS AND NOTES
C7	DETAILS AND NOTES
L1	PLANTING PLAN AND SCHEDULE
L2	LANDSCAPE NOTES AND DETAILS
L3	IRRIGATION PLAN AND SCHEDULES
L4	IRRIGATION DETAILS AND NOTES

mitch collins, pe, inc.
801 east south street | orlando, fl 32801
p. 407.850.8557
c. 407.448.8979
mitchcollins@mitchcollinspe.com

ALTA/NSPS LAND TITLE SURVEY

MAP OF SURVEY



VICINITY MAP (NOT TO SCALE)

DESCRIPTION

A PARCEL OF LAND IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, ALSO KNOWN AS LOT 1 OF THE UNRECORDED PLAT OF WILDWOOD OAKS, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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CONTAINS 0.8496 ACRES OR 37,010.70 SQURAE FEET.

NOTES

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING S00°01'23"E.

2. THIS SURVEY MADE WITHOUT BENEFIT OF TITLE COMMITMENT.

3. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS SURVEY WAS MADE ON THE GROUND. ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED SURFACE UTILITY FEATURES, DRAWINGS PROVIDED BY CLIENT AND/OR AS LOCATED BY SUNSHINE UTILITIES LOCATING SERVICE TICKET NO. 024300296 AND 024300265. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

4. SUBJECT PROPERTY LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12119C0132D, COMMUNITY NO. 120299, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, EFFECTIVE SEPTEMBER 27, 2013.

5. ALL EASEMENTS SHOWN ARE PROPOSED

8. ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATED "23135 A" HAVING AN ELEVATION OF 83.03 FEET, (NAVD 88).

*AS TO TABLE "A" ITEMS OF THE CERTIFICATION SHOWN HEREON:

ITEM 4: CONTAINS 37,010.70 SQUARE FEET OR 0.8496 ACRES MORE OR LESS.

ITEM 6(A)(B): ZONING INFORMATION NOT PROVIDED TO SURVEYOR.

ITEM 9: THERE ARE NO STRIPED SPACES FOR PARKING.

ITEM 16: CURRENT SITE IN DEVELOPMENT STAGE WITH EARTH MOVING WORK. OBSERVED.

ITEM 17: SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND DID NOT OBSERVE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 30'	JOB # 60088
DRAWN BY: FAR III	CF: WILDWOOD LOT 1
	SHEET 1 OF 1

PREPARED FOR:
MITCH COLLINS PE

SUBDIVISION NAME: 5-19-23, SUMTER COUNTY, FL

LOCATION:
1308 CLEVELAND AVE, (CR466A) , WILDWOOD, FL

LEGEND

BB - BOTTOM OF BANK	MEAS - MEASURED
BC - BACK OF CURB	MF - METAL FENCE
BFP - BACK FLOW PREVENTER	ML - METAL LID
BM - BENCHMARK	MP - METAL SHED
BOLLARD	MES - MITERED END SECTION
-C- - BURIED ELECTRIC	MW - MONITORING WELL
BWF - BARBED WIRE FENCE	N&D - NAIL & DISK
CABLE TV RISER	NAVD - NORTH AMERICAN VERTICAL DATUM
-C- - BURIED CABLE TV	NGVD - NATIONAL GEODETIC VERTICAL DATUM
CALC - CALCULATED	NT - NON-TANGENT
C&M - CALCULATED & MEASURED	NTS - NOT TO SCALE
Δ - CENTRAL ANGLE	OHL - OVERHEAD ELECTRIC
CBW - CONCRETE BLOCK WALL	ORB - OFFICIAL RECORDS BOOK
CC - CONCRETE COVERED	OHW - OVERHEAD WIRE
CF - CONCRETE FLUME	PAD - PAD
CHW - CONCRETE HEAD WALL	PC - POINT OF CURVATURE
CLF - CHAIN LINK FENCE	PCC - POINT OF COMPOUND CURVATURE
CLF - CENTERLINE	PER - PER ENGINEERING PLANS
CM - CONCRETE MONUMENT	PF - PLASTIC FENCE
CMP - CORRUGATED METAL PIPE	PG - PAGE
CLEAN OUT	PI - POINT OF INTERSECTION
CONC - CONCRETE	P&M - PLAT & MEASURED
COVD - COVERED	POB - POINT OF BEGINNING
CP - CONCRETE PAD	POC - POINT OF COMMENCEMENT
CW - CONCRETE WALKWAY	PRC - POINT OF REVERSE CURVATURE
D&M - DEED/DESC & MEASURED	# PS - PARKING SPACES
DE - DRAINAGE EASEMENT	PSM - PROFESSIONAL SURVEYOR AND MAPPER
DESC - DESCRIPTION	PT - POINT OF TANGENCY
DOT INLET	PVC - PLASTIC PIPE
DOC # - DOCUMENT #	R - CURVE RADIUS
DP - DUMPSTER PAD	RCP - REINFORCED CONCRETE PIPE
DW - DRIVEWAY	R/W - RIGHT OF WAY
EASEMENT NUMBER	SAN - SANITARY MANHOLE
ELECTRIC METER	-S- - SANITARY LINE
ELECTRICAL BOX	SDO - SHOWN FOR DIRECTION ONLY
EL - ELEVATION	SF - SQUARE FEET
ESMT - EASEMENT	SPK - SPIKE & WASHER
EP - EDGE OF PAVEMENT	x00.00 - SPOT ELEVATION
FDC - FIRE DEPARTMENT CONNECTION	STM - STORM DRAIN LINE
FIRM - FLOOD INSURANCE RATE MAP	SW - SHOWER VALVE
FFE - FINISHED FLOOR ELEVATION	SD - STORM MANHOLE
FH - FIRE HYDRANT	UGT - UNDERGROUND TELEPHONE
FND - FOUND	SI - STORM INLET
FO - FIBER OPTIC BOX	TB - TOP OF BANK
FO - FIBER OPTIC LINE	TP - TRAFFIC POLE
GAS - GAS LINE	TS - TRAFFIC SIGN
GM - GAS METER	TRANSFORMER/JUNCTION BOX
GUY WIRE ANCHOR	TELEPHONE RISER
HANDICAP PARKING	TSB - TRAFFIC SIGNAL BOX
HDPE - HIGH DENSITY POLYETHYLENE	TYP - TYPICAL
INV - INVERT ELEVATION	UE - UTILITY EASEMENT
IP - IRON PIPE	UP - UTILITY POLE
IR - IRON ROD	W - WATER LINE
IRRIGATION VALVE	WF - WOOD FENCE
L - ARC LENGTH	WS - WOOD SHED
LB - LICENSED BUSINESS	WV - WATER VALVE
LP - LIGHT POLE	WM - WATER METER
LSA - LANDSCAPE AREA	YD - YARD DRAIN
LS - LICENSE SURVEYOR	

SURVEY DATE: 12/04/2025

DATE:	JOB #	REVISION	BY:

BOUNDARY SURVEY

TO: **MITCH COLLINS PE**
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A)(B1)(C), 8, 9, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/04/25 .

DATE OF MAP: 12/04/25

FRANK A. RAYMOND, III, PSM 5325
"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." -OR-
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. RAYMOND, III, PSM 5325.

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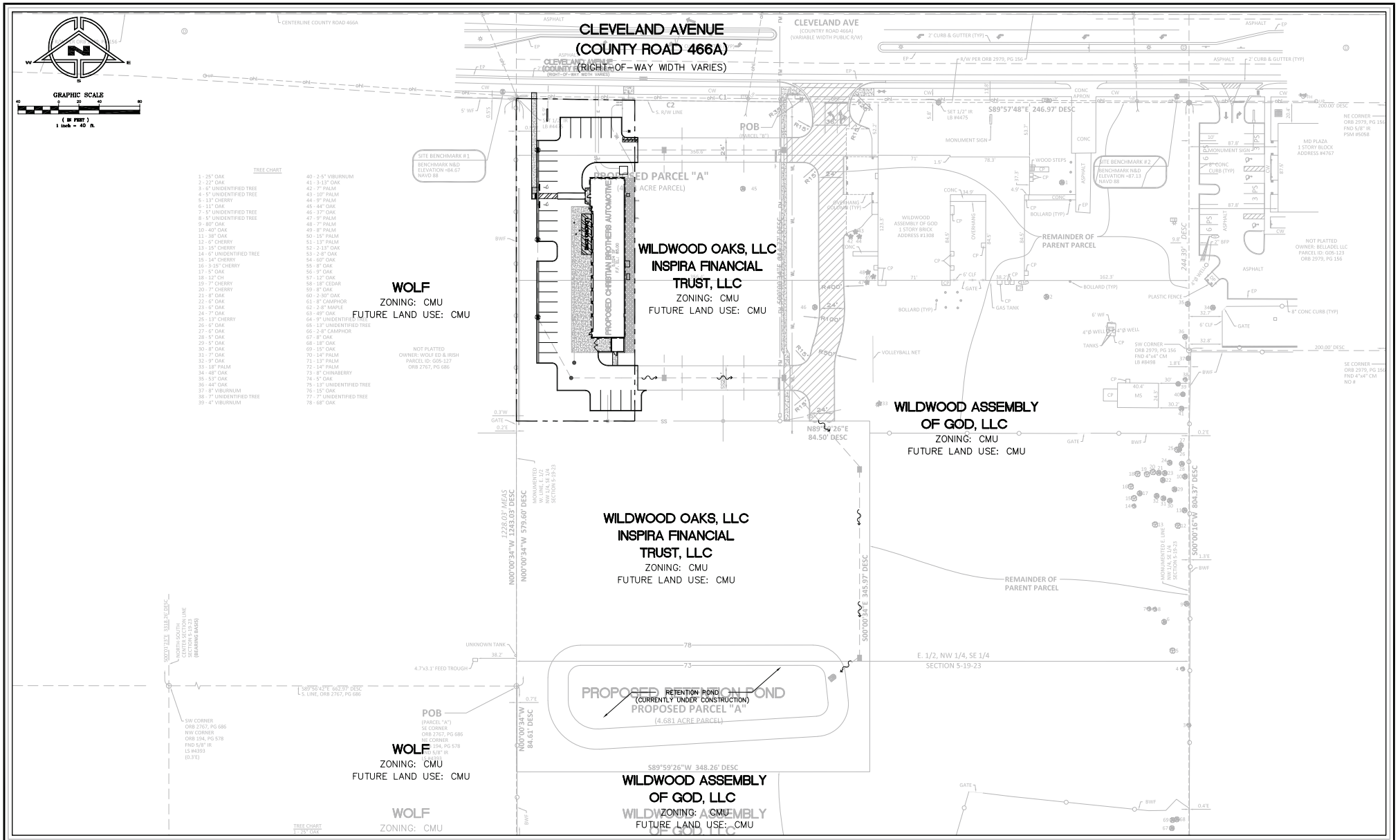

DATE	REVISION	BY
8-29-25	AS PER CITY	M.C.
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NOTE:
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OVERALL SITE PLAN

FOR

CHRISTIAN BROTHERS AUTOMOTIVE AT WILDWOOD OAKS

CLEVELAND AVENUE — WILDWOOD, FLORIDA

mitch collins, pe, inc.
401 Bostwick Avenue, Jacksonville, FL 32204
904.683.3337 | 904.683.3334
mitch@mitchcollinspe.com

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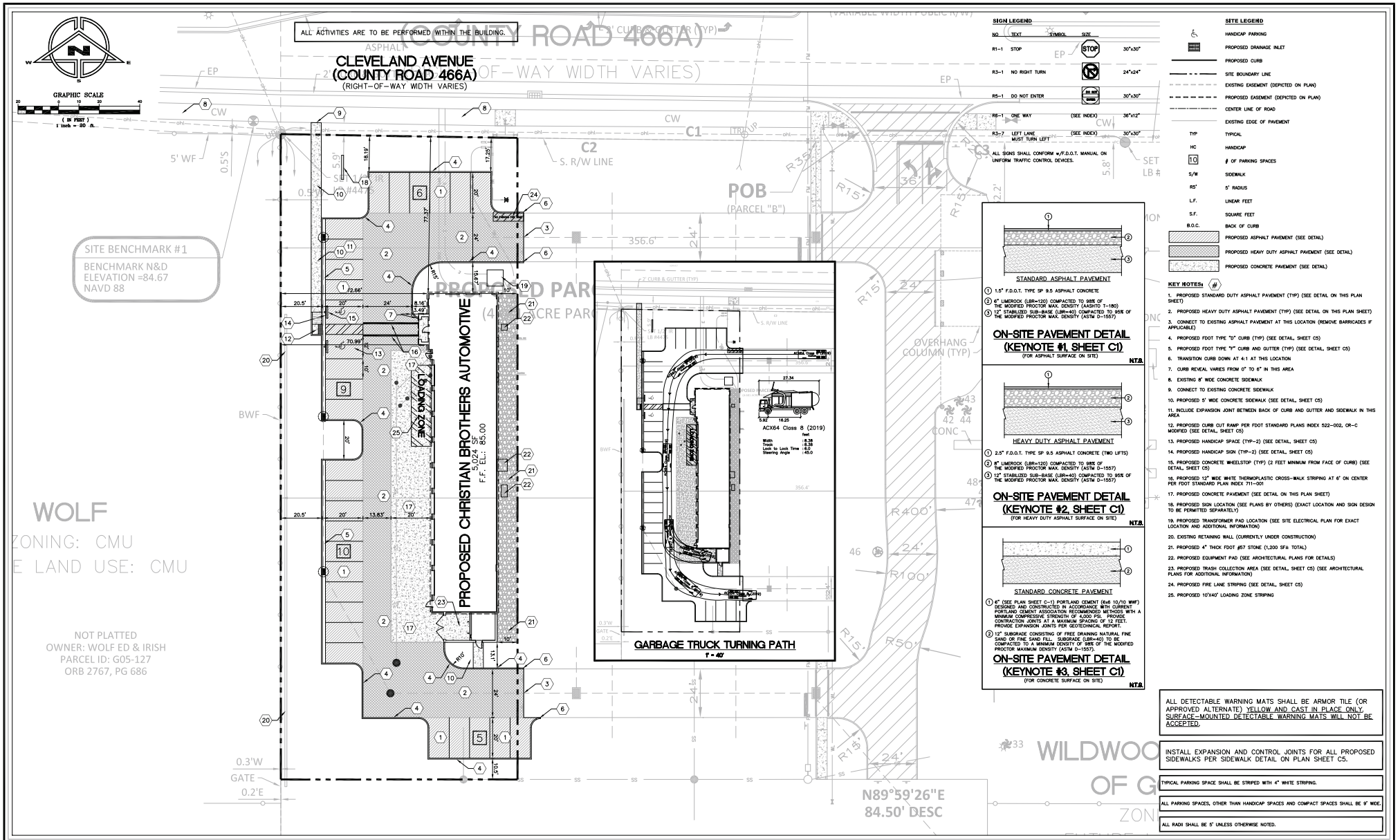
MITCH COLLINS, P.E.# 54608,
STATE OF FLORIDA, C.A.# 9523

DATE

BRONSON M. COLLINS
LICENSE
No. 54608
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SCALE	1" = 40'
DRAWN BY	M.C.
DATE	5-13-25
CHECKED BY	M.C.
JOB NO	224-016
SHEET NO	C0 OF 07



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8-22-25	AS PER CITY	M.C.
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SITE LAYOUT PLAN

FOR

CHRISTIAN BROTHERS AUTOMOTIVE AT WILDWOOD OAKS

CLEVELAND AVENUE — WILDWOOD, FLORIDA

mitch collins, p.e. inc.
801 Northpoint Parkway, Suite 64 West Palm Beach, Florida 33407
561.840.0817 www.mitchcollinspe.com

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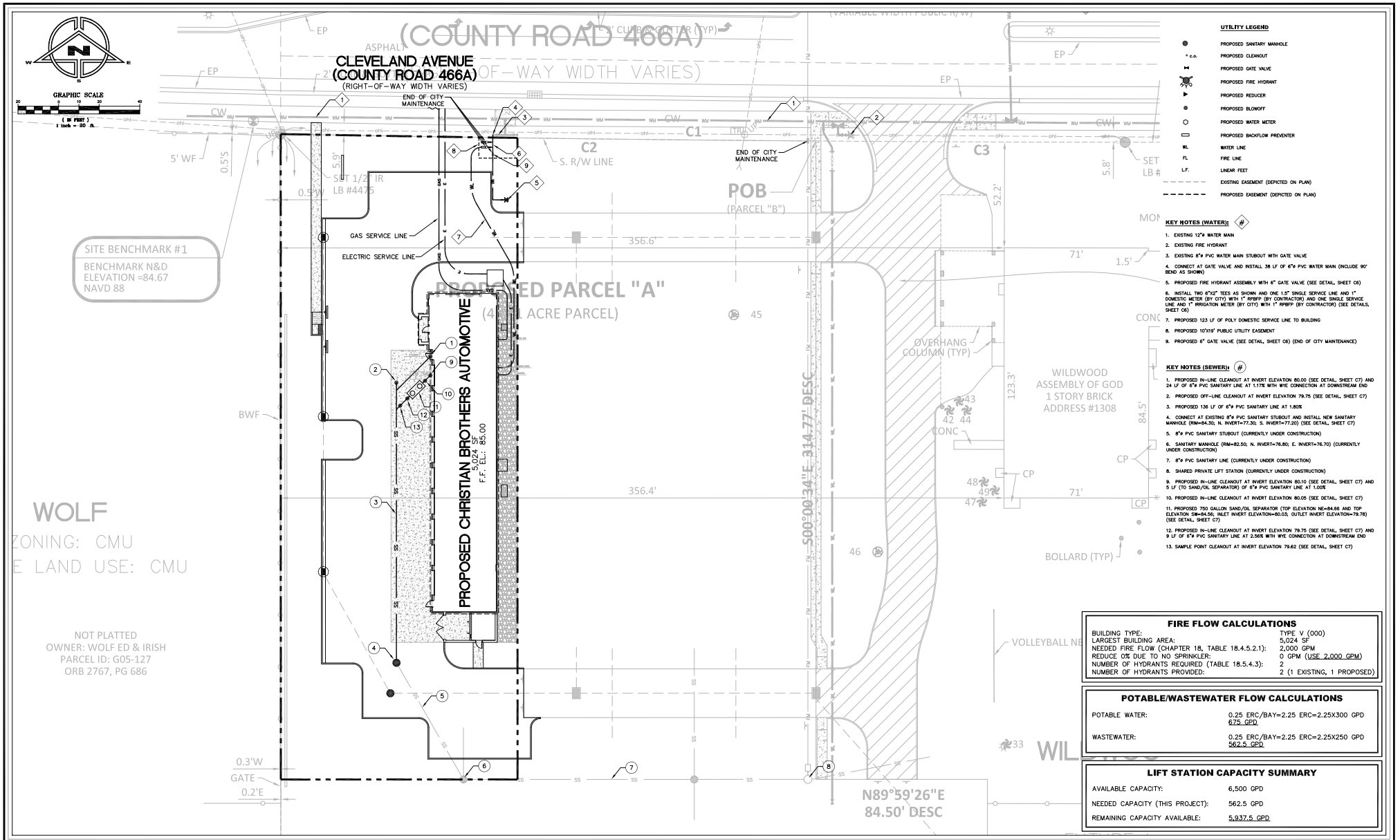
MITCH COLLINS, P.E.# 54608,
STATE OF FLORIDA, C.A.# 9523

DATE

BRONSON M. COLLINS LICENSE No. 54608 STATE OF FLORIDA PROFESSIONAL ENGINEER

SCALE	1" = 20'
DRAWN BY	M.C.
DATE	5-13-25
CHECKED BY	M.C.
JOB NO	224-016
SHEET NO	C1 OF 07



UTILITY LEGEND

- PROPOSED SANITARY MANHOLE
- * c.o. PROPOSED CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED REDUCER
- PROPOSED BLOWOFF
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- WL WATER LINE
- FL FIRE LINE
- L.F. LINEAR FEET
- EXISTING EASEMENT (DEPICTED ON PLAN)
- PROPOSED EASEMENT (DEPICTED ON PLAN)

KEY NOTES (WATER):

1. EXISTING 12"ø WATER MAIN
2. EXISTING FIRE HYDRANT
3. EXISTING 8"ø PVC WATER MAIN STUBOUT WITH GATE VALVE
4. CONNECT AT GATE VALVE AND INSTALL 38 LF OF 6"ø PVC WATER MAIN (INCLUDE 90° BEND AS SHOWN)
5. PROPOSED FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE (SEE DETAIL, SHEET C6)
6. INSTALL TWO 6"X2" TEES AS SHOWN AND ONE 1.5" SINGLE SERVICE LINE AND 1" DOMESTIC METER (BY CITY) WITH 1" RPBFP (BY CONTRACTOR) AND ONE SINGLE SERVICE LINE AND 1" IRRIGATION METER (BY CITY) WITH 1" RPBFP (BY CONTRACTOR) (SEE DETAILS, SHEET C6)
7. PROPOSED 123 LF OF POLY DOMESTIC SERVICE LINE TO BUILDING
8. PROPOSED 10'X19' PUBLIC UTILITY EASEMENT
9. PROPOSED 6" GATE VALVE (SEE DETAIL, SHEET C6) (END OF CITY MAINTENANCE)

KEY NOTES (SEWER):

1. PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 80.00 (SEE DETAIL, SHEET C7) AND 24 LF OF 6"ø PVC SANITARY LINE AT 1.17% WITH WYE CONNECTION AT DOWNSTREAM END
2. PROPOSED OFF-LINE CLEANOUT AT INVERT ELEVATION 79.75 (SEE DETAIL, SHEET C7)
3. PROPOSED 136 LF OF 6"ø PVC SANITARY LINE AT 1.80%
4. CONNECT AT EXISTING 8"ø PVC SANITARY STUBOUT AND INSTALL NEW SANITARY MANHOLE (RIM=84.30; N. INVERT=77.30; S. INVERT=77.20) (SEE DETAIL, SHEET C7)
5. 8"ø PVC SANITARY STUBOUT (CURRENTLY UNDER CONSTRUCTION)
6. SANITARY MANHOLE (RIM=82.50; N. INVERT=76.80; E. INVERT=76.70) (CURRENTLY UNDER CONSTRUCTION)
7. 8"ø PVC SANITARY LINE (CURRENTLY UNDER CONSTRUCTION)
8. SHARED PRIVATE LIFT STATION (CURRENTLY UNDER CONSTRUCTION)
9. PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 80.10 (SEE DETAIL, SHEET C7) AND 5 LF (TO SAND/OIL SEPARATOR) OF 6"ø PVC SANITARY LINE AT 1.00%
10. PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 80.05 (SEE DETAIL, SHEET C7)
11. PROPOSED 750 GALLON SAND/OIL SEPARATOR (TOP ELEVATION NE=84.66 AND TOP ELEVATION SW=84.56; INLET INVERT ELEVATION=80.03; OUTLET INVERT ELEVATION=79.78) (SEE DETAIL, SHEET C7)
12. PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 79.75 (SEE DETAIL, SHEET C7) AND 9 LF OF 6"ø PVC SANITARY LINE AT 2.56% WITH WYE CONNECTION AT DOWNSTREAM END
13. SAMPLE POINT CLEANOUT AT INVERT ELEVATION 79.62 (SEE DETAIL, SHEET C7)

FIRE FLOW CALCULATIONS

BUILDING TYPE:	TYPE V (000)
LARGEST BUILDING AREA:	5,024 SF
NEEDED FIRE FLOW (CHAPTER 18, TABLE 18.4.5.2.1):	2,000 GPM
REDUCE 0% DUE TO NO SPRINKLER:	0 GPM (USE 2,000 GPM)
NUMBER OF HYDRANTS REQUIRED (TABLE 18.5.4.3):	2
NUMBER OF HYDRANTS PROVIDED:	2 (1 EXISTING, 1 PROPOSED)

POTABLE/WASTEWATER FLOW CALCULATIONS

POTABLE WATER:	0.25 ERC/BAY=2.25 ERC=2.25X300 GPD 675 GPD
WASTEWATER:	0.25 ERC/BAY=2.25 ERC=2.25X250 GPD 562.5 GPD

LIFT STATION CAPACITY SUMMARY

AVAILABLE CAPACITY:	6,500 GPD
NEEDED CAPACITY (THIS PROJECT):	562.5 GPD
REMAINING CAPACITY AVAILABLE:	5,937.5 GPD

DATE	REVISION	BY
8-22-25	AS PER CITY	M.C.
--	AS PER CITY	M.C.
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DATE	REVISION	BY
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NOTE:
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UTILITY PLAN
FOR
CHRISTIAN BROTHERS AUTOMOTIVE AT WILDWOOD OAKS

CLEVELAND AVENUE — WILDWOOD, FLORIDA

mitch collins, pe, inc.
801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407
561.478.8554 www.mitchcollinspe.com

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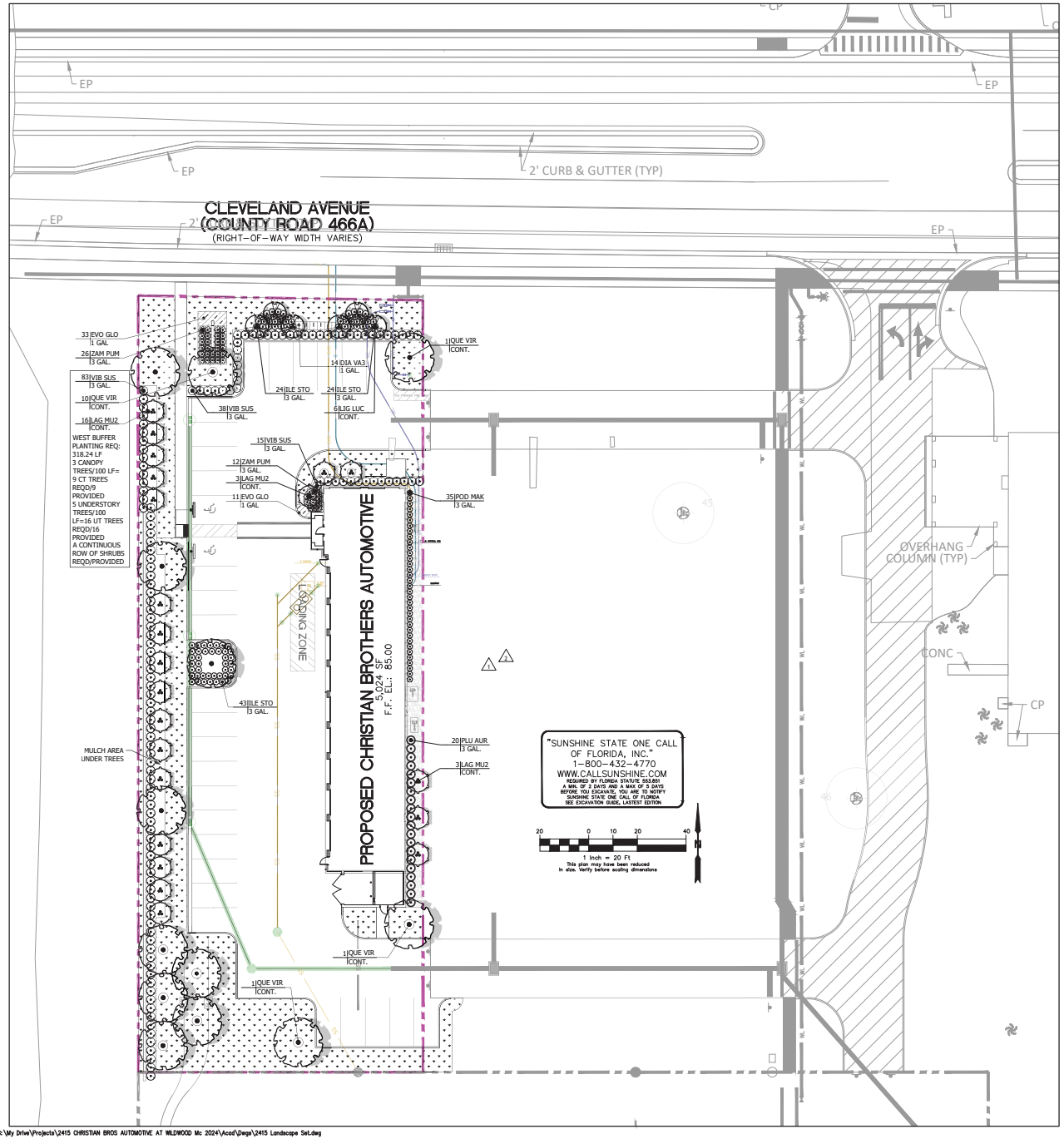
MITCH COLLINS, P.E.# 54608, STATE OF FLORIDA, C.A.# 9523

DATE

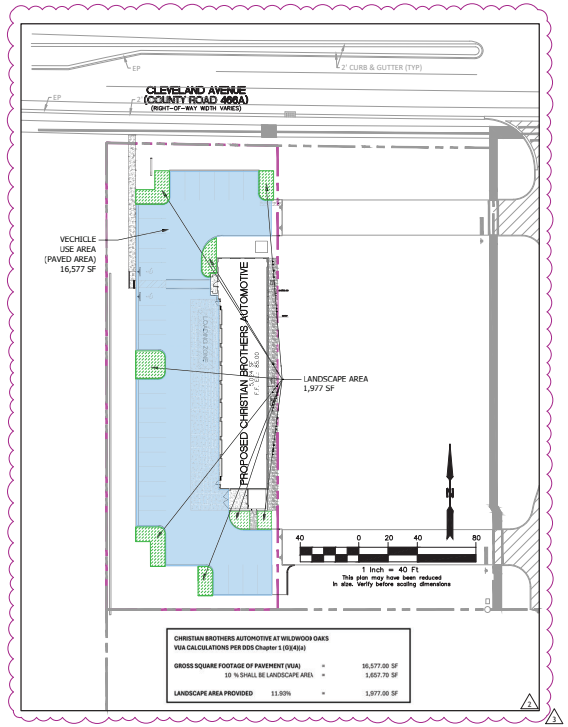
BRONSON M. COLLINS — LICENSE No. 54608 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

SCALE	1" = 20'
DRAWN BY	M.C.
DATE	5-13-25
CHECKED BY	M.C.
JOB NO	224-016
SHEET NO	C4 OF 07



PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL	SPECIFICATION	WATER USAGE	NATIVE	
TREES									
	LAG MU2	22	LAGERSTROEMIA X `MUSKOGEE` LAVENDER CRAPE MYRTLE MULTI-TRUNK, FULL	CONT.		6` HT MIN	LOW-MEDIUM	NO	
	LIG LUC	6	LIGUSTRUM LUCIDUM GLOSSY PRIVET MULTI-TRUNK, FULL	CONT.		6` OA	LOW	NO	
	QUE VIR	13	QUERCUS VIRGINIANA SOUTHERN LIVE OAK SINGLE, STRAIGHT TRUNK, FULL	CONT.	2" DBH MIN	8` H MIN	LOW-MEDIUM	YES	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	
SHRUBS									
	ILE STO	91 △2	ILEX VOMITORIA `STOKES DWARF` DWARF YAUPON FULL, DO NOT TRIM INTO A ROUND BALL	3 GAL.		12" H X 12" S	LOW-HIGH	YES	
	PLU AUR	20	PLUMBAGO AURICULATA BLUE PLUMBAGO FULL	3 GAL.		20" OA	LOW	NO	
	POD MAK	35	PODOCARPUS MACROPHYLLUS MAKI SHRUBBY YEW FULL	3 GAL.		20" HT	LOW-MEDIUM	NO	
	VIB SUS	136 △2	VIBURNUM SUSPENSUM SANDANKWA VIBURNUM FULL	3 GAL.		18" H X 18" S	LOW	NO	
	ZAM PUM	38 △2	ZAMIA PUMILA COONTIE FULL	3 GAL.		12" H X 12" S	LOW	YES	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	SPACING
GROUND COVERS									
	DIA VA3	14	DIANELLA TASMANICA `VARIEGATA` FLAX LILY FULL	1 GAL.		16" H X 16" S	LOW	YES	24" o.c.
	EVO GLO	44 △2	EVOLVULUS GLOMERATUS BLUE DAYS FULL	1 GAL		10" H X 12" S	LOW	NO	18" o.c.
SOD									
	PAS ARG		PASPALUM NOTATUM `ARGENTINE` BAHIA GRASS CLEAN AND WEED FREE	SOD		PALLET	N/A	NO	

△1



△2

△1

MD MagleyDesign
Landscape Architecture
Site Planning
Project Management
1017 E. Washington Street • Orlando, FL 32801 • 407.758.5456

Seal
Digitally signed by James R Magley
Date: 2026.01.12 14:32:29
James R. Magley
Cert. of Florida Lic. No. 0001300

REVISIONS

REVISION NUMBER	REVISION DESCRIPTION	REVISION DATE
1	AGENCY COMMENTS	09/02/2025
2	AGENCY COMMENTS	10/30/2025
3	AGENCY COMMENTS	01/12/2026

ISSUED

CHRISTIAN BROTHERS AUTOMOTIVE
1308 Cleveland Ave., Wildwood, FL
WILDWOOD OAKS, LLC

PLANTING PLAN AND SCHEDULE

CONSTRUCTION PLANS

PROJECT NUMBER:	MD#2415
DATE:	May 28, 2025
DRAWN BY:	MD
CHECKED BY:	MKM

SCALE AS INDICATED

L1

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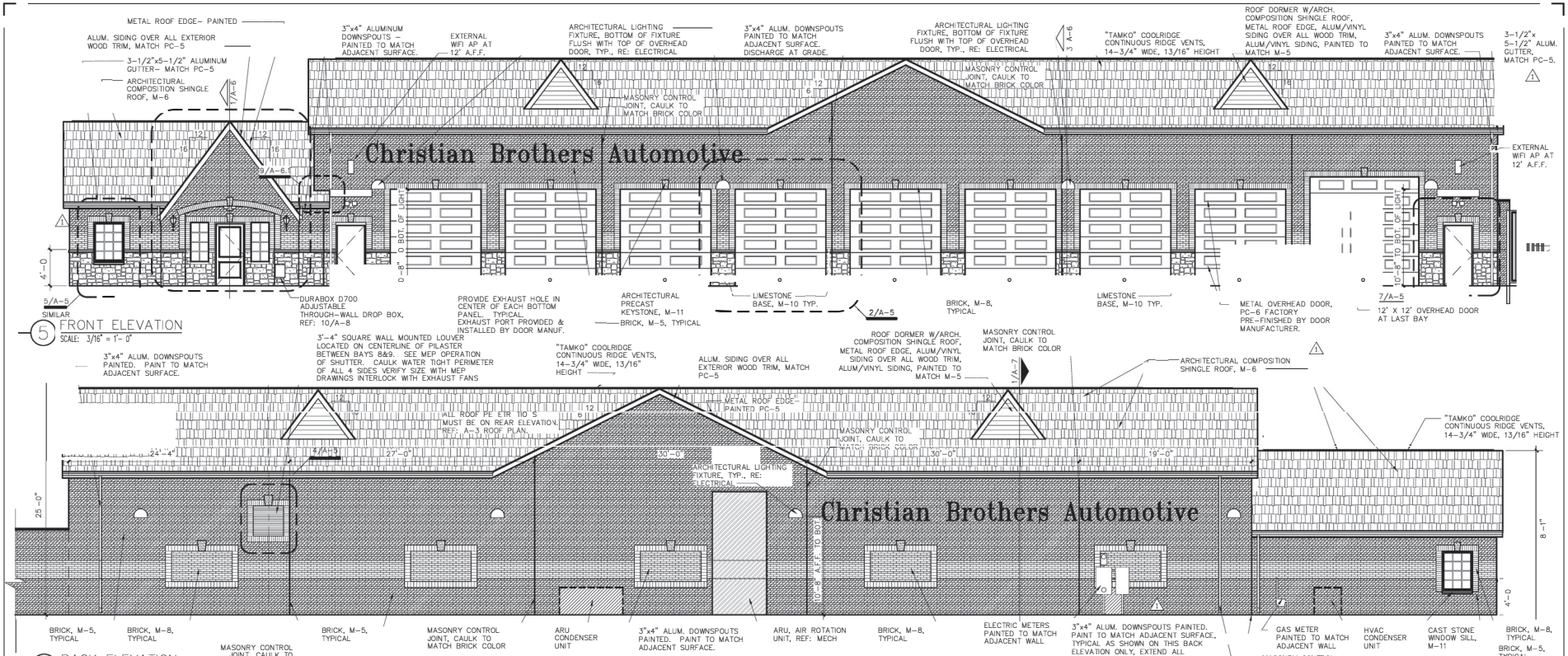
1/12/2026 2:14:42 PM

G:\My Drive\Projects\2415 CHRISTIAN BROS AUTOMOTIVE AT WILDWOOD Mc 2024\Acad\Dwgs\2415 Landscape Set.dwg



5 FRONT ELEVATION
SCALE: 3/16" = 1'- 0"

4 BACK ELEVATION
SCALE: 3/16" = 1'- 0"

3 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'- 0"

2 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'- 0"

1 DUMPSTER ENCLOSURE ELEVATION
SCALE: 3/16" = 1'- 0"

CB Christian Brothers Automotive

TYPICAL NOTES FOR ALL ELEVATIONS

1. 2'–0" BAND, JAMBS, HEADS OF DOORS AND WINDOWS, AND ACCENT IN GABLES AT ENTRY AND SIDE ELEVATIONS TO BE BRICK COLOR M–8.
2. ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER–PROOFING SEALER, PROSOCO INC. BLOCK GUARD AND GRAFFITI CONTROL #40093 – PH: 800–255–4255
3. ALL DOWN SPOUTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
4. ALL WOOD TRIM AT SOFFITS, EAVES, FASCIAS, RAKES, ETC. TO BE ALUMINUM OR VINYL SIDING OVER EXPOSED WOOD.
5. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.
6. GUTTERS TO BE SLOPED PER MANUFACTURER TO ENSURE PROPER DRAINAGE.
7. FINISH GRADE TO BE MIN. 6" BELOW FINISH FLOOR.

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NO.	REVISIONS	DATE
1	RESPONSE TO COUNTY COMMENTS	11 0 2025
2	RESPONSE TO CBA COMMENTS	01.09.2026
	RESPONSE TO COUNTY COMMENTS	02.03.2026

ALC Collaborative
1119 E. S
Street Suite 101, Eugene, OR
206.517.2713

PROJECT FOR:
CHRISTIAN BROTHERS AUTOMOTIVE
WIL OO L
CLEVE ND AVE

DRAWN BY: JM, CC
CHECKED BY: JM
JOB #: 23114
DATE: 2/5/26

EXTERIOR ELEVATIONS

A-4



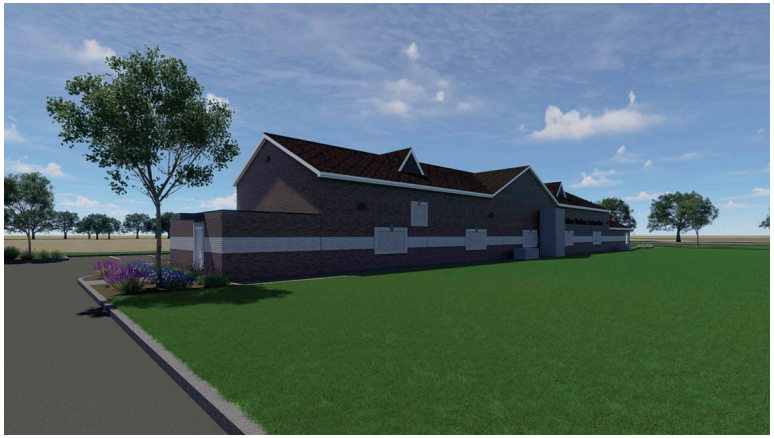
1 RENDERING
SCALE: NTS



2 RENDERING
SCALE: NTS



3 RENDERING
SCALE: NTS



4 RENDERING
SCALE: NTS

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NO.	REVISIONS	DATE
1	RESPONSE TO COUNTY COMMENTS	11.06.2025
2	RESPONSE TO CBA COMMENTS	01.09.2026
3	RESPONSE TO COUNTY COMMENTS	02.19.2026
-	-	-
-	-	-
-	-	-

ALC Collaborative
1110 E. State Street, Suite 120 • Eagle, ID 83616
208.514.2713

PROJECT FOR:
CHRISTIAN BROTHERS AUTOMOTIVE
CLEVELAND AVE
WILDWOOD, FL

DRAWN BY: JM, CC
CHECKED BY: JM
JOB # 23114
DATE: 3/6/26

RENDERINGS



5 RENDERING
SCALE: NTS



6 RENDERING
SCALE: NTS



7 RENDERING
SCALE: NTS

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NO.	REVISIONS	DATE
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-	-	-
-	-	-
-	-	-
-	-	-

ALC Collaborative
1119 E. State Street, Suite 120 • Eagle, ID 83616
208.514.2713

PROJECT FOR:
CHRISTIAN BROTHERS AUTOMOTIVE
CLEVELAND AVE
WILDWOOD, FL

DRAWN BY: JM, CC
CHECKED BY: JM
JOB # 23114
DATE: 3/6/26

RENDERINGS

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PD 2206-001 Wildwood Place Planned Development Extension Request**

REQUESTED ACTION: Staff recommends approval of the extension request.

CONTRACT:

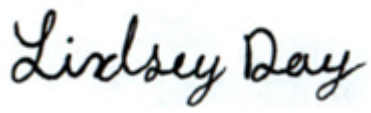
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant is seeking an extension from the City of Wildwood City Commission of an approved Planned Development Agreement, on Parcels D19-043 and D19-014, for PD 2206-001 Wildwood Place. The Planned Development allows for the construction of a multi-phased project, proposing a maximum of 300 dwelling units of low-rise, multifamily housing and 25,000 square feet of shopping plaza/retail space.

PD 2206-001 was adopted by the City Commission on Monday, April 24, 2023, upon second and final reading of Ordinance O2023-9. As per Section 3(P) of the Ordinance, the project was required to begin construction within 24 months of the final adoption of the Planned Development Agreement. A 12-month extension was approved by the City of Wildwood City Commission on March 24, 2025, bringing the expiration date to April 27, 2026. At this time, the applicant is seeking approval for an additional 12-month extension. This additional 12-month extension will bring the total to 48 months. Per the Planned Development Agreement, the City Commission shall not allow extensions beyond 48 months; therefore, the requested additional 12-month extension approval shall be the final extension given. The approval of this extension would extend the expiration date to April 27, 2027.

The applicant states that the property was previously under contract with a developer; however, financial and construction market conditions have changed significantly since the execution of the purchase and sale agreement, and subsequent approval of the PD overlay by the Commission. Maintaining the current PD overlay will allow time to engage with prospective purchasers and facilitate a viable, successful development consistent with the City's vision.



Assistant Planner

Development Services

HWY 301/216, LLC
101 Northeast 16th Avenue
Ocala, Florida 34470
(352) 732-4464 Fax (352) 732-6116

April 3, 2026

Mayor Ed Wolf
City of Wildwood
100 North Main Street
Wildwood, FL 34785

CERTIFIED MAIL: 7017 0530 0000 8967 8669

Dear Mayor Wolf:

As the owner of the approximately 35-acre tract (Parcel Nos. D19-043 and D19-014) located at the northwest corner of U.S. Highway 301 and County Road 216, I respectfully request approval from the City Commission to extend the existing Planned Development (PD) zoning for an additional twelve (12) months.

The property was previously under contract with a developer; however, financial and construction market conditions have changed significantly since the execution of the purchase and sale agreement and subsequent approval of the PD zoning by the Commission.

Maintaining the current PD zoning will allow us the necessary time to engage with alternative prospective purchasers and facilitate a viable and successful development consistent with the City's vision.

Thank you for your time and consideration of this request.

Sincerely,

Brad Dinkins
Manager

CC: Melanie Strickland
Development Services Director
City of Wildwood
100 North Main Street
Wildwood, FL 34785

Hwy 301/216 LLC
101 NE 16TH AVE.
OCALA, FL 34470

JACKSONVILLE, FL 320
7 APR 2026 PM 2 L



MELANIE STRICKLAND -
DEVELOPMENT SERVICES DIRECTOR
City of Wildwood
100 NORTH MAIN STREET
WILDWOOD, FL 34785

34785-404700

2636.50 Return to:
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

310 pgs

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
Page 1 of 310 B: 4462 P: 72 By: ML

ORDINANCE NO. O2023-9

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY HWY 301/216, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the first application for the Wildwood Place Planned Development Agreement was filed with the City of Wildwood on or about June 6, 2022;

WHEREAS, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives, and policies of the City's Comprehensive Plan;

WHEREAS, the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The application filed by CHW on behalf of HWY 301/216, LLC, a Florida Limited Liability Company (hereinafter referred to as the "Developer"), for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this 24th day of April 2023. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced, and evidence received at the Public Hearing by the Planning and Zoning Board on April 4, 2023 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

A. That the Wildwood Place Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on June 6, 2022 by the Developer.

B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.

C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.

D. That the Developer intends to develop a Project consisting of 34.75 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.

E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations (LDR).

F. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

A. That the Developer has applied for a Planned Development of the lands described in "Exhibit A".

B. That the zoning districts of the subject land described in "Exhibit A" are classified as "R-4 and "C-3" on the City of Wildwood Zoning Map.

C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.

D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.

E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.

B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by CHW dated June 3, 2022 and revised on November 2, 2022 is incorporated into this Ordinance as "Exhibit B" attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

1. The conceptual development plan illustrates general location of the following land uses:
    a. Multi-family residential uses
    b. Single-family attached residential uses

c. Commercial retail and office uses
d. Stormwater Management Facility (SMF) (master planned, shared by all uses)
e. Transportation systems and parking facilities
f. Existing potable water and sanitary sewer locations

2. The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.

C. Development Program. The Project shall be developed in a single phase or in two (2) phases. If two (2) phases, the first phase will include Land Use Area A (residential) and primary and/or shared infrastructure, including the master SMF and internal drives. Phase 2 development will be the remainder of Land Use Area B (commercial) .

1) TYPE OF DEVELOPMENT.

1. Phasing Schedule:

Phase	Timeframe
1	24 months
2	15 years

The following shall apply:

2. Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

Land Use	Total (Acres)	Percentage of Total Site
Residential	25.00	72%
Commercial	9.75	28%
Site	34.75	**100%**

Open space consists of 20% of the total site area, which equals ±6.95 acres.

3. Maximum Development Potential. Commercial and Residential development shall not exceed the following:

Residential	
Density, max. (unit/acre):	12
No. of dwelling units, max.:	300
Living area, min. (square feet):	600

Commercial	
No. of square feet, max.:	110,000
Floor Area Ratio, max.:	±0.26
Lot area and lot width, min.:	None

4. Signage. The Developer will construct signage meeting the City's Land Development Regulations and Design District Standards.

D. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.

E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is applicable.

1. Developer's Agreement. Prior to approval of a site plan or a subdivision preliminary plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. Said agreement(s) shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.

F. Principal Uses. Principal uses include all permitted uses listed in Chapter 3, Table 3-6 of the Land Development Regulations for the respective R-4 and C-3 zoning districts. Additional permitted uses in the C-3 zoning district may include the following Special Exception uses:

1. Independent living facility (ILF)
2. Community residential home with 7 or more residents
3. Assisted living facility (ALF)
4. Nursing home
5. Private or nonprofit organizations providing schooling and/or training programs with associated facilities and dormitories
6. Public buildings owned, operated, and used by a government entity such as city hall, city hall annexes, police and fire stations, libraries, post office, and other similar uses

G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the R-4 and C-3 zoning districts on land designated as such.

Building setbacks for both internal and external property lines shall be as follows:

Residential	
Front, min.	N/A
Rear, min.	N/A
Side, min.	N/A
Building Separation	10'

Commercial	
Front, min.	25'
Rear, min.	15'
Side, min.	15'
Accessory Structures	
Rear and Side, min.	8'

H. Design District Standards. Due to the Project's location within the Highway Design District, the Project will meet applicable City of Wildwood's Design District Standards.

I. Recreation and Open Space. The Project shall maintain a minimum of 20% (6.95 acres) open space.

1. Parks and Recreation. The following amenities are planned for the Project:
   a. Amenity building
   b. Pool
   c. Dog Park
   d. Pavilions

2. Buffers. The Project shall establish and maintain the following buffers:

Direction	Width (Ft)
North	20
East	None, exempt per Design District Standards (DDS) Chapter 1(A)(4)
South	20, Land Use Area A only
West	None

Buffers shall contain landscape material in accordance with the Design District Standards. No buffer is required between PD Land Use Areas but may be provided to serve as open space. Existing trees located within the required buffer area may not be removed unless approved by a certified arborist due to disease or natural disaster. Tree protection must occur consistent with LDR Section 6.10. A tree removal permit shall be obtained from the Development Services Department, per LDR Subsection 6.10(E).

3. Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with air conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (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.

J. Environmental Considerations. An ecological site assessment was conducted in April 2022 by Modica & Associates, Inc. (M&A). No federally listed or threatened species were identified onsite. The Project contains no documented environmental features, including FEMA floodplain or National Wetland Inventory wetlands, that warrant protection or preservation. No further assessment is warranted based on said site assessment.

K. Public Facilities.

1. Potable Water, Wastewater, and Reuse Water. The Project shall be connected to the City's Potable Water and Sanitary Sewer systems prior to any certificates of occupancy being issued. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued, if available. Reuse water is not currently available to the Project.

2. Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.

3. Stormwater. The Project utilizes a master Stormwater Management Facility (SMF) that serves both the residential and commercial uses, increasing efficiency of the system and reducing the land area necessary to serve each use individually. The SMF shall be designed in accordance with LDR Section 6.4 and Southwest Florida Water Management District design requirements, which requires preventing flooding of adjacent sites and ensuring the integrity of receiving waters.

4. Underground Utilities. All on site utilities shall be located underground. Developer is responsible for running utilities underground for the Project. The City shall ensure that any utilities within any public utility easement serving lands other than the Project shall be underground.

5. Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs to eliminate spill light, trespass light and glare.

6. Easements. A 20'-wide public utility easement (per O.R.B. 1692, PG. 276) is located along the US 301 and CR 216 frontages.

7. Transportation: Per the Traffic Impact Analysis (TIA) conducted on August 8, 2022 by CHW and attached hereto as Exhibit C, improvements to the project driveways are warranted. The responsibility to fund the improvements listed in Section L of this ordinance, will be the responsibility of the Developer.

L. Access, Parking, and Transportation.

1. Access. The Project's main commercial area access is centrally located on US 301 with through access to the residential area. One (1) additional commercial access is at the site's north end on US 301 at a directional median opening and a full access on CR 216. The Project's primary access to the residential area is located on the southern boundary of the Property on CR 216. Driveway permits for access on US 301 and CR 216 will be obtained from Florida Department of Transportation (FDOT) and Sumter County, respectively.
2. Transportation Impact Fees: Developer acknowledges that the Project is subject to Sumter County's impact fees ordinances.
3. Cross and shared access. Cross and shared access will be provided within the site both north-south (commercial uses) and east-west (residential and commercial uses). Vehicular cross access to the vacant adjacent properties (both

west and north) is not possible due to the gated residential community and master stormwater management facility along the Project's entire western boundary and along the entire shared northern boundary. A pedestrian connection to Commercial FLU property to the north may be permitted.

4. Transportation System Improvements. The TIA accepted on November 13, 2022 includes the following conclusions and recommendations:
This analysis demonstrated that the proposed access connections on US HWY 301 meet FDOT spacing standards, that the roadway segments will continue to operate under capacity through build-out, and that the intersections with the improvements recommended below will operate acceptably.

   Based on this analysis, the following transportation improvement are required to support the Wildwood Place development:

   a) Provide revised signal timings to Sumter County to coordinate with The Florida Department of Transportation (FDOT) and the ongoing C 472 improvements currently in design, which was approved by the Sumter County Board of County Commissioners on July 26,2022.

   b) Widen, repave, and stripe CR 216 in accordance with FDOT Greenbook Standards, from the proposed west access to the improved portion of CR 216 where the eastbound turn-lane was recently constructed to support the DQ Grill and Chill site. Developer is responsible for constructing this improvement during Phase 1 of the Development.

   Based on the analysis, multiple deficiencies at the US HWY 301/CR 466 intersection occur during the existing and background scenarios. The following signal improvement, at the US HWY 301/CR 466 intersection, will be provided to Sumter County and FDOT, attached hereto as Exhibit D:

   c) Provide signal timings to Sumter County to coordinate with their ongoing CR 466 Corridor coordination Signal Timings project approved by the Sumter County Board of County Commissioners on November 22, 2023. The proposed timings provided reduce the queue lengths for the eastbound left and northbound left movements and reduces v/c ratio of the eastbound left movement to below 1.0.

   At Sumter County's request, the following roadway improvements were provided for the consideration of inclusion in any future roadway projects performed by FDOT or Sumter County. See Exhibt E for capacity improvements approved by the County along US 301. These alternate considerations are not a mitigation requirement of the applicant. The following roadway improvements may benefit future FDOT and County projects:

   d) Extend the eastbound left-turn lane so that it ties into the two-way/left lane further to the west.

   e) Extend the northbound left-turn lane so that it abuts the southbound left-turn lane to the south.

5. Internal vehicular circulation. Internal vehicular circulation will be provided by single- or double-loaded parking drive aisles, not roadways.

6. Parking. Commercial parking shall be shared by patrons/tenants within the Project while residential parking shall be gated and used exclusively by Project residents and property management staff. Parking areas may be considered Common Area as provided below in section 3.M.

The minimum number of parking spaces required for residential uses:

a. Multi-family: 1.5 spaces per dwelling unit
b. Single-family attached: 2 spaces per dwelling unit. Parking garages and driveways shall count to meet this requirement.

The minimum number of parking spaces required for commercial uses:

a. Retail Use Less Than 100,000 square feet of GFA: four (4) spaces per 1,000 square feet Gross Floor Area (GFA)
b. Office: three (3) spaces per 1,000 square feet of GFA

All other uses shall meet LDR Table 6-12 requirements. Single-family attached parking may be met with garages and associated driveways.

7. Pedestrian Facilities. The Project shall contain sidewalk connections between internal uses within the Project, parking areas, and to external public facilities as requested during development.

Energy and Water Conservation. Water and energy conservation measures taken may include material choices for lighting, low flow or dual flush toilets, plumbing fixtures, Florida Friendly Landscaping, and Water and Energy Star appliances. The Florida Energy Conservation Code 2017 edition and the Florida Plumbing Code 2020 edition will be used in the design of the project. or the then-current edition of such codes at the time of building permit submission if such codes have been updated between the Effective Date of this Agreement and such time, will be used in the design of the project.

M. Maintenance of Common Areas and Open Spaces. Maintenance and repair of structures, paved areas (internal roadways and parking), lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer, its successors and/or assigns, shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned, or delayed, for the maintenance of common areas. The City will conduct annual inspections of the approved landscaping. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, its successors and/or assigns, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.

N. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3.M above, the applicable provisions in the Guidelines: (i) shall be

made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County, or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.

P. Expiration of Planned Development Agreement. Significant construction must begin within the Project boundary (as legally described in "Exhibit A") within 24 months of the final adoption of the Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to twelve (12) months provided the applicant can show good cause why the said Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

SECTION 4. 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 5. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

DONE AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this 24th day of April, 2023.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ED WOLF, MAYOR

ATTEST: _____
Susan Patterson, City Clerk

First Reading: 4.10.2023

Second Reading: 4.24.2023

Approved as to Form:

_____
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

22-0086

CHW Professional Consultants

DATE: JUNE 01, 2022
PROJECT NAME: WILDWOOD PLACE - SSCPA, REZONING, AND PLANNED DEVELOPMENT
PROJECT NO: 22-0086
DESCRIPTION FOR: OVERALL SUBJECT PROPERTY

LEGAL DESCRIPTION: (BY SURVEYOR)

(PER TITLE COMMITMENT NUMBER NCS-1111573-ORL, DATED JANUARY 18, 2022)

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 415.00 FEET OF THE WEST 330.00 FEET OF THE WEST 1/3 OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS RIGHT OF WAY FOR U.S. HIGHWAY NO. 301 ACROSS THE EAST SIDE THEREOF;

ALSO LESS RIGHT OF WAY FOR COUNTY ROAD NO. 216 ACROSS THE SOUTH SIDE THEREOF.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

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Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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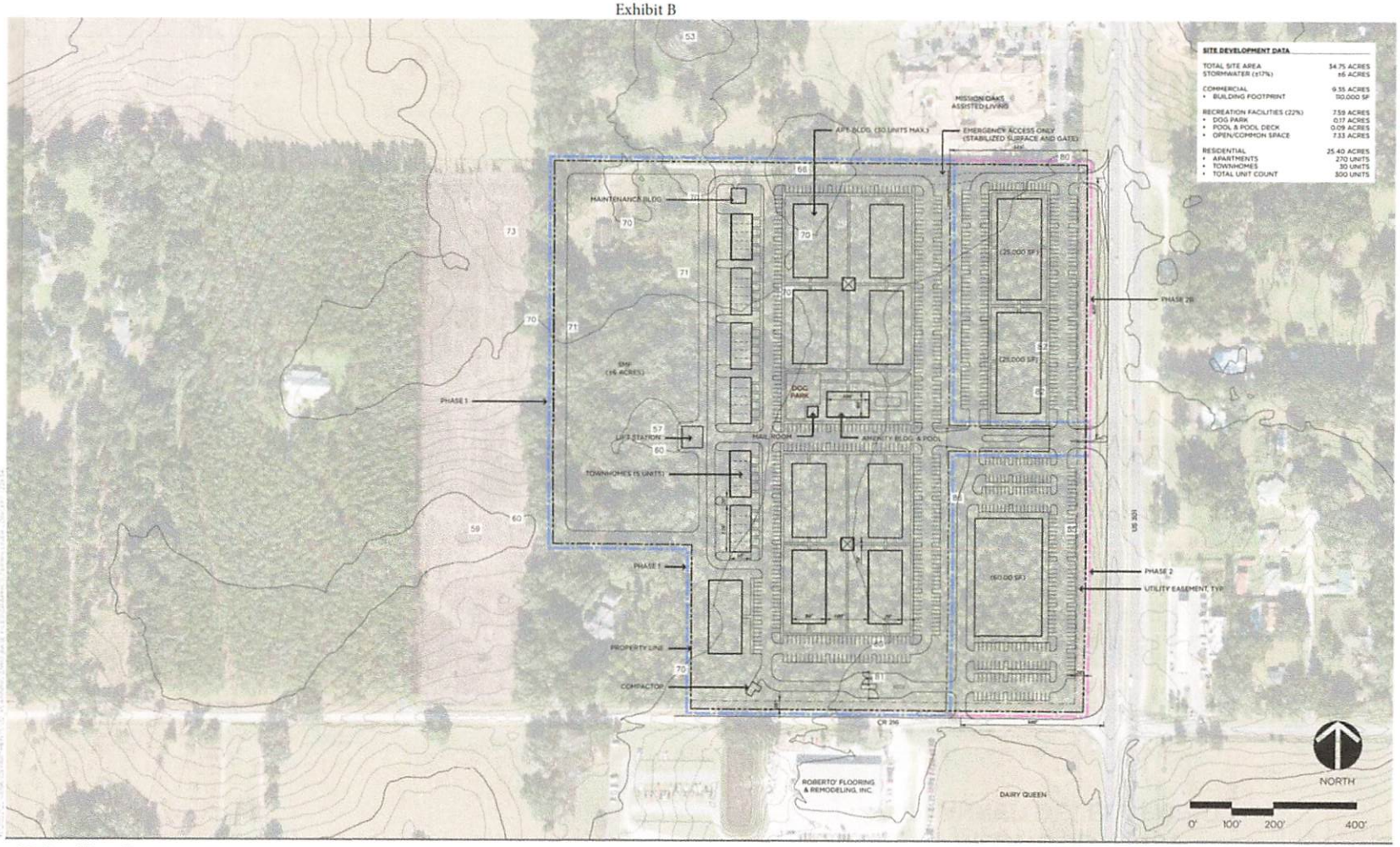
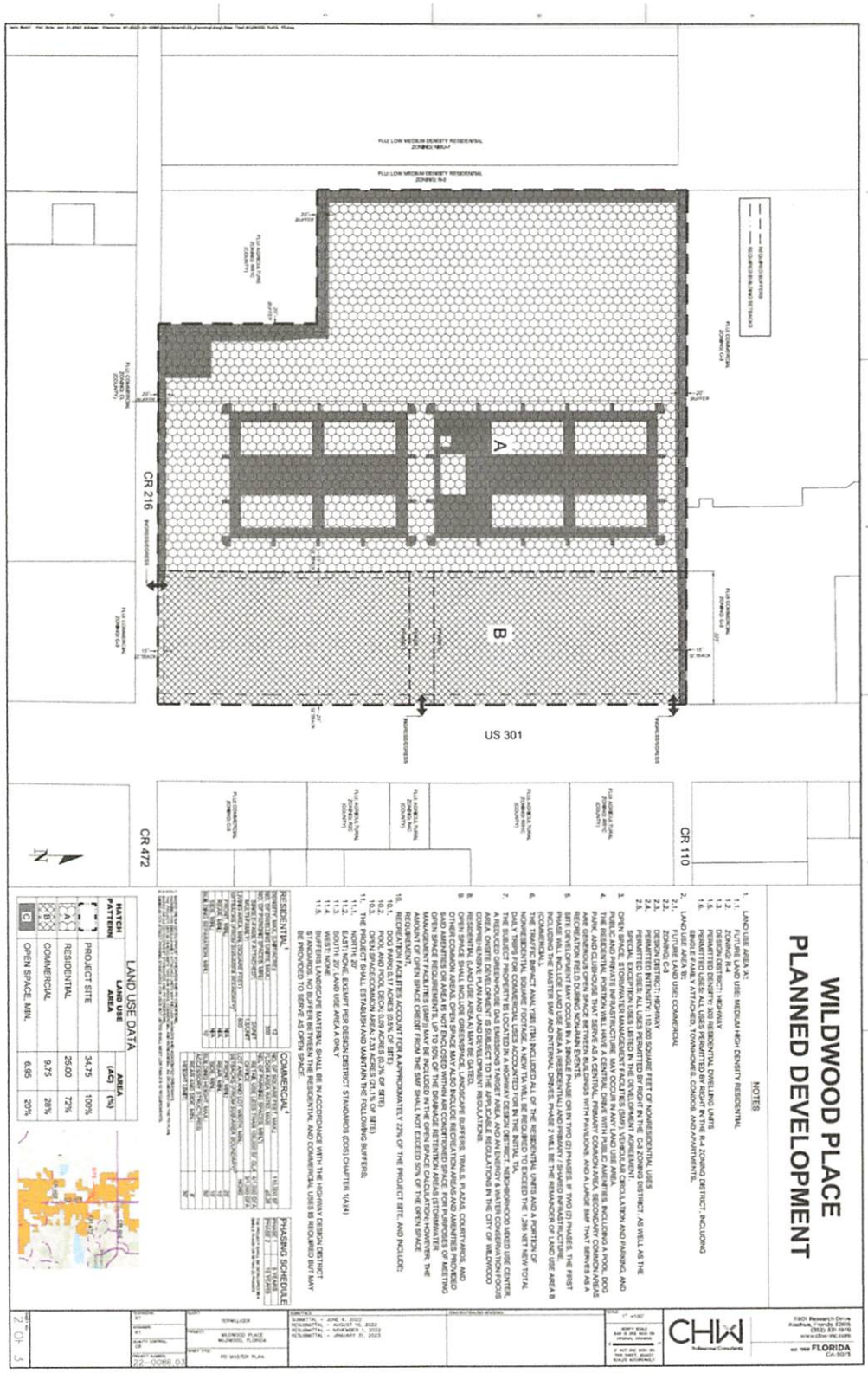
Exhibit B



CHW Professional Consultants

TERWILLIGER WILDWOOD | CONCEPT PLAN | 1-17-2023


WILDWOOD PLACE
PLANNED DEVELOPMENT
NOTES
LAND USE AREA A1:
FUTURE LAND USE: MEDIUM HIGH DENSITY RESIDENTIAL
ZONING: PUD
DESIGN DISTRICT: HIGHWAY
PERMITTED DENSITY: 300 RESIDENTIAL DWELLING UNITS
PERMITTED USES: ALL USES PERMITTED BY RIGHT IN THE C-2 ZONING DISTRICT; INCLUDING MULTI-FAMILY, ATTACHED, TOWNHOMES CONDOS, AND APARTMENTS.
LAND USE AREA B1:
FUTURE LAND USE: COMMERCIAL
ZONING: PUD
DESIGN DISTRICT: HIGHWAY
PERMITTED USES: ALL USES PERMITTED BY RIGHT IN THE C-2 ZONING DISTRICT; AS WELL AS THE FOLLOWING:
PERMITTED INTENSITY: 110,000 SQUARE FEET OF NONRESIDENTIAL USES
OPEN SPACE, STORMWATER MANAGEMENT FACILITIES (SMF), VEHICULAR CIRCULATION AND PARKING, AND PUBLIC AND PRIVATE INFRASTRUCTURE MAY OCCUR IN ANY LAND USE AREA.
THE RESIDENTIAL PORTION WILL HAVE A CENTRAL OPEN WITH PUBLIC AMENITIES INCLUDING A POOL, DOG PARK, PLAYGROUND, AND OTHER COMMON AREAS. ADDITIONALLY, SEVERAL SMALL COMMON AREAS ARE DISPERSED THROUGHOUT THE RESIDENTIAL PORTION.
RESIDENTIAL PHASE 1 WILL BE THE FIRST PHASE OF TWO (2) PHASES. THE FIRST PHASE WILL CONSIST OF 144 RESIDENTIAL UNITS AND A CLUBHOUSE AMENITY AREA WITH RECREATION FIELD DURING NON-RAIN EVENTS.
RESIDENTIAL PHASE 2 WILL BE THE SECOND PHASE OF TWO (2) PHASES. THE FIRST PHASE WILL CONSIST OF 156 RESIDENTIAL UNITS AND A CLUBHOUSE AMENITY AREA WITH RECREATION FIELD DURING NON-RAIN EVENTS.
RETENTION/DETENTION AREA, RESIDENTIAL AND PRIMARY / SHARED INFRASTRUCTURE, INCLUDING THE MASTER SMF AND INTERNAL DRIVES. PHASE 2 WILL BE THE REMAINDER OF LAND USE AREA B (COMMERCIAL).
THE PROJECT SHALL NOT HAVE MORE THAN INGRESS/EGRESS ALL OF THE RESIDENTIAL UNITS AND A PORTION OF NONRESIDENTIAL SQUARE FOOTAGE. A NEW TIA WILL BE REQUIRED TO EXCEED THE 1,280 NET NEW TOTAL DAILY TRIPS FOR COMMERCIAL USES ACCOUNTED FOR IN THE INITIAL TIA.
THE SUBJECT PROPERTY IS LOCATED IN A HIGHWAY DESIGN DISTRICT, NEIGHBORHOOD MIXED USE CENTER, AREA A ONSITE DEVELOPMENT IS SUBJECT TO THE APPLICABLE REGULATIONS IN THE CITY OF WILDWOOD COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS.
RESIDENTIAL LAND USE AREA A1 MAY BE GATED.
RESIDENTIAL AMENITIES MAY INCLUDE LANDSCAPE BUFFERS, TRAILS, PLAZAS, COURTYARDS, AND OTHER COMMON AREAS. OPEN SPACE MAY ALSO INCLUDE RECREATION AREAS AND AMENITIES PROVIDED SAID AMENITIES OR AREA IS NOT ENCLOSED WITHIN AIR CONDITIONED SPACE. FOR PURPOSES OF MEETING MINIMUM OPEN SPACE REQUIREMENTS, STORMWATER MANAGEMENT FACILITIES MAY BE INCLUDED IN THE OPEN SPACE CALCULATION; HOWEVER, THE AMOUNT OF OPEN SPACE CREDIT FROM THE SMF SHALL NOT EXCEED 50% OF THE OPEN SPACE REQUIREMENT.
RESIDENTIAL AMENITIES ACCOUNT FOR A APPROXIMATELY 22% OF THE PROJECT SITE AND INCLUDE:
10.1. RECREATION FACILITIES (1.5 ACRES (6.3% OF SITE))
10.2. DOG PARK (0.47 ACRES (2.0% OF SITE))
10.3. POOL AND POOL DECK (0.53 ACRES (2.3% OF SITE))
11. OPEN SPACE/COMMON AREA: 2.33 ACRES (21.1% OF SITE)
11.1. THE PROJECT SHALL ESTABLISH AND MAINTAIN THE FOLLOWING BUFFERS:
11.2. NORTH: 20' LAND USE AREA A ONLY
11.3. EAST: NONE, EXEMPT PER DESIGN DISTRICT STANDARDS (DDS) CHAPTER 1(A)4
11.4. SOUTH: 20' LAND USE AREA A ONLY
11.5. WEST: NONE
BUFFERS LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE HIGHWAY DESIGN DISTRICT STANDARDS. NO BUFFER BETWEEN THE RESIDENTIAL AND COMMERCIAL USES IS REQUIRED BUT MAY BE PROVIDED TO SERVE AS OPEN SPACE.
LAND USE DATA
HATCH PATTERN
LAND USE AREA
AREA (AC) (%)
PROJECT SITE 34.75 100%
RESIDENTIAL 25.00 72%
COMMERCIAL 9.75 28%
OPEN SPACE, MIN. 6.95 20%
PHASING SCHEDULE
RESIDENTIAL
COMMERCIAL
CR 216
CR 472
CR 110
US 301
N
A
B
CHW
Professional Consultants
FLORIDA
22-0086.03
RD MASTER PLAN
WILDWOOD PLACE
WILDWOOD, FLORIDA

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Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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EXHIBIT C

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #39706

Date Submitted: 11/30/2022

First Name*	Last Name*	Email Address*
Brian	Snyder	brians@chw-inc.com

Address

11801 Research Drive

City	State	Zip Code
Alachua	FL	32615

Phone	Alt Phone
13865185154	

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Purpose and Applicability

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2022 County Annual Traffic Reports
Summary Table

Click here to view the table.

Exemption

Choose File No file chosen

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement

Choose File No file chosen

Please submit your TIA

REPORT 221130.pdf

Sumter County Traffic Impact Analysis (TIA) Acceptance

Steven Cohoon Digitally signed by Steven Cohoon DN: cn=Steven Cohoon, o, ou, email=steven.cohoon@sumtercountyfl.gov, c=US Date: 2022.12.13 11:53:00 -05'00'

Date of Methodology Acceptance by County

Applicable Jurisdiction

Please check the applicable Jurisdiction:

- [ ] City of Bushnell
- [ ] City of Center Hill
- [ ] City of Coleman
- [x] City of Wildwood
- [ ] Unincorporated Sumter County

Link

FDOT Systems Implementation Office

Link

FDOT Roadway Design - Florida Greenbook

Link

Lake-Sumter MPO

Link

FDOT Traffic Information

CHW
Professional Consultants

PLANNING DESIGN SURVEYING ENGINEERING CONSTRUCTION

November 30, 2022

Steven Cohoon
Assistant Director – Planning & Design
Public Works
Board of Sumter County Commissioners

RE : Wildwood Place (TIA) – CHW Comment/Responses

Dear Steven:

Please see the responses below regarding your email comments dated November 21, 2022, related to the Terwilliger Multi-Family TIA - Wildwood Project.

1a. ***Comment:*** The intersection of US 301 and C 466 has a background deficiency that was not identified on Table four or Table 5.

Response: After review, there are no deficiencies during the AM or PM scenarios that were not highlighted. There is a LOS of F for the EBL and WBL movements at the intersection of US 301 at CR 466 during the AM and PM peaks, however, as noted on Page 17, the LOS of F is only a deficiency if it occurs for the main street through movements or the intersection total.

It is not uncommon for the minor streets and left turn movements to experience this level of delay and a LOS of F during peak hours, since green time is sacrificed for these minor movements and provided to the main movements. Since the v/c is less than 1.0 and the storage lengths are sufficient to hold the queue, cycle failures and spill overs are not expected.

1b. ***Comment:*** For all background deficiencies, identify the improvements, not the responsibility of the development, that could be made in the future.

Response: The recommended improvements have been provided to mitigate all deficiencies, see conclusion.

2. ***Comment:*** Regarding the intersection of US 301 and C 472/CR 216, update the proposed timings with those identified in the attached document. Confirm these new timings still address the deficiencies identified in your report.

Response: The signal timings have been updated in the analysis and provided in Appendix N. Proposed timings for the PM condition are still recommended. We forecasted significantly higher northbound through volumes than what was provided with the Synchro reports provided by Sumter County. Therefore, more green time should be provided for the northbound through movement.

3a. ***Comment:*** Sumter County would gladly accept the developer's proposed improvements on CR 216. However, please note that they are not eligible for any credits or reimbursement of any kind (impact fee or otherwise).

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Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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Response: Acknowledged.

3b. ***Comment:*** Offsite improvements should be submitted as a Sumter County right-of-way utilization permit when the design occurs.

Response: Acknowledged.

4. ***Comment:*** Sumter County does not approve of or deny the proposed connections on US 301. If the Florida Department of Transportation (FDOT) does not approve the proposal, the analysis will need to be revised.

Response: Acknowledged.

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at 352-331-1976 or at brians@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Brian Snyder
Project Manager

N:\2022\22-0066\Departments\04_Engineering\04_Traffic\221010_Wildwood Place\Report\Comments Sumter County\LETTER 221130 Terwilliger Wildwood - Response to Sumter County.docx

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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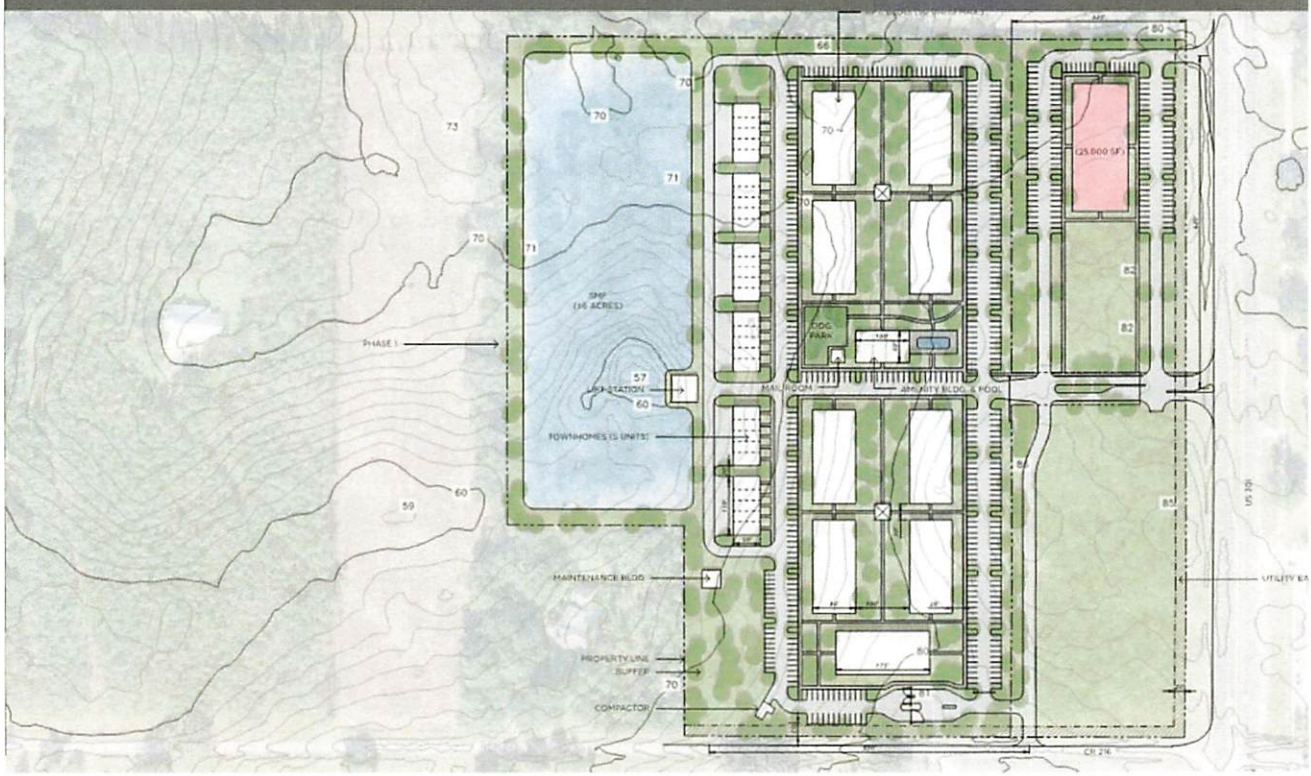
Traffic Impact Analysis

Wildwood Place



Date: 11/30/2022
PN#: 22-0086
PM: Brian Snyder, PE

Prepared For: Terwilliger Brothers Residential

Submitted To: FDOT, Sumter County

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

Gloria R. Hayward, Sumter County Clerk of Court
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- Table 6: Proposed PM Max Green Times – US HWY 301 at CR 216
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- Table 8: Roadway Segment Level of Service Analysis

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- Appendix C: Study Area Roadway Segments
- Appendix D: Trip Generation
- Appendix E: Turning Movement Counts
- Appendix F: Seasonal Adjustment Factor and Historical Growth Rates
- Appendix G: Background Tables
- Appendix H: Committed Trips
- Appendix I: Trip Distribution Calculations
- Appendix J: Straight Line Diagram
- Appendix K: Synchro and HCS Reports
- Appendix L: Programmed Improvements
- Appendix M: Roadway Segment Level of Service Analysis Documentation

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Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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1. EXECUTIVE SUMMARY

CHW has prepared this Traffic Impact Analysis (TIA) for the proposed Wildwood Place development. The site is located on the northwest corner of US HWY 301 and CR 216 in Sumter County, Florida, as illustrated in **Figure 1**.

The site is anticipated to include a Strip Retail Plaza and multi-family housing, as illustrated in **Appendix A**. The full build-out of the site is anticipated in 2024. The following ITE Land Uses will be used to determine the trip generation:

- 300 Dwelling Units – Multi-family Housing (Low-Rise)
- 25 KSF – Shopping Plaza (<40k)

The following site access locations are being proposed:

- A directional access to US HWY 301 along the north side of the property aligned with the existing directional median opening;
- A right-in/right-out connection to US HWY 301 between CR 216 and the proposed directional median opening; and
- A single access point on CR 216.

The purpose of this TIA is to:

- Determine the appropriate access management plan for the proposed development in accordance with the FDOT access management spacing standards;
- Determine if there are traffic related deficiencies created by the proposed project; and
- Provide mitigation strategies to correct any deficiencies.

The expected build-out year is 2024 based on the anticipated schedule below:

- January 2023 – Small-scale Comprehensive Plan Amendment, Rezoning, and Planned Development Approvals
- June 2023 – Development Plan Approval
- July 2023 – Begin Construction
- October / November 2024 – Complete Construction

The report is in conformance with the "*Sumter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*" and the methodology letter dated October 11th, 2022, as provided in **Appendix B**.

The Conclusion and Recommendations section provides the improvements recommended to support this project.

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2. STUDY INTERSECTIONS AND SEGMENTS

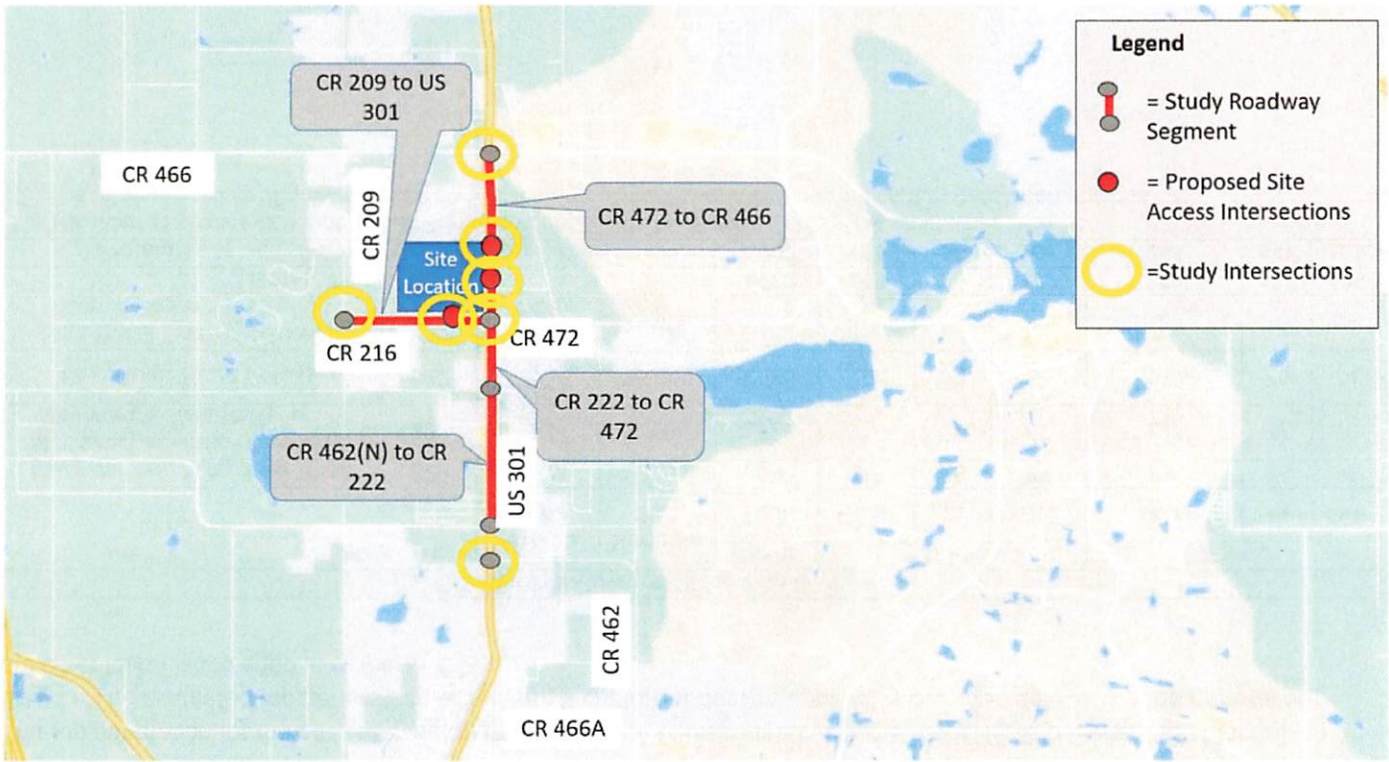
The study area roadway segments will consist of all road segments where the project trips exceed 3% of the Generalized Peak Hour Two-Way Maximum Service Volume, or more than 70 peak hour two-way trips, in accordance with the *Sumter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*. The roadway segment study area documentation is provided in **Appendix C**.

The study area intersections include all proposed site access intersections and all intersections determined to be significantly impacted through the methodology process. The study area roadway segments and study area intersections are provided in **Table 1** and illustrated in **Figure 1**.

Table 1: Study Area Roadway Segments and Intersections

Road Segment	Intersections
• CR 216 from CR 209 to US 301	• CR 216 at CR 209 (un-signalized) • CR 216 at Proposed Site Access (un-signalized)
• US 301 from C – 462 (N) to CR 222	• US 301 at C- 462 (S and N) (signalized)
• US 301 from CR 222 to C - 472	• US 301 at C – 472 (signalized)
• US 301 from C – 472 to C - 466	• US 301 at Proposed Right-in/right-out Site Access (un-signalized) • US 301 at Proposed Directional Site Access (un-signalized) • US 301 at C – 466 (signalized)

Figure 1 | Study Area Roadway Segments and Intersections



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3. TRIP GENERATION

The trip generation for the site is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. The estimated trip generation, with internal capture reduction applied, is provided below. The trip generation documentation is provided in **Appendix D**.

Table 2: Wildwood Place Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Size	Daily	AM Peak			PM Peak		
				Total	Total	In	Out	Total	In	Out
Multifamily Housing (Low-Rise)	220	DU	300	1,998	116	28	88	150	95	55
Multifamily Housing (Low-Rise) with Internal Capture Reduction	220	DU	300	1,828	114	27	87	127	77	50
Strip Retail Plaza (<40k)[1]	822	KSF GLA	25.000	1,285	53	32	21	149	75	74
Strip Retail Plaza (<40k) with Internal Capture Reduction	822	KSF GLA	25.000	1,175	51	31	20	129	70	59
Gross Project Trips				***3,283***	***169***	***60***	***109***	***299***	***170***	***129***
Project Trips with Internal Capture Reduction[1,2]				***3,003***	***165***	***58***	***107***	***256***	***147***	***109***

(1) The internal capture is capped at 20% in accordance with the Sumter County TIA Guidelines.
(2) The internal capture of daily is based on the average of the AM and PM internal capture rated percentages.

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4. DATA COLLECTION

Turning movement counts were performed during the AM and PM peak hours on June 28th, 2022. The raw count data is provided in **Appendix E**.

The count data was adjusted based on the seasonal adjustment factor. **Figure 2** provides the existing (peak season) turning movements at the study intersections.

The project has an anticipated full build-out in 2024. Growth rates were determined based on historical ADT derived from FDOT Traffic Online data, where available, to derive the 2024 background volumes. A minimum of 1.0% yearly growth rate was used for roadways with historical growth rates less than 1.0% and 2.0% for roadways where historical growth rate data is not available. **Appendix F** provides the data used to determine the peak season and background traffic volumes. **Appendix G** provides the peak season and background turning movements at all study intersections in tabular form. **Figure 3** illustrates the background conditions for 2024 at all study intersections.

Committed project trips from following locations, were added to the background trips, where applicable, as provided in **Appendix H.**

- Oxford Crossing (all phases)
- Twisted Oaks
- The Keys at Wildwood I
- The Keys at Wildwood II
- Wildwood Storage Facility
- Oxford Residential
- Stonegate Lakeside Landing
- DQ Grill and Chill

Figure 2 | Existing (Peak Season) Conditions

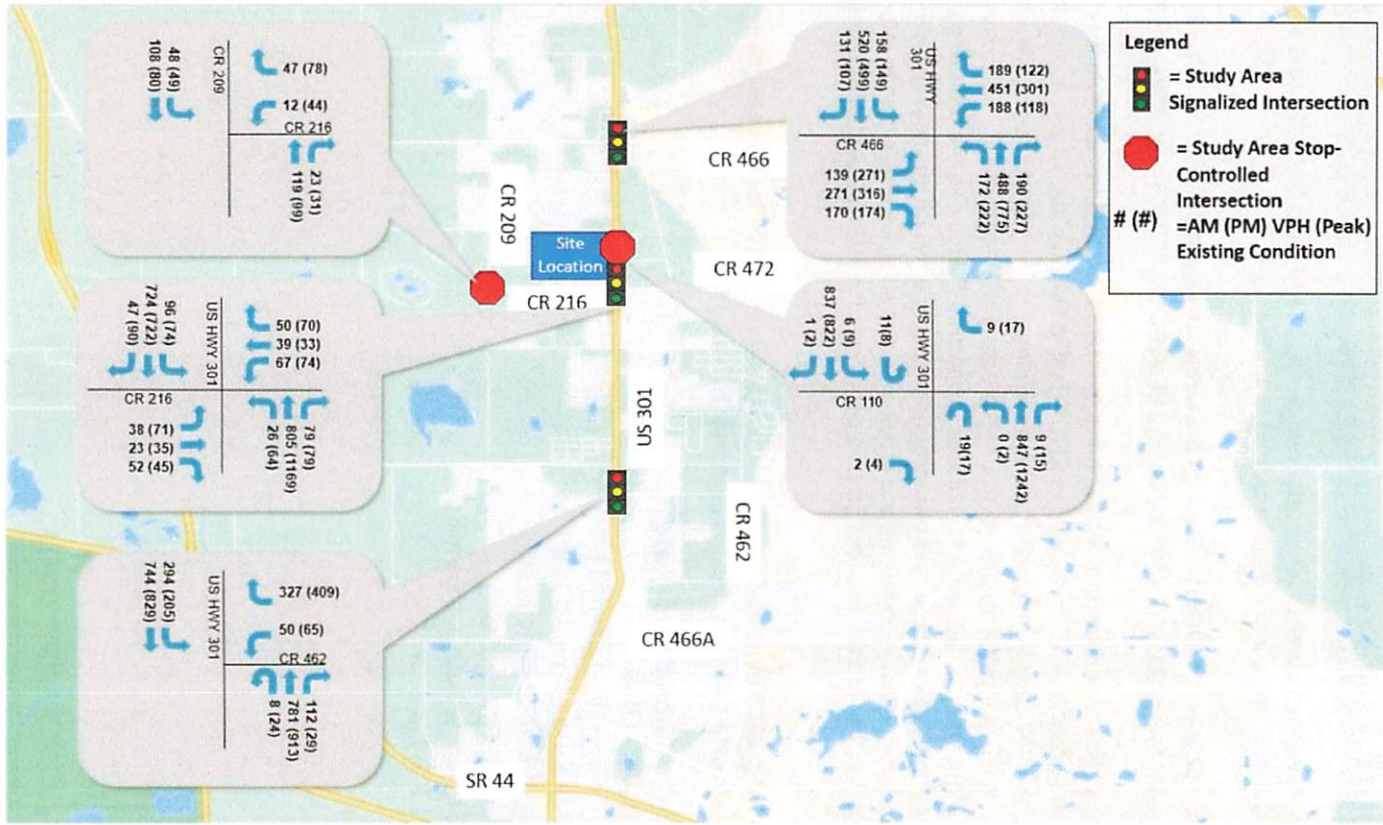

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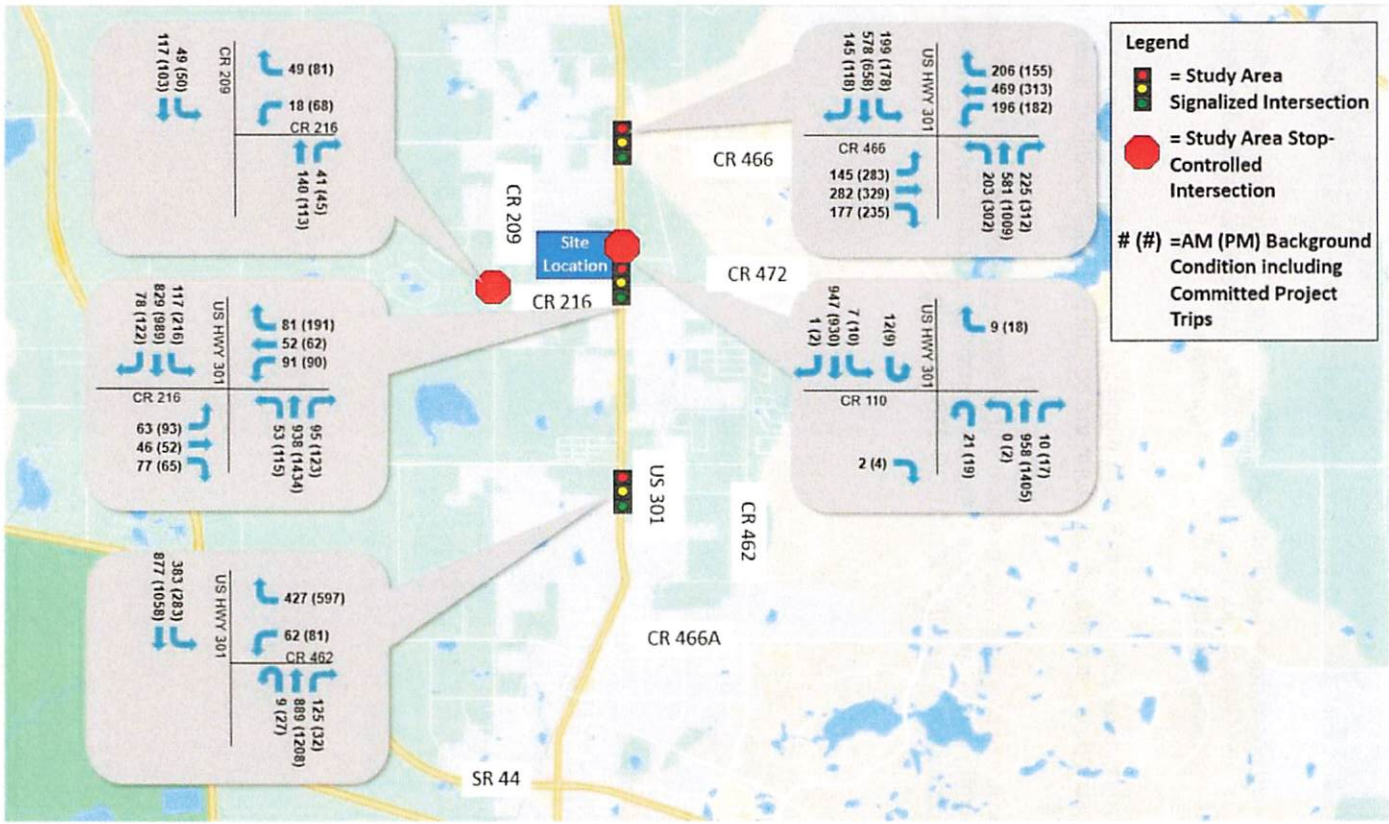
Figure 3 | Background Conditions



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5. TRIP DISTRIBUTION

CHW has coordinated with FuturePlans Consulting, LLC to obtain a trip distribution based on the Central Florida Regional Planning Model. The model data and proposed project trip distribution are provided in **Appendix I.**

The project trips are shown in **Figure 4** and the combined background (including committed trips), and project trips form the off-site build-out condition illustrated in **Figure 5.**

The build-out condition was modeled with a single connection on CR 216 serving the multi-family and retail land uses. **Figure 6** provides the build-out condition at the project site access points and the US 301/CR 216 intersection.

Figure 4 | Project Trips

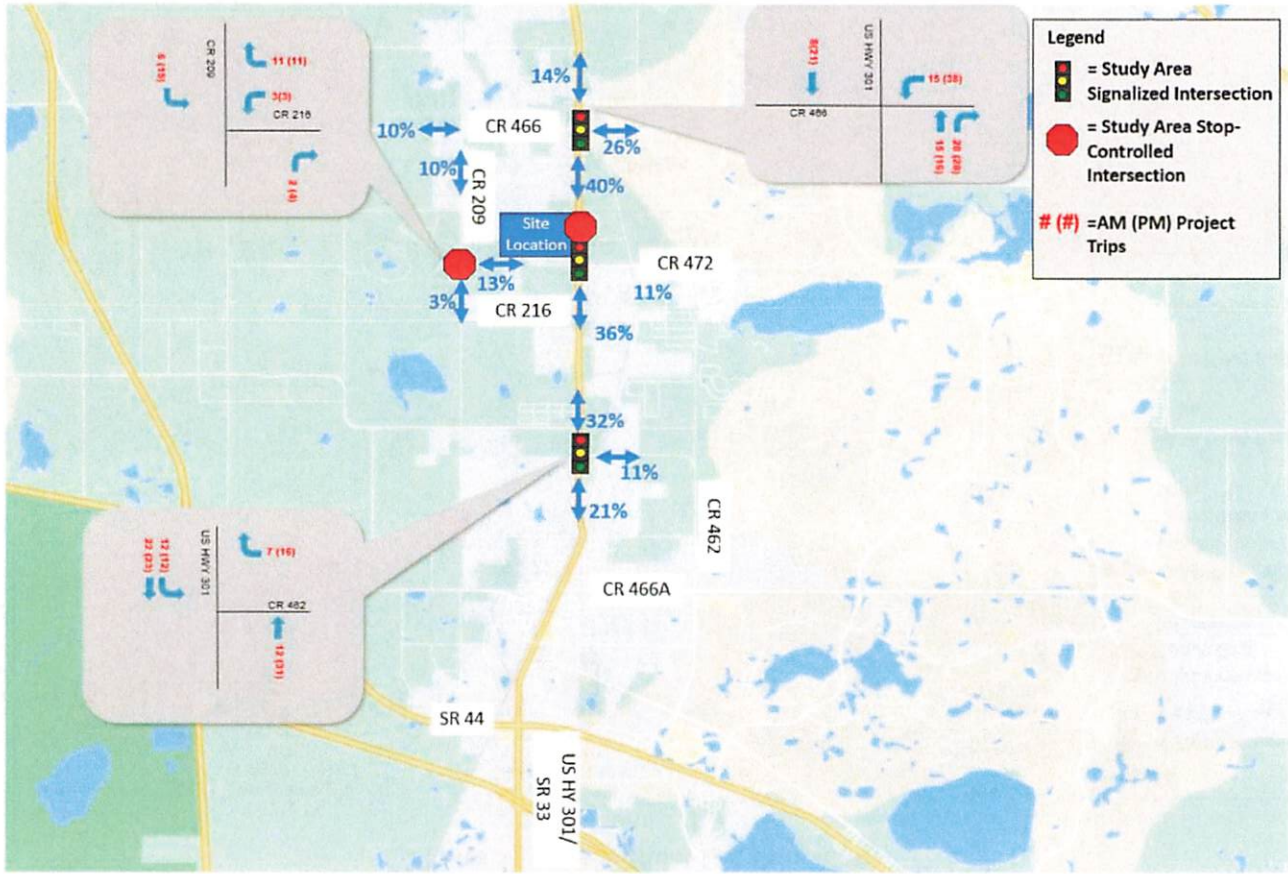

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Figure 5 | Off-site Build-Out Condition

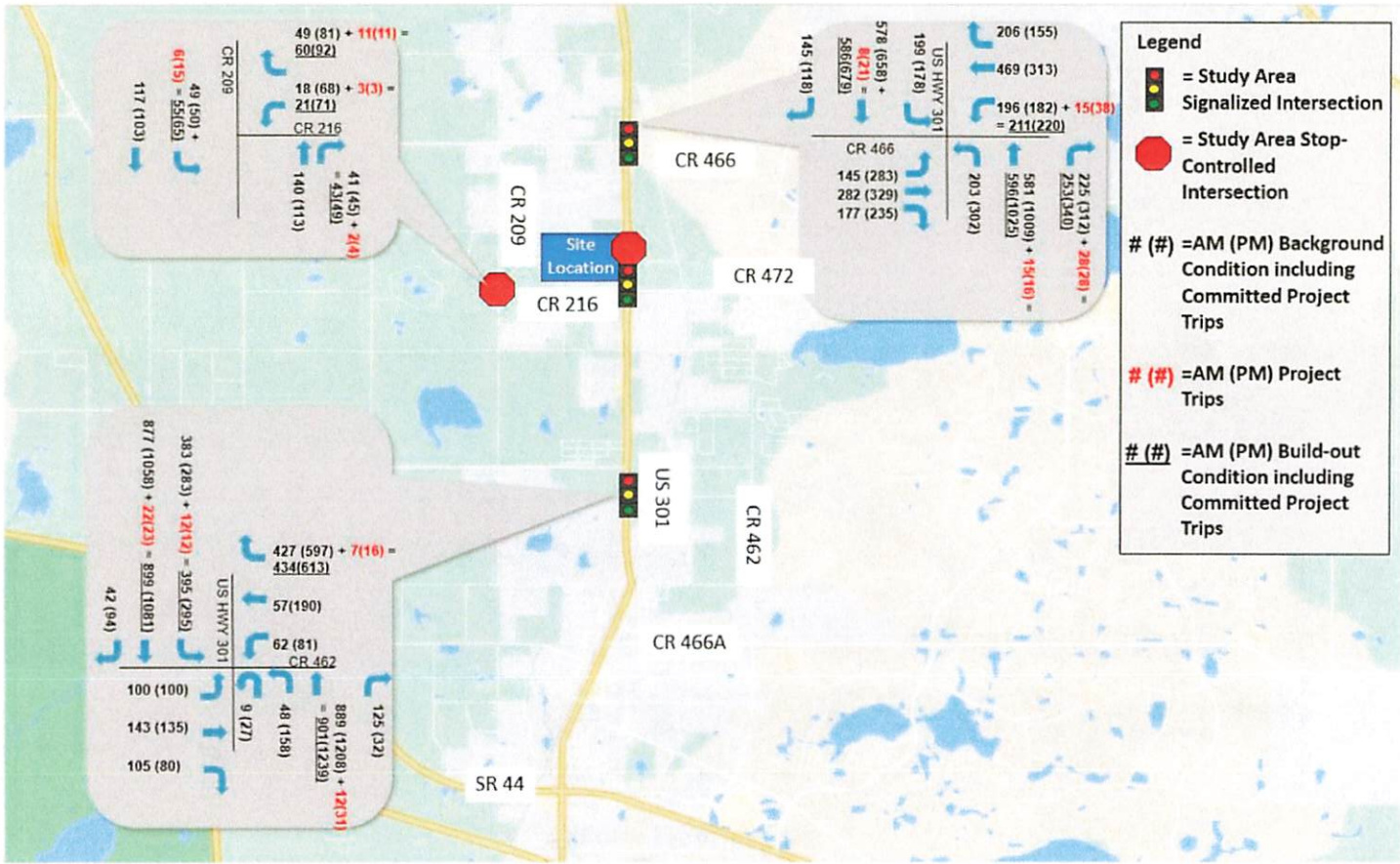

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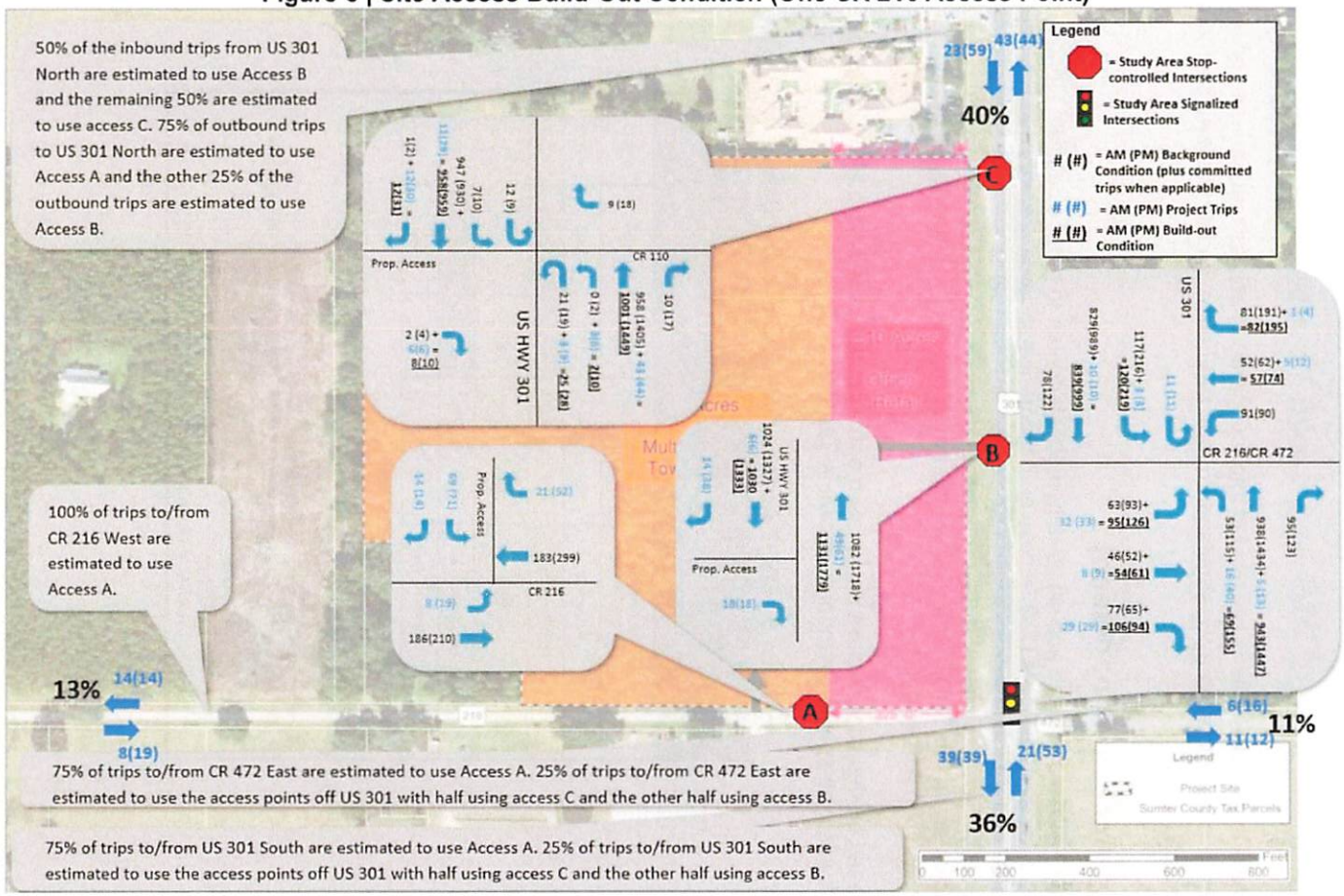
Figure 6 | Site Access Build-Out Condition (One CR 216 Access Point)



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6. ANALYSIS

The analysis/evaluations are divided into four parts: 1) access management review, 2) analysis of intersections, 3) substandard road evaluation, and 4) roadway segment LOS analysis.

6.1 Access Management

The FDOT adheres to access management standards to reduce conflicts along the roadway system. The FDOT access management standards are provided in Chapter 14-97 of the Florida Administrative Code. Spacing standards are a function of the access class and posted roadway speeds. US HWY 301 is a class 4 roadway as indicated on the FDOT straight-line diagram. A copy of the straight-line diagram is provided in **Appendix J**.

Based on this access class designation and a posted speed of 55 MPH, Chapter 14-97 provides the spacing standards shown in **Table 2**.

Table 3 | FDOT Access Management Standards

Access Class	Median Type	Connection Spacing (feet)		Median Opening Spacing (feet)		Signal Spacing (feet)
		>45 mph	≤45 mph	Directional	Full	
2	Restrictive with Service Roads	1320	660	1320	2640	2640
3	Restrictive	660	440	1320	2640	2640
4	Non-Restrictive	660	440			2640
5	Restrictive	440	245	660	2640 >45 mph 1320 ≤ 45 mph	
6	Non-Restrictive	440	245			1320
7	Both Median Types	125		330	660	1320

Notes:

1. "Restrictive" physically prevent vehicle crossing.
2. "Non-Restrictive" allow turns across at any point.
3. Speeds shown in this table are posted speeds.

Connection Spacing Near Interchange Ramps:

Connections and median openings located within 1,320 feet of interchange ramps require the following spacing (measured from the ramp furthest from the interchange):

- 440 feet ≤ 45 mph
- 660 feet > 45 mph
- 1,320 feet on Access Class 2 Facilities > 45 mph

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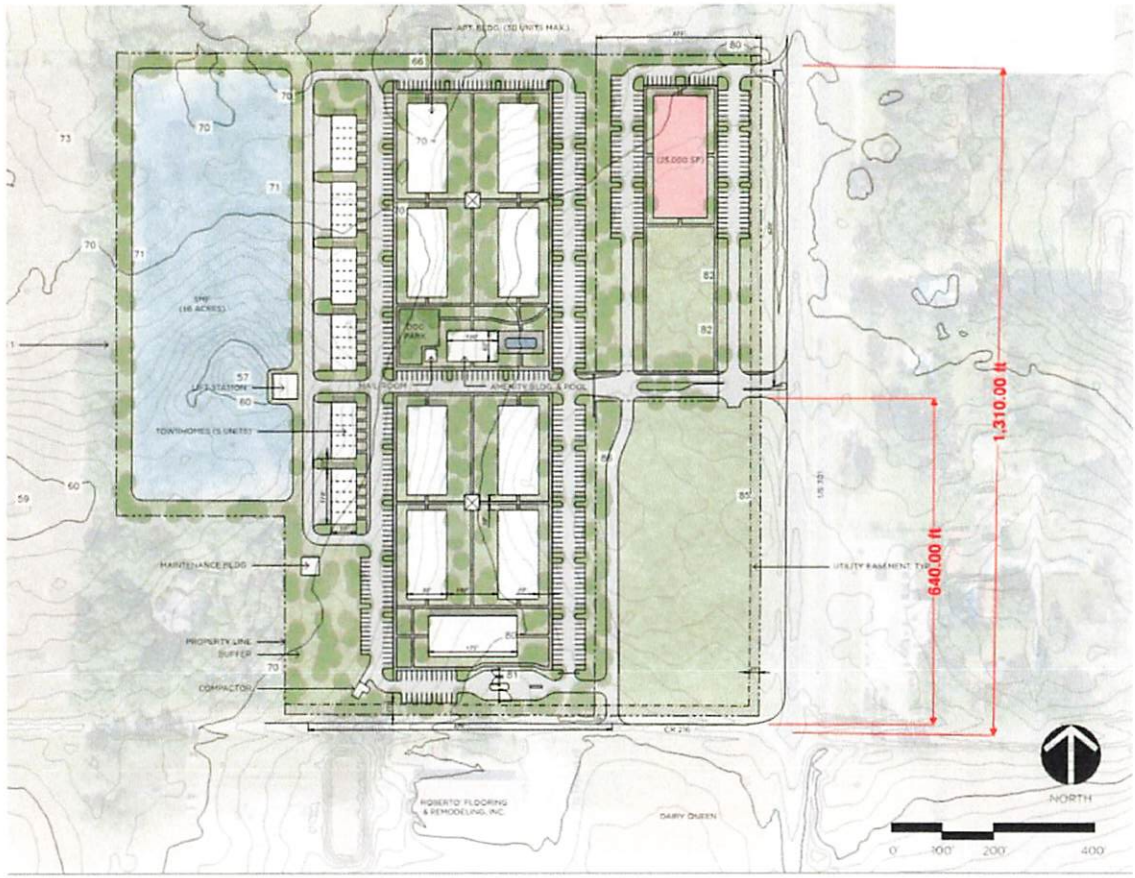
Based on **Table 2**, a roadway with an Access Class 4 designation has a median type that is non-restrictive. Since US HWY 301 provides a grassed median the class 4 designation does not apply. Using a class 3 designation, the connection spacing and directional median opening for a 55 MPH road is 660 FT and 1,320 FT respectively. As illustrated in **Figure 9** the project proposes a right-in/right-out connection approximately 640 FT north of the US HWY 301/CR 216 intersection. Additionally, the existing directional median opening proposed to serve the north site access, is located approximately 1,310 FT north of the US HWY 301/CR 216 intersection. **Therefore, the proposed access along US HWY 301 is just short of the FDOT access management standard and should be supported as proposed.**

Figure 9 | Access Management Map



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6.2 Intersection Analysis

The analysis of the study intersections covered four scenarios, as follows:

- Existing (Peak Season) Conditions;
- Background Conditions;
- Build-out Conditions; and
- Build-out Conditions with Improvements.

All study intersections were analyzed during the AM and PM peak hours. The objectives of the analysis were to identify level of service or operational deficiencies and if necessary, model potential improvements to mitigate deficiencies. Resulting indicators for intersection operational performance include level of service (LOS), delay, volume to capacity (v/c) ratio, and the 95th percentile queue length.

For this analysis, Highway Capacity Software 7 (HCS 7) was used to analyze stop sign controlled intersections and Synchro 11 was used to analyze signalized intersections.

The operational performance of the intersections is provided in **Table 3** and **Table 4**. The HCS and Synchro reports are provided in **Appendix K**. Intersection deficiencies are highlighted in **Table 3** and **Table 4.** A yellow highlight indicates that a deficiency occurs before project trips are added and therefore, not the responsibility of the project's developer. A red highlight indicates that the deficiency occurs with the addition of project trips, therefore, transportation improvements should be considered to mitigate the deficiency. Deficiencies are v/c greater than 1.0, 95th percentile queue lengths exceeding storage lengths, and LOS of F for the main street through movements and intersection totals.

The following programmed improvements are included are anticipated by 2024 and are therefore modeled with the background and buildout conditions. The documentation for thee programmed improvements are provided in **Appendix L**.

US HWY 301 at CR 472

- Eastbound configuration consisting of:
  - Eastbound left
  - Eastbound through/right
- Westbound configuration consisting of:
  - Westbound left
  - Westbound through/right
- Northbound right turn lane addition

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US HWY 301 at CR 462

The CR 462 north leg is planned to be realigned with the south leg of CR 462. The following configurations are planned with this realignment.

- Eastbound configuration consisting of:
  - Eastbound dual left turn lanes
  - Eastbound dual through lanes
  - Eastbound right turn lane
- Westbound configuration consisting of:
  - Westbound left turn lane
  - Westbound through lane
  - Westbound dual right turn lanes
- Northbound left turn lane addition
- Southbound left turn lane addition
- Southbound right turn lane addition

Table 3: AM Intersection Analysis Summary

Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background				Build-out				Build-out with Improvements			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections																		
CR 216/CR 209	WBL/R	N/A	A	9.8	0.08	25	B	10.3	0.10	25	B	10.5	0.12	25	No Improvements Proposed			
	SBL/T	N/A	A	7.7	0.04	25	A	7.8	0.04	25	A	7.8	0.04	25				
	Int. Total			2.8				2.7				3.0						
CR 216/Proposed West Access	EBL/T	N/A									A	7.7	0.01	0	No Improvements Proposed			
	SBL/R	N/A									B	11.9	0.15	25				
	Int. Total											2.2						
US 301/Proposed South Access	EBR	N/A									B	13.1	0.04	25	No Improvements Proposed			
	Int. Total											0.1						
US 301/CR 110 (Proposed North Access)	EBR	N/A	B	11.3	0.00	0	B	11.9	0.00	0	B	12.1	0.02	0	No Improvements Proposed			
	WBR	N/A	B	11.5	0.02	25	B	12.1	0.02	25	B	12.4	0.02	25				
	NBL	415	B	14.7	0.05	25	C	16.7	0.07	25	A	17.1	0.09	25				
	SBL	415	B	13.2	0.04	25	B	14.7	0.05	25	A	15.4	0.05	25				
	Int. Total			0.4				0.4				0.5						
Signalized Intersections																		
US 301 at CR 462	EBL	N/A					D	45.8	0.36	75	D	45.8	0.36	75	No Improvements Proposed			
	EBT	N/A					D	38.3	0.28	100	D	38.2	0.28	100				
	EBR	N/A					A	3.7	0.29	25	A	3.7	0.29	25				
	WBL	N/A	C	29.7	0.23	75	C	34.0	0.33	75	C	33.9	0.33	75				
	WBT	N/A					D	46.4	0.34	100	D	46.4	0.34	100				
	WBR	250	B	16.3	0.74	125	A	9.6	0.68	50	A	9.6	0.69	50				
	NBU/L	190	A	5.0	0.02	25	D	51.7	0.35	50	D	51.7	0.35	50				
	NBT/R	N/A	C	20.3	0.74	275	C	29.4	0.78	450	C	29.9	0.79	450				
	SBL	320	B	18.7	0.70	200	E	69.8	0.92	250	E	74.9	0.95	275				
	SBT	N/A	A	7.6	0.37	200	B	17.3	0.52	300	B	17.6	0.53	325				
	SBR	N/A					A	0.1	0.05	0	A	0.1	0.05	0				
	Int. Total		B	15.6			C	28.7			C	29.6						
US 301 at CR 472	EBL	200	C	29.2	0.23	50	D	35.0	0.36	100	D	39.2	0.49	125	No Improvements Proposed			
	EBT/R	N/A	B	14.8	0.29	50	C	23.6	0.44	100	C	25.8	0.52	150				
	WBL	N/A	C	31.4	0.37	75	D	38.3	0.49	125	D	38.1	0.47	125				
	WBT/R	N/A	B	19.8	0.33	75	C	24.7	0.46	125	C	25.5	0.45	125				
	NBL	380	A	6.4	0.07	25	A	8.1	0.17	50	A	9.3	0.22	50				
	NBT	N/A	B	18.8	0.64	250	C	22.7	0.73	350	C	24.2	0.73	375				
	NBR	400	A	0.6	0.12	25	A	1.1	0.14	25	A	1.2	0.14	25				
	SBL	380	A	7.7	0.26	50	B	10.6	0.39	75	B	12.1	0.44	75				
	SBT/R	N/A	B	12.5	0.47	225	B	18.0	0.60	300	B	19.1	0.61	325				
	Int. Total		B	15.6			C	20.4			C	21.9						
US 301 at CR 466	EBL	220/475*	F	81.9	0.69	275	F	92.9	0.75	300	F	93.6	0.76	325	F	93.6	0.76	325
	EBT	N/A	D	41.4	0.44	375	D	46.0	0.46	425	D	47.3	0.47	425	D	47.3	0.47	425
	EBR	220	B	10.3	0.28	100	B	12.4	0.29	125	B	12.7	0.29	125	B	12.7	0.29	125
	WBL	390	E	72.9	0.59	175	E	80.0	0.64	175	F	80.2	0.66	200	F	80.2	0.66	200
	WBT	N/A	E	57.4	0.80	675	E	62.7	0.82	825	E	63.4	0.83	825	E	63.4	0.83	825
	WBR	260	B	19.2	0.35	175	C	21.8	0.37	200	C	22.0	0.37	200	C	22.0	0.37	200
	NBL	300/475*	D	42.7	0.68	200	E	60.7	0.82	275	E	61.0	0.82	275	E	61.0	0.82	275
	NBT	N/A	D	51.5	0.59	325	E	56.7	0.67	400	E	56.8	0.68	425	E	56.8	0.68	425
	NBR	400	A	7.4	0.37	75	A	7.0	0.41	75	A	6.9	0.44	75	A	6.9	0.44	75
	SBL	310	C	34.5	0.50	175	D	40.4	0.66	225	D	40.8	0.67	225	D	40.8	0.67	225
	SBT/R	N/A	E	59.7	0.81	450	E	64.8	0.85	525	E	64.6	0.85	525	E	64.6	0.85	525
	Int. Total		D	47.5			D	52.8			D	52.9			D	52.9		

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurring due to added project trips

* 475 FT is the recommended storage length.

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Table 4: PM Intersection Analysis Summary

Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background				Build-out				Build-out with Improvements			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections																		
CR 216/CR 209	WBL/R	N/A	B	10.4	0.17	25	B	11.3	0.22	25	B	11.6	0.25	25	No Improvements Proposed			
	SBL/T	N/A	A	7.7	0.04	25	A	7.7	0.04	25	A	7.8	0.05	25				
	Int. Total			4.5				4.6				5.0						
CR 216/Proposed West Access	EBL/T	N/A									A	8.1	0.02	25	No Improvements Proposed			
	SBL/R	N/A									B	14.6	0.20	25				
	Int. Total											2.1						
US 301/Proposed South Access	EBR	N/A									C	15.7	0.05	25	No Improvements Proposed			
	Int. Total											0.1						
US 301/CR 110 (Proposed North Access)	EBR	N/A	B	11.3	0.01	0	B	11.8	0.01	0	B	12.2	0.02	25	No Improvements Proposed			
	WBR	N/A	B	14.1	0.04	25	C	15.4	0.05	25	C	15.8	0.05	25				
	NBL	415	B	13.8	0.05	25	C	15.6	0.06	25	C	16.2	0.11	25				
	SBL	415	C	18.0	0.06	25	C	21.9	0.08	25	C	23.1	0.09	25				
	Int. Total			0.4				0.4				0.6						
Signalized Intersections																		
US 301 at CR 462	EBL	N/A					E	72.2	0.50	100	E	73.2	0.51	100	No Improvements Proposed			
	EBT	N/A					D	54.6	0.29	125	D	55.0	0.28	125				
	EBR	N/A					A	5.4	0.26	25	A	5.3	0.26	25				
	WBL	N/A	C	30.0	0.23	75	D	41.9	0.30	125	D	42.1	0.30	125				
	WBT	N/A					E	66.6	0.69	275	E	66.7	0.68	275				
	WBR	250	D	36.0	0.9	275	D	35.1	0.87	225	D	38.5	0.89	250				
	NBU/L	190	A	5.8	0.07	25	E	66.8	0.59	150	E	67.9	0.60	150				
	NBT/R	N/A	C	24.0	0.8	300	D	45.4	0.93	725	D	47.8	0.94	750				
	SBL	320	B	17.5	0.60	125	E	70.1	0.74	200	E	72.7	0.77	225				
	SBT	N/A	B	11.0	0.44	200	C	29.4	0.66	525	C	29.7	0.67	550				
	SBR	N/A					A	3.3	0.12	50	A	3.2	0.12	50				
	Int. Total		C	21.4			D	42.6			D	44.3						
US 301 at CR 472	EBL	N/A	D	41.8	0.44	100	F	138.6	1.02	175	F	116.7	0.99	200	F	110.2	0.96	250
	EBT/R	200	C	20.6	0.32	75	C	23.5	0.37	100	C	22.6	0.40	125	C	26.5	0.39	150
	WBL	N/A	D	41	0.45	100	D	42.3	0.47	125	D	38.2	0.40	125	D	42.6	0.40	125
	WBT/R	N/A	B	17.5	0.39	75	C	29.5	0.72	175	C	29.9	0.68	225	C	34.0	0.67	250
	NBL	380	A	6.5	0.17	50	B	14.8	0.44	75	C	29.5	0.63	150	C	32.5	0.72	100
	NBT	N/A	B	18.6	0.70	375	D	45.2	0.97	800	E	69.9	1.05	900	D	47.4	0.96	775
	NBR	400	A	1.7	0.10	25	A	4.5	0.17	50	A	5.2	0.18	50	A	3.9	0.17	50
	SBL	380	A	8.2	0.29	50	D	38.5	0.76	225	D	47.7	0.82	300	E	78.1	0.96	325
	SBT/R	N/A	B	14.8	0.53	250	C	23.8	0.73	500	C	30.6	0.79	625	C	25.3	0.72	500
	Int. Total		B	17.5			D	36.0			D	48.3			D	40.6		
US 301 at CR 466	EBL	220/475*	F	138.3	1.10	650	F	252.5	1.39	800	F	258.5	1.41	800	F	92.4	0.94	475
	EBT	N/A	D	49.3	0.62	475	E	70.5	0.76	575	E	75.6	0.79	575	D	49.4	0.66	400
	EBR	220	B	13.5	0.33	125	C	22.4	0.49	200	C	23.5	0.50	200	A	6.1	0.40	75
	WBL	390	E	68.9	0.46	125	F	83.6	0.62	175	F	83.3	0.66	225	F	81.4	0.79	175
	WBT	N/A	E	62.5	0.76	450	E	77.7	0.81	525	E	77.9	0.81	525	F	85.6	0.92	500
	WBR	260	B	13.1	0.29	75	B	15.5	0.36	125	B	15.5	0.36	125	A	1.7	0.32	0
	NBL	300/475*	C	33.4	0.68	225	E	61.4	0.89	500	E	64.1	0.89	525	F	85.2	0.98	450
	NBT	N/A	D	49.9	0.78	525	E	59.2	0.87	825	E	59.4	0.88	825	E	57.9	0.92	650
	NBR	400	A	6.1	0.38	75	B	11.0	0.46	175	B	11.5	0.49	175	A	5.4	0.48	75
	SBL	310	C	31.8	0.58	150	E	57.3	0.71	275	E	59.3	0.72	275	F	97.1	0.98	300
	SBT/R	N/A	D	47.7	0.68	400	D	54.6	0.75	575	E	56.0	0.77	600	E	72.0	0.96	550
	Int. Total		D	50.3			E	67.8			E	68.9			E	59.9		

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurs due to added project trips

* 475 FT is the recommended storage length.

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Based on the analysis results provided in **Tables 3** and **4**, the following recommendations are provided to mitigate the deficiency caused by project traffic.

US HWY 301/CR 216(CR 472) Intersection

During the PM peak buildout condition the eastbound left turn movement operates with a volume to capacity (v/c) ratio of 1.06. This signalized intersection has sufficient capacity to accommodate the added eastbound left turning vehicles with signal timing adjustments. Additionally, the alignment and right-of-way restrictions prohibit capacity improvements at this intersection, such as turn lane additions. **The timing plan provided in Table 6, will remove the eastbound left deficiency based on the analysis, and is recommended to be implemented to the signal controller at this intersection.**

Table 6 | Proposed PM Max Green Times – US HWY 301 at CR 216

Phase/Movement	1 (SBL)	2 (NBT)	4 (EB)	5 (NBL)	6 (SBT)	8 (WB)
Max Green (s)	14	54	30	8	60	30

The results of the proposed timing changes are included in **Tables 3 and 4** under the Build-out with Improvements column. The Synchro reports that model these improvements are provided in **Appendix K**.

US HWY 301/CR 466 Intersection

During the AM and PM peak hours of all scenarios, the eastbound left operates with a 95th percentile queue exceeding the storage length. Additionally, this movement operates with volumes exceeding capacity under the PM peak hours of all scenarios. It is recommended that the eastbound left turn lane be extended so that it ties into the two-way/left-turn lane further to the west and that the signal timing is adjusted, as provided in **Tables 7**.

During the PM peak of the background and build-out scenario, the northbound left operates with a 95th percentile queue length exceeding the storage length. It is recommended that the northbound left-turn lane is extended to abut the southbound left-turn lane to the south, approximately 490 FT in length, and that the signal timings are adjusted, as provided in **Tables 7**.

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The results of the proposed timing changes are included in **Tables 3 and 4** under the Build-out with Improvements column. The Synchro reports that model these improvements are provided in **Appendix K**.

Because these deficiencies occur during the existing or background scenarios, without the addition of project traffic, these recommended improvements should not be the responsibility of the developer of Wildwood Place.

Table 7 | Proposed PM Max Green Times – US HWY 301 at CR 466

Phase/Movement	1 (NBL)	2 (SBT)	3 (EBL)	4 (WBT)	5 (SBL)	6 (NBT)	7 (WBL)	8 (EBT)
Max Green (s)	22	36	26	28	17	47	12	42

6.3 Substandard Road Evaluation

Developments accessing County roads are required by the "*Sumter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*" to evaluate the roadway conditions to ensure that the road meets the standards from the FDOT Greenbook in order to support the traffic added by the development. Based on Google Earth aerial images from May 2021, CR 216 is a narrow roadway, approximately 18 FT wide, without striping, and appears to be in poor condition. **It is recommended that the roadway is widened, repaved, and striped, meeting FDOT Greenbook standards, from the proposed access on CR 216 to the improved portion of CR 216 where the eastbound turn-lane was constructed to support the DQ Grill and Chill site.**

6.4 Roadway Segment Level of Service Analysis

The roadway segment analysis was completed for roadway segments within the study area.

PM peak hour volumes from FDOT Traffic Online were used as the base volumes of the US HWY 301 roadway segments. Growth rates were determined based on historical ADT derived from FDOT Traffic Online data, to derive the 2024 background volumes for the US HWY 301 segments.

The CR 216 segment is not provided in the Sumter County TMS Segment Report. Additionally, FDOT does not include a count station along CR 216. Therefore, turning movement counts were used to determine the bi-directional volumes along CR 216 and a 2.0% growth rate was assumed since historical growth rate data is not available.

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Committed project trips were added to the background trips for all roadway segments, where applicable, as provided in **Appendix H.** Build-out project trips were added to the background trips and committed trips and applied to each roadway segment. **Table 8** shows that the addition of project trips does not cause any roadway segments in the study area to exceed acceptable levels of operating service. **Therefore, no roadway segment improvements are needed or recommended.**

Table 8 | Roadway Segment Level of Service Analysis

ROAD NAME	FROM	TO	Maintaining Agency	Jurisdiction	Functional Class	FDOT LOS Standard	Divided/ Undivided	# of Lanes (Two-...)	State Rd (Y/N)	Speed Limit	LOS Capacity	Generalized Peak Hour Directional Maximum Service	Two-way MSV	PM Peak Hour Total -	PM Peak Hour Total - From FDOT Online (2021)	Growth Rates[3]	2024 Growth Factor	Background Trips - 2024 PM Peak	Committed Trips[4]	Trip Dist %[5]	Net New Total Project Trips	Build-out - 2024 PM Peak	Background w/ Committed - 2024	Build-out - 2024 v/c
CR 216	CR 209	US 301/ SR 35	COUNTY	WILDWOOD	N/A	D	Undivided	2	N	40	D	675	1,120	341	-	2.00%	1.040	355	66	13%	33	454	0.38	0.41
US 301/SR 35	C - 462 (N)	CR 222	STATE	WILDWOOD	PRINCIPAL ARTERIAL	D	Divided	4	Y	40	D	2,000	3,580	-	2,009	5.86%	1.176	2,362	0	36%	92	2,454	0.66	0.69
US 301/SR 35	CR 222	C - 472	STATE	WILDWOOD	PRINCIPAL ARTERIAL	D	Divided	4	Y	40	D	2,000	3,580	-	2,125	6.57%	1.197	2,545	458	36%	92	3,095	0.84	0.86
US 301/SR 35	C - 472	C - 466	STATE	WILDWOOD	PRINCIPAL ARTERIAL	D	Divided	4	Y	40	D	2,000	3,580	-	2,243	9.09%	1.273	2,855	524	40%	102	3,481	0.94	0.97

Yellow highlight = deficiency occurring without project traffic
Red highlight = deficiency occurs due to added project trips

(1) Calculated as part of trip generation, based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.
(2) From Sumter County TMS Segment Report, counts collected 2014
(3) From FDOT Traffic Online data. A minimum 1% growth rate was applied if the historical growth rate was less than 1% and 2% on roadways where historical ADT is not available.
(4) From information provided by Sumter County
(5) From Transportation Demand Model trip distribution

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7. CONCLUSIONS AND RECOMMENDATIONS

This analysis demonstrated that the proposed access connections on US HWY 301 meet FDOT spacing standards, that the roadway segments will continue to operate under capacity through build-out, and that the intersections with the improvements recommended below will operate acceptably.

Based on this analysis, the following transportation improvement are recommended to support the Wildwood Place development:

- **Adjust the PM maximum green signal times for the PM peak scenario to match the signal times provided in Table 6, at the US HWY 301/CR 216(CR 472) intersection. This improvement reduces the v/c ratio, of the northbound through movement, to below 1.0.**

- **Widen, repave, and stripe CR 216 in accordance with FDOT Greenbook Standards, from the proposed west access to the improved portion of CR 216 where the eastbound turn-lane was recently constructed to support the DQ Grill and Chill site.**

Based on the analysis, multiple deficiencies at the US HWY 301/CR 466 intersection occur during the existing and background scenarios. Because these deficiencies occur during the existing and background conditions, and are not due to the addition of project trips, the developer should not be responsible for the improvements. The following improvements, at the US HWY 301/CR 466 intersection, are recommended to Sumter County and FDOT, in order to remove these deficiencies:

- **Adjust the PM maximum green signal times for the PM peak scenario to match the signal times provided in Table 7, at the US HWY 301/CR 466 intersection. This improvement reduces the queue lengths for the eastbound left and northbound left movements and reduces the v/c ratio of the eastbound left movement to below 1.0.**

- **Extend the eastbound left-turn lane so that it ties into the two-way/left-tun lane further to the west.**

- **Extend the northbound left-turn lane so that it abuts the southbound left-turn lane to the south.**

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Appendix A
Site Concept

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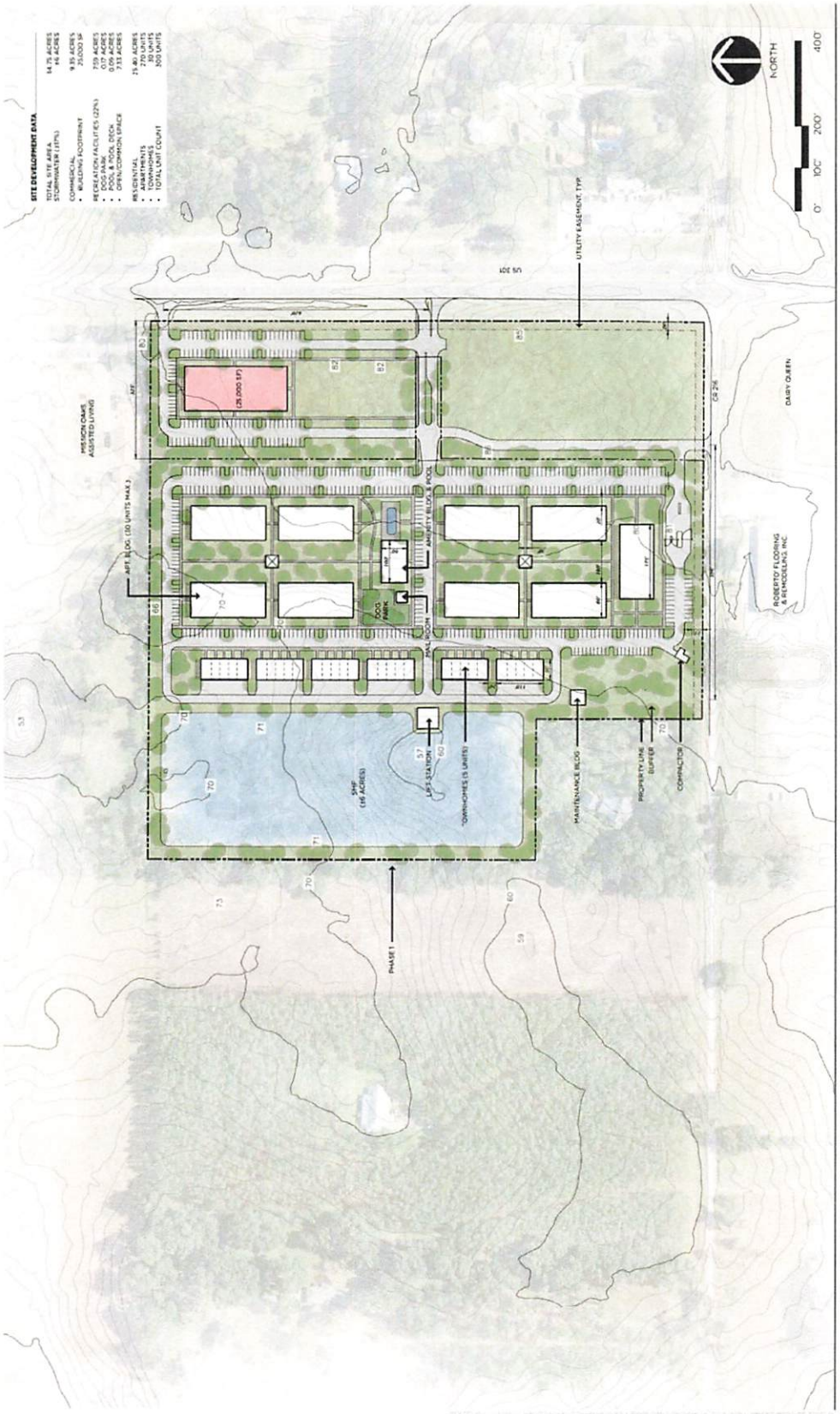

TERWILLIGER WILDWOOD | CONCEPT PLAN | 10-31-2022

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Appendix B
Methodology Letter and Approval

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #38657

Date Submitted: 10/20/2022

First Name*	Last Name*	Email Address*
Sherry	Stinson	sherrys@chw-inc.com

Address

11801 Research Drive

City	State	Zip Code
Alachua	FL	32615

Phone	Alt Phone
13865185114	3523311976

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Purpose and Applicability

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2022 County Annual Traffic Reports
Summary Table

Click here to view the table.

Exemption

Choose File No file chosen

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement

LETTER 221011.pdf

Please submit your TIA

Choose File No file chosen

Date of Methodology Acceptance by County

Applicable Juristiction

Please check the applicable Jurisdiction:

- [ ] City of Bushnell
- [ ] City of Center Hill
- [ ] City of Coleman
- [ ] City of Wildwood
- [ ] Unincorporated Sumter County

Link

FDOT Systems Implementation Office

Link

FDOT Roadway Design - Florida Greenbook

Link

Lake-Sumter MPO

Link

FDOT Traffic Information

Sumter County Traffic Impact Analysis (TIA) Methodology Acceptance.

- If the TIA is not accepted before the end of the year, the buildout year will need to be updated to reflect 2025 or later.
- As other phases are developed/ planned, be mindful of the following language from the TIA guidelines.
  - The trip generation estimate shall consider the total traffic generation of the accumulative development (including traffic from previously developed or approved phases) for purposes of study network identification.
- As identified in the Methodology submittal, a new Traffic Impact Analysis will be required for any proposed development exceeding those identified within the analysis.

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PLANNING DESIGN SURVEYING ENGINEERING CONSTRUCTION

October 11, 2022

Steven Cohoon
Assistant Director – Public Works Planning and Design
319 E. Anderson Ave.
Bushnell, FL 33513

Chad Lingenfelter, AICP, PTP, RSP
Traffic Services Manager
Florida Department of Transportation – District Five
719 South Woodland Blvd.
Deland, FL 32720

Re: Traffic Impact Analysis Methodology – Revised, Wildwood Place, Wildwood, FL

Dear Steven, Chad,

CHW is preparing a Traffic Impact Analysis (TIA) for the proposed Wildwood Place located on the northwest corner of US HWY 301 and CR 216 in Sumter County, Florida. A site location map is provided in **Attachment A**.

This project proposes 25,000 SF Strip Retail Plaza and 300 DUs of multi-family with an anticipated build-out of 2024. The previous TIA methodology proposed 300 DUs of multi-family and 110,000 KSF of commercial with a build-out during 2027. The methodology has been revised to consider only a portion of the commercial and all of the multi-family. A separate TIA will be provided when the remainder of the commercial portion is planned. It is recommended that a separate TIA be required when the commercial portion of the property exceeds 149 PM peak hour gross trips, which matches the commercial trip generation of what is currently being proposed, as shown in the Trip Generation table on page 3.

The project proposes the following access as provided in **Attachment A**:

- A connection to US HWY 301 along the north side of the property aligned with the existing directional median opening
- A right-in/right-out connection to US HWY 301 between CR 216 and the proposed directional median opening
- One access point on CR 216 shared by both the residential and commercial land uses.

According to the *Sumpter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*, this site requires a Major TIA based on the trips exceeding 1,000 ADT.

Please review the methodology and either provide comment for the purposes of modification/clarification or provide acceptance.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

Study Area

The study area roadway segments will consist of all road segments where the project trips exceed 3% of the Generalized Peak Hour Directional Maximum Service Volume, or more than 70 peak hour two-way trips, in accordance with the *Sumpter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*, or roadway segments abutting the project. The study area intersections include all proposed site access intersections and all signalized intersections along the study area segments except at the US 301/Pepper Tree Lane intersection where nearly 100% of the project trips will be through movements on US 301 and will therefore not significantly impact the intersection.

The study area roadway segments and intersections are provided in the table below. The study are calculations are provided in **Attachment B**.

Study Area Roadway Segments and Intersections	
Road Segment	**Intersections**
• CR 216 from CR 209 to US 301	• CR 216 at CR 209 (un-signalized) • CR 216 at Proposed Site Access (un-signalized)
• US 301 from C – 462 (N) to CR 222	• US 301 at C- 462 (S and N) (signalized)
• US 301 from CR 222 to C - 472	• US 301 at C – 472 (signalized)
• US 301 from C – 472 to C - 466	• US 301 at Proposed Right-in/right-out Site Access (un-signalized) • US 301 at Proposed Directional Site Access (un-signalized) • US 301 at C – 466 (signalized)

Land Use and Trip Generation

The trip generation for the site is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. The estimated trip generation with internal capture applied is provided below. The trip generation and internal capture documentation is provided in **Attachment C**.

Terwilliger Trip Generation										
Land Use	ITE LU Code	Variable Type	Variable Size	Daily	AM Peak			PM Peak		
				Total	Total	In	Out	Total	In	Out
Multifamily Housing (Low-Rise)	220	DU	300	1,998	116	28	88	150	95	55
Multifamily Housing (Low-Rise) with Internal Capture Reduction	220	DU	300	1,828	114	27	87	127	77	50
Strip Retail Plaza (<40k)[1]	822	KSF GLA	25.000	1,285	53	32	21	149	75	74
Strip Retail Plaza (<40k) with Internal Capture Reduction	822	KSF GLA	25.000	1,175	51	31	20	129	70	59
Gross Project Trips				***3,283***	***169***	***60***	***109***	***299***	***170***	***129***
Project Trips with Internal Capture Reduction[1,2]				***3,003***	***165***	***58***	***107***	***256***	***147***	***109***

(1) The internal capture is capped at 20% in accordance with the Sumter County TIA Guidelines.
(2) The daily internal capture is not provided in the ITE Trip Generation Manual, 11th Edition, therefore the average internal capture rate of the AM and PM is used to derive the daily internal capture.

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Data Collection

Turning movement counts were collected on June 28, 2022. The counts included pedestrians, trucks, in addition to passenger vehicles. The counts were performed at the following intersections during the AM and PM peak two hours on a single day, however only the highlighted counts will be utilized with the revised TIA:

- US HWY 301 at SR 44
- US HWY 301 at CR 462 (South)
- US HWY 301 at CR 216/CR 472
- US HWY 301 at CR 110
- US HWY 301 at CR 466
- CR 462/Powell Rd at CR 466A
- CR 466 at Buena Vista Boulevard
- CR 466 at CR 209
- CR 209 at CR 216

Background Traffic Volumes

A peak season factor and historical growth rate will be derived from FDOT Traffic Online data and applied to the count data to derive the background turning movement volumes for the anticipated 2024 build-out build-out of this site. A minimum 1% growth rate will be applied if the historical growth rate is less than 1% and 2% on roadways where historical ADT is not available.

Committed project trips from following developments will be included with the background trips provided above.

- Oxford Crossing (all phases)
- Twisted Oaks
- The Keys at Wildwood I
- The Keys at Wildwood II
- Wildwood Storage Facility
- Oxford Residential
- Stonegate Lakeside Landing
- DQ Grill and Chill

Trip Distribution

CHW has coordinated with FuturePlans Consulting, LLC to obtain a trip distribution based on the transportation demand model. The model data and proposed project trip distribution is provided in **Attachment B**.

Analysis

The analysis will be performed at the intersections and segments provided in the study area under the following scenarios, in accordance with the Sumter County TIA guidelines:

- Existing (peak season) scenario
- Future scenario
- Base scenario
- Future scenario with mitigation, if applicable

The intersection operation analysis will review the delay, LOS, V/C, and 95th percentile queue length of each intersection movement as well as the intersection as a whole. The non-signalized intersections will be analyzed using HCS 7 and the signalized intersections will be analyzed using Synchro 11. The reports will be provided in the appendices.

The following programed improvements will be modeled as existing during the analysis:

- US HWY 301 at CR 216/CR 472
  - Eastbound left-turn lane
  - Eastbound through/right lane
  - Westbound left-turn lane
  - Northbound right-turn lane

- Realigned CR 462 N aligned with CR 462 S with the following configuration (per concept from the Master Site Plan dated 10/19/21)
  - Eastbound dual lefts, eastbound through, and eastbound right
  - Westbound left, westbound through, and westbound right
  - Northbound left, northbound through, and northbound through/right
  - Southbound left, southbound through X 2, and southbound right

The roadway segment LOS analysis will be based peak hour two-way traffic volumes. Traffic volumes from FDOT Traffic Online, where available, will be the base volumes used to derive the existing (peak season) volumes and the background traffic volumes used in the roadway segment LOS analysis. The LOS standards for all major road segments shall be consistent with the latest standards per the *FDOT's latest Quality/Level of Service (Q/LOS) Handbook* and the latest version of the adopted *Sumter County Unified Comprehensive Plan.*

Access management will be reviewed for the proposed directional median opening and right-in/right-out site access intersections on US HWY 301, based on FDOT spacing standards. The Traffic Study will provide recommendations regarding the access type and location.

Any needed roadway modifications based on this analysis will be identified and modeled to demonstrate that the improvement mitigates the deficiency.

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Report
A draft report, including the following at a minimum, will be submitted for review and comment.

- Study Area Map
- Trip Generation
- Background Traffic Volumes
- Trip Distribution
- Analysis
  - AM and PM Intersection Analysis
  - Roadway Segment LOS Analysis
  - Access Management Review
- Conclusion and Recommendations
- Appendices with Supporting Documentation

Following any revisions, based upon staff comments, we will prepare a final signed and sealed report.

If your office agrees with the methodology provided, please provide concurrence.

Thank you for your review and consideration.

Sincerely,
CHW

Brian Snyder, P.E.
Project Manager

N:\2022\22-0086\Departments\04_Engineering\04_Traffic\221010_Wildwood Place\Report\Methodology\LETTER 221011_ Terwilligers Methodology REV 2.docx

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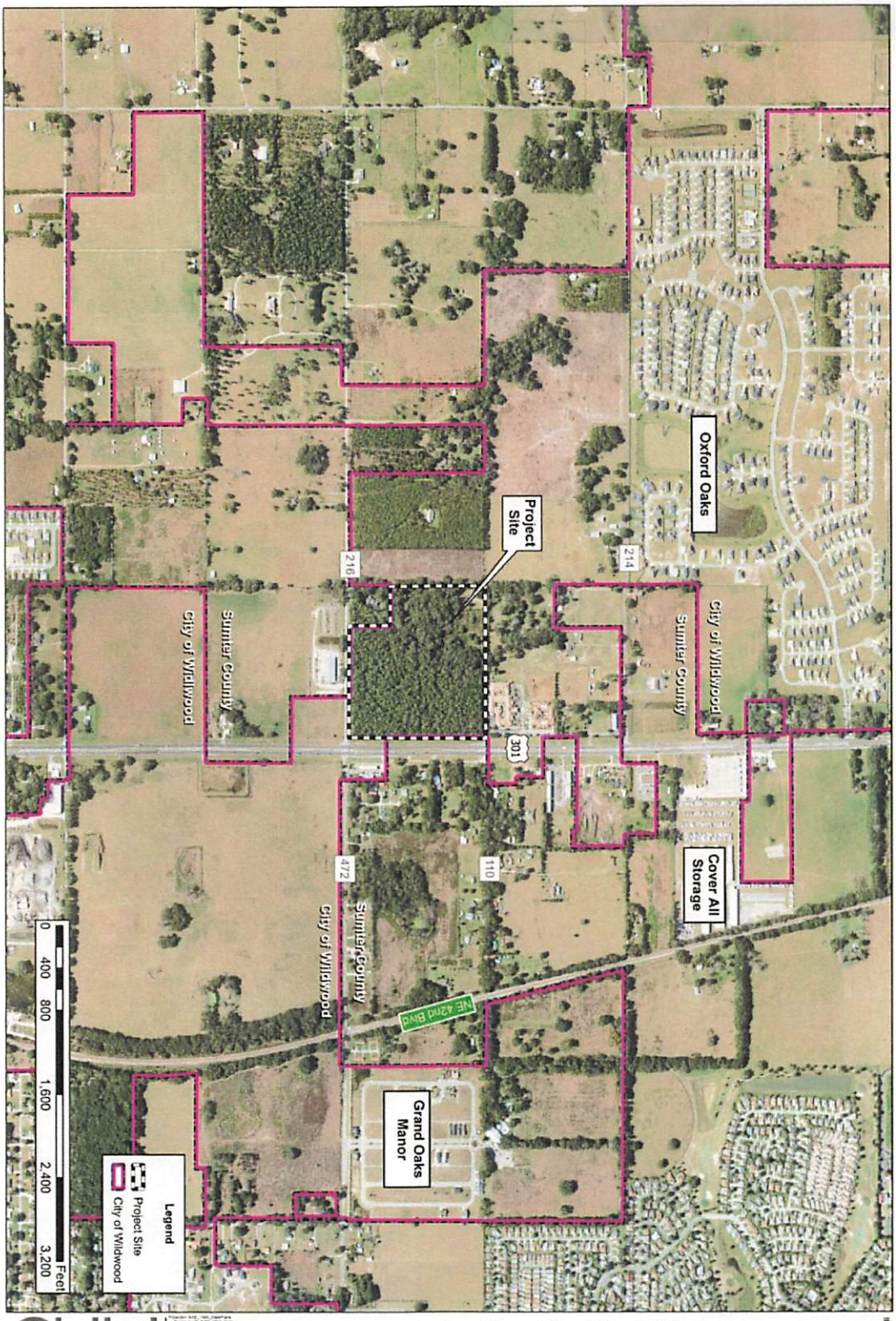
Attachment A:
Site Location Map



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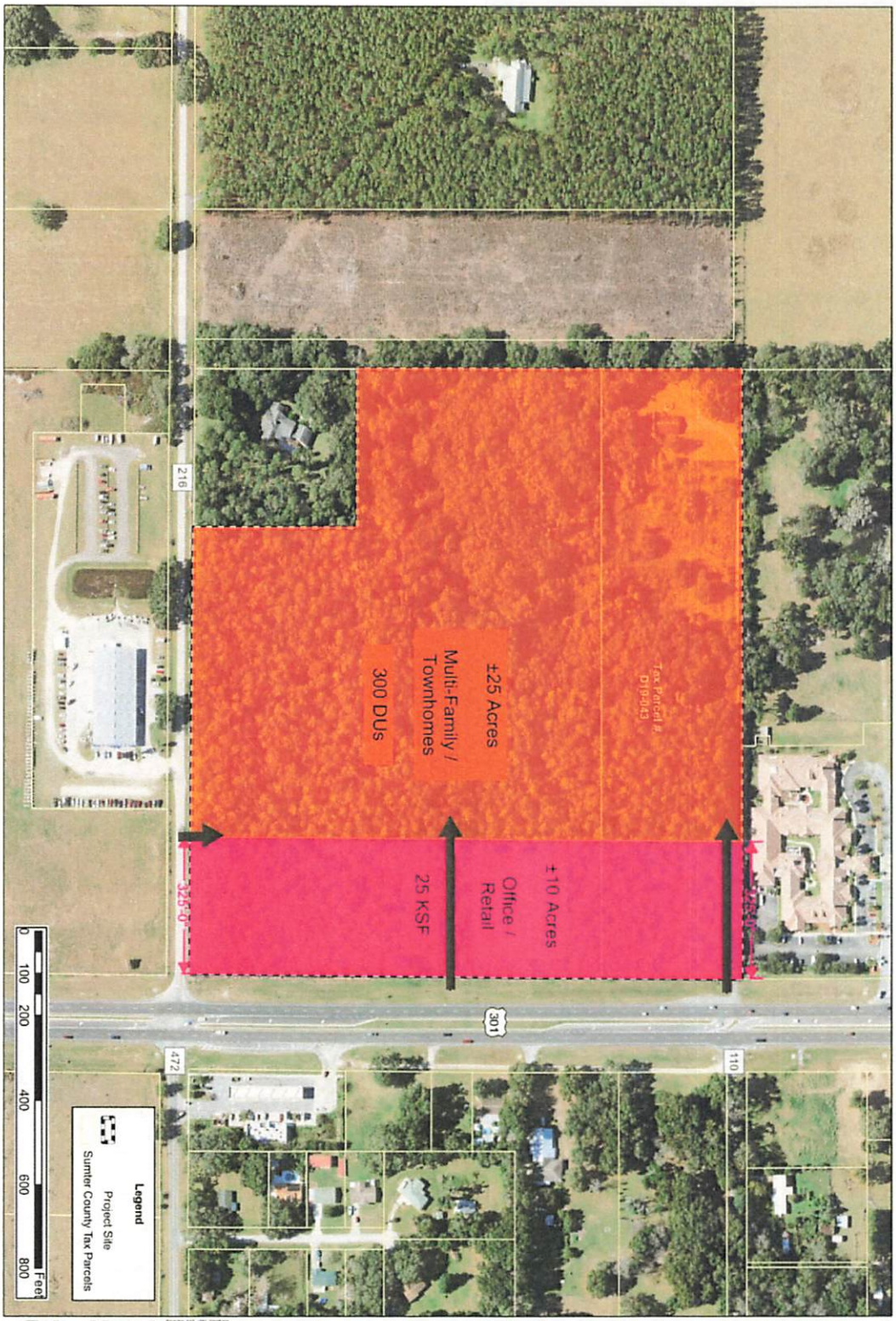
Terwilliger Mixed-Use Wildwood
Tax Parcels: D19-043 & D 19-014
City of Wildwood, FL

ILLUSTRATION 5A
CONTEXT MAP



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Wildwood Tax Parcels:
D19-043 & D 19-014
City of Wildwood, FL

ILLUSTRATION 10
AERIAL MAP

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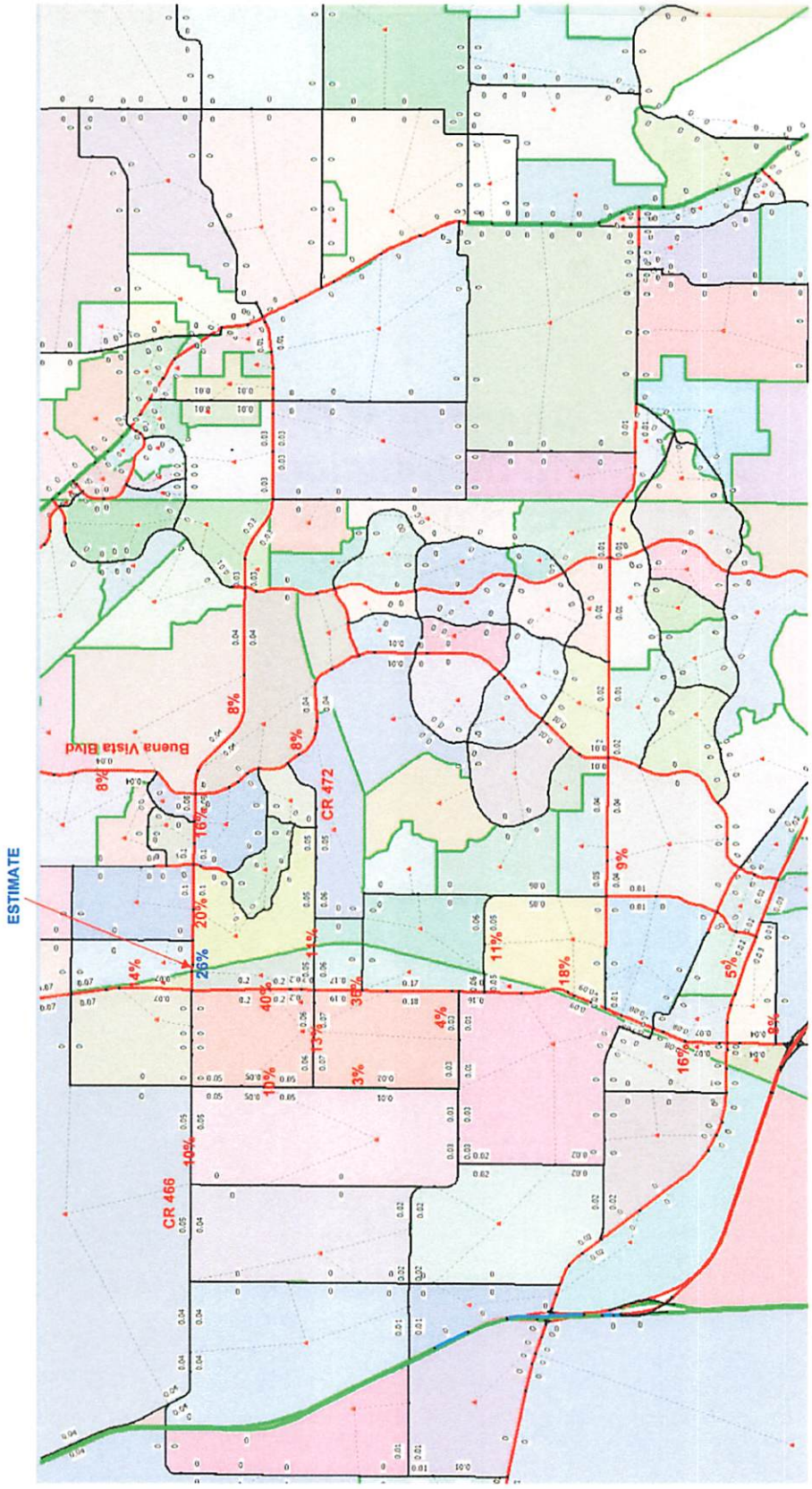
Attachment B
Trip Distribution and Study Area Calculations


ESTIMATE
Buena Vista Blvd
CR 472
CR 466
8%
8%
8%
18%
20%
26%
14%
40%
36%
13%
4%
10%
3%
10%
11%
11%
18%
9%
5%
16%
8%

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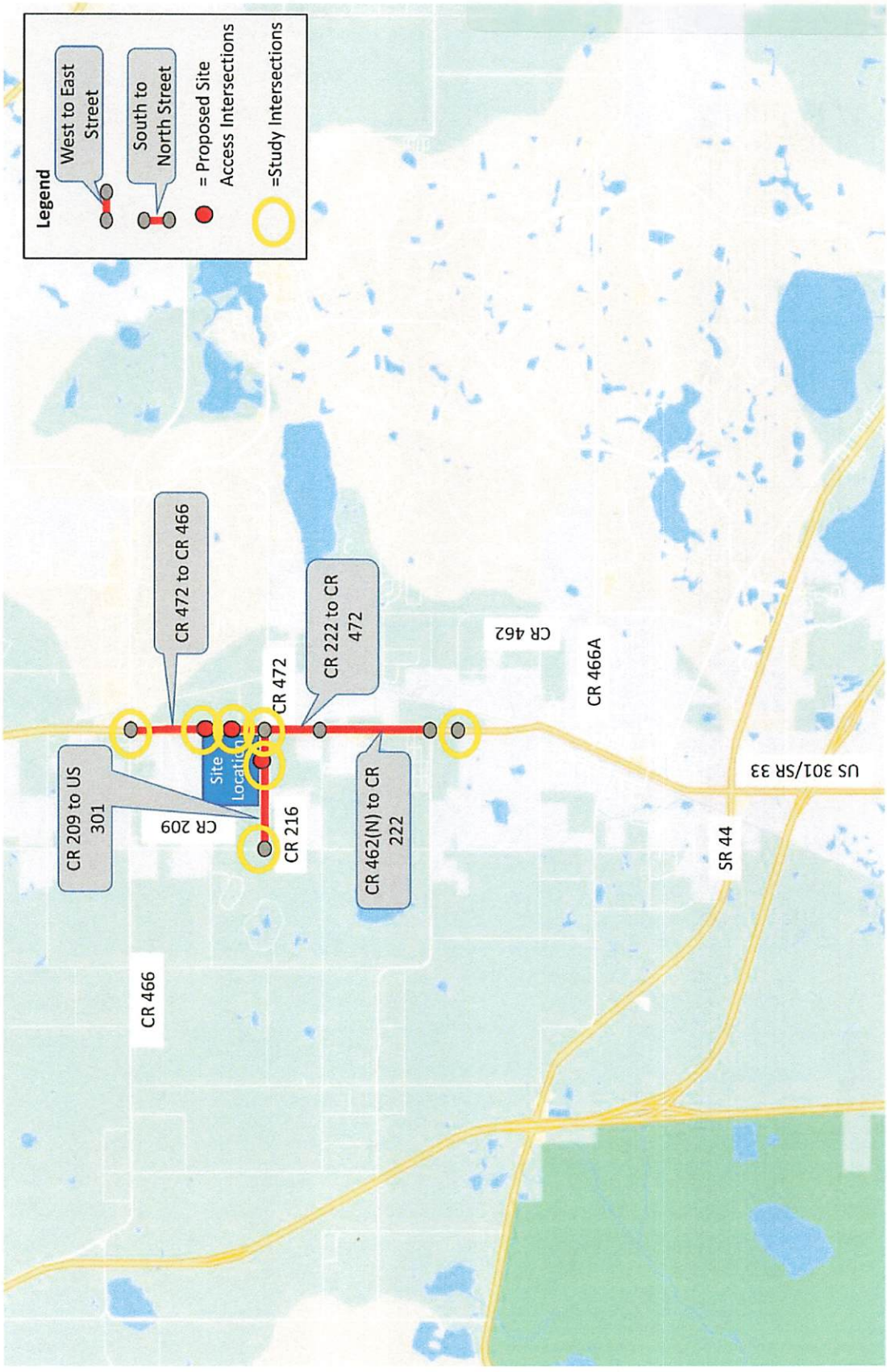
	Net New PM Peak Hour Trips Total[2]
	256

ROAD NAME	FROM	TO	Generalized Peak Hour Directional Maximum Service Volume[3]	Two-way MSV	Divided/ Undivided	# of Lanes (Two-Way)	State Rd (Y/N)	Speed Limit	LOS Capacity	PM Peak Hour Total - From 2015 Sumter County TMS Segment Report	Trip Dist %[3]	Net New Total Project Trips - Two-way	% (Net New Total Projec Trips/Generalized Peak Hour Directional Maximum Service Volume)	>70 Peak Hour Two-way trips	Segment Abuts Development	Include in Study Area (> 3% or >70 peak hour two-way trips) - Y/N
CR 216	CR 209	US 301/SR 35	675	1120	Undivided	2	N	40	D	264	10%	26	2.32%	N	Y	Y
C - 462	US 301/SR 35	CR 131	720	1440	Undivided	2	N	40	F	766	11%	28	1.94%	N	N	N
C - 466	CR 209	US 301/SR 35	750	931	Undivided	2	N	35	D	692	0%	0	0.00%	N	N	N
C - 466	US 301/SR 35	CR 105	2000	3222	Divided	4	N	45	D	2006	26%	67	2.08%	N	N	N
C - 472	US 301/SR 35	CR 117	675	1120	Undivided	2	N	45	D	390	11%	28	2.50%	N	N	N
CR 209	CR 216	C - 466	675	1120	Undivided	2	N	45	D	73	10%	26	2.32%	N	N	N
US 301/SR 35	C - 462 (N)	CR 222	2000	3580	Divided	4	Y	40	D	2287	36%	92	2.57%	Y	N	Y
US 301/SR 35	CR 222	C - 472	2000	3580	Divided	4	Y	40	D	2034	36%	92	2.57%	Y	N	Y
US 301/SR 35	C - 472	C - 466	2000	3580	Divided	4	Y	40	D	2085	40%	102	2.85%	Y	Y	Y

(1) Calculated as part of trip generation, based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.
(2) From 2015 Sumter County TMS Segment Report
(3) From Transportation Demand Model trip distribution
(4) The table provides all roadway segments within 1 mile of the project


Legend
West to East Street
South to North Street
= Proposed Site Access Intersections
=Study Intersections
CR 472 to CR 466
CR 222 to CR 472
CR 209 to US 301
CR 462(N) to CR 222
Site Location
CR 472
CR 216
CR 209
CR 462
CR 466A
US 301/SR 33
SR 44
CR 466

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Attachment C:
Trip Generation Documentation

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

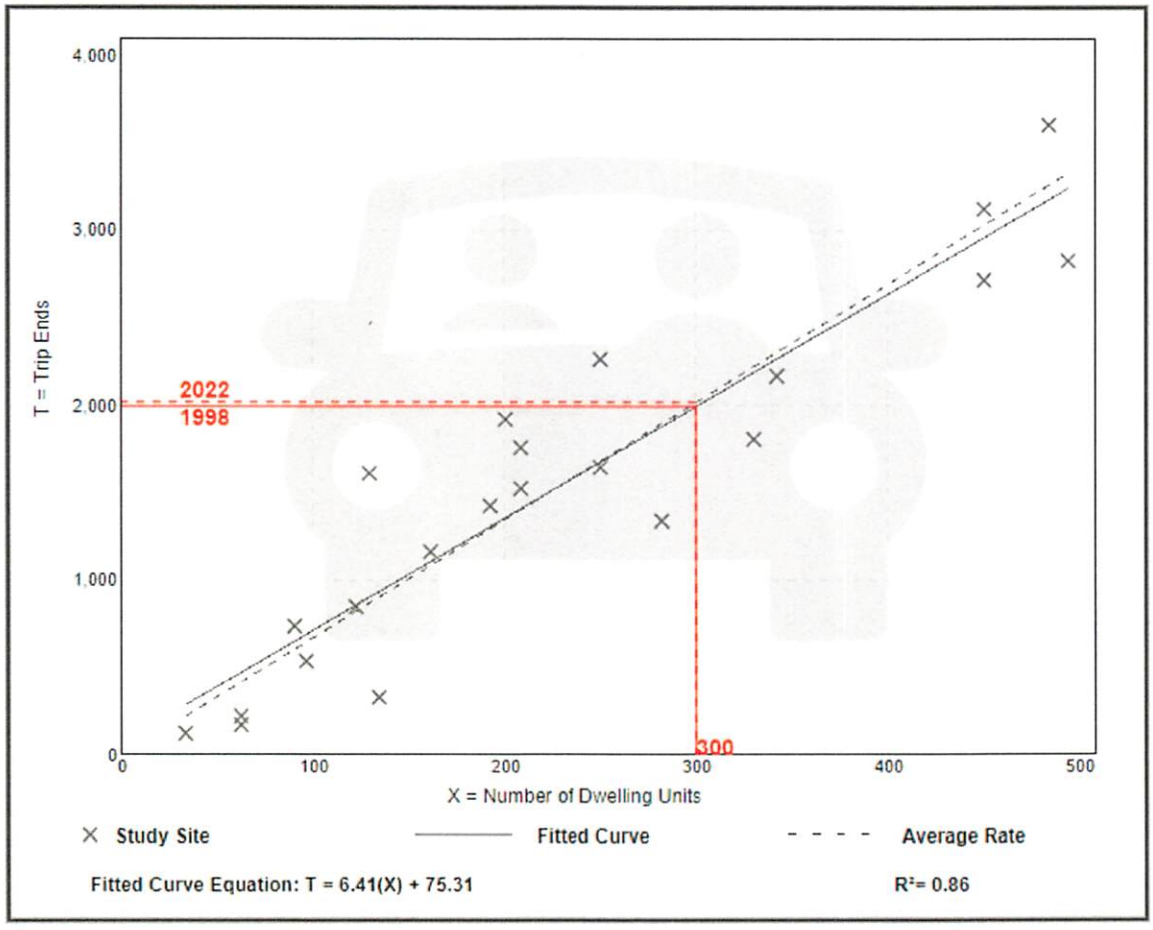
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

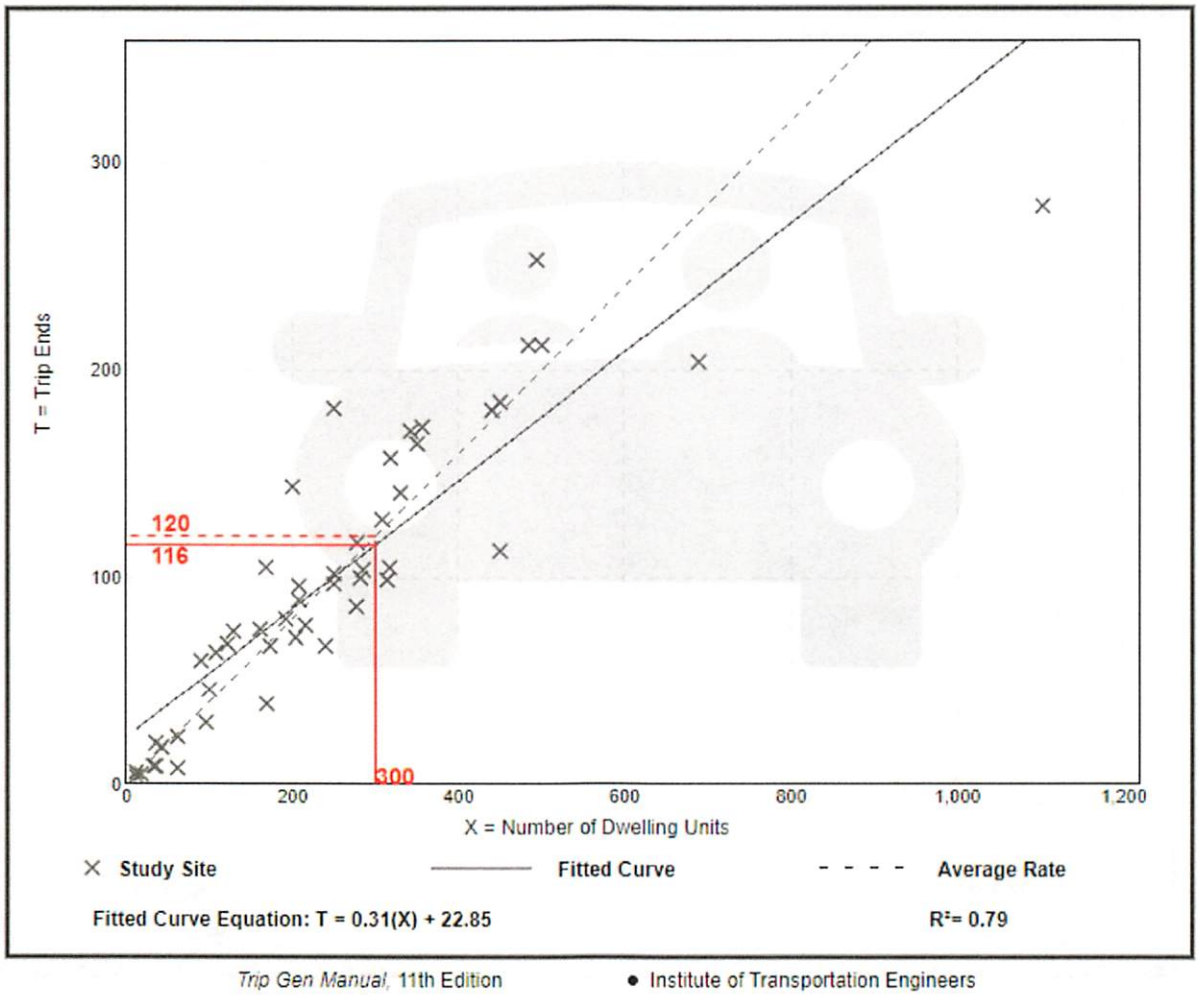
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	49
Avg. Num. of Dwelling Units:	249
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

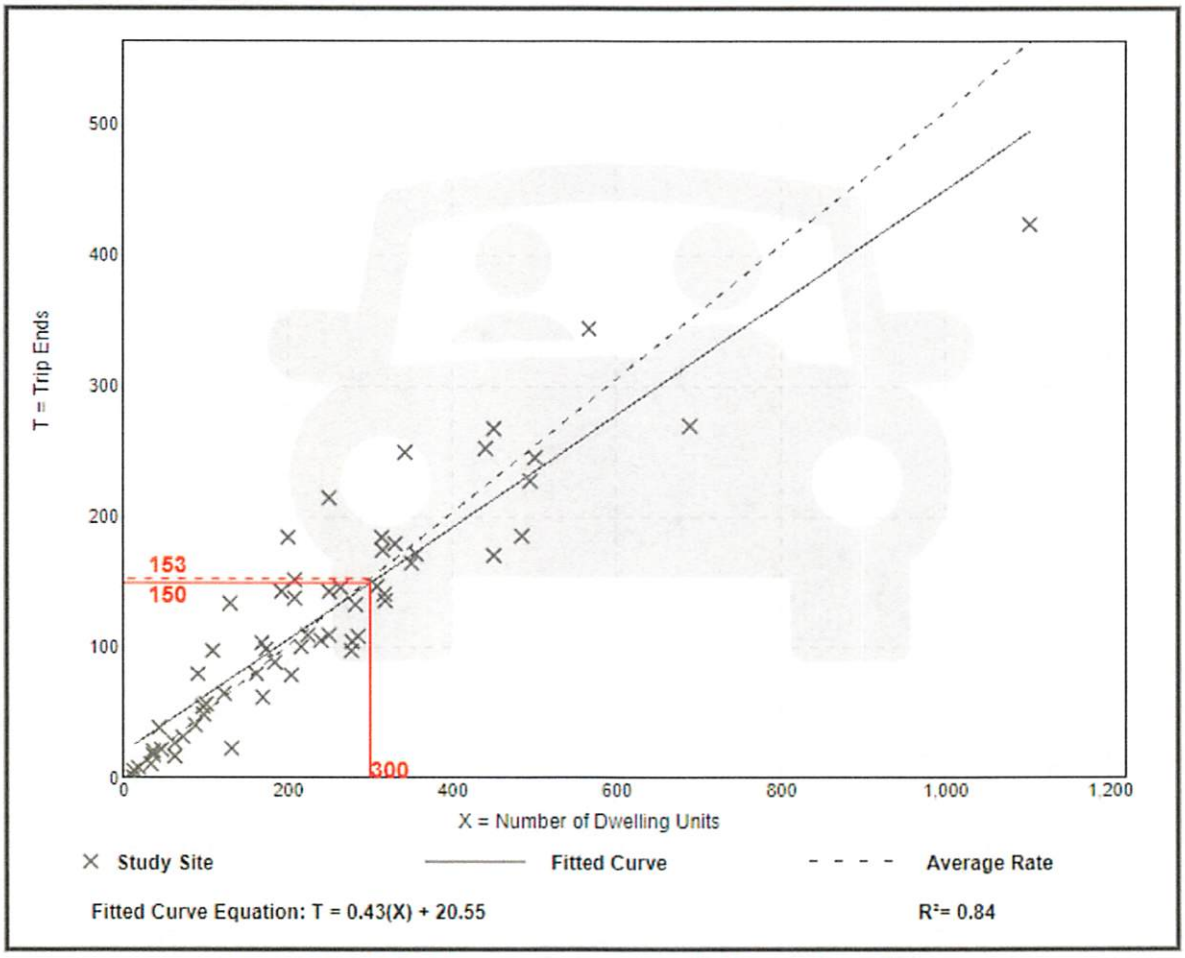
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	Dwelling Units
On a:	Weekday,
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	59
Avg. Num. of Dwelling Units:	241
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

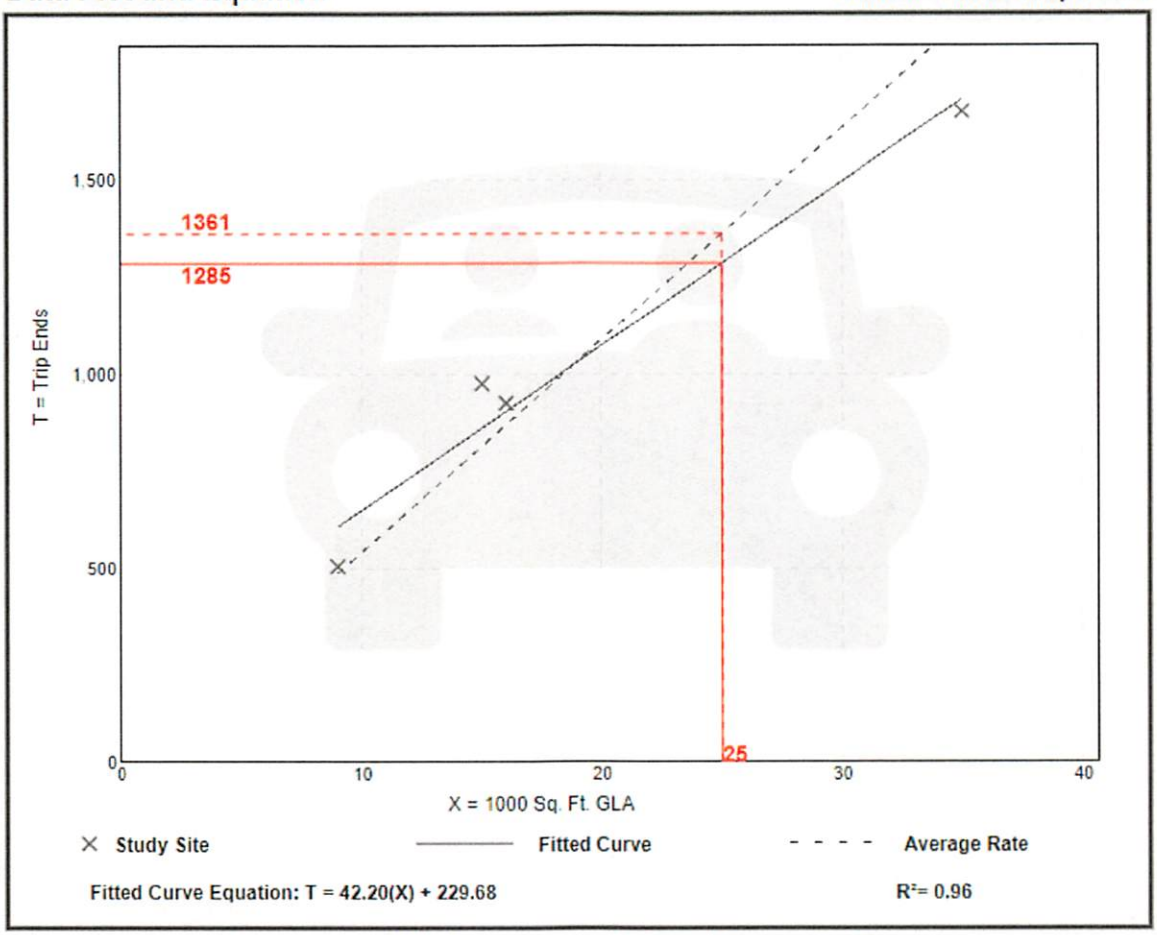
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Strip Retail Plaza (<40k)
(822)

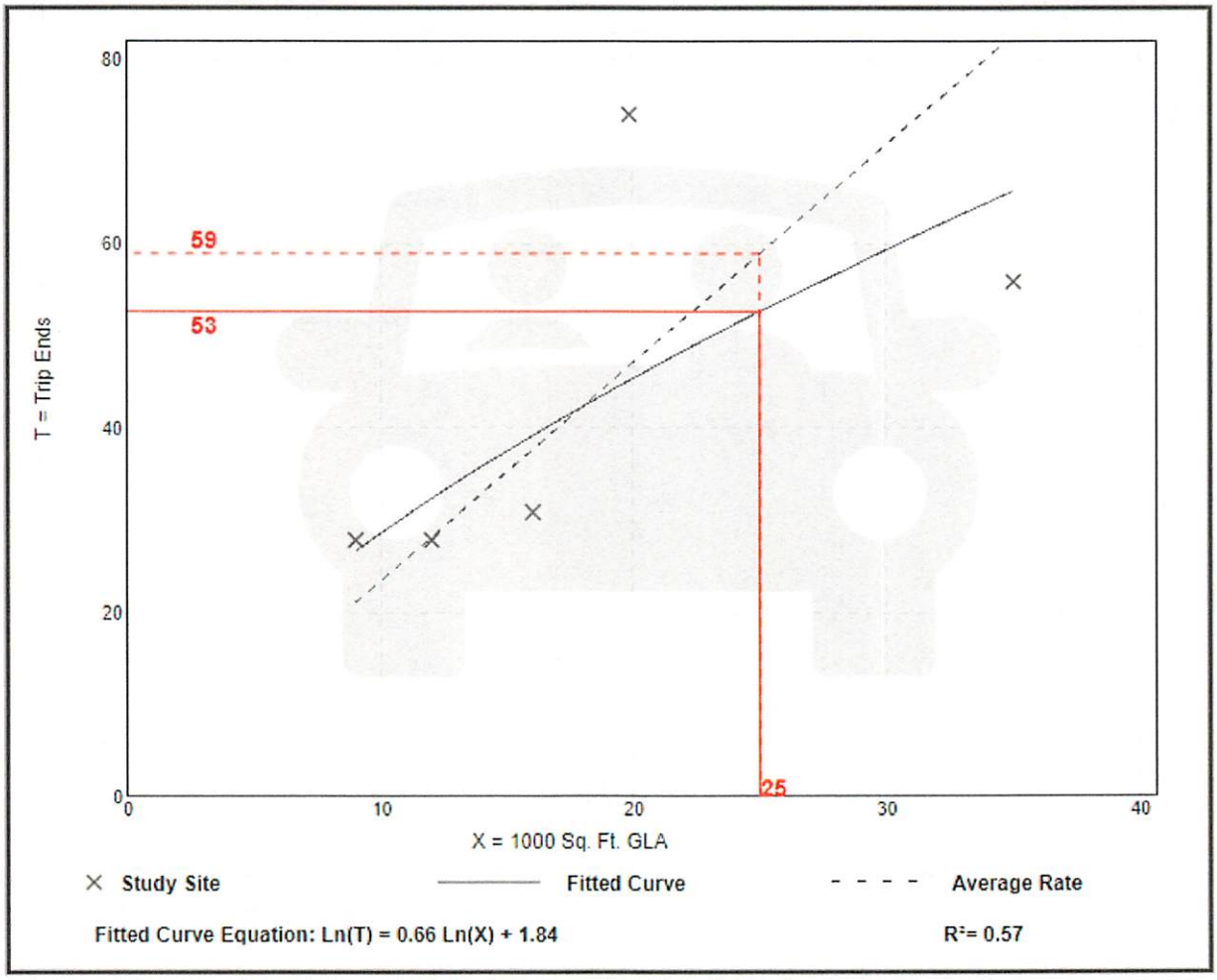
Vehicle Trip Ends vs:	1000 Sq. Ft. GLA
On a:	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	5
Avg. 1000 Sq. Ft. GLA:	18
Directional Distribution:	60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

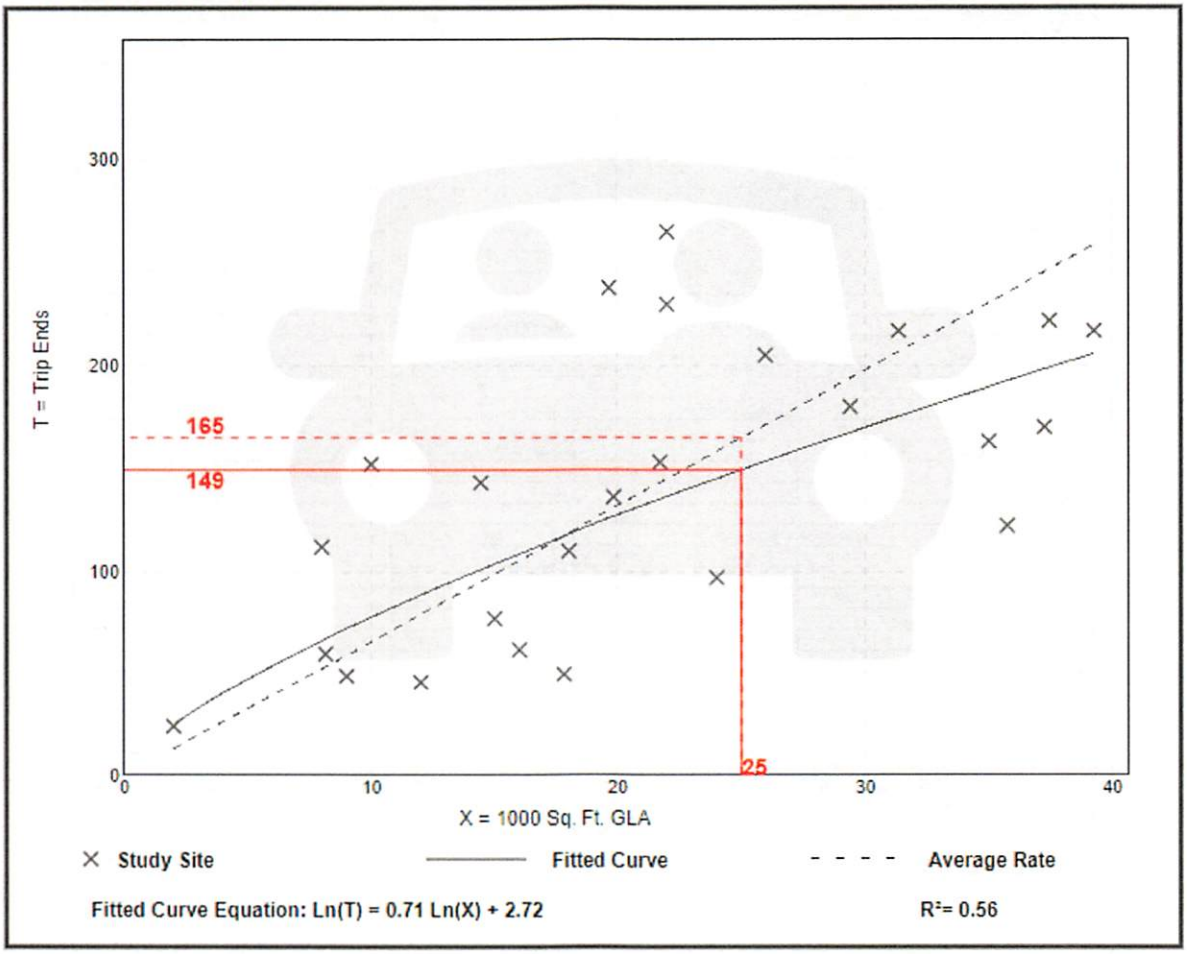
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	25
Avg. 1000 Sq. Ft. GLA:	21
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Villiger Multi-Family Residential and Retail Develop	**Organization:**	CHW
Project Location:	US HWY 301 at CR 216, Wildwood, FL	**Performed By:**	Brian Snyder
Scenario Description:		**Date:**	10/6/2022
Analysis Year:	2024	**Checked By:**	
Analysis Period:	AM Street Peak Hour	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office						
Retail				53	32	21
Restaurant				0		
Cinema/Entertainment				0		
Residential				116	28	88
Hotel				0		
All Other Land Uses[2]				0		
				169	60	109

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail	1.17	0%	0%	1.16	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.13	0%	0%	1.09	0%	0%
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	189	69	120
Internal Capture Percentage	2%	3%	2%
External Vehicle-Trips[5]	165	58	107
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	3%	4%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	3%	1%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.
[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).
[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.
[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.
[6]Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Ilger Multi-Family Residential and Retail Develop
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.17	32	37	1.16	21	24
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.13	28	32	1.09	88	96
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	7		3	0	3	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	2	1	19	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		12	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	3		0	2	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	6	0	0		0
Hotel	0	1	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	1	36	37	31	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	31	32	27	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	1	23	24	20	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	95	96	87	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A
[2]Person-Trips
[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	illiger Multi-Family Residential and Retail Develop	**Organization:**	CHW
Project Location:	US HWY 301 at CR 216, Wildwood, FL	**Performed By:**	Brian Snyder
Scenario Description:		**Date:**	10/6/2022
Analysis Year:	2024	**Checked By:**	
Analysis Period:	PM Street Peak Hour	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail				149	75	74
Restaurant				0		
Cinema/Entertainment				0		
Residential				150	95	55
Hotel				0		
All Other Land Uses[2]				0		
				299	170	129

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail	1.21	0%	0%	1.18	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.15	0%	0%	1.21	0%	0%
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail					1200	
Restaurant						
Cinema/Entertainment						
Residential		1200				
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	20	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	6	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	354	200	154
Internal Capture Percentage	15%	13%	17%
External Vehicle-Trips[5]	254	147	107
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	7%	23%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	18%	9%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.
[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).
[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be
[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
[6]Person-Trips
*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	rwilliger Multi-Family Residential and Retail Developm
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.21	75	91	1.18	74	87
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.15	95	109	1.21	55	67
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	2		25	3	20	4
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	20	14	0		2
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		7	0	0	4	0
Retail	0		0	0	50	0
Restaurant	0	48		0	17	0
Cinema/Entertainment	0	4	0		4	0
Residential	0	6	0	0		0
Hotel	0	2	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	6	85	91	70	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	20	89	109	77	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	20	67	87	57	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	6	61	67	50	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P
[2]Person-Trips
[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
Page 76 of 310 B: 4462 P: 147 By: ML

Subject: FW: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)
Attachments: TIA#38657_COW_Methodology.pdf

From: Cohoon, Steven <Steven.Cohoon@sumtercountyfl.gov>
Sent: Monday, October 31, 2022 11:49 AM
To: Sherry Stinson <sherrys@chw-inc.com>
Cc: Snyder, Deborah <Deborah.Snyder@sumtercountyfl.gov>; Adibfar, Hootan <Hootan.Adibfar@sumtercountyfl.gov>; Tadlock, Matthew <Matthew.Tadlock@sumtercountyfl.gov>; Melanie Peavy <mpeavy@wildwood-fl.gov>; 'Shaun Raja' <sraja@wildwood-fl.gov>; 'Amanda Bush' <abush@wildwood-fl.gov>; Brian Snyder <brians@chw-inc.com>; Terri O'Neal <toneal@wildwood-fl.gov>; Lingenfelter, Chad <Chad.Lingenfelter@dot.state.fl.us>
Subject: RE: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Sherry,

Please see below comments:

- I have concern with the proposed buildout date. If the TIA is not accepted before the end of the year, the buildout year will need to be updated to reflect 2025 or later. Additionally, we will require a proposed build-out schedule be submitted, with the TIA, as identified in part one, item f, of the analysis submittal section of the TIA guidelines.
- As other phases are developed/planned, be mindful of the following language from the TIA guidelines.
  - *The trip generation estimate shall consider the total traffic generation of the accumulative development (including traffic from previously developed or approved phases) for purposes of study network identification.*
- As identified in the Methodology submittal, a new Traffic Impact Analysis will be required for any proposed development exceeding those identified within the analysis.

You may proceed with developing the TIA for the development identified as "*Wildwood Place*", previously identified as "*Terwilligers Multi-family and Retail*".

Sincerely,

Steven Cohoon
Assistant Director – Planning and Design
Public Works
Board of Sumter County Commissioners
Tel: 352-689-4400
Fax: 352-689-4401
www.sumtercountyfl.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, October 20, 2022 2:52 PM
To: Cohoon, Steven <Steven.Cohoon@sumtercountyfl.gov>; @Administrative Services (Wildwood) <administrative.services@sumtercountyfl.gov>; Adibfar, Hootan <Hootan.Adibfar@sumtercountyfl.gov>; Snyder, Deborah <Deborah.Snyder@sumtercountyfl.gov>; toneal@wildwood-fl.gov; sraja@wildwood-fl.gov; mpeavy@wildwood-fl.gov
Subject: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Sumter County Traffic Impact Analysis (TIA)

First Name	Sherry
Last Name	Stinson
Email Address	sherrys@chw-inc.com
Address	11801 Research Drive
City	Alachua
State	FL
Zip Code	32615
Phone	13865185114
Alt Phone	3523311976

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Purpose and Applicability

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.

A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

Developed by the same or a related development or landowner;

Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2022 County Annual Traffic Reports Summary Table	Click here to view the table.
Exemption	*Field not completed.*
Please submit your Methodology Statement	LETTER 221011_Wildwood Place TIA Methodology.pdf
Please submit your TIA	*Field not completed.*
Date of Methodology Acceptance by County	*Field not completed.*
Applicable Juristiction	*Field not completed.*
Link	FDOT Systems Implementation Office
Link	FDOT Roadway Design - Florida Greenbook

Link	Lake-Sumter MPO
Link	FDOT Traffic Information

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Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
Page 80 of 310 B: 4462 P: 151 By: ML

Appendix C
Study Area
Roadway Segments

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
Page 81 of 310 B: 4462 P: 152 By: ML

	Net New PM Peak Hour Trips Total[1]															
	256															
ROAD NAME	FROM	TO	Generalized Peak Hour Directional Maximum Service Volume[2]	Two-way MSV	Divided/ Undivided	# of Lanes (Two-Way)	State Rd (Y/N)	Speed Limit	LOS Capacity	PM Peak Hour Total - From 2015 Sumter County TMS Segment Report	Trip Dist %[3]	Net New Total Project Trips - Two-way	% (Net New Total Projec Trips/Generalized Peak Hour Directional Maximum Service Volume)	>70 Peak Hour Two-way trips	Segment Abuts Development	Include in Study Area (> 3% or >70 peak hour two-way trips) - Y/N
CR 216	CR 209	US 301/SR 35	675	1120	Undivided	2	N	40	D	264	10%	26	2.32%	N	Y	Y
C - 462	US 301/SR 35	CR 131	720	1440	Undivided	2	N	40	F	766	11%	28	1.94%	N	N	N
C - 466	CR 209	US 301/SR 35	750	931	Undivided	2	N	35	D	692	0%	0	0.00%	N	N	N
C - 466	US 301/SR 35	CR 105	2000	3222	Divided	4	N	45	D	2006	26%	67	2.08%	N	N	N
C - 472	US 301/SR 35	CR 117	675	1120	Undivided	2	N	45	D	390	11%	28	2.50%	N	N	N
CR 209	CR 216	C - 466	675	1120	Undivided	2	N	45	D	73	10%	26	2.32%	N	N	N
US 301/SR 35	C - 462 (N)	CR 222	2000	3580	Divided	4	Y	40	D	2287	36%	92	2.57%	Y	N	Y
US 301/SR 35	CR 222	C - 472	2000	3580	Divided	4	Y	40	D	2034	36%	92	2.57%	Y	N	Y
US 301/SR 35	C - 472	C - 466	2000	3580	Divided	4	Y	40	D	2085	40%	102	2.85%	Y	Y	Y

(1) Calculated as part of trip generation, based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.
(2) From 2015 Sumter County TMS Segment Report
(3) From Transportation Demand Model trip distribution
(4) The table provides all roadway segments within 1 mile of the project

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Appnedix D
Trip Generation

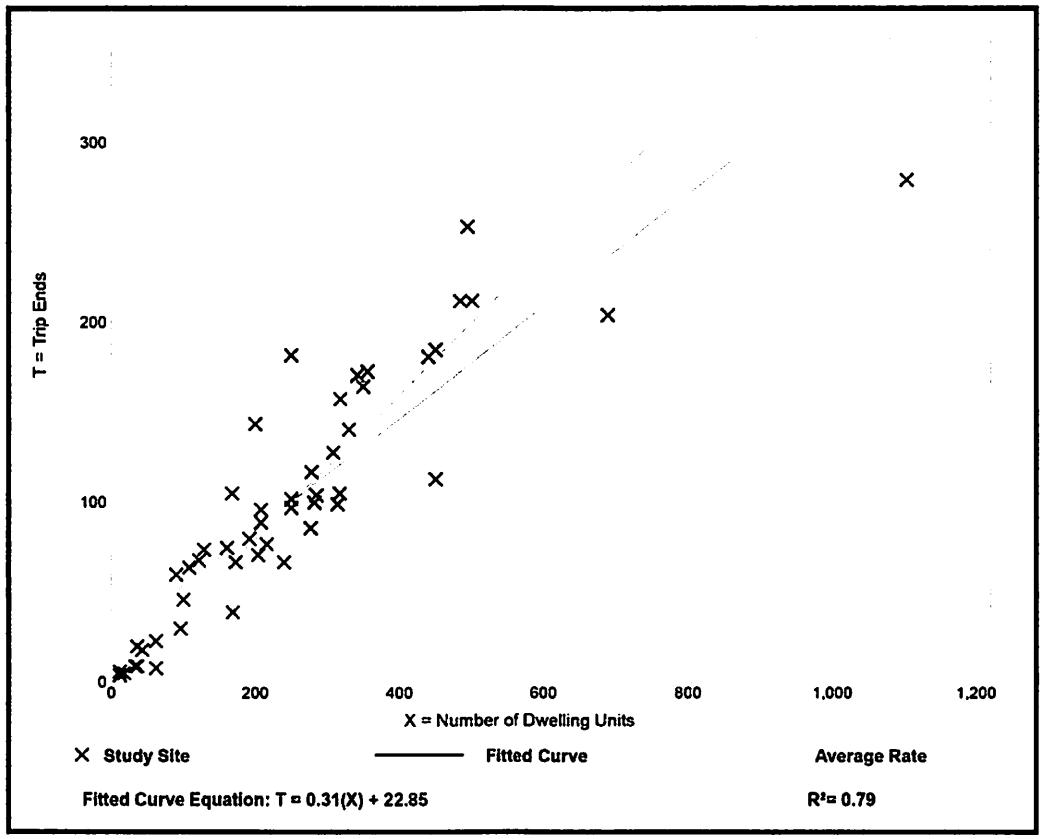
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



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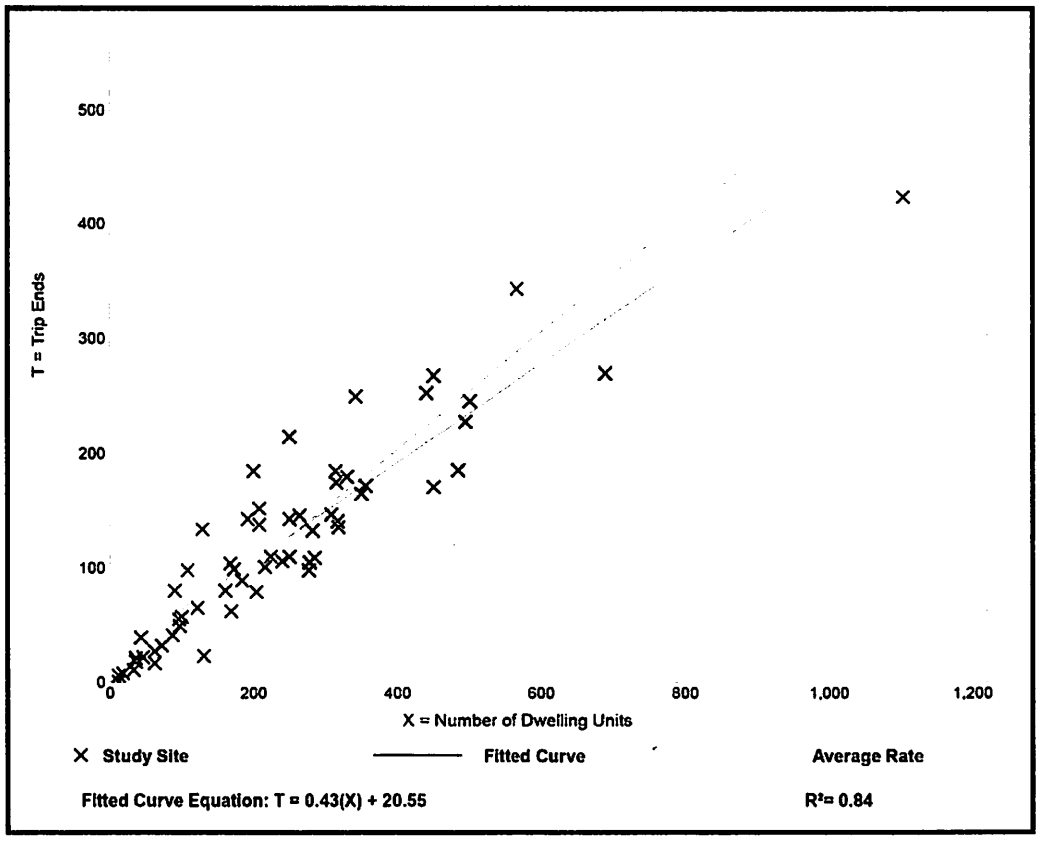
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



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Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

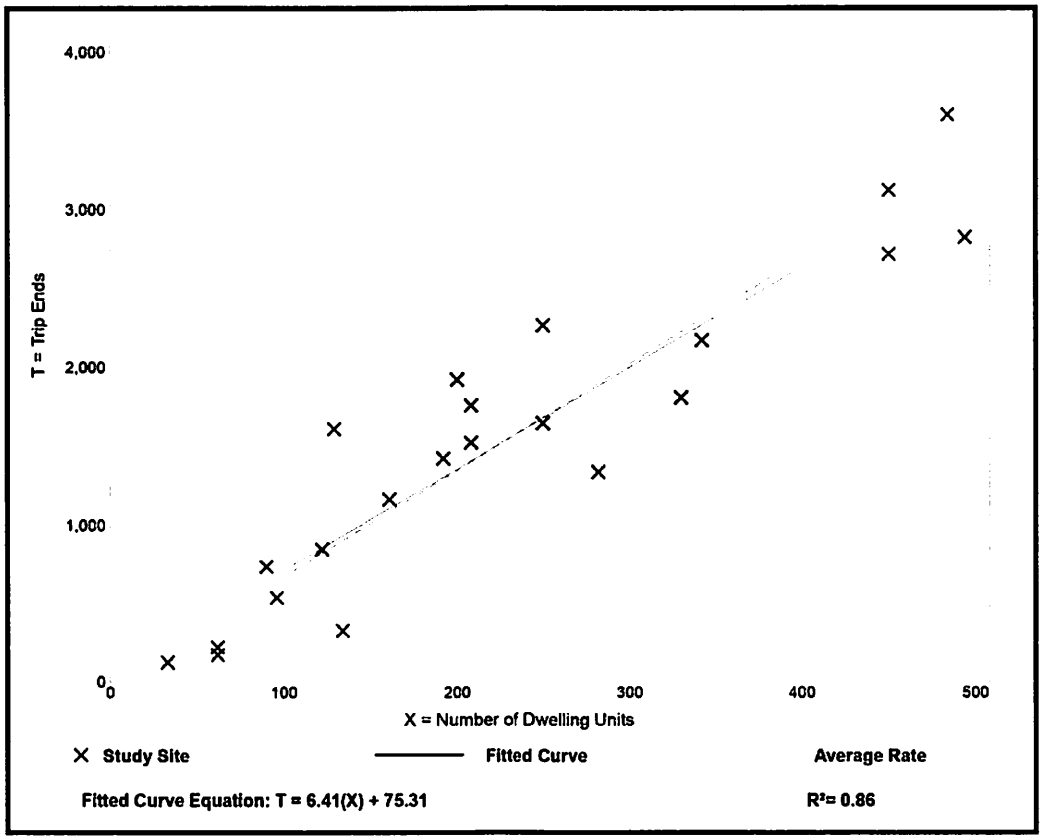
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



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Strip Retail Plaza (<40k)
(822)

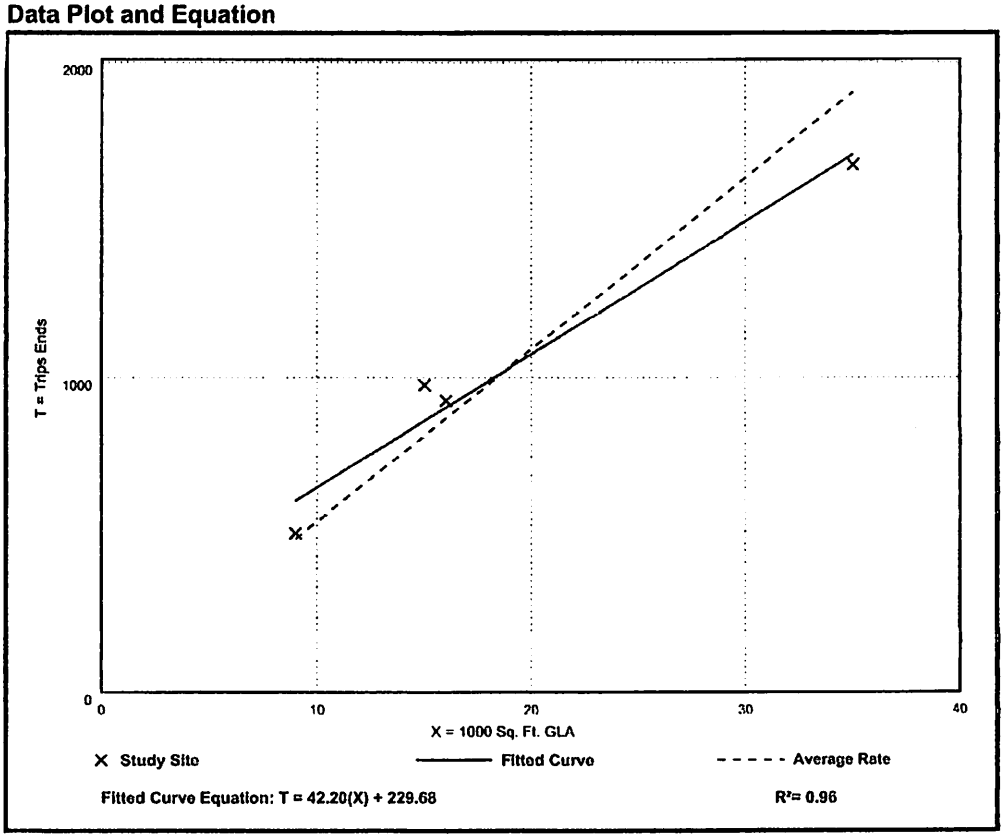
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



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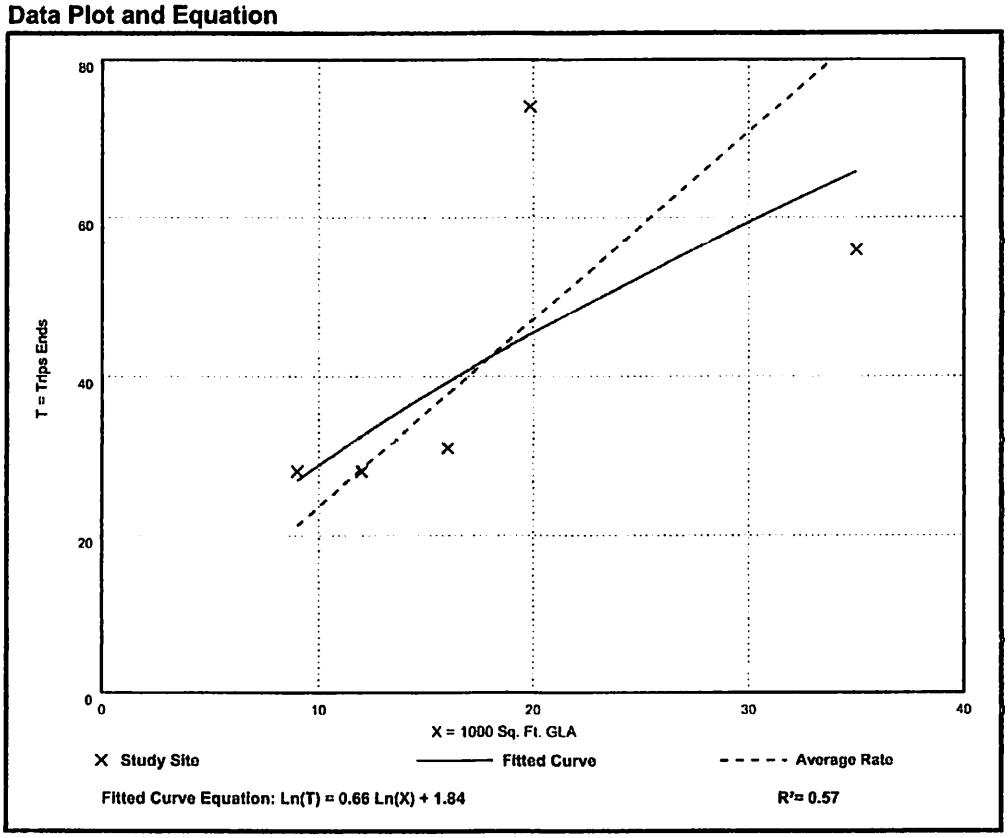
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84 R^2= 0.57

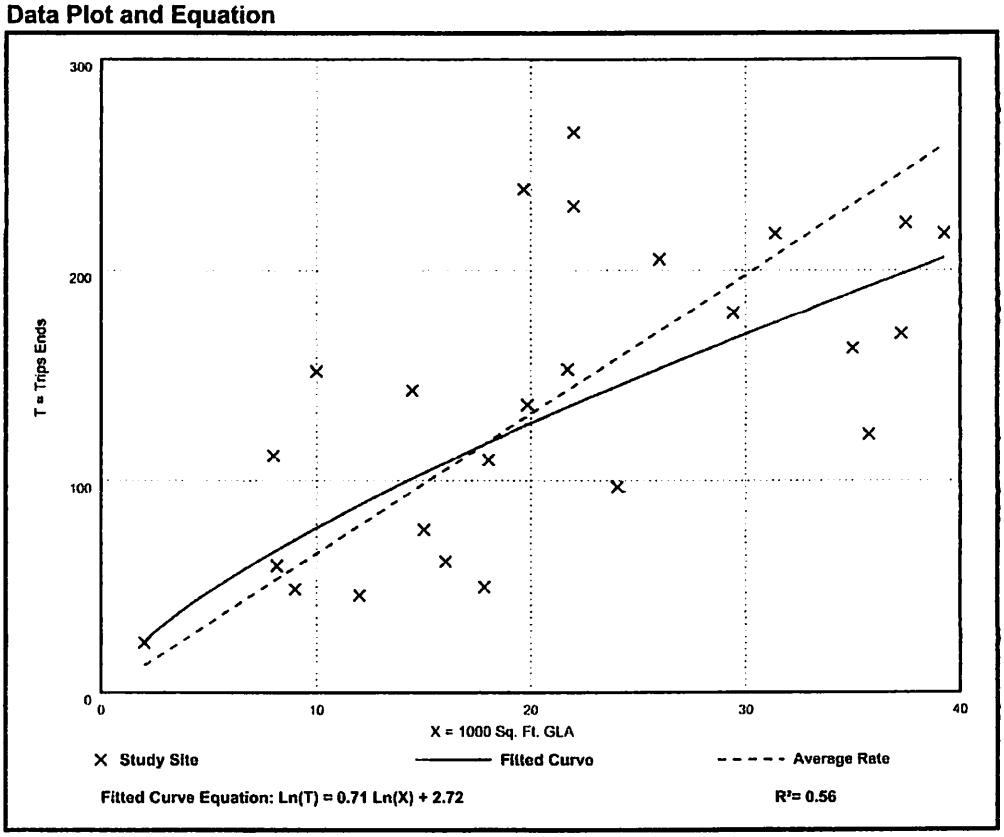
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	illiger Multi-Family Residential and Retail Develop	**Organization:**	CHW
Project Location:	US HWY 301 at CR 216, Wildwood, FL	**Performed By:**	Brian Snyder
Scenario Description:		**Date:**	10/6/2022
Analysis Year:	2024	**Checked By:**	
Analysis Period:	AM Street Peak Hour	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office						
Retail				53	32	21
Restaurant				0		
Cinema/Entertainment				0		
Residential				116	28	88
Hotel				0		
All Other Land Uses[2]				0		
				169	60	109

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail	1.17	0%	0%	1.16	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.13	0%	0%	1.09	0%	0%
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	189	69	120
Internal Capture Percentage	2%	3%	2%
External Vehicle-Trips[5]	165	58	107
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	3%	4%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	3%	1%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.
[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).
[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.
[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.
[6]Person-Trips
*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

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Project Name:	illiger Multi-Family Residential and Retail Develop
Analysis Period:	**AM Street Peak Hour**

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.17	32	37	1.16	21	24
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.13	28	32	1.09	88	96
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	7		3	0	3	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	2	1	19	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		12	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	3		0	2	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	6	0	0		0
Hotel	0	1	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	1	36	37	31	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	31	32	27	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	1	23	24	20	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	95	96	87	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A
[2]Person-Trips
[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	illiger Multi-Family Residential and Retail Develop	**Organization:**	CHW
Project Location:	US HWY 301 at CR 216, Wildwood, FL	**Performed By:**	Brian Snyder
Scenario Description:		**Date:**	10/6/2022
Analysis Year:	2024	**Checked By:**	
Analysis Period:	PM Street Peak Hour	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail				149	75	74
Restaurant				0		
Cinema/Entertainment				0		
Residential				150	95	55
Hotel				0		
All Other Land Uses[2]				0		
				299	170	129

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail	1.21	0%	0%	1.18	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.15	0%	0%	1.21	0%	0%
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail					1200	
Restaurant						
Cinema/Entertainment						
Residential		1200				
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	20	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	6	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	354	200	154
Internal Capture Percentage	15%	13%	17%
External Vehicle-Trips[5]	254	147	107
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	7%	23%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	18%	9%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.
[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).
[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made
[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
[6]Person-Trips
*Indicates computation that has been rounded to the nearest whole number.

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Project Name:	rwilliger Multi-Family Residential and Retail Developm
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.21	75	91	1.18	74	87
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.15	95	109	1.21	55	67
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	2		25	3	20	4
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	20	14	0		2
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		7	0	0	4	0
Retail	0		0	0	50	0
Restaurant	0	46		0	17	0
Cinema/Entertainment	0	4	0		4	0
Residential	0	6	0	0		0
Hotel	0	2	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	6	85	91	70	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	20	89	109	77	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	20	67	87	57	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	6	61	67	50	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P
[2]Person-Trips
[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

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Appendix E
Turning Movement Counts

DE TRAFFIC

detraffic.com
(386) 341-4186
US 301 at CR 462 E
Sumter County, Fl

File Name : 02 US 301 at CR 462 E
Site Code : 00000003
Start Date : 6/29/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	US 301 Southbound				CR 462 E Westbound				US 301 Northbound				N/A Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Uturn	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
06:45 AM	57	133	0	190	6	0	63	69	1	133	13	147	0	0	0	0	406
Total	57	133	0	190	6	0	63	69	1	133	13	147	0	0	0	0	406
07:00 AM	62	153	0	215	5	0	56	61	1	122	23	146	0	0	0	0	422
07:15 AM	73	175	0	248	11	0	79	90	4	175	24	203	0	0	0	0	541
07:30 AM	83	203	0	286	19	0	85	104	2	186	30	218	0	0	0	0	608
07:45 AM	85	190	0	275	10	0	78	88	2	214	35	251	0	0	0	0	614
Total	303	721	0	1024	45	0	298	343	9	697	112	818	0	0	0	0	2185
08:00 AM	56	184	0	240	10	0	88	98	0	214	24	238	0	0	0	0	576
08:15 AM	60	146	0	206	10	0	80	90	2	186	20	208	0	0	0	0	504
08:30 AM	77	127	0	204	8	0	88	96	2	157	23	182	0	0	0	0	482
Total	193	457	0	650	28	0	256	284	4	557	67	628	0	0	0	0	1562
04:15 PM	39	191	0	230	11	0	86	97	3	200	10	213	0	0	0	0	540
04:30 PM	52	207	0	259	12	0	79	91	6	190	9	205	0	0	0	0	555
04:45 PM	45	222	0	267	19	0	90	109	4	180	8	192	0	0	0	0	568
Total	136	620	0	756	42	0	255	297	13	570	27	610	0	0	0	0	1663
05:00 PM	59	191	0	250	13	0	123	136	8	271	11	290	0	0	0	0	676
05:15 PM	55	220	0	275	16	0	112	128	4	242	5	251	0	0	0	0	654
05:30 PM	48	204	0	252	18	0	88	106	8	229	5	242	0	0	0	0	600
05:45 PM	48	188	0	236	18	0	80	98	7	209	6	222	0	0	0	0	556
Total	210	803	0	1013	65	0	403	468	27	951	27	1005	0	0	0	0	2486
06:00 PM	44	156	0	200	12	0	86	98	8	182	7	197	0	0	0	0	495
Grand Total	943	2890	0	3833	198	0	1361	1559	62	3090	253	3405	0	0	0	0	8797
Apprch %	24.6	75.4	0		12.7	0	87.3		1.8	90.7	7.4		0	0	0		
Total %	10.7	32.9	0	43.6	2.3	0	15.5	17.7	0.7	35.1	2.9	38.7	0	0	0	0	
Automobiles	897	2784	0	3681	183	0	1296	1479	61	2917	233	3211	0	0	0	0	8371
% Automobiles	95.1	96.3	0	96	92.4	0	95.2	94.9	98.4	94.4	92.1	94.3	0	0	0	0	95.2
Commercial	46	106	0	152	15	0	65	80	1	173	20	194	0	0	0	0	426
% Commercial	4.9	3.7	0	4	7.6	0	4.8	5.1	1.6	5.6	7.9	5.7	0	0	0	0	4.8

Gloria R. Hayward, Sumter County Clerk of Court
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DE TRAFFIC

detraffic.com
(386) 341-4186
US 301 at CR 462 E
Sumter County, Fl

File Name : 02 US 301 at CR 462 E
Site Code : 00000003
Start Date : 6/29/2022
Page No : 3

	US 301 Southbound				CR 462 E Westbound				US 301 Northbound				N/A Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Uturn	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	73	175	0	248	11	0	79	90	4	175	24	203	0	0	0	0	541
07:30 AM	83	203	0	286	19	0	85	104	2	186	30	218	0	0	0	0	608
07:45 AM	85	190	0	275	10	0	78	88	2	214	35	251	0	0	0	0	614
08:00 AM	56	184	0	240	10	0	88	98	0	214	24	238	0	0	0	0	576
Total Volume	297	752	0	1049	50	0	330	380	8	789	113	910	0	0	0	0	2339
% App. Total	28.3	71.7	0		13.2	0	86.8		0.9	86.7	12.4		0	0	0		
PHF	.874	.926	.000	.917	.658	.000	.938	.913	.500	.922	.807	.906	.000	.000	.000	.000	.952
Automobiles	287	720	0	1007	45	0	316	361	7	741	109	857	0	0	0	0	2225
% Automobiles	96.6	95.7	0	96.0	90.0	0	95.8	95.0	87.5	93.9	96.5	94.2	0	0	0	0	95.1
Commercial	10	32	0	42	5	0	14	19	1	48	4	53	0	0	0	0	114
% Commercial	3.4	4.3	0	4.0	10.0	0	4.2	5.0	12.5	6.1	3.5	5.8	0	0	0	0	4.9

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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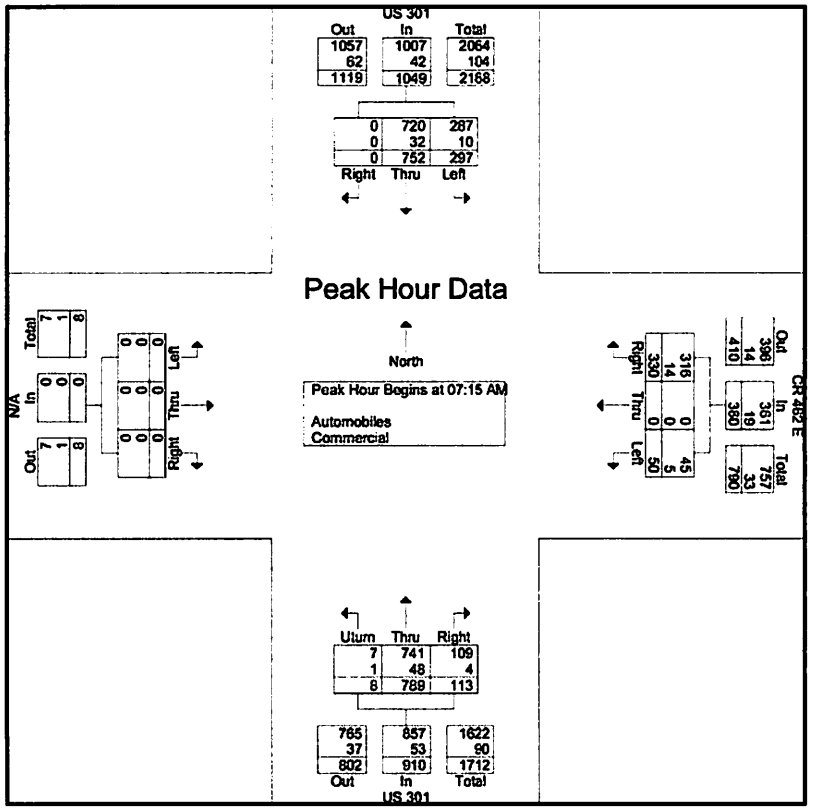
DE TRAFFIC

detraffic.com
(386) 341-4186
US 301 at CR 462 E
Sumter County, Fl

File Name : 02 US 301 at CR 462 E
Site Code : 00000003
Start Date : 6/29/2022
Page No : 4



Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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(386) 341-4186
US 301 at CR 462 E
Sumter County, Fl

File Name : 02 US 301 at CR 462 E
Site Code : 00000003
Start Date : 6/29/2022
Page No : 5

	US 301 Southbound				CR 462 E Westbound				US 301 Northbound				N/A Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Uturn	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:15 PM to 06:00 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	45	222	0	267	19	0	90	109	4	180	8	192	0	0	0	0	568
05:00 PM	59	191	0	250	13	0	123	136	8	271	11	290	0	0	0	0	676
05:15 PM	55	220	0	275	16	0	112	128	4	242	5	251	0	0	0	0	654
05:30 PM	48	204	0	252	18	0	88	106	8	229	5	242	0	0	0	0	600
Total Volume	207	837	0	1044	66	0	413	479	24	922	29	975	0	0	0	0	2498
% App. Total	19.8	80.2	0		13.8	0	86.2		2.5	94.6	3		0	0	0		
PHF	.877	.943	.000	.949	.868	.000	.839	.881	.750	.851	.659	.841	.000	.000	.000	.000	.924
Automobiles	190	815	0	1005	63	0	392	455	24	874	26	924	0	0	0	0	2384
% Automobiles	91.8	97.4	0	96.3	95.5	0	94.9	95.0	100	94.8	89.7	94.8	0	0	0	0	95.4
Commercial	17	22	0	39	3	0	21	24	0	48	3	51	0	0	0	0	114
% Commercial	8.2	2.6	0	3.7	4.5	0	5.1	5.0	0	5.2	10.3	5.2	0	0	0	0	4.6

Gloria R. Hayward, Sumter County Clerk of Court
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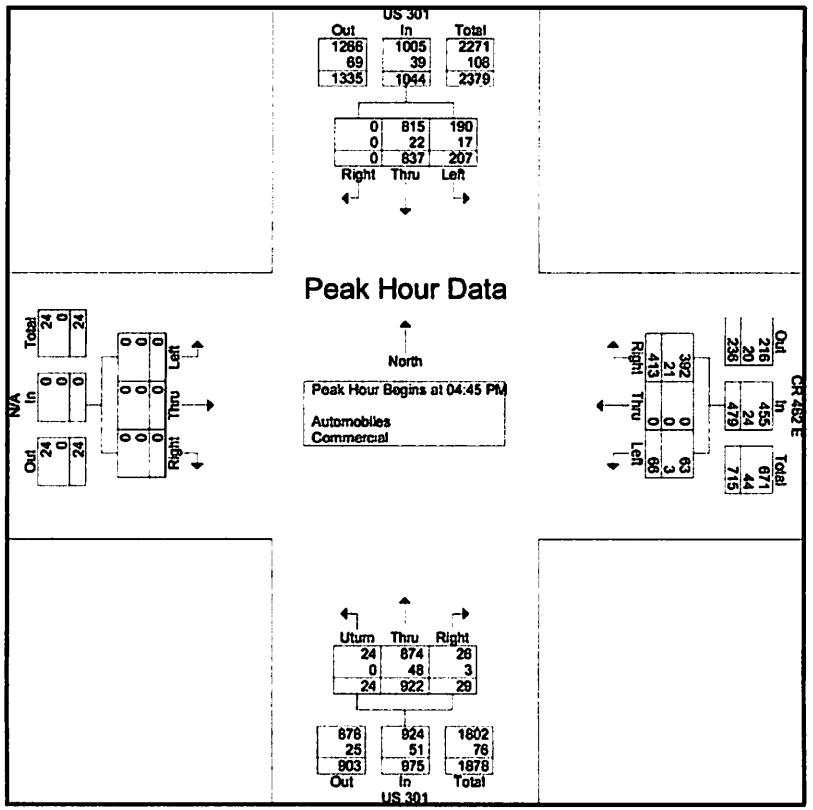
US 301 at CR 462 E
Sumter County, Fl

File Name : 02 US 301 at CR 462 E
Site Code : 00000003
Start Date : 6/29/2022
Page No : 6



Gloria R. Hayward, Sumter County Clerk of Court
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US 301 at CR 462 E
Sumter County, Fl

File Name : 02 US 301 at CR 462 E
Site Code : 00000003
Start Date : 6/29/2022
Page No : 6

Groups Printed- Peds

	US 301 Southbound				CR 462 E Westbound				US 301 Northbound				N/A Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Uturn	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0		0	0	0		0	0	0		0	0	0		
Total %																	

Gloria R. Hayward, Sumter County Clerk of Court
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DE TRAFFIC

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(386) 341-4186
US 301 at CR 472
Sumter County, Fl

File Name : 03 301 at 216
Site Code : 00000003
Start Date : 6/28/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	US 301 Southbound				CR 472 Westbound				US 301 Northbound				CR 216 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
06:45 AM	19	130	6	155	10	6	9	25	4	167	12	183	7	6	7	20	383
Total	19	130	6	155	10	6	9	25	4	167	12	183	7	6	7	20	383
07:00 AM	24	171	5	200	10	5	14	29	8	188	19	215	6	4	4	14	458
07:15 AM	34	192	7	233	13	8	8	29	6	207	24	237	8	8	5	21	520
07:30 AM	26	182	11	219	17	10	12	39	8	223	18	249	11	4	13	28	535
07:45 AM	19	185	15	219	18	13	14	45	4	203	17	224	10	5	17	32	520
Total	103	730	38	871	58	36	48	142	26	821	78	925	35	21	39	95	2033
08:00 AM	18	172	14	204	20	8	17	45	8	180	21	209	9	6	18	33	491
08:15 AM	21	147	16	184	18	10	11	39	9	172	22	203	8	5	14	27	453
08:30 AM	22	138	11	171	12	14	7	33	9	188	19	216	7	9	10	26	446
Total	61	457	41	559	50	32	35	117	26	540	62	628	24	20	42	86	1390
04:15 PM	10	168	19	197	11	5	11	27	19	272	11	302	11	7	11	29	555
04:30 PM	11	158	19	188	11	5	11	27	18	271	19	308	19	4	13	36	559
04:45 PM	18	181	20	219	17	8	15	40	18	309	18	345	19	8	14	41	645
Total	39	507	58	604	39	18	37	94	55	852	48	955	49	19	38	106	1759
05:00 PM	19	162	24	205	20	5	17	42	17	284	21	322	20	9	10	39	608
05:15 PM	19	205	27	251	21	10	20	51	17	302	23	342	14	9	12	35	679
05:30 PM	19	181	20	220	17	10	19	46	13	286	18	317	19	9	9	37	620
05:45 PM	23	155	18	196	15	10	18	43	14	280	19	313	15	8	8	31	583
Total	80	703	89	872	73	35	74	182	61	1152	81	1294	68	35	39	142	2490
06:00 PM	19	149	18	186	11	8	12	31	13	242	16	271	12	8	15	35	523
Grand Total	321	2676	250	3247	241	135	215	591	185	3774	297	4256	195	109	180	484	8578
Apprch %	9.9	82.4	7.7		40.8	22.8	36.4		4.3	88.7	7		40.3	22.5	37.2		
Total %	3.7	31.2	2.9	37.9	2.8	1.6	2.5	6.9	2.2	44	3.5	49.6	2.3	1.3	2.1	5.6	
Automobiles	307	2593	236	3136	221	119	197	537	167	3697	284	4148	180	103	162	445	8266
% Automobiles	95.6	96.9	94.4	96.6	91.7	88.1	91.6	90.9	90.3	98	95.6	97.5	92.3	94.5	90	91.9	96.4
Commercial	14	83	14	111	20	16	18	54	18	77	13	108	15	6	18	39	312
% Commercial	4.4	3.1	5.6	3.4	8.3	11.9	8.4	9.1	9.7	2	4.4	2.5	7.7	5.5	10	8.1	3.6

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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detraffic.com
(386) 341-4186
US 301 at CR 472
Sumter County, Fl

File Name : 03 301 at 216
Site Code : 00000003
Start Date : 6/28/2022
Page No : 2

	US 301 Southbound				CR 472 Westbound				US 301 Northbound				CR 216 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	34	192	7	233	13	8	8	29	6	207	24	237	8	8	5	21	520
07:30 AM	26	182	11	219	17	10	12	39	8	223	18	249	11	4	13	28	535
07:45 AM	19	185	15	219	18	13	14	45	4	203	17	224	10	5	17	32	520
08:00 AM	18	172	14	204	20	8	17	45	8	180	21	209	9	6	18	33	491
Total Volume	97	731	47	875	68	39	51	158	26	813	80	919	38	23	53	114	2066
% App. Total	11.1	83.5	5.4		43	24.7	32.3		2.8	88.5	8.7		33.3	20.2	46.5		
PHF	.713	.952	.783	.939	.850	.750	.750	.878	.813	.911	.833	.923	.864	.719	.736	.864	.965
Automobiles	93	705	45	843	62	36	46	144	24	794	78	896	35	23	50	108	1991
% Automobiles	95.9	96.4	95.7	96.3	91.2	92.3	90.2	91.1	92.3	97.7	97.5	97.5	92.1	100	94.3	94.7	96.4
Commercial	4	26	2	32	6	3	5	14	2	19	2	23	3	0	3	6	75
% Commercial	4.1	3.6	4.3	3.7	8.8	7.7	9.8	8.9	7.7	2.3	2.5	2.5	7.9	0	5.7	5.3	3.6

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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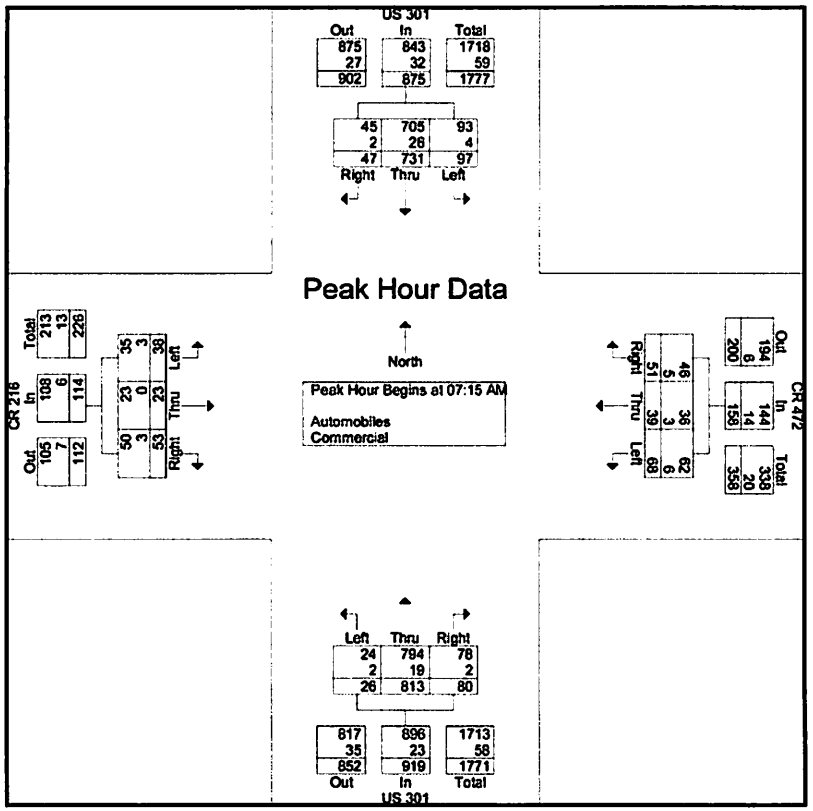
DE TRAFFIC

detraffic.com
(386) 341-4186
US 301 at CR 472
Sumter County, Fl

File Name : 03 301 at 216
Site Code : 00000003
Start Date : 6/28/2022
Page No : 3



Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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(386) 341-4186
US 301 at CR 472
Sumter County, Fl

File Name : 03 301 at 216
Site Code : 00000003
Start Date : 6/28/2022
Page No : 4

	US 301 Southbound				CR 472 Westbound				US 301 Northbound				CR 216 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:15 PM to 06:00 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	18	181	20	219	17	8	15	40	18	309	18	345	19	8	14	41	645
05:00 PM	19	162	24	205	20	5	17	42	17	284	21	322	20	9	10	39	608
05:15 PM	19	205	27	251	21	10	20	51	17	302	23	342	14	9	12	35	679
05:30 PM	19	181	20	220	17	10	19	46	13	286	18	317	19	9	9	37	620
Total Volume	75	729	91	895	75	33	71	179	65	1181	80	1326	72	35	45	152	2552
% App. Total	8.4	81.5	10.2		41.9	18.4	39.7		4.9	89.1	6		47.4	23	29.6		
PHF	.987	.889	.843	.891	.893	.825	.888	.877	.903	.956	.870	.961	.900	.972	.804	.927	.940
Automobiles	72	709	86	867	70	26	66	162	59	1158	74	1291	68	33	40	141	2461
% Automobiles	96.0	97.3	94.5	96.9	93.3	78.8	93.0	90.5	90.8	98.1	92.5	97.4	94.4	94.3	88.9	92.8	96.4
Commercial	3	20	5	28	5	7	5	17	6	23	6	35	4	2	5	11	91
% Commercial	4.0	2.7	5.5	3.1	6.7	21.2	7.0	9.5	9.2	1.9	7.5	2.6	5.6	5.7	11.1	7.2	3.6

Gloria R. Hayward, Sumter County Clerk of Court
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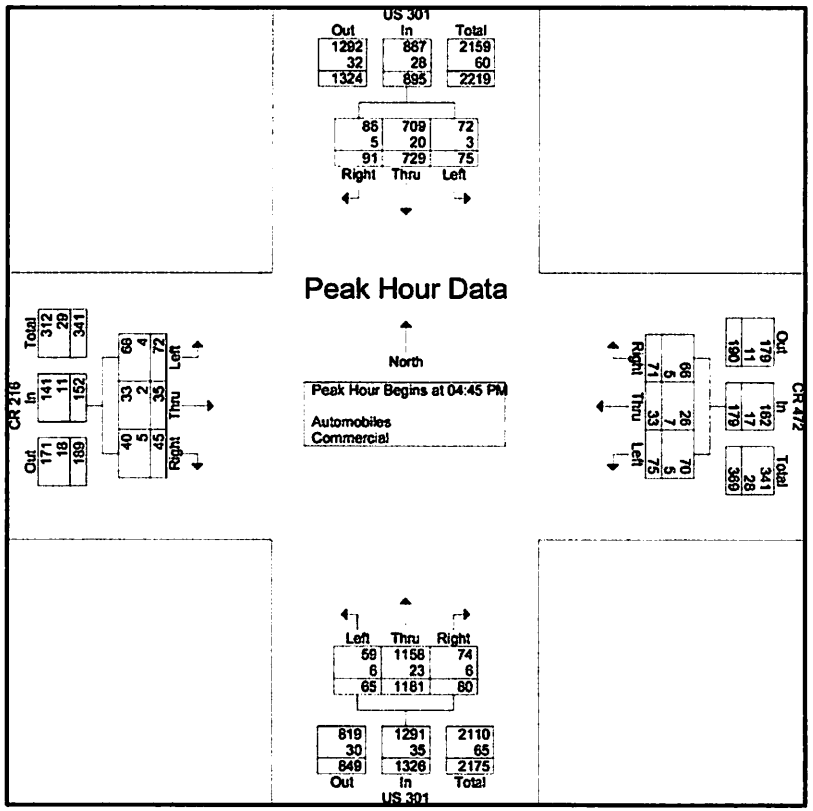
US 301 at CR 472
Sumter County, Fl

File Name : 03 301 at 216
Site Code : 00000003
Start Date : 6/28/2022
Page No : 5



Gloria R. Hayward, Sumter County Clerk of Court
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(386) 341-4186
US 301 at CR 472
Sumter County, Fl

File Name : 03 301 at 216
Site Code : 00000003
Start Date : 6/28/2022
Page No : 6

Groups Printed- Peds

	US 301 Southbound				CR 472 Westbound				US 301 Northbound				CR 216 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0		0	0	0		0	0	0		0	0	0		
Total %																	

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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DE TRAFFIC

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(386) 341-4186
US 301 at CR 110
Sumter County, Fl

File Name : 04 301 at 110
Site Code : 00000004
Start Date : 6/28/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	US 301 Southbound					CR 110 Westbound				US 301 Northbound					Private Drwy Eastbound				
Start Time	Left	Thru	Right	Uturn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	Uturn	App. Total	Left	Thru	Right	App. Total	Int. Total
06:45 AM	0	147	0	0	147	0	0	0	0	0	168	3	3	174	0	0	0	0	321
Total	0	147	0	0	147	0	0	0	0	0	168	3	3	174	0	0	0	0	321
07:00 AM	2	190	0	3	195	0	0	1	1	2	206	2	4	214	0	0	1	1	411
07:15 AM	1	224	0	2	227	0	0	3	3	0	208	2	6	216	0	0	0	0	446
07:30 AM	3	209	0	2	214	0	0	2	2	0	240	1	4	245	0	0	2	2	463
07:45 AM	0	217	0	3	220	0	0	3	3	0	206	3	5	214	0	0	0	0	437
Total	6	840	0	10	856	0	0	9	9	2	860	8	19	889	0	0	3	3	1757
08:00 AM	2	195	1	4	202	0	0	1	1	0	202	3	4	209	0	0	0	0	412
08:15 AM	2	181	0	2	185	0	0	2	2	1	183	2	3	189	0	0	0	0	376
08:30 AM	1	161	0	0	162	0	0	0	0	0	202	1	2	205	0	0	0	0	367
Total	5	537	1	6	549	0	0	3	3	1	587	6	9	603	0	0	0	0	1155
04:00 PM	0	6	0	0	6	0	0	0	0	0	7	0	0	7	0	0	0	0	13
04:15 PM	1	190	0	3	194	0	0	2	2	0	285	3	2	290	0	0	0	0	486
04:30 PM	3	199	0	0	202	0	0	6	6	0	284	2	3	289	0	0	0	0	497
04:45 PM	2	205	1	1	209	0	0	4	4	1	318	3	2	324	0	0	1	1	538
Total	6	600	1	4	611	0	0	12	12	1	894	8	7	910	0	0	1	1	1534
05:00 PM	4	188	0	3	195	0	0	6	6	0	309	4	5	318	0	0	2	2	521
05:15 PM	2	227	1	1	231	0	0	4	4	0	319	2	6	327	0	0	1	1	563
05:30 PM	1	210	0	3	214	0	0	3	3	1	309	6	4	320	0	0	0	0	537
05:45 PM	2	183	0	0	185	0	0	1	1	0	298	4	5	305	0	0	1	1	492
Total	9	808	1	7	825	0	0	14	14	1	1233	16	20	1270	0	0	4	4	2113
06:00 PM	3	172	0	2	177	0	0	3	3	0	256	2	4	262	0	0	0	0	442
Grand Total	29	3104	3	29	3165	0	0	41	41	5	3998	43	62	4108	0	0	8	8	7322
Apprch %	0.9	98.1	0.1	0.9		0	0	100		0.1	97.3	1	1.5		0	0	100		
Total %	0.4	42.4	0	0.4	43.2	0	0	0.6	0.6	0.1	54.6	0.6	0.8	56.1	0	0	0.1	0.1	
Automobiles	26	3016	3	27	3072	0	0	41	41	5	3879	42	60	3986	0	0	8	8	7107
% Automobiles	89.7	97.2	100	93.1	97.1	0	0	100	100	100	97	97.7	96.8	97	0	0	100	100	97.1
Commercial	3	88	0	2	93	0	0	0	0	0	119	1	2	122	0	0	0	0	215
% Commercial	10.3	2.8	0	6.9	2.9	0	0	0	0	0	3	2.3	3.2	3	0	0	0	0	2.9

Gloria R. Hayward, Sumter County Clerk of Court
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US 301 at CR 110
Sumter County, Fl

File Name : 04 301 at 110
Site Code : 00000004
Start Date : 6/28/2022
Page No : 2

	US 301 Southbound					CR 110 Westbound				US 301 Northbound					Private Drwy Eastbound				
Start Time	Left	Thru	Right	Uturn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	Uturn	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 07:15 AM																			
07:15 AM	1	224	0	2	227	0	0	3	3	0	208	2	6	216	0	0	0	0	446
07:30 AM	3	209	0	2	214	0	0	2	2	0	240	1	4	245	0	0	2	2	463
07:45 AM	0	217	0	3	220	0	0	3	3	0	206	3	5	214	0	0	0	0	437
08:00 AM	2	195	1	4	202	0	0	1	1	0	202	3	4	209	0	0	0	0	412
Total Volume	6	845	1	11	863	0	0	9	9	0	856	9	19	884	0	0	2	2	1758
% App. Total	0.7	97.9	0.1	1.3		0	0	100		0	96.8	1	2.1		0	0	100		
PHF	.500	.943	.250	.688	.950	.000	.000	.750	.750	.000	.892	.750	.792	.902	.000	.000	.250	.250	.949
Automobiles	5	823	1	11	840	0	0	9	9	0	828	8	19	855	0	0	2	2	1706
% Automobiles	83.3	97.4	100	100	97.3	0	0	100	100	0	96.7	88.9	100	96.7	0	0	100	100	97.0
Commercial	1	22	0	0	23	0	0	0	0	0	28	1	0	29	0	0	0	0	52
% Commercial	16.7	2.6	0	0	2.7	0	0	0	0	0	3.3	11.1	0	3.3	0	0	0	0	3.0

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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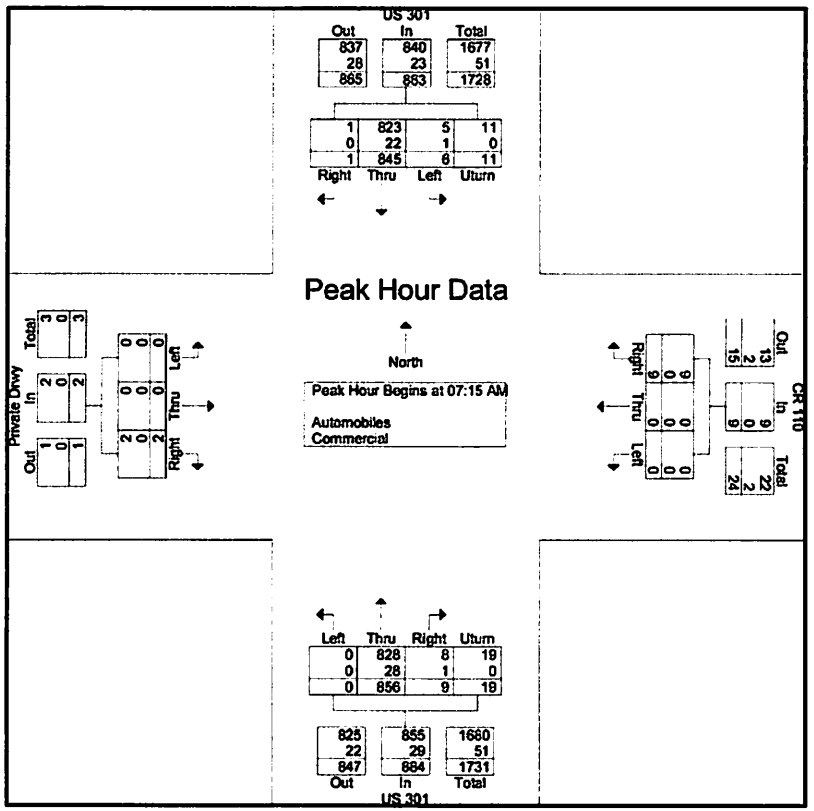
(386) 341-4186
US 301 at CR 110
Sumter County, FI

File Name : 04 301 at 110
Site Code : 00000004
Start Date : 6/28/2022
Page No : 3



Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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US 301 at CR 110
Sumter County, Fl

File Name : 04 301 at 110
Site Code : 00000004
Start Date : 6/28/2022
Page No : 4

	US 301 Southbound					CR 110 Westbound				US 301 Northbound					Private Drwy Eastbound				
Start Time	Left	Thru	Right	Uturn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	Uturn	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:15 PM to 06:00 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 04:45 PM																			
04:45 PM	2	205	1	1	209	0	0	4	4	1	318	3	2	324	0	0	1	1	538
05:00 PM	4	188	0	3	195	0	0	6	6	0	309	4	5	318	0	0	2	2	521
05:15 PM	2	227	1	1	231	0	0	4	4	0	319	2	6	327	0	0	1	1	563
05:30 PM	1	210	0	3	214	0	0	3	3	1	309	6	4	320	0	0	0	0	537
Total Volume	9	830	2	8	849	0	0	17	17	2	1255	15	17	1289	0	0	4	4	2159
% App. Total	1.1	97.8	0.2	0.9		0	0	100		0.2	97.4	1.2	1.3		0	0	100		
PHF	.563	.914	.500	.667	.919	.000	.000	.708	.708	.500	.984	.625	.708	.985	.000	.000	.500	.500	.959
Automobiles	8	811	2	7	828	0	0	17	17	2	1225	15	16	1258	0	0	4	4	2107
% Automobiles	88.9	97.7	100	87.5	97.5	0	0	100	100	100	97.6	100	94.1	97.6	0	0	100	100	97.6
Commercial	1	19	0	1	21	0	0	0	0	0	30	0	1	31	0	0	0	0	52
% Commercial	11.1	2.3	0	12.5	2.5	0	0	0	0	0	2.4	0	5.9	2.4	0	0	0	0	2.4

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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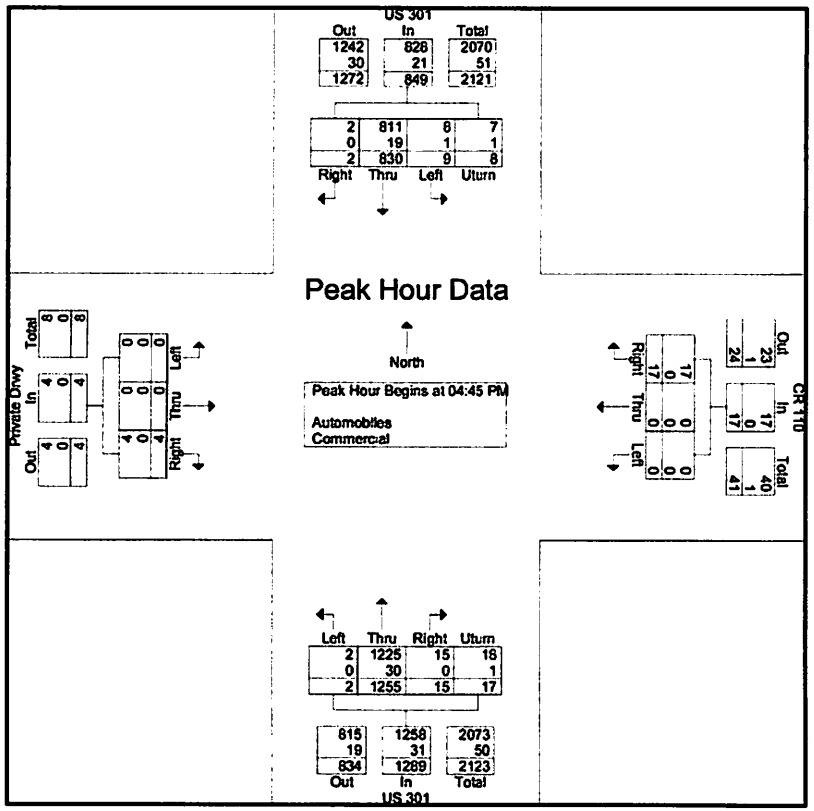
US 301 at CR 110
Sumter County, Fl

File Name : 04 301 at 110
Site Code : 00000004
Start Date : 6/28/2022
Page No : 5



Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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US 301 at CR 110
Sumter County, Fl

File Name : 04 301 at 110
Site Code : 00000004
Start Date : 6/28/2022
Page No : 6

Groups Printed- Peds

	US 301 Southbound					CR 110 Westbound					US 301 Northbound					Private Drwy Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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(386) 341-4186
US 301 at CR 466
Sumter County, Fl

File Name : 05 us 301 at cr 466
Site Code : 00000001
Start Date : 6/28/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	US 301 Southbound				CR 466 Westbound				US 301 Northbound				CR 466 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
06:45 AM	19	96	19	134	19	84	44	147	41	91	34	166	20	56	34	110	557
Total	19	96	19	134	19	84	44	147	41	91	34	166	20	56	34	110	557
07:00 AM	27	138	25	190	24	110	34	168	62	103	28	193	24	77	27	128	679
07:15 AM	28	155	19	202	51	124	53	228	44	140	41	225	35	51	42	128	783
07:30 AM	52	137	26	215	44	116	43	203	35	128	36	199	41	75	35	151	768
07:45 AM	47	116	34	197	53	103	52	208	51	117	62	230	36	64	51	151	786
Total	154	546	104	804	172	453	182	807	192	488	167	847	136	267	155	558	3016
08:00 AM	33	117	53	203	42	113	43	198	44	108	53	205	28	84	44	156	762
08:15 AM	31	86	42	159	35	107	38	180	38	101	43	182	27	75	56	158	679
08:30 AM	32	68	52	152	41	117	34	192	42	105	51	198	26	70	43	139	681
Total	96	271	147	514	118	337	115	570	124	314	147	585	81	229	143	453	2122
04:15 PM	37	128	28	193	30	78	19	127	53	207	32	292	69	78	44	191	803
04:30 PM	53	134	20	207	33	82	22	137	52	220	34	306	52	81	51	184	834
04:45 PM	34	129	36	199	24	77	34	135	44	221	42	307	51	76	44	171	812
Total	124	391	84	599	87	237	75	399	149	648	108	905	172	235	139	546	2449
05:00 PM	37	143	25	205	31	65	29	125	45	193	63	301	66	86	54	206	837
05:15 PM	36	117	27	180	35	86	26	147	62	182	52	296	72	82	43	197	820
05:30 PM	43	115	20	178	29	76	34	139	73	187	72	332	85	75	35	195	844
05:45 PM	34	110	26	170	26	86	29	141	53	189	44	286	74	67	52	193	790
Total	150	485	98	733	121	313	118	552	233	751	231	1215	297	310	184	791	3291
06:00 PM	28	119	35	182	27	77	23	127	43	185	32	260	67	77	42	186	755
Grand Total	571	1908	487	2966	544	1501	557	2602	782	2477	719	3978	773	1174	697	2644	12190
Apprch %	19.3	64.3	16.4		20.9	57.7	21.4		19.7	62.3	18.1		29.2	44.4	26.4		
Total %	4.7	15.7	4	24.3	4.5	12.3	4.6	21.3	6.4	20.3	5.9	32.6	6.3	9.6	5.7	21.7	
Automobiles	553	1852	473	2878	532	1483	543	2558	766	2414	705	3885	758	1150	689	2597	11918
% Automobiles	96.8	97.1	97.1	97	97.8	98.8	97.5	98.3	98	97.5	98.1	97.7	98.1	98	98.9	98.2	97.8
Commercial	18	56	14	88	12	18	14	44	16	63	14	93	15	24	8	47	272
% Commercial	3.2	2.9	2.9	3	2.2	1.2	2.5	1.7	2	2.5	1.9	2.3	1.9	2	1.1	1.8	2.2

Gloria R. Hayward, Sumter County Clerk of Court
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(386) 341-4186
US 301 at CR 466
Sumter County, Fl

File Name : 05 us 301 at cr 466
Site Code : 00000001
Start Date : 6/28/2022
Page No : 3

	US 301 Southbound				CR 466 Westbound				US 301 Northbound				CR 466 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	28	155	19	202	51	124	53	228	44	140	41	225	35	51	42	128	783
07:30 AM	52	137	26	215	44	116	43	203	35	128	36	199	41	75	35	151	768
07:45 AM	47	116	34	197	53	103	52	208	51	117	62	230	36	64	51	151	786
08:00 AM	33	117	53	203	42	113	43	198	44	108	53	205	28	84	44	156	762
Total Volume	160	525	132	817	190	456	191	837	174	493	192	859	140	274	172	586	3099
% App. Total	19.6	64.3	16.2		22.7	54.5	22.8		20.3	57.4	22.4		23.9	46.8	29.4		
PHF	.769	.847	.623	.950	.896	.919	.901	.918	.853	.880	.774	.934	.854	.815	.843	.939	.986
Automobiles	156	514	128	798	187	453	186	826	170	479	187	836	137	272	169	578	3038
% Automobiles	97.5	97.9	97.0	97.7	98.4	99.3	97.4	98.7	97.7	97.2	97.4	97.3	97.9	99.3	98.3	98.6	98.0
Commercial	4	11	4	19	3	3	5	11	4	14	5	23	3	2	3	8	61
% Commercial	2.5	2.1	3.0	2.3	1.6	0.7	2.6	1.3	2.3	2.8	2.6	2.7	2.1	0.7	1.7	1.4	2.0

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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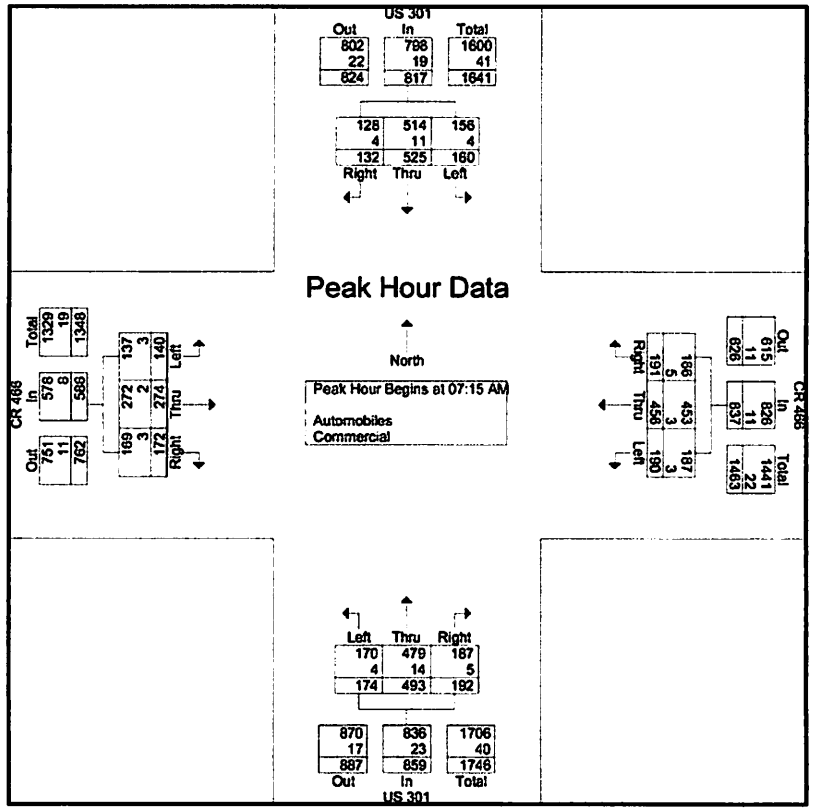
(386) 341-4186
US 301 at CR 466
Sumter County, Fl

File Name : 05 us 301 at cr 466
Site Code : 00000001
Start Date : 6/28/2022
Page No : 4



Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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(386) 341-4186
US 301 at CR 466
Sumter County, Fl

File Name : 05 us 301 at cr 466
Site Code : 00000001
Start Date : 6/28/2022
Page No : 5

	US 301 Southbound				CR 466 Westbound				US 301 Northbound				CR 466 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:15 PM to 06:00 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	34	129	36	199	24	77	34	135	44	221	42	307	51	76	44	171	812
05:00 PM	37	143	25	205	31	65	29	125	45	193	63	301	66	86	54	206	837
05:15 PM	36	117	27	180	35	86	26	147	62	182	52	296	72	82	43	197	820
05:30 PM	43	115	20	178	29	76	34	139	73	187	72	332	85	75	35	195	844
Total Volume	150	504	108	762	119	304	123	546	224	783	229	1236	274	319	176	769	3313
% App. Total	19.7	66.1	14.2		21.8	55.7	22.5		18.1	63.3	18.5		35.6	41.5	22.9		
PHF	.872	.881	.750	.929	.850	.884	.904	.929	.767	.886	.795	.931	.806	.927	.815	.933	.981
Automobiles	143	491	105	739	114	298	121	533	221	763	225	1209	271	306	172	749	3230
% Automobiles	95.3	97.4	97.2	97.0	95.8	98.0	98.4	97.6	98.7	97.4	98.3	97.8	98.9	95.9	97.7	97.4	97.5
Commercial	7	13	3	23	5	6	2	13	3	20	4	27	3	13	4	20	83
% Commercial	4.7	2.6	2.8	3.0	4.2	2.0	1.6	2.4	1.3	2.6	1.7	2.2	1.1	4.1	2.3	2.6	2.5

Gloria R. Hayward, Sumter County Clerk of Court
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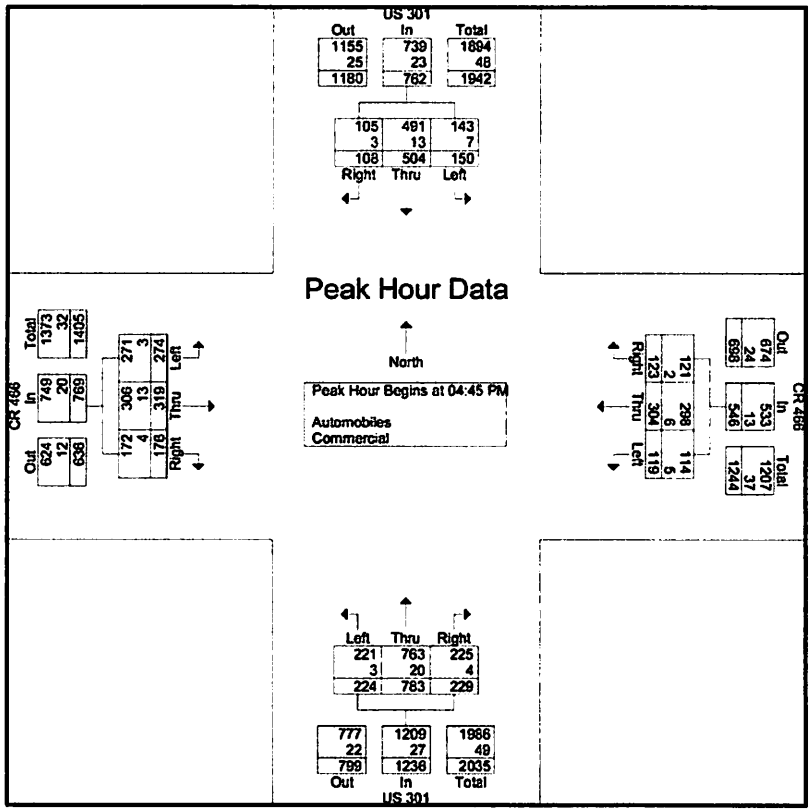
US 301 at CR 466
Sumter County, Fl

File Name : 05 us 301 at cr 466
Site Code : 00000001
Start Date : 6/28/2022
Page No : 6



Gloria R. Hayward, Sumter County Clerk of Court
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US 301 at CR 466
Sumter County, Fl

File Name : 05 us 301 at cr 466
Site Code : 00000001
Start Date : 6/28/2022
Page No : 6

Groups Printed- Peds

	US 301 Southbound					CR 466 Westbound					US 301 Northbound					CR 466 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:15 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
07:45 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	3
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
05:30 PM	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	2
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	0	0	0	0	0	2	2	0	0	0	1	1	0	0	0	1	1	4
Grand Total	0	0	0	2	2	0	0	0	2	2	0	0	0	1	1	0	0	0	3	3	8
Apprch %	0	0	0	100		0	0	0	100		0	0	0	100		0	0	0	100		
Total %	0	0	0	25	25	0	0	0	25	25	0	0	0	12.5	12.5	0	0	0	37.5	37.5	

Gloria R. Hayward, Sumter County Clerk of Court
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DE TRAFFIC

detraffic.com
(386) 341-4186
CR 209 at CR 216
Sumter County, Fl

File Name : 08 cr 209 at cr 216
Site Code : 00000008
Start Date : 6/28/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	CR 209 Southbound				CR 216 Westbound				CR 209 Northbound				Private Road Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
06:45 AM	3	5	0	8	1	0	6	7	0	6	4	10	0	0	0	0	25
Total	3	5	0	8	1	0	6	7	0	6	4	10	0	0	0	0	25
07:00 AM	4	6	0	10	5	0	4	9	0	11	6	17	0	0	0	0	36
07:15 AM	7	23	0	30	2	1	9	12	0	28	3	31	0	0	0	0	73
07:30 AM	8	23	0	31	3	0	10	13	0	47	3	50	0	0	0	0	94
07:45 AM	17	34	0	51	4	0	11	15	0	24	9	33	0	0	0	0	99
Total	36	86	0	122	14	1	34	49	0	110	21	131	0	0	0	0	302
08:00 AM	16	29	0	45	3	0	17	20	0	21	8	29	0	0	0	0	94
08:15 AM	11	22	0	33	5	0	13	18	0	14	7	21	0	0	0	0	72
08:30 AM	16	15	0	31	2	0	13	15	0	13	9	22	0	0	0	0	68
Total	43	66	0	109	10	0	43	53	0	48	24	72	0	0	0	0	234
04:15 PM	8	11	0	19	6	0	8	14	0	9	3	12	0	0	0	0	45
04:30 PM	9	9	0	18	9	1	9	19	0	13	4	17	0	0	0	0	54
04:45 PM	7	12	0	19	4	0	16	20	0	10	6	16	0	0	0	0	55
Total	24	32	0	56	19	1	33	53	0	32	13	45	0	0	0	0	154
05:00 PM	8	18	0	26	13	0	20	33	0	16	5	21	0	0	0	0	80
05:15 PM	12	20	0	32	11	0	19	30	0	28	8	36	0	0	0	0	98
05:30 PM	16	25	0	41	10	1	16	27	0	28	9	37	0	0	0	0	105
05:45 PM	13	18	0	31	10	0	24	34	0	28	9	37	0	0	0	0	102
Total	49	81	0	130	44	1	79	124	0	100	31	131	0	0	0	0	385
06:00 PM	9	12	0	21	9	0	16	25	0	26	7	33	0	0	0	0	79
Grand Total	164	282	0	446	97	3	211	311	0	322	100	422	0	0	0	0	1179
Apprch %	36.8	63.2	0		31.2	1	67.8		0	76.3	23.7		0	0	0		
Total %	13.9	23.9	0	37.8	8.2	0.3	17.9	26.4	0	27.3	8.5	35.8	0	0	0	0	
Automobiles	160	264	0	424	92	3	206	301	0	304	97	401	0	0	0	0	1126
% Automobiles	97.6	93.6	0	95.1	94.8	100	97.6	96.8	0	94.4	97	95	0	0	0	0	95.5
Commercial	4	18	0	22	5	0	5	10	0	18	3	21	0	0	0	0	53
% Commercial	2.4	6.4	0	4.9	5.2	0	2.4	3.2	0	5.6	3	5	0	0	0	0	4.5

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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DE TRAFFIC

detraffic.com
(386) 341-4186
CR 209 at CR 216
Sumter County, Fl

File Name : 08 cr 209 at cr 216
Site Code : 00000008
Start Date : 6/28/2022
Page No : 2

	CR 209 Southbound				CR 216 Westbound				CR 209 Northbound				Private Road Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	7	23	0	30	2	1	9	12	0	28	3	31	0	0	0	0	73
07:30 AM	8	23	0	31	3	0	10	13	0	47	3	50	0	0	0	0	94
07:45 AM	17	34	0	51	4	0	11	15	0	24	9	33	0	0	0	0	99
08:00 AM	16	29	0	45	3	0	17	20	0	21	8	29	0	0	0	0	94
Total Volume	48	109	0	157	12	1	47	60	0	120	23	143	0	0	0	0	360
% App. Total	30.6	69.4	0		20	1.7	78.3		0	83.9	16.1		0	0	0		
PHF	.706	.801	.000	.770	.750	.250	.691	.750	.000	.638	.639	.715	.000	.000	.000	.000	.909
Automobiles	46	102	0	148	9	1	45	55	0	114	22	136	0	0	0	0	339
% Automobiles	95.8	93.6	0	94.3	75.0	100	95.7	91.7	0	95.0	95.7	95.1	0	0	0	0	94.2
Commercial	2	7	0	9	3	0	2	5	0	6	1	7	0	0	0	0	21
% Commercial	4.2	6.4	0	5.7	25.0	0	4.3	8.3	0	5.0	4.3	4.9	0	0	0	0	5.8

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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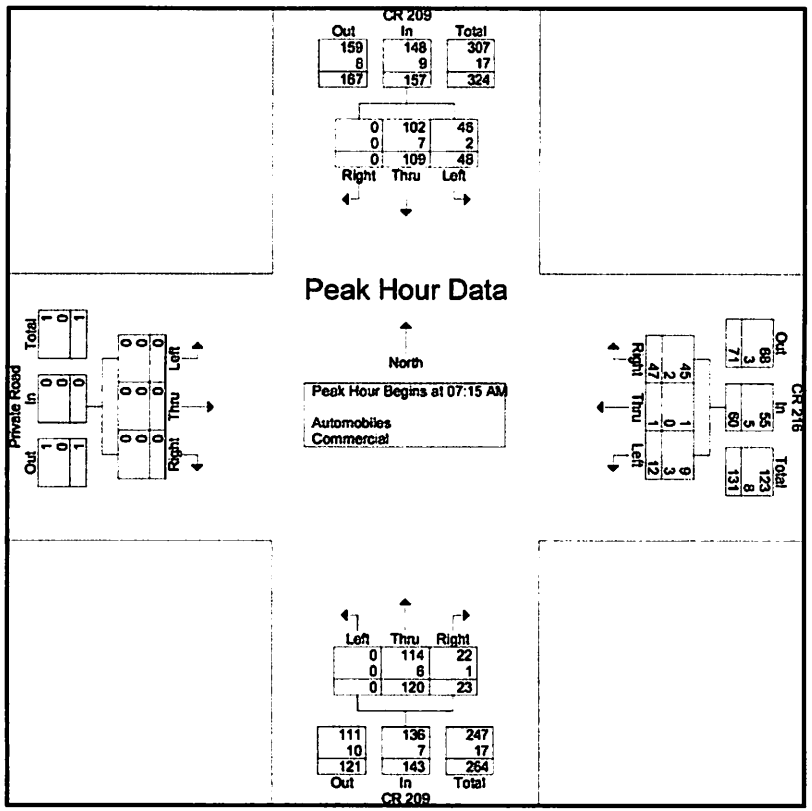
DE TRAFFIC

detraffic.com
(386) 341-4186
CR 209 at CR 216
Sumter County, Fl

File Name : 08 cr 209 at cr 216
Site Code : 00000008
Start Date : 6/28/2022
Page No : 3



Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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DE TRAFFIC

detraffic.com
(386) 341-4186
CR 209 at CR 216
Sumter County, Fl

File Name : 08 cr 209 at cr 216
Site Code : 00000008
Start Date : 6/28/2022
Page No : 4

	CR 209 Southbound				CR 216 Westbound				CR 209 Northbound				Private Road Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:15 PM to 06:00 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	8	18	0	26	13	0	20	33	0	16	5	21	0	0	0	0	80
05:15 PM	12	20	0	32	11	0	19	30	0	28	8	36	0	0	0	0	98
05:30 PM	16	25	0	41	10	1	16	27	0	28	9	37	0	0	0	0	105
05:45 PM	13	18	0	31	10	0	24	34	0	28	9	37	0	0	0	0	102
Total Volume	49	81	0	130	44	1	79	124	0	100	31	131	0	0	0	0	385
% App. Total	37.7	62.3	0		35.5	0.8	63.7		0	76.3	23.7		0	0	0		
PHF	.766	.810	.000	.793	.846	.250	.823	.912	.000	.893	.861	.885	.000	.000	.000	.000	.917
Automobiles	47	74	0	121	44	1	76	121	0	95	29	124	0	0	0	0	366
% Automobiles	95.9	91.4	0	93.1	100	100	96.2	97.6	0	95.0	93.5	94.7	0	0	0	0	95.1
Commercial	2	7	0	9	0	0	3	3	0	5	2	7	0	0	0	0	19
% Commercial	4.1	8.6	0	6.9	0	0	3.8	2.4	0	5.0	6.5	5.3	0	0	0	0	4.9

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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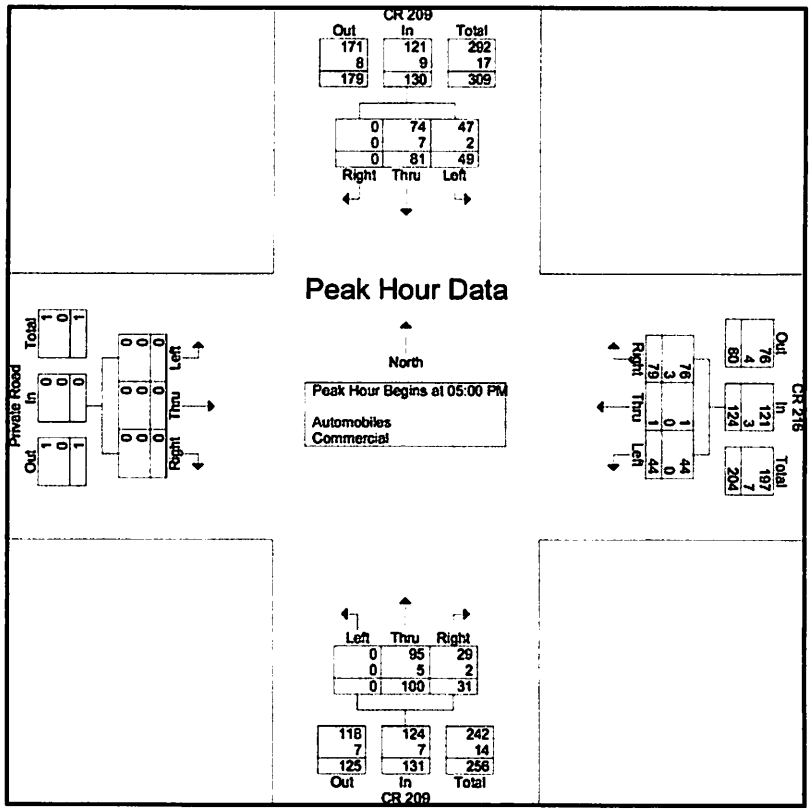
DE TRAFFIC

detraffic.com
(386) 341-4186
CR 209 at CR 216
Sumter County, Fl

File Name : 08 cr 209 at cr 216
Site Code : 00000008
Start Date : 6/28/2022
Page No : 5



Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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DE TRAFFIC

detraffic.com
(386) 341-4186
CR 209 at CR 216
Sumter County, Fl

File Name : 08 cr 209 at cr 216
Site Code : 00000008
Start Date : 6/28/2022
Page No : 6

Groups Printed- Peds

	CR 209 Southbound				CR 216 Westbound				CR 209 Northbound				Private Road Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0		0	0	0		0	0	0		0	0	0		
Total %																	

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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NB Approach



SB Approach



WB Approach

de traffic	US 301 at CR 462 E	Sumter County
	www.de-traffic.com	Project Number: CHW-06 / Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720	

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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NB Approach



SB Approach



WB Approach

de traffic	US 301 at CR 110	Sumter County
	www.de-traffic.com	Project Number: CHW-06 / Sheet Number: 4
	299 McGregor Rd. DeLand Fl. 32720	

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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NB Approach



SB Approach



EB Approach



WB Approach

de traffic	US 301 at CR 466	Sumter County
	www.de-traffic.com	Project Number: CHW-06 / Sheet Number: 5
	299 McGregor Rd. DeLand Fl. 32720	

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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NB Approach



SB Approach



EB Approach



WB Approach

de traffic	CR 209 at CR 216	Sumter County
	www.de-traffic.com	Project Number: CHW-06 / Sheet Number: 8
	299 McGregor Rd. DeLand Fl. 32720	

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Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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Appendix F
Seasonal Adjustment Factor and Historical Growth Rates

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1800 SUMTER COUNTYWIDE

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	0.95	1.00
2	01/03/2021 - 01/09/2021	1.05	1.11
3	01/10/2021 - 01/16/2021	1.15	1.21
4	01/17/2021 - 01/23/2021	1.14	1.20
5	01/24/2021 - 01/30/2021	1.13	1.19
6	01/31/2021 - 02/06/2021	1.12	1.18
7	02/07/2021 - 02/13/2021	1.12	1.18
8	02/14/2021 - 02/20/2021	1.11	1.17
9	02/21/2021 - 02/27/2021	1.07	1.13
10	02/28/2021 - 03/06/2021	1.03	1.08
11	03/07/2021 - 03/13/2021	0.99	1.04
12	03/14/2021 - 03/20/2021	0.95	1.00
13	03/21/2021 - 03/27/2021	0.95	1.00
14	03/28/2021 - 04/03/2021	0.95	1.00
15	04/04/2021 - 04/10/2021	0.95	1.00
16	04/11/2021 - 04/17/2021	0.95	1.00
*17	04/18/2021 - 04/24/2021	0.95	1.00
*18	04/25/2021 - 05/01/2021	0.96	1.01
*19	05/02/2021 - 05/08/2021	0.97	1.02
*20	05/09/2021 - 05/15/2021	0.97	1.02
*21	05/16/2021 - 05/22/2021	0.96	1.01
*22	05/23/2021 - 05/29/2021	0.95	1.00
*23	05/30/2021 - 06/05/2021	0.95	1.00
*24	06/06/2021 - 06/12/2021	0.94	0.99
*25	06/13/2021 - 06/19/2021	0.93	0.98
*26	06/20/2021 - 06/26/2021	0.93	0.98
*27	06/27/2021 - 07/03/2021	0.94	0.99
*28	07/04/2021 - 07/10/2021	0.94	0.99
*29	07/11/2021 - 07/17/2021	0.95	1.00
30	07/18/2021 - 07/24/2021	0.98	1.03
31	07/25/2021 - 07/31/2021	1.01	1.06
32	08/01/2021 - 08/07/2021	1.04	1.09
33	08/08/2021 - 08/14/2021	1.07	1.13
34	08/15/2021 - 08/21/2021	1.10	1.16
35	08/22/2021 - 08/28/2021	1.10	1.16
36	08/29/2021 - 09/04/2021	1.10	1.16
37	09/05/2021 - 09/11/2021	1.10	1.16
38	09/12/2021 - 09/18/2021	1.10	1.16
39	09/19/2021 - 09/25/2021	1.07	1.13
40	09/26/2021 - 10/02/2021	1.05	1.11
41	10/03/2021 - 10/09/2021	1.03	1.08
42	10/10/2021 - 10/16/2021	1.01	1.06
43	10/17/2021 - 10/23/2021	0.99	1.04
44	10/24/2021 - 10/30/2021	0.98	1.03
45	10/31/2021 - 11/06/2021	0.96	1.01
46	11/07/2021 - 11/13/2021	0.95	1.00
47	11/14/2021 - 11/20/2021	0.93	0.98
48	11/21/2021 - 11/27/2021	0.94	0.99
49	11/28/2021 - 12/04/2021	0.94	0.99
50	12/05/2021 - 12/11/2021	0.95	1.00
51	12/12/2021 - 12/18/2021	0.95	1.00
52	12/19/2021 - 12/25/2021	1.05	1.11
53	12/26/2021 - 12/31/2021	1.15	1.21

* PEAK SEASON

08-MAR-2022 12:36:27 830UPD 5_1800_PKSEASON.TXT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 7003 - CR-462, 0.095 N OF C-466A (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	10600 F	N 5700	S 4900	9.00	53.00	6.80
2020	10300 C	N 5500	S 4800	9.00	54.70	6.80
2019	8700 S	N 4600	S 4100	9.00	53.30	7.40
2018	8600 F	N 4500	S 4100	9.00	53.70	7.40
2017	8600 C	N 4500	S 4100	9.00	53.50	7.40
2016	10500 S	N 5200	S 5300	9.00	53.10	7.30
2015	9700 F	N 4800	S 4900	9.00	54.70	7.30
2014	9300 C	N 4600	S 4700	9.00	55.10	7.30
2013	7500 F	N 3800	S 3700	9.00	56.40	9.00
2012	7500 C	N 3800	S 3700	9.00	56.30	9.00
2011	3700 S	N 1800	S 1900	9.00	51.30	19.90
2010	3700 F	N 1800	S 1900	9.85	55.51	17.30
2009	3700 C	N 1800	S 1900	9.88	55.48	17.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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Traffic Trends - V03.a

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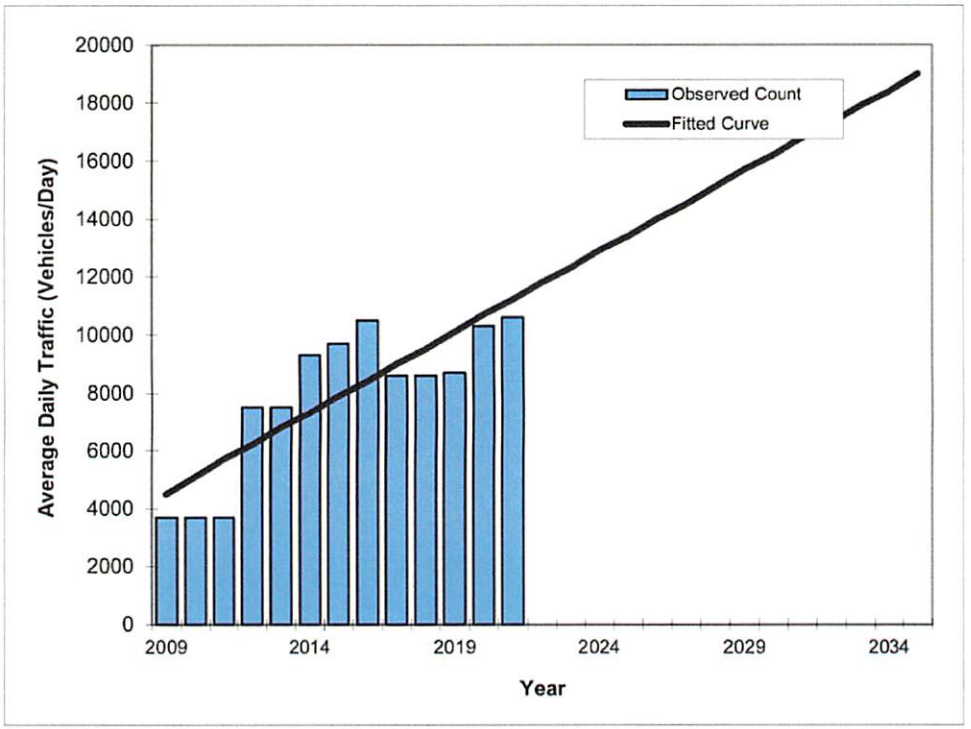
FIN#	1234
Location	1

County:	Sumter (18)
Station #:	7003
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2009	3700	4500
2010	3700	5100
2011	3700	5700
2012	7500	6200
2013	7500	6800
2014	9300	7300
2015	9700	7900
2016	10500	8400
2017	8600	9000
2018	8600	9500
2019	8700	10100
2020	10300	10700
2021	10600	11200
2032 Opening Year Trend		
2032	N/A	17300
2033 Mid-Year Trend		
2033	N/A	17900
2034 Design Year Trend		
2034	N/A	18400
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	555
Trend R-squared:	70.32%
Trend Annual Historic Growth Rate:	12.41%
Trend Growth Rate (2021 to Design Year):	4.95%
Printed:	23-Jun-22
Straight Line Growth Option	

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 00C2 - ON US-301, 0.025 MI. N OF CR-272

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	23000 C	N 11500	S 11500	9.00	53.00	11.90
2020	25500 F	N 12500	S 13000	9.00	54.70	12.20
2019	26500 C	N 13000	S 13500	9.00	53.30	12.20
2018	19400 F	N 9700	S 9700	9.00	53.70	12.90
2017	19400 C	N 9700	S 9700	9.00	53.50	12.90
2016	20500 C	N 10000	S 10500	9.00	53.10	12.50
2015	16200 C	N 8000	S 8200	9.00	54.70	11.30
2014	15800 C	N 8000	S 7800	9.00	55.10	11.30
2013	16200 C	N 7900	S 8300	9.00	56.40	13.60
2012	14500 C	N 7300	S 7200	9.00	56.30	10.70
2011	13500 C	N 6800	S 6700	9.00	51.30	10.70
2010	15100 C	N 8000	S 7100	9.85	55.51	14.40
2009	14500 C	N 7400	S 7100	9.88	55.48	12.20
2008	15100 C	N 7600	S 7500	10.19	54.63	12.20
2007	15100 C	N 7700	S 7400	10.14	54.93	12.20
2006	15200 C	N 8100	S 7100	10.01	55.17	14.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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Traffic Trends - V03.a

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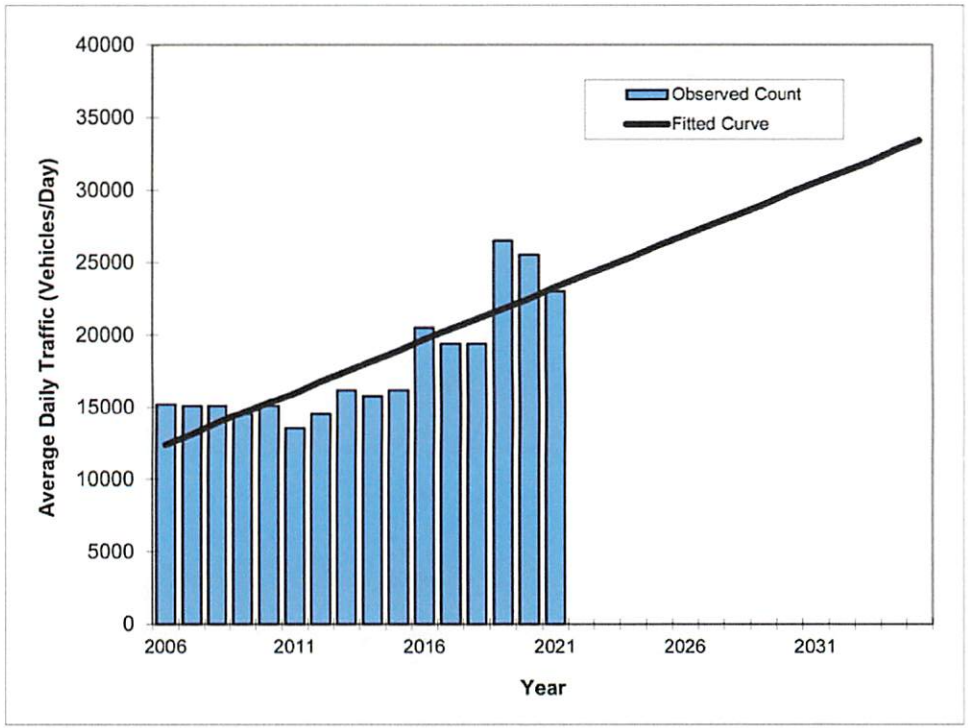
FIN#	1234
Location	1

County:	Sumter (18)
Station #:	0002
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2006	15200	12400
2007	15100	13100
2008	15100	13900
2009	14500	14600
2010	15100	15300
2011	13500	16000
2012	14500	16800
2013	16200	17500
2014	15800	18200
2015	16200	18900
2016	20500	19700
2017	19400	20400
2018	19400	21100
2019	26500	21800
2020	25500	22500
2021	23000	23300
2032 Opening Year Trend		
2032	N/A	31200
2033 Mid-Year Trend		
2033	N/A	31900
2034 Design Year Trend		
2034	N/A	32700
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	723
Trend R-squared:	70.37%
Trend Annual Historic Growth Rate:	5.86%
Trend Growth Rate (2021 to Design Year):	3.10%
Printed:	23-Jun-22
Straight Line Growth Option	

*Axle-Adjusted

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 70C2 - CR-472, 0.095 MI W OF CR-115A (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	5000 F	E 2700	W 2300	9.00	53.00	3.00
2020	4800 C	E 2600	W 2200	9.00	54.70	3.00
2019	5400 S	E 2900	W 2500	9.00	53.30	12.40
2018	5400 F	E 2900	W 2500	9.00	53.70	12.40
2017	5400 C	E 2900	W 2500	9.00	53.50	12.40
2016	5400 S	E 2800	W 2600	9.00	53.10	2.50
2015	5000 F	E 2600	W 2400	9.00	54.70	2.50
2014	4800 C	E 2500	W 2300	9.00	55.10	2.50
2013	4600 F	E 2300	W 2300	9.00	56.40	4.30
2012	4600 C	E 2300	W 2300	9.00	56.30	4.30
2010	3300 F	E 1700	W 1600	9.85	55.51	17.30
2009	3300 C	E 1700	W 1600	9.88	55.48	17.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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Traffic Trends - V03.a

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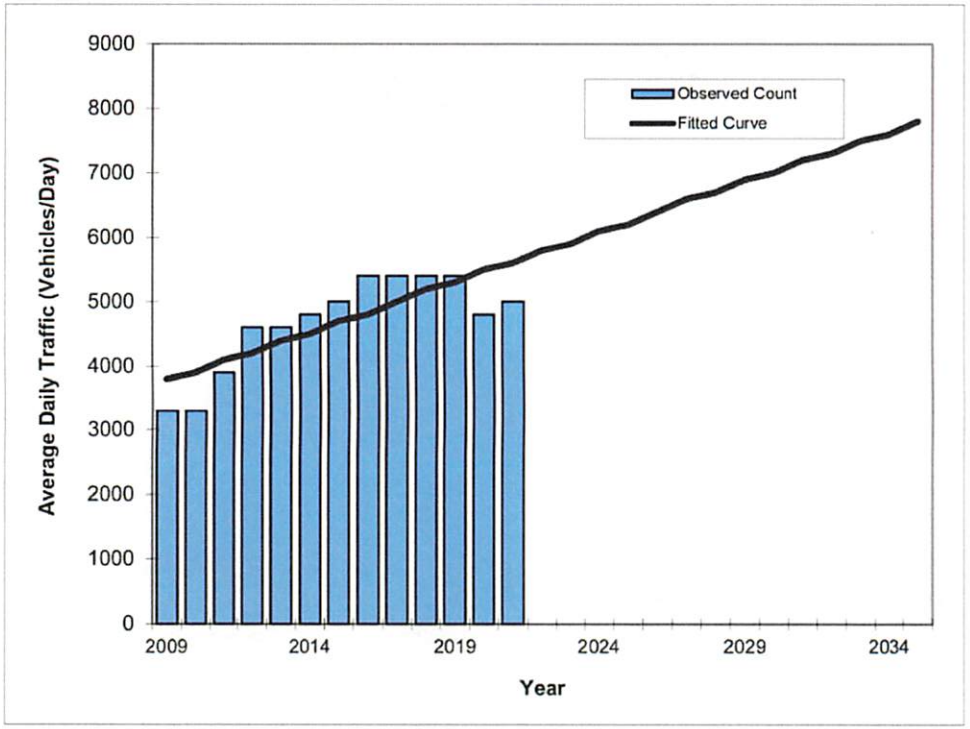
FIN#	1234
Location	1

County:	Sumter (18)
Station #:	7002
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2009	3300	3800
2010	3300	3900
2011	3900	4100
2012	4600	4200
2013	4600	4400
2014	4800	4500
2015	5000	4700
2016	5400	4800
2017	5400	5000
2018	5400	5200
2019	5400	5300
2020	4800	5500
2021	5000	5600
2032 Opening Year Trend		
2032	N/A	7300
2033 Mid-Year Trend		
2033	N/A	7500
2034 Design Year Trend		
2034	N/A	7600
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	155
Trend R-squared:	65.32%
Trend Annual Historic Growth Rate:	3.95%
Trend Growth Rate (2021 to Design Year):	2.75%
Printed:	30-Jun-22
Straight Line Growth Option	

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0206 - ON US-301, 0.119 MI. S OF CR-472E (RC)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	26500 F	N 13500	S 13000	9.00	53.00	7.60
2020	25500 C	N 13000	S 12500	9.00	54.70	7.60
2019	26500 F	N 13500	S 13000	9.00	53.30	11.00
2018	26500 C	N 13500	S 13000	9.00	53.70	11.00
2017	26000 C	N 13500	S 12500	9.00	53.50	21.40
2016	23500 C	N 12000	S 11500	9.00	53.10	9.70
2015	21500 C	N 11000	S 10500	9.00	54.70	16.00
2014	20500 C	N 10500	S 10000	9.00	55.10	10.30
2013	19600 C	N 9700	S 9900	9.00	56.40	16.10
2012	17500 C	N 8900	S 8600	9.00	56.30	9.20
2011	16300 F	N 8300	S 8000	9.00	51.30	12.80
2010	16300 C	N 8300	S 8000	9.85	55.51	12.80
2009	15800 C	N 8000	S 7800	9.88	55.48	21.20
2008	16600 C	N 8000	S 8600	10.19	54.63	21.20
2007	14900 C	N 7500	S 7400	10.14	54.93	16.00
2006	15900 C	N 8000	S 7900	10.01	55.17	16.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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Traffic Trends - V03.a

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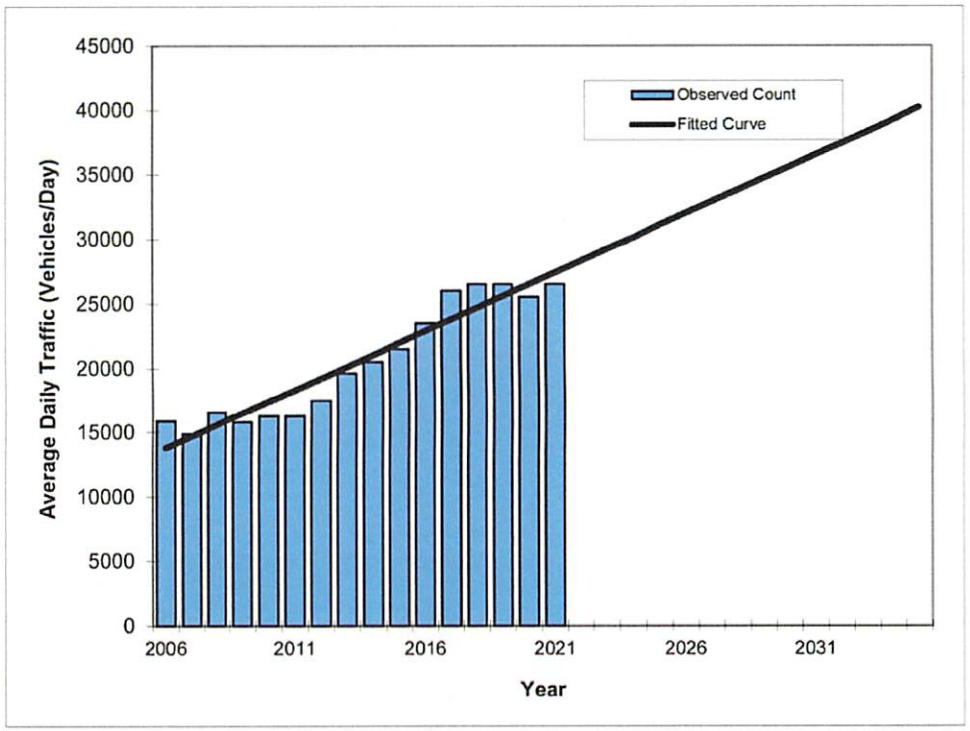
FIN#	1234
Location	1

County:	Sumter (18)
Station #:	0206
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2006	15900	13800
2007	14900	14700
2008	16600	15600
2009	15800	16500
2010	16300	17400
2011	16300	18300
2012	17500	19200
2013	19600	20100
2014	20500	21000
2015	21500	22000
2016	23500	22900
2017	26000	23800
2018	26500	24700
2019	26500	25600
2020	25500	26500
2021	26500	27400
2032 Opening Year Trend		
2032	N/A	37400
2033 Mid-Year Trend		
2033	N/A	38300
2034 Design Year Trend		
2034	N/A	39200
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	910
Trend R-squared:	91.40%
Trend Annual Historic Growth Rate:	6.57%
Trend Growth Rate (2021 to Design Year):	3.31%
Printed:	30-Jun-22
Straight Line Growth Option	

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 7004 - CR-466, 1100 FT E OF US-301 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	16400 F	E 8200	W 8200	9.00	53.00	6.90
2020	16000 C	E 8000	W 8000	9.00	54.70	6.90
2019	14500 S	E 8500	W 6000	9.00	53.30	6.30
2018	14300 F	E 8400	W 5900	9.00	53.70	6.30
2017	14300 C	E 8400	W 5900	9.00	53.50	6.30
2016	22000 S	E 11000	W 11000	9.00	53.10	4.00
2015	20000 F	E 10000	W 10000	9.00	54.70	4.00
2014	19300 C	E 9600	W 9700	9.00	55.10	4.00
2013	16900 F	E 9000	W 7900	9.00	56.40	5.70
2012	17100 C	E 9100	W 8000	9.00	56.30	5.70
2011	11400 F	E 6300	W 5100	9.00	51.30	19.90
2010	11400 C	E 6300	W 5100	9.85	55.51	17.30
2009	12000 C	E 6100	W 5900	9.88	55.48	17.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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Traffic Trends - V03.a

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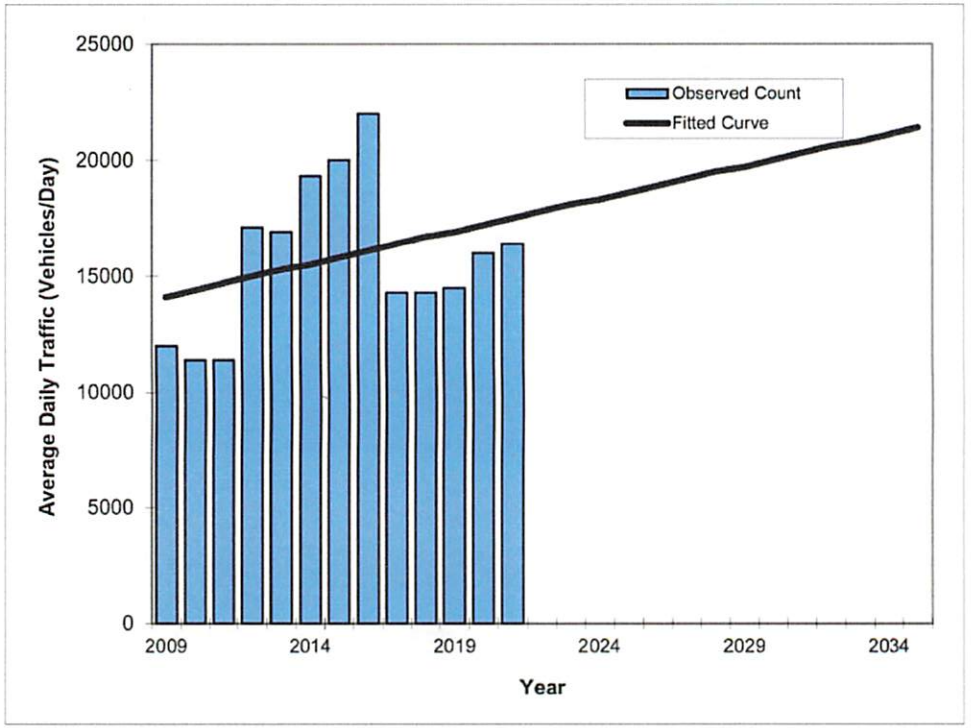
FIN#	1234
Location	1

County:	Sumter (18)
Station #:	7004
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2009	12000	14100
2010	11400	14400
2011	11400	14700
2012	17100	15000
2013	16900	15300
2014	19300	15500
2015	20000	15800
2016	22000	16100
2017	14300	16400
2018	14300	16700
2019	14500	16900
2020	16000	17200
2021	16400	17500
2032 Opening Year Trend		
2032	N/A	20600
2033 Mid-Year Trend		
2033	N/A	20800
2034 Design Year Trend		
2034	N/A	21100
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	280
Trend R-squared:	10.87%
Trend Annual Historic Growth Rate:	2.01%
Trend Growth Rate (2021 to Design Year):	1.58%
Printed:	23-Jun-22
Straight Line Growth Option	

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0100 - ON US-301, 0.182 MI. N OF CR-466 (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	20500 C	N 10500	S 10000	9.00	53.00	11.90
2020	18500 F	N 9300	S 9200	9.00	54.70	16.00
2019	19400 C	N 9800	S 9600	9.00	53.30	10.50
2018	19900 F	N 10500	S 9400	9.00	53.70	11.90
2017	19900 C	N 10500	S 9400	9.00	53.50	14.70
2016	18000 C	N 8900	S 9100	9.00	53.10	11.90
2015	16200 C	N 8200	S 8000	9.00	54.70	12.20
2014	16000 C	N 7900	S 8100	9.00	55.10	10.90
2013	15400 C	N 7700	S 7700	9.00	56.40	12.80
2012	14300 C	N 7300	S 7000	9.00	56.30	11.90
2011	14100 C	N 6800	S 7300	9.00	51.30	11.80
2010	13900 C	N 7200	S 6700	9.85	55.51	11.20
2009	13700 C	N 7000	S 6700	9.88	55.48	11.10
2008	13500 C	N 6300	S 7200	10.19	54.63	12.60
2007	12400 C	N 6400	S 6000	10.14	54.93	11.10
2006	13700 C	N 6600	S 7100	10.01	55.17	12.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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Traffic Trends - V03.a

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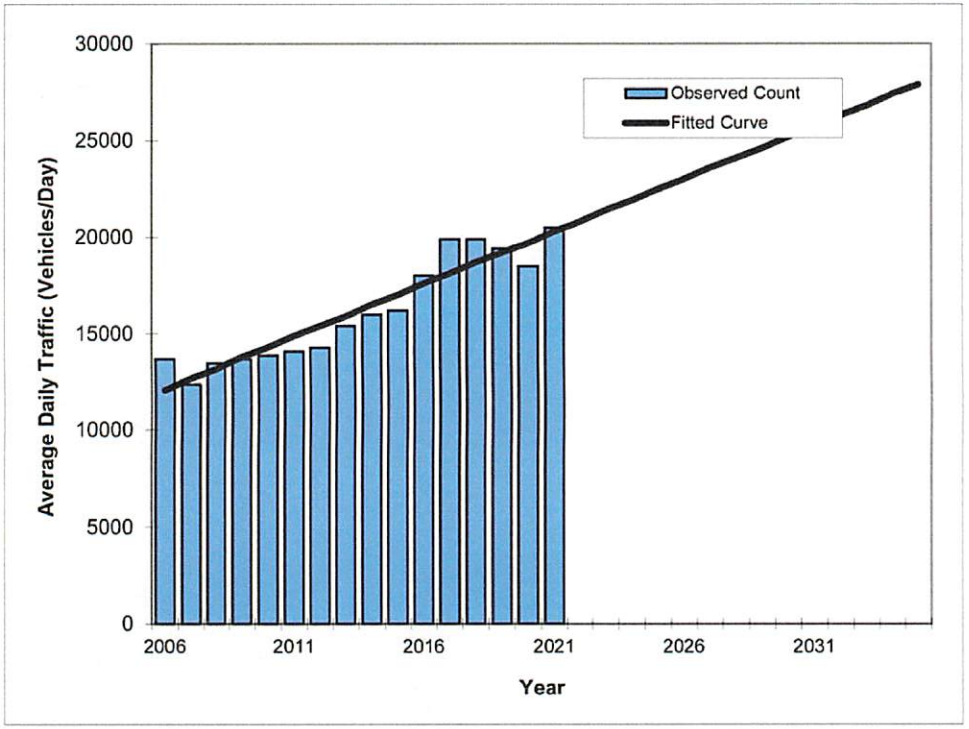
FIN#	1234
Location	1

County:	Sumter (18)
Station #:	0100
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2006	13700	12100
2007	12400	12700
2008	13500	13200
2009	13700	13800
2010	13900	14300
2011	14100	14900
2012	14300	15400
2013	15400	15900
2014	16000	16500
2015	16200	17000
2016	18000	17600
2017	19900	18100
2018	19900	18700
2019	19400	19200
2020	18500	19700
2021	20500	20300
2032 Opening Year Trend		
2032	N/A	26300
2033 Mid-Year Trend		
2033	N/A	26800
2034 Design Year Trend		
2034	N/A	27400
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	544
Trend R-squared:	89.10%
Trend Annual Historic Growth Rate:	4.52%
Trend Growth Rate (2021 to Design Year):	2.69%
Printed:	23-Jun-22
Straight Line Growth Option	

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 0210 - ON US-301, 0.100 MI. S OF CR-466 (RVL)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	26500 C	N 14000	S 12500	9.00	53.00	11.90
2020	30500 F	N 16000	S 14500	9.00	54.70	16.00
2019	32000 C	N 17000	S 15000	9.00	53.30	10.50
2018	23500 F	N 12500	S 11000	9.00	53.70	11.90
2017	23500 C	N 12500	S 11000	9.00	53.50	14.70
2016	21500 C	N 11000	S 10500	9.00	53.10	11.90
2015	20100 C	N 11000	S 9100	9.00	54.70	12.20
2014	20300 C	N 10500	S 9800	9.00	55.10	10.90
2013	18800 C	N 10000	S 8800	9.00	56.40	12.80
2012	17100 C	N 9100	S 8000	9.00	56.30	11.90
2011	17200 C	N 8600	S 8600	9.00	51.30	11.80
2010	16100 C	N 8200	S 7900	9.85	55.51	11.20
2009	15000 C	N 7100	S 7900	9.88	55.48	11.10
2008	15100 C	N 7300	S 7800	10.19	54.63	12.60
2007	15900 C	N 8000	S 7900	10.14	54.93	11.10
2006	12500 C	N 6400	S 6100	10.01	55.17	12.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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Traffic Trends - V03.a

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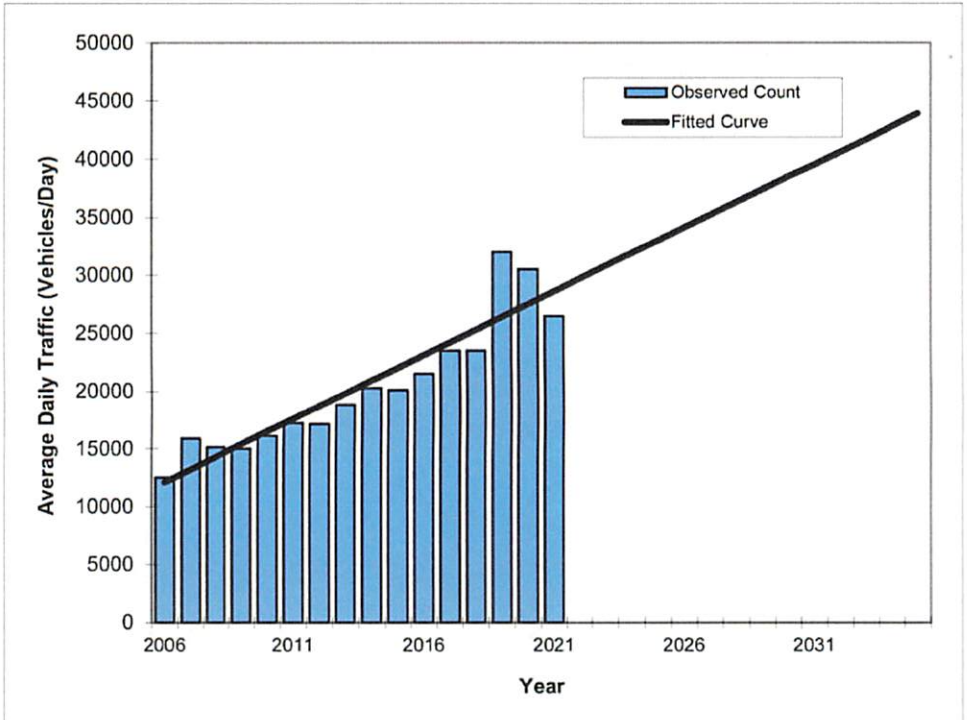
FIN#	1234
Location	1

County:	Sumter (18)
Station #:	0210
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2006	12500	12100
2007	15900	13200
2008	15100	14300
2009	15000	15400
2010	16100	16500
2011	17200	17600
2012	17100	18700
2013	18800	19800
2014	20300	20900
2015	20100	22000
2016	21500	23100
2017	23500	24200
2018	23500	25300
2019	32000	26400
2020	30500	27500
2021	26500	28600
2032 Opening Year Trend		
2032	N/A	40600
2033 Mid-Year Trend		
2033	N/A	41700
2034 Design Year Trend		
2034	N/A	42800
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	1,097
Trend R-squared:	85.90%
Trend Annual Historic Growth Rate:	9.09%
Trend Growth Rate (2021 to Design Year):	3.82%
Printed:	23-Jun-22
Straight Line Growth Option	

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 8274 - CR 104/101 MPO #120 HPMS 21

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	4400 C	N 2200	S 2200	9.00	53.00	17.70
2020	750 C	N 400	S 350	9.00	54.70	20.20
2019	3800 C	N 1900	S 1900	9.00	53.30	22.00
2018	3600 F	N 1800	S 1800	9.00	53.70	20.00
2017	3600 C	N 1800	S 1800	9.00	53.50	20.10
2016	3100 C	N 1500	S 1600	9.00	53.10	20.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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Traffic Trends - V03.a

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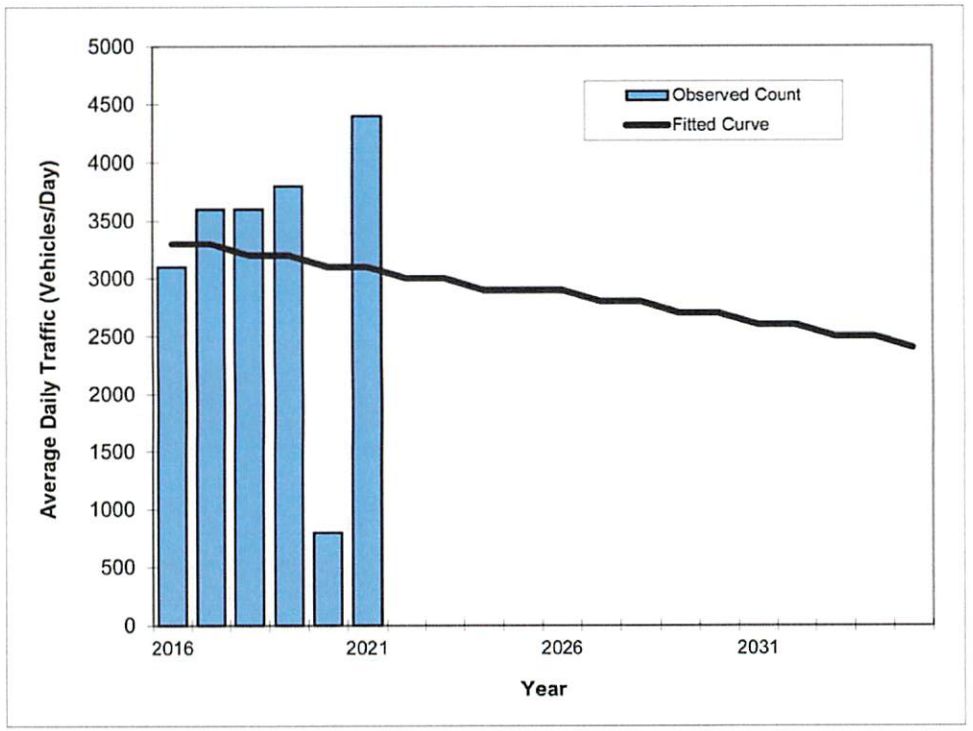
FIN#	1234
Location	1

County:	Sumter (18)
Station #:	8274
Highway:	0



Year	Traffic (ADT/AADT) Count*	Trend**
2016	3100	3300
2017	3600	3300
2018	3600	3200
2019	3800	3200
2020	800	3100
2021	4400	3100
2032 Opening Year Trend		
2032	N/A	2600
2033 Mid-Year Trend		
2033	N/A	2500
2034 Design Year Trend		
2034	N/A	2500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	-49
Trend R-squared:	0.52%
Trend Annual Historic Growth Rate:	-1.21%
Trend Growth Rate (2021 to Design Year):	-1.49%
Printed:	23-Jun-22
Straight Line Growth Option	

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Appendix G
Background Tables

US 301 at CR 462 (Signalized)

Growth Rate Data - US 301 at CR 462			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2024 Growth Factor
CR 462	12.41%	12.41%	1.248
US 301	5.86%	5.86%	1.117

AM Peak Hour Background Traffic Volumes - US 301 at CR 462													
Scenario	CR 462 Eastbound			CR 462 Westbound			US 301 Northbound				US 301 Southbound		
	Left	Thru	Right	Left	Thru	Right	U Turn	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	-	-	-	50	-	330	8	-	789	113	297	752	-
Existing (Peak Season) Turning Movements	-	-	-	50	-	327	8	-	781	112	294	744	-
Background Turning Movements (2024)*	73	88	59	62	38	408	9	32	873	125	328	831	32
*Oxford Crossing (all phases) - Build-out Year 2023***	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Twisted Oaks - Build-out Year - 2024	*27*	*55*	*46*	*0*	*19*	*0*	*0*	*16*	*0*	*0*	*0*	*0*	*10*
Total Committed Project Trips	*27*	*55*	*46*	*0*	*19*	*0*	*0*	*16*	*0*	*0*	*0*	*0*	*10*
Background Turning Movements plus Commited Project Trips	100	143	105	62	57	408	9	48	873	125	328	831	42
Peak Hour Factor (Int total = 0.95)				0.91			0.91				0.92		
Truck Percentages				5%			6%				4%		
Pedestrian Volumes				0			0				0		

PM Peak Hour Background Traffic Volumes - US 301 at CR 462													
Scenario	CR 462 Eastbound			CR 462 Westbound			US 301 Northbound				US 301 Southbound		
	Left	Thru	Right	Left	Thru	Right	U Turn	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	-	-	-	66	-	413	24	-	922	29	207	837	-
Existing (Peak Season) Turning Movements	-	-	-	65	-	409	24	-	913	29	205	829	-
Background Turning Movements (2024) *	81	97	48	81	125	511	27	104	1020	32	229	926	62
Oxford Crossing (all phases) - Build-out Year 2023	*0*	*0*	*0*	*0*	*0*	*21*	*0*	*0*	*134*	*0*	*16*	*100*	*0*
Twisted Oaks - Build-out Year - 2024	*19*	*38*	*32*	*0*	*65*	*0*	*0*	*54*	*0*	*0*	*0*	*0*	*32*
Total Committed Project Trips	*19*	*38*	*32*	*0*	*65*	*21*	*0*	*54*	*134*	*0*	*16*	*100*	*32*
Background Turning Movements plus Commited Project Trips	100	135	80	81	190	532	27	158	1154	32	245	1026	94
Peak Hour Factor (Int total = 0.92)				0.88			0.84				0.95		
Truck Percentages				5%			5%				4%		
Pedestrian Volumes				0			0				0		

*Background trips from the west leg of CR 462 are assumed using information included in Twisted Oaks TIA provided by Sumter County

**AM project trips not included in Oxford Crossing TIA provided by Sumter County.

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US 301 at CR 472 (CR 216) (Signalized)

Growth Rate Data - US 301 at CR 472			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2024 Growth Factor
CR 216	N/A	2.00%	1.040
CR 472	3.95%	3.95%	1.079
US 301	6.57%	6.57%	1.331

AM Peak Hour Background Traffic Volumes - US 301 at CR 472 (CR 216)												
Scenario	CR 216 Eastbound			CR 472 Westbound			US 301 Northbound			US 301 Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	38	23	53	68	39	51	76	813	80	97	731	47
Existing (Peak Season) Turning Movements	38	23	53	67	39	50	76	805	79	96	724	47
Background Turning Movements (2024)	40	24	54	72	42	54	79	911	89	109	819	53
*Oxford Crossing (all phases) - Build out Year 2023**	0	0	0	0	0	0	0	0	0	0	0	0
Twisted Oaks - Build out Year - 2024	0	18	0	0	6	9	0	27	0	0	10	0
The Keys at Wildwood II - Build out 2023	0	0	0	19	0	27	0	0	6	8	0	0
DQ Grill and Chill - Build out Year - Fall 2023	23	4	23	0	4	0	24	0	0	0	0	25
Total Committed Project Trips	23	22	23	19	10	27	24	27	6	8	10	25
Background Turning Movements plus Committed Project Trips	63	46	77	91	52	81	53	938	95	117	829	78
Peak Hour Factor (Int total - 0.97)	0.86			0.88			0.97			0.94		
Truck Percentages	5%			9%			3%			4%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - US 301 at CR 472 (CR 216)												
Scenario	CR 216 Eastbound			CR 472 Westbound			US 301 Northbound			US 301 Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	73	35	45	75	51	71	65	1181	80	75	729	91
Existing (Peak Season) Turning Movements	71	35	45	74	51	70	64	1169	79	74	722	90
Background Turning Movements (2024)	74	36	47	80	56	76	73	1323	89	84	817	102
Oxford Crossing (all phases) - Build out Year 2023	0	0	0	0	0	100	24	92	16	107	160	0
Twisted Oaks - Build out Year - 2024	0	13	0	0	22	0	0	29	0	0	32	0
The Keys at Wildwood II - Build out 2023	0	0	0	20	0	15	0	0	28	25	0	0
DQ Grill and Chill - Build-out Year - Fall 2023	19	3	28	0	4	0	19	0	0	0	0	20
Total Committed Project Trips	19	16	28	20	26	115	43	121	34	132	172	20
Background Turning Movements plus Committed Project Trips	93	52	65	90	62	191	115	1414	123	216	989	122
Peak Hour Factor (Int total - 0.94)	0.93			0.88			0.96			0.89		
Truck Percentages	7%			10%			3%			3%		
Pedestrian Volumes	0			0			0			0		

*AM project trips not included in TIA provided by Sumter County

AM Peak Hour Background Traffic Volumes - CR 216 Access		
Scenario	CR 216 Eastbound	CR 216 Westbound
	Thru	Thru
Observed Turning Movement Counts	114	112
Existing (Peak Season) Turning Movements	113	112
Background Turning Movements (2024)	118	124
Total Committed Project Trips	68	59
Background Turning Movements plus Committed Project Trips	186	183
Peak Hour Factor (Int total - 0.87)	0.86	0.88
Truck Percentages	5%	9%
Pedestrian Volumes	0	0

PM Peak Hour Background Traffic Volumes - CR 216 Access		
Scenario	CR 216 Eastbound	CR 216 Westbound
	Thru	Thru
Observed Turning Movement Counts	152	189
Existing (Peak Season) Turning Movements	151	187
Background Turning Movements (2024)	157	210
Total Committed Project Trips	53	89
Background Turning Movements plus Committed Project Trips	210	299
Peak Hour Factor (Int total - 0.91)	0.93	0.88
Truck Percentages	7%	10%
Pedestrian Volumes	0	0

AM Peak Hour Background Traffic Volumes - US 301 Access		
Scenario	US HWY 301 Northbound	US HWY 301 Southbound
	Thru	Thru
Observed Turning Movement Counts	902	875
Existing (Peak Season) Turning Movements	893	867
Background Turning Movements (2024)	1005	981
Total Committed Project Trips	77	43
Background Turning Movements plus Committed Project Trips	1082	1024
Peak Hour Factor (Int total - 0.93)	0.92	0.94
Truck Percentages	3%	4%
Pedestrian Volumes	0	0

PM Peak Hour Background Traffic Volumes - US 301 Access		
Scenario	US HWY 301 Northbound	US HWY 301 Southbound
	Thru	Thru
Observed Turning Movement Counts	1324	895
Existing (Peak Season) Turning Movements	1310	886
Background Turning Movements (2024)	1473	1003
Total Committed Project Trips	245	324
Background Turning Movements plus Committed Project Trips	1718	1327
Peak Hour Factor (Int total - 0.93)	0.96	0.89
Truck Percentages	3%	3%
Pedestrian Volumes	0	0

US 301 at CR 110

Growth Rate Data - US 301 at CR 472			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2024 Growth Factor
CR 110	N/A	2.00%	1.040
US 301	6.57%	6.57%	1.131

AM Peak Hour Background Traffic Volumes - US 301 at CR 110										
Scenario	CR 110 Eastbound	CR 110 Westbound	US 301 Northbound				US 301 Southbound			
	Right	Right	U-turn	Left	Thru	Right	U-turn	Left	Thru	Right
Observed Turning Movement Counts	2	9	19	0	856	9	11	6	845	1
Existing (Peak Season) Turning Movements	2	9	19	0	847	9	11	6	837	1
Background Turning Movements (2024)	2	9	21	0	958	10	12	7	947	1
Peak Hour Factor (Int total =.95)	0.25	0.75	0.9				0.95			
Truck Percentages	0%	0%	3%				3%			
Pedestrian Volumes	0	0	0				0			

AM Peak Hour Background Traffic Volumes - US 301 at CR 110										
Scenario	CR 110 Eastbound	CR 110 Westbound	US 301 Northbound				US 301 Southbound			
	Right	Right	U-turn	Left	Thru	Right	U-turn	Left	Thru	Right
Observed Turning Movement Counts	4	17	17	2	1255	15	8	9	830	2
Existing (Peak Season) Turning Movements	4	17	17	2	1242	15	8	9	822	2
Background Turning Movements (2024)	4	18	19	2	1405	17	9	10	930	2
Peak Hour Factor (Int total = .96)	0.5	0.71	0.99				0.92			
Truck Percentages	0%	0%	2%				3%			
Pedestrian Volumes	0	0	0				0			

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US 301 at CR 466 (Signalized)

Growth Rate Data - US 301 at CR 466			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2024 Growth Factor
CR 466	2.01%	2.01%	1.040
North US 301	4.52%	4.52%	1.090
South US 301	9.09%	9.09%	1.182

AM Peak Hour Background Traffic Volumes - US 301 at CR 466												
Scenario	CR 466 Eastbound			CR 466 Westbound			US 301 Northbound			US 301 Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	140	274	172	190	456	191	174	493	192	160	525	132
Existing (Peak Season) Turning Movements	139	271	170	188	451	189	172	488	190	158	520	131
Background Turning Movements (2024)	145	282	177	196	469	197	203	577	225	172	567	143
*Oxford Crossing (all phases) - Build-out Year 2023**	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
The Keys at Wildwood I - Build-out Year 2024	*0*	*0*	*0*	*0*	*0*	*9*	*0*	*4*	*0*	*27*	*11*	*2*
Total Committed Project Trips	*0*	*0*	*0*	*0*	*0*	*9*	*0*	*4*	*0*	*27*	*11*	*2*
Background Turning Movements plus Commited Project Trips	145	282	177	196	469	206	203	581	225	199	578	145
Peak Hour Factor (Int total = 0.99)	0.94			0.92			0.93			0.95		
Truck Percentages	1%			1%			3%			2%		
Pedestrian Volumes	1			0			0			2		

PM Peak Hour Background Traffic Volumes - US 301 at CR 466												
Scenario	CR 466 Eastbound			CR 466 Westbound			US 301 Northbound			US 301 Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	274	319	176	119	304	123	224	783	229	150	504	108
Existing (Peak Season) Turning Movements	271	316	174	118	301	122	222	775	227	149	499	107
Background Turning Movements (2024)	282	329	181	123	313	127	262	916	268	162	544	117
Oxford Crossing (all phases) - Build-out Year 2023	*0*	*0*	*54*	*59*	*0*	*0*	*40*	*80*	*44*	*0*	*107*	*0*
The Keys at Wildwood I - Build-out Year 2024	*1*	*0*	*0*	*0*	*0*	*28*	*0*	*13*	*0*	*16*	*7*	*1*
Total Committed Project Trips	*1*	*0*	*54*	*59*	*0*	*28*	*40*	*93*	*44*	*16*	*114*	*1*
Background Turning Movements plus Commited Project Trips	283	329	235	182	313	155	302	1009	312	178	658	118
Peak Hour Factor (Int total = 0.98)	0.93			0.93			0.93			0.93		
Truck Percentages	3%			2%			2%			3%		
Pedestrian Volumes	0			2			1			0		

*AM project trips not included in TIA provided by Sumter County.

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CR 216 at CR 209 (Stop Controlled)

Growth Rate Data - CR 216 at CR 209			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2024 Growth Factor
CR 216	N/A	2.00%	1.040
CR 209	-1.21%	1.00%	1.020

AM Peak Hour Background Traffic Volumes - CR 216 at CR 209							
Scenario	CR 216			CR 209		CR 209	
	Westbound			Northbound		Southbound	
	Left	Thru	Right	Thru	Right	Left	Thru
Observed Turning Movement Counts	12	1	47	120	23	48	109
Existing (Peak Season) Turning Movements	12	1	47	119	23	48	108
Background Turning Movements (2024)	12	1	49	121	23	49	110
Twisted Oaks - Build-out Year - 2024	*6*	*0*	*0*	*19*	*18*	*0*	*7*
Total Committed Project Trips	*6*	*0*	*0*	*19*	*18*	*0*	*7*
Background Turning Movements plus Commited Project Trips	18	1	49	140	41	49	117
Peak Hour Factor (Int total = 0.91)	0.75			0.72		0.77	
Truck Percentages	8%			5%		6%	
Pedestrian Volumes	0			0		0	

PM Peak Hour Background Traffic Volumes - CR 216 at CR 209							
Scenario	CR 216			CR 209		CR 209	
	Westbound			Northbound		Southbound	
	Left	Thru	Right	Thru	Right	Left	Thru
Observed Turning Movement Counts	44	1	79	100	31	49	81
Existing (Peak Season) Turning Movements	44	1	78	99	31	49	80
Background Turning Movements (2024)	46	1	81	101	32	50	82
Twisted Oaks - Build-out Year - 2024	*22*	*0*	*0*	*12*	*13*	*0*	*21*
Total Committed Project Trips	*22*	*0*	*0*	*12*	*13*	*0*	*21*
Background Turning Movements plus Commited Project Trips	68	1	81	113	45	50	103
Peak Hour Factor (Int total = 0.92)	0.91			0.89		0.79	
Truck Percentages	2%			5%		7%	
Pedestrian Volumes	0			0		0	

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Appendix H
Committed Trips

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Oxford Crossing

Table 4 – Future Buildout PM Peak Hour Roadway Segment Analysis

Roadway		Peak Hour Directional Service Capacity [1]	Future Year 2023 Non-Project PM Peak Hour Traffic Volumes [2]		PM Peak Hour Project Traffic			Future Year 2023 Buildout PM Peak Hour Traffic					
								Volumes [4]		V/C Ratio		LOS	
From	To		NB/EB	SB/WB	% Assign [3]	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
C-466													
CR 229	CR 209	603	329	446	5.0%	27	20	47 356	466	0.59	0.77	C	C
CR 209	US 301	750	336	517	8.0%	43	32	379	549	0.51	0.73	D	D
CR 472 / Rainey Trail								150					
US 301	CR 117	675	386	307	16.0%	64	86	150	393	0.67	0.58	D	D
CR 117	Lynn Haven Lane	675	420	386	11.0%	44	59	103 464	445	0.69	0.66	D	D
Lynn Haven Lane	Buena Vista Blvd	675	420	409	8.0%	32	43	452	452	0.67	0.67	D	D
CR 314													
US 301	CR 117	675	35	58	8.0%	32	43	67	101	0.10	0.15	C	C
CR 117	CR 121	675	35	58	2.0%	8	11	43	69	0.06	0.10	C	C
US 301								164					
C-44A	C-466A (Cleveland Ave)	2,000	942	961	17.5%	94	70	,036	1,031	0.52	0.52	C	C
C-466A (Cleveland Ave)	C-462 (S)	2,000	1,110	894	24.0%	128	96	224 ,238	990	0.62	0.50	C	C
C-462 (S)	C-462 (N)	1,740	1,159	897	29.0%	155	115	270	1,012	0.76	0.58	C	C
C-462 (N)	CR 222	2,000	1,159	897	35.0%	187	139	326	1,036	0.67	0.52	C	C
CR 222	C-472	2,000	1,446	1,073	40.0%	214	159	373	1,232	0.83	0.62	C	C
C-472	C-466	2,000	1,517	1,021	45.0%	179	241	420	1,262	0.85	0.63	C	C
C-466	CR 204	2,000	1,321	803	20.0%	80	107	187	910	0.70	0.46	C	C
CR 204	Marion Co Boundary	2,000	1,398	768	19.5%	78	104	1,476	872	0.74	0.44	C	C

Note:
1. Peak Hour / Peak Directional Service Volumes are reported from the Sumter County Transportation Management System Segment Report (June 2015). Existing Traffic Volumes are from FDOT and Sumter County published data sources.
2. Future non-project traffic volumes are the summation of the existing PM peak hour volumes and background growth.
3. Project trip assignment was based on the average percentage along the study roadway segment
4. Future buildout traffic volumes are the summation of the non-project traffic volumes and project traffic volumes.

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N
C-466
C-472
CR 114
US 301
C-462E
C-466A
CR 222
C-462
CR 209
C-466
CR 223
See Revisions on next sheet
Legend
Study Area Intersections
Roadway Network
Project Location
Existing + [Background Growth] + (Pass-By + Project Traffic) = Buildout Total Traffic
FIGURE 2 - PM PEAK HOUR BUILDOUT PROJECT TRAFFIC VOLUMES
OXFORD CROSSINGS
WILDWOOD, FLORIDA
Not to Scale
April 2018
Project No: 142200001
Page 13
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Oxford Crossings 2023 Full Buildout
With Existing Geometry and Control

INTERSECTION VOLUME DEVELOPMENT

US 301 @ C-472
PM Peak Hour

Case	US 301 Northbound			US 301 Southbound			CR 216 Eastbound			C-472 Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
4/4/18 Observed Volumes	30	1,095	107	122	942	16	0	0	24	0	0	232
Peak Season Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2018 Peak Season Volumes	30	1,095	107	122	942	16	0	0	24	0	0	232
Growth Factor	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
2023 Peak Season Volumes	36	1,314	128	146	1,130	19	0	0	29	0	0	278
2023 Non-Project Traffic	36	1,314	128	146	1,130	19	0	0	29	0	0	278
Project Assignment	6.0% OUT	23.0% OUT	3.0% IN	20.0% IN	28.0% IN & OUT	0.0% --	0.0% --	0.0% --	0.0% --	0.0% --	0.0% --	25.0% OUT
Project Traffic (Net New Trips)	24	92	16	107	140	0	0	0	0	0	0	100
Pass-By Traffic	10	-10	10	10	0	0	0	0	0	0	0	29
Total Build-Out Volumes	**70**	**1,396**	**154**	**263**	**1,270**	**19**	**0**	**0**	**29**	**0**	**0**	**407**

k:\oca_civil\142200001 - oxford crossings tia\analysis\[calcs_oxfordcrossings++.xlsx]int.#2 4/17/2018

Raw-To-Peak Season Factor: 1.00
Applied Growth Rate: 4.00%
Existing Year 2018
Build-Out Year: 2023
Growth Factor: 1.20

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Twisted Oak

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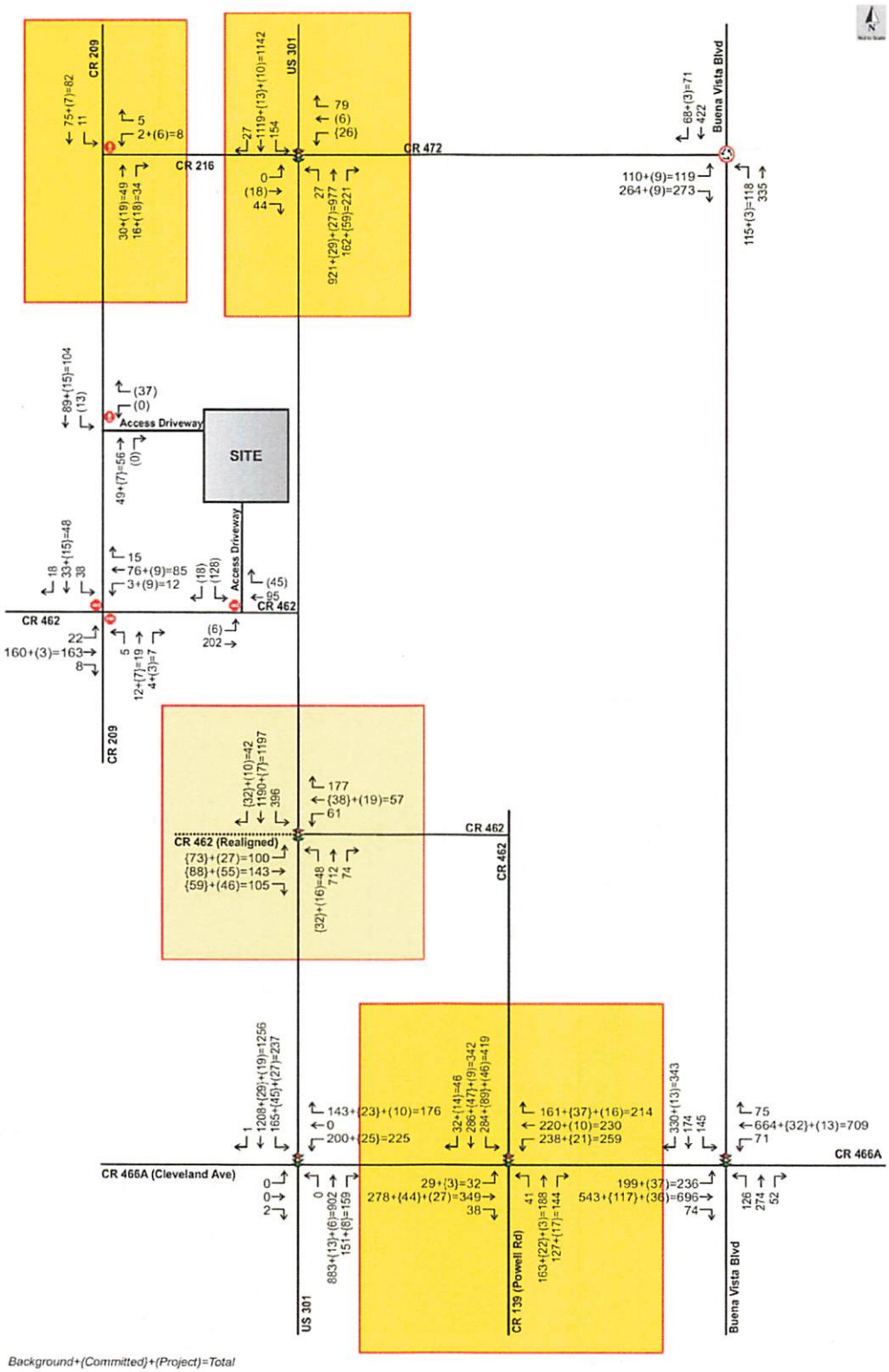
Table 6
Projected Roadway Segment Capacity Analysis- PM Peak Hour

Roadway Segment	# of Lns	LOS Std	PH Dir Cap	AGR %	Dir	Vested Trips	2024 Backg'd Vol	2024 Backg'd LOS	2024 Backg'd V/C	Project Dist	Project Trips	Projected Conditions Vol	Projected Conditions LOS	Projected Conditions V/C
CR 462														
CR 209 to US 301/ SR 35	2	D	1,190	1.00%	NB/EB	0	108	C	0.09	70%	89	197	C	0.17
					SB/WB	0	257	C	0.22		89	346	D	0.29
US 301/ SR 35 to CR 131	2	F	1640	1.21%	NB/EB	157	573	B	0.35	30%	38	611	C	0.37
					SB/WB	175	841	C	0.51		38	879	C	0.54
CR 131 to CR 121	2	F	1640	1.21%	NB/EB	97	513	B	0.31	30%	38	551	B	0.34
					SB/WB	126	792	C	0.48		38	830	C	0.51
CR 121 to CR 134	2	F	1640	1.00%	NB/EB	124	793	C	0.48	30%	38	831	C	0.51
					SB/WB	141	655	C	0.40		38	693	C	0.42
CR 134 to CR 466A	2	F	1640	1.00%	NB/EB	344	1,013	D	0.62	30%	38	1,051	D	0.64
					SB/WB	456	970	D	0.59		38	1,008	D	0.61
CR 466A														
US 301/SR 35 to CR 462/CR 139	2	D	825	1.00%	NB/EB	227	725	D	0.88	15%	19	744	D	0.90
					SB/WB	238	753	D	0.91		19	772	D	0.94
CR 462/CR 139 to CR 133 (NE 57th Dr)	4	D	1900	1.00%	NB/EB	296	1,410	C	0.74	40%	51	1,461	C	0.77
					SB/WB	347	1,521	C	0.80		51	1,572	C	0.83
CR 133 (NE 57th Dr) to Buena Vista Blvd	4	D	1900	1.19%	NB/EB	198	1,478	C	0.78	40%	51	1,529	C	0.80
					SB/WB	236	1,582	C	0.83		51	1,633	C	0.86
CR 472														
US 301/SR 35 to CR 117	2	D	713	1.00%	NB/EB	188	475	D	0.67	10%	13	488	D	0.68
					SB/WB	112	320	C	0.45		13	333	C	0.47
CR 117 to Lynn Haven Ln	2	D	713	1.00%	NB/EB	65	346	C	0.49	10%	13	359	D	0.50
					SB/WB	83	470	D	0.66		13	483	D	0.68
Lynn Haven Ln to Buena Vista Blvd	2	D	675	1.00%	NB/EB	65	407	D	0.60	10%	13	420	D	0.62
					SB/WB	83	361	D	0.53		13	374	D	0.55
CR 209														
CR 462 E to CR 216	2	D	616	1.00%	NB/EB	21	99	C	0.16	20%	25	124	C	0.20
					SB/WB	16	69	C	0.11		25	94	C	0.15
CR 216														
CR 209 to US 301/SR 35	2	D	675	1.00%	NB/EB	0	5	C	0.01	10%	13	18	C	0.03
					SB/WB	0	29	C	0.04		13	42	C	0.06

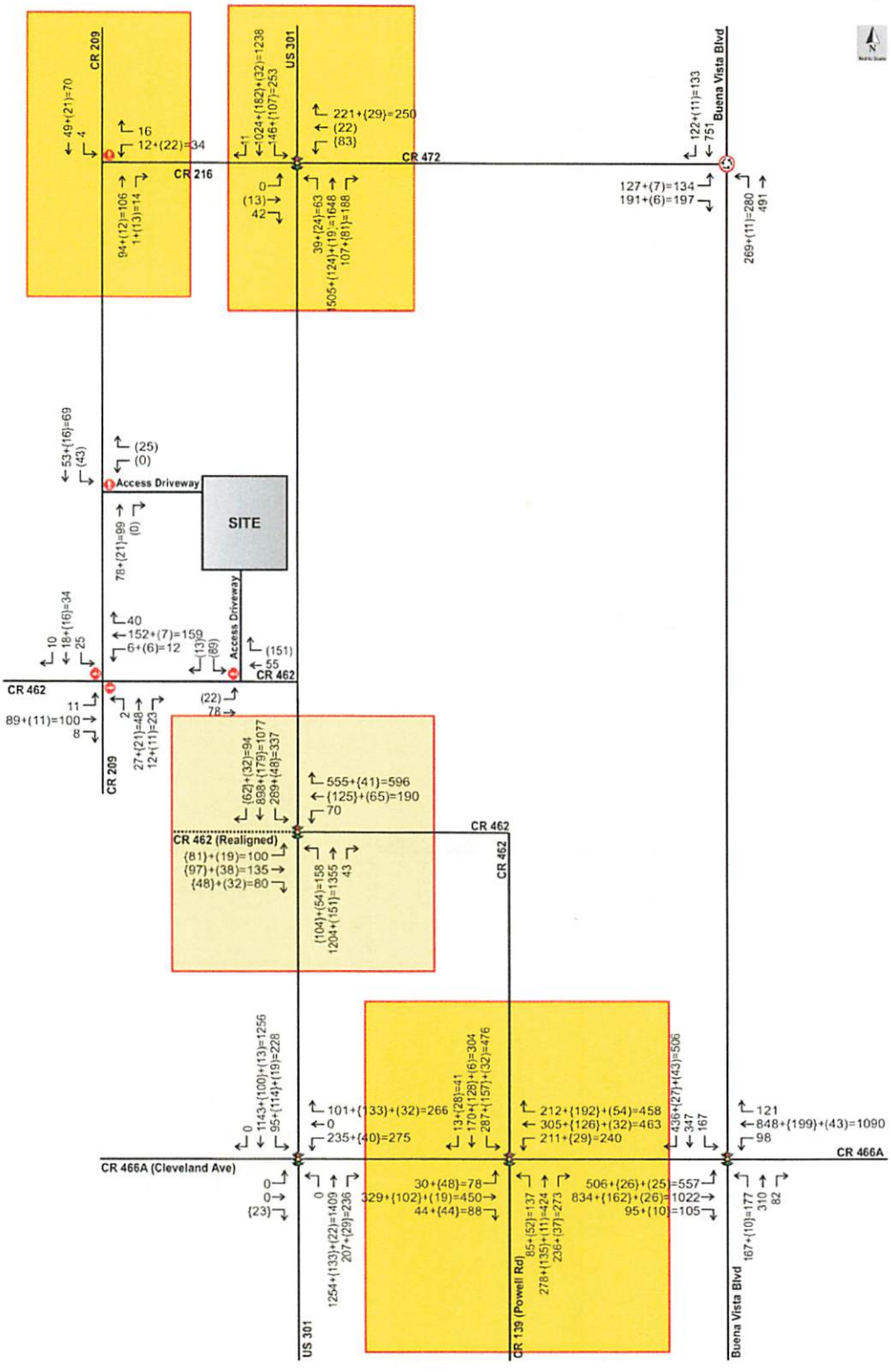
Source: 2014/2015 Sumter County TMS Report, Sumter County 2020 Annual Traffic Counts, and Sumter County 2019 CMP Database
Background traffic includes vested trips from seven (7) committed developments, as provided by Sumter County, and 50% of traffic generated by Twisted Oaks Pointe

The capacity analysis reveals that all the study roadway segments are projected to continue to operate within their adopted capacities at the project buildout.



Projected AM Peak Hour Intersection Volumes
Highfield at Twisted Oaks
21184.1 v2.0

Figure 6



Projected PM Peak Hour Intersection Volumes
Highfield at Twisted Oaks
21184.1 v2.0

Figure 7

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The Keys at Wildwood I

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TABLE 2

STUDY NETWORK

Roadway	From	To	Lanes	Two-Way Capacity (1)	Percent Project Traffic	Project Traffic (PM Peak)	Percent Consumed	Study Network?
US 301	CR466	Project Access	4 LD	3,580	67.0%	68	1.9%	Yes (2)
	Project Access	CR204	4 LD	3,580	33.0%	34	0.9%	Yes (2)
CR466	CR209	US 301	2 LU	1,197	2.9%	3	0.3%	No
	US 301	CR105	4 LD	3,222	44.0%	45	1.4%	No

(1) Based on 2020 FDOT Capacity Tables.
(2) Abutting roadway included in the Analysis.

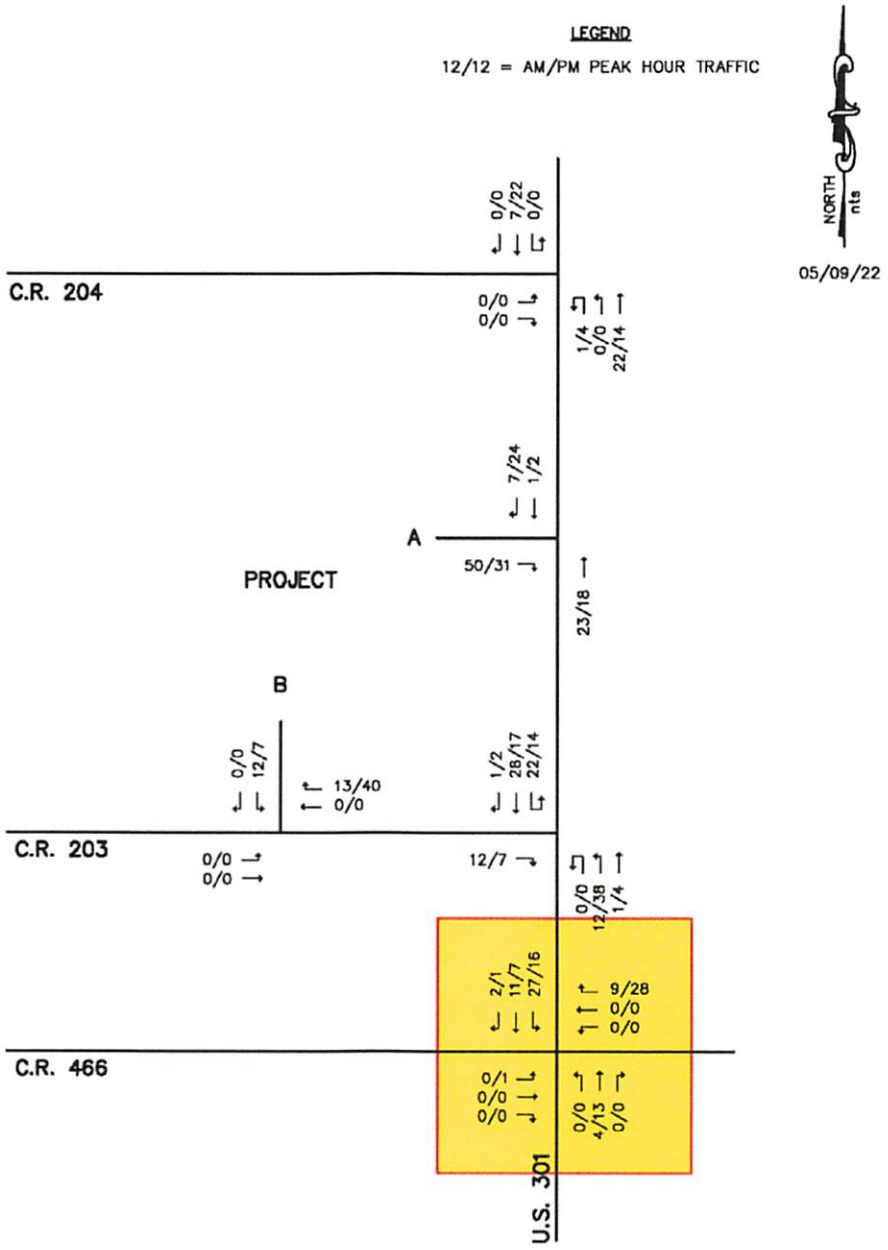

FIGURE 2
PROJECT TRAFFIC

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The Keys at Wildwood II

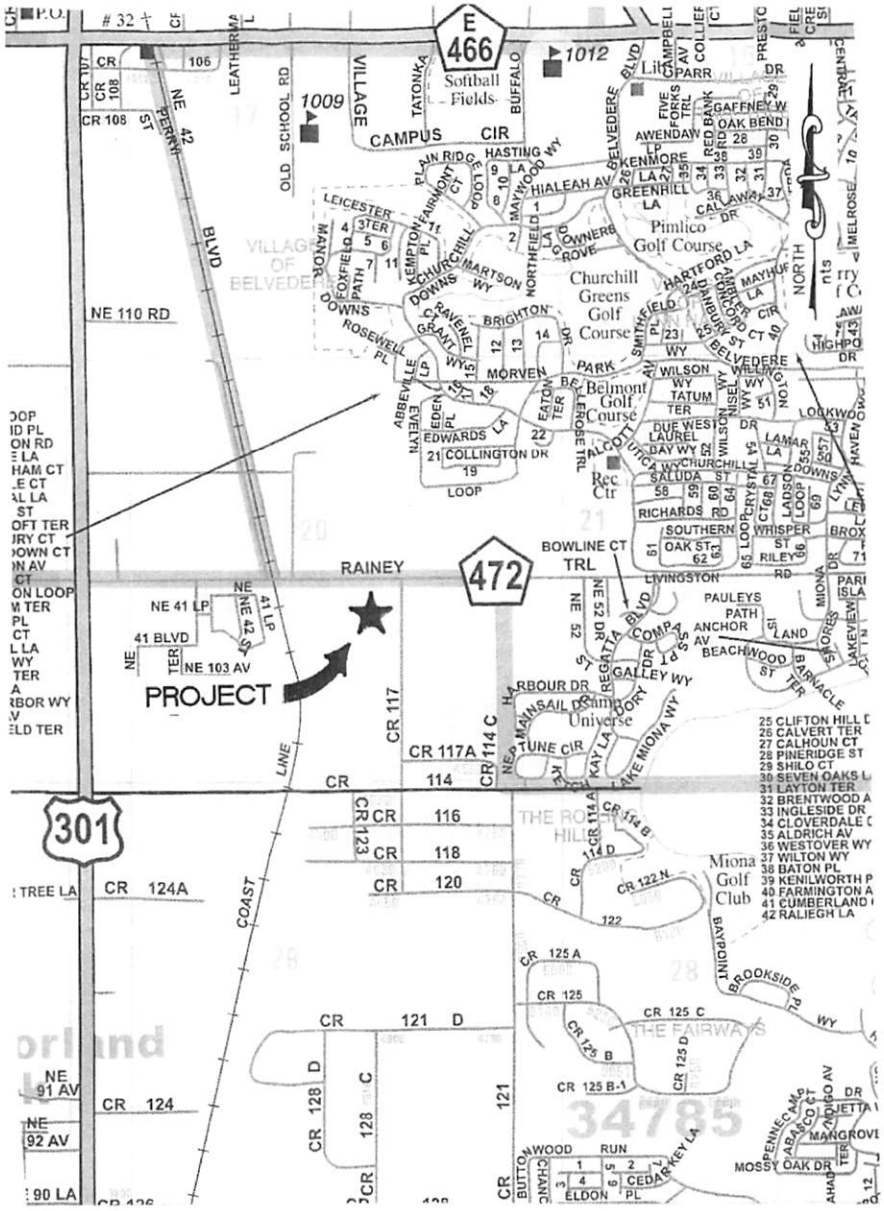

FIGURE 1
PROJECT LOCATION

2

LINCKS & ASSOCIATES, INC.

TABLE 2

STUDY NETWORK

Roadway	From	To	Lanes	Two-Way Capacity (1)	Percent Project Traffic	Project Traffic (PM Peak)	Percent Consumed	Study Network?
CR 472	US 301	CR117	2 LU	1,197	38.9%	68	5.7%	Yes
	CR117	Lynn Haven Ln	2 LU	1,197	43.4%	77	6.3%	Yes
	Lynn Haven Ln	Buena Vista Blvd	2 LU	1,197	37.3%	66	5.5%	Yes
US 301	CR222	CR472	4 LD	3,580	16.3%	29	0.8%	No
	CR472	CR466	4 LD	3,580	22.6%	40	1.1%	No
Buena Vista Blvd	Temberry Forest Dr	CR472	4 LD	3,222	10.5%	18	1.5%	No
	CR472	Belvedere Blvd	4 LD	3,222	26.6%	47	0.6%	No
CR 117	CR472	Project	2 LU	1,197	82.3%	145	12.1%	Yes
	Project	CR 114	2 LU	1,197	17.7%	31	2.6%	Yes(2)

(1) Based on 2020 FDOT Capacity Tables.
(2) Abutting roadway included in the Analysis.

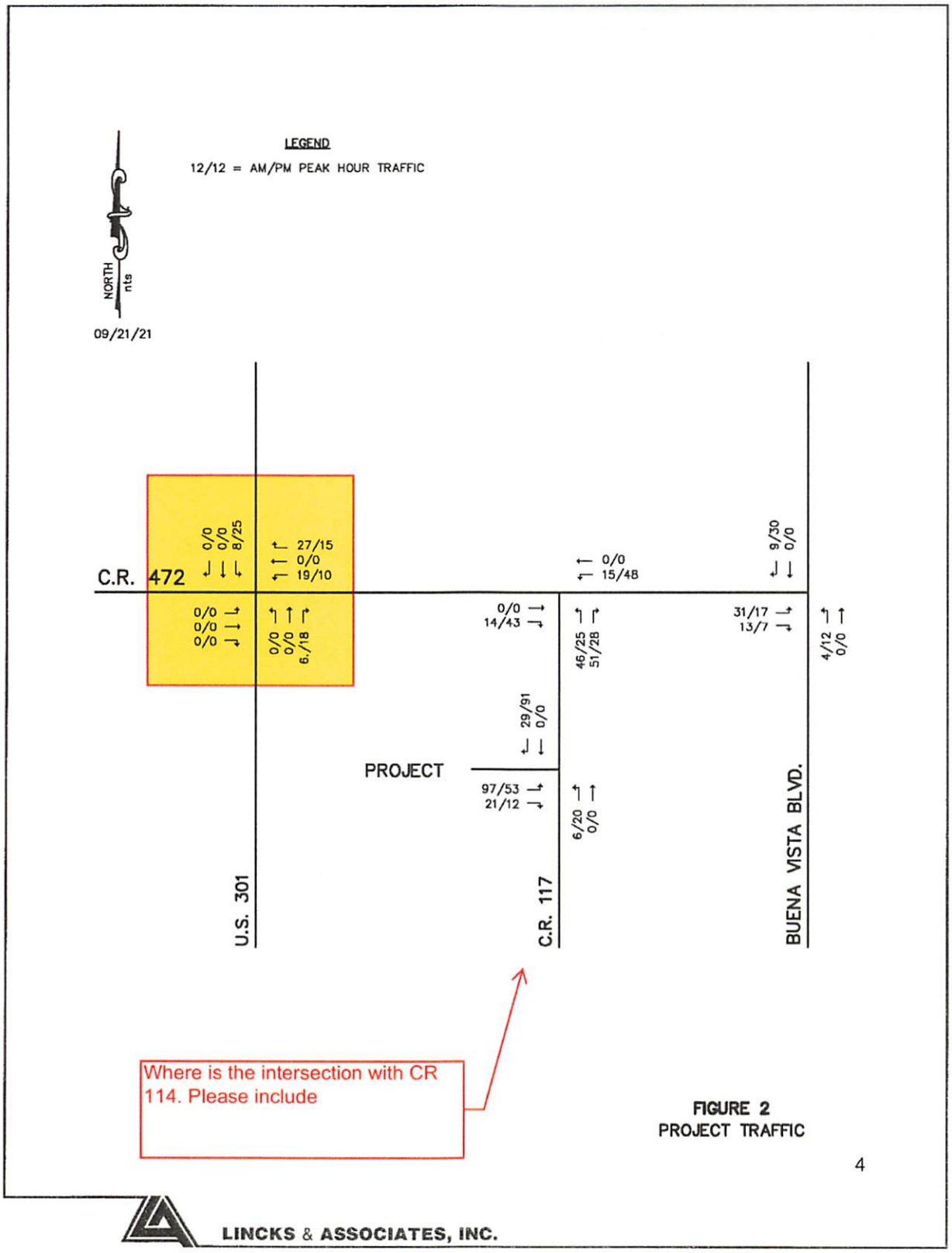

FIGURE 2
PROJECT TRAFFIC

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Wildwood Storage Facility

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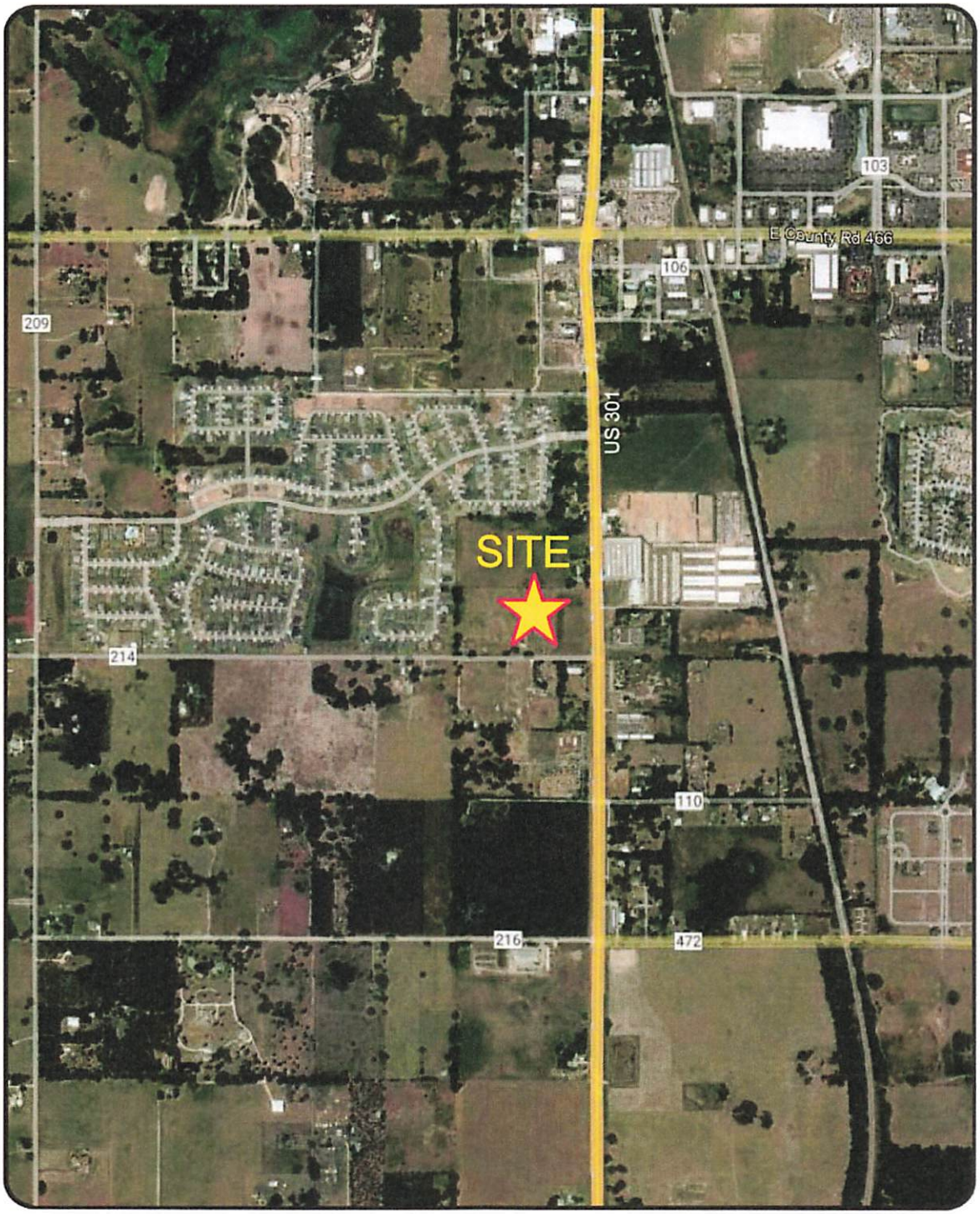

Wildwood Storage Facility
Project № 5614
Figure 1

Site Location

PROJECTED TRAFFIC CONDITIONS

Projected traffic conditions were determined for the project's buildout year in 2024 by expanding existing traffic with a growth factor and adding the approved Oxford Residential trips. The growth factor was based upon a trends analysis of daily traffic volumes on US 301 which indicated an annual growth rate of 3.0% representing a two-year growth factor of 1.06. The trends analysis chart is included in **Appendix D**.

Roadway Segment Analysis

The analysis of projected traffic conditions to the abutting roadway segments is summarized in **Table 4**. The table shows that the roadway segments will continue to operate satisfactorily with trips from the proposed development and from the Oxford Residential development added.

Table 4
Projected Roadway Segment Analysis

Roadway Segments	Lns	Adopted		2-Way Peak Hour Volume				V/C Ratio
		LOS	Capacity	Background*	Oxford Residential	Project	Total	
A.M. PEAK HOUR								
US 301								
C-472 to C-466	4LD	D	3,580	2,318	22	4	2,344	0.66
CR 214								
Adjacent to the Site	2U	D	1,197	71	0	8	79	0.07
P.M. PEAK HOUR								
US 301								
C-472 to C-466	4LD	D	3,580	2,763	29	7	2,799	0.78
CR 214								
Adjacent to the Site	2U	D	1,197	49	0	12	61	0.05

*Existing x 1.06

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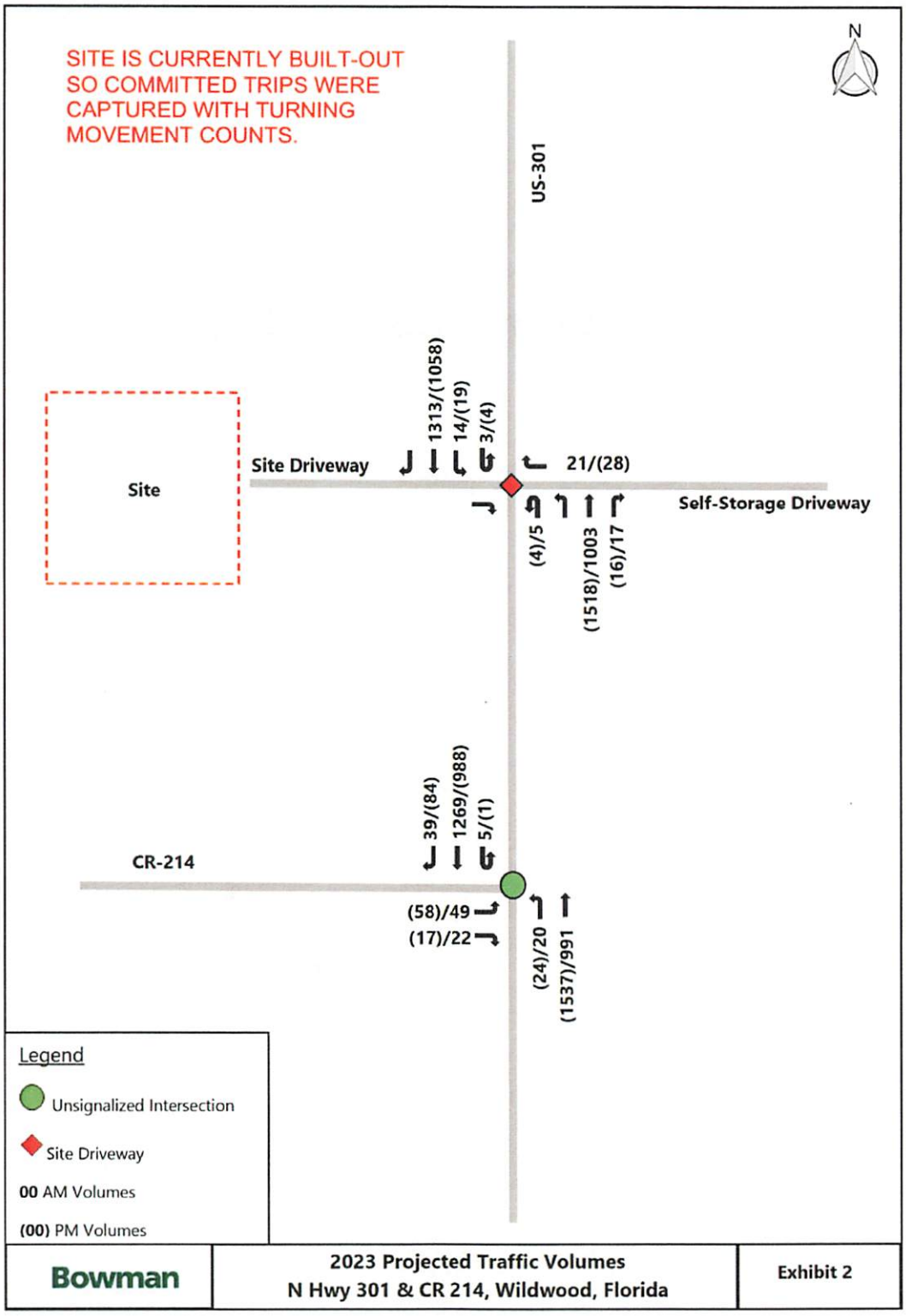
Oxford Residential


SITE IS CURRENTLY BUILT-OUT SO COMMITTED TRIPS WERE CAPTURED WITH TURNING MOVEMENT COUNTS.
N
US-301
Site
Site Driveway
1313/(1058)
14/(19)
3/(4)
21/(28)
Self-Storage Driveway
(4)/5
(1518)/1003
(16)/17
CR-214
39/(84)
1269/(988)
5/(1)
(58)/49
(17)/22
(24)/20
(1537)/991
Legend
Unsignalized Intersection
Site Driveway
00 AM Volumes
(00) PM Volumes
Bowman
2023 Projected Traffic Volumes
N Hwy 301 & CR 214, Wildwood, Florida
Exhibit 2

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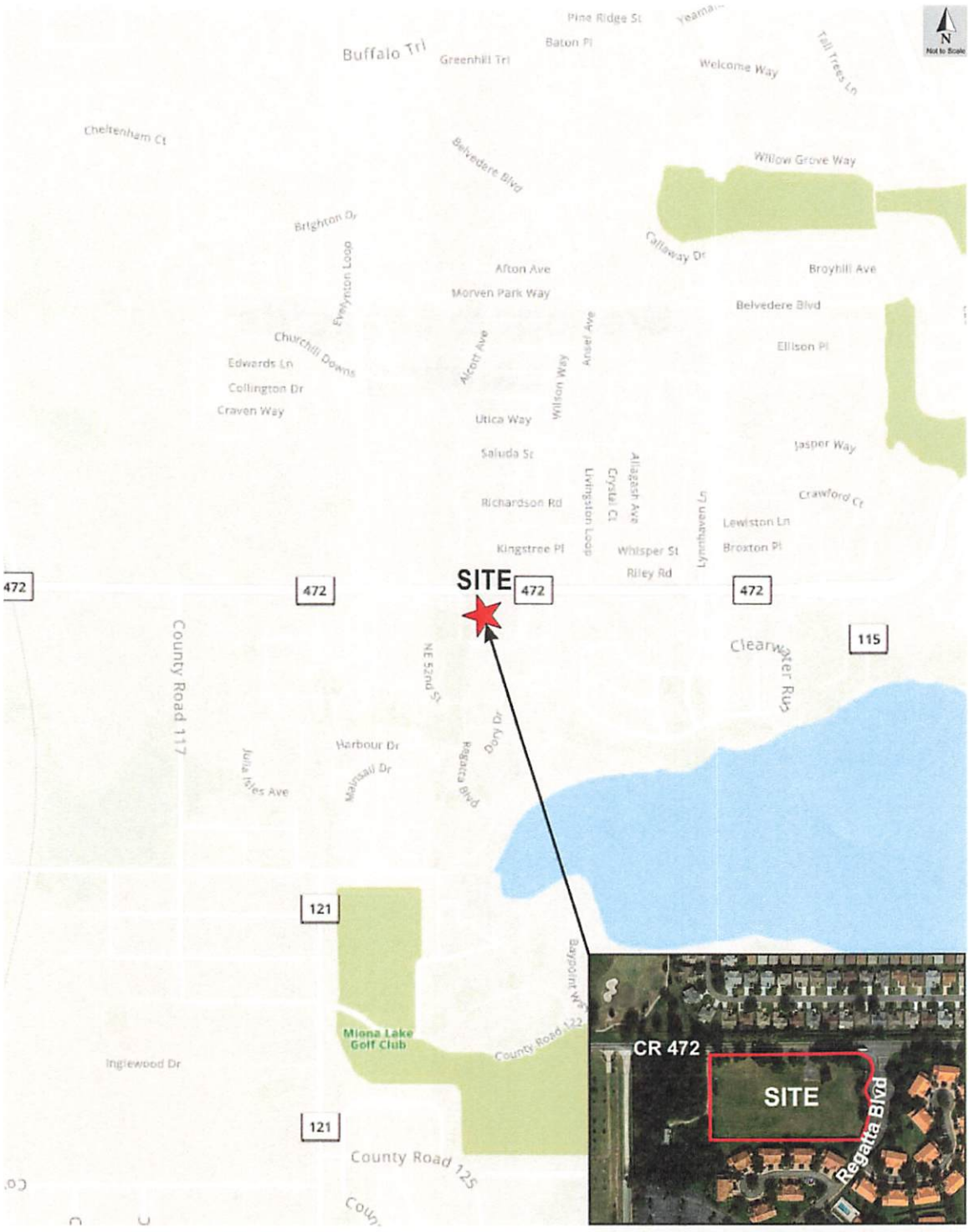
Stonegate Lakeside Landing



Site Location Map
Stonegate-Lakeside Landing
21098, v1.1

Figure 1

4.0 PROJECTED CONDITIONS ANALYSIS

An analysis of background and projected conditions was conducted to determine the impact of the proposed development on roadway segment capacity, as well as the proposed access connections and intersections to the site. The project buildout year for the analysis is 2022.

4.1 Background Traffic Projection

Projected background traffic growth for the buildout year 2022 was calculated based on historical growth trends experienced within the study area. The growth rate was established based on historical traffic volume (AADT) obtained from *Sumter County Annual Traffic Counts 2020 Volumes Summary*. A 3.71% annual growth rate was applied to the existing volumes. The growth rate trend analysis is included in **Appendix I**.

4.2 Projected Roadway Segment Capacity

Projected roadway conditions were analyzed by comparing the projected traffic volumes on the study segments to their capacities obtained from the *Sumter County TMS Segment Report - 2014/15 Level of Service*. The total projected traffic volume is composed of background traffic and project trips.

Table 4 summarizes the roadway segment capacity analysis. The projected traffic analysis reveals that the study roadway segment will continue to operate at an acceptable LOS.

Table 4
Projected Roadway Segment Capacity Analysis

Road Name	# LNS	LOS Std	LOS Cap	AGR	Background 2022 NB/EB	Background 2022 SB/WB	Background 2022 LOS	Project Trips %Dist	Project Trips NB/EB	Project Trips SB/WB	Total Volume NB/EB	Total Volume SB/WB	Total Volume LOS
CR 472													
CR 117 to Lynn Haven Lane	2	D	675	3.71%	353	287	D	50%	7	10	360	297	D

AGR denotes Annual Growth Rate

Intersections are outside of the Terwilliger Study Area.

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Dairy Queen Grill and Chill

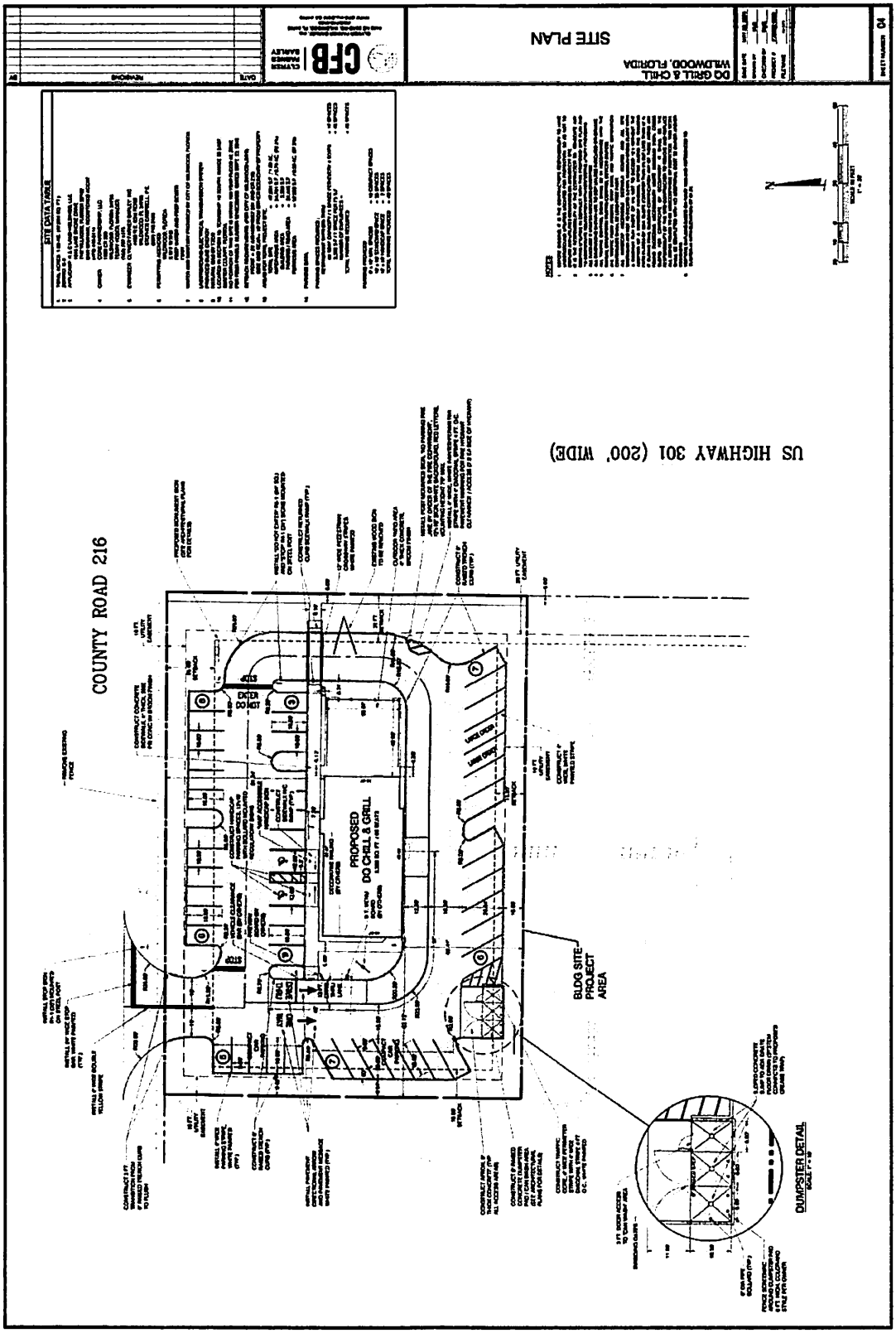
SITE PLAN
DQ GRILL & CHILL
WILDWOOD, FLORIDA
CFB
SITE DATA TABLE
NOTES
US HIGHWAY 301 (200' WIDE)
COUNTY ROAD 216
PROPOSED
DQ CHILL & GRILL
BLDG SITE
PROJECT
AREA
DUMPSTER DETAIL

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Table 1: Trip Generation Potential

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Fast-Food Restaurant with Drive-Through	2,612 SF	1,230	105	54	51	85	44	41
Pass-By Traffic	Daily AM PM							
Pass-By Capture (Sumter County)	20% 20% 20%	246	21	11	10	17	9	8
10% of Adjacent Street Traffic	10%	2,682	196	98	98	216	108	108
	Subtotal	246	21	11	10	17	9	8
Driveway Volumes		**1,230**	**105**	**54**	**51**	**85**	**44**	**41**
TOTAL NET NEW TRIPS		**984**	**84**	**43**	**41**	**68**	**35**	**33**

Note: Trip Generation was calculated using the data from ITE's Trip Generation Manual, 10th Edition
Fast-Food Restaurant with Drive-Through Window (ITE 934)
Daily T = 470.95*(X); (X is SF/1000); (50% in, 50% out)
AM Peak Hour of Adjacent Street T = 40.19*(X); (X is SF/1000); (51% in, 49% out)
PM Peak Hour of Generator T = 32.67*(X); (X is SF/1000); (52% in, 48% out)

STUDY AREA

Sumter County guidelines require that roadway segments adjacent to the proposed development, as well as roadway segments having 3% or greater impact or 70 peak hour two-way trips shall be included in the study area. The only roadway segment having a greater than 3% impact is the adjacent roadway segment of CR 216 between the site driveway and US 301. The project has a less than 1% de minimis impact on all other adjacent roadway segments. No roadway segments have greater than 70 net new PM peak hour two-way project trips.

Table 2: Project Traffic Significance

Roadway From	To	Functional Classification	Area Type	Adopted LOS	# of Lanes	Peak Hour Directional Service Capacity [1]	PM Peak Hour Project Traffic % Assign	NB/EB	SB/WB	Percent Project Impact [4]
CR 216										
CR 209	Site	Local	U	D	2	540	2.0%	1	1	0.2%
Site	US 301	Local	U	D	2	540	98.0%	32	34	6.3%
US 301										
CR 222	C-472	Principal Arterial	U	D	4	2,000	44.0%	15	15	0.8%
C-472	C-466	Principal Arterial	U	D	4	2,000	46.0%	15	16	0.8%

K:\OCA_Civil\142889000-Wildwood DQ TIA\calcs\[Traffic calculations_rev200604.xlsx]Roadway Impact

Note 1: Peak Hour Directional Service Capacity was obtained from the 2013 FDOT Quality/Level of Service Tables.
Note 2: The percent impact was calculated as the maximum project traffic in one direction divided by the peak hour service capacity.

The Sumter County guidelines require major intersections within significantly impacted roadway segments and within 1,000 feet of the site to be evaluated. The intersection of CR 216 at US 301 is the only intersection that meets this criterion. The study will focus on the analysis of the adjacent roadway segments, intersection of CR 216 at US 301, and the proposed driveway connection on CR 216.

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Kimley»Horn

June 4, 2020

Mr. Steven Cohoon
Sumter County Public Works
319 E Anderson Ave.
Bushnell, FL 33513

RE: ***Dairy Queen US 301 at CR 216 –TIA methodology;***
Kimley-Horn Project No. 142889000

Dear Mr. Cohoon:

A traffic impact analysis was provided to the City of Wildwood in April 2020 to support a zoning and conceptual site plan submittal for a proposed Dairy Queen located in the southwest corner of the intersection of US 301 and CR 216. Sumter County provided comments on the TIA and requested that a methodology be submitted for review and approval prior to resubmittal of the updated TIA. Below is our proposed methodology for review and approval.

PROJECT TRAFFIC

Trip generation potential for the proposed development was calculated based upon equations contained in the ITE *Trip Generation Manual,* 10th Edition. Pass-by capture listed in the ITE *Trip Generation Handbook*, 3rd Edition is 49% for the AM peak hour and 50% for the PM peak hour. Sumter County guidelines require the pass-by capture to be limited to 20% of the total gross trips. Therefore, a 20% pass-by capture was applied although this will result in higher net new trips than are anticipated based on ITE methodologies. The calculated pass-by capture was checked against the existing traffic on the adjacent section of US 301 and found to be less than 10%.

The proposed development has the potential to generate 984 daily, 84 AM peak hour (43 entering, 41 exiting), and 68 PM peak hour (35 entering, 33 exiting) net new external trips. Table 1 illustrates the trip generation calculations for the site.

The trip distribution for the site was determined based on the existing traffic distribution at the intersection of US 301 and CR 216. The cardinal trip distribution used for the net new trips is as follows:

- 2 percent to the west along CR 216
- 8 percent to the east to CR 472
- 46 percent to the north along US 301
- 44 percent to the south along US 301

The pass-by traffic distribution along US 301 was 51% to the north and 49% to the south, since all pass-by traffic was assumed to come from US 301. The pass-by traffic from US 301 was also evaluated along CR 216 fronting the project driveway.

The site is propoosed to have one driveway onto CR 216 and no direct access to US 301.

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		AM		PM	
		IN	OUT	IN	OUT
		54	51	44	41
to/from west	0.02	1	1	1	1
to/from east	0.08	4	4	4	3
to/from north	0.46	25	23	20	19
to/from south	0.44	24	23	19	18

AM

EBL	EBT	EBR	WBT	NBL	SBR
23	4	23	4	24	25

PM

EBL	EBT	EBR	WBT	NBL	SBR
19	3	18	4	19	20

Committed trips from Dairy Queen at CR 216 and HWY 301

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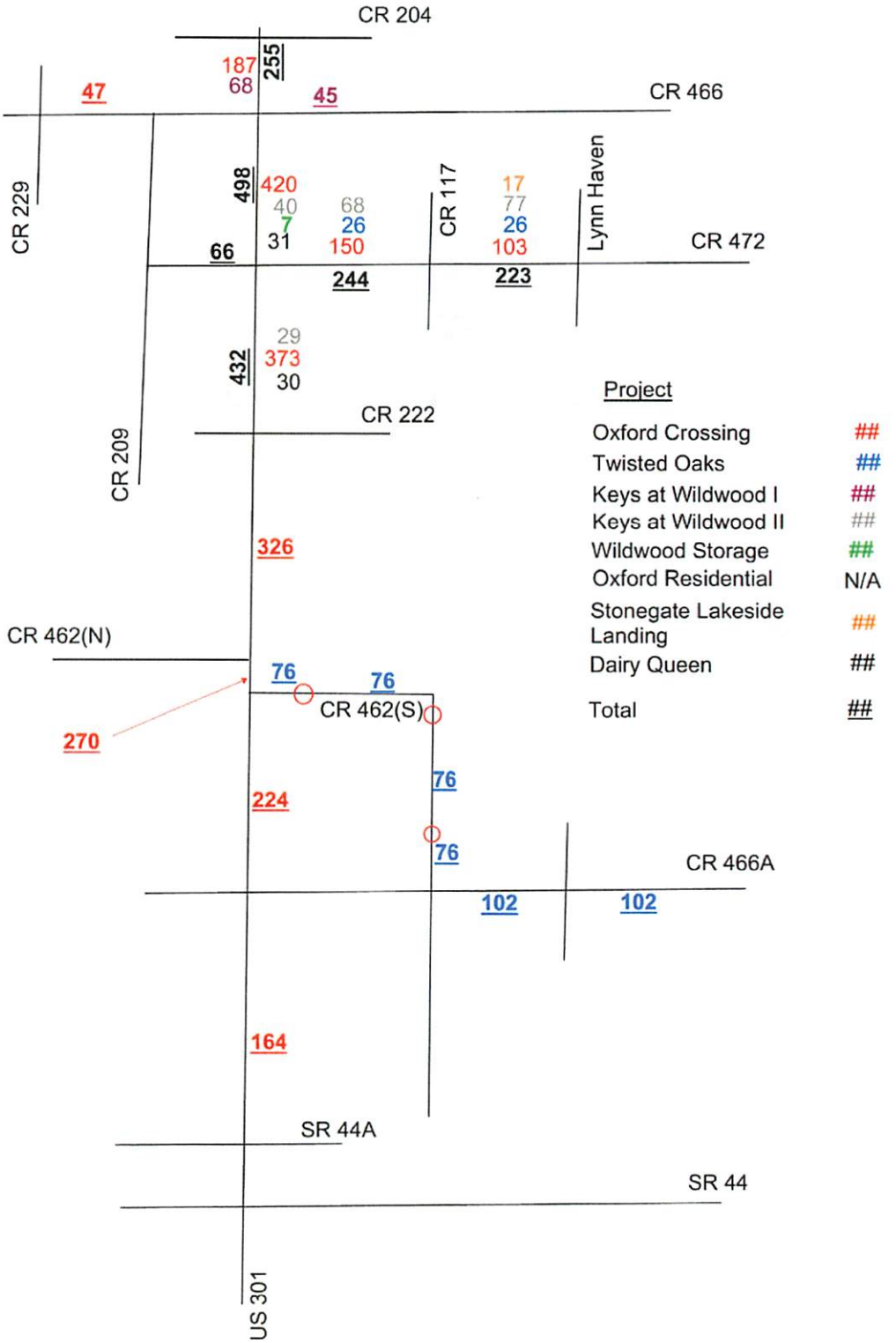
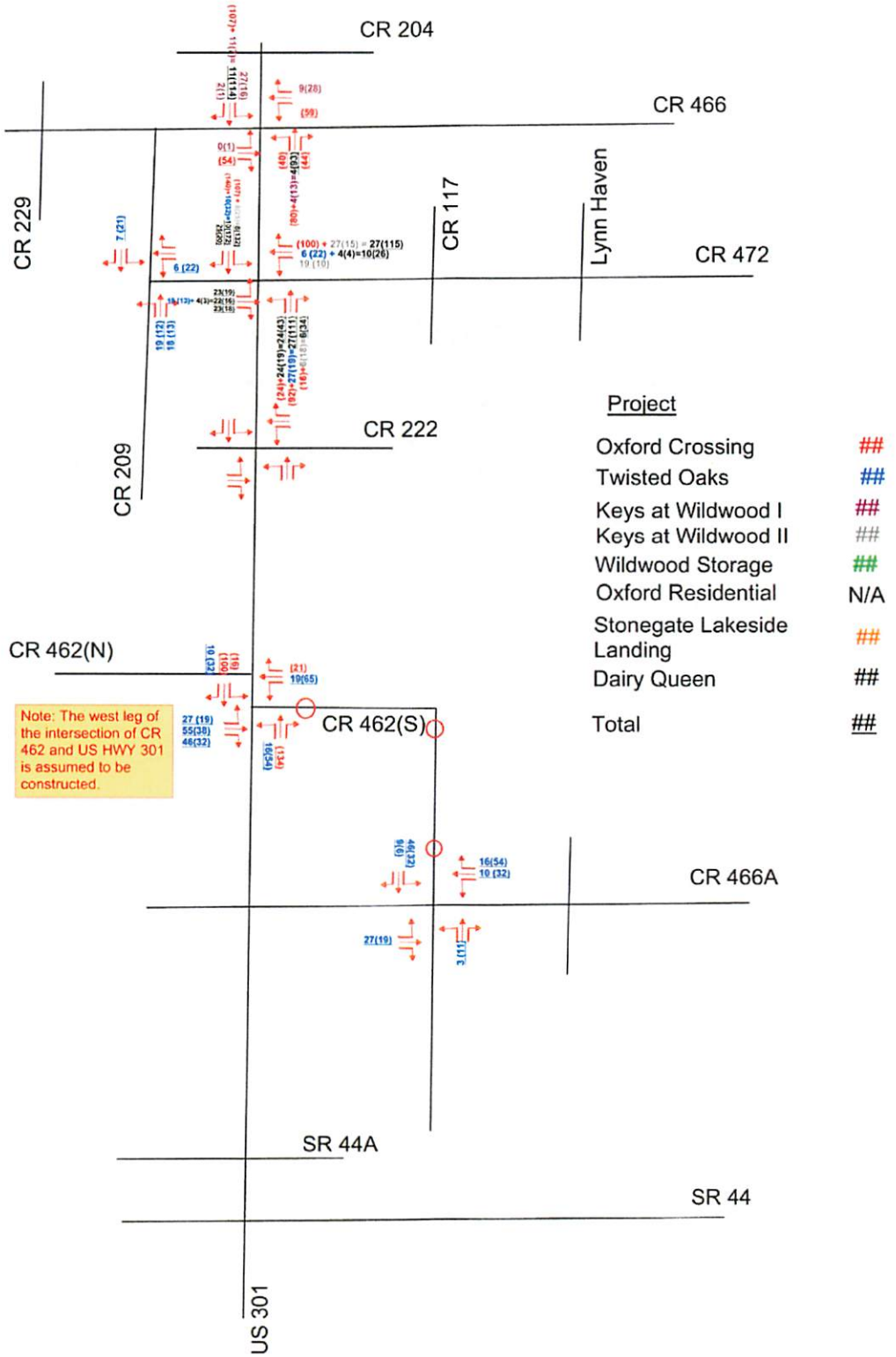
Combined
Committed Trips



Combined Committed Trips Segments



Combined Committed Turning Movements

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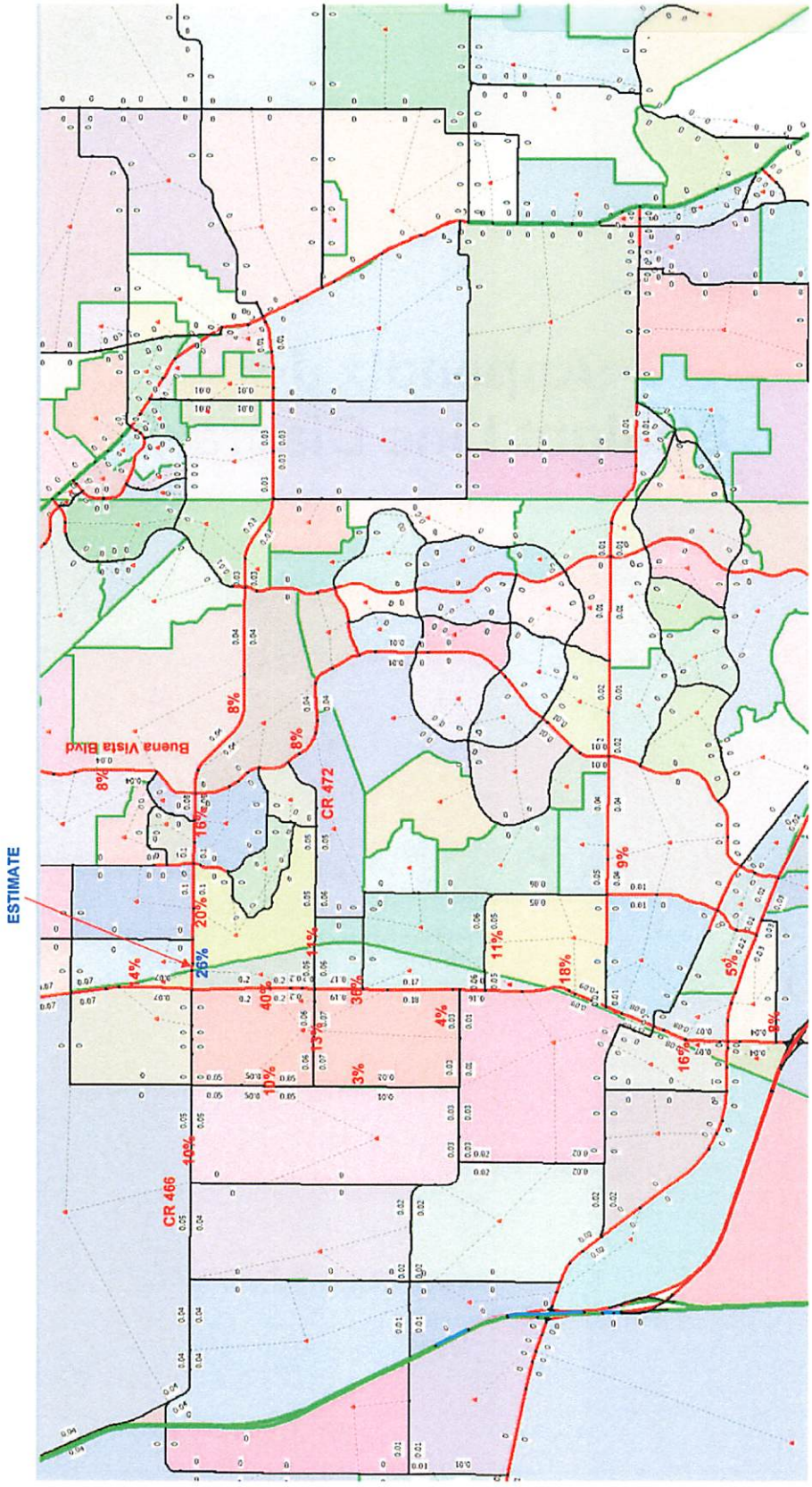
Appendix I
Trip Distribution Calculations


ESTIMATE
Buena Vista Blvd
CR 472
CR 466
8%
8%
8%
16%
20%
26%
14%
40%
38%
11%
13%
10%
3%
4%
11%
18%
9%
5%
16%
40%

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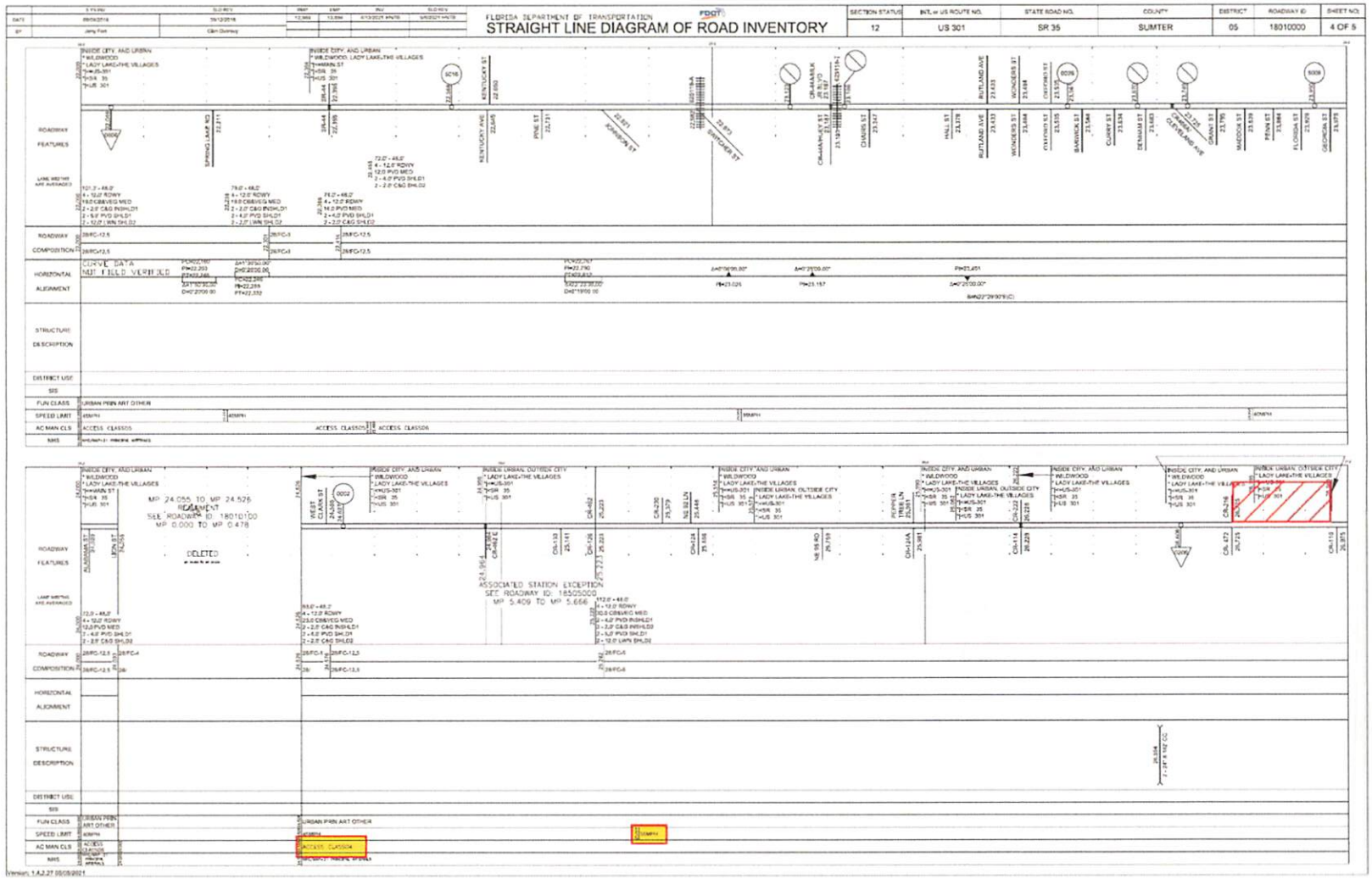
Appendix J
Straight Line Diagram



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Appendix K
Synchro and HCS Reports

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AM Existing

HCS7 Two-Way Stop-Control Report

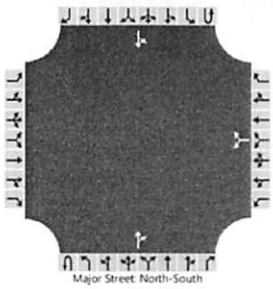
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	CR 216 @ CR 209
Jurisdiction	Alachua County
East/West Street	CR 216
North/South Street	CR 209
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						12		47			119	23		48	108	
Percent Heavy Vehicles (%)						8		8						6		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.48		6.28						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.57		3.37						2.25		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							65							53		
Capacity, c (veh/h)							808							1400		
v/c Ratio							0.08							0.04		
95% Queue Length, Q_{95} (veh)							0.3							0.1		
Control Delay (s/veh)							9.8							7.7		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)					9.8								2.6			
Approach LOS					A											

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HCS7 Two-Way Stop-Control Report

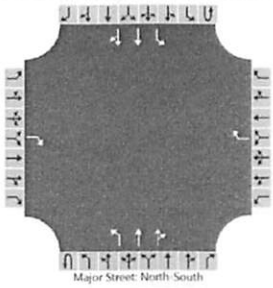
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	US HWY 301 @ CR 110
Jurisdiction	Alachua County
East/West Street	CR 110
North/South Street	US HWY 301
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	2	0	0	1	2	0
Configuration				R				R		L	T	TR		L	T	TR
Volume (veh/h)				2				9	19	0	847	9	11	6	837	1
Percent Heavy Vehicles (%)				0				0	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No											
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9				6.9	6.4	4.1			6.4	4.1		
Critical Headway (sec)				6.90				6.90	6.46	4.16			6.46	4.16		
Base Follow-Up Headway (sec)				3.3				3.3	2.5	2.2			2.5	2.2		
Follow-Up Headway (sec)				3.30				3.30	2.53	2.23			2.53	2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				2				9		20				18		
Capacity, c (veh/h)				570				562		391				454		
v/c Ratio				0.00				0.02		0.05				0.04		
95% Queue Length, Q_{95} (veh)				0.0				0.1		0.2				0.1		
Control Delay (s/veh)				11.3				11.5		14.7				13.2		
Level of Service (LOS)				B				B		B				B		
Approach Delay (s/veh)	11.3				11.5				0.3				0.3			
Approach LOS	B				B											

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Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	50	327	8	781	112	294	744
Future Volume (vph)	50	327	8	781	112	294	744
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12
Grade (%)	0%			0%			0%
Storage Length (ft)	0	230	190		0	320	
Storage Lanes	1	1	1		0	1	
Taper Length (ft)	25		25			25	
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	0.95
Ped Bike Factor							
Frt		0.850		0.981			
Flt Protected	0.950		0.950			0.950	
Satd. Flow (prot)	1719	1538	1703	3341	0	1736	3471
Flt Permitted	0.950		0.346			0.175	
Satd. Flow (perm)	1719	1538	620	3341	0	320	3471
Right Turn on Red		Yes			Yes		
Satd. Flow (RTOR)		315		25			
Link Speed (mph)	40			45			45
Link Distance (ft)	4681			2521			5356
Travel Time (s)	79.8			38.2			81.2
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	5%	6%	6%	6%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0
Parking (#/hr)							
Mid-Block Traffic (%)	0%			0%			0%
Adj. Flow (vph)	55	359	9	858	123	320	809
Shared Lane Traffic (%)							
Lane Group Flow (vph)	55	359	9	981	0	320	809
Turn Type	Prot	Perm	pm+pt	NA		pm+pt	NA
Protected Phases	4		1	6		5	2
Permitted Phases		4	6			2	
Detector Phase	4	4	1	6		5	2
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	15.0		5.0	15.0
Minimum Split (s)	39.0	39.0	11.0	34.0		11.0	25.0
Total Split (s)	21.0	21.0	17.0	45.0		17.0	45.0
Total Split (%)	25.3%	25.3%	20.5%	54.2%		20.5%	54.2%
Maximum Green (s)	15.0	15.0	11.0	38.0		11.0	38.0
Yellow Time (s)	4.0	4.0	4.0	5.0		4.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	7.0		6.0	7.0
Lead/Lag			Lead	Lag		Lead	Lag
Lead-Lag Optimize?			Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0		3.0	3.0

AM Existing
3: US 301 & E County Rd 462 11/29/2022

Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Minimum Gap (s)	3.0	3.0	3.0	3.0		3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0		0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0		0.0	0.0
Recall Mode	None	None	None	Min		None	Min
Walk Time (s)	7.0	7.0		7.0			
Flash Dont Walk (s)	26.0	26.0		20.0			
Pedestrian Calls (#/hr)	0	0		0			
Act Effct Green (s)	9.0	9.0	32.4	25.5		43.7	41.0
Actuated g/C Ratio	0.14	0.14	0.50	0.39		0.67	0.63
v/c Ratio	0.23	0.74	0.02	0.74		0.70	0.37
Control Delay	29.7	16.3	5.0	20.3		18.7	7.6
Queue Delay	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay	29.7	16.3	5.0	20.3		18.7	7.6
LOS	C	B	A	C		B	A
Approach Delay	18.1			20.1			10.7
Approach LOS	B			C			B
Queue Length 50th (ft)	19	15	1	156		37	56
Queue Length 95th (ft)	57	105	6	256		#193	176
Internal Link Dist (ft)	4601			2441			5276
Turn Bay Length (ft)		230	190			320	
Base Capacity (vph)	407	605	548	2014		460	2260
Starvation Cap Reductn	0	0	0	0		0	0
Spillback Cap Reductn	0	0	0	0		0	0
Storage Cap Reductn	0	0	0	0		0	0
Reduced v/c Ratio	0.14	0.59	0.02	0.49		0.70	0.36

Intersection Summary

Area Type: Other
Cycle Length: 83
Actuated Cycle Length: 65.2
Natural Cycle: 85
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.74
Intersection Signal Delay: 15.6 Intersection LOS: B
Intersection Capacity Utilization 61.4% ICU Level of Service B
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: US 301 & E County Rd 462



Gloria R. Hayward, Sumter County Clerk of Court
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AM Existing
4: US 301 & County Rd 216/Sumter County Rd 472 11/29/2022

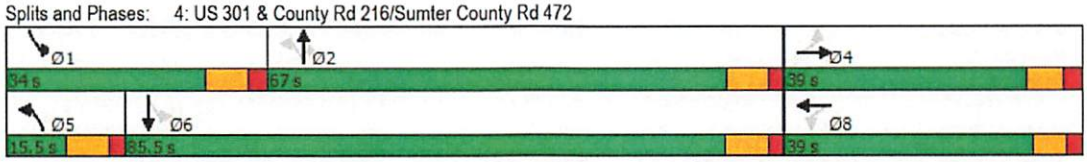
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	23	52	67	39	50	26	805	79	96	724	47
Future Volume (vph)	38	23	52	67	39	50	26	805	79	96	724	47
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		0	400		0	380		400	380		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.897			0.915				0.850		0.991	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	1623	0	1656	1595	0	1752	3505	1568	1736	3440	0
Flt Permitted	0.692			0.701			0.343			0.225		
Satd. Flow (perm)	1252	1623	0	1222	1595	0	633	3505	1568	411	3440	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		60			43				158		8	
Link Speed (mph)		40			45			55			55	
Link Distance (ft)		5272			10370			3976			1158	
Travel Time (s)		89.9			157.1			49.3			14.4	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.86	0.86	0.86	0.88	0.88	0.88	0.92	0.92	0.92	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	5%	5%	9%	9%	9%	3%	3%	3%	4%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	44	27	60	76	44	57	28	875	86	102	770	50
Shared Lane Traffic (%)												
Lane Group Flow (vph)	44	87	0	76	101	0	28	875	86	102	820	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	16.0	
Minimum Split (s)	44.5	44.5		44.1	44.1		13.1	31.6	31.6	13.1	31.6	
Total Split (s)	39.0	39.0		39.0	39.0		15.5	67.0	67.0	34.0	85.5	
Total Split (%)	27.9%	27.9%		27.9%	27.9%		11.1%	47.9%	47.9%	24.3%	61.1%	
Maximum Green (s)	31.5	31.5		32.3	32.3		7.8	59.5	59.5	25.9	77.9	
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.6	
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5	8.1	7.6	
Lead/Lag							Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	

AM Existing
4: US 301 & County Rd 216/Sumter County Rd 472 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	None		None	None		None	Min	Min	None	Min	
Walk Time (s)	7.0	7.0		7.0	7.0			7.0	7.0		7.0	
Flash Dont Walk (s)	30.0	30.0		30.0	30.0			17.0	17.0		17.0	
Pedestrian Calls (#/hr)	0	0		0	0			0	0		0	
Act Effct Green (s)	9.5	9.5		10.3	10.3		28.3	23.9	23.9	32.8	30.6	
Actuated g/C Ratio	0.16	0.16		0.17	0.17		0.46	0.39	0.39	0.54	0.50	
v/c Ratio	0.23	0.29		0.37	0.33		0.07	0.64	0.12	0.26	0.47	
Control Delay	29.2	14.8		31.4	19.8		6.4	18.8	0.6	7.7	12.5	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	29.2	14.8		31.4	19.8		6.4	18.8	0.6	7.7	12.5	
LOS	C	B		C	B		A	B	A	A	B	
Approach Delay		19.6			24.8			16.8			11.9	
Approach LOS		B			C			B			B	
Queue Length 50th (ft)	15	9		26	19		4	142	0	14	71	
Queue Length 95th (ft)	45	45		70	64		13	233	3	36	203	
Internal Link Dist (ft)		5192			10290			3896			1078	
Turn Bay Length (ft)	200			400			380		400	380		
Base Capacity (vph)	692	924		692	922		458	3198	1444	860	3422	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.06	0.09		0.11	0.11		0.06	0.27	0.06	0.12	0.24	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 61			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.64			
Intersection Signal Delay: 15.6		Intersection LOS: B	
Intersection Capacity Utilization 56.5%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 4: US 301 & County Rd 216/Sumter County Rd 472



Gloria R. Hayward, Sumter County Clerk of Court
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AM Existing
5: US 301 & Country Rd 466/County Rd 466 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	139	271	170	188	451	189	172	488	190	158	520	131
Future Volume (vph)	139	271	170	188	451	189	172	488	190	158	520	131
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	250		240	380		250	300		400	300		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor	1.00					0.98					1.00	
Frt			0.850			0.850			0.850		0.970	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1787	1881	1599	3467	1881	1599	1752	3505	1568	1770	3417	0
Flt Permitted	0.950			0.950			0.163			0.319		
Satd. Flow (perm)	1784	1881	1599	3467	1881	1574	301	3505	1568	594	3417	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			148			115			204		17	
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		5242			10645			5435			3964	
Travel Time (s)		102.1			161.3			82.3			60.1	
Confl. Peds. (#/hr)	2					2	1					1
Confl. Bikes (#/hr)												
Peak Hour Factor	0.94	0.94	0.94	0.92	0.92	0.92	0.93	0.93	0.93	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	3%	3%	3%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	148	288	181	204	490	205	185	525	204	166	547	138
Shared Lane Traffic (%)												
Lane Group Flow (vph)	148	288	181	204	490	205	185	525	204	166	685	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases			8			4	6		6	2		
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	10.0	15.0	
Minimum Split (s)	15.7	39.1	39.1	15.7	36.8	36.8	13.3	34.3	34.3	16.9	33.3	
Total Split (s)	26.8	41.1	41.1	45.7	60.0	60.0	37.3	73.7	73.7	36.9	73.3	
Total Split (%)	13.6%	20.8%	20.8%	23.2%	30.4%	30.4%	18.9%	37.3%	37.3%	18.7%	37.1%	
Maximum Green (s)	20.0	35.0	35.0	38.0	53.2	53.2	30.0	66.4	66.4	30.0	66.0	
Yellow Time (s)	4.1	4.1	4.1	4.8	4.8	4.8	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.7	2.0	2.0	2.9	2.0	2.0	2.2	2.2	2.2	2.1	2.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.1	6.1	7.7	6.8	6.8	7.3	7.3	7.3	6.9	7.3	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	
Flash Dont Walk (s)		26.0	26.0		23.0	23.0		20.0	20.0		19.0	
Pedestrian Calls (#/hr)		0	0		2	2		0	0		1	
Act Effct Green (s)	17.5	50.2	50.2	14.5	47.4	47.4	53.4	37.1	37.1	51.4	35.6	
Actuated g/C Ratio	0.12	0.34	0.34	0.10	0.33	0.33	0.37	0.25	0.25	0.35	0.24	
v/c Ratio	0.69	0.44	0.28	0.59	0.80	0.35	0.68	0.59	0.37	0.50	0.81	
Control Delay	81.9	41.4	10.3	72.9	57.4	19.2	42.7	51.5	7.4	34.5	59.7	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	81.9	41.4	10.3	72.9	57.4	19.2	42.7	51.5	7.4	34.5	59.7	
LOS	F	D	B	E	E	B	D	D	A	C	E	
Approach Delay		42.0			52.2			39.9			54.8	
Approach LOS		D			D			D			D	
Queue Length 50th (ft)	140	211	21	100	432	62	121	241	0	107	330	
Queue Length 95th (ft)	#256	357	90	158	#670	151	186	322	65	168	433	
Internal Link Dist (ft)		5162			10565			5355			3884	
Turn Bay Length (ft)	250		240	380		250	300		400	300		
Base Capacity (vph)	250	648	648	923	701	659	428	1632	839	491	1591	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.59	0.44	0.28	0.22	0.70	0.31	0.43	0.32	0.24	0.34	0.43	

Intersection Summary

Area Type: Other
Cycle Length: 197.4
Actuated Cycle Length: 145.7
Natural Cycle: 110
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.81
Intersection Signal Delay: 47.5 Intersection LOS: D
Intersection Capacity Utilization 83.2% ICU Level of Service E
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: US 301 & Country Rd 466/County Rd 466



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PM Existing

HCS7 Two-Way Stop-Control Report

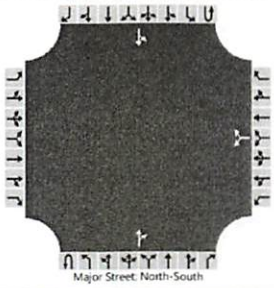
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	CR 216 @ CR 209
Jurisdiction	Alachua County
East/West Street	CR 216
North/South Street	CR 209
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						44		78			99	31		49	80	
Percent Heavy Vehicles (%)						2		2						7		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.17		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.26		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							133							53		
Capacity, c (veh/h)							802							1411		
v/c Ratio							0.17							0.04		
95% Queue Length, Q_{95} (veh)							0.6							0.1		
Control Delay (s/veh)							10.4							7.7		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)					10.4								3.1			
Approach LOS					B											

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HCS7 Two-Way Stop-Control Report

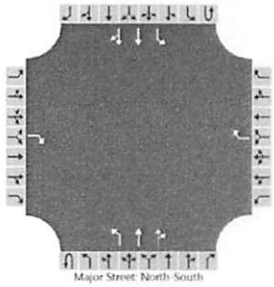
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	US HWY 301 @ CR 110
Jurisdiction	Alachua County
East/West Street	CR 110
North/South Street	US HWY 301
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	2	0	0	1	2	0
Configuration				R				R		L	T	TR		L	T	TR
Volume (veh/h)				4				17	17	2	1242	15	8	9	822	2
Percent Heavy Vehicles (%)				0				0	2	2			3	3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No											
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9				6.9	6.4	4.1			6.4	4.1		
Critical Headway (sec)				6.90				6.90	6.44	4.14			6.46	4.16		
Base Follow-Up Headway (sec)				3.3				3.3	2.5	2.2			2.5	2.2		
Follow-Up Headway (sec)				3.30				3.30	2.52	2.22			2.53	2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				4				18		20				18		
Capacity, c (veh/h)				580				414		428				295		
v/c Ratio				0.01				0.04		0.05				0.06		
95% Queue Length, Q_{95} (veh)				0.0				0.1		0.1				0.2		
Control Delay (s/veh)				11.3				14.1		13.8				18.0		
Level of Service (LOS)				B				B		B				C		
Approach Delay (s/veh)	11.3				14.1				0.2				0.4			
Approach LOS	B				B											

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Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	65	409	24	913	29	205	829
Future Volume (vph)	65	409	24	913	29	205	829
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12
Grade (%)	0%			0%			0%
Storage Length (ft)	0	230	190		0	320	
Storage Lanes	1	1	1		0	1	
Taper Length (ft)	25		25			25	
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	0.95
Ped Bike Factor							
Frt		0.850		0.995			
Flt Protected	0.950		0.950			0.950	
Satd. Flow (prot)	1719	1538	1719	3421	0	1736	3471
Flt Permitted	0.950		0.325			0.127	
Satd. Flow (perm)	1719	1538	588	3421	0	232	3471
Right Turn on Red		Yes			Yes		
Satd. Flow (RTOR)		280		5			
Link Speed (mph)	40			45			45
Link Distance (ft)	4681			2521			5356
Travel Time (s)	79.8			38.2			81.2
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.88	0.88	0.84	0.84	0.84	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	5%	5%	5%	5%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0
Parking (#/hr)							
Mid-Block Traffic (%)	0%			0%			0%
Adj. Flow (vph)	74	465	29	1087	35	216	873
Shared Lane Traffic (%)							
Lane Group Flow (vph)	74	465	29	1122	0	216	873
Turn Type	Prot	Perm	pm+pt	NA		pm+pt	NA
Protected Phases	4		1	6		5	2
Permitted Phases		4	6			2	
Detector Phase	4	4	1	6		5	2
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	15.0		5.0	15.0
Minimum Split (s)	39.0	39.0	11.0	34.0		11.0	25.0
Total Split (s)	21.0	21.0	17.0	45.0		17.0	45.0
Total Split (%)	25.3%	25.3%	20.5%	54.2%		20.5%	54.2%
Maximum Green (s)	15.0	15.0	11.0	38.0		11.0	38.0
Yellow Time (s)	4.0	4.0	4.0	5.0		4.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	7.0		6.0	7.0
Lead/Lag			Lead	Lag		Lead	Lag
Lead-Lag Optimize?			Yes	Yes		Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0		3.0	3.0

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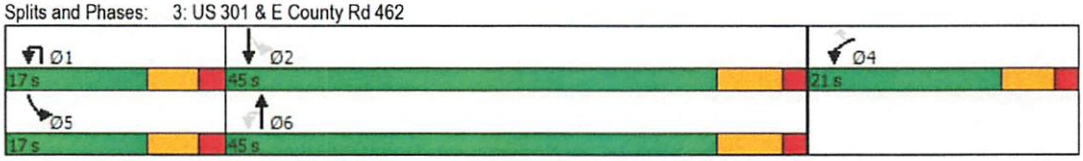
Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Minimum Gap (s)	3.0	3.0	3.0	3.0		3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0		0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0		0.0	0.0
Recall Mode	None	None	None	Min		None	Min
Walk Time (s)	7.0	7.0		7.0			
Flash Dont Walk (s)	26.0	26.0		20.0			
Pedestrian Calls (#/hr)	0	0		0			
Act Effct Green (s)	14.0	14.0	37.5	30.4		47.4	42.4
Actuated g/C Ratio	0.19	0.19	0.51	0.41		0.64	0.57
v/c Ratio	0.23	0.90	0.07	0.80		0.60	0.44
Control Delay	30.0	36.0	5.8	24.0		17.5	11.0
Queue Delay	0.0	0.0	0.0	0.0		0.0	0.0
Total Delay	30.0	36.0	5.8	24.0		17.5	11.0
LOS	C	D	A	C		B	B
Approach Delay	35.2			23.5			12.3
Approach LOS	D			C			B
Queue Length 50th (ft)	30	86	4	236		36	94
Queue Length 95th (ft)	69	#268	11	278		106	197
Internal Link Dist (ft)	4601			2441			5276
Turn Bay Length (ft)		230	190			320	
Base Capacity (vph)	354	539	509	1790		376	2039
Starvation Cap Reductn	0	0	0	0		0	0
Spillback Cap Reductn	0	0	0	0		0	0
Storage Cap Reductn	0	0	0	0		0	0
Reduced v/c Ratio	0.21	0.86	0.06	0.63		0.57	0.43

Intersection Summary			
Area Type:	Other		
Cycle Length: 83			
Actuated Cycle Length: 74.1			
Natural Cycle: 85			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.90			
Intersection Signal Delay: 21.4		Intersection LOS: C	
Intersection Capacity Utilization 62.3%		ICU Level of Service B	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 3: US 301 & E County Rd 462



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PM Existing 221128
4: US 301 & County Rd 216/Sumter County Rd 472 11/28/2022

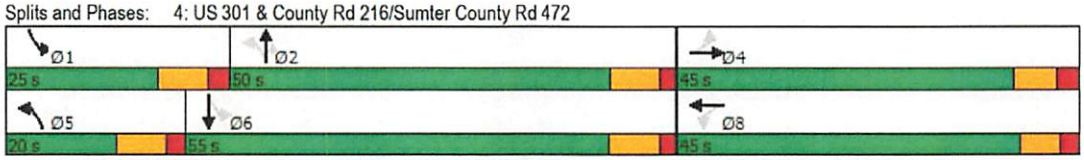
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	71	35	45	74	33	70	64	1169	79	74	722	90
Future Volume (vph)	71	35	45	74	33	70	64	1169	79	74	722	90
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		0	400		0	380		400	380		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.916			0.898				0.850		0.983	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1687	1627	0	1641	1551	0	1752	3505	1568	1752	3445	0
Flt Permitted	0.681			0.701			0.264			0.140		
Satd. Flow (perm)	1209	1627	0	1211	1551	0	487	3505	1568	258	3445	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		48			80				111		13	
Link Speed (mph)		40			45			55			55	
Link Distance (ft)		5272			10370			3976			1158	
Travel Time (s)		89.9			157.1			49.3			14.4	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.88	0.88	0.88	0.96	0.96	0.96	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	7%	7%	7%	10%	10%	10%	3%	3%	3%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	76	38	48	84	38	80	67	1218	82	83	811	101
Shared Lane Traffic (%)												
Lane Group Flow (vph)	76	86	0	84	118	0	67	1218	82	83	912	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	16.0	
Minimum Split (s)	44.5	44.5		44.5	44.5		13.1	31.6	31.6	13.1	31.6	
Total Split (s)	45.0	45.0		45.0	45.0		20.0	50.0	50.0	25.0	55.0	
Total Split (%)	37.5%	37.5%		37.5%	37.5%		16.7%	41.7%	41.7%	20.8%	45.8%	
Maximum Green (s)	37.5	37.5		38.3	38.3		12.3	42.5	42.5	16.9	47.4	
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.6	
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5	8.1	7.6	
Lead/Lag							Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	

PM Existing 221128
4: US 301 & County Rd 216/Sumter County Rd 472 11/28/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	None		None	None		None	Min	Min	None	Min	
Walk Time (s)	7.0	7.0		7.0	7.0			7.0	7.0		7.0	
Flash Dont Walk (s)	30.0	30.0		30.0	30.0			17.0	17.0		17.0	
Pedestrian Calls (#/hr)	0	0		0	0			0	0		0	
Act Effct Green (s)	10.6	10.6		11.5	11.5		42.0	37.2	37.2	42.4	37.6	
Actuated g/C Ratio	0.14	0.14		0.15	0.15		0.56	0.50	0.50	0.57	0.50	
v/c Ratio	0.44	0.32		0.45	0.39		0.17	0.70	0.10	0.29	0.53	
Control Delay	41.8	20.6		41.0	17.5		6.5	18.6	1.7	8.2	14.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	41.8	20.6		41.0	17.5		6.5	18.6	1.7	8.2	14.8	
LOS	D	C		D	B		A	B	A	A	B	
Approach Delay		30.6			27.3			16.9			14.2	
Approach LOS		C			C			B			B	
Queue Length 50th (ft)	36	17		39	17		10	235	0	12	152	
Queue Length 95th (ft)	82	60		86	63		26	365	14	30	232	
Internal Link Dist (ft)		5192			10290			3896			1078	
Turn Bay Length (ft)	200			400			380		400	380		
Base Capacity (vph)	643	887		657	878		518	2112	989	522	2284	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.12	0.10		0.13	0.13		0.13	0.58	0.08	0.16	0.40	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 75			
Natural Cycle: 100			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.70			
Intersection Signal Delay: 17.5		Intersection LOS: B	
Intersection Capacity Utilization 66.3%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 4: US 301 & County Rd 216/Sumter County Rd 472



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PM Existing 221128
5: US 301 & Country Rd 466/County Rd 466 11/28/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	271	316	174	118	301	122	222	775	227	149	499	107
Future Volume (vph)	271	316	174	118	301	122	222	775	227	149	499	107
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	250		240	380		250	300		400	300		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor			0.99	1.00					0.98			
Frt			0.850			0.850			0.850		0.974	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1845	1568	3433	1863	1583	1770	3539	1583	1752	3414	0
Flt Permitted	0.950			0.950			0.216			0.160		
Satd. Flow (perm)	1752	1845	1546	3427	1863	1583	402	3539	1558	295	3414	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			142			111			244		14	
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		5242			10645			5435			3964	
Travel Time (s)		102.1			161.3			82.3			60.1	
Confl. Peds. (#/hr)			1	1					2	2		
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	2%	2%	2%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	291	340	187	127	324	131	239	833	244	160	537	115
Shared Lane Traffic (%)												
Lane Group Flow (vph)	291	340	187	127	324	131	239	833	244	160	652	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases			8			4	6		6	2		
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	10.0	15.0	
Minimum Split (s)	15.7	39.1	39.1	15.7	36.8	36.8	13.3	34.3	34.3	16.9	33.3	
Total Split (s)	26.8	41.1	41.1	45.7	60.0	60.0	37.3	73.7	73.7	36.9	73.3	
Total Split (%)	13.6%	20.8%	20.8%	23.2%	30.4%	30.4%	18.9%	37.3%	37.3%	18.7%	37.1%	
Maximum Green (s)	20.0	35.0	35.0	38.0	53.2	53.2	30.0	66.4	66.4	30.0	66.0	
Yellow Time (s)	4.1	4.1	4.1	4.8	4.8	4.8	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.7	2.0	2.0	2.9	2.0	2.0	2.2	2.2	2.2	2.1	2.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.1	6.1	7.7	6.8	6.8	7.3	7.3	7.3	6.9	7.3	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

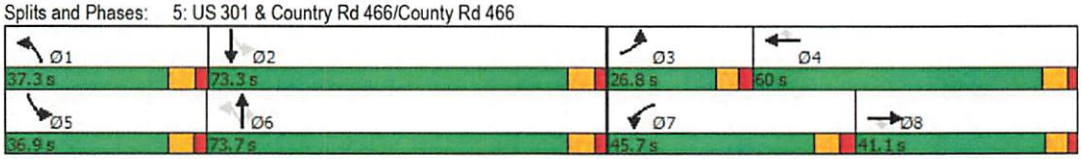
PM Existing 221128
5: US 301 & Country Rd 466/County Rd 466 11/28/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	
Flash Dont Walk (s)		26.0	26.0		23.0	23.0		20.0	20.0		19.0	
Pedestrian Calls (#/hr)		1	1		0	0		2	2		0	
Act Effct Green (s)	20.5	40.5	40.5	11.1	31.3	31.3	58.7	40.9	40.9	52.9	37.6	
Actuated g/C Ratio	0.15	0.30	0.30	0.08	0.23	0.23	0.43	0.30	0.30	0.39	0.28	
v/c Ratio	1.10	0.62	0.33	0.46	0.76	0.29	0.68	0.78	0.38	0.58	0.68	
Control Delay	138.3	49.3	13.5	68.9	62.5	13.1	33.4	49.9	6.1	31.8	47.7	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	138.3	49.3	13.5	68.9	62.5	13.1	33.4	49.9	6.1	31.8	47.7	
LOS	F	D	B	E	E	B	C	D	A	C	D	
Approach Delay		72.8			52.8			38.8			44.5	
Approach LOS		E			D			D			D	
Queue Length 50th (ft)	~286	256	28	55	265	14	124	344	0	79	257	
Queue Length 95th (ft)	#644	454	108	109	445	75	218	511	64	147	397	
Internal Link Dist (ft)		5162			10565			5355			3884	
Turn Bay Length (ft)	250		240	380		250	300		400	300		
Base Capacity (vph)	264	549	560	983	746	700	494	1770	901	465	1704	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	1.10	0.62	0.33	0.13	0.43	0.19	0.48	0.47	0.27	0.34	0.38	

Intersection Summary

Area Type: Other
Cycle Length: 197.4
Actuated Cycle Length: 136.1
Natural Cycle: 110
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.10
Intersection Signal Delay: 50.3 Intersection LOS: D
Intersection Capacity Utilization 83.9% ICU Level of Service E
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: US 301 & Country Rd 466/County Rd 466



Gloria R. Hayward, Sumter County Clerk of Court
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AM Background

HCS7 Two-Way Stop-Control Report

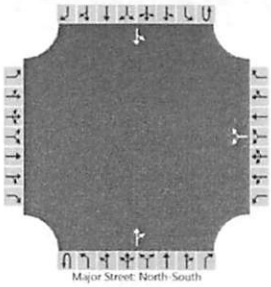
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	CR 216 @ CR 209
Jurisdiction	Alachua County
East/West Street	CR 216
North/South Street	CR 209
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						18		49			140	41		49	117	
Percent Heavy Vehicles (%)						8		8						6		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.48		6.28						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.57		3.37						2.25		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							74							54		
Capacity, c (veh/h)							747							1350		
v/c Ratio							0.10							0.04		
95% Queue Length, Q_{95} (veh)							0.3							0.1		
Control Delay (s/veh)							10.3							7.8		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)					10.3								2.5			
Approach LOS					B											

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HCS7 Two-Way Stop-Control Report

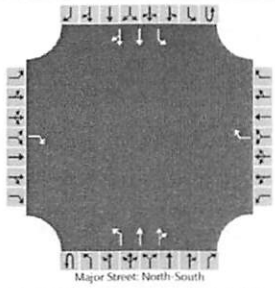
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	US HWY 301 @ CR 110
Jurisdiction	Alachua County
East/West Street	CR 110
North/South Street	US HWY 301
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	2	0	0	1	2	0
Configuration				R				R		L	T	TR		L	T	TR
Volume (veh/h)				2				9	21	0	958	10	12	7	947	1
Percent Heavy Vehicles (%)				0				0	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No											
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9				6.9	6.4	4.1			6.4	4.1		
Critical Headway (sec)				6.90				6.90	6.46	4.16			6.46	4.16		
Base Follow-Up Headway (sec)				3.3				3.3	2.5	2.2			2.5	2.2		
Follow-Up Headway (sec)				3.30				3.30	2.53	2.23			2.53	2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				2				9		22				20		
Capacity, c (veh/h)				522				514		329				391		
v/c Ratio				0.00				0.02		0.07				0.05		
95% Queue Length, Q_{95} (veh)				0.0				0.1		0.2				0.2		
Control Delay (s/veh)				11.9				12.1		16.7				14.7		
Level of Service (LOS)				B				B		C				B		
Approach Delay (s/veh)	11.9				12.1				0.4				0.3			
Approach LOS	B				B											

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AM Peak Background - US HWY 301 @ CR 110.xtw

AM Background
3: US 301 & E County Rd 462 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	100	143	105	62	57	427	9	48	889	125	383	877
Future Volume (vph)	100	143	105	62	57	427	9	48	889	125	383	877
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%				0%			0%
Storage Length (ft)	235		400	400		230		190		0	320	
Storage Lanes	2		1	1		2		2		0	2	
Taper Length (ft)	25			25				25			25	
Lane Util. Factor	0.97	0.95	1.00	1.00	1.00	0.88	0.95	0.97	0.95	0.95	0.97	0.95
Ped Bike Factor												
Frt			0.850			0.850			0.982			
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	3433	3539	1583	1719	1863	2707	0	3411	3344	0	3367	3471
Flt Permitted	0.950			0.654				0.950			0.950	
Satd. Flow (perm)	3433	3539	1583	1183	1863	2707	0	3411	3344	0	3367	3471
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)			166			469			11			
Link Speed (mph)		30			40				45			45
Link Distance (ft)		2474			2616				2521			5356
Travel Time (s)		56.2			44.6				38.2			81.2
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.91	0.92	0.91	0.91	0.92	0.91	0.91	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	5%	2%	5%	6%	2%	6%	6%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%				0%			0%
Adj. Flow (vph)	109	155	114	68	62	469	10	52	977	137	416	953
Shared Lane Traffic (%)												
Lane Group Flow (vph)	109	155	114	68	62	469	0	62	1114	0	416	953
Turn Type	Prot	NA	Perm	pm+pt	NA	Perm	Prot	Prot	NA		Prot	NA
Protected Phases	3	8		7	4		1	1	6		5	2
Permitted Phases			8	4		4						
Detector Phase	3	8	8	7	4	4	1	1	6		5	2
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	15.0		5.0	15.0
Minimum Split (s)	39.0	39.0	39.0	11.0	39.0	39.0	11.0	11.0	34.0		11.0	25.0
Total Split (s)	39.0	67.0	67.0	11.0	39.0	39.0	11.0	11.0	48.0		19.0	56.0
Total Split (%)	26.9%	46.2%	46.2%	7.6%	26.9%	26.9%	7.6%	7.6%	33.1%		13.1%	38.6%
Maximum Green (s)	33.0	61.0	61.0	5.0	33.0	33.0	5.0	5.0	41.0		13.0	49.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0		6.0	7.0		6.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0

AM Background
3: US 301 & E County Rd 462 11/29/2022

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	42
Future Volume (vph)	42
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	400
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Ped Bike Factor	
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	158
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.92
Growth Factor	100%
Heavy Vehicles (%)	2%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	
Adj. Flow (vph)	46
Shared Lane Traffic (%)	
Lane Group Flow (vph)	46
Turn Type	Perm
Protected Phases	
Permitted Phases	2
Detector Phase	2
Switch Phase	
Minimum Initial (s)	15.0
Minimum Split (s)	25.0
Total Split (s)	56.0
Total Split (%)	38.6%
Maximum Green (s)	49.0
Yellow Time (s)	5.0
All-Red Time (s)	2.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0

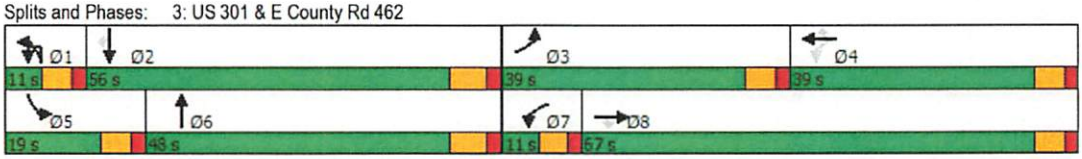
AM Background
3: US 301 & E County Rd 462 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Recall Mode	None	None	None	None	None	None	None	None	Min		None	Min
Walk Time (s)		7.0	7.0		7.0	7.0			7.0			
Flash Dont Walk (s)		26.0	26.0		26.0	26.0			20.0			
Pedestrian Calls (#/hr)		0	0		0	0			0			
Act Effct Green (s)	8.5	15.2	15.2	14.4	9.4	9.4		5.0	41.1		13.0	51.4
Actuated g/C Ratio	0.09	0.16	0.16	0.15	0.10	0.10		0.05	0.42		0.13	0.53
v/c Ratio	0.36	0.28	0.29	0.33	0.34	0.68		0.35	0.78		0.92	0.52
Control Delay	45.8	38.3	3.7	34.0	46.4	9.6		51.7	29.4		69.8	17.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Delay	45.8	38.3	3.7	34.0	46.4	9.6		51.7	29.4		69.8	17.3
LOS	D	D	A	C	D	A		D	C		E	B
Approach Delay		30.0			16.2				30.6			32.2
Approach LOS		C			B				C			C
Queue Length 50th (ft)	33	46	0	33	36	0		19	302		132	202
Queue Length 95th (ft)	61	76	17	67	77	49		42	430		#242	295
Internal Link Dist (ft)		2394			2536				2441			5276
Turn Bay Length (ft)	235		400	400		230		190			320	
Base Capacity (vph)	1169	2229	1058	203	635	1231		176	1422		452	1839
Starvation Cap Reductn	0	0	0	0	0	0		0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0		0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0		0	0		0	0
Reduced v/c Ratio	0.09	0.07	0.11	0.33	0.10	0.38		0.35	0.78		0.92	0.52

Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 97
Natural Cycle: 145
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.92
Intersection Signal Delay: 28.7 Intersection LOS: C
Intersection Capacity Utilization 68.7% ICU Level of Service C
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: US 301 & E County Rd 462



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Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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Lane Group	SBR
Minimum Gap (s)	3.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	Min
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	51.4
Actuated g/C Ratio	0.53
v/c Ratio	0.05
Control Delay	0.1
Queue Delay	0.0
Total Delay	0.1
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	400
Base Capacity (vph)	913
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.05

Intersection Summary

AM Background
4: US 301 & County Rd 216/Sumter County Rd 472 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	63	46	77	91	52	81	53	938	95	117	829	78
Future Volume (vph)	63	46	77	91	52	81	53	938	95	117	829	78
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		0	400		0	380		400	380		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.906			0.909				0.850		0.987	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	1639	0	1656	1584	0	1752	3505	1568	1736	3426	0
Flt Permitted	0.661			0.666			0.246			0.166		
Satd. Flow (perm)	1196	1639	0	1161	1584	0	454	3505	1568	303	3426	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		56			52				158		11	
Link Speed (mph)		40			45			55			55	
Link Distance (ft)		5272			10370			3976			1158	
Travel Time (s)		89.9			157.1			49.3			14.4	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.86	0.86	0.86	0.88	0.88	0.88	0.92	0.92	0.92	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	5%	5%	9%	9%	9%	3%	3%	3%	4%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	73	53	90	103	59	92	58	1020	103	124	882	83
Shared Lane Traffic (%)												
Lane Group Flow (vph)	73	143	0	103	151	0	58	1020	103	124	965	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	16.0	
Minimum Split (s)	38.0	38.0		38.0	38.0		12.7	31.4	31.4	13.1	31.4	
Total Split (s)	39.0	39.0		39.0	39.0		15.5	67.0	67.0	34.0	85.5	
Total Split (%)	27.9%	27.9%		27.9%	27.9%		11.1%	47.9%	47.9%	24.3%	61.1%	
Maximum Green (s)	31.5	31.5		32.3	32.3		7.8	59.5	59.5	25.9	78.0	
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.5	
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5	8.1	7.5	
Lead/Lag							Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	

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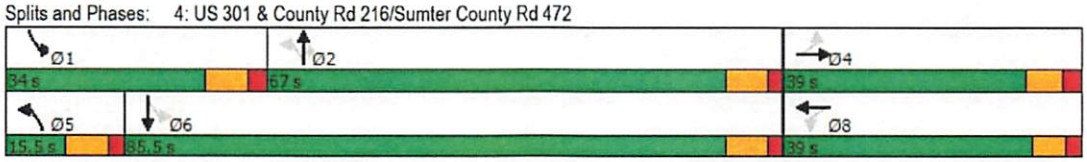
AM Background
4: US 301 & County Rd 216/Sumter County Rd 472 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	None		None	None		None	Min	Min	None	Min	
Walk Time (s)	7.0	7.0		7.0	7.0			7.0	7.0		7.0	
Flash Dont Walk (s)	31.0	31.0		31.0	31.0			16.0	16.0		16.0	
Pedestrian Calls (#/hr)	0	0		0	0			0	0		0	
Act Effct Green (s)	12.9	12.9		13.7	13.7		37.0	30.2	30.2	41.2	35.3	
Actuated g/C Ratio	0.17	0.17		0.18	0.18		0.49	0.40	0.40	0.55	0.47	
v/c Ratio	0.36	0.44		0.49	0.46		0.17	0.73	0.14	0.39	0.60	
Control Delay	35.0	23.6		38.3	24.7		8.1	22.7	1.1	10.6	18.0	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	35.0	23.6		38.3	24.7		8.1	22.7	1.1	10.6	18.0	
LOS	D	C		D	C		A	C	A	B	B	
Approach Delay		27.5			30.2			20.1			17.1	
Approach LOS		C			C			C			B	
Queue Length 50th (ft)	29	35		42	39		9	197	0	21	175	
Queue Length 95th (ft)	76	95		105	106		28	328	9	52	285	
Internal Link Dist (ft)		5192			10290			3896			1078	
Turn Bay Length (ft)	200			400			380		400	380		
Base Capacity (vph)	520	744		517	735		369	2835	1298	698	3243	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.14	0.19		0.20	0.21		0.16	0.36	0.08	0.18	0.30	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 75.2			
Natural Cycle: 85			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.73			
Intersection Signal Delay: 20.4		Intersection LOS: C	
Intersection Capacity Utilization 69.4%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 4: US 301 & County Rd 216/Sumter County Rd 472



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AM Background
5: US 301 & Country Rd 466/County Rd 466 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	145	282	177	196	469	206	203	581	225	199	578	145
Future Volume (vph)	145	282	177	196	469	206	203	581	225	199	578	145
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	250		240	380		250	300		400	300		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor	1.00					0.98					1.00	
Frt			0.850			0.850			0.850		0.970	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1787	1881	1599	3467	1881	1599	1752	3505	1568	1770	3417	0
Flt Permitted	0.950			0.950			0.128			0.235		
Satd. Flow (perm)	1784	1881	1599	3467	1881	1574	236	3505	1568	438	3417	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			147			121			242		17	
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		5242			10645			5435			3964	
Travel Time (s)		102.1			161.3			82.3			60.1	
Confl. Peds. (#/hr)	2					2	1					1
Confl. Bikes (#/hr)												
Peak Hour Factor	0.94	0.94	0.94	0.92	0.92	0.92	0.93	0.93	0.93	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	3%	3%	3%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	154	300	188	213	510	224	218	625	242	209	608	153
Shared Lane Traffic (%)												
Lane Group Flow (vph)	154	300	188	213	510	224	218	625	242	209	761	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases			8			4	6		6	2		
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	10.0	15.0	
Minimum Split (s)	15.7	39.1	39.1	15.7	36.8	36.8	13.3	34.3	34.3	16.9	33.3	
Total Split (s)	26.8	41.1	41.1	45.7	60.0	60.0	37.3	73.7	73.7	36.9	73.3	
Total Split (%)	13.6%	20.8%	20.8%	23.2%	30.4%	30.4%	18.9%	37.3%	37.3%	18.7%	37.1%	
Maximum Green (s)	20.0	35.0	35.0	38.0	53.2	53.2	30.0	66.4	66.4	30.0	66.0	
Yellow Time (s)	4.1	4.1	4.1	4.8	4.8	4.8	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.7	2.0	2.0	2.9	2.0	2.0	2.2	2.2	2.2	2.1	2.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.1	6.1	7.7	6.8	6.8	7.3	7.3	7.3	6.9	7.3	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

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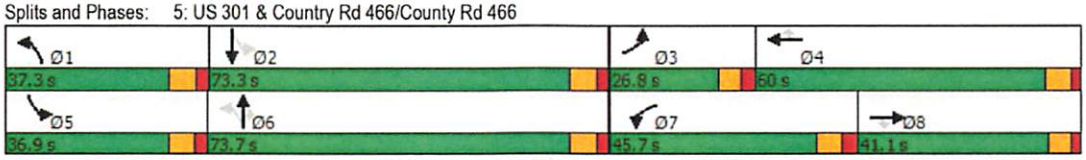
AM Background
5: US 301 & Country Rd 466/County Rd 466 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	
Flash Dont Walk (s)		26.0	26.0		23.0	23.0		20.0	20.0		19.0	
Pedestrian Calls (#/hr)		0	0		2	2		0	0		1	
Act Effct Green (s)	18.2	55.3	55.3	15.4	52.6	52.6	60.9	42.2	42.2	60.0	41.4	
Actuated g/C Ratio	0.11	0.35	0.35	0.10	0.33	0.33	0.38	0.26	0.26	0.38	0.26	
v/c Ratio	0.75	0.46	0.29	0.64	0.82	0.37	0.82	0.67	0.41	0.66	0.85	
Control Delay	92.9	46.0	12.4	80.0	62.7	21.8	60.7	56.7	7.0	40.4	64.8	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	92.9	46.0	12.4	80.0	62.7	21.8	60.7	56.7	7.0	40.4	64.8	
LOS	F	D	B	E	E	C	E	E	A	D	E	
Approach Delay		47.4			56.9			46.4			59.5	
Approach LOS		D			E			D			E	
Queue Length 50th (ft)	159	244	29	114	500	80	157	315	0	144	398	
Queue Length 95th (ft)	#296	408	106	172	#804	180	258	399	70	206	501	
Internal Link Dist (ft)		5162			10565			5355			3884	
Turn Bay Length (ft)	250		240	380		250	300		400	300		
Base Capacity (vph)	226	652	650	834	634	610	387	1474	800	438	1439	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.68	0.46	0.29	0.26	0.80	0.37	0.56	0.42	0.30	0.48	0.53	

Intersection Summary

Area Type: Other
Cycle Length: 197.4
Actuated Cycle Length: 159.4
Natural Cycle: 110
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.85
Intersection Signal Delay: 52.8 Intersection LOS: D
Intersection Capacity Utilization 88.1% ICU Level of Service E
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: US 301 & Country Rd 466/County Rd 466



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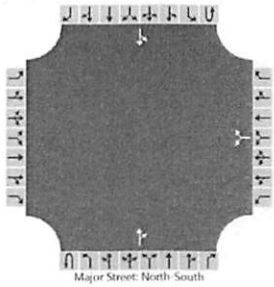
PM Background

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Deborah Cueva	Intersection	CR 216 @ CR 209
Agency/Co.	CHW	Jurisdiction	Alachua County
Date Performed	6/22/2022	East/West Street	CR 216
Analysis Year	2022	North/South Street	CR 209
Time Analyzed	PM Peak	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Background		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						68		81			113	45		50	103	
Percent Heavy Vehicles (%)						2		2						7		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.17		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.26		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							162							54		
Capacity, c (veh/h)							736							1375		
v/c Ratio							0.22							0.04		
95% Queue Length, Q_{95} (veh)							0.8							0.1		
Control Delay (s/veh)							11.3							7.7		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						11.3							2.7			
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

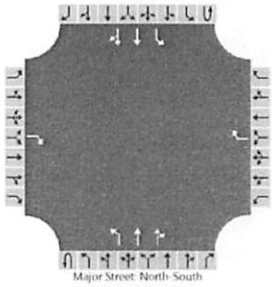
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	US HWY 301 @ CR 110
Jurisdiction	Alachua County
East/West Street	CR 110
North/South Street	US HWY 301
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	2	0	0	1	2	0
Configuration				R				R		L	T	TR		L	T	TR
Volume (veh/h)				4				18	19	2	1405	17	9	10	930	2
Percent Heavy Vehicles (%)				0				0	2	2			3	3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No											
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9				6.9	6.4	4.1			6.4	4.1		
Critical Headway (sec)				6.90				6.90	6.44	4.14			6.46	4.16		
Base Follow-Up Headway (sec)				3.3				3.3	2.5	2.2			2.5	2.2		
Follow-Up Headway (sec)				3.30				3.30	2.52	2.22			2.53	2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				4				19		22				20		
Capacity, c (veh/h)				533				363		362				233		
v/c Ratio				0.01				0.05		0.06				0.08		
95% Queue Length, Q_{95} (veh)				0.0				0.2		0.2				0.3		
Control Delay (s/veh)				11.8				15.4		15.6				21.9		
Level of Service (LOS)				B				C		C				C		
Approach Delay (s/veh)	11.8				15.4				0.2				0.4			
Approach LOS	B				C											

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	100	135	80	81	190	597	27	158	1208	32	283	1058
Future Volume (vph)	100	135	80	81	190	597	27	158	1208	32	283	1058
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%				0%			0%
Storage Length (ft)	235		400	400		230		190		0	320	
Storage Lanes	2		1	1		2		2		0	2	
Taper Length (ft)	25			25				25			25	
Lane Util. Factor	0.97	0.95	1.00	1.00	1.00	0.88	0.95	0.97	0.95	0.95	0.97	0.95
Ped Bike Factor												
Frt			0.850			0.850			0.996			
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	3433	3539	1583	1719	1863	2707	0	3417	3424	0	3367	3471
Flt Permitted	0.950			0.586				0.950			0.950	
Satd. Flow (perm)	3433	3539	1583	1060	1863	2707	0	3417	3424	0	3367	3471
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)			120			405			2			
Link Speed (mph)		30			40				45			45
Link Distance (ft)		2474			2616				2521			5356
Travel Time (s)		56.2			44.6				38.2			81.2
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.88	0.92	0.88	0.84	0.92	0.84	0.84	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	5%	2%	5%	5%	2%	5%	5%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%				0%			0%
Adj. Flow (vph)	109	147	87	92	207	678	32	172	1438	38	298	1114
Shared Lane Traffic (%)												
Lane Group Flow (vph)	109	147	87	92	207	678	0	204	1476	0	298	1114
Turn Type	Prot	NA	Perm	pm+pt	NA	Perm	Prot	Prot	NA		Prot	NA
Protected Phases	3	8		7	4		1	1	6		5	2
Permitted Phases			8	4		4						
Detector Phase	3	8	8	7	4	4	1	1	6		5	2
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	15.0		5.0	15.0
Minimum Split (s)	39.0	39.0	39.0	39.0	39.0	39.0	11.0	11.0	34.0		11.0	25.0
Total Split (s)	15.0	27.0	27.0	20.0	32.0	32.0	24.0	24.0	74.0		24.0	74.0
Total Split (%)	10.3%	18.6%	18.6%	13.8%	22.1%	22.1%	16.6%	16.6%	51.0%		16.6%	51.0%
Maximum Green (s)	9.0	21.0	21.0	14.0	26.0	26.0	18.0	18.0	67.0		18.0	67.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0		6.0	7.0		6.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0

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Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	94
Future Volume (vph)	94
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	400
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Ped Bike Factor	
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	113
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.92
Growth Factor	100%
Heavy Vehicles (%)	2%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	
Adj. Flow (vph)	102
Shared Lane Traffic (%)	
Lane Group Flow (vph)	102
Turn Type	Perm
Protected Phases	
Permitted Phases	2
Detector Phase	2
Switch Phase	
Minimum Initial (s)	15.0
Minimum Split (s)	25.0
Total Split (s)	74.0
Total Split (%)	51.0%
Maximum Green (s)	67.0
Yellow Time (s)	5.0
All-Red Time (s)	2.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0

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PM Background
3: US 301 & E County Rd 462 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Recall Mode	None	None	None	None	None	None	None	None	Min		None	Min
Walk Time (s)		7.0	7.0		7.0	7.0			7.0			
Flash Dont Walk (s)		26.0	26.0		26.0	26.0			20.0			
Pedestrian Calls (#/hr)		0	0		0	0			0			
Act Effct Green (s)	8.5	19.4	19.4	32.6	21.7	21.7		13.5	62.4		16.2	65.0
Actuated g/C Ratio	0.06	0.14	0.14	0.24	0.16	0.16		0.10	0.46		0.12	0.48
v/c Ratio	0.50	0.29	0.26	0.30	0.69	0.87		0.59	0.93		0.74	0.66
Control Delay	72.2	54.6	5.4	41.9	66.6	35.1		66.8	45.4		70.1	29.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Delay	72.2	54.6	5.4	41.9	66.6	35.1		66.8	45.4		70.1	29.4
LOS	E	D	A	D	E	D		E	D		E	C
Approach Delay		47.7			42.4				48.0			35.6
Approach LOS		D			D				D			D
Queue Length 50th (ft)	52	64	0	66	183	150		96	675		140	403
Queue Length 95th (ft)	86	101	23	112	273	224		137	705		193	511
Internal Link Dist (ft)		2394			2536				2441			5276
Turn Bay Length (ft)	235		400	400		230		190			320	
Base Capacity (vph)	233	576	358	351	366	857		465	1736		458	1792
Starvation Cap Reductn	0	0	0	0	0	0		0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0		0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0		0	0		0	0
Reduced v/c Ratio	0.47	0.26	0.24	0.26	0.57	0.79		0.44	0.85		0.65	0.62

Intersection Summary			
Area Type:	Other		
Cycle Length: 145			
Actuated Cycle Length: 134.2			
Natural Cycle: 145			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.93			
Intersection Signal Delay: 42.6		Intersection LOS: D	
Intersection Capacity Utilization 77.5%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 3: US 301 & E County Rd 462



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Lane Group	SBR
Minimum Gap (s)	3.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	Min
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	65.0
Actuated g/C Ratio	0.48
v/c Ratio	0.12
Control Delay	3.3
Queue Delay	0.0
Total Delay	3.3
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	28
Internal Link Dist (ft)	
Turn Bay Length (ft)	400
Base Capacity (vph)	872
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.12

Intersection Summary

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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PM Background
4: US 301 & County Rd 216/Sumter County Rd 472 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	93	52	65	90	62	191	115	1434	123	216	989	122
Future Volume (vph)	93	52	65	90	62	191	115	1434	123	216	989	122
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		0	400		0	380		400	380		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor												
Frt		0.917			0.887				0.850		0.984	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1687	1628	0	1641	1532	0	1752	3505	1568	1752	3449	0
Flt Permitted	0.308			0.676			0.145			0.083		
Satd. Flow (perm)	547	1628	0	1168	1532	0	267	3505	1568	153	3449	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		55			137				128		13	
Link Speed (mph)		40			45			55			55	
Link Distance (ft)		5272			10370			3976			1158	
Travel Time (s)		89.9			157.1			49.3			14.4	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.88	0.88	0.88	0.96	0.96	0.96	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	7%	7%	7%	10%	10%	10%	3%	3%	3%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	100	56	70	102	70	217	120	1494	128	243	1111	137
Shared Lane Traffic (%)												
Lane Group Flow (vph)	100	126	0	102	287	0	120	1494	128	243	1248	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	16.0	
Minimum Split (s)	45.5	45.5		45.5	45.5		12.7	30.5	30.5	13.1	30.5	
Total Split (s)	45.0	45.0		45.0	45.0		20.0	50.0	50.0	25.0	55.0	
Total Split (%)	37.5%	37.5%		37.5%	37.5%		16.7%	41.7%	41.7%	20.8%	45.8%	
Maximum Green (s)	37.5	37.5		38.3	38.3		12.3	42.5	42.5	16.9	47.5	
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.5	
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5	8.1	7.5	
Lead/Lag							Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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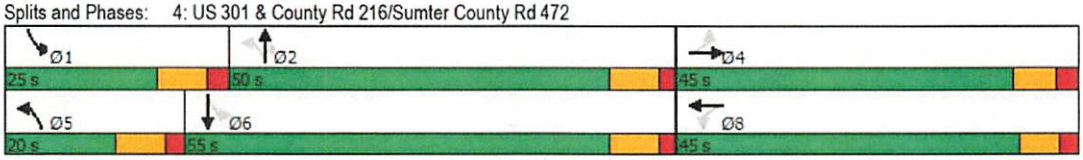
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	None		None	None		None	Min	Min	None	Min	
Walk Time (s)	7.0	7.0		7.0	7.0			7.0	7.0		7.0	
Flash Dont Walk (s)	31.0	31.0		31.0	31.0			16.0	16.0		16.0	
Pedestrian Calls (#/hr)	0	0		0	0			0	0		0	
Act Effct Green (s)	17.5	17.5		18.4	18.4		51.4	43.0	43.0	61.4	48.4	
Actuated g/C Ratio	0.18	0.18		0.19	0.19		0.53	0.44	0.44	0.63	0.50	
v/c Ratio	1.02	0.37		0.47	0.72		0.44	0.97	0.17	0.76	0.73	
Control Delay	138.6	23.5		42.3	29.5		14.8	45.2	4.5	38.5	23.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	138.6	23.5		42.3	29.5		14.8	45.2	4.5	38.5	23.8	
LOS	F	C		D	C		B	D	A	D	C	
Approach Delay		74.4			32.9			40.2			26.2	
Approach LOS		E			C			D			C	
Queue Length 50th (ft)	~65	39		57	88		24	474	0	91	299	
Queue Length 95th (ft)	#156	90		107	173		60	#783	38	#219	494	
Internal Link Dist (ft)		5192			10290			3896			1078	
Turn Bay Length (ft)	200			400			380		400	380		
Base Capacity (vph)	212	666		464	691		340	1545	762	380	1739	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.47	0.19		0.22	0.42		0.35	0.97	0.17	0.64	0.72	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 97.5			
Natural Cycle: 130			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.02			
Intersection Signal Delay: 36.0		Intersection LOS: D	
Intersection Capacity Utilization 96.6%		ICU Level of Service F	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 4: US 301 & County Rd 216/Sumter County Rd 472



Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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PM Background
5: US 301 & Country Rd 466/County Rd 466 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	283	329	235	182	313	155	302	1009	312	178	658	118
Future Volume (vph)	283	329	235	182	313	155	302	1009	312	178	658	118
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	250		240	380		250	300		400	300		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor			0.99	1.00					0.98			
Frt			0.850			0.850			0.850		0.977	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1845	1568	3433	1863	1583	1770	3539	1583	1752	3424	0
Flt Permitted	0.950			0.950			0.143			0.079		
Satd. Flow (perm)	1752	1845	1546	3427	1863	1583	266	3539	1558	146	3424	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			168			136			274		11	
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		5242			10645			5435			3964	
Travel Time (s)		102.1			161.3			82.3			60.1	
Confl. Peds. (#/hr)			1	1					2	2		
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	2%	2%	2%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	304	354	253	196	337	167	325	1085	335	191	708	127
Shared Lane Traffic (%)												
Lane Group Flow (vph)	304	354	253	196	337	167	325	1085	335	191	835	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases			8			4	6		6	2		
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	10.0	15.0	
Minimum Split (s)	15.7	39.1	39.1	15.7	36.8	36.8	13.3	34.3	34.3	16.9	33.3	
Total Split (s)	26.8	41.1	41.1	45.7	60.0	60.0	37.3	73.7	73.7	36.9	73.3	
Total Split (%)	13.6%	20.8%	20.8%	23.2%	30.4%	30.4%	18.9%	37.3%	37.3%	18.7%	37.1%	
Maximum Green (s)	20.0	35.0	35.0	38.0	53.2	53.2	30.0	66.4	66.4	30.0	66.0	
Yellow Time (s)	4.1	4.1	4.1	4.8	4.8	4.8	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.7	2.0	2.0	2.9	2.0	2.0	2.2	2.2	2.2	2.1	2.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.1	6.1	7.7	6.8	6.8	7.3	7.3	7.3	6.9	7.3	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Gloria R. Hayward, Sumter County Clerk of Court
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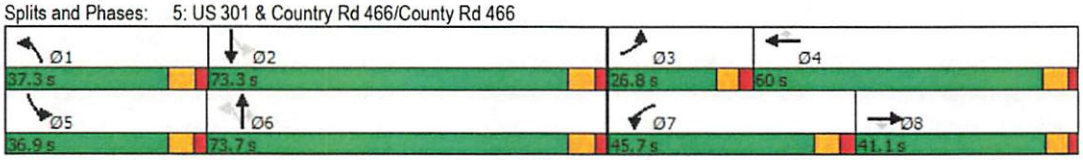
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	
Flash Dont Walk (s)		26.0	26.0		23.0	23.0		20.0	20.0		19.0	
Pedestrian Calls (#/hr)		1	1		0	0		2	2		0	
Act Effct Green (s)	20.5	41.8	41.8	15.2	36.8	36.8	83.2	57.9	57.9	74.3	53.1	
Actuated g/C Ratio	0.12	0.25	0.25	0.09	0.22	0.22	0.51	0.35	0.35	0.45	0.32	
v/c Ratio	1.39	0.76	0.49	0.62	0.81	0.36	0.89	0.87	0.46	0.71	0.75	
Control Delay	252.5	70.5	22.4	83.6	77.7	15.5	61.4	59.2	11.0	57.3	54.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	252.5	70.5	22.4	83.6	77.7	15.5	61.4	59.2	11.0	57.3	54.6	
LOS	F	E	C	F	E	B	E	E	B	E	D	
Approach Delay		117.9			64.6			50.3			55.1	
Approach LOS		F			E			D			E	
Queue Length 50th (ft)	~452	367	77	108	358	28	229	565	44	145	420	
Queue Length 95th (ft)	#784	556	189	174	520	101	#481	802	153	260	574	
Internal Link Dist (ft)		5162			10565			5355			3884	
Turn Bay Length (ft)	250		240	380		250	300		400	300		
Base Capacity (vph)	218	468	518	811	616	614	417	1461	804	373	1412	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	1.39	0.76	0.49	0.24	0.55	0.27	0.78	0.74	0.42	0.51	0.59	

Intersection Summary			
Area Type:	Other		
Cycle Length: 197.4			
Actuated Cycle Length: 164.4			
Natural Cycle: 140			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.39			
Intersection Signal Delay: 67.8		Intersection LOS: E	
Intersection Capacity Utilization 94.3%		ICU Level of Service F	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: US 301 & Country Rd 466/County Rd 466



Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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AM Build-out

HCS7 Two-Way Stop-Control Report

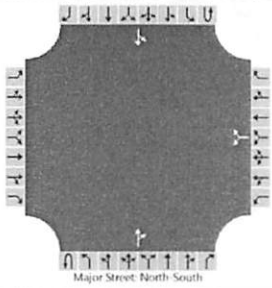
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	CR 216 @ CR 209
Jurisdiction	Alachua County
East/West Street	CR 216
North/South Street	CR 209
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						21		60			140	43		55	117	
Percent Heavy Vehicles (%)						8		8						6		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.48		6.28						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.57		3.37						2.25		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							89							60		
Capacity, c (veh/h)							743							1347		
v/c Ratio							0.12							0.04		
95% Queue Length, Q_{95} (veh)							0.4							0.1		
Control Delay (s/veh)							10.5							7.8		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)					10.5								2.7			
Approach LOS					B											

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HCS7 Two-Way Stop-Control Report

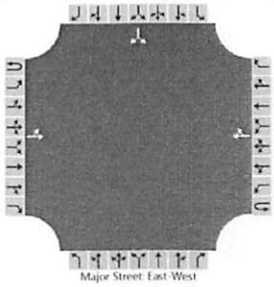
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	CR 216 @ Access Point A
Jurisdiction	Alachua County
East/West Street	CR 216
North/South Street	Access Point A
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		8	186				183	21						69		14
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		9													90	
Capacity, c (veh/h)		1347													609	
v/c Ratio		0.01													0.15	
95% Queue Length, Q_{95} (veh)		0.0													0.5	
Control Delay (s/veh)		7.7													11.9	
Level of Service (LOS)		A													B	
Approach Delay (s/veh)	0.4												11.9			
Approach LOS													B			

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Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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HCS Two-Way Stop-Control Report

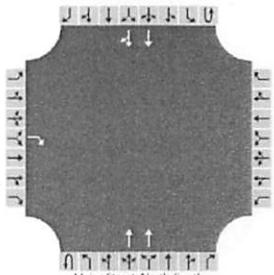
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	US 301 @ Access Point B
Jurisdiction	Alachua County
East/West Street	Access Point B
North/South Street	US HWY 301
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	2	0	0	0	2	0
Configuration				R							T				T	TR
Volume (veh/h)				18							1131				1030	14
Percent Heavy Vehicles (%)				2												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.94												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.32												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				20												
Capacity, c (veh/h)				466												
v/c Ratio				0.04												
95% Queue Length, Q_{95} (veh)				0.1												
Control Delay (s/veh)				13.1												
Level of Service (LOS)				B												
Approach Delay (s/veh)		13.1														
Approach LOS		B														

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HCS Two-Way Stop-Control Report

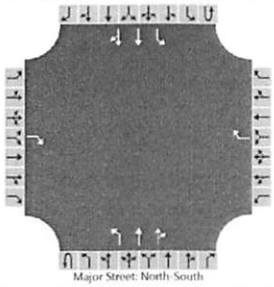
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	US HWY 301 @ CR 110
Jurisdiction	Alachua County
East/West Street	CR 110
North/South Street	US HWY 301
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	2	0	0	1	2	0
Configuration				R				R		L	T	TR		L	T	TR
Volume (veh/h)				8				9	25	2	1001	10	12	7	958	12
Percent Heavy Vehicles (%)				0				0	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No				No											
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9				6.9	6.4	4.1			6.4	4.1		
Critical Headway (sec)				6.90				6.90	6.46	4.16			6.46	4.16		
Base Follow-Up Headway (sec)				3.3				3.3	2.5	2.2			2.5	2.2		
Follow-Up Headway (sec)				3.30				3.30	2.53	2.23			2.53	2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				8				9		28				20		
Capacity, c (veh/h)				513				497		327				367		
v/c Ratio				0.02				0.02		0.09				0.05		
95% Queue Length, Q_{95} (veh)				0.0				0.1		0.3				0.2		
Control Delay (s/veh)				12.1				12.4		17.1				15.4		
Level of Service (LOS)				B				B		C				C		
Approach Delay (s/veh)	12.1				12.4				0.4				0.3			
Approach LOS	B				B				A				A			

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	100	143	105	62	57	434	9	48	901	125	395	899
Future Volume (vph)	100	143	105	62	57	434	9	48	901	125	395	899
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%				0%			0%
Storage Length (ft)	235		400	400		230		190		0	320	
Storage Lanes	2		1	1		2		2		0	2	
Taper Length (ft)	25			25				25			25	
Lane Util. Factor	0.97	0.95	1.00	1.00	1.00	0.88	0.95	0.97	0.95	0.95	0.97	0.95
Ped Bike Factor												
Frt			0.850			0.850			0.982			
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	3433	3539	1583	1719	1863	2707	0	3411	3344	0	3367	3471
Flt Permitted	0.950			0.654				0.950			0.950	
Satd. Flow (perm)	3433	3539	1583	1183	1863	2707	0	3411	3344	0	3367	3471
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)			166			477			10			
Link Speed (mph)		30			40				45			45
Link Distance (ft)		2474			2616				2521			5356
Travel Time (s)		56.2			44.6				38.2			81.2
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.91	0.92	0.91	0.91	0.92	0.91	0.91	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	5%	2%	5%	6%	2%	6%	6%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%				0%			0%
Adj. Flow (vph)	109	155	114	68	62	477	10	52	990	137	429	977
Shared Lane Traffic (%)												
Lane Group Flow (vph)	109	155	114	68	62	477	0	62	1127	0	429	977
Turn Type	Prot	NA	Perm	pm+pt	NA	Perm	Prot	Prot	NA		Prot	NA
Protected Phases	3	8		7	4		1	1	6		5	2
Permitted Phases			8	4		4						
Detector Phase	3	8	8	7	4	4	1	1	6		5	2
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	15.0		5.0	15.0
Minimum Split (s)	39.0	39.0	39.0	11.0	39.0	39.0	11.0	11.0	34.0		11.0	25.0
Total Split (s)	39.0	67.0	67.0	11.0	39.0	39.0	11.0	11.0	48.0		19.0	56.0
Total Split (%)	26.9%	46.2%	46.2%	7.6%	26.9%	26.9%	7.6%	7.6%	33.1%		13.1%	38.6%
Maximum Green (s)	33.0	61.0	61.0	5.0	33.0	33.0	5.0	5.0	41.0		13.0	49.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0		6.0	7.0		6.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0

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Lane Group	SBR
Lane Configurations	↱
Traffic Volume (vph)	42
Future Volume (vph)	42
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	400
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Ped Bike Factor	
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	158
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.92
Growth Factor	100%
Heavy Vehicles (%)	2%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	
Adj. Flow (vph)	46
Shared Lane Traffic (%)	
Lane Group Flow (vph)	46
Turn Type	Perm
Protected Phases	
Permitted Phases	2
Detector Phase	2
Switch Phase	
Minimum Initial (s)	15.0
Minimum Split (s)	25.0
Total Split (s)	56.0
Total Split (%)	38.6%
Maximum Green (s)	49.0
Yellow Time (s)	5.0
All-Red Time (s)	2.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Recall Mode	None	None	None	None	None	None	None	None	Min		None	Min
Walk Time (s)		7.0	7.0		7.0	7.0			7.0			
Flash Dont Walk (s)		26.0	26.0		26.0	26.0			20.0			
Pedestrian Calls (#/hr)		0	0		0	0			0			
Act Effct Green (s)	8.5	15.2	15.2	14.4	9.4	9.4		5.0	41.1		13.0	51.4
Actuated g/C Ratio	0.09	0.16	0.16	0.15	0.10	0.10		0.05	0.42		0.13	0.53
v/c Ratio	0.36	0.28	0.29	0.33	0.34	0.69		0.35	0.79		0.95	0.53
Control Delay	45.8	38.2	3.7	33.9	46.4	9.6		51.7	29.9		74.9	17.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Delay	45.8	38.2	3.7	33.9	46.4	9.6		51.7	29.9		74.9	17.6
LOS	D	D	A	C	D	A		D	C		E	B
Approach Delay		30.0			16.1				31.0			34.0
Approach LOS		C			B				C			C
Queue Length 50th (ft)	33	46	0	33	36	0		19	308		137	209
Queue Length 95th (ft)	62	76	17	67	77	50		42	439		#253	305
Internal Link Dist (ft)		2394			2536				2441			5276
Turn Bay Length (ft)	235		400	400		230		190			320	
Base Capacity (vph)	1169	2229	1058	203	634	1236		176	1421		452	1839
Starvation Cap Reductn	0	0	0	0	0	0		0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0		0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0		0	0		0	0
Reduced v/c Ratio	0.09	0.07	0.11	0.33	0.10	0.39		0.35	0.79		0.95	0.53

Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 97
Natural Cycle: 145
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.95
Intersection Signal Delay: 29.6 Intersection LOS: C
Intersection Capacity Utilization 69.3% ICU Level of Service C
Analysis Period (min) 15
\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: US 301 & E County Rd 462



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Lane Group	SBR
Minimum Gap (s)	3.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	Min
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	51.4
Actuated g/C Ratio	0.53
v/c Ratio	0.05
Control Delay	0.1
Queue Delay	0.0
Total Delay	0.1
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	400
Base Capacity (vph)	913
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.05

Intersection Summary

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	95	54	106	91	57	82	69	943	95	11	120	839
Future Volume (vph)	95	54	106	91	57	82	69	943	95	11	120	839
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%				0%
Storage Length (ft)	200		0	400		0	380		400		380	
Storage Lanes	1		0	1		0	1		1		1	
Taper Length (ft)	25			25			25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	0.95	1.00	0.95
Ped Bike Factor												
Frt		0.901			0.912				0.850			0.987
Flt Protected	0.950			0.950			0.950				0.950	
Satd. Flow (prot)	1719	1630	0	1656	1590	0	1752	3505	1568	0	1738	3426
Flt Permitted	0.657			0.638			0.238				0.160	
Satd. Flow (perm)	1189	1630	0	1112	1590	0	439	3505	1568	0	293	3426
Right Turn on Red			Yes			Yes			Yes			
Satd. Flow (RTOR)		65			48				158			11
Link Speed (mph)		40			45			55				55
Link Distance (ft)		5272			10370			3976				1158
Travel Time (s)		89.9			157.1			49.3				14.4
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.86	0.86	0.86	0.88	0.88	0.88	0.92	0.92	0.92	0.92	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	5%	5%	9%	9%	9%	3%	3%	3%	2%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%				0%
Adj. Flow (vph)	110	63	123	103	65	93	75	1025	103	12	128	893
Shared Lane Traffic (%)												
Lane Group Flow (vph)	110	186	0	103	158	0	75	1025	103	0	140	976
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases		4			8		5	2		1	1	6
Permitted Phases	4			8			2		2	6	6	
Detector Phase	4	4		8	8		5	2	2	1	1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	5.0	16.0
Minimum Split (s)	45.5	45.5		45.5	45.5		12.7	31.4	31.4	13.1	13.1	31.4
Total Split (s)	39.0	39.0		39.0	39.0		15.5	67.0	67.0	34.0	34.0	85.5
Total Split (%)	27.9%	27.9%		27.9%	27.9%		11.1%	47.9%	47.9%	24.3%	24.3%	61.1%
Maximum Green (s)	31.5	31.5		32.3	32.3		7.8	59.5	59.5	25.9	25.9	77.9
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.6	5.6
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.5	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5		8.1	7.6
Lead/Lag							Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0

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Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	78
Future Volume (vph)	78
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	0.95
Ped Bike Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.94
Growth Factor	100%
Heavy Vehicles (%)	4%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	
Adj. Flow (vph)	83
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	

Gloria R. Hayward, Sumter County Clerk of Court
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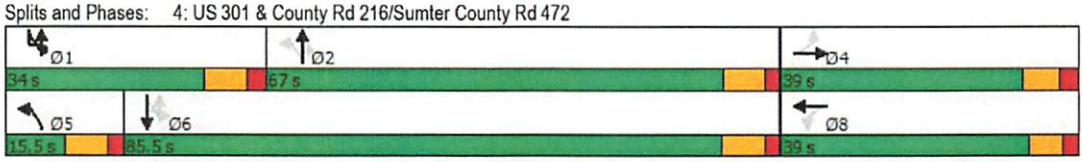
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None		None	None		None	Min	Min	None	None	Min
Walk Time (s)	7.0	7.0		7.0	7.0			7.0	7.0			7.0
Flash Dont Walk (s)	31.0	31.0		31.0	31.0			16.0	16.0			16.0
Pedestrian Calls (#/hr)	0	0		0	0			0	0			0
Act Effct Green (s)	15.0	15.0		15.8	15.8		38.8	31.6	31.6		43.5	37.0
Actuated g/C Ratio	0.19	0.19		0.20	0.20		0.49	0.40	0.40		0.55	0.47
v/c Ratio	0.49	0.52		0.47	0.45		0.22	0.73	0.14		0.44	0.61
Control Delay	39.2	25.8		38.1	25.5		9.3	24.2	1.2		12.1	19.1
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay	39.2	25.8		38.1	25.5		9.3	24.2	1.2		12.1	19.1
LOS	D	C		D	C		A	C	A		B	B
Approach Delay		30.8			30.4			21.3				18.2
Approach LOS		C			C			C				B
Queue Length 50th (ft)	47	51		44	45		13	212	0		26	192
Queue Length 95th (ft)	112	128		108	118		37	357	8		63	308
Internal Link Dist (ft)		5192			10290			3896				1078
Turn Bay Length (ft)	200			400			380		400		380	
Base Capacity (vph)	491	712		471	701		353	2722	1252		669	3169
Starvation Cap Reductn	0	0		0	0		0	0	0		0	0
Spillback Cap Reductn	0	0		0	0		0	0	0		0	0
Storage Cap Reductn	0	0		0	0		0	0	0		0	0
Reduced v/c Ratio	0.22	0.26		0.22	0.23		0.21	0.38	0.08		0.21	0.31

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 79.4			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.73			
Intersection Signal Delay: 21.9		Intersection LOS: C	
Intersection Capacity Utilization 72.5%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 4: US 301 & County Rd 216/Sumter County Rd 472



Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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Lane Group	SBR
Minimum Gap (s)	
Time Before Reduce (s)	
Time To Reduce (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	

Intersection Summary

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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AM Buildout
5: US 301 & Country Rd 466/County Rd 466 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	283	329	235	220	313	155	302	1025	340	178	679	118
Future Volume (vph)	283	329	235	220	313	155	302	1025	340	178	679	118
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	250		240	380		250	300		400	300		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor			0.99	1.00					0.98			
Frt			0.850			0.850			0.850		0.978	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1845	1568	3433	1863	1583	1770	3539	1583	1752	3428	0
Flt Permitted	0.950			0.950			0.131			0.077		
Satd. Flow (perm)	1752	1845	1546	3427	1863	1583	244	3539	1558	142	3428	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			168			136			295		11	
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		5242			10645			5435			3964	
Travel Time (s)		102.1			161.3			82.3			60.1	
Confl. Peds. (#/hr)			1	1					2	2		
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	2%	2%	2%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	304	354	253	237	337	167	325	1102	366	191	730	127
Shared Lane Traffic (%)												
Lane Group Flow (vph)	304	354	253	237	337	167	325	1102	366	191	857	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases			8			4	6		6	2		
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	10.0	15.0	
Minimum Split (s)	15.7	39.1	39.1	15.7	36.8	36.8	13.3	34.3	34.3	16.9	33.3	
Total Split (s)	26.8	41.1	41.1	45.7	60.0	60.0	37.3	73.7	73.7	36.9	73.3	
Total Split (%)	13.6%	20.8%	20.8%	23.2%	30.4%	30.4%	18.9%	37.3%	37.3%	18.7%	37.1%	
Maximum Green (s)	20.0	35.0	35.0	38.0	53.2	53.2	30.0	66.4	66.4	30.0	66.0	
Yellow Time (s)	4.1	4.1	4.1	4.8	4.8	4.8	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.7	2.0	2.0	2.9	2.0	2.0	2.2	2.2	2.2	2.1	2.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.1	6.1	7.7	6.8	6.8	7.3	7.3	7.3	6.9	7.3	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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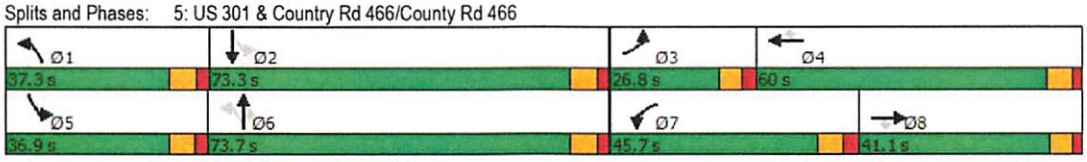
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	
Flash Dont Walk (s)		26.0	26.0		23.0	23.0		20.0	20.0		19.0	
Pedestrian Calls (#/hr)		1	1		0	0		2	2		0	
Act Effct Green (s)	20.4	40.1	40.1	17.3	37.1	37.1	84.8	59.0	59.0	74.6	53.4	
Actuated g/C Ratio	0.12	0.24	0.24	0.10	0.22	0.22	0.51	0.36	0.36	0.45	0.32	
v/c Ratio	1.41	0.79	0.50	0.66	0.81	0.36	0.89	0.88	0.49	0.72	0.77	
Control Delay	258.5	75.6	23.5	83.3	77.9	15.5	64.1	59.4	11.5	59.3	56.0	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	258.5	75.6	23.5	83.3	77.9	15.5	64.1	59.4	11.5	59.3	56.0	
LOS	F	E	C	F	E	B	E	E	B	E	E	
Approach Delay		122.1			65.6			50.5			56.6	
Approach LOS		F			E			D			E	
Queue Length 50th (ft)	~458	378	79	132	363	28	239	577	51	149	440	
Queue Length 95th (ft)	#784	567	193	203	520	101	#501	#821	171	262	594	
Internal Link Dist (ft)		5162			10565			5355			3884	
Turn Bay Length (ft)	250		240	380		250	300		400	300		
Base Capacity (vph)	215	446	501	803	610	610	407	1446	811	368	1399	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	1.41	0.79	0.50	0.30	0.55	0.27	0.80	0.76	0.45	0.52	0.61	

Intersection Summary

Area Type: Other
Cycle Length: 197.4
Actuated Cycle Length: 165.7
Natural Cycle: 140
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.41
Intersection Signal Delay: 68.9 Intersection LOS: E
Intersection Capacity Utilization 94.9% ICU Level of Service F
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: US 301 & Country Rd 466/County Rd 466



Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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PM Build-out

HCS7 Two-Way Stop-Control Report

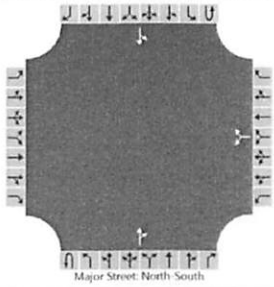
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	CR 216 @ CR 209
Jurisdiction	Alachua County
East/West Street	CR 216
North/South Street	CR 209
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						71		92			113	49		65	103	
Percent Heavy Vehicles (%)						2		2						7		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.17		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.26		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							177							71		
Capacity, c (veh/h)							718							1370		
v/c Ratio							0.25							0.05		
95% Queue Length, Q_{95} (veh)							1.0							0.2		
Control Delay (s/veh)							11.6							7.8		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)					11.6								3.3			
Approach LOS					B											

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HCS7 Two-Way Stop-Control Report

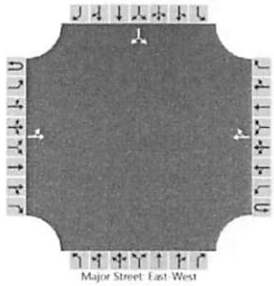
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	CR 216 @ Access Point A
Jurisdiction	Alachua County
East/West Street	CR 216
North/South Street	Access Point A
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		19	210				299	52						71		14
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		21													92	
Capacity, c (veh/h)		1177													469	
v/c Ratio		0.02													0.20	
95% Queue Length, Q_{95} (veh)		0.1													0.7	
Control Delay (s/veh)		8.1													14.6	
Level of Service (LOS)		A													B	
Approach Delay (s/veh)		0.8												14.6		
Approach LOS														B		

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HCS Two-Way Stop-Control Report

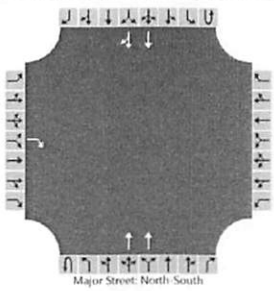
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	US 301 @ Access Point B
Jurisdiction	Alachua County
East/West Street	Access Point B
North/South Street	US HWY 301
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	2	0	0	0	2	0
Configuration				R							T				T	TR
Volume (veh/h)				18							1779				1333	38
Percent Heavy Vehicles (%)				2												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.94												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.32												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				20												
Capacity, c (veh/h)				356												
v/c Ratio				0.05												
95% Queue Length, Q_{95} (veh)				0.2												
Control Delay (s/veh)				15.7												
Level of Service (LOS)				C												
Approach Delay (s/veh)		15.7														
Approach LOS		C														

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HCS Two-Way Stop-Control Report

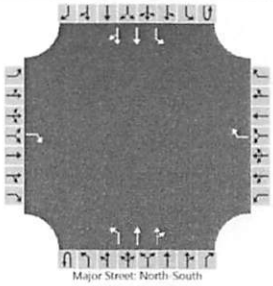
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	6/22/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	US HWY 301 @ CR 110
Jurisdiction	Alachua County
East/West Street	CR 110
North/South Street	US HWY 301
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	1	0	1	2	0	0	1	2	0
Configuration				R				R		L	T	TR		L	T	TR
Volume (veh/h)				10				18	28	10	1449	17	9	10	959	31
Percent Heavy Vehicles (%)				0				0	2	2			3	3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		No				No										
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9				6.9	6.4	4.1			6.4	4.1		
Critical Headway (sec)				6.90				6.90	6.44	4.14			6.46	4.16		
Base Follow-Up Headway (sec)				3.3				3.3	2.5	2.2			2.5	2.2		
Follow-Up Headway (sec)				3.30				3.30	2.52	2.22			2.53	2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				10				19		40				20		
Capacity, c (veh/h)				510				351		362				219		
v/c Ratio				0.02				0.05		0.11				0.09		
95% Queue Length, Q_{95} (veh)				0.1				0.2		0.4				0.3		
Control Delay (s/veh)				12.2				15.8		16.2				23.1		
Level of Service (LOS)				B				C		C				C		
Approach Delay (s/veh)		12.2				15.8				0.4				0.4		
Approach LOS		B				C				A				A		

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Gloria R. Hayward, Sumter County Clerk of Court
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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	100	135	80	81	190	613	27	158	1239	32	295	1081
Future Volume (vph)	100	135	80	81	190	613	27	158	1239	32	295	1081
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%				0%			0%
Storage Length (ft)	235		400	400		230		190		0	320	
Storage Lanes	2		1	1		2		2		0	2	
Taper Length (ft)	25			25				25			25	
Lane Util. Factor	0.97	0.95	1.00	1.00	1.00	0.88	0.95	0.97	0.95	0.95	0.97	0.95
Ped Bike Factor												
Frt			0.850			0.850			0.996			
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	3433	3539	1583	1719	1863	2707	0	3417	3424	0	3367	3471
Flt Permitted	0.950			0.588				0.950			0.950	
Satd. Flow (perm)	3433	3539	1583	1064	1863	2707	0	3417	3424	0	3367	3471
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)			120			403			2			
Link Speed (mph)		30			40				45			45
Link Distance (ft)		2474			2616				2521			5356
Travel Time (s)		56.2			44.6				38.2			81.2
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.88	0.92	0.88	0.84	0.92	0.84	0.84	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	5%	2%	5%	5%	2%	5%	5%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%				0%			0%
Adj. Flow (vph)	109	147	87	92	207	697	32	172	1475	38	311	1138
Shared Lane Traffic (%)												
Lane Group Flow (vph)	109	147	87	92	207	697	0	204	1513	0	311	1138
Turn Type	Prot	NA	Perm	pm+pt	NA	Perm	Prot	Prot	NA		Prot	NA
Protected Phases	3	8		7	4		1	1	6		5	2
Permitted Phases			8	4		4						
Detector Phase	3	8	8	7	4	4	1	1	6		5	2
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	15.0		5.0	15.0
Minimum Split (s)	39.0	39.0	39.0	39.0	39.0	39.0	11.0	11.0	34.0		11.0	25.0
Total Split (s)	15.0	27.0	27.0	20.0	32.0	32.0	24.0	24.0	74.0		24.0	74.0
Total Split (%)	10.3%	18.6%	18.6%	13.8%	22.1%	22.1%	16.6%	16.6%	51.0%		16.6%	51.0%
Maximum Green (s)	9.0	21.0	21.0	14.0	26.0	26.0	18.0	18.0	67.0		18.0	67.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0		6.0	7.0		6.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0

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Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	94
Future Volume (vph)	94
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	400
Storage Lanes	1
Taper Length (ft)	
Lane Util. Factor	1.00
Ped Bike Factor	
Frt	0.850
Flt Protected	
Satd. Flow (prot)	1583
Flt Permitted	
Satd. Flow (perm)	1583
Right Turn on Red	Yes
Satd. Flow (RTOR)	113
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.92
Growth Factor	100%
Heavy Vehicles (%)	2%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	
Adj. Flow (vph)	102
Shared Lane Traffic (%)	
Lane Group Flow (vph)	102
Turn Type	Perm
Protected Phases	
Permitted Phases	2
Detector Phase	2
Switch Phase	
Minimum Initial (s)	15.0
Minimum Split (s)	25.0
Total Split (s)	74.0
Total Split (%)	51.0%
Maximum Green (s)	67.0
Yellow Time (s)	5.0
All-Red Time (s)	2.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	
Vehicle Extension (s)	3.0

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Recall Mode	None	None	None	None	None	None	None	None	Min		None	Min
Walk Time (s)		7.0	7.0		7.0	7.0			7.0			
Flash Dont Walk (s)		26.0	26.0		26.0	26.0			20.0			
Pedestrian Calls (#/hr)		0	0		0	0			0			
Act Effct Green (s)	8.5	19.9	19.9	33.2	22.3	22.3		13.6	64.0		16.5	66.9
Actuated g/C Ratio	0.06	0.15	0.15	0.24	0.16	0.16		0.10	0.47		0.12	0.49
v/c Ratio	0.51	0.28	0.26	0.30	0.68	0.89		0.60	0.94		0.77	0.67
Control Delay	73.2	55.0	5.3	42.1	66.7	38.5		67.9	47.8		72.7	29.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Total Delay	73.2	55.0	5.3	42.1	66.7	38.5		67.9	47.8		72.7	29.7
LOS	E	D	A	D	E	D		E	D		E	C
Approach Delay		48.2			44.7				50.2			36.6
Approach LOS		D			D				D			D
Queue Length 50th (ft)	52	64	0	66	183	163		97	712		148	420
Queue Length 95th (ft)	86	101	23	112	273	240		137	735		202	527
Internal Link Dist (ft)		2394			2536				2441			5276
Turn Bay Length (ft)	235		400	400		230		190			320	
Base Capacity (vph)	229	568	354	349	358	846		455	1700		448	1775
Starvation Cap Reductn	0	0	0	0	0	0		0	0		0	0
Spillback Cap Reductn	0	0	0	0	0	0		0	0		0	0
Storage Cap Reductn	0	0	0	0	0	0		0	0		0	0
Reduced v/c Ratio	0.48	0.26	0.25	0.26	0.58	0.82		0.45	0.89		0.69	0.64

Intersection Summary			
Area Type:	Other		
Cycle Length: 145			
Actuated Cycle Length: 136.6			
Natural Cycle: 145			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.94			
Intersection Signal Delay: 44.3		Intersection LOS: D	
Intersection Capacity Utilization 78.7%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 3: US 301 & E County Rd 462



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Lane Group	SBR
Minimum Gap (s)	3.0
Time Before Reduce (s)	0.0
Time To Reduce (s)	0.0
Recall Mode	Min
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	66.9
Actuated g/C Ratio	0.49
v/c Ratio	0.12
Control Delay	3.2
Queue Delay	0.0
Total Delay	3.2
LOS	A
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	0
Queue Length 95th (ft)	28
Internal Link Dist (ft)	
Turn Bay Length (ft)	400
Base Capacity (vph)	865
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.12

Intersection Summary

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	126	61	94	90	74	195	155	1447	123	11	219	999
Future Volume (vph)	126	61	94	90	74	195	155	1447	123	11	219	999
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%				0%
Storage Length (ft)	200		0	400		0	380		400		380	
Storage Lanes	1		0	1		0	1		1		1	
Taper Length (ft)	25			25			25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	0.95	1.00	0.95
Ped Bike Factor												
Frt		0.909			0.891				0.850			0.984
Flt Protected	0.950			0.950			0.950				0.950	
Satd. Flow (prot)	1687	1614	0	1641	1539	0	1752	3505	1568	0	1753	3449
Flt Permitted	0.340			0.631			0.117				0.083	
Satd. Flow (perm)	604	1614	0	1090	1539	0	216	3505	1568	0	153	3449
Right Turn on Red			Yes			Yes			Yes			
Satd. Flow (RTOR)		67			116				127			13
Link Speed (mph)		40			45			55				55
Link Distance (ft)		5272			10370			3976				1158
Travel Time (s)		89.9			157.1			49.3				14.4
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.88	0.88	0.88	0.96	0.96	0.96	0.92	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	7%	7%	7%	10%	10%	10%	3%	3%	3%	2%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%				0%
Adj. Flow (vph)	135	66	101	102	84	222	161	1507	128	12	246	1122
Shared Lane Traffic (%)												
Lane Group Flow (vph)	135	167	0	102	306	0	161	1507	128	0	258	1259
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases		4			8		5	2		1	1	6
Permitted Phases	4			8			2		2	6	6	
Detector Phase	4	4		8	8		5	2	2	1	1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	5.0	16.0
Minimum Split (s)	45.5	45.5		45.5	45.5		12.7	30.5	30.5	13.1	13.1	30.6
Total Split (s)	45.0	45.0		45.0	45.0		20.0	50.0	50.0	25.0	25.0	55.0
Total Split (%)	37.5%	37.5%		37.5%	37.5%		16.7%	41.7%	41.7%	20.8%	20.8%	45.8%
Maximum Green (s)	37.5	37.5		38.3	38.3		12.3	42.5	42.5	16.9	16.9	47.4
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.6	5.6
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.5	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5		8.1	7.6
Lead/Lag							Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0

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Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	122
Future Volume (vph)	122
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	0.95
Ped Bike Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.89
Growth Factor	100%
Heavy Vehicles (%)	3%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	
Adj. Flow (vph)	137
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	

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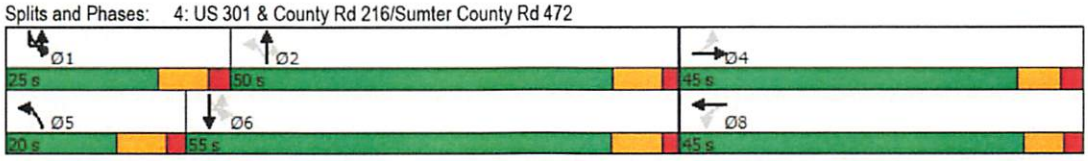
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None		None	None		None	Min	Min	None	None	Min
Walk Time (s)	7.0	7.0		7.0	7.0			7.0	7.0			7.0
Flash Dont Walk (s)	31.0	31.0		31.0	31.0			16.0	16.0			16.0
Pedestrian Calls (#/hr)	0	0		0	0			0	0			0
Act Effct Green (s)	23.8	23.8		24.6	24.6		52.9	43.1	43.1		62.3	48.0
Actuated g/C Ratio	0.23	0.23		0.23	0.23		0.50	0.41	0.41		0.59	0.46
v/c Ratio	0.99	0.40		0.40	0.68		0.63	1.05	0.18		0.82	0.79
Control Delay	116.7	22.6		38.2	29.9		29.5	69.9	5.2		47.7	30.6
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay	116.7	22.6		38.2	29.9		29.5	69.9	5.2		47.7	30.6
LOS	F	C		D	C		C	E	A		D	C
Approach Delay		64.7			32.0			61.7				33.5
Approach LOS		E			C			E				C
Queue Length 50th (ft)	92	57		59	119		41	~607	0		116	372
Queue Length 95th (ft)	#196	115		106	202		130	#891	42		#283	#607
Internal Link Dist (ft)		5192			10290			3896				1078
Turn Bay Length (ft)	200			400			380		400		380	
Base Capacity (vph)	218	626		402	641		296	1437	717		353	1599
Starvation Cap Reductn	0	0		0	0		0	0	0		0	0
Spillback Cap Reductn	0	0		0	0		0	0	0		0	0
Storage Cap Reductn	0	0		0	0		0	0	0		0	0
Reduced v/c Ratio	0.62	0.27		0.25	0.48		0.54	1.05	0.18		0.73	0.79

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 105
Natural Cycle: 130
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.05
Intersection Signal Delay: 48.3 Intersection LOS: D
Intersection Capacity Utilization 100.4% ICU Level of Service G
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 4: US 301 & County Rd 216/Sumter County Rd 472



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Lane Group	SBR
Minimum Gap (s)	
Time Before Reduce (s)	
Time To Reduce (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	
Intersection Summary	

AM Buildout
5: US 301 & Country Rd 466/County Rd 466 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	283	329	235	220	313	155	302	1025	340	178	679	118
Future Volume (vph)	283	329	235	220	313	155	302	1025	340	178	679	118
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	250		240	380		250	300		400	300		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor			0.99	1.00					0.98			
Frt			0.850			0.850			0.850		0.978	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1845	1568	3433	1863	1583	1770	3539	1583	1752	3428	0
Flt Permitted	0.950			0.950			0.131			0.077		
Satd. Flow (perm)	1752	1845	1546	3427	1863	1583	244	3539	1558	142	3428	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			168			136			295		11	
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		5242			10645			5435			3964	
Travel Time (s)		102.1			161.3			82.3			60.1	
Confl. Peds. (#/hr)			1	1					2	2		
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	2%	2%	2%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	304	354	253	237	337	167	325	1102	366	191	730	127
Shared Lane Traffic (%)												
Lane Group Flow (vph)	304	354	253	237	337	167	325	1102	366	191	857	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases			8			4	6		6	2		
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	10.0	15.0	
Minimum Split (s)	15.7	39.1	39.1	15.7	36.8	36.8	13.3	34.3	34.3	16.9	33.3	
Total Split (s)	26.8	41.1	41.1	45.7	60.0	60.0	37.3	73.7	73.7	36.9	73.3	
Total Split (%)	13.6%	20.8%	20.8%	23.2%	30.4%	30.4%	18.9%	37.3%	37.3%	18.7%	37.1%	
Maximum Green (s)	20.0	35.0	35.0	38.0	53.2	53.2	30.0	66.4	66.4	30.0	66.0	
Yellow Time (s)	4.1	4.1	4.1	4.8	4.8	4.8	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.7	2.0	2.0	2.9	2.0	2.0	2.2	2.2	2.2	2.1	2.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.1	6.1	7.7	6.8	6.8	7.3	7.3	7.3	6.9	7.3	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	
Flash Dont Walk (s)		26.0	26.0		23.0	23.0		20.0	20.0		19.0	
Pedestrian Calls (#/hr)		1	1		0	0		2	2		0	
Act Effct Green (s)	20.4	40.1	40.1	17.3	37.1	37.1	84.8	59.0	59.0	74.6	53.4	
Actuated g/C Ratio	0.12	0.24	0.24	0.10	0.22	0.22	0.51	0.36	0.36	0.45	0.32	
v/c Ratio	1.41	0.79	0.50	0.66	0.81	0.36	0.89	0.88	0.49	0.72	0.77	
Control Delay	258.5	75.6	23.5	83.3	77.9	15.5	64.1	59.4	11.5	59.3	56.0	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	258.5	75.6	23.5	83.3	77.9	15.5	64.1	59.4	11.5	59.3	56.0	
LOS	F	E	C	F	E	B	E	E	B	E	E	
Approach Delay		122.1			65.6			50.5			56.6	
Approach LOS		F			E			D			E	
Queue Length 50th (ft)	~458	378	79	132	363	28	239	577	51	149	440	
Queue Length 95th (ft)	#784	567	193	203	520	101	#501	#821	171	262	594	
Internal Link Dist (ft)		5162			10565			5355			3884	
Turn Bay Length (ft)	250		240	380		250	300		400	300		
Base Capacity (vph)	215	446	501	803	610	610	407	1446	811	368	1399	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	1.41	0.79	0.50	0.30	0.55	0.27	0.80	0.76	0.45	0.52	0.61	

Intersection Summary

Area Type: Other
Cycle Length: 197.4
Actuated Cycle Length: 165.7
Natural Cycle: 140
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.41
Intersection Signal Delay: 68.9 Intersection LOS: E
Intersection Capacity Utilization 94.9% ICU Level of Service F
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: US 301 & Country Rd 466/County Rd 466



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PM Build-out with Improvements

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PM Buildout with Timing Improvements
4: US 301 & County Rd 216/Sumter County Rd 472 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	126	61	94	90	74	195	155	1447	123	11	219	999
Future Volume (vph)	126	61	94	90	74	195	155	1447	123	11	219	999
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%				0%
Storage Length (ft)	475		0	400		0	450		400		380	
Storage Lanes	1		0	1		0	1		1		1	
Taper Length (ft)	25			25			25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	0.95	1.00	0.95
Ped Bike Factor												
Frt		0.909			0.891				0.850			0.984
Flt Protected	0.950			0.950			0.950				0.950	
Satd. Flow (prot)	1687	1614	0	1641	1539	0	1752	3505	1568	0	1753	3449
Flt Permitted	0.337			0.614			0.141				0.067	
Satd. Flow (perm)	598	1614	0	1061	1539	0	260	3505	1568	0	124	3449
Right Turn on Red			Yes			Yes			Yes			
Satd. Flow (RTOR)		61			106				128			16
Link Speed (mph)		40			45			55				55
Link Distance (ft)		5272			10370			3976				1158
Travel Time (s)		89.9			157.1			49.3				14.4
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.88	0.88	0.88	0.96	0.96	0.96	0.92	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	7%	7%	7%	10%	10%	10%	3%	3%	3%	2%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%				0%
Adj. Flow (vph)	135	66	101	102	84	222	161	1507	128	12	246	1122
Shared Lane Traffic (%)												
Lane Group Flow (vph)	135	167	0	102	306	0	161	1507	128	0	258	1259
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases		4			8		5	2		1	1	6
Permitted Phases	4			8			2		2	6	6	
Detector Phase	4	4		8	8		5	2	2	1	1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	5.0	16.0
Minimum Split (s)	45.5	45.5		45.5	45.5		12.7	30.5	30.5	13.1	13.1	30.6
Total Split (s)	37.0	37.0		37.0	37.0		15.0	61.0	61.0	22.0	22.0	68.0
Total Split (%)	30.8%	30.8%		30.8%	30.8%		12.5%	50.8%	50.8%	18.3%	18.3%	56.7%
Maximum Green (s)	29.5	29.5		30.3	30.3		7.3	53.5	53.5	13.9	13.9	60.4
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.6	5.6
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.5	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5		8.1	7.6
Lead/Lag							Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0

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Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	122
Future Volume (vph)	122
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	
Storage Length (ft)	0
Storage Lanes	0
Taper Length (ft)	
Lane Util. Factor	0.95
Ped Bike Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (mph)	
Link Distance (ft)	
Travel Time (s)	
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.89
Growth Factor	100%
Heavy Vehicles (%)	3%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	
Adj. Flow (vph)	137
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	

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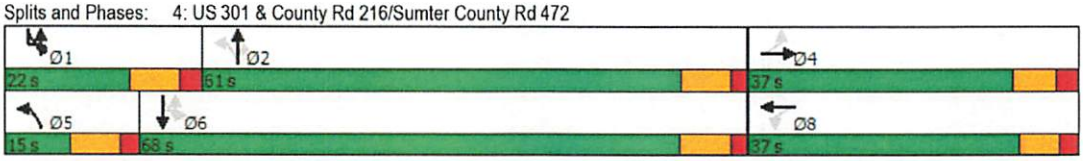
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT
Minimum Gap (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None		None	None		None	Min	Min	None	None	Min
Walk Time (s)	7.0	7.0		7.0	7.0			7.0	7.0			7.0
Flash Dont Walk (s)	31.0	31.0		31.0	31.0			16.0	16.0			16.0
Pedestrian Calls (#/hr)	0	0		0	0			0	0			0
Act Effct Green (s)	27.8	27.8		28.6	28.6		59.6	52.5	52.5		72.8	59.4
Actuated g/C Ratio	0.24	0.24		0.24	0.24		0.51	0.45	0.45		0.62	0.51
v/c Ratio	0.96	0.39		0.40	0.67		0.72	0.96	0.17		0.96	0.72
Control Delay	110.2	26.5		42.6	34.0		32.5	47.4	3.9		78.1	25.3
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay	110.2	26.5		42.6	34.0		32.5	47.4	3.9		78.1	25.3
LOS	F	C		D	C		C	D	A		E	C
Approach Delay		63.9			36.2			42.9				34.3
Approach LOS		E			D			D				C
Queue Length 50th (ft)	102	67		66	140		48	585	0		150	383
Queue Length 95th (ft)	#230	132		118	233		#100	#754	35		#316	458
Internal Link Dist (ft)		5192			10290			3896				1078
Turn Bay Length (ft)	475			400			450		400		380	
Base Capacity (vph)	151	452		274	476		225	1601	786		270	1787
Starvation Cap Reductn	0	0		0	0		0	0	0		0	0
Spillback Cap Reductn	0	0		0	0		0	0	0		0	0
Storage Cap Reductn	0	0		0	0		0	0	0		0	0
Reduced v/c Ratio	0.89	0.37		0.37	0.64		0.72	0.94	0.16		0.96	0.70

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 117.3			
Natural Cycle: 130			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.96			
Intersection Signal Delay: 40.6		Intersection LOS: D	
Intersection Capacity Utilization 100.4%		ICU Level of Service G	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 4: US 301 & County Rd 216/Sumter County Rd 472



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Lane Group	SBR
Minimum Gap (s)	
Time Before Reduce (s)	
Time To Reduce (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	
Total Delay	
LOS	
Approach Delay	
Approach LOS	
Queue Length 50th (ft)	
Queue Length 95th (ft)	
Internal Link Dist (ft)	
Turn Bay Length (ft)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced v/c Ratio	

Intersection Summary

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PM Buildout with Timing Improvements
5: US 301 & Country Rd 466/County Rd 466 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	283	329	235	220	313	155	302	1025	340	178	679	118
Future Volume (vph)	283	329	235	220	313	155	302	1025	340	178	679	118
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	250		240	380		250	300		400	300		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	0.97	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Ped Bike Factor			0.99	1.00					0.98	1.00		
Frt			0.850			0.850			0.850		0.978	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	1845	1568	3433	1863	1583	1770	3539	1583	1752	3428	0
Flt Permitted	0.950			0.950			0.093			0.113		
Satd. Flow (perm)	1752	1845	1547	3429	1863	1583	173	3539	1560	208	3428	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			253			257			366		14	
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		5242			10645			5435			3964	
Travel Time (s)		102.1			161.3			82.3			60.1	
Confl. Peds. (#/hr)			1	1					2	2		
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	2%	2%	2%	3%	3%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	304	354	253	237	337	167	325	1102	366	191	730	127
Shared Lane Traffic (%)												
Lane Group Flow (vph)	304	354	253	237	337	167	325	1102	366	191	857	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases			8			4	6		6	2		
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	10.0	15.0	
Minimum Split (s)	15.7	39.1	39.1	15.7	36.8	36.8	13.3	34.3	34.3	16.9	33.3	
Total Split (s)	33.0	48.0	48.0	20.0	35.0	35.0	29.0	54.0	54.0	18.0	43.0	
Total Split (%)	23.6%	34.3%	34.3%	14.3%	25.0%	25.0%	20.7%	38.6%	38.6%	12.9%	30.7%	
Maximum Green (s)	26.2	41.9	41.9	12.3	28.2	28.2	21.7	46.7	46.7	11.1	35.7	
Yellow Time (s)	4.1	4.1	4.1	4.8	4.8	4.8	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.7	2.0	2.0	2.9	2.0	2.0	2.2	2.2	2.2	2.1	2.2	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.1	6.1	7.7	6.8	6.8	7.3	7.3	7.3	6.9	7.3	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

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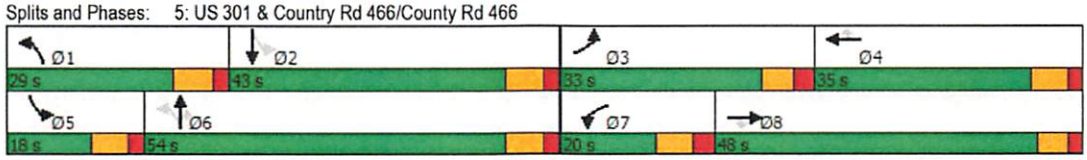
PM Buildout with Timing Improvements
5: US 301 & Country Rd 466/County Rd 466 11/29/2022

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	
Flash Dont Walk (s)		26.0	26.0		23.0	23.0		20.0	20.0		19.0	
Pedestrian Calls (#/hr)		1	1		0	0		2	2		0	
Act Effct Green (s)	25.6	40.4	40.4	12.0	27.1	27.1	64.5	46.5	46.5	47.0	35.5	
Actuated g/C Ratio	0.19	0.29	0.29	0.09	0.20	0.20	0.47	0.34	0.34	0.34	0.26	
v/c Ratio	0.94	0.66	0.40	0.79	0.92	0.32	0.98	0.92	0.48	0.98	0.96	
Control Delay	92.4	49.4	6.1	81.4	85.6	1.7	85.2	57.9	5.4	97.1	72.0	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	92.4	49.4	6.1	81.4	85.6	1.7	85.2	57.9	5.4	97.1	72.0	
LOS	F	D	A	F	F	A	F	E	A	F	E	
Approach Delay		51.7			65.4			52.1			76.6	
Approach LOS		D			E			D			E	
Queue Length 50th (ft)	275	280	0	110	302	0	247	510	0	123	403	
Queue Length 95th (ft)	#454	392	64	#173	#479	0	#450	#647	72	#288	#542	
Internal Link Dist (ft)		5162			10565			5355			3884	
Turn Bay Length (ft)	250		240	380		250	300		400	300		
Base Capacity (vph)	332	560	646	305	380	528	331	1197	770	194	897	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.92	0.63	0.39	0.78	0.89	0.32	0.98	0.92	0.48	0.98	0.96	

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 138.1
Natural Cycle: 140
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.98
Intersection Signal Delay: 59.9 Intersection LOS: E
Intersection Capacity Utilization 94.9% ICU Level of Service F
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: US 301 & Country Rd 466/County Rd 466



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Appendix L
Programmed Improvements

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US HWY 301/CR 472

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CHW

Programed Improvements to identify:
Right turn lane on CR 114

Improvements on CR 216 (related to DQ development - left turn lane and through/right)
left turn lane on C 472 WB and right turn lane on US 301 NB at C 472.

Committed trips to include:
Oxford Crossings (all phases)
Twisted Oaks
The Keys at Wildwood I
The Keys at wildwood II
Wildwood Storage Facility
Oxford Residential
Stonegate Lakeside Landing
DQ Grill and Chill

April 18, 2022

Steven Cohoon
Assistant Director – P
319 E. Anderson Ave.
Bushnell, FL 33513

Chad Lingenfelter, AICP, PTP, RSP
Traffic Services Manager
Florida Department of Transportation – District Five
719 South Woodland Blvd.
Deland, FL 32720

Re: Traffic Impact Analysis Methodology, Terwilliger Multi-Family and Retail Development, Wildwood, FL

Dear Steven, Chad,

CHW is preparing a Traffic Impact Analysis (TIA) for the proposed Mult
located on the northwest corner of US HWY 301 and CR 216 in Sumte
map is provided in **Attachment A**.

One access point would be considered. Please provide justification for the need of an additional connection on CR 216 in addition to the one proposed on US 301

This site proposes approximately 70,000 KSF Shopping Plaza and 250

The project proposes the following access as provided in **Attachment A**:

- A connection to US HWY 301 along the north side of the property aligned with the existing directional median opening
- A right-in/right-out connection to US HWY 301 between CR 216 and the directional median opening
- One or two full access points on CR 216

According to the *Sumpter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*, this site requires a Major TIA based on the trips exceeding 1,000 ADT.

Please review the methodology and either provide comment for the purposes of modification/clarification or provide acceptance.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
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US HWY 301/CR 462

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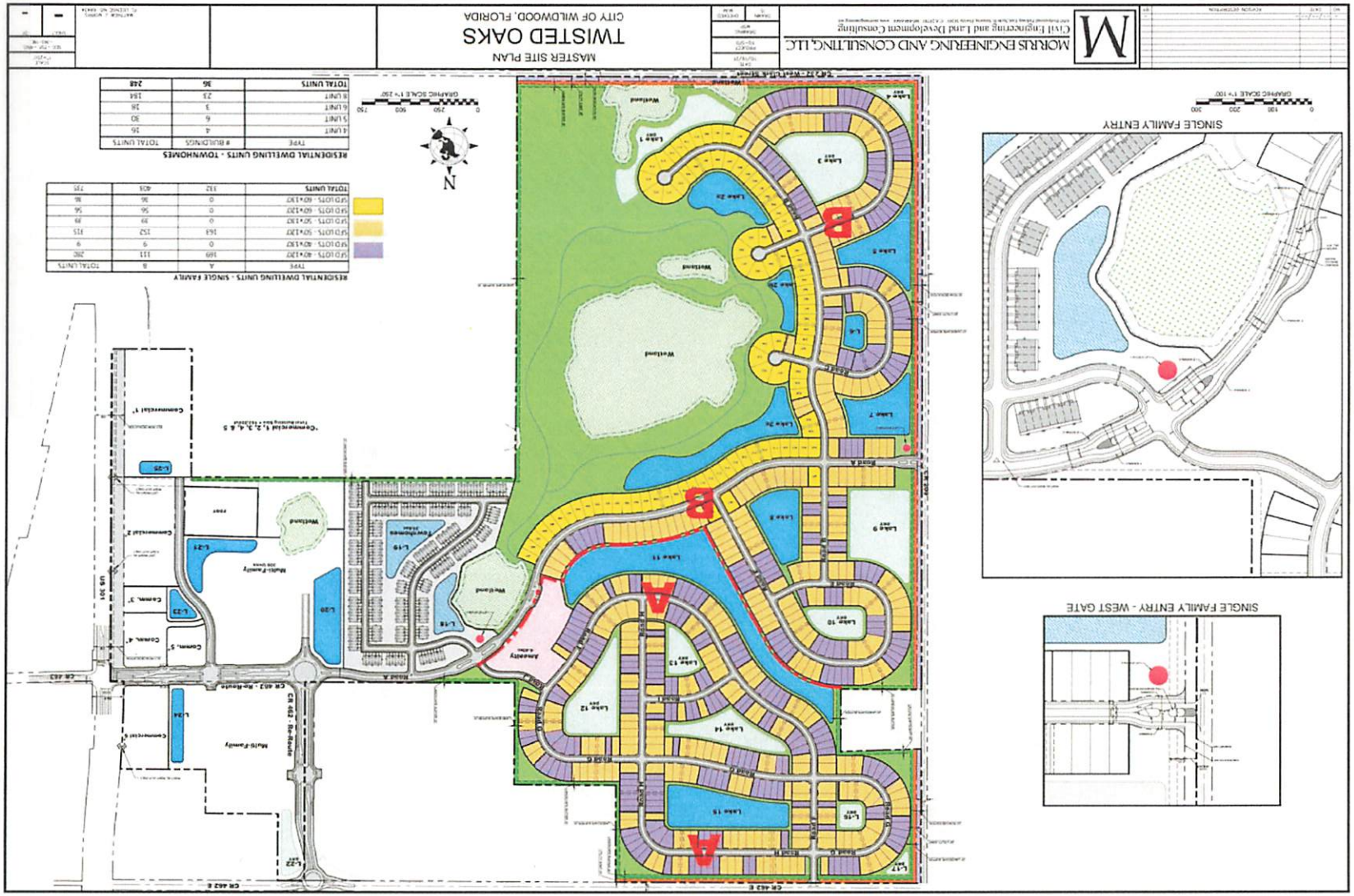

2. The proposed work at the US 301/C 462 intersection will be generally per the Traffic Impact Analysis for Twisted Oak Pointe, prepared by Traffic and Mobility Consultants. The proposed work includes the following:

   a. Addition of a second southbound left-turn lane.

   b. Addition of a southbound right-turn lane.

   c. Addition of a second northbound left-turn lane and extension of the existing northbound left-turn lane.

   d. Addition of an eastbound through lane on C 462 and re-striping of existing travel lanes.

   e. Replacement of existing signal strain poles with traffic signal mast arms.

   f. The proposed work will also include the addition of a directional median at the intersection of C 462E and US 301.

   g. The work will connect to the developer driven improvements on the west side of the intersection of US 301 and C 462.

   h. In addition to the improvements detailed in the TIA, the work will include the design of a single or dual westbound right turn lane(s).

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Appendix M
Roadway Segment Level of Service Analysis Documentatoin

COUNTY: 18
STATION: 0210
DESCRIPTION: ON US-301, 0.100 MI. S OF CR-466 (RVL)
START DATE: 07/14/2021
START TIME: 0430

TIME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	23	22	18	24	87	22	22	18	14	76	163
0100	14	17	13	15	59	7	15	15	9	46	105
0200	15	13	14	12	54	12	10	11	12	45	99
0300	10	10	10	12	42	19	15	21	18	73	115
0400	13	13	23	29	78	29	27	29	53	138	216
0500	37	26	54	43	160	70	103	128	139	440	600
0600	91	90	121	129	431	170	185	222	221	799	1230
0700	159	215	205	248	827	208	222	248	216	894	1721
0800	225	188	224	236	873	192	198	205	158	753	1626
0900	176	199	224	196	795	196	165	170	172	704	1499
1000	212	186	241	241	880	194	168	208	206	776	1656
1100	230	233	249	245	957	209	233	213	184	839	1796
1200	264	257	266	234	1021	193	260	196	212	861	1882
1300	251	249	279	281	1060	232	183	188	147	750	1810
1400	246	274	280	284	1084	224	201	203	276	904	1988
1500	308	301	299	294	1202	263	244	261	219	987	2189
1600	314	346	253	318	1231	213	188	176	208	785	2016
1700	318	367	314	266	1265	218	202	210	168	798	2063
1800	274	209	176	151	810	199	148	153	138	638	1448
1900	133	170	117	110	530	122	105	107	108	442	972
2000	90	113	98	81	382	121	118	112	87	438	820
2100	83	73	84	73	313	74	67	70	61	272	585
2200	60	49	43	40	192	52	30	32	28	142	334
2300	32	39	30	26	127	32	36	17	23	108	235
24-HOUR TOTALS:					14460					12708	27168

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	715	893	645	899	715	1771
P.M.	1645	1317	1445	1044	1445	2236
DAILY	1645	1317	1445	1044	1445	2236

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COUNTY: 18
STATION: 0210
DESCRIPTION: ON US-301, 0.100 MI. S OF CR-466 (RVL)
START DATE: 07/15/2021
START TIME: 0430

TIME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	21	27	21	23	92	16	20	19	21	76	168
0100	19	20	13	16	68	19	12	19	25	75	143
0200	16	9	17	9	51	20	14	15	10	59	110
0300	8	12	8	14	42	14	19	14	27	74	116
0400	11	16	32	34	93	29	37	53	45	164	257
0500	27	46	42	65	180	73	109	121	128	431	611
0600	54	82	136	127	399	160	182	209	224	775	1174
0700	165	216	216	205	802	197	237	278	262	974	1776
0800	239	213	196	188	836	183	194	204	256	837	1673
0900	205	185	207	218	815	183	193	191	188	755	1570
1000	218	269	254	237	978	185	172	198	191	746	1724
1100	190	244	272	248	954	184	190	212	234	820	1774
1200	240	273	264	257	1034	231	159	240	250	880	1914
1300	244	223	288	257	1012	212	198	235	238	883	1895
1400	293	286	315	265	1159	221	219	213	215	868	2027
1500	304	266	305	290	1165	210	216	228	236	890	2055
1600	357	289	318	312	1276	269	238	238	229	974	2250
1700	315	359	255	257	1186	200	232	254	222	908	2094
1800	273	229	178	187	867	237	178	163	137	715	1582
1900	160	175	140	150	625	181	171	156	112	620	1245
2000	128	120	108	101	457	152	104	109	81	446	903
2100	86	94	94	96	370	140	112	77	75	404	774
2200	67	62	51	43	223	82	50	44	48	224	447
2300	58	58	43	41	200	49	40	31	17	137	337
24-HOUR TOTALS:					14884					13735	28619

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	715	876	700	974	715	1836
P.M.	1630	1304	1545	981	1600	2250
DAILY	1630	1304	1545	981	1600	2250

USED FOR ROADWAY SEGMENT US 301 from C - 472 to C - 466

Station 0210 Average = (2,236 + 2,250) / 2 = 2,243

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COUNTY: 18
STATION: 0002
DESCRIPTION: ON US-301, 0.025 MI. N OF CR-272
START DATE: 07/27/2021
START TIME: 0415

TIME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	19	24	8	18	69	11	14	7	8	40	109
0100	23	13	15	18	69	16	10	13	14	53	122
0200	13	5	19	13	50	16	13	12	16	57	107
0300	13	10	7	19	49	11	13	18	23	65	114
0400	16	17	17	33	83	22	27	35	46	130	213
0500	26	38	48	46	158	55	85	116	132	388	546
0600	70	80	94	133	377	136	168	176	227	707	1084
0700	141	177	186	190	694	200	242	281	275	998	1692
0800	163	153	188	138	642	205	222	222	225	874	1516
0900	148	169	165	166	648	162	165	199	154	680	1328
1000	194	185	226	217	822	210	211	231	226	878	1700
1100	209	180	196	199	784	167	201	190	203	761	1545
1200	210	178	190	191	769	169	209	197	221	796	1565
1300	176	195	212	201	784	170	213	172	195	750	1534
1400	197	193	205	211	806	173	196	190	201	760	1566
1500	200	210	227	222	859	190	188	191	187	756	1615
1600	244	258	233	226	961	193	189	147	198	727	1688
1700	282	293	230	249	1054	182	184	185	168	719	1773
1800	214	123	135	124	596	151	135	109	99	494	1090
1900	128	86	88	96	398	102	80	103	76	361	759
2000	66	70	63	78	277	72	59	69	59	259	536
2100	80	52	44	32	208	42	47	46	31	166	374
2200	42	40	27	42	151	42	40	26	18	126	277
2300	27	31	22	11	91	28	22	17	17	84	175
24-HOUR TOTALS:					11399					11629	23028

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	715	716	715	1003	715	1719
P.M.	1700	1054	1230	801	1645	1780
DAILY	1700	1054	715	1003	1645	1780

TRUCK PERCENTAGE 14.33 9.49 11.89

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
N	35	6705	3026	111	698	122	68	208	363	52	8	0	3	0	0	1633	11399
S	61	8964	1494	108	424	95	19	135	296	22	1	0	4	0	6	1104	11629

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COUNTY: 18
STATION: 0002
DESCRIPTION: ON US-301, 0.025 MI. N OF CR-272
START DATE: 07/28/2021
START TIME: 0415

TIME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	26	26	22	19	93	10	15	19	9	53	146
0100	11	11	11	11	44	16	14	10	13	53	97
0200	13	19	16	13	61	11	14	9	16	50	111
0300	9	11	14	16	50	11	13	18	18	60	110
0400	13	11	15	21	60	16	32	38	45	131	191
0500	23	38	43	66	170	46	90	113	119	368	538
0600	72	82	105	131	390	148	175	176	211	710	1100
0700	160	169	157	162	648	185	249	238	277	949	1597
0800	176	162	169	148	655	226	218	204	211	859	1514
0900	174	135	151	164	624	188	169	183	162	702	1326
1000	149	177	177	167	670	172	194	194	179	739	1409
1100	175	194	182	192	743	164	176	162	178	680	1423
1200	204	209	196	224	833	191	192	190	207	780	1613
1300	182	175	190	205	752	208	179	168	179	734	1486
1400	193	193	234	186	806	160	200	198	204	762	1568
1500	199	237	238	213	887	202	214	197	208	821	1708
1600	250	237	344	319	1150	193	228	206	269	896	2046
1700	353	297	247	194	1091	282	158	184	141	765	1856
1800	195	165	139	109	608	145	153	111	80	489	1097
1900	123	120	91	92	426	86	76	81	81	324	750
2000	72	79	81	60	292	76	69	53	51	249	541
2100	65	56	51	38	210	53	38	43	30	164	374
2200	43	36	37	29	145	44	34	25	15	118	263
2300	27	30	17	17	91	26	39	22	14	101	192
24-HOUR TOTALS:					11499					11557	23056

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	745	669	715	990	715	1654
P.M.	1630	1313	1615	985	1615	2238
DAILY	1630	1313	715	990	1615	2238

TRUCK PERCENTAGE 14.07 9.65 11.85

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
N	25	6829	3027	96	682	144	58	234	368	33	3	0	0	0	0	1618	11499
S	50	9019	1371	95	396	114	22	172	291	19	1	4	1	0	2	1115	11557

GENERATED BY SPS 5.0.55P

USED FOR ROADWAY SEGMENT US 301 from C - 462 N to CR 222

Station 0002 Average = (1,780 + 2,238) / 2 = 2,009

USED FOR ROADWAY SEGMENT US 301 from CR 222 to C - 472

Station 0210 and 0002 Average = (2,243 + 2,009) / 2 = 2,126

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Lake-Sumter MPO

COUNTY TRANSPORTATION MANAGEMENT SYSTEM

SUMTER COUNTY TMS SEGMENT REPORT - 2014/15 Level of Service

Posted on January 16, 2015

Segment ID	ROAD NAME	FROM	TO	NUMBER OF LANES	AREA TYPE	MAINTAINING AGENCY	JURISDICTION	FUNCTIONAL CLASSIFICATION	TDOT LOS STANDARD	LOS CAPACITY	EVACUATION ROUTE	LOS CODE	PEAK HOUR DIRECTION CAPACITIES: A	B	C	D	E	2014/15 LEVEL OF SERVICE: AADT	PM PEAK HOUR TOTAL	DHV	V/C RATIO	LOS	WB/NB	V/C RATIO	LOS
5000	EARLY TRL	BUENA VISTA BLVD (N)	SUNSET RIDGE DR	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	9420	1,299	135	1.94	F	784	0.84	D
5010	EARLY TRL	SUNSET RIDGE DR	ST CHARLES PLACE	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	6630	674	472	0.70	D	11	0.02	A
5020	EARLY TRL	ST CHARLES PL	HASSINGER CT	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,785	327	199	0.29	C	174	0.26	A
5030	EARLY TRL	HASSINGER CT	BUENA VISTA BLVD (S)	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,295	526	368	0.40	C	258	0.38	A
5040020	EL VERADO BLVD	(666)	EL BERBERIL DR (N)	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	9,496	1,194	521	0.66	C	618	0.81	A
5040035	EL VERADO BLVD	EL BERBERIL DR (N)	BUENA VISTA BLVD	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	6,384	803	441	0.56	C	418	0.55	A
5040045	PONTA BLVD	BUENA VISTA BLVD	CANAL ST	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,990	182	187	0.28	C	149	0.29	A
5040045	PONTA BLVD	CANAL ST	AVERSE BLVD N	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,662	967	150	0.75	C	147	0.29	A
5040055	BUENA VISTA BLVD	SR 44	C-44A	4D	U	COUNTY	WILDWOOD	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	14,159	1,762	740	0.41	C	762	0.31	A
5040055	BUENA VISTA BLVD	C-44A	C-466A	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	9,375	995	166	0.06	C	587	0.16	A
5040065	BUENA VISTA BLVD	C-466A	ST CHARLES PL	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	18,280	1,949	808	0.45	C	741	0.41	A
5040075	BUENA VISTA BLVD	ST CHARLES PL	ODELL CIRCLE S END	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	13,565	1,291	661	0.37	C	693	0.39	A
5040085	BUENA VISTA BLVD	ODELL CIRCLE S END	PONTA BLVD	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	11,988	1,074	567	0.32	C	547	0.30	A
5040095	BUENA VISTA BLVD	PONTA BLVD	ODELL CIRCLE N END	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	13,837	1,203	555	0.31	C	648	0.36	A
5040105	BUENA VISTA BLVD	ODELL CIRCLE N END	AVE E RATIO E HEAD	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	23,008	1,904	842	0.47	C	1,124	0.62	A
5040115	BUENA VISTA BLVD	AVE E RATIO E HEAD	EMBERLY FOREST DR	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	19,911	1,616	736	0.41	C	880	0.49	A
5040125	BUENA VISTA BLVD	EMBERLY FOREST DR	C-470 (Barnes Trail)	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	23,175	2,056	992	0.55	C	1,064	0.59	A
5300000	BUENA VISTA BLVD	C-470 (Barnes Trail)	HILLSIDE BLVD	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	19,921	1,818	800	0.48	C	952	0.53	A
5300001	BUENA VISTA BLVD	HILLSIDE BLVD	DALL TREES LN	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	21,992	1,787	839	0.46	C	891	0.50	A
5300002	BUENA VISTA BLVD	DALL TREES LN	LAUREL MANOR DR	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	20,127	1,701	835	0.46	C	866	0.48	A
5300003	BUENA VISTA BLVD	LAUREL MANOR DR	C-466	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	19,125	1,647	837	0.47	C	808	0.45	A
5300004	BUENA VISTA BLVD	LAUREL MANOR DR	SADDLEBROOK LN	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	16,644	1,487	757	0.43	C	743	0.41	A
5300005	BUENA VISTA BLVD	SADDLEBROOK LN	EL CAMINO REAL	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	20,049	1,655	908	0.48	C	787	0.44	A
5300006	BUENA VISTA BLVD	EL CAMINO REAL	MARION COUNTY BOUNDARY	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	1,800	N	4USC	0	0	1,719	1,800	1,800	15,471	1,308	731	0.41	C	577	0.32	A
5040110	BUENA VISTA BLVD	EL CAMINO REAL	CR 475A (SOUTH)	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	792	N	2USC	0	0	747	792	792	12,259	1,014	414	0.53	C	643	0.36	A
5040	BUTCHWOOD RUN	HARDING PATH	ST CHARLES PL	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	5241	606	361	0.53	D	745	0.36	A
15281102	C-44A	SR 44 (W)	CR 231	2	U	COUNTY	WILDWOOD	COLLECTOR	D	675	N	2UC	0	0	333	675	720	816	85	46	0.05	A	69	0.07	A
15281013	C-44A	CR 231 (W)	US 301/SR 35	2	U	COUNTY	WILDWOOD	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,052	99	67	0.10	A	52	0.05	A
15281201	C-44A	US 301/SR 35	CR 139	2	U	COUNTY	WILDWOOD	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,052	261	124	0.18	A	117	0.09	A
15281302	C-44A	CR 139	BUENA VISTA BLVD	4	U	COUNTY	WILDWOOD	COLLECTOR	D	1,485	N	4UC	0	0	657	1,485	1,530	4,180	371	132	0.11	A	174	0.15	A
15281307	C-44A	BUENA VISTA BLVD	SR 44 (E)	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,262	215	54	0.08	A	61	0.09	A
15421101	C-452	C-475	CR 229	2	R	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	C	603	N	2UC	0	0	603	666	666	621	77	48	0.08	A	29	0.05	A
15421201	C-452	CR 229	CR 525	2	R	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	C	603	N	2UC	0	0	603	666	666	1,125	108	43	0.07	A	63	0.10	A
15421301	C-452	CR 525	CR 209	2	R	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	C	603	N	2UC	0	0	603	666	666	1,291	140	73	0.11	A	89	0.14	A
15421501	C-452	CR 209	US 301/SR 35	2	U	COUNTY	WILDWOOD	COLLECTOR	D	675	N	2UC	0	0	333	675	720	2,430	264	88	0.13	C	176	0.26	C
15411101	C-462	US 301/SR 35	CR 131	2	U	COUNTY	WILDWOOD	COLLECTOR	D	675	N	2UC	0	0	333	675	720	8,545	766	252	0.37	C	118	0.36	D
15411103	C-462	CR 131	CR 113	2	U	COUNTY	WILDWOOD	COLLECTOR	D	675	N	2UC	0	0	333	675	720	9,810	1,036	351	0.52	D	682	1.01	F
15411005	C-462	CR 113	CR 114	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	10,715	986	634	0.94	D	565	0.84	D
15411003	C-462	CR 114	C-466A	2	U	COUNTY	WILDWOOD	COLLECTOR	D	675	N	2UC	0	0	333	675	720	11,598	1,029	642	0.95	D	587	0.87	D
15371001	C-466	C-475	CR 229	2	R	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	C	603	N	2UC	0	0	603	666	666	4,670	491	326	0.74	C	130	0.22	A
15371002	C-466	CR 229	CR 209	2	R	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	C	603	N	2UC	0	0	603	666	666	5,222	591	171	0.29	C	324	0.54	A
15371301	C-466	CR 209	US 301/SR 35	2	U	COUNTY	WILDWOOD	ARTERIAL 3	D	780	N	2UC	0	0	330	780	860	7,375	697	442	0.91	D	550	0.83	A
15371401	C-466	US 301/SR 35	CR 103	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	ARTERIAL 3	D	1,900	N	4UC	0	0	1,900	2,000	2,000	22,176	2,098	804	0.44	C	1,122	0.56	A
15371403	C-466	CR 103	CR 103	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	ARTERIAL 3	D	1,900	N	4UC	0	0	1,900	2,000	2,000	20,350	1,850	814	0.41	C	996	0.50	A
15371501	C-466	CR 103	CR 101	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	ARTERIAL 3	D	1,900	N	4UC	0	0	1,900	2,000	2,000	20,914	2,092	1,089	0.54	C	1,104	0.55	A
15371601	C-466	CR 101	OLIVE BRANCH BLVD	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	ARTERIAL 3	D	2,000	N	4UC	0	0	1,900	2,000	2,000	30,750	2,578	1,330	0.67	C	1,214	0.61	A
15371701	C-466	OLIVE BRANCH BLVD	SR 44	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	ARTERIAL 3	D	2,000	N	4UC	0	0	1,900	2,000	2,000	25,900	2,000	1,024	0.51	C	1,068	0.53	A
15371702	C-466	SR 44	C-466A (OLD COUNTY BOUNDARY)	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	ARTERIAL 3	D	2,000	N	4UC	0	0	1,900	2,000	2,000	15,854	2,242	1,173	0.59	C	1,060	0.53	A
15331001	C-466A	US 301/SR 35	C-462 (CR 139)	2	U	COUNTY	WILDWOOD	COLLECTOR	D	675	N	2UC	0	0	333	675	720	5,515	589	339	0.50	C	341	0.51	D
15331101	C-466A	C-462 (CR 139)	C-466A (CR 104)	4D	U	COUNTY	WILDWOOD	COLLECTOR	D	1,485	N	4UC	0	0	657	1,485	1,530	15,222	1,305	607	0.42	C	668	0.44	A
15331102	C-466A	C-113 (NE 75th Dr)	BUENA VISTA BLVD	4D	U	COUNTY	WILDWOOD	COLLECTOR	D	1,485	N	4UC	0	0	657	1,485	1,530	15,728	1,306	548	0.37	C	758	0.51	D
15331103	C-466A	BUENA VISTA BLVD	CANAL ST	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	1,485	N	4UC	0	0	657	1,485	1,530	15,540	1,304	607	0.41	D	623	0.42	A
15331104	C-466A	CANAL ST	MORSE BLVD	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	1,485	N	4UC	0	0	657	1,485	1,530	15,299	1,280	629	0.43	C	621	0.42	A
15331105	C-466A	MORSE BLVD	OAKLAND/SUMTER COUNTY BOUNDARY	4D	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	1,485	N	4UC	0	0	657	1,485	1,530	16,441	1,476	693	0.47	D	781	0.53	D
15351101	C-468	US 301/SR 35	CR 513	2	R	COUNTY	WILDWOOD	COLLECTOR	C	666	N	2UC	0	0	603	666	666	2,042	299	225	0.38	C	174	0.26	A
15351201	C-468	CR 513	SR 44	2	R	COUNTY	WILDWOOD	COLLECTOR	C	666	N	2UC	0	0	603	666	666	2,276	232	205	0.35	C	148	0.22	A
15351401	C-468	SR 44	SANDALWOOD DR	2	R	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	C	666	N	2UC	0	0	603	666	666	2,094	241	126	0.19	C	113	0.17	A
15351501	C-468	SANDALWOOD DR	SR 44	2	U	COUNTY	WILDWOOD	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,670	329	158	0.20	C	191	0.28	A
15351301	C-469	SR 44	SR 228	2	R	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	C	603	N	2UC	0	0	603	666	666	1,894	230	58	0.10	C	92	0.15	A
15351401	C-469	SR 228	C-48E	2	R	COUNTY	GUNTER HILL	COLLECTOR	C	603	N	2UC	0	0	603	666	666	1,417	168	82	0.13	C	86	0.13	A
15703101	C-470 E	SR 91/SR 75	US 301/SR 35	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	7,761	672	195	0.24	C	480	0.61	A
15270001	C-470 E	US 301/SR 35	SUMTER/LAKE CO BDY	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	1,892	164	194	0.24	C	84	0.11	A
15270002	C-470 E	SUMTER/LAKE CO BDY	CR 501	2	U	COUNTY	WILDWOOD	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	6,404	512	263	0.33	C	289	0.36	A
15270003	C-470 E	CR 501	LAKE COUNTY BOUNDARY	2	U	COUNTY	WILDWOOD	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	6,368	547	313	0.40	C	374	0.47	A
15260001	C-470 W	SR 44	CR 475	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MINOR ARTERIAL	D	675	N	2UC	0	0	333	675	720	5,340	578	198	0.29	C	301	0.45	A
15260000	C-470 N	CR 412	CR 419 N	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MINOR ARTERIAL	D	675	N	2UC	0	0	333	675	720	3,049	227	133	0.20	C	104	0.15	A
15195100	C-470 N	CR 419 N	CR 476	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MINOR ARTERIAL	D	675	N	2UC	0	0	333	675	720	4,049	480	329	0.49	C	199	0.29	A
15301001	C-470 W	CR 476	SR 91/SR 75	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	MINOR ARTERIAL	D	675	N	2UC	0	0	333	675	720	3,331	341	403	0.60	D	243	0.36	A
15431100	C-472	US 301/SR 35	CR 217	2	U	COUNTY	WILDWOOD	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,443	399	224	0.33	C	166	0.25	A
15431101	C-472	CR 217	CR 113	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,621	483	248	0.37	C	227	0.35	A
15431102	C-472	CR 113	C-NEW HAVEN LANE	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,762	381	268	0.40	C	213	0.32	A
15310001	C-475 N (Main Street)	NEW HAVEN LANE	BUENA VISTA BLVD	2	U	COUNTY	WILDWOOD	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	8,009	809	376	0.47	C	693	0.86	C
15310002	C-475 N (Main Street)	SR 44 W	CR 342 W	4D	U	COUNTY	BUSINESS	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	4,335	428	220	0.28	C	204	0.26	A
15310003	C-475 N	CR 342 W	CR 437 W	2	U	COUNTY	BUSINESS	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	3,192	451	218	0.28	C	133	0.17	A
15310004	C-475 N	CR 437 W	C-470 E	2	U	COUNTY	BUSINESS	MAJOR COLLECTOR	D	792	N	2UMC	0	0	747	792	792	3,099	323	184	0.23	C	139	0.18	A
15251100	C-475 N	SR 44	C-462	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	C	333	N	2UC	0	0	333	675	720	3,046	324	124	0.17	C	300	0.60	A
15281101	C-475 S	C-462	C-466	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	C	333	N	2UC	0	0	333	675	720	2,835	264	120	0.16	C	99	0.20	A
15371201	C-475 N	C-466	MARION COUNTY BOUNDARY	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	4,221	399	267	0.39	C	137	0.20	A
Ourboro	C-476 E (Noble Ave)	US 301/SR 35	HAPLEY ST	2	U	COUNTY	BUSINESS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,251	295	117	0.17	C	88	0.13	A
15401101	C-476 E	HAPLEY ST	C-475	2	U	COUNTY	BUSINESS	COLLECTOR	D	675	N	2UC	0	0	333	675	720	3,760	359	93	0.14	C	66	0.10	A
15491001	C-476 W	HERNANDO COUNTY BOUNDARY	C-575	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	C	333	Y	2UC	0	0	333	675	720	2,889	254	89	0.23	C	165	0.50	A
15491101	C-476 W	C-575	C-476B	2U	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	C	333	Y	2UC	0	0	333	675	720	3,631	313	100	0.20	C	213	0.64	A
15491201	C-476 W	C-476B	CR 623	2U	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	C	333	Y	2UC	0	0	333	675	720	3,568	324	174	0.32	C	170	0.51	A
15491301	C-476 W	CR 623	CR 616	2	U	COUNTY	BUSINESS	COLLECTOR	C	333	Y	2UC	0	0	333	675	720	4,134	365	160	0.44	C	226	0.68	C
15491401	C-476 W	CR 616	US 301/SR 35	2	U	COUNTY	BUSINESS	COLLECTOR	D	675	Y	2UC	0	0	333	675	720	3,605	382	137	0.20	C	205	0.30	A
15491601	C-476 (Seminole Ave)	US 301/SR 35	C-48	2	U	COUNTY	BUSINESS	COLLECTOR	D	675	Y	2UC	0	0	333	675	720	4,425	392	151	0.22	C	199	0.30	A
15380101	C-476A	SR 91/SR 75	WS 91/SR 75	2	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	C	333	N	2UC	0	0	333	675	720	1,918	241	83	0.25	C	80	0.18	A
15380001	C-476B	WS 91/SR 75	C-476 W	2U	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	C	333	N	2UC	0	0	333	675	720	1,231	158	158	0.32	C	80	0.15	A
15351100	C-478 W	US 301/SR 35	CR 737	2U	U	COUNTY	UNINCORPORATED/SUMTER COUNTY	COLLECTOR	D	675	N	2UC	0	0	333	675	720	1,845	296	116	0.17	C	93	0.13	A

Gloria R. Hayward, Sumter County Clerk of Court
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Lake-Sumter MPO

COUNTY TRANSPORTATION MANAGEMENT SYSTEM

SUMTER COUNTY TMS SEGMENT REPORT - 2014/15 Level of Service

Posted on January 16, 2015

Segment ID	ROAD NAME	FROM	TO	NUMBER OF LANES	AREA TYPE	MAINTAINING AGENCY	JURISDICTION	FUNCTIONAL CLASSIFICATION	FDOT LOS STANDARD	LOS CAPACITY	EVACUATION ROUTE	LOS CODE	PEAK HOUR DIRECTION CAPACITIES					2014/15 LEVEL OF SERVICE							
													A	B	C	D	E	AADT	PM PEAK HOUR TOTAL	EBNB	V/C RATIO	LOS	WBSB	V/C RATIO	LOS
1540097	SR 471	POLK COUNTY BOUNDARY	SR 50	2U	R	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2001	0	240	430	780	1,490	1,877	175	54	0.13	B	71	0.17	B
1554170	SR 471	SR 50	CR 721	2U	R	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2001	0	240	430	780	1,490	4,206	263	122	0.28	B	141	0.33	B
1554180	SR 471	CR 721	C-476A	2U	R	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2001	0	0	670	780	1,490	3,741	268	110	0.17	C	152	0.23	C
1554190	SR 471	C-476A	C-476E (S)	2U	R	STATE	WILDER	PRINCIPAL ARTERIAL	C	430	Y	2001	0	240	430	780	1,490	8,340	595	295	0.52	B	369	0.86	C
1554210	SR 471	C-476E (S)	C-476E (N)	2U	R	STATE	WILDER	PRINCIPAL ARTERIAL	C	430	Y	2001	0	240	430	780	1,490	14,715	982	581	0.95	C	471	1.10	F
1554220	SR 471	C-476 (N)	CR 721	2U	R	STATE	WILDER	PRINCIPAL ARTERIAL	C	430	Y	2001	0	240	430	780	1,490	8,761	634	285	0.46	C	369	0.86	C
1554240	SR 471	CR 721	C-48 E	2U	R	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2001	0	240	430	780	1,490	4,941	299	151	0.27	B	208	0.48	B
1580780	SR 471	C-48 E	C-476	2U	R	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2001	0	240	430	780	1,490	4,845	293	119	0.28	B	174	0.41	B
1578160	SR 471	C-476	SR 35 (SUSE 35	2U	R	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2001	0	240	430	780	1,490	3,374	366	137	0.32	B	229	0.53	B
1554190	SR 48 (E SR 48 W)	SR 93 (I-75	CR 603	2U	U	STATE	BUSHNELL	PRINCIPAL ARTERIAL	D	880	Y	2131	0	0	830	880	880	13,834	1,164	550	0.64	C	665	0.69	C
1554220	SR 48 (E SR 48 W)	CR 609	CR 611 (N Wise St)	2U	U	STATE	BUSHNELL	PRINCIPAL ARTERIAL	D	880	Y	2131	0	0	830	880	880	14,175	1,221	683	0.78	C	556	0.63	C
1554120	SR 48 (E SR 48 W)	CR 311 (N Wise St)	C-475 S (Main St)	2U	U	STATE	BUSHNELL	PRINCIPAL ARTERIAL	D	880	Y	2131	0	0	830	880	880	10,530	956	458	0.52	C	526	0.60	C
1554140	SR 48 (Alpha St No)	CR 505 (SE 15	SR 48	4D	U	COUNTY	BUSHNELL	PRINCIPAL ARTERIAL	D	1,467	N	4143	0	0	653	1,467	1,530	19,220	961	382	0.26	C	519	0.35	C
1570160	SR 50	HERNANDO COUNTY BOUNDARY	C-478A	2U	R	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2001	0	240	430	780	1,490	4,625	311	147	0.34	B	164	0.38	B
1599160	SR 50	C-478A	SR 471	2U	U	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	D	880	Y	2131	0	0	830	880	880	4,721	321	142	0.16	C	179	0.20	C
1560160	SR 50	SR 471	C-469	2U	U	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	D	880	Y	2131	0	0	830	880	880	5,119	373	169	0.19	C	204	0.23	C
1560120	SR 50	C-469	LAKE COUNTY BOUNDARY	2U	U	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	D	880	Y	2131	0	0	830	880	880	6,096	436	190	0.22	C	246	0.28	C
1545100	SR 91 (TURNPIKE)	SR 91 (I-75	SR 35 (SUSE 35	4F	R	STATE	WILDWOOD	FREEWAY	B	3,600	Y	4203	0	840	2,520	3,060	3,600	21,411	1,531	852	0.33	B	978	0.38	B
1545110	SR 91 (TURNPIKE)	CR 35 (SUSE 35	LAKE COUNTY BOUNDARY	4F	R	STATE	WILDWOOD	FREEWAY	C	3,800	Y	4101	0	0	2,280	3,040	3,800	31,603	2,140	1,162	0.37	B	1,218	0.42	B
1546100	SR 93 (I-75	HERNANDO COUNTY BOUNDARY	C-476	4F	R	STATE	UNINCORPORATED SUMTER COUNTY	FREEWAY	B	3,600	Y	4203	0	840	2,520	3,060	3,600	24,650	2,116	1,026	0.62	B	1,090	0.65	B
1546120	SR 93 (I-75	C-476	SR 44	4F	R	STATE	BUSHNELL	FREEWAY	B	3,600	Y	4203	0	840	2,520	3,060	3,600	26,943	2,067	1,093	0.80	D	1,063	0.83	D
1546130	SR 93 (I-75	C-48	C-470 E	4F	R	STATE	BUSHNELL	FREEWAY	B	3,600	Y	4203	0	840	2,520	3,060	3,600	32,414	2,709	1,126	0.92	D	1,263	0.99	D
1546140	SR 93 (I-75	C-470 E	SR 91 (FLORIDA'S TURNPIKE	4F	R	STATE	UNINCORPORATED SUMTER COUNTY	FREEWAY	B	3,600	Y	4203	0	840	2,520	3,060	3,600	33,541	2,877	1,229	0.43	B	1,293	0.80	D
1546150	SR 93 (I-75	SR 91 (FLORIDA'S TURNPIKE	SR 44	6F	R	STATE	UNINCORPORATED SUMTER COUNTY	FREEWAY	B	7,560	Y	4203	0	2,940	5,770	6,540	7,560	69,711	5,403	2,374	0.53	B	2,628	0.81	D
1546160	SR 93 (I-75	SR 44	MARION COUNTY BOUNDARY	6F	R	STATE	UNINCORPORATED SUMTER COUNTY	FREEWAY	B	7,560	Y	4203	0	2,940	5,770	6,540	7,560	53,562	3,638	1,673	0.47	B	1,942	0.79	B
6000	ST CHARLES	BUENA VISTA BLVD	AMBERJACK TERRACE	2U	U	COUNTY	UNINCORPORATED SUMTER COUNTY	COLLECTOR	D	670	N	2131	0	0	333	675	720	3,811	491	204	0.30	C	265	0.30	C
6020	ST CHARLES	AMBERJACK TERRACE	BAILEY TRAIL	2U	U	COUNTY	UNINCORPORATED SUMTER COUNTY	COLLECTOR	D	670	N	2131	0	0	333	675	720	6,622	1,010	365	0.54	D	518	0.77	D
6025	ST CHARLES	BAILEY TRAIL	BUENA VISTA BLVD	2U	U	COUNTY	UNINCORPORATED SUMTER COUNTY	COLLECTOR	D	670	N	2131	0	0	333	675	720	7,940	858	383	0.56	D	574	0.71	D
6040	STILLWATER TRL	BUENA VISTA BLVD	CANAL ST	4D	U	COUNTY	UNINCORPORATED SUMTER COUNTY	MAJOR COLLECTOR	D	1,467	N	4143	0	0	653	1,467	1,530	9,994	1,293	603	0.41	C	790	0.54	D
6000	STILLWATER TRL	CANAL ST	MORSE BLVD	4D	U	COUNTY	UNINCORPORATED SUMTER COUNTY	MAJOR COLLECTOR	D	1,467	N	4143	0	0	653	1,467	1,530	13,590	923	615	0.78	C	532	0.55	C
6100	STILLWATER TRL	MORSE BLVD	LOCKHART AVE	2U	U	COUNTY	UNINCORPORATED SUMTER COUNTY	COLLECTOR	D	670	N	2131	0	0	333	675	720	3,116	378	339	0.50	D	234	0.35	C
6070	STILLWATER TRL	LOCKHART AVE	JOE LOUIS BLVD	2U	U	COUNTY	UNINCORPORATED SUMTER COUNTY	COLLECTOR	D	670	N	2131	0	0	333	675	720	3,326	418	183	0.27	C	231	0.35	C
1547195	SR 5 (US 441/SR 500)	MARION COUNTY BOUNDARY	BUSINESS ARES BLVD	4D	U	STATE	UNINCORPORATED SUMTER COUNTY	ARTERIAL 1	D	2,000	Y	4103	0	0	1,910	2,000	2,000	40,000	3,515	1,876	0.98	C	1,680	0.84	C
1547120	SR 5 (US 441/SR 500)	BUSINESS ARES BLVD	MORSE BLVD	6D	U	STATE	UNINCORPORATED SUMTER COUNTY	ARTERIAL 1	D	3,000	Y	4103	0	0	2,940	3,000	3,000	37,124	3,210	1,500	0.56	C	1,950	0.72	C
1553160	SR 35 (SUSE 35	BUSHNWOOD COUNTY BOUNDARY	C-476	2U	R	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2001	0	240	430	780	1,490	3,916	306	129	0.30	B	170	0.40	B
1553110	SR 35 (SUSE 35	C-476	C-478	2U	R	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	C	430	Y	2001	0	240	430	780	1,490	4,320	354	135	0.31	B	219	0.51	B
1553140	SR 35 (SUSE 35	C-478	C-476 (Seminole Ave)	2U	R	STATE	BUSHNELL	PRINCIPAL ARTERIAL	C	430	Y	2001	0	0	670	780	780	2,787	410	157	0.23	C	274	0.41	C
1553150	SR 35 (SUSE 35 (Main St)	C-476 (Seminole Ave)	SR 48 (Main St)	4D	R	STATE	BUSHNELL	PRINCIPAL ARTERIAL	C	1,530	Y	4103	0	0	1,530	1,740	1,740	10,138	969	406	0.37	C	646	0.53	C
1553180	SR 35 (SUSE 35 (Noble Ave	SR 48 (Main St)	C-48 (Florida St)	2U	R	STATE	BUSHNELL	PRINCIPAL ARTERIAL	C	670	Y	2131	0	0	670	780	780	6,487	890	398	0.44	C	501	0.65	C
1553110	SR 35 (SUSE 35 (Noble Ave	C-48 (Florida St)	C-476 (Noble Ave)	2U	R	STATE	BUSHNELL	PRINCIPAL ARTERIAL	C	670	Y	2131	0	0	670	780	780	5,004	420	189	0.24	C	233	0.30	C
1553160	SR 35 (SUSE 35	C-476 (Noble Ave)	C-542	2U	R	STATE	BUSHNELL	PRINCIPAL ARTERIAL	C	670	Y	2131	0	0	670	780	780	4,857	448	187	0.24	C	261	0.39	C
1553160	SR 35 (SUSE 35	C-542	C-470 E (S)	2U	R	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	C	670	Y	2131	0	0	670	780	780	6,395	595	238	0.35	C	363	0.54	C
1553170	SR 35 (SUSE 35	C-470 E (N)	SR 471	2U	R	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	C	670	Y	2131	0	0	670	780	780	14,994	1,364	426	0.64	C	958	1.43	F
1553180	SR 35 (SUSE 35	SR 471	C-470 E (N)	2U	R	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	C	670	Y	2131	0	0	670	780	780	13,997	1,186	662	0.99	C	874	1.30	F
1553190	SR 35 (SUSE 35	C-470 E (N)	CR 514 (Wagon Springs Ave)	2U	R	STATE	SAUGMAN	ARTERIAL 1	C	670	Y	2131	0	0	670	780	780	8,699	899	323	0.48	C	580	0.58	C
1553200	SR 35 (SUSE 35 (Wagon Springs Ave)	CR 514 (Wagon Springs Ave)	C-466	2U	U	STATE	COLEMAN	ARTERIAL 1	D	880	Y	2131	0	0	830	880	880	6,788	741	343	0.39	C	460	0.45	C
1545110	SR 35 (SUSE 35	C-466	SR 91 (FLORIDA'S TURNPIKE	2U	U	STATE	WILDWOOD	ARTERIAL 1	D	880	Y	2131	0	0	830	880	880	10,931	1,008	512	0.58	C	696	0.79	C
1545120	SR 35 (SUSE 35 (Main St)	SR 91 (FLORIDA'S TURNPIKE	CR 139 (Clay Daisy Rd)	4D	U	STATE	WILDWOOD	PRINCIPAL ARTERIAL	D	1,240	Y	4103	0	0	1,240	1,240	1,240	16,367	1,427	706	0.57	B	921	0.74	D
1545130	SR 35 (SUSE 35 (Main St)	CR 139 (Clay Daisy Rd)	SR 44	4D	U	STATE	WILDWOOD	ARTERIAL 1	D	2,000	Y	4103	0	0	1,910	2,000	2,000	17,243	1,378	749	0.37	C	637	0.32	C
1545140	SR 35 (SUSE 35 (Main St)	SR 44	C-44A	4D	U	STATE	WILDWOOD	ARTERIAL 1	D	2,000	Y	4103	0	0	1,910	2,000	2,000	20,176	1,742	890	0.43	C	830	0.41	C
1545150	SR 35 (SUSE 35 (Main St)	C-44A	C-466A (Cleveland Ave)	4D	U	STATE	WILDWOOD	ARTERIAL 1	D	2,000	Y	4103	0	0	1,910	2,000	2,000	19,103	1,561	863	0.43	C	698	0.35	C
1553660	SR 35 (SUSE 35	C-466A (Cleveland Ave)	C-462 (N)	4D	U	STATE	WILDWOOD	ARTERIAL 1	D	2,000	Y	4103	0	0	1,910	2,000	2,000	18,174	1,438	817	0.41	C	621	0.31	C
1545270	SR 35 (SUSE 35	C-462 (N)	C-462 (N)	4D	U	STATE	UNINCORPORATED SUMTER COUNTY	PRINCIPAL ARTERIAL	C	1,740	Y	4103	0	0	1,740	1,820	1,820	14,273	1,264	1,242	0.71	C	762	0.44	C
1553180	SR 35 (SUSE 35	C-462 (N)	C-466	4D	U	STATE	WILDWOOD	ARTERIAL 1	D	2,000	Y	4103	0	0	1,910	2,000	2,000	17,243	1,378	749	0.37	C	637	0.32	C
1553190	SR 35 (SUSE 35	C-466	C-466A	4D	U	STATE	WILDWOOD	ARTERIAL 1	D	2,000	Y	4103	0	0	1,910	2,000	2,000	20,176	1,742	890	0.43	C	830	0.41	C
1553200	SR 35 (SUSE 35	C-466A	SR 44	4D	U	STATE	WILDWOOD	ARTERIAL 1	D	2,000	Y	4103	0	0	1,910	2,000	2,000	19,103	1,561	863	0.43	C	698	0.35	C
1553210	SR 35 (SUSE 35	SR 44	MARION COUNTY BOUNDARY	4D	U	STATE	WILDWOOD	PRINCIPAL ARTERIAL	D	2,000	Y	4103	0	0	1,910	2,000	2,000	18,196	1,718	1,167	0.54	C	551	0.28	C
6010	CHALLENGER RUN	EVENING CREEK PATH	ST CHARLES PL	2U	U	COUNTY	UNINCORPORATED SUMTER COUNTY	COLLECTOR	D	670	N	2131	0	0	333	675	720	3,896	501	230	0.34	C	191	0.28	C

Source: Sumter County 2014 Traffic Counts Program and FDOT 2013 Traffic Information DVD

Notes: The following segments were under construction during data collection: C-466A (from US 301/SR 35 to C-462/CR 139), C-470B (from US 98/S.R. to C-476W), CR 727 (from SR 50 to CR 721) and CR 729 (from C-466 to Lake County Boundary). Traffic volumes for this segment was taken from the Sumter County 2013 Traffic Counts Program with a 2% growth rate.

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Two-Way MSV Documentation

TABLE 4 Generalized **Peak Hour Two-Way** Volumes for Florida's Urbanized Areas[1]

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	1,510	1,600	**
4	Divided	*	3,420	3,580	**
6	Divided	*	5,250	5,390	**
8	Divided	*	7,090	7,210	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	660	1,330	1,410
4	Divided	*	1,310	2,920	3,040
6	Divided	*	2,090	4,500	4,590
8	Divided	*	2,880	6,060	6,130

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	260	680	1,770
50-84%	190	600	1,770	>1,770
85-100%	830	1,700	>1,770	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes				E
4	4,[illegible]			7,420
6	5,9			11,150
8	7,8			14,850
10	9,8			18,580
12	11,[illegible]			23,200

CR 216/CR 462: 1600 - (1600 X 10%) - (1600 X 20%) = 1,120

US 301/SR 35

Lanes				E
4	4,130	5,640	7,070	7,690
6	6,200	8,450	10,510	11,530
8	8,270	11,270	13,960	15,380
10	10,350	14,110	17,310	19,220

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 1,800	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	1,050	1,620	2,180	2,930
4	Divided	3,270	4,730	5,960	6,780
6	Divided	4,910	7,090	8,950	10,180

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

Committed Trips

			Oxford Crossing	Twisted Oaks	The Keys at Wildwood I	The Keys at Wildwood II	Wildwood Storage Facility	Stonegate Lakeside Landing	DQ Grill and Chill	Total
CR 216	CR 209	US 301/SR 35							66	66
US 301/SR 35	CR 222	C - 472	373	26		29			30	458
US 301/SR 35	C - 472	C - 466	420	26		40	7		31	524
US 301/SR 35	C - 466	CR 204	187		68					255

Growth Rates

Approach	Historical Growth Rate	Growth Rate Used	2024 Growth Factor (from TMC, TMC volumes from 2022	2024 Growth Factor (from FDOT Online, volumes from 2021)
US 301	5.86%	5.86%	1.117	1.176
CR 216	N/A	2.00%	1.040	1.060
US 301	6.57%	6.57%	1.131	1.197
South US 301	9.09%	9.09%	1.182	1.273

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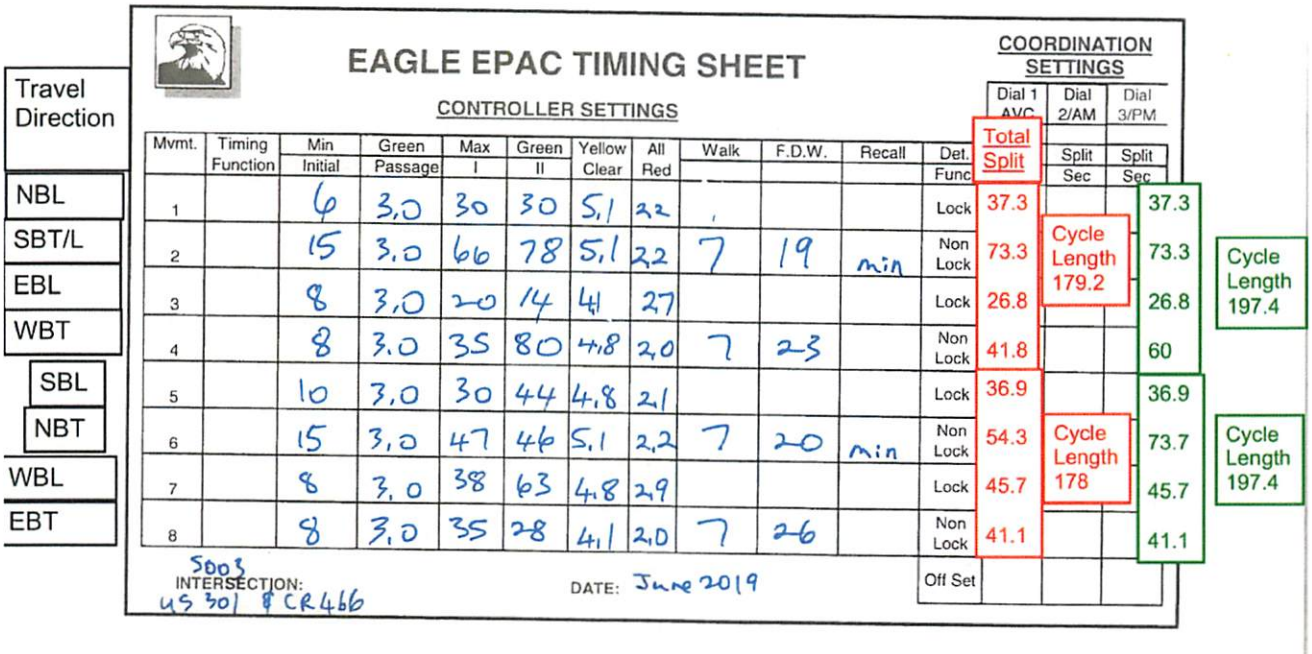
Appendix N
Signal Timings



Travel Direction

NBL
SBT/L
EBL
WBT
SBL
NBT
WBL
EBT

EAGLE EPAC TIMING SHEET

CONTROLLER SETTINGS

Mvmt.	Timing Function	Min Initial	Green Passage	Max I	Green II	Yellow Clear	All Red	Walk	F.D.W.	Recall	Det. Func	Total Split	Dial 1 AVG Split Sec	Dial 2/AM Split Sec	Dial 3/PM Split Sec
1		6	3.0	30	30	5.1	2.2				Lock	37.3			37.3
2		15	3.0	66	78	5.1	2.2	7	19	min	Non Lock	73.3	Cycle Length 179.2		73.3
3		8	3.0	20	14	4.1	2.7				Lock	26.8			26.8
4		8	3.0	35	80	4.8	2.0	7	23		Non Lock	41.8			60
5		10	3.0	30	44	4.8	2.1				Lock	36.9			36.9
6		15	3.0	47	46	5.1	2.2	7	20	min	Non Lock	54.3	Cycle Length 178		73.7
7		8	3.0	38	63	4.8	2.9				Lock	45.7			45.7
8		8	3.0	35	28	4.1	2.0	7	26		Non Lock	41.1			41.1
											Off Set				

Cycle Length 197.4

Cycle Length 197.4

5003
INTERSECTION: US 301 & CR 466

DATE: June 2019

COORDINATION SETTINGS

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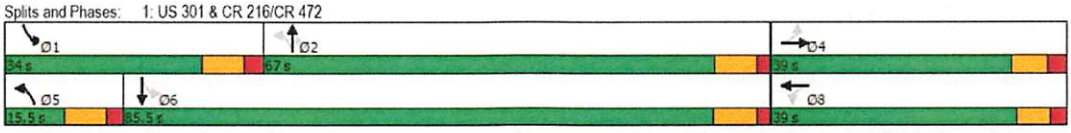
Lanes, Volumes, Timings
1: US 301 & CR 216/CR 472

2023 Volume Projection
Timing Plan: AM Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	110	39	95	183	71	235	88	871	292	268	890	77
Future Volume (vph)	110	39	95	183	71	235	88	871	292	268	890	77
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	5%	5%	5%	4%	4%	4%	3%	3%	3%	3%	3%	3%
Adj. Flow (vph)	116	41	100	193	75	247	93	917	307	282	937	81
Shared Lane Traffic (%)												
Lane Group Flow (vph)	116	141	0	193	322	0	93	917	307	282	1018	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	16.0	
Minimum Split (s)	12.5	12.5		11.7	11.7		12.7	23.5	23.5	13.1	23.6	
Total Split (s)	39.0	39.0		39.0	39.0		15.5	67.0	67.0	34.0	85.5	
Total Split (%)	27.9%	27.9%		27.9%	27.9%		11.1%	47.9%	47.9%	24.3%	61.1%	
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.6	
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5	8.1	7.6	
Lead/Lag							Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?							Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None		None	Min	Min	None	Min	
v/c Ratio	0.53	0.26		0.51	0.56		0.38	0.78	0.49	0.83	0.71	
Control Delay	45.3	16.5		39.2	26.2		17.2	37.0	15.6	43.0	28.2	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	45.3	16.5		39.2	26.2		17.2	37.0	15.6	43.0	28.2	
Queue Length 50th (ft)	64	29		104	115		28	286	73	118	292	
Queue Length 95th (ft)	#168	97		227	262		50	396	163	223	358	
Internal Link Dist (ft)		2181			3932			7677			6422	
Turn Bay Length (ft)							430		114	430		
Base Capacity (vph)	219	544		376	575		251	1995	960	501	2583	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.53	0.26		0.51	0.56		0.37	0.46	0.32	0.56	0.39	

Intersection Summary
Cycle Length: 140
Actuated Cycle Length: 105.9
Natural Cycle: 80
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: US 301 & CR 216/CR 472



SIGNAL TIMINGS PROVIDED BY SUMTER COUNTY

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	110	39	95	183	71	235	88	871	292	268	890	77
Future Volume (veh/h)	110	39	95	183	71	235	88	871	292	268	890	77
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1841	1841	1841	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	116	41	91	193	75	231	93	917	274	282	937	76
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	4	4	4	3	3	3	3	3	3
Cap, veh/h	214	150	332	365	118	363	266	1178	525	346	1368	111
Arrive On Green	0.30	0.30	0.30	0.30	0.30	0.30	0.05	0.33	0.33	0.13	0.41	0.41
Sat Flow, veh/h	1048	505	1120	1238	397	1223	1767	3526	1572	1767	3302	268
Grp Volume(v), veh/h	116	0	132	193	0	306	93	917	274	282	500	513
Grp Sat Flow(s),veh/h/ln	1048	0	1624	1238	0	1621	1767	1763	1572	1767	1763	1807
Q Serve(g_s), s	10.3	0.0	6.0	13.5	0.0	15.7	3.3	22.4	13.4	9.5	22.2	22.2
Cycle Q Clear(g_c), s	26.0	0.0	6.0	19.5	0.0	15.7	3.3	22.4	13.4	9.5	22.2	22.2
Prop In Lane	1.00		0.69	1.00		0.75	1.00		1.00	1.00		0.15
Lane Grp Cap(c), veh/h	214	0	482	365	0	481	266	1178	525	346	730	749
V/C Ratio(X)	0.54	0.00	0.27	0.53	0.00	0.64	0.35	0.78	0.52	0.81	0.68	0.68
Avail Cap(c_a), veh/h	249	0	535	416	0	547	320	2193	978	600	1436	1472
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	40.4	0.0	25.8	33.2	0.0	29.2	20.4	28.7	25.7	20.6	22.9	22.9
Incr Delay (d2), s/veh	2.1	0.0	0.3	1.2	0.0	2.0	0.8	1.1	0.8	4.7	1.1	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.8	0.0	4.0	7.1	0.0	10.0	2.3	13.5	8.2	6.8	13.0	13.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	42.6	0.0	26.1	34.4	0.0	31.2	21.2	29.8	26.5	25.3	24.1	24.0
LnGrp LOS	D	A	C	C	A	C	C	C	C	C	C	C
Approach Vol, veh/h		248			499			1284			1295	
Approach Delay, s/veh		33.8			32.4			28.5			24.3	
Approach LOS		C			C			C			C	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	20.2	39.6		35.9	12.6	47.2		35.9				
Change Period (Y+Rc), s	* 8.1	* 7.6		* 7.5	* 7.7	7.6		* 7.5				
Max Green Setting (Gmax), s	* 26	* 60		* 32	* 7.8	77.9		* 32				
Max Q Clear Time (g_c+I1), s	11.5	24.4		28.0	5.3	24.2		21.5				
Green Ext Time (p_c), s	0.6	7.6		0.4	0.0	6.6		1.8				

Intersection Summary	
HCM 6th Ctrl Delay	27.8
HCM 6th LOS	C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

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Lanes, Volumes, Timings
1: US 301 & CR 216/CR 472

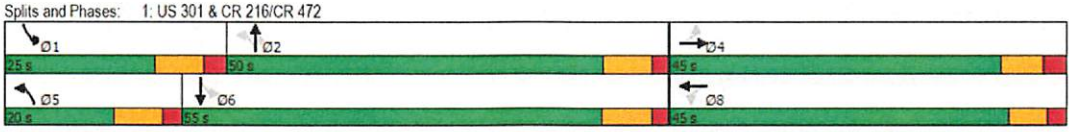
2023 Volume Projection
Timing Plan: PM Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	201	46	82	313	46	227	144	1007	287	275	1007	111
Future Volume (vph)	201	46	82	313	46	227	144	1007	287	275	1007	111
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	5%	5%	5%	4%	4%	4%	4%	4%	4%	3%	3%	3%
Adj. Flow (vph)	209	48	85	326	48	236	150	1049	299	286	1049	116
Shared Lane Traffic (%)												
Lane Group Flow (vph)	209	133	0	326	284	0	150	1049	299	286	1165	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	16.0	16.0	5.0	16.0	
Minimum Split (s)	12.5	12.5		11.7	11.7		12.7	23.5	23.5	13.1	23.6	
Total Split (s)	45.0	45.0		45.0	45.0		20.0	50.0	50.0	25.0	55.0	
Total Split (%)	37.5%	37.5%		37.5%	37.5%		16.7%	41.7%	41.7%	20.8%	45.8%	
Yellow Time (s)	4.8	4.8		4.4	4.4		5.5	5.5	5.5	5.6	5.6	
All-Red Time (s)	2.7	2.7		2.3	2.3		2.2	2.0	2.0	2.5	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.5	7.5		6.7	6.7		7.7	7.5	7.5	8.1	7.6	
Lead/Lag							Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?							Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None		None	None		None	Min	Min	None	Min	
v/c Ratio	0.89	0.25		0.89	0.45		0.64	0.87	0.47	0.89	0.83	
Control Delay	75.8	15.3		64.4	10.8		32.0	42.9	17.7	59.1	36.1	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	75.8	15.3		64.4	10.8		32.0	42.9	17.7	59.1	36.1	
Queue Length 50th (ft)	150	31		233	37		53	392	91	165	415	
Queue Length 95th (ft)	#289	79		#393	110		118	483	174	#333	518	
Internal Link Dist (ft)		2181			3932			7677			6422	
Turn Bay Length (ft)							430		114	430		
Base Capacity (vph)	276	613		431	703		271	1353	691	336	1515	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.76	0.22		0.76	0.40		0.55	0.78	0.43	0.85	0.77	

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 110.8
Natural Cycle: 90
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: US 301 & CR 216/CR 472



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HCM 6th Signalized Intersection Summary
1: US 301 & CR 216/CR 472

2023 Volume Projection
Timing Plan: PM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	201	46	82	313	46	227	144	1007	287	275	1007	111
Future Volume (veh/h)	201	46	82	313	46	227	144	1007	287	275	1007	111
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1841	1841	1841	1841	1841	1841	1856	1856	1856
Adj Flow Rate, veh/h	209	48	76	326	48	220	150	1049	267	286	1049	111
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	3	3	3
Cap, veh/h	275	210	333	406	95	435	242	1184	528	314	1282	136
Arrive On Green	0.33	0.33	0.33	0.33	0.33	0.33	0.07	0.34	0.34	0.13	0.40	0.40
Sat Flow, veh/h	1085	637	1008	1247	287	1317	1753	3497	1560	1767	3217	340
Grp Volume(v), veh/h	209	0	124	326	0	268	150	1049	267	286	575	585
Grp Sat Flow(s),veh/h/ln	1085	0	1644	1247	0	1604	1753	1749	1560	1767	1763	1794
Q Serve(g_s), s	22.1	0.0	6.3	29.5	0.0	15.4	6.3	32.6	15.7	12.7	33.4	33.5
Cycle Q Clear(g_c), s	37.5	0.0	6.3	35.7	0.0	15.4	6.3	32.6	15.7	12.7	33.4	33.5
Prop In Lane	1.00		0.61	1.00		0.82	1.00		1.00	1.00		0.19
Lane Grp Cap(c), veh/h	275	0	543	406	0	529	242	1184	528	314	703	715
V/C Ratio(X)	0.76	0.00	0.23	0.80	0.00	0.51	0.62	0.89	0.51	0.91	0.82	0.82
Avail Cap(c_a), veh/h	275	0	543	410	0	535	301	1294	577	345	727	740
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	46.0	0.0	27.9	40.8	0.0	31.0	26.2	35.9	30.3	28.9	30.8	30.8
Incr Delay (d2), s/veh	11.7	0.0	0.2	10.9	0.0	0.8	2.6	7.3	0.8	25.9	7.1	7.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	10.9	0.0	4.4	15.0	0.0	9.8	4.7	20.1	9.5	11.5	20.6	20.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.7	0.0	28.1	51.7	0.0	31.7	28.8	43.2	31.1	54.7	37.9	37.9
LnGrp LOS	E	A	C	D	A	C	C	D	C	D	D	D
Approach Vol, veh/h		333			594			1466			1446	
Approach Delay, s/veh		46.7			42.7			39.5			41.2	
Approach LOS		D			D			D			D	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	23.0	46.5		45.4	16.1	53.4		45.4				
Change Period (Y+Rc), s	* 8.1	* 7.6		* 7.5	* 7.7	7.6		* 7.5				
Max Green Setting (Gmax), s	* 17	* 43		* 38	* 12	47.4		* 38				
Max Q Clear Time (g_c+I1), s	14.7	34.6		39.5	8.3	35.5		37.7				
Green Ext Time (p_c), s	0.2	4.3		0.0	0.1	5.2		0.2				
Intersection Summary												
HCM 6th Ctrl Delay			41.3									
HCM 6th LOS			D									

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

SIGNAL TIMINGS PROVIDED BY SUMTER COUNTY

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Exhibit D

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: **Individual Project Order (IPO) 36 with Kimley-Horn and Associates, Inc. and Sumter County Board of County Commissioners (BOCC) for C 466 Corridor Signal Retiming Implementation.**

REQUESTED ACTION: **Staff Recommends Approval**

Meeting Type: Regular Meeting **DATE OF MEETING:** **11/22/2022**

CONTRACT: ☐ N/A Vendor/Entity: **Kimley-Horn and Associates, Inc.**

Effective Date: **10/01/2022** Termination Date: **09/30/2023**

Managing Division / Dept: **Construction Design**

BUDGET IMPACT: $29,558.00

FUNDING SOURCE: **Secondary Trust Fund**

Type: Annual **EXPENDITURE ACCOUNT:** **106-340-541-6331**

HISTORY/FACTS/ISSUES:

On 08/22/2022, the BOCC entered an agreement for IPO 32 with Kimley-Horn for the collection and analyzation of traffic data along the C 466 corridor to assist with signal retimings. Under IPO 36, Kimley-Horn will use the traffic data collected and analyzed during IPO 32 to develop and implement traffic signal coordination timings for seven intersections along the C 466 corridor. Kimley-Horn will also prepare a before and after study to document changes in travel time and delays from implementing the coordinated signal timings. The before and after study will use travel-time data collected with Bluetooth readers deployed by the County within the corridor.

Attachment:
IPO 36 C 466 Corridor Signal Retiming Implementation

Prepared by: **Matthew Tadlock** **ProWritingAid Check** ☒

APPROVED November 22, 2022

Kimley»Horn

INDIVIDUAL PROJECT ORDER NUMBER 36

Describing a specific agreement between Kimley-Horn and Associates, Inc. ("Kimley-Horn"), and Board of Sumter County Commissioners ("the County") in accordance with the terms of the Master Agreement for Continuing Professional Services dated September 22, 2020, which is incorporated herein by reference.

Identification of Project:

Project: C 466 Corridor Signal Retiming Implementation

Client: Board of Sumter County Commissioners

Project Manager: Amber L. Gartner, P.E.

Project Understanding:

1. The County has recently installed ATMS equipment along the C 466 corridor.
2. The County has requested the development and implementation of traffic signal coordination timings for the following 7 intersections along the C 466 corridor (the "Project") in Sumter County, Florida.
    - C 466 at CR 105
    - C 466 at CR 103
    - C 466 at Tatonka Terrace
    - C 466 at Belvedere Boulevard
    - C 466 at Preston Drive
    - C 466 at Southern Trace
    - C 466 at Buena Vista Boulevard
3. Traffic data collection and processing for the signal timing coordination were conducted under a prior IPO.
4. This IPO includes effort to develop traffic signal coordination timings within the Project area, implementation and fine tuning of the traffic signal coordination timings in the field, and preparation of a before and after study to document changes in travel time and delays from the implementation.
5. Kimley-Horn will utilize VIBE as a subconsultant to perform work defined within this IPO.

Specific Scope of Basic Services:

<u>Task 1 – Traffic Signal Coordination Timings Development and Implementation</u>

1. Up to six traffic signal coordination timings plans will be developed for weekday morning, mid-day, afternoon, and evening periods, as well as for weekend on-peak and off-peak periods. This includes modeling each period in Synchro, as well as running SimTraffic.
2. The recommended traffic signal coordination timings plans will be programmed into the traffic controllers for each subject intersection for each period. The traffic operations will be observed for the intersections within the Project for each time period and the coordination timings will be fine-

tuned in the field as necessary. New signal timings sheets will be provided based on the final timings implemented.

3. Kimley-Horn will prepare a Before and After study to document the changes in travel times and delays due to the implementation of the coordinated signal timings. The Before and After Study will use travel-time data collected with Bluetooth readers deployed by the County within the corridor.

Schedule:

Kimley-Horn will provide our services as expeditiously as practicable with the goal of meeting a mutually agreeable schedule.

Method of Compensation:

Kimley-Horn will perform the services described in the Scope of Services for a lump sum fee of $29,558.00. A more detailed breakdown by Task is provided below and in the attached Table A.

Services provided under this will be invoiced monthly. All invoices will include a description of services provided.

Attachments: Table A

BOARD OF SUMTER COUNTY COMMISSIONERS	KIMLEY-HORN AND ASSOCIATES, INC.
BY: Craig A. Estep	BY:
	Amber L. Gartner, PE
TITLE: Chairman	TITLE: Vice President
DATE: 11/22/22	DATE: November 10, 2022

Kimley»Horn

TABLE A
FEE ESTIMATE FOR PROFESSIONAL SERVICES

PROJECT: IPO 36 - C 466 CORRIDOR SIGNAL RETIMING IMPLEMENTATION — FILE NO.
CLIENT: BOARD OF SUMTER COUNTY COMMISSIONERS — DATE: 11/10/2022
KHA PM: AMBER L GARTNER, PE
BASIS FOR ESTIMATE: 2022 APPROVED RATES PER RFQ 030-0-2020/RS

TASK NO.	DESCRIPTION	DIRECT LABOR (MAN-HOURS)						LABOR HOURS	SUB ($)	LABOR TOTAL
		Principal Engineer	Sr. Engineer Project Manager	Senior Engineer	Project Engineer	Engineering Intern	Support Staff			
		$252	$218	$168	$151	$118	$78	-	-	-
1.1	Traffic Signal Coordination Timings Development	4.0	4.0	24.0	12.0	20.0	4.0	68.0		$ 10,396
1.2	Traffic Signal Coordination Timings Implementation and Fine Tuning	2.0	6.0	8.0	18.0	30.0	4.0	68.0		$ 9,726
1.3	Before and After LOS Report	4.0	3.0	32.0	6.0	10.0	4.0	59.0		$ 9,436
	TOTALS	10.0	13.0	64.0	36.0	60.0	12.0	195.0	$ -	$ 29,558.00

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Exhibit E

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: **Individual Project Order #29 with Kimley-Horn and Associates, Inc. and Sumter County Board of County Commissioners (BOCC) for the Design Services of Capacity Improvements along US 301 at C 472, C 462 (north), and C 462 (south) (Staff Recommends Approval).**

REQUESTED ACTION: **Staff Recommends Approval**

Meeting Type: Regular Meeting **DATE OF MEETING:** **7/26/2022**

CONTRACT: ☐ N/A Vendor/Entity: **Kimley-Horn and Associates, Inc.**

Effective Date: **10/1/2020** Termination Date: **9/30/2022**

Managing Division / Dept: **Construction Design**

BUDGET IMPACT: $526,630.00

FUNDING SOURCE: **SC Road Const. Dist. Impact Fund**

Type: Annual **EXPENDITURE ACCOUNT:** **153-344-541-6384**

HISTORY/FACTS/ISSUES:

On September 22, 2020, the BOCC entered into a contract with Kimley-Horn and Associates, Inc. through RFQ 030-0-2020/RS Sumter County Continuing Engineering Services. On June 28, 2022, the BOCC entered a Road Impact Fee Credit Agreement with KL Twisted Oaks, LLC. which detailed certain capacity improvements associated with the development. In addition to improvements detailed in the agreement, Sumter County has identified needed capacity improvements, not associated with the KL Twisted Oaks, LLC., at the intersection of US 301 and C 472. Attached for BOCC review and approval is Individual Project Order #29. Under this project, Kimley-Horn and Associates, Inc. will provide design services for:

The proposed work at the US 301/C 472 intersection:

- Addition of an exclusive westbound left-turn lane along C 472.
- Addition of an exclusive northbound right-turn lane along US 301.
- Adjustments to traffic signal heads.

The proposed work at the US 301/C 462 intersection:

- Addition of a second southbound left-turn lane.
- Addition of a southbound right-turn lane.
- Addition of a second northbound left-turn lane and extension of the existing northbound left-turn lane.
- Addition of an eastbound through lane on C 462 and re-striping of existing travel lanes.
- Replacement of existing signal strain poles with traffic signal mast arms.
- The proposed work will also include the addition of a directional median at the intersection of C 462E and US 301.
- The work will connect to the KL Twisted Oaks, LLC. driven improvements on the west side of the intersection of US 301 and C 462.
- Design of single or dual westbound right turn lane(s), not associated with KL Twisted Oaks, LLC, at the intersection of C 462 and US 301. This concept will be used for future capacity improvements if the needed right-of-way is donated to the BOCC.

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS
EXECUTIVE SUMMARY

The engineering design component will also include survey, geotechnical, subsurface utility engineering, and permitting services.

Attachments:

IPO 29 Kimley-Horn

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

APPROVED

July 26, 2022

Kimley»Horn

INDIVIDUAL PROJECT ORDER NUMBER 29

Describing a specific Agreement between Kimley-Horn and Associates, Inc. (ENGINEER), and Board of Sumter County Commissioners (BOARD) in accordance with the terms of the Master Agreement for Continuing Professional Services dated September 22, 2020, which is incorporated herein by reference.

Identification of Project:

Project: US 301 Intersection Improvements at C 472 and C 462

Client: Board of Sumter County Commissioners

Project Manager: Mohammad Ansari, P.E.

Project Understanding:

The Project consists of providing field investigation, transportation planning, engineering design and permitting services associated with proposed work at the intersections of C 472 and US 301 and C 462 and US 301. See attached Exhibits A and B for the project areas.

1. The proposed work at the US 301/C 472 Intersection will be generally per the Oxford Crossings Traffic Impact Analysis prepared by LTG Engineering & Planning. The proposed work includes the following:
    a. Addition of an exclusive westbound left-turn lane along C 472.
    b. Addition of an exclusive northbound right-turn lane along US 301.
    c. Adjustments to traffic signal heads.
2. The proposed work at the US 301/C 462 intersection will be generally per the Traffic Impact Analysis for Twisted Oak Pointe, prepared by Traffic and Mobility Consultants. The proposed work includes the following:
    a. Addition of a second southbound left-turn lane.
    b. Addition of a southbound right-turn lane.
    c. Addition of a second northbound left-turn lane and extension of the existing northbound left-turn lane.
    d. Addition of an eastbound through lane on C 462 and re-striping of existing travel lanes.
    e. Replacement of existing signal strain poles with traffic signal mast arms.
    f. The proposed work will also include the addition of a directional median at the intersection of C 462E and US 301.
    g. The work will connect to the developer driven improvements on the west side of the intersection of US 301 and C 462.
    h. In addition to the improvements detailed in the TIA, the work will include the design of a single or dual westbound right turn lane(s).
3. Per direction from the BOARD, the improvements at the intersection of C 462 and US 301 will

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exclude the signal timing adjustments at the adjacent intersections and the right-in/right-out driveways and associated right-turn lanes along US 301 as outlined in the Traffic Impact Analysis for Twisted Oak Pointe.

4. The engineering design component will also include survey, geotechnical, subsurface utility engineering, and permitting services. Based on coordination with the BOARD, there are two Consultants working within the Project area: one on the south side of C 472 and one on the west side of US 301 at C 462. Design coordination will be required between the ENGINEER and the Consultants for those Projects. The BOARD shall provide As-Built Plans, Signal and Lighting Design Plans and shop drawings for the existing traffic signal at C 472 and US 301.

5. Additional right-of-way needed to accommodate the improvements at the C 462 intersection is expected to be donated to the BOARD.

6. Any additional right-of-way needed for the improvements at the C 472 intersection will be provided by the Oxford Crossings development.

7. This Agreement describes the engineering studies, designs, and permitting tasks that must be provided by others per direction by the BOARD.

8. This Agreement describes several optional services that may be required. Those services are not included in this Agreement. Should they become necessary, an Amendment to this Agreement will be prepared for approval by the BOARD.

9. This Agreement describes the services that are included. Any service not specifically described below would be subject to a scope and fee Amendment to this Agreement.

Specific Scope of Basic Services:

Task 1 – Project Administration

The project administration activities contemplate an approximate twelve-month duration following notice to proceed from the BOARD, not including bidding and post design services. Project administration activities will be provided throughout the Project duration that will include the following:

A. Project Setup: The ENGINEER will establish base files, a work plan, and a quality control plan.

B. Kick-off Meeting: The ENGINEER will conduct one kick-off meeting with the BOARD's project team for both intersections. The ENGINEER will circulate meeting minutes to all participants following the kick-off meeting.

C. Monthly Progress Meetings: On a monthly basis, the ENGINEER will meet with the BOARD's project team to review the progress of work and to conduct project reviews and to coordinate with utility companies and consultants for adjacent projects. The ENGINEER will maintain the design schedule and update the schedule following each progress meeting. For each progress meeting, the ENGINEER will prepare an agenda, meeting minutes, and schedule update.

D. Utility Conference: The ENGINEER will conduct one utility conference meeting for both intersections with affected utility companies and the BOARD to coordinate utility impacts and relocations after the 60% submittal. The ENGINEER will circulate meeting minutes to all participants following the kick-off meeting.

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Task 2 – Surveying and Mapping Services

A. C 472 at US 301 Intersection Surveying and Mapping Services - The ENGINEER will perform, through a subconsultant, a topographic survey to support the design of the proposed work at the intersection of C 472 and US 301. The survey and mapping scope of services for this Task will consist of the following:

1) Perform a topographic survey encompassing all above ground visible improvements within the project area including existing utilities, structures, and pipe inverts. Locate existing topographic elevations at 50 ft. intervals, visible high and low points, and 10 ft outside of the right-of-way.

2) Locate existing property boundary monuments along the right-of-way line.

3) Establish and set two control points for the horizontal control in NAD 83 state plane coordinates and vertical control NAVD 88 from nearby published monuments.

4) Prepare detailed topographic route survey of all surveyed data in PDF and AutoCAD formats.

B. C 462 at US 301 Intersection Surveying and Mapping Services - The ENGINEER will perform, through a subconsultant, a topographic survey to support the design of the proposed work at the intersection of C 462 and US 301. The survey and mapping scope of services for this Task will consist of the following:

1) Perform a topographic survey encompassing all above ground visible improvements within the project area including existing utilities, structures, and pipe inverts. Locate existing topographic elevations at 50 ft. intervals, visible high and low points, and 100 ft west of the existing US 301 right-of-way.

2) Locate existing property boundary monuments along the right-of-way line.

3) Establish and set two control points for the horizontal control in NAD 83 state plane coordinates and vertical control NAVD 88 from nearby published monuments.

4) Prepare detailed topographic route survey of all surveyed data in PDF and AutoCAD formats.

5) Prepare up to two sketches and descriptions for the right-of-way donation and temporary construction easement for parcel no. D32-144, located at the northeast corner of C 462 and US 301.

Task 3 – Subsurface Utility Engineering Services

A. C 472 at US 301 Intersection Subsurface Utility Engineering - The ENGINEER will provide, through a subconsultant, subsurface utility engineering services within the project area to support the drainage. The subsurface utility engineering scope of services for this Task will consist of the following:

1) Verify utility location and characteristics at specific locations within the project area by performing up to 4 utility verification test holes and attempting to expose utilities to confirm

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characteristics. At completion of each test hole, utility information will be recorded, utility location will be marked, and the field will be restored as close as possible to its original conditions.

2) Provide survey of all utility information, digital CAD files, and test hole data sheets. The survey will be conducted in accordance with the Standards Practice set forth in Rule Chapter 5J-17, F.A.C., pursuant to Section 472.027, F.S.

B. C 462 at US 301 Intersection Subsurface Utility Engineering - The ENGINEER will provide, through a subconsultant, subsurface utility engineering services within the project area to support the drainage and traffic signal design. The subsurface utility engineering scope of services for this Task will consist of the following:

1) Verify utility location and characteristics at specific locations within the project area by performing up to 34 utility verification test holes and attempting to expose utilities to confirm characteristics. At completion of each test hole, utility information will be recorded, utility location will be marked, and the field will be restored as close as possible to its original conditions.

2) Provide survey of all utility information, digital CAD files, and test hole data sheets. The survey will be conducted in accordance with the Standards Practice set forth in Rule Chapter 5J-17, F.A.C., pursuant to Section 472.027, F.S.

Task 4 – Geotechnical Engineering Services

A. C 472 at US 301 Intersection Geotechnical Explorations - The ENGINEER will provide, through a subconsultant, geotechnical investigations needed for the project. The geotechnical scope of services for this Task will consist of the following:

1) Perform 4 borings to a depth of 5 feet within the proposed roadway widening area.

2) Perform 3 asphalt roadway cores within the existing roadway pavement area.

3) Review the borings to identify each soil type encountered, thickness of the existing asphalt pavement, existing subsoil conditions and provide estimates for season high-water levels.

4) Prepare a report that provides all data collected during the field and laboratory services. The report will document the findings and provide opinions of a professional engineer.

B. C 462 at US 301 Intersection Geotechnical Explorations - The ENGINEER will provide, through a subconsultant, geotechnical investigations needed for the project. The geotechnical scope of services for this Task will consist of the following:

1) Perform 9 borings to a depth of 5 feet within the proposed roadway widening area.

2) Perform 7 asphalt roadway cores within the existing roadway pavement area.

3) Perform 4 Standard Penetration Test (SPT) borings to a depth of 25 feet for the proposed signal foundations.

4) Review the borings to identify each soil type encountered, thickness of the existing asphalt pavement, existing subsoil conditions and provide estimates for season high-water levels.

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5) Prepare a report that provides all data collected during the field and laboratory services. The report will document the findings and provide opinions of a professional engineer.

Task 5 – US 301 / C 472 Design and Permitting Services

A. C 472 at US 301 Intersection Traffic Analysis - This task will include the following:

1) Review of Traffic Impact Analysis (TIA) submittals for developments adjacent to the intersection of C 472 and US 301, as provided by BOARD, to estimate future AM peak hour and PM peak hour traffic volumes at the intersection.

2) Review of the Oxford Crossings – US 301/C 472 Intersection Analysis and subsequent submittals to Sumter County as prepared by LTG Engineering & Planning to confirm the westbound left-turn lane length recommended on C 472.

3) Identify any additional improvements for the westbound approach on C 472 at US 301 based on the combined traffic from the TIAs provided by the BOARD for the area.

4) Review of access management along C 472 within the project limits and develop recommendations.

5) Provide a traffic memorandum to the BOARD detailing the traffic analysis and recommendations.

6) This task assumes that an Intersection Control Evaluation (ICE) will not be required by Florida Department of Transportation (FDOT). If an ICE analysis is required, it can be performed as an amendment to this Agreement.

B. C 472 at US 301 Intersection Drainage Analysis and Design - The stormwater conveyance system modifications will be designed to meet minimum permit requirements of the Southwest Florida Water Management District (SWFWMD), Sumter County and FDOT.

The Agreement assumes that any permitting with the SWFWMD and FDOT regarding the system's drainage retention areas will be handled by other engineering firms in coordination with the BOARD. Other than coordinating the expected increase in impervious area with the other engineering firm, no design, analysis, agency coordination, or permitting is included in this Agreement. It is understood that the design and permitting of these receiving retention areas, by others, will be part of the critical path for the issuance of construction plans for bidding and construction.

1) The ENGINEER will design a piping conveyance system that meets the requirements of the BOARD and takes into consideration an agreed upon design storm event and accounts for normal drainage parameters such as conveyance capacity, velocity, and pavement gutter spread.

2) The ENGINEER will prepare and provide the design of the conveyance system modifications to the BOARD, SWFWMD and FDOT for permitting.

C. C 472 at US 301 Intersection Roadway Design and Plans – This task will include the following design, analysis, and coordination components.

1) The ENGINEER will prepare design plans on 11"x17" sheets depicting the proposed roadway and stormwater improvements. The design plans will be prepared in accordance with the Sumter County Engineering Manual (SCEM) and applicable Land Development Code standards, Florida Greenbook 2018 Edition, as well as the applicable FDOT Standard Plans for Road Construction and the applicable FDOT Standard Specifications for Road & Bridge Construction. The design plans will consist of the following sheets:

   a) Cover Sheet

   b) Summary of Pay Items

   c) General Notes

   d) Typical Sections – Typical sections will be developed to illustrate the proposed roadway improvements. A pavement design analysis will be performed based on the traffic analysis and findings documented in the geotechnical report. The proposed pavement sections will be documented on the typical section sheets.

   e) Roadway Plan and Profile Sheets – These sheets will illustrate the horizontal and vertical construction details associated with the roadway improvements.

   f) Cross Sections – Roadway cross sections will be developed and shown on these sheets.

   g) Temporary Traffic Control Phasing Notes and General Notes – General Notes and Phasing notes for the Temporary Traffic Control (TTC) will be provided.

   h) Temporary Traffic Control Plan View Phasing – Conceptual phasing plan will be provided for the Temporary Traffic Control on this project. Temporary Signalization Plans are not included in this Agreement.

   i) Erosion Control / SWPPP Plans – Erosion control plans will be prepared depicting site specific erosion control measures, as well as general notes, details, and specifications for additional erosion control measures that may be needed depending on site conditions. It is assumed that these plans will constitute the Storm Water Pollution Prevention Plan (SWPPP) that the contractor will utilize during construction.

   j) Utility Adjustment Sheets – The ENGINEER will coordinate the proposed design with affected utility companies to minimize utility conflicts. The individual utility owners will designate their existing utilities within the project limits. Based on information provided by the various utility providers in the corridor and existing utility alignments, proposed utility adjustments will be detailed in plain view on this sheet as necessary. The ENGINEER will request, review and coordinate Utility Work Schedules from the utility providers within the project limits.

   k) Signing and Pavement Marking Plan Sheets – Signing and Pavement Marking Plan sheets will be provided to cover the proposed roadway work.

   l) Signalization Plans – Signalization Plans for modifications required at the intersection of C 472 and US 301 will be prepared. The Plans will include modifications to traffic signal heads and pedestrian signals. Based on coordination with the BOARD, the previous signal and associated structural design accounted for the modifications which need to be made to the traffic signal heads for this project. Therefore, this Agreement does not include a structural analysis for the

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modifications to the traffic signal heads. The plan set will include the following sheets:

i. Signalization General Notes and Pay Items

ii. Signalization Plan

iii. Mast Arm Tabulation

m) Soil Survey Sheet – Soil Survey Sheet will be prepared to show the soil boring logs provided by the Geotechnical Engineer.

n) Submittals – The ENGINEER will prepare a preliminary horizontal layout of the proposed improvements for coordination with the BOARD and FDOT. The ENGINEER will utilize comments received from the BOARD and FDOT on the preliminary horizontal layout for use in the 60% design. This layout will not be used for conveying the required right-of-way and/or easements. The ENGINEER will submit design plans at the 60% stage, 90% stage and the Final submittal stage to the BOARD. In addition, the ENGINEER will submit the design plans at 60%, 90% and Final stages to affected utility companies. An electronic copy of all design files will be provided to the BOARD with the Final submittal.

o) Quantities – The ENGINEER will develop quantities consistent with BOARD preferences and prepare an Opinion of Probable Construction Costs (OPC) document. An OPC with quantities will be submitted with the 60%, 90% and Final plans.

i. *Note: The ENGINEER has no control over the cost of labor, materials, equipment, over the Contractor's methods of determining prices, over competitive bidding, or market conditions. Opinions of probable costs provided in accordance with this AGREEMENT are based on the information known at the time the opinions of cost are developed and represent only the ENGINEER's judgment as a design professional familiar with the construction industry. Actual costs for proposals, bids, or actual construction costs will be different.*

D. C 472 at US 301 Intersection Permitting – Permitting associated with the subject improvements will be required through the following agencies:

1) SWFWMD Environmental Resource Permit (ERP): The ENGINEER will prepare for and attend a pre-application meeting with SWFWMD staff to confirm the required application type. The ENGINEER will research parameters for the existing pond system prior to this meeting.

a) The ENGINEER will prepare the application for this permit and submit to SWFWMD. The ENGINEER will prepare and publish the newspaper advertisements typically required by the SWFWMD. Up to two RAI's will be responded to by the ENGINEER if necessary.

2) Sumter County Public Works (SCPW): The ENGINEER will meet with the BOARD after the 60% submittal phase to discuss the comments and responses.

3) FDOT: The ENGINEER will prepare for and attend a pre-application meeting FDOT staff

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to review the scope of the project. A driveway connection permit and drainage connection permit are expected for the Project. The ENGINEER will prepare the driveway connection permit and coordinate with the BOARD and FDOT. Up two rounds of comments per application will be responded to if necessary. The drainage connection permit is assumed to be handled by other engineering firms in coordination with the BOARD.

As part of the permit review, the FDOT may likely require review and approval of the traffic impact analysis for the Oxford Crossings development adjacent to the intersection. This Agreement assumes, per direction from the BOARD, that the preparation of that analysis, coordination with FDOT during the permitting process, responding to comments from FDOT regarding that analysis, etc. will all be handled by other consultants.

Task 6 – US 301 / C 462 Design and Permitting Services

A. C 462 at US 301 Intersection Traffic Analysis - This task will include the following:

1) A general review of the TIA for Twisted Oak Pointe prepared by Traffic and Mobility Consultants, as provided by the BOARD.

2) Use the AM and PM peak hour traffic projections within the TIA for Twisted Oak Pointe, including committed trips of adjacent developments identified in the TIA, to evaluate if a second westbound right-turn lane on C 462 at US 301 is warranted or recommended for improved traffic operations and queuing.

3) Identify recommended turn lane length of the westbound right-turn lane(s) on C 462 at US 301.

4) Perform an intersection operational analysis to support the FDOT driveway connection permit submittal for the improvements.

5) Perform a Stage 1 ICE analysis including completion of CAP-X and SPICE forms published by FDOT.

Note: This task assumes that only a Stage 1 ICE analysis will be required by FDOT. If a Stage 2 or Stage 3 ICE analysis is required, these tasks can be performed as an amendment to this Agreement.

6) Prepare a letter report summarizing the traffic operational analysis and recommendations for inclusion with the FDOT driveway connection permit application.

B. C 462 at US 301 Intersection Drainage Analysis and Design - The stormwater conveyance system modifications will be designed to meet minimum permit requirements of the Southwest Florida Water Management District (SWFWMD), Sumter County and FDOT.

Other than what is noted below, the Agreement assumes that any permitting with the SWFWMD and FDOT regarding the system's drainage retention areas will be handled by other engineering firms in coordination with the BOARD. Other than coordinating the expected increase in impervious area with the other engineering firm, no design, analysis, agency coordination, or permitting (whatsoever) is included in this Agreement.

Specifically, the modifications necessary for the existing FDOT pond west of US301 will be fully

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handled by other engineering firms in coordination with the BOARD. It is understood that the design and permitting of these receiving retention areas, by others, will be part of the critical path for the issuance of construction plans for bidding and construction.

C. The stormwater system will be designed to meet minimum permit requirements of SWFWMD, Sumter County and FDOT.

1) Locations of the drainage basins and outfalls will be determined by the ENGINEER, and coordinated with the BOARD, based on the corridor topography, geotechnical conditions, as-built plans, and existing permits.

2) The ENGINEER will design a piping conveyance system that meets the requirements of the BOARD and takes into consideration an agreed upon design storm event and accounts for normal drainage parameters such as conveyance capacity, velocity, and pavement gutter spread.

3) Modification of existing watershed models that may exist at the County or the SWFWMD is not included in the scope of work of this Agreement.

4) The ENGINEER will analyze the existing FDOT stormwater pond located just north of CR130 which serves US 301 to determine if the additional impervious area from project can be accommodated. If it is found that the existing stormwater pond does not have sufficient capacity for the additional impervious area, then the ENGINEER will coordinate with the BOARD on the needed additional scope of work to modify this pond. This Agreement does not include modifications to the existing FDOT stormwater pond and does not include designing new stormwater ponds if needed.

5) The ENGINEER will analyze the existing Sumter County stormwater pond which serves the portion of C 462 east of US 301 to determine if the additional impervious area generated from this project can be accommodated. If it is found that the existing stormwater pond does not have sufficient capacity for the additional impervious area, then the ENGINEER will coordinate with the BOARD on the proposed modifications to this pond.

6) The ENGINEER will prepare and provide the Drainage Design Report to the BOARD, SWFWMD and FDOT for permitting.

7) The ENGINEER will provide a summary memo to the BOARD that estimates the impervious surface that will be proposed for the buildout improvement to existing C 462 north of and adjacent to the Twisted Oaks project between CR 209 and US301. The BOARD will provide the desired buildout section to the ENGINEER for our use. In addition, the ENGINEER will provide a high-level review of the C 462 topography to include a logical collection point for the runoff, and a design elevation for the Twisted Oaks developer to use as they design their stormwater collection system. The summary memo described in this task will be provided to the BOARD for its use in coordinating its development agreement(s) with the Twisted Oaks developer.

D. C 462 at US 301 Intersection Roadway Design and Plans - This task will include the following design, analysis, and coordination components.

1) Based on the results of the traffic analysis work, the ENGINEER will prepare an access

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management plan for the segment of C 462 east of US 301 and west of the CSX railroad tracks. The BOARD will review this plan with the adjacent property owners.

2) The ENGINEER will prepare design plans on 11"x17" sheets depicting the proposed roadway and stormwater improvements. The design plans will be prepared in accordance with the Sumter County Engineering Manual (SCEM) and applicable Land Development Code standards, Florida Greenbook 2018 Edition, as well as the applicable FDOT Standard Plans for Road Construction and the applicable FDOT Standard Specifications for Road & Bridge Construction. The design plans will consist of the following sheets:

a) Cover Sheet

b) General Notes

c) Summary of Pay Items

d) Typical Sections – Typical sections will be developed to illustrate the proposed roadway improvements. A pavement design analysis will be performed based on findings documented in the geotechnical report. The proposed pavement sections will be documented on the typical section sheets.

e) Roadway Plan and Profile Sheets – These sheets will illustrate the horizontal and vertical construction details associated with the roadway improvements.

f) Cross Sections – Roadway cross sections will be developed and shown on these sheets.

g) Temporary Traffic Control Phasing Notes and General Notes – General Notes and Phasing notes for the Temporary Traffic Control (TTC) will be provided.

h) Temporary Traffic Control Plan View Phasing – Conceptual phasing plan will be provided for the Temporary Traffic Control on this project. Temporary Signalization Plans are not included in this Agreement.

i) Erosion Control/SWPPP Plans – Erosion control plans will be prepared depicting site specific erosion control measures, as well as general notes, details, and specifications for additional erosion control measures that may be needed depending on site conditions. It is assumed that these plans will constitute the Storm Water Pollution Prevention Plan (SWPPP) that the contractor will utilize during construction.

j) Utility Adjustment Sheets – The ENGINEER will coordinate the proposed design with affected utility companies to minimize utility conflicts. The individual utility owners will designate their existing utilities within the project limits. Based on information provided by the various utility providers in the corridor and existing utility alignments, proposed utility adjustments will be detailed in plain view on this sheet as necessary. The ENGINEER will request, review and coordinate Utility Work Schedules from the utility providers within the project limits.

k) Signing and Pavement Marking Plan Sheets – Signing and Pavement Marking Plan sheets will be provided to cover the proposed roadway work.

l) Signalization Plans – Signalization Plans for the intersection of C 462 and US 301 will be prepared. The Plans will include installation of new traffic signal mast arms

and pedestrian signals. The plan set will include the following sheets:

i. Signalization General Notes

ii. Signalization Quantities and Pay Items

iii. Signalization Plan

iv. Mast Arm Tabulation

v. Mast Arm Assemblies Data Table

vi. Mast Arm Soil Boring Data Sheet

The signalization plan will specify the phasing and initial timings, vehicular signal displays, conduits and pull boxes, and pedestrian displays and detector stations, if appropriate. A subsurface utility exploration (SUE) will be performed to designate vertical and horizontal positions for utilities near the proposed mast arms. The SUE will be performed by a subconsultant to the ENGINEER. A structural analysis will be performed to determine the appropriate size of mast arms, and dimensions of the foundation. The mast arms and poles will be consistent with Sumter County mast arm aesthetics. Alternate foundation designs such as spread footers are not included in this Agreement. The structural analysis will be summarized in a calculations book provided with the FDOT permit submittal.

m) Soil Survey Sheets – Soil Survey Sheets will be prepared to show the soil boring logs provided by the Geotechnical Engineer.

n) Submittals – The ENGINEER will prepare a preliminary horizontal layout of the proposed improvements for coordination with the BOARD and FDOT. The ENGINEER will utilize comments received from the BOARD and FDOT on the preliminary horizontal layout for use in the 60% design. This layout will not be used for conveying the required right-of-way and/or easements. The ENGINEER will submit design plans at the 60% stage, 90% stage and the Final submittal stage to the BOARD. In addition, the ENGINEER will submit the design plans at 60%, 90% and Final stages to affected utility companies. An electronic copy of all design files will be provided to the BOARD with the Final submittal.

o) Quantities – The ENGINEER will develop quantities consistent with BOARD preferences and prepare an Opinion of Probable Construction Costs (OPC) document. An OPC with quantities will be submitted with the 60%, 90% and Final plans.

i. *Note: The ENGINEER has no control over the cost of labor, materials, equipment, over the Contractor's methods of determining prices, over competitive bidding, or market conditions. Opinions of probable costs provided in accordance with this AGREEMENT are based on the information known at the time the opinions of cost are developed and represent only the ENGINEER's judgment as a design professional familiar with the construction industry. Actual costs for proposals, bids, or actual construction costs will be different.*

E. C 462 at US 301 Intersection Permitting - Permitting associated with the subject improvements will be required through the following agencies:

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1) SWFWMD Environmental Resource Permit (ERP): The ENGINEER will prepare for and attend a pre-application meeting with SWFWMD staff to confirm the required application type. The ENGINEER will research parameters for the existing pond system prior to this meeting.

   The ENGINEER will prepare the application for this permit and submit to SWFWMD. The ENGINEER will prepare and publish the newspaper advertisements typically required by the SWFWMD. Up to two RAI's will be responded to by the ENGINEER if necessary.

2) Sumter County Public Works (SCPW): The ENGINEER will meet with the BOARD after the 60% submittal phase to discuss the comments and responses.

3) FDOT: The ENGINEER will prepare for and attend a pre-application meeting FDOT staff to review the scope of the project. A driveway connection permit and drainage connection permit are expected for the Project. The ENGINEER will prepare the applications for these permits and coordinate with the BOARD and FDOT. Up two rounds of comments per application will be responded to if necessary.

4) As part of the permit review, the FDOT may likely require review and approval of the traffic impact analysis for the Twisted Oaks development adjacent to the intersection. This Agreement assumes, per direction from the BOARD, that the preparation of that analysis, coordination with FDOT during the permitting process, responding to comments from FDOT regarding that analysis, etc. will all be handled by other consultants.

Task 7 –Permit Application Fee Allowance

A. At the request of the BOARD, Kimley-Horn has included an amount to be utilized as a governmental permit fee expense reimbursement. Up to the amount noted, Kimley-Horn will provide application fee checks to the permit agencies noted in the above Scope of Services. Because this Task is an estimate only, if for any reason any fees beyond the amount noted are required for the Project, the BOARD will execute a contract amendment for those additional amounts prior to Kimley-Horn expending the funds.

B. At this time, we expect the following permit application fees to be needed for this Project, at each intersection:

   1) Two SWFWMD Permit Applications (one for each intersection)

   2) Newspaper Publication Fees associated with SWFWMD Permitting

Task 8 – Optional Services

Under this Task Kimley-Horn will perform optional design and permitting services that are not expected to be necessary but could become necessary or if desired by the BOARD. Should any of the listed Optional Services become necessary a separate scope and fee Amendment to this Agreement will prepared for review by the BOARD.

A. C 472 at US 301 Intersection Design Variation Package (Optional Services) - Based on coordination with FDOT District V, this project may require a Design Variation Package to be prepared and submitted to FDOT for not meeting their deflection through an intersection criterion. The ENGINEER will meet with the BOARD prior to the 60% submittal to review the proposed design

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and to determine if the project meets FDOT's design criteria for deflection through an intersection. If this criterion cannot be met, then a Design Variation Package will be prepared in accordance with the FDOT Design Manual and submitted to FDOT for review and approval. The ENGINEER will respond to one round of comments on the Design Variation Package.

B. C 472 at US 301 Intersection Lighting Design and Plans (Optional Services) - The intersection of C 472 and US 301 currently has existing roadway lighting. Based on coordination with FDOT District V during permitting, FDOT may require the BOARD to evaluate the east leg of the intersection to meet their intersection lighting criteria due to the proposed widening. If required, the ENGINEER will perform a lighting photometric analysis for the east leg of the intersection and determine modifications or additions to light poles. The ENGINEER will document the lighting analysis in a Lighting Design Analysis Report and will submit to FDOT for approval. The ENGINEER will coordinate with the power company for any modifications or additions to light poles and prepare Lighting Plans accordingly. The ENGINEER will respond to one round of comments from FDOT on the Lighting Design Analysis Report and Lighting Plans.

C. C 462 at US 301 Intersection Lighting Design and Plans (Optional Services) - The intersection of C 462 and US 301 currently does not have existing roadway lighting. Based on coordination with FDOT District V during permitting, FDOT may require the BOARD to provide lighting at the intersection. If required, the ENGINEER will perform a lighting photometric analysis for the intersection to meet criteria in the FDOT Design Manual and prepare Lighting Plans accordingly. The ENGINEER will document the lighting analysis in a Lighting Design Analysis Report and will submit to FDOT for approval. The ENGINEER will coordinate with the power company for the light poles to be added at the intersection. The ENGINEER will respond to two rounds of comments from FDOT on the Lighting Design Analysis Report and Lighting Plans.

D. C 472 at US 301 Intersection Surveying and Mapping Services (Optional Services) - Based on the traffic analysis and coordination with the adjacent developer, survey limits may need to be extended along C 472 to support the design. If required, the topographic survey will be extended by 600 feet and the topographic route survey will be updated.

E. C 462 at US 301 Intersection Surveying and Mapping Services (Optional Services)

1) Based on coordination with FDOT, survey limits may need to be extended along US 301 to support the design. If required, the topographic survey will be extended by 500 feet both north and south of US 301 and the topographic route survey will be updated.

2) The existing stormwater pond which serves C 462 may need to be modified to accommodate the additional impervious area. If required, the topographic survey will be updated to include the stormwater pond and associated pipes and structures.

Schedule:

The design and permitting tasks will be completed within a mutually agreeable schedule. A schedule will be presented at the kickoff meeting and will be maintained and updated throughout the execution of the Project.

Additional Services if Required:

Services requested that are not specifically included in this Agreement will be provided under a new and

separate task order Agreement or can be performed on an hourly basis upon written authorization.

Method of Compensation:

The ENGINEER will perform the services described in Tasks 1 - 7 of the Scope of Services for a lump sum fee of $526,630.00. A permit fee allowance is included in Task 7 to provide permit application fees on behalf of the BOARD. If additional permit fees are required above the $8,000.00 provided by this task, those will be provided directly by the BOARD.

Task 8 describes optional service tasks and are not included in this Agreement.

A breakdown by Task is provided in the attached Table A.

Services provided under this will be invoiced monthly. All invoices will include a description of services provided.

Attachments: Table A; Exhibits A and B

BOARD OF SUMTER COUNTY COMMISSIONERS	KIMLEY-HORN AND ASSOCIATES, INC.
BY: Craig A. Estep	BY: RVB
CHAIRMAN	Richard V. Busche, PE
TITLE:	TITLE: Senior Vice President
DATE: 7/26/22	DATE: July 18, 2022


EXHIBIT A
PROJECT AREA
CR 472 at US 301
Sumter County Rd 472
Sumter County Rd 472
Google Earth
Imagery Date: 5/6/2021


EXHIBIT B
PROJECT AREA
PROJECT AREA
CR 462 at US 301
Coconuts Pawn & Jewelry
Lee St
Google Earth

Kimley»Horn

TABLE A
FEE ESTIMATE FOR PROFESSIONAL SERVICES

PROJECT: US 301 INTERSECTION IMPROVEMENTS AT C 472 AND C 462 — FILE NO. IPO 29
CLIENT: SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS — DATE: JULY 2022
KH PM: MOHAMMAD ANSARI, P.E.
BASIS FOR ESTIMATE: APPROVED RATES PER RFQ 030-0-2020/RS

TASK NO.	DESCRIPTION	DIRECT LABOR (MAN-HOURS)										
		Principal Engineer	Sr. Engineer Project Manager	Senior Engineer	Project Engineer	Engineering Intern	Senior Designer	CAD Draftsperson	Support Staff	LABOR HOURS	SUB ($)	LABOR TOTAL
		$ 225.00	$ 195.00	$ 150.00	$ 135.00	$ 105.00	$ 130.00	$ 85.00	$ 70.00	--	--	--
1	PROJECT ADMINISTRATION		24		60	20			10	114		$ 15,580
2	SURVEYING AND MAPPING SERVICES		4		4			4		12	$ 58,200	$ 59,860
3	SUBSURFACE UTILITY ENGINEERING		4		4			4		12	$ 34,500	$ 36,160
4	GEOTECHNICAL EXPLORATIONS		2		4			4		10	$ 7,550	$ 8,820
5	US 301 / C 472 DESIGN AND PERMITTING											
5A	C 472 AT US 301 INTERSECTION TRAFFIC ANALYSIS		10		10	45			5	70		$ 8,375
5B	C 472 AT US 301 INTERSECTION DRAINAGE ANALYSIS & DESIGN	6	20	10	40	60	10	20	8	174		$ 22,010
5C	C 472 AT US 301 INTERSECTION ROADWAY DESIGN & PLANS	15	80	20	220	140	30	50	30	585		$ 76,625
5D	C 472 AT US 301 INTERSECTION PERMITTING	8	40		40	30		16	10	144		$ 20,210
6	US 301 / C 462 DESIGN AND PERMITTING											
6A	C 462 AT US 301 INTERSECTION TRAFFIC ANALYSIS		20		20	50			5	95		$ 12,200
6B	C 462 AT US 301 INTERSECTION DRAINAGE ANALYSIS & DESIGN	8	40	16	60	80	16	20	8	248		$ 32,840
6C	C 462 AT US 301 INTERSECTION ROADWAY DESIGN & PLANS	40	210	40	450	410	100	140	40	1430		$ 187,450
6D	C 462 AT US 301 INTERSECTION PERMITTING	10	80	10	80	50		20	20	270		$ 38,500
7	PERMIT APPLICATION FEE ALLOWANCE										$ 8,000	$ 8,000
8	OPTIONAL SERVICES (NOT INCLUDED)											
TOTALS		**87**	**534**	**96**	**992**	**885**	**156**	**278**	**136**	**3164**	**$ 108,250.00**	**$ 526,630.00**

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
Page 309 of 310 B: 4462 P: 380 By: ML



WILDWOOD FLORIDA

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

PD 2206-001

WILDWOOD PLACE PD AMENDMENT

PARCELS D19-014 & D19-043

MAP 1B
LOCATION MAP
JUNE 2022

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360017685 Date: 05/05/2023 Time: 9:21AM
Page 310 of 310 B: 4462 P: 381 By: ML

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Wildwood Assembly of God, Inc Utility Easement Agreement within Wildwood Oaks Subdivision**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Wildwood Assembly of God, Inc and the City of Wildwood have entered into an easement agreement where a 15-foot utility easement along the western side of the property is granted to the City for placement of reuse, water, and wastewater lines. Wildwood Assembly of God, Inc will receive 3 SDC credits, equaling 3 water and 3 wastewater ERUs which are being divided between lot 4, receiving 2 SDC credits, and lot 5, receiving 1 SDC credit, within the Wildwood Oaks Subdivision. Additionally, the City will provide a maximum size of a 2" service line for both potable water and sanitary sewer, by means of force main, to the property line, while not being responsible for the installation of a pump station.



Amanda Bondi
Planning Manager, Development Services

UTILITY EASEMENT AGREEMENT

This Utility Easement Agreement made and entered into by and between WILDWOOD ASSEMBLY OF GOD, INC., a Florida not for profit corporation(hereinafter "Grantor") whose mailing address is 1308 Cleveland Ave., Wildwood, Florida 34785 and the CITY OF WILDWOOD, Florida, a Florida municipal corporation (hereinafter called "Grantee") whose mailing address is 100 N. Main Street, Wildwood, Florida 34785.

WITNESSETH:

WHEREAS, the Grantee is a regional water and wastewater provider; and

WHEREAS, the Grantor is the Owner of the real property noted on the Wildwood Oaks Plat as Lots 4 and 5.

WHEREAS, Grantee desires a utility easement across the property as described in Exhibit "A" for placement of reuse, water and wastewater lines on the Owner's property; and

WHEREAS, Grantee has agreed to give Grantor credit for three (3) water and three (3) wastewater ERUs, which make a total of three (3) SDC credits for the Grantor.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings of the Grantor and Grantee and other good and valuable consideration, the City and the Owner covenant and agree with each other as follows:

1. In consideration for the utility easement granted on the plat known as Wildwood Oaks, the Grantee hereby grants to Grantor credit for three (3) water and three (3) wastewater ERUs, which make a total of three (3) SDC credits for the Grantor.

2. The three (3) SDC credits shall be assigned as follows: two (2) SDC credits shall be assigned to Lot 4 of the Wildwood Oaks Plat and one (1) SDC credit shall be assigned to Lot 5 of the Wildwood Oaks Plat.

3. Additionally, the City will provide a potable water service and sanitary sewer service line by means of force main to the property line. The maximum water and sanitary sewer service size will be 2". The city will not be responsible for the installation of Grantee's pump station(s).

4. Grantor shall execute the Wildwood Oaks Plat attached hereto as Exhibit "B".

5. This Agreement contains the entire understanding between the parties hereto with respect to the easement referenced herein.

6. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida, with venue in Sumter County, Florida.

7. The Grantee, at its expense, shall record this Easement Agreement in the Public Records of Sumter County, Florida.

IN WITNESS WHEREOF, the parties hereto have executed this which shall be effective this 7th day of December, 2025.

For Grantor:

WITNESSES:

Joseph C Tadiff
(Signature)

(Signature)

Wildwood Assembly of God, Inc., a Florida not for profit corporation

By: Andrew Savaria
Its: President / CEO

For Grantee:

ATTEST

City Clerk

THE CITY OF WILDWOOD

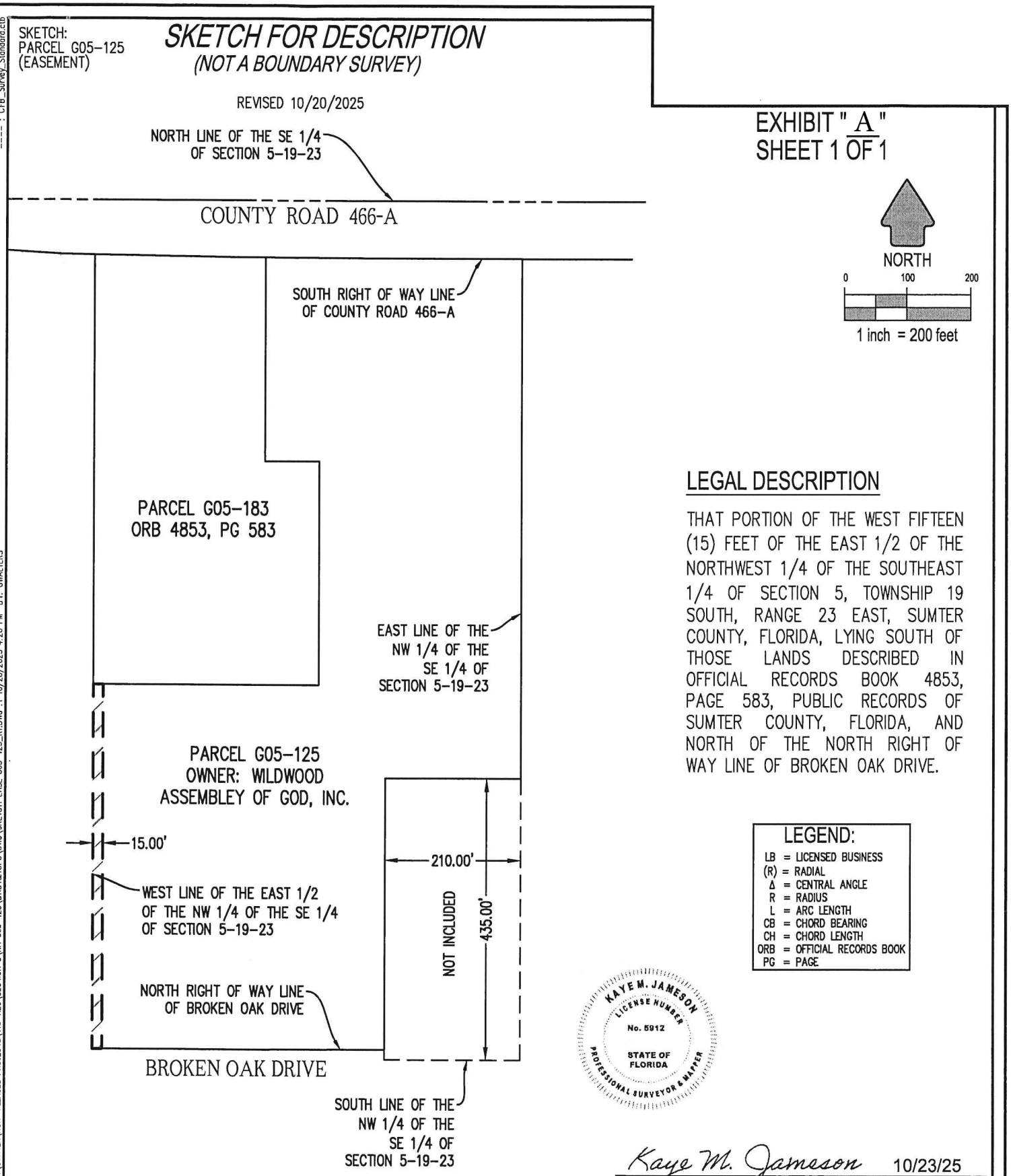
Mayor Ed Wolf

SKETCH:
PARCEL G05-125
(EASEMENT)

SKETCH FOR DESCRIPTION
(NOT A BOUNDARY SURVEY)

REVISED 10/20/2025

EXHIBIT " A "
SHEET 1 OF 1



LEGAL DESCRIPTION

THAT PORTION OF THE WEST FIFTEEN (15) FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4853, PAGE 583, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND NORTH OF THE NORTH RIGHT OF WAY LINE OF BROKEN OAK DRIVE.

LEGEND:
LB = LICENSED BUSINESS
(R) = RADIAL
Δ = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
CH = CHORD LENGTH
ORB = OFFICIAL RECORDS BOOK
PG = PAGE

KAYE M. JAMESON
LICENSE NUMBER
No. 5912
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

Kaye M. Jameson 10/23/25

KAYE M. JAMESON - PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB SP2025.03605

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\SUMTER\NON-VILLAGES PROJECTS\T19-R23\SECTION 5\KH G05-125\BNDY&TOPO\DWG\SKETCH EASE G05-125_R1.DWG :1 10/20/2025 4:26 PM BY: GWALTERS
----- : CFB_Survey_Standard.ctb

EXHIBIT B

WILDWOOD OAKS

A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LOCATED IN THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING S00°01'23"E.

2. ▣ - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

3. • - DENOTES A 1/2" IRON ROD WITH CAP MARKED "LB 4475", UNLESS OTHERWISE NOTED.

4. ALL LOT CORNERS HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

5. ALL PERMANENT REFERENCE MONUMENTS (PRM) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

7. DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 274, PAGE 725, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. ***(BLANKET IN NATURE)***

8. UTILITY EASEMENT TO THE CITY OF WILDWOOD RECORDED IN O.R. BOOK 280, PAGE 103, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. ***(THE EASEMENT IS SHOWN WITHIN BROKEN OAK DR).***

9 THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

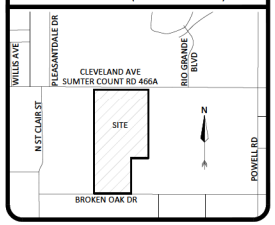
DESCRIPTION

A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE S00°01'23"E ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 5, A DISTANCE OF 3318.26 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2767, PAGE 686, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S89°56'42"E ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 662.97 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID POINT BEING ON THE MONUMENTED WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, FOR A POINT OF BEGINNING; RUN THENCE N00°00'34"W ALONG SAID WEST LINE, A DISTANCE OF 579.60 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CLEVELAND AVENUE, PER OFFICIAL RECORDS BOOK OF 2979, PAGE 156, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID POINT BEING NON-TANGENT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 22978.00 FEET, A CHORD BEARING OF S89°26'41"E, A CHORD DISTANCE OF 416.16 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°02'16", A DISTANCE OF 416.16 TO A POINT OF TANGENCY; THENCE S89°57'48"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 246.97 FEET TO A POINT ON THE MONUMENTED EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST; THENCE S00°00'16"W ALONG SAID EAST LINE, A DISTANCE OF 804.37 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1949, PAGE 533, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°57'16"W ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 210.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE S00°00'16"W ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 420.00 FEET TO A POINT ON THE MONUMENTED NORTH LINE OF BROKEN OAK DRIVE, A MAINTAINED PUBLIC ROAD; THENCE N89°57'16"W ALONG SAID NORTH LINE, A DISTANCE OF 452.81 FEET TO A POINT ON THE MONUMENTED WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST; THENCE N00°00'34"W ALONG SAID WEST LINE, A DISTANCE OF 648.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 723,994 SQUARE FEET OR 16.621 ACRES MORE OR LESS.

VICINITY MAP (SCALE 1" = 700')



SHEET 1 OF 2

ACCURIGHT
ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper has prepared the WILDWOOD OAKS plat made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Part I, Florida Statutes; and that said land is located in the City of Wildwood, Sumter County, Florida.

Dated: _____ Signed: _____

Registration Number: LB 4475

FRANK A. RAYMOND III, PSM 5325
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

CERTIFICATE OF CLERK

I hereby certify that I have examined this Plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for recorded on _____, 2026, at _____
File Number _____
Plat Book _____, Page _____

Clerk of the Court in and for Sumter County, Florida

_____ _____
Print Name Signature
Deputy Clerk Deputy Clerk

WILDWOOD OAKS
DEDICATION

AS TO LOTS 1, 2, 3, AND TRACT "A" AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Wildwood Oaks, LLC, a Florida Limited Liability Company, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, Wildwood Oaks, hereby dedicate said lands and plat for the uses and purposes therein expressed. The utility easements described and shown hereon are to be dedicated to the City of Wildwood.The utilities are to be owned and maintained by the City. The purpose of the utility easements shown are as follows: Installation and maintenance of, but not limited to, sanitary sewers, water mains, reuse lines and related infrastructure. The City is hereby granted the non-exclusive and perpetual right of ingress and egress over internal roadways and driveways to access said easements, provided, however, no right of access is granted to the public in general.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this _____ day of _____, 2026.

OWNER: Wilwood Oaks, LLC, a Florida Limited Liability Company

By: _____
Joseph N. Schuemann, Managing Member

WITNESSES:

(1) _____ (2) _____
Signature Signature

Print Name Print Name

Mailing Address Mailing Address

STATE OF FLORIDA, COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by Joseph N. Schuemann, Managing Member of Wilwood Oaks, LLC, a Florida Limited Liability Company, who is personally known to me or has produced _____ as identification.

_____
SIGNATURE OF NOTARY

_____
PRINT NAME
My Commission Number:
My commission expires:

PLAT BOOK _____ PAGE _____

WILDWOOD OAKS
DEDICATION

AS TO LOT 4 AND LOT 5 AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Wildwood Assembly of God, Inc., a Florida corporation, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, Wildwood Oaks, hereby dedicates said lands and plat for the uses and purposes therein expressed. The utility easements described and shown hereon are to be dedicated to the City of Wildwood. The utilities are to be owned and maintained by the City. The purpose of the utility easements shown are as follows: Installation and maintenance of, but not limited to, sanitary sewers, water mains, reuse lines and related infrastructure. The City is hereby granted the non-exclusive and perpetual right of ingress and egress over internal roadways and driveways to access said easements, provided, however, no right of access is granted to the public in general.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this _____ day of _____, 2026.

OWNER: Wildwood Assembly of God, Inc.

By: _____
Danial Parker, President

WITNESSES:

(1) _____ (2) _____
Signature Signature

Print Name Print Name

Mailing Address Mailing Address

STATE OF FLORIDA, COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by Danial Parker, Inc. as President of Wildwood Assembly of God, Inc a Florida corporation, who is personally known to me or has produced _____ as identification.

_____ My Commission Number:
SIGNATURE OF NOTARY

_____ My commission expires:
PRINT NAME

WILDWOOD OAKS
DEDICATION

AS TO LOTS 1, 2, 3, AND TRACT "A" AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Inspira Financial Trust, LLC, an Illinois Limited Liability Company, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, Wildwood Oaks, hereby dedicate said lands and plat for the uses and purposes therein expressed. The utility easements described and shown hereon are to be dedicated to the City of Wildwood. The utilities are to be owned and maintained by the City. The purpose of the utility easements shown are as follows: Installation and maintenance of, but not limited to, sanitary sewers, water mains, reuse lines and related infrastructure. The City is hereby granted the non-exclusive and perpetual right of ingress and egress over internal roadways and driveways to access said easements, provided, however, no right of access is granted to the public in general.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this _____ day of _____, 2026.

OWNER: Inspira Financial Trust, LLC, an Illinois Limited Liability Company

By: _____
Custodian FBO Joseph N. Schuemann IRA 1331429

WITNESSES:

(1) _____ (2) _____
Signature Signature

Print Name Print Name

Mailing Address Mailing Address

STATE OF FLORIDA, COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by Custodian FBO Joseph N. Schuemann IRA 1331429 of Inspira Financial Trust, LLC, an Illinois Limited Liability Company, who is personally known to me or has produced _____ as identification.

_____
SIGNATURE OF NOTARY

_____
PRINT NAME
My Commission Number:
My commission expires:

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I hereby certify that I have performed a review of this Plat for conformity to Chapter 177, Florida Statutes and that said Plat complies with the technical requirements of that Chapter; provided, however, that my review and certification does not include field verification of any points or measurement shown on the Plat.

_____ _____
Signature Date

_____ _____
Print Name Registration No.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

This certifies that this Plat was presented to the Project Review Committee of the City of Wildwood, Sumter County, Florida and was approved by the Board for record on this _____ day of _____, 2026.

Attest:

_____
MELANIE D. STRICKLAND
Project Review Committee Coordinator

This certifies that this Plat was presented to the Commission of the City of Wildwood, Sumter County, Florida, and was approved by the Commission for record on this _____ day of _____, 2026.

_____ _____
JESSICA BARNES ED WOLF
City Clerk MAYOR

This certifies that this Plat was presented to the Attorney for the City of Wildwood, Sumter County, Florida, and approved by him or her as to form and legality on this _____ day of _____, 2026.

_____ _____
MELANIE D. STRICKLAND JEREMY HOCKENBURY
Development Services Director Public Works Director

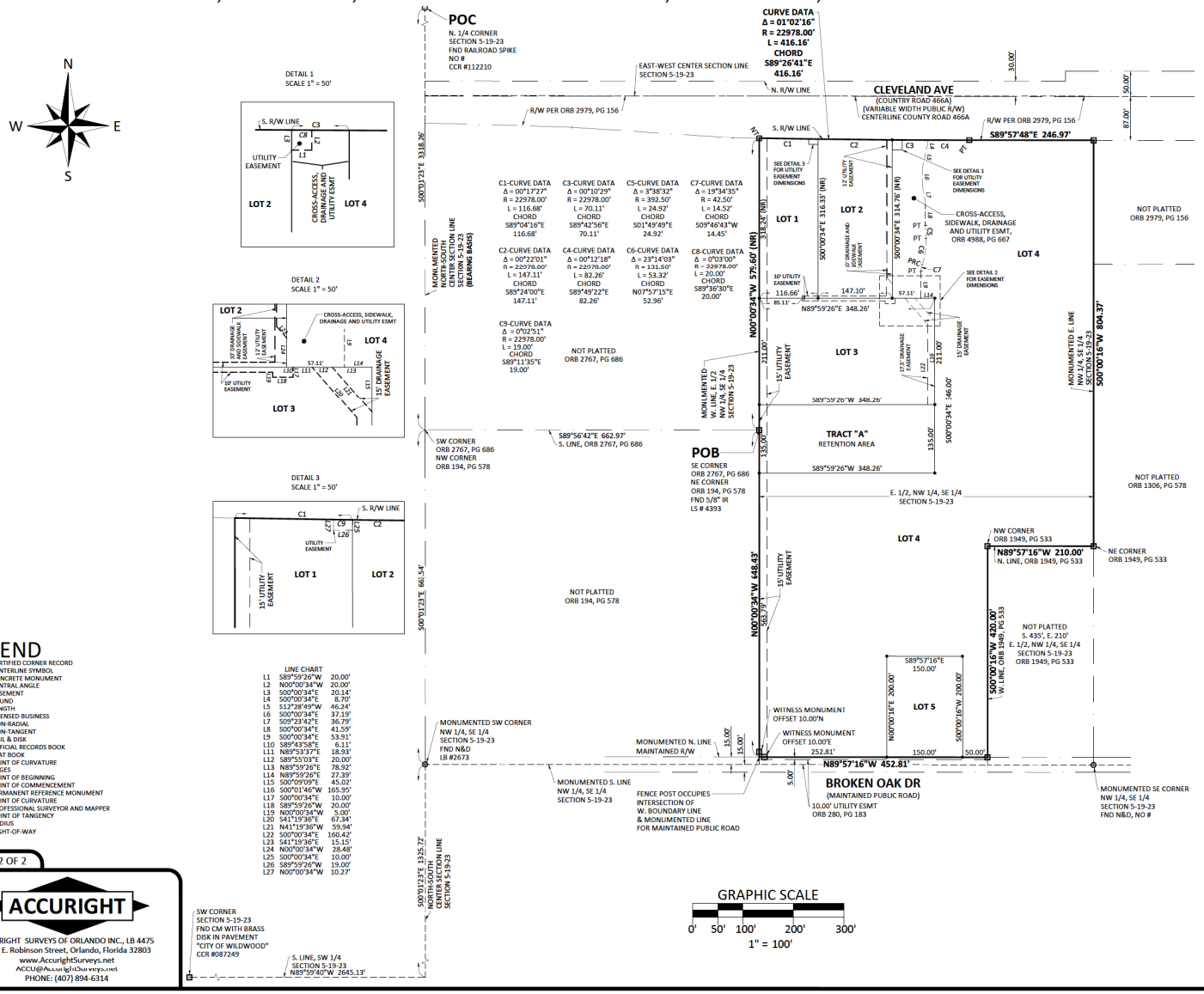
_____ _____
Print Name Signature
City of Wildwood, Engineer City of Wildwood, Engineer

_____ _____
Print Name Signature
City of Wildwood, Attorney City of Wildwood, Attorney

WILDWOOD OAKS

A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LOCATED IN THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

PLAT BOOK PAGE



LEGEND

CCR	- CERTIFIED CORNER RECORD
℄	- CENTERLINE SYMBOL
CM	- CONCRETE MONUMENT
Δ	- CENTRAL ANGLE
ESMT	- EASEMENT
FND	- FOUND
L	- LENGTH
LB	- LICENSED BUSINESS
(NR)	- NON-RADIAL
NT	- NON-TANGENT
N&D	- NAIL & DISK
ORB	- OFFICIAL RECORDS BOOK
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PG	- PAGES
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PRM	- PERMANENT REFERENCE MONUMENT
PRC	- POINT OF CURVATURE
PSM	- PROFESSIONAL SURVEYOR AND MAPPER
PT	- POINT OF TANGENCY
R	- RADIUS
R/W	- RIGHT-OF-WAY

LINE CHART

L1	S89°59'26"W	20.00'
L2	N00°00'34"W	20.00'
L3	S00°00'34"E	20.14'
L4	S00°00'34"E	8.70'
L5	S12°28'49"W	46.24'
L6	S00°00'34"E	37.19'
L7	S09°23'42"E	36.79'
L8	S00°00'34"E	41.59'
L9	S00°00'34"E	53.91'
L10	S89°43'58"E	6.11'
L11	N89°53'37"E	18.93'
L12	S89°55'03"E	20.00'
L13	N89°59'26"E	78.92'
L14	N89°59'26"E	27.39'
L15	S00°09'09"E	45.02'
L16	S00°01'46"W	165.95'
L17	S00°00'34"E	10.00'
L18	S89°59'26"W	20.00'
L19	N00°00'34"W	5.00'
L20	S41°19'36"E	67.34'
L21	N41°19'36"W	59.94'
L22	S00°00'34"E	160.42'
L23	S41°19'36"E	15.15'
L24	N00°00'34"W	28.48'
L25	S00°00'34"E	10.00'
L26	S89°59'26"W	19.00'
L27	N00°00'34"W	10.27'

SHEET 2 OF 2

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

2025 FLORIDA NOT FOR PROFIT CORPORATION AMENDED ANNUAL REPORT

FILED
May 05, 2025
Secretary of State
5838195337CC

DOCUMENT# 739985

Entity Name: WILDWOOD ASSEMBLY OF GOD, INC.

Current Principal Place of Business:

1308 CLEVELAND AVE.
WILDWOOD, FL 34785

Current Mailing Address:

1308 CLEVELAND AVE.
WILDWOOD, FL 34785 US

FEI Number: 59-1975704

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SAVARIA, ANDREW
1308 CLEVELAND AVE.
WILDWOOD, FL 34785 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ANDREW SAVARIA 05/05/2025
Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PRESIDENT, CEO
Name	SAVARIA, ANDREW
Address	5198 CR 125
City-State-Zip:	WILDWOOD FL 34785

Title	DIRECTOR, VP
Name	DAVIS, DANIEL JR
Address	421 CAROLINA AVE.
City-State-Zip:	LADY LAKE FL 32159

Title	DIRECTOR, TREASURER
Name	GIBSON, JAMES H JR.
Address	5494 CR 503C
City-State-Zip:	WILDWOOD FL 34785

Title	DIRECTOR
Name	TARDIFF, GENE
Address	4820 SE 140TH ST
City-State-Zip:	SUMMERFIELD FL 34491

Title	DIRECTOR, SECRETARY
Name	SMART, MATT
Address	1101 CR 463B
City-State-Zip:	LAKE PANASOFFKEE FL 33538

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ANDREW SAVARIA PRESIDENT, CEO 05/05/2025
Electronic Signature of Signing Officer/Director Detail — Date

RE: Wildwood Assembly Plat Forms

From: Melanie Strickland (mstrickland@wildwood-fl.gov)
To: asavaria22@aol.com
Cc: wthen@wildwood-fl.gov; jmartin@wildwood-fl.gov; jcornell@wildwood-fl.gov
Date: Tuesday, November 25, 2025 at 10:54 AM EST

Pastor Andrew,

Please find attached Exhibit "A" -- the sketch/legal description and Exhibit "B" – the Wildwood Oaks final plat.

Please be reminded that the Wildwood Oaks final plat has not yet been approved.

Whatever paperwork you provide in a legal setting such as whatever type of document would be used to add you as a signer to the church financial accounts or to do other types of business.

Thank you.

Melanie

Melanie D. Strickland, CPM, AICP
Development Services Director
Ph: 352-330-1334
Fax: 352-330-1339
www.wildwood-fl.gov

From: asavaria22 (null) <asavaria22@aol.com>
Sent: Thursday, November 20, 2025 4:50 PM
To: Melanie Strickland <mstrickland@wildwood-fl.gov>
Cc: Wendy Then <wthen@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; John Cornell <JCornell@wildwood-fl.gov>
Subject: Re: Wildwood Assembly Plat Forms

CAUTION: This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.

Melanie,

Can you forward me a PDF of the "Exhibit A and B" referenced on the Easement Agreement?

Thank you,

Pastor Andrew

On Nov 18, 2025, at 11:27 AM, Melanie Strickland <mstrickland@wildwood-fl.gov> wrote:

Hi Pastor Andrew,

Have you had a chance to look at the easement agreement?

We are looking to finish up the easements necessary for the reuse line.

Please let me know.

Melanie

<image001.png>

Melanie D. Strickland, CPM, AICP
Development Services Director
Ph: 352-330-1334
Fax: 352-330-1339
www.wildwood-fl.gov

From: Melanie Strickland
Sent: Monday, November 10, 2025 6:59 AM
To: asavaria22@aol.com
Cc: Wendy Then <wthen@wildwood-fl.gov>; Jason Martin <jmartin@wildwood-fl.gov>; John Cornell <JCornell@wildwood-fl.gov>
Subject: RE: Wildwood Assembly Plat Forms

Good morning, Pastor Andrew,

Please find attached final draft for the Wildwood Assembly easement agreement which includes credits for 3 ERUs of water, 3 ERUs of wastewater, and extension of utility line across Cleveland Ave., as discussed.

Please review, sign and return to me for processing. We will get this on the commission's agenda as soon as possible.

Please also include owner's authorization (whatever document you have which shows you are legally allowed to represent the church board and its property ownership).

Thank you!

Melanie

<image001.png>

Melanie D. Strickland, CPM, AICP
Development Services Director
Ph: 352-330-1334
Fax: 352-330-1339
www.wildwood-fl.gov

From: Melanie Strickland
Sent: Wednesday, August 20, 2025 4:21 PM
To: asavaria22@aol.com
Subject: Wildwood Assembly Plat Forms

Melanie D. Strickland, CPM, AICP
Development Services Director

Ph: 352-330-1334
Fax: 352-330-1339
www.wildwood-fl.gov

SIGNED - SKETCH EASE G05-125_R1-1.pdf
1.5 MB

411_B.2-Two-2-Plan-Sets-24-x-30.pdf
1006 kB

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Exalt Health Rehab Hospital and CSX Easement Agreement**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Wildwood Rehab LP is seeking approval for the construction of an off-site sanitary sewer force main to connect with the approved Exalt Health site with the City of Wildwood sanitary system. The scope of work consists of an extension of approximately 877 linear-foot, 6-inch force main running approximately 0.17 miles within the C-44A right-of-way, and approximately 4,124 linear feet of an 8-inch force main running along portions of Fifth Avenue, Fourth Avenue, Johnson Street, Third Avenue, Switcher Street and doing a directional drill under US Hwy 301 to connect to the City's system.

Portions of the wastewater line have to encroach within the vicinity of the CSX existing railroad tracks. For purposes of this agreement, CSX Transportation, Inc., Wildwood Rehab LP, and the City of Wildwood are the licensor, the licensee, and the successor licensee respectively. The purpose of the grant of license set forth in the Original License is to allow the Licensee to construct, operate and maintain the encroachment. Upon completion of construction of such infrastructure and acceptance by Successor Licensee, Successor Licensee shall be vested with ownership and undertake maintenance of the Encroachment.

Upon conveyance of the Encroachment to Successor Licensee on the Transfer Date, Licensee’s rights and obligations hereunder shall be automatically assigned to Successor Licensee, which shall be bound by all rights and obligations of the Licensee pursuant to the Original License. Thereafter, Licensee shall have no further rights or obligations arising under the Original License as amended herein, and shall be forever released.

Development Services Department

AMENDMENT TO FACILITY ENCROACHMENT AGREEMENT

THIS AMENDMENT TO FACILITY ENCROACHMENT AGREEMENT (this "Amendment") is entered into this ___ day of _____, 2026, by and between the CSX TRANSPORTATION, INC. a Virginia corporation, whose mailing address is 500 Water Street, Jacksonville, Florida 32202, ("Licensor"), WILDWOOD REHAB, LP, a Texas limited partnership authorized to transact business in the State of Florida, whose mailing address is 4430 Lively Lane, Dallas, Texas 75220 ("Licensee"), and the CITY OF WILDWOOD, a Florida municipal corporation whose mailing address is 100 North Main Street Wildwood, FL 34785 ("Successor Licensee").

WHEREAS, Licensor, Licensee and Successor Licensee desire to amend those certain Facility Encroachment Agreements by and between Licensor and Licensee, which are attached hereto as **Exhibit A** (collectively the "Original License") as set forth herein; and

WHEREAS, Licensor, Licensee and Successor Licensee have agreed to modify and amend the Original License in accordance with the terms and conditions hereinafter set forth.

NOW, THEREFORE, Buyer and Seller agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

2. Defined Terms. All capitalized terms not defined in this Amendment shall have the same meanings as ascribed thereto in the Original Agreement.

3. Successor Licensee. It is hereby acknowledged that the purpose of the grant of license set forth in the Original License is to allow Licensee to construct, operate and maintain the Encroachment, which consists of wastewater utility infrastructure more particularly described in the Original License. Upon completion of construction of such infrastructure and acceptance by Successor Licensee, Successor Licensee shall be vested with ownership and undertake maintenance of the Encroachment (such time and date is hereinafter referred to as "Transfer Date").

4. Assignment. Upon conveyance of the Encroachment to Successor Licensee on the Transfer Date, Licensee's rights and obligations hereunder shall be automatically assigned to Successor Licensee, which shall be bound by all rights and obligations of the Licensee pursuant to the Original License. Thereafter, Licensee shall have no further rights or obligations arising under the Original License as amended herein, and shall be forever released.

5. Amendment to Section 3.5. On the Transfer Date, Section 3.5 of the Original License shall be amended to state as follows: "Any repairs or maintenance to the Facilities, whether resulting from acts of Licensee, or natural or weather events, which are necessary to protect or facilitate Licensor's use of its property, shall be made by Licensee promptly, but in no event later than thirty (30) days after Licensee receives written notice as to the need for such repairs or maintenance."

6. Amendment to Section 3.6. On the Transfer Date, Section 3.6 of the Original License shall be amended to state as follows: "Licensor, in order to protect or safeguard its property, rail operations, equipment and/or employees from damage or injury, may request immediate repair or renewal of the Facilities within 48 hours of notice in writing, and if the same is not performed, may make or contract to make such repairs or renewals, at the sole risk, cost and expense of Licensee."

7. Amendment to Section 9. On the Transfer Date, Section 9 of the Original License shall be amended to add the following text as a new Section 9.7: "Notwithstanding the provisions of Sections 9.1 - 9.7, any agreement by Licensee to defend, indemnify, and hold Licensor harmless shall in no way be deemed to be a comprehensive waiver of the Licensee's sovereign immunity and any deemed waiver of the Licensee's sovereign immunity under this License shall be limited to the plain terms of this License. Furthermore, any waiver of Licensee's sovereign immunity shall not be broadly construed so as to inure to the benefit of any third party, including, but not limited to, any other person, business or public entity, unless specifically provided for in this License."

8. Amendment to Section 19.8. On the Transfer Date, Section 19.8 of the Original License shall be amended to add the following text at the end of such Section: " Notwithstanding the foregoing, nothing in this License shall be construed as impairing the ability of the public to inspect or copy the public records of the City of Wildwood, Florida. Furthermore, nothing in this License shall be construed as hindering the Licensee's ability to comply with Chapter 119 of the Florida Statutes and the Licensee shall not be obligated to obtain Licensor's consent where a disclosure is lawfully made pursuant to Chapter 119 of the Florida Statutes after taking into account any applicable exemptions from disclosure."

9. No Other Modifications. Except as expressly modified herein, the Original License shall remain in full force and effect and, as modified herein, is expressly ratified and confirmed by the parties hereto. In the event of a conflict between the terms of the Original License and the terms of this Amendment, the terms of this Amendment shall control.

INTENTIONAL PAGE BREAK – SIGNATURES FOLLOW

IN WITNESS WHEREOF, the parties hereto have executed this Amendment in duplicate (each of which shall constitute an original) as of the effective date of this first above written.

Witness for Licensor:

_____

By:_____

Address: _____

Address: _____

CSX TRANSPORTATION, INC.

By: _____

Print Name: _____

Print Title: _____

Witness for Licensee:

_____

By:_____

Address: _____

Address: _____

WILDWOOD REHAB, LP, a Texas limited partnership authorized to transact business in the State of Florida

By: Wildwood Rehab GP, LLC, a Texas limited liability company

By: Astrea Development, LLC, a Texas limited liability company

By: _____

Erik DeVries, as Manager

Who, by the execution hereof, affirms that he/she has authority to do so and to bind the Licensee to the terms and conditions of this agreement.

Print Name: _____

Print Title: _____

Witness for Successor Licensee:

_____

By:_____

Address: _____

Address: _____

CITY OF WILDWOOD

By: _____

Who, by the execution hereof, affirms that he/she has authority to do so and to bind the Successor Licensee to the terms and conditions of this agreement.

Print Name: _____

Print Title: _____

FACILITY ENCROACHMENT AGREEMENT

THIS AGREEMENT, made and effective as of February 12, 2026, by and between CSX TRANSPORTATION, INC., a Virginia corporation, whose mailing address is 500 Water Street, Jacksonville, Florida 32202, hereinafter called "Licensor," WILDWOOD REHAB, LP, a corporation of the State of Texas, whose mailing address is 4430 Lively Ln, Dallas, Texas 75220, hereinafter called "Licensee," WITNESSETH:

WHEREAS, Licensee desires to construct (unless previously constructed and designated as existing herein), use and maintain the below described facility(ies), hereinafter called "Facilities," over, under or across property owned or controlled by Licensor, at the below described location(s):

1. One (1) eight inch (8") diameter pipeline parallel, solely for the conveyance of raw/treated sewage, located at or near Wildwood, Sumter County, Florida, Jacksonville Division, Wildwood Subdivision, beginning at Milepost S-761.86, Latitude N28:51:18.684, Longitude W82:02:40.596, and ending at Milepost S-761.81, Latitude N28:51:19.1514, Longitude W82:02:37.9314;

hereinafter, called the "Encroachment," as shown on print(s) labeled Exhibit "A," attached hereto and made a part hereof;

NOW, THEREFORE, in consideration of the mutual covenants, conditions, terms and agreements herein contained, the parties hereto agree and covenant as follows:

1. LICENSE:

1.1 Subject to Article 17, Licensor, insofar as it has the legal right, power and authority to do so, and its present title permits, and subject to:

(A) Licensor's present and future right to occupy, possess and use its property within the area of the Encroachment for any and all purposes, including Licensor's track(s) structures(s), power lines, communication, signal or other wires, train control system, cellular or data towers, or electrical or electronic apparatus, or any appurtenances thereto ("Licensor's Facilities") and any other facilities as now exist or which may in the future be located in, upon, over, under or across the property

(B) All encumbrances, conditions, covenants, easements, and limitations applicable to Licensor's title to or rights in the subject property; and

(C) Compliance by Licensee with the terms and conditions herein contained;

does hereby grant a non-exclusive license to Licensee for the Encroachment for the sole purpose of permitting Licensee to construct, maintain, repair, renew, operate, use, alter or change the

Facilities at the Encroachment above for the term herein stated, and to remove same upon termination.

1.2 The term Facilities, as used herein, shall include only those structures and ancillary facilities devoted exclusively to the transmission usage above within the Encroachment, and as shown on attached Exhibit A.

1.3 No additional structures or other facilities shall be placed, allowed, or maintained by Licensee in, upon or on the Encroachment except upon prior separate written consent of Licensor.

2. ENCROACHMENT FEE; TERM:

2.1 Licensee shall pay Licensor a one-time nonrefundable Encroachment Fee of THIRTEEN THOUSAND SIX HUNDRED AND 00/100 U.S. DOLLARS ($13,600.00) upon execution of this Agreement. Licensee agrees that the Encroachment Fee applies only to the original Licensee under this Agreement. In the event of a successor (by merger, consolidation, reorganization and/or assignment) or if the original Licensee changes its name, then Licensee shall be subject to payment of Licensor's current administrative and document preparation fees for the cost incurred by Licensor in preparing and maintaining this Agreement on a current basis.

2.2 However, Licensee assumes sole responsibility for, and shall pay directly (or reimburse Licensor), any additional annual taxes and/or periodic assessments levied against Licensor or Licensor's property solely on account of said Facilities or Encroachment.

2.3 This Agreement shall terminate as herein provided, but shall also terminate upon: (a) Licensee's cessation of use of the Facilities or Encroachment for the purpose(s) above; (b) removal of the Facilities; (c) subsequent mutual written consent; and/or (d) failure of Licensee to complete installation within five (5) years from the effective date of this Agreement.

2.4 In further consideration for the license or right hereby granted, Licensee hereby agrees that Licensor shall not be charged or assessed, directly or indirectly, with any part of the cost of the installation of said Facilities and appurtenances, and/or maintenance thereof, or for any public works project of which said Facilities is a part. Licensee agrees that it shall not assess Licensor any stormwater or drainage fee associated with such Facilities. Furthermore, Licensee shall be responsible for any stormwater or drainage fees assessed by any County or State agency managing such systems.

3. CONSTRUCTION, MAINTENANCE AND REPAIRS:

3.1 Licensee shall construct, maintain, relocate, repair, renew, alter, and/or remove the Facilities, in a prudent, workmanlike manner, using quality materials and complying with any applicable standard(s) or regulation(s) of Licensor (CSXT Specifications), or Licensee's particular industry, National Electrical Safety Code, or any governmental or regulatory body having jurisdiction over the Encroachment.

3.2 Location and construction of Facilities shall be made strictly in accordance with design(s) and specifications furnished to and approved by Licensor and of material(s) and size(s) appropriate for the purpose(s) above recited.

3.3 All of Licensee's work, and exercise of rights hereunder, shall be undertaken at time(s) satisfactory to Licensor, and so as to eliminate or minimize any impact on or interference with the safe use and operation of Licensor's property and appurtenances thereto.

3.4 In the installation, maintenance, repair and/or removal of said Facilities, Licensee shall not use explosives on or adjacent to Licensor's property of any type or perform or cause any blasting on or adjacent to Licensor's property without the separate express prior written consent of Licensor. As a condition to such consent, a representative will be assigned by Licensor to monitor blasting, and Licensee shall reimburse Licensor for the entire cost and/or expense of furnishing said monitor.

3.5 Any repairs or maintenance to the Facilities, whether resulting from acts of Licensee, or natural or weather events, which are necessary to protect or facilitate Licensor's use of its property, shall be made by Licensee promptly, but in no event later than thirty (30) days after Licensee has notice as to the need for such repairs or maintenance.

3.6 Licensor, in order to protect or safeguard its property, rail operations, equipment and/or employees from damage or injury, may request immediate repair or renewal of the Facilities, and if the same is not performed, may make or contract to make such repairs or renewals, at the sole risk, cost and expense of Licensee.

3.7 All work on the Encroachment shall be conducted in accordance with Licensor's safety rules and regulations.

3.8 Licensee hereby agrees to reimburse Licensor any loss, cost or expense (including losses resulting from train delays and/or inability to meet train schedules) arising from any failure of Licensee to make repairs or conduct maintenance as required by Section 3.5 above or from improper or incomplete repairs or maintenance to the Facilities or Encroachment.

3.9 In the event it becomes necessary for the Licensee to deviate from the approved Exhibit A, Licensee shall seek prior approval from Licensor, or when applicable, an official field representative of Licensor permitted to approve changes, authorizing the necessary field changes and Licensee shall provide Licensor with complete As-Built Drawings of the completed work. As-Built Drawings shall be submitted to Licensor in either electronic or hard copy form upon the substantial completion of the project and upon Licensor's request.

3.10 In the event of large scale maintenance/construction work to railroad bridges Licensee is required to protect power lines with insulated covers or comparable safety devices at their costs during construction/maintenance for safety of railroad employees.

4. PERMITS, LICENSES:

4.1 Before any work hereunder is performed, or before use of the Encroachment for the contracted purpose, Licensee, at its sole cost and expense, shall obtain all necessary permit(s) (including zoning, building, construction, health, safety or environmental matters), letter(s) or certificate(s) of approval. Licensee expressly agrees and warrants that it shall conform and limit its activities to the terms of such permit(s), approval(s) and authorization(s), and shall comply with all applicable ordinances, rules, regulations, requirements and laws of any governmental authority (State, Federal or Local) having jurisdiction over Licensee's activities, including the location, contact, excavation and protection regulations of the Occupational Safety and Health Act (OSHA) (29 CFR 1926.651(b)), et al., and State "One Call" - "Call Before You Dig" requirements.

4.2 Licensee assumes sole responsibility for failure to obtain such permit(s) or approval(s), for any violations thereof, and for costs or expenses of compliance or remedy.

5. MARKING AND SUPPORT:

5.1 With respect to any subsurface installation or maintenance upon Licensor's property, Licensee, at its sole cost and expense, shall:

(A) support track(s) and roadbed in a manner satisfactory to Licensor;

(B) backfill with satisfactory material and thoroughly tamp all trenches to prevent settling of surface of land and roadbed of Licensor in a manner satisfactory to Licensor; and

(C) either remove any surplus earth or material from Licensor's property or cause said surplus earth or material to be placed and distributed at location(s) and in such manner Licensor may approve.

5.2 After construction or maintenance of the Facilities, Licensee shall:

(A) Restore any track(s), roadbed and other disturbed property in a manner satisfactory to Licensor; and

(B) Erect, maintain and periodically verify the accuracy of aboveground markers, in a form approved by Licensor, indicating the location, depth and ownership of any underground Facilities or related facilities.

5.3 Licensee shall be solely responsible for any subsidence or failure of lateral or subjacent support in the Encroachment area for a period of three (3) years after completion of installation.

6. TRACK CHANGES:

6.1 In the event that rail operations and/or track maintenance result in changes in grade or alignment of, additions to, or relocation of track(s) or other facilities, or in the event

future use of Licensor's rail corridor ("Rail Corridor") or property necessitate any change of location, height or depth in the Facilities or Encroachment, Licensee, at its sole cost and expense and within thirty (30) days after notice in writing from Licensor, shall make changes in the Facilities or Encroachment to accommodate such track(s) or operations.

6.2 If Licensor determines that any portion of Licensee's Facilities should be changed, altered or relocated after initial construction, Licensor shall promptly give written notice thereof to Licensee. Within sixty (60) days of receipt of such notice, Licensee shall protect or move such Facilities, at Licensee's sole cost and expense, and in a manner satisfactory to Railroad.

6.3 In the event of any relocation of Licensee's Facilities under this Article, Licensor shall not be required to purchase for Licensee any replacement land or right-of-way or to pay Licensee the cost to secure same if there is not available Rail Corridor. However, Licensor agrees to allow Licensee to relocate to any other available adjacent or nearby Rail Corridor or other land owned by Licensor at Licensee's sole cost; provided, however, that Licensor shall not be entitled to any additional payment for such replacement Licensor land or Rail Corridor.

6.4 If Licensee fails to do so, Licensor may make or contract to make such changes at Licensee's sole risk, cost, and expense.

7. FACILITY CHANGES:

7.1 Licensee shall periodically monitor and verify the depth or height of the Facilities or Encroachment in relation to the existing tracks and facilities, and shall relocate the Facilities or change the Encroachment, at Licensee's expense, should such relocation or change be necessary to comply with the minimum clearance requirements of Licensor.

7.2 If Licensee undertakes to revise, renew, relocate or change in any manner whatsoever all or any part of the Facilities (including any change in voltage or gauge of wire or any change in circumference, diameter or radius of pipe or change in materials transmitted in and through said pipe), or is required by any public agency or court order to do so, plans therefor shall be submitted to Licensor for approval before such change. After approval, the terms and conditions of this Agreement shall apply thereto.

8. INTERFERENCE WITH RAIL FACILITIES:

8.1 Although the Facilities/Encroachment herein permitted may not presently interfere with Licensor's Facilities, in the event that the operation, existence or maintenance of said Facilities, in the sole judgment of Licensor, causes: (a) interference (including physical or interference from an electromagnetic induction, or interference from stray or other currents) with Licensor's power lines, communication, signal or other wires, train control system, or electrical or electronic apparatus; or (b) interference in any manner, with the operation, maintenance or use of Licensor's Facilities; then and in either event, Licensee, upon receipt of written notice from Licensor of any such interference, and at Licensee's sole risk, cost and expense, shall promptly make such changes in its Facilities or installation, as may be required in the reasonable judgment

of the Licensor to eliminate all such interference. Upon Licensee's failure to remedy or change, Licensor may do so or contract to do so at Licensee's sole risk, cost and expense.

8.2 Without assuming any duty hereunder to inspect the Facilities, Licensor hereby reserves the right to inspect same and to require Licensee to undertake repairs, maintenance or adjustments to the Facilities, which Licensee hereby agrees to make promptly, at Licensee's sole cost and expense.

9. RISK, LIABILITY, INDEMNITY:

With respect to the relative risk and liabilities of the parties, it is hereby agreed that:

9.1 Licensee hereby agrees to, defend, indemnify, and hold Licensor harmless from and against any and all liability, loss, claim, suit, damage, charge, cost or expense (including attorneys' fees) (collectively, "Claims and Losses") which Licensor may suffer, sustain, incur or in any way be subjected to, on account of death of or injury to any person whomsoever (including officers, agents, employees or invitees of Licensor), and for damage to or loss of or destruction of any property whatsoever, arising out of, resulting from, or in any way connected with the construction, repair, maintenance, replacement, presence, existence, operations, use or removal of the Facilities or any structure in connection therewith, or restoration of premises of Licensor to good order or condition after removal, EXCEPT when proven to have been caused solely by the willful misconduct or gross negligence of Licensor. HOWEVER, during any period of actual construction, repair, maintenance, replacement or removal of the Facilities, wherein agents, equipment or personnel of Licensee are on the railroad rail corridor, Licensee's liability hereunder shall be absolute, irrespective of any joint, sole or contributory fault or negligence of Licensor.

9.2 Use of Licensor's Rail Corridor involves certain risks of loss or damage as a result of the rail operations. Notwithstanding Section 9.1, Licensee expressly assumes all risk of loss and damage to Licensee's Property or the Facilities in, on, over or under the Encroachment, including loss of or any interference with use or service thereof, regardless of cause, including electrical field creation, fire or derailment resulting from rail operations. For this Section, the term "Licensee's Property" shall include property of third parties situated or placed upon Licensor's Rail Corridor by Licensee or by such third parties at request of or for benefit of Licensee.

9.3 Licensee assumes all responsibility for, and agrees to defend, indemnify and hold Licensor harmless from any and all Claims and Losses arising from, under or in connection with or as a consequence of: (a) (i) any sudden or nonsudden pollution of air, water, land and/or ground water on or off the Encroachment area, arising from or in connection with the use of the Encroachment or (ii) any leaking, bursting, spilling, or any escape of the material transmitted in or through the Facilities; (b) any federal or state law dealing with either such sudden or nonsudden pollution of air, water, land and/or ground water arising therefrom or the remedy thereof; (c) any subsidence or failure of lateral or subjacent support of the tracks arising from such Facilities leakage; and (d) any drainage or runoff on or off the Encroachment area as a result of the Facilities/Encroachment herein permitted.

9.4 Notwithstanding Section 9.1, Licensee also expressly assumes all risk of loss which in any way may result from Licensee's failure to maintain either required clearances for any overhead Facilities or the required depth and encasement for any underground Facilities, whether or not such loss(es) result(s) in whole or part from Licensor's contributory negligence or joint fault.

9.5 Obligations of Licensee hereunder to release, indemnify and hold Licensor harmless shall also extend to companies and other legal entities that control, are controlled by, subsidiaries of, or are affiliated with Licensor, as well as any railroad that operates over the rail corridor on which the Encroachment is located, and the officers, employees and agents of each.

9.6 If a claim is made or action is brought against Licensor, and/or its operating lessee, for which Licensee may be responsible hereunder, in whole or in part, Licensee shall be notified to assume the handling or defense of such claim or action; but Licensor may participate in such handling or defense.

10. INSURANCE:

10.1 Prior to commencement of surveys, installation or occupation of premises pursuant to this Agreement, Licensee shall procure and shall maintain during the continuance of this Agreement, at its sole cost and expense, a policy of

(i) Statutory Worker's Compensation and Employers Liability Insurance with available limits of not less than ONE MILLION AND 00/100 U.S. DOLLARS ($1,000,000.00).

(ii) Commercial General Liability coverage (inclusive of contractual liability) with available limits of not less than FIVE MILLION AND 00/100 U.S. DOLLARS ($5,000,000.00) per occurrence (limit may be satisfied through a combination of both primary and umbrella/excess liability policies) for bodily injury and property damage and covering the contractual liabilities assumed under this Agreement and naming Licensor, and/or its designee, as additional insured. The evidence of insurance coverage shall be endorsed to provide for thirty (30) days' notice to Licensor, or its designee, prior to cancellation or modification of any policy. Mail CGL certificate, along with agreement, to CSX Transportation, Inc., Speed Code J180, 500 Water Street, Jacksonville, FL 32202. On each successive year, send certificate to RenewalCOI@csx.com.

(iii) Business automobile liability insurance with available limits of not less than ONE MILLION AND 00/100 U.S. DOLLARS ($1,000,000.00) combined single limit for bodily injury and/or property damage per occurrence naming Licensor, and/or its designee, as additional insured.

(iv) The insurance policies must contain a waiver of subrogation against CSXT and its parent, subsidiaries and affiliates, except where prohibited by law. All insurance companies must be A. M. Best rated A- and Class VII or better.

(v) Such other insurance as Licensor may reasonably require.

(vi) Licensee shall require its contractors to meet minimum insurance requirements above when performing work in relation to this Agreement. Licensee will procure and review contractor's insurance certificates to confirm requirements are met. Licensor may request a copy of the insurance certificate.

(vii) Licensor's acceptance of any certificate of insurance does not constitute a waiver, release or modification of any of the insurance coverages or endorsements required under this Article 10.

10.2 If Licensee's existing CGL policy(ies) do(es) not automatically cover Licensee's contractual liability during periods of survey, installation, maintenance and continued occupation, a specific endorsement adding such coverage shall be purchased by Licensee. If said CGL policy is written on a "claims made" basis instead of a "per occurrence" basis, Licensee shall arrange for adequate time for reporting losses. Failure to do so shall be at Licensee's sole risk.

10.3 Licensor, or its designee, may at any time request evidence of insurance purchased by Licensee to comply with this Agreement. Failure of Licensee to comply with Licensor's request shall be considered a default by Licensee.

10.4 Securing such insurance shall not limit Licensee's liability under this Agreement, but shall be security therefor.

10.5 (A) In the event Licensee finds it necessary to perform construction or demolition operations within fifty feet (50') of any operated railroad track(s) or affecting any railroad bridge, trestle, tunnel, track(s), roadbed, overpass or underpass, Licensee shall: (a) notify Licensor; and (b) require its contractor(s) performing such operations to procure and maintain during the period of construction or demolition operations, at no cost to Licensor, Railroad Protective Liability (RPL) Insurance, naming Licensor, and/or its designee, as Named Insured, written on the current ISO/RIMA Form (ISO Form No. CG 00 35 04 13) with limits of FIVE MILLION AND 00/100 U.S. DOLLARS ($5,000,000.00) per occurrence for bodily injury and property damage, with at least TEN MILLION AND 00/100 U.S. DOLLARS ($10,000,000.00) aggregate limit per annual policy period. The original of such RPL policy shall be sent to and approved by Licensor prior to commencement of such construction or demolition. Licensor reserves the right to demand higher limits.

(B) At Licensor's option, in lieu of purchasing RPL insurance or the 50 foot endorsements from an insurance company (but not CGL insurance), Licensee may pay Licensor, at Licensor's current rate at time of request, the cost of adding this Encroachment, or additional

construction and/or demolition activities, to Licensor's Railroad Protective Liability (RPL) Policy for the period of actual construction. This coverage is offered at Licensor's sole discretion and may not be available under all circumstances.

11. GRADE CROSSINGS; PROTECTION SERVICES:

11.1 Nothing herein contained shall be construed to permit Licensee or Licensee's contractor to move any vehicles or equipment over the track(s), except at public road crossing(s), without separate prior written approval of Licensor.

11.2 If Licensor deems it advisable, during any construction, maintenance, repair, renewal, alteration, change or removal of said Facilities, to place watchmen, flagmen, or field construction managers for protection of operations of Licensor or others on Licensor's Rail Corridor at the Encroachment, and to keep persons, equipment or materials away from the track(s), Licensor shall have the right to do so at the expense of Licensee, but Licensor shall not be liable for failure to do so.

11.3 Subject to consent of Licensor, in its sole discretion, and subject to Licensor's operating rules and labor agreements, Licensee may provide flagmen, in place of Licensor's provision, at Licensee's sole risk, cost and expense, and in such event, Licensor shall not be liable for the failure or neglect of such flagmen. Such flagmen shall be approved by Licensor and shall meet all Licensor's requirement for performing such work.

12. LICENSOR'S COSTS:

12.1 Any additional or alternative costs or expenses incurred by Licensor to accommodate Licensee's continued use of Licensor's property as a result of track changes or changes to Licensor's Facilities shall also be paid by Licensee.

12.2 Licensor's expense for wages ("force account" charges) and materials for any work performed at the expense of Licensee pursuant hereto shall be paid by Licensee within thirty (30) days after receipt of Licensor's bill therefor. Licensor may, at its discretion, request an advance deposit for estimated Licensor costs and expenses.

12.3 Such expense shall include cost of railroad labor and supervision under "force account" rules, plus current applicable overhead percentages, the actual cost of materials, and insurance, freight and handling charges on all material used. Equipment rentals shall be in accordance with Licensor's applicable fixed rate. Licensor may, at its discretion, require advance deposits for estimated costs of such expenses and costs.

13. DEFAULT, BREACH, WAIVER:

13.1 The proper and complete performance of each covenant of this Agreement shall be deemed of the essence thereof, and in the event Licensee fails or refuses to fully and completely perform any of said covenants or remedy any breach within thirty (30) days after

receiving written notice from Licensor to do so (or within forty-eight (48) hours in the event of notice of a railroad emergency), Licensor shall have the option of immediately revoking this Agreement and the privileges and powers hereby conferred, regardless of encroachment fee(s) having been paid in advance for any annual or other period. Upon such revocation, Licensee shall make removal in accordance with Article 14.

13.2 No waiver by Licensor of its rights as to any breach of covenant or condition herein contained shall be construed as a permanent waiver of such covenant or condition, or any subsequent breach thereof, unless such covenant or condition is permanently waived in writing by Licensor.

13.3 Neither the failure of Licensor to object to any work done, material used, or method of construction or maintenance of said Encroachment, nor any approval given or supervision exercised by Licensor, shall be construed as an admission of liability or responsibility by Licensor, or as a waiver by Licensor of any of the obligations, liability and/or responsibility of Licensee under this Agreement.

14. TERMINATION, REMOVAL:

14.1 All rights which Licensee may have hereunder shall cease upon the date of (a) termination, (b) revocation, or (c) subsequent agreement, or (d) Licensee's removal of the Facility from the Encroachment. However, neither termination nor revocation of this Agreement shall affect any claims and liabilities which have arisen or accrued hereunder, and which at the time of termination or revocation have not been satisfied; neither party, however, waiving any third party defenses or actions.

14.2 Within thirty (30) days after revocation or termination, Licensee, at its sole risk, cost and expense, shall (a) remove the Facilities from the Rail Corridor of Licensor, unless the parties hereto agree otherwise, (b) restore the Rail Corridor of Licensor in a manner satisfactory to Licensor, and (c) reimburse Licensor any loss, cost or expense of Licensor resulting from such removal.

14.3 Notwithstanding the termination, revocation or expiration of this Agreement, and except as otherwise stated in this Agreement, those obligations contained herein that by their terms or nature are intended to survive such termination, revocation or expiration shall do so including the indemnification, Facilities removal, restoration and reimbursement provisions herein.

15. NOTICE:

15.1 Licensee shall give Licensor at least thirty (30) days written notice before doing any work on Licensor's Rail Corridor, except that in cases of emergency shorter notice may be given. Licensee shall provide proper notification as follows:

a. For non-emergencies, Licensee shall submit online via the CSX Property Portal from Licensor's web site, via web link: https://propertyportal.csx.com/pub_ps_res/ps_res/jsf/public/index.faces

b. For emergencies, Licensee shall complete all of the steps outlined in Section 15.1 a. above, and shall also include detailed information of the emergency. Licensee shall also call and report details of the emergency to Licensor's Rail Operations Emergency Telephone Number: 1-800-232-0144. In the event Licensor needs to contact Licensee concerning an emergency involving Licensee's Facility(ies), the emergency phone number for Licensee is: 352-762-7334.

15.2 All other notices and communications concerning this Agreement shall be addressed to Licensee at the address above, and to Licensor at the address shown on Page 1, c/o CSXT Contract Management, J180; or at such other address as either party may designate in writing to the other.

15.3 Unless otherwise expressly stated herein, all such notices shall be in writing and sent via Certified or Registered Mail, Return Receipt Requested, or by courier, and shall be considered delivered upon: (a) actual receipt, or (b) date of refusal of such delivery.

16. ASSIGNMENT:

16.1 The rights herein conferred are the privileges of Licensee only, and Licensee shall obtain Licensor's prior written consent to any assignment of Licensee's interest herein (by operation of law or otherwise); said consent shall not be unreasonably withheld. Any assignment of this Agreement by Licensee, by operation or law or otherwise, or any interest herein, without the prior written consent of Licensor, shall be void.

16.2 Subject to Sections 2 and 16.1, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors or assigns.

16.3 Licensee shall give Licensor written notice of any legal succession (by merger, consolidation, reorganization, etc.) or other change of legal existence or status of Licensee, with a copy of all documents attesting to such change or legal succession, within thirty (30) days thereof.

16.4 Licensor expressly reserves the right to assign this Agreement, in whole or in part, to any grantee, lessee, or vendee of Licensor's underlying property interests in the Encroachment, upon written notice thereof to Licensee.

16.5 In the event of any unauthorized sale, transfer, assignment, sublicense or encumbrance of this Agreement, or any of the rights and privileges hereunder, Licensor, at its option, may revoke this Agreement by giving Licensee or any such assignee written notice of such revocation; and Licensee shall reimburse Licensor for any loss, cost or expense Licensor may incur as a result of Licensee's failure to obtain said consent.

17. TITLE:

17.1 Licensee understands that Licensor occupies, uses and possesses lands, rights-of-way and Rail Corridors under all forms and qualities of ownership rights or facts, from full fee simple absolute to bare occupation. Accordingly, nothing in this Agreement shall act as or be deemed to act as any warranty, guaranty or representation of the quality of Licensor's title for any particular Encroachment or segment of Rail Corridor occupied, used or enjoyed in any manner by Licensee under any rights created in this Agreement. It is expressly understood that Licensor does not warrant title to any Rail Corridor and Licensee will accept the grants and privileges contained herein, subject to all lawful outstanding existing liens, mortgages and superior rights in and to the Rail Corridor, and all leases, licenses and easements or other interests previously granted to others therein.

17.2 The term "license," as used herein, shall mean with regard to any portion of the Rail Corridor which is owned by Licensor in fee simple absolute, or where the applicable law of the State where the Encroachment is located otherwise permits Licensor to make such grants to Licensee, a "permission to use" the Rail Corridor, with dominion and control over such portion of the Rail Corridor remaining with Licensor, and no interest in or exclusive right to possess being otherwise granted to Licensee. With regard to any other portion of Rail Corridor occupied, used or controlled by Licensor under any other facts or rights, Licensor merely waives its exclusive right to occupy the Rail Corridor and grants no other rights whatsoever under this Agreement, such waiver continuing only so long as Licensor continues its own occupation, use or control. Licensor does not warrant or guarantee that the license granted hereunder provides Licensee with all of the rights necessary to occupy any portion of the Rail Corridor. Licensee further acknowledges that it does not have the right to occupy any portion of the Rail Corridor held by Licensor in less than fee simple absolute without also receiving the consent of the owner(s) of the fee simple absolute estate. Further, Licensee shall not obtain, exercise or claim any interest in the Rail Corridor that would impair Licensor's existing rights therein.

17.3 Licensee agrees it shall not have nor shall it make, and hereby completely and absolutely waives its right to, any claim against Licensor for damages on account of any deficiencies in title to the Rail Corridor in the event of failure or insufficiency of Licensor's title to any portion thereof arising from Licensee's use or occupancy thereof.

17.4 Licensee agrees to fully and completely indemnify and defend Licensor from and against any and all Claims and Losses arising out of or in connection with claims or litigation for slander of title, overburden of easement, or similar claims arising out of or based upon the Facilities placement, or the presence of the Facilities in, on or along any Encroachment(s), including claims for punitive or special damages; provided that Licensor shall have the right to participate in the defense of any such claim.

17.5 Licensee shall not at any time own or claim any right, title or interest in or to Licensor's property occupied by the Encroachments, nor shall the exercise of this Agreement for any length of time give rise to any right, title or interest in Licensee to said property other than the license herein created.

17.6 Nothing in this Agreement shall be deemed to give, and Licensor hereby expressly waives, any claim of ownership in and to any part of the Facilities.

17.7 Licensee shall not create or permit any mortgage, pledge, security, interest, lien or encumbrances, including tax liens and liens or encumbrances with respect to work performed or equipment furnished in connection with the construction, installation, repair, maintenance or operation of the Facilities in or on any portion of the Encroachment (collectively, "Liens or Encumbrances"), to be established or remain against the Encroachment or any portion thereof or any other Licensor property.

17.8 In the event that any property of Licensor becomes subject to such Liens or Encumbrances, Licensee agrees to pay, discharge or remove the same promptly upon Licensee's receipt of notice that such Liens or Encumbrances have been filed or docketed against the Encroachment or any other property of Licensor; however, Licensee reserves the right to challenge, at its sole expense, the validity and/or enforceability of any such Liens or Encumbrances.

18. APPROVALS:

18.1 Whenever this Agreement requires the prior approval or consent of Licensor, Licensee shall make a timely written request to Licensor therefor; and such approval or consent shall be obtained in writing. Except where this Agreement expressly obligates Licensor not to unreasonably withhold its approval or consent to any of Licensee's actions or requests, Licensor has the absolute right, in its sole and arbitrary discretion, to refuse any request Licensee makes or to withhold its approval of any of Licensee's proposed or effected actions that require Licensor's approval.

18.2 Licensor makes no warranties or guarantees upon which Licensee may rely, and assumes no liability or obligation to Licensee, by providing any waiver, approval, consent, or suggestion to Licensee in connection with this Agreement, or by reason of any neglect, delay, or denial of any request therefor.

19. GENERAL PROVISIONS:

19.1 This Agreement, and the attachments hereto, contains the entire understanding between the parties hereto, and supersedes all other oral or written agreements and understandings between them, with respect to the subject matter hereof.

19.2 Except as otherwise expressly provided in this Agreement, neither this Agreement, any provision hereof, nor any agreement or provision included herein by reference, shall operate or be construed as being for the benefit of any third person.

19.3 Except as otherwise provided herein, or in any Exhibit, Schedule or other attachment hereto, neither the form of this Agreement, nor any language herein, shall be interpreted or construed in favor of or against either party hereto as the sole drafter thereof.

19.4 This Agreement is executed under current interpretation of applicable Federal, State, County, Municipal or other local statute, ordinance or law(s). However, each separate division (paragraph, clause, item, term, condition, covenant or agreement) herein shall have independent and severable status for the determination of legality, so that if any separate division is determined to be void or unenforceable for any reason, such determination shall have no effect upon the validity or enforceability of each other separate division, or any combination thereof.

19.5 This Agreement shall be construed and governed by the laws of the state in which the Facilities and Encroachment are located. In interpreting this Agreement, the singular shall be read as the plural in each instance as sense shall require. The words "include," "includes" and "including" when used in this Agreement will be interpreted as if they were followed by the words "without limitation."

19.6 If any amount due pursuant to the terms of this Agreement is not paid by the due date, it will be subject to Licensor's standard late charge and will also accrue interest at eighteen percent (18%) per annum, unless limited by local law, and then at the highest rate so permitted.

19.7 Licensee agrees to reimburse Licensor for all reasonable costs (including attorney's fees) incurred by Licensor for collecting any amount due under the Agreement.

19.8 The provisions of this License are considered confidential and may not be disclosed to a third party without the consent of the other party(s), except: (a) as required by statute, regulation or court order, (b) to a parent, affiliate or subsidiary company, (c) to an auditing firm or legal counsel that are agreeable to the confidentiality provisions, or (d) to Lessees of Licensor's land and/or track who are affected by the terms and conditions of this Agreement and will maintain the confidentiality of this Agreement.

19.9 Within thirty (30) days of an overpayment in a cumulative total amount of One Hundred Dollars ($100.00) or more by Licensee to Licensor, Licensee shall notify Licensor in writing with documentation evidencing such overpayment. Licensor shall refund the actual amount of Licensee's overpayment within one hundred twenty (120) days of Licensor's verification of such overpayment.

19.10 This Agreement may be executed in any number of counterparts, and such counterparts may be exchanged by electronic transmission. Upon execution by the parties hereto, each counterpart shall be deemed an original and together shall constitute one and the same instrument. A fully executed copy of this Agreement by electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Agreement for all purposes.

19.11 Notwithstanding any other provision in this Agreement to the contrary, Licensor expressly reserves and does not waive any rights it may have under the Interstate Commerce Commission Termination Act of 1995, 49 U.S.C. § 10101, *et seq.*, the Federal Railroad

Safety Act, 49 U.S.C. § 20101, *et seq.*, and/or any other federal law governing rail transportation and related operations.

[signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate (each of which shall constitute an original) as of the effective date of this Agreement.

Witness for Licensor:

_____

CSX TRANSPORTATION, INC.

By:_____

Print/Type Name:_____

Print/Type Title:_____

Witness for Licensee:

Amanda Dettmann

WILDWOOD REHAB, LP

By: Erik de Vries

Who, by the execution hereof, affirms that he/she has the authority to do so and to bind the Licensee to the terms and conditions of this Agreement.

Print/Type Name: Erik de Vries

Print/Type Title: CEO

Tax ID No.: 92-2689039

CSX Transportation (CSXT) General Notes (Bore and Jack):

City, State: Wildwood, FL
Engineering Region (Division): SOUTHEAST (SE) / Sub Division: WILDWOOD (BL) / Nearest DOT: 625119A
Mile Post: S 761.8162 / Lat_Long: 28.85532,-82.04387

1) CSXT owns its right-of-way for the primary purpose of operating a railroad, and shall maintain unrestricted use of its property for current and future operations.

2) Agency or its contractor shall arrange and conduct its work so that there will be no interference with CSXT operations, including train, signal, telephone and telegraphic services, or damages to CSXT's property, or to poles, wires, and other facilities of tenants of CSXT's property or right-of-way.

3) Refer to the CSXT's "Design & Construction Standard Specifications Pipeline Occupancies" revised June 5, 2018 (4.1.2).

4) Work schedule is subject to the approval of all required construction submittals by the CSXT Construction Representative, verification that proposed work will not conflict with any CSXT U.G. Facilities, and the availability of CSXT Flagging and Protection Services. Construction submittals will be based upon the proposed scope of work and may include, but are not limited to; proposed work plan, project schedule, means and methods, site access, dewatering, temporary excavation/shoring, soil disposition/management, track monitoring, concrete placement work, structural lifting/rigging plans for hoisting operations, substructure construction plans, steel erection plans, roadwork plans, etc. No work may begin on, over, or adjacent to CSXT property, or that could potentially impact CSXT property, operations or safety without the prior completion and approval of the required aforementioned information and approvals.

5) Prior to construction, all signal facilities and/or warning devices at proposed facility crossing, i.e. cantilevers, flashers, and gates must be located and marked/flagged by CSXT. The traditional "One Call" utility locate services are not responsible for locating any CSXT under-grade utilities or facilities Contractor shall be held liable for any damages to CSXT communication & signal facilities.

6) Contractor also has the sole responsibility of ascertaining that all other utilities have been properly located by complying with the local "call before you dig" regulation(s). Contractor shall solely be responsible for notifying owners of adjacent properties and of underground facilities and utility owners when prosecution of the work may affect them, and shall cooperate with them in the protection, removal, relocation and replacement of their property.

7) The use of construction safety fencing is required when a CSXT Flagman is not present. Distance of fencing from nearest rail to be determined by the CSXT Track Supervisor and shall be removed upon completion of the project.

8) Contractor access will be limited to the immediate project area only. The CSXT property outside the project area may not be used for contractor access to the project site and no temporary at-grade crossings will be allowed.

9) All material and equipment will be staged to not block any CSXT access or maintenance roads. No hoisting or auxiliary equipment necessary for the procedure shall be placed on CSXT track structure and / or ballast section. Clear working locations for equipment used will be laid out and approved by CSXT's representative prior to equipment set-up. Agency and contractor shall not store their materials or equipment on CSXT's property or where they may potentially interfere with CSXT's operations.

10) CSXT does not grant or convey an easement for this installation.

11) CSXT requires contractors, subcontractors, and vendors to participate in job safety briefings daily and as necessary with the CSXT flagger. The scope of work may require that various protection against train movements be discussed, understood, and utilized. Work shall only be undertaken with the presence and permission of the CSXT flagger. If at any time the CSXT flagger perceives that the hoisting procedure is causing or has the potential to cause a hazard or delay to CSXT operations through the project site, work will cease until such time as satisfactory modifications have been reviewed and approved.

12) The right of way shall be restored to a condition equal to or better than the condition prior to beginning the project before final acceptance will be provided. Punch lists shall be responded to prior to issuance of an acceptance memorandum signed by the CSXT representative.

13) No construction or entry upon the CSXT corridor is permitted until the document transaction is completed, you are in receipt of a fully executed document, and you have obtained authority from CSXT's.

14) The front of the pipe shall be provided with mechanical arrangements or devices that will positively prevent the auger from leading the pipe so that no unsupported excavation is ahead of the pipe. The bore head / auger set-up (sketch or photos) shall be submitted by contractor and accepted by assigned CSXT representative prior to start of the jack & bore.

15) The operation shall be progressed on a 24-hour basis without stoppage (except for adding lengths of pipe) until the leading edge of the pipe has reached the receiving pit.

16) The auger and cutting head arrangement shall be removable from within the pipe in the event an obstruction is encountered.

17) Pipeline shall be prominently marked at both sides of the CSXT property lines by durable, weatherproof signs located over the centerline of the pipe in accordance with CSXT specifications.

18) If required, a dewatering plan in accordance with CSXT specifications will be submitted to the CSXT representative for review and approval prior to any dewatering operations. Dewatering drawdown level at tracks shall be field verified that it meets the approved dewatering design prior to commencement of jack and bore operations.

19) Blasting is not permitted under, on, or adjacent to CSXT property.

Revised January 31, 2023

20) Jacking pit: identify hazards and put controls in place prior to start of excavation. Contractor shall erect a barrier and construction fence along the face of jacking pit construction limits and not encroach past it when preparing the pit. Stake or mark pit as needed for digging. Erosion control devices shall be placed at the jacking and receiving pits protecting CSXT property and ditches to the satisfaction of the CSXT representative.

21) Excavation: If the excavation is 5 feet or greater in depth, the walls may be sloped at 1.5 horizontal to 1 vertical to reduce the risk of cave-ins or slides. A safe manner in which to enter and exit the excavation must be established. The toe of slopes in excavation shall in no case be undercut by power shovels, bulldozers, graders, blasting, or in any manner. Excavation shall not be made in excess of the authorized cross-section.

22) Backfill, cover or fence all excavations when unattended. The CSXT representative will approve the protection method and the type of fencing material. Set fencing back at least 3 feet (91 centimeters) from the edges of the excavation. Set fence posts securely in the ground and insure the fencing is securely tied to posts with zip ties or some other tie wrap product.

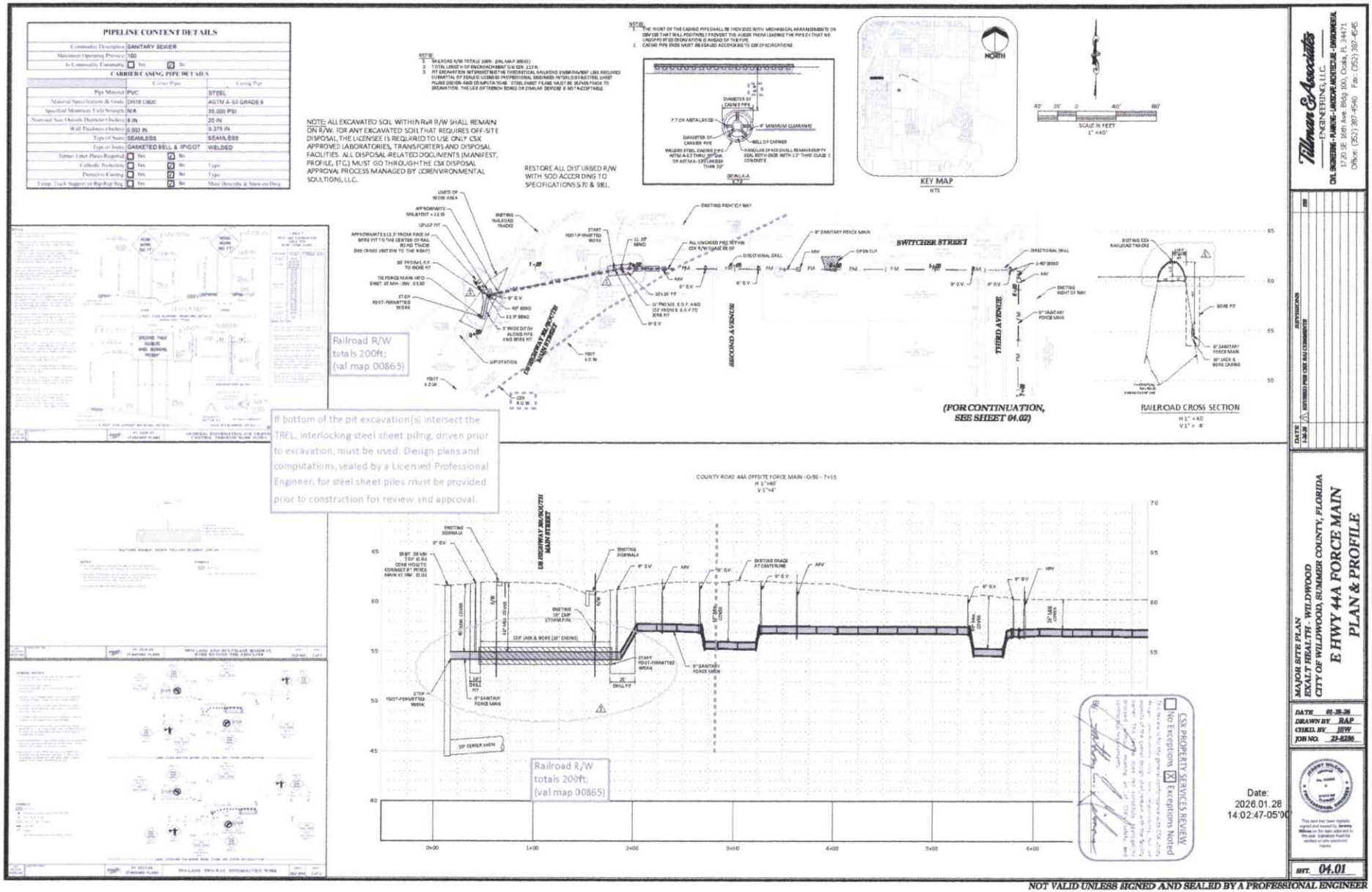
23) For any excavations permitted on CSXT property, all backfill in excavations and trenches shall be compacted to 95% maximum dry density as defined in ASTM standard d1557 and installed in six-inch lifts. In-situ soil shall be used for backfill material. Should additional offsite backfill material be needed, offsite material sources are to meet state and residential clean fill requirements and be preapproved by CSXT's representative. CSXT does not require a specific testing requirement or standard for stone.

24) Track monitoring: prior to commencing jack & bore operations, contractor shall be required to conduct and submit a baseline survey along the top of each rail under CSXT flagger protection and in accordance with the preapproved settlement monitoring construction submittal. Additional survey data shall be collected and submitted once each day during casing pipe installation, or as directed by CSXT representative. Contractor shall also take elevation shots at top of tie and top of casing pipe before starting the bore to verify depth of cover proposed for the work has been met.

25) Projects that generate soils from CSXT property must adhere to CSXT's soil management policies. CSXT requires soils generated from its property to either be reused on CSXT property or properly disposed in a CSXT approved disposal facility. CSXT environmental department will handle waste characterization and profiling into an approved disposal facility. CSXT prohibits any environmental sampling on its property unless granted through a written environmental right-of-entry or approved in writing by the CSXT environmental department. The management of soils generated from CSXT property should be planned for and properly permitted (if applicable) prior to initiating any work on CSXT property. A list of CSXT approved laboratories and/or disposal facilities may be obtained from the CSXT manager environmental pro

26) CSXT does not represent or warrant the right-of-way dimensions depicted on these drawings. A third party survey is recommended for verification and accuracy.

27) Upon completion of project construction, contractor must submit to CSXT the as-built plans showing the final alignment on CSXT property, including actual depth of facility and any field change to location on CSXT property, pipe materials, number of innerducts, etc.


PIPELINE CONTENT DETAILS
Commodity Description: SANITARY SEWER
Maximum Operating Pressure: 100
Is Commodity Flammable: Yes No
CARRIER/CASING PIPE DETAILS
Carrier Pipe
Casing Pipe
Pipe Material: PVC
STEEL
Material Specifications & Grade: DR18 C900
ASTM A-53 GRADE B
Specified Minimum Yield Strength: N/A
35,000 PSI
Nominal Size Outside Diameter (Inches): 6 IN
20 IN
Wall Thickness (Inches): 0.593 IN
0.375 IN
Type of Joint: SEAMLESS
SEAMLESS
Type of Joint: GASKETED BELL & SPIGOT
WELDED
Carrier Liner Plate Required: Yes No
Cathodic Protection: Yes No Type:
Protective Coating: Yes No Type:
Temp. Track Support on Rip-Rap Req: Yes No Must Describe & Show on Dwg
NOTE: ALL EXCAVATED SOIL WITHIN RxR R/W SHALL REMAIN ON R/W. FOR ANY EXCAVATED SOIL THAT REQUIRES OFF-SITE DISPOSAL, THE LICENSEE IS REQUIRED TO USE ONLY CSX APPROVED LABORATORIES, TRANSPORTERS AND DISPOSAL FACILITIES. ALL DISPOSAL-RELATED DOCUMENTS (MANIFEST, PROFILE, ETC.) MUST GO THROUGH THE CSX DISPOSAL APPROVAL PROCESS MANAGED BY CORENVIRONMENTAL SOLUTIONS, LLC.
RESTORE ALL DISTURBED R/W WITH SOD ACCORDING TO SPECIFICATIONS 570 & 981.
KEY MAP
NTS
SCALE IN FEET
1" =40'
Railroad R/W totals 200ft; (val map 00865)
If bottom of the pit excavation(s) intersect the TREL, interlocking steel sheet piling, driven prior to excavation, must be used. Design plans and computations, sealed by a Licensed Professional Engineer, for steel sheet piles must be provided prior to construction for review and approval.
SWITCHER STREET
THIRD AVENUE
SECOND AVENUE
(FOR CONTINUATION, SEE SHEET 04.02)
RAILROAD CROSS SECTION
COUNTY ROAD 44A OFFSITE FORCE MAIN - 0+56 - 7+15
Railroad R/W totals 200ft; (val map 00865)
Tillman & Associates ENGINEERING, LLC
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
17120 SE 105th Ave Bldg 100, Ocala, FL 34471
Office: (352) 307-4540 Fax: (352) 307-4545
REVISIONS
DATE
MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA
E HWY 44A FORCE MAIN
PLAN & PROFILE
DATE 01-29-26
DRAWN BY RAP
CHKD. BY JEW
JOB NO. 23-0256
CSX PROPERTY SERVICES REVIEW
No Exceptions X Exceptions Noted
Date: 2026.01.28 14:02:47-05'00'
SHT. 04.01
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **City of Wildwood and Sumter County School Board Grant of Utility Easement & Wildwood Rehab LP and Sumter County School Board Grant of Temp. Construction Easement (Exalt Health Rehab)**

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Wildwood Rehab LP is seeking approval for the construction of an off-site sanitary sewer force main to connect with the approved Exalt Health site with the City of Wildwood sanitary system. The scope of work consists of an extension of approximately 877 linear-foot, 6-inch force main running approximately 0.17 miles within the C-44A right-of-way, and approximately 4,124 linear feet of an 8-inch force main running along portions of Fifth Avenue, Fourth Avenue, Johnson Street, Third Avenue, Switcher Street and doing a directional drill under US Hwy 301 to connect to the City's system.

Portions of the wastewater line have to encroach within certain real property upon which Wildwood Elementary School is located, consisting of parcels G07-011, G07-013, G07-108, G07-016, G07-015 and G07-014. For purposes of this agreement, the School Board of Sumter County is the grantor, Wildwood Rehab LP is the third party, and the City of Wildwood is the grantee. Grantee and Third Party have entered into an agreement providing for the Third Party's construction of wastewater utility infrastructure within the southernmost ten feet (10') of the Grantor property.

In light of the uncertainty concerning the location of the boundary, and to ensure that the Grantee has the legal right to construct, operate, and maintain the wastewater utility improvements within the Easement Area, Grantor desires to grant a utility easement in favor of the Grantee and a temporary construction easement to Third Party for purposes set forth herein. The temporary construction easement shall automatically terminate upon completion of construction and acceptance by the City or by February 10, 2027; whichever comes first.

Development Services Department

Record and Return To:
Ashley S. Hunt, Esq.
Hunt Law Firm
601 S. 9th Street
Leesburg, Florida 34748

Property Appraisers Parcel (Folio)
Identification Number(s):
G07-011, G07-013, G07-108, G07-016,
G07-015 & G07-014

GRANT OF UTILITY EASEMENT

THIS GRANT OF EASEMENT ("Easement") is effective as of the 10th day of January, 2026 ("Effective Date"), by and between the School Board of Sumter County, Florida, a political subdivision of the State of Florida ("Grantor") and the City of Wildwood, a Florida municipal corporation ("Grantee") and Wildwood Rehab, LP, a Texas limited partnership authorized to transact business in the State of Florida ("Third Party").

WHEREAS:

A. Grantor is the owner of that certain real property located in the City of Wildwood, Sumter County, Florida, upon which Wildwood Elementary School is located, consisting of Sumter County Property Appraiser Parcel Identification Numbers G07-011, G07-013, G07-108, G07-016, G07-015 & G07-014 ("Grantor Property").

B. The Grantor Property is adjacent to property owned by Grantee consisting of City right of way known as County Road 44A ("City ROW").

C. Grantor and Grantee are unable to identify with certainty the precise boundary between the Grantor Property and the City ROW.

D. Grantee and Third Party have entered into an agreement providing for Third Party's construction of wastewater utility infrastructure within the southernmost ten feet (10') of the Grantor Property (hereinafter the "Easement Area"), which will be dedicated and conveyed to City for perpetual ownership and maintenance upon completion.

E. In light of the uncertainty concerning the location of the boundary, and to ensure that the Grantee has the legal right to construct, operate and maintain the wastewater utility improvements within the Easement Area, Grantor desires to grant a utility easement in favor of Grantee and a temporary construction easement to Third Party for purposes set forth herein.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby swear and affirm as follows:

1. **Recitals**. The foregoing recitals are true, correct, and incorporated herein.

2. **Grant of Utility Easement to Grantee**. Grantor hereby grants and conveys to Grantee, its successors and assignees, a perpetual utility easement to install, construct, reconstruct, operate, remove, relocate, repair, replace, improve, expand, tie into, inspect, service and maintain water, wastewater, and other utility lines, mains, pipes, and lift station or other equipment necessary for such utility systems, in, on, under, upon and across the Easement Area.

3. **Grant of Temporary Construction Easement to Third Party**. Grantor hereby grants and conveys to Third Party, its contractors, subcontractors, and agents, a temporary, non-exclusive construction easement over, across, upon, and under the Easement Area solely for the purpose of constructing the

wastewater utility improvements to be dedicated and conveyed to the City, including ingress and egress reasonably necessary to perform such construction and related activities. The temporary construction easement shall automatically terminate upon the earlier of: (a) completion of construction and acceptance by the City of the dedicated wastewater utility improvements, or (b) February 10, 2027, after which all rights of the Third Party under this temporary construction easement shall cease.

4. **Use Rights Incidental to Easements**. This easement grant includes the right to do all things reasonably necessary for the use thereof for the purposes above described, including temporary staging, storage of materials, and access to and from public rights-of-way during construction within the Easement Area. Upon completion of construction, Third Party shall restore the Easement Area and any affected adjacent areas to substantially the same condition as existed immediately prior to construction, ordinary wear and tear excepted.

[INTENTIONAL PAGE BREAK – SIGNATURES FOLLOW]

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Sumter County School Board
Grantor

Joel Camp Joel Camp
Witness #1 (Print Name)

Morgan Cullum
Witness # 2 (Print Name) Morgan Cullum

Kathie L. Richard
Kathie L. Richard, Chairperson
Sumter County School Board
2680 W CR 476
Bushnell, FL 33513

2680 W C 476
Witness #1 (Print Address) Bushnell, FL 33513

2680 W C 476
Witness # 2 (Print Address) Bushnell, FL 33513

STATE OF FLORIDA
COUNTY SUMTER

The foregoing instrument was acknowledged before me in person this 10th day of February, 2026, by Kathie L. Richard, as Chairperson of The District School Board of Sumter County Schools.

Notary Public, State of Florida
Morgan Cullum
Name (Please print or type)

MORGAN CULLUM
Notary Public
State of Florida
Comm# HH682217
Expires 6/1/2029

Commission Number

Commission Expiration Date

Notary: Check one of the following:
X Personally known OR
___ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2410-004 Exalt Health Rehab Hospital Offsite Force Main Extension**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2410-004 Exalt Health Offsite Force Main
Owner(s)	Wildwood Rehab, LP c/o Erik de Vries, Manager
Applicant(s)	Wildwood Rehab, LP c/o Erik de Vries, Manager
Property Location	The scope of work is to be located within portions of US 301 ROW, Switcher Street, Johnson Street, Fifth Avenue, Fourth Avenue, Third Avenue, and C-44A, starting approximately 106 feet west of the intersection of Powell Road and C-44A, and running 0.17 miles west. The second scope runs approximately 0.78 miles west and south.
Parcel(s)	Within portions of US 301 ROW (owned and maintained by FDOT), and portions of Switcher Street, Johnson Street, Fifth Avenue, Fourth Avenue, Third Avenue, and C-44A (owned and maintained by City of Wildwood)
Date	April 17, 2026

The applicant is seeking approval from the City of Wildwood City Commission for the construction of an off-site sanitary sewer force main to connect with the approved Exalt Health site with the City of Wildwood sanitary system. The scope of work consists of an 877 linear-foot, 6-inch force main running approximately 0.17 miles within the C-44A right-of-way, and approximately 4,124 linear feet of an 8-inch force main running along portions of Fifth Avenue, Fourth Avenue, Johnson Street, Third Avenue, Switcher Street and doing a directional drill under US Hwy 301 to connect to the City's system, per the attached plans.

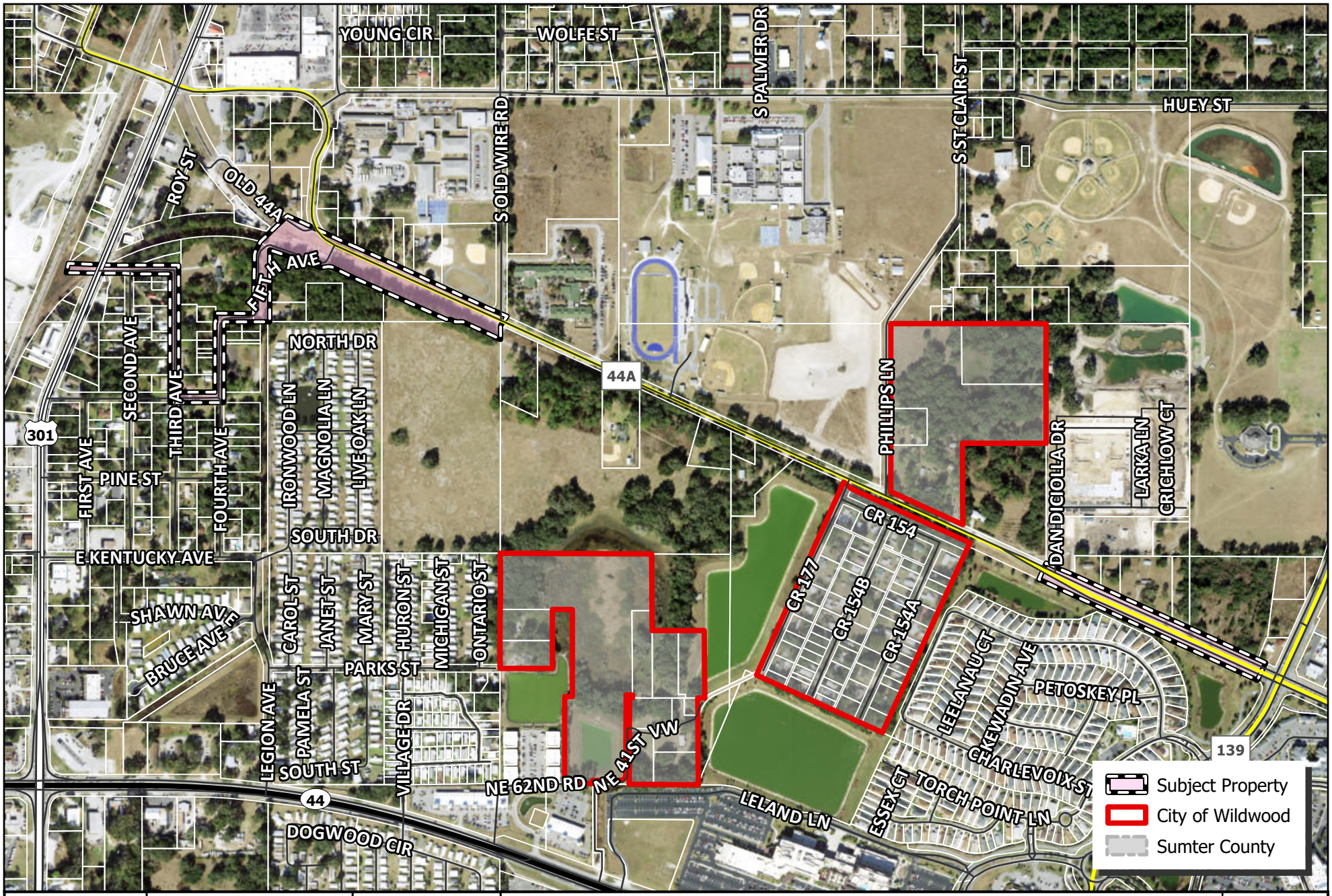
The surety for performance cost summary has been reviewed and approved by the city attorney. All other comments have been satisfied.

SP 2410-004 meets the criteria within the Land Development Regulations, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan Amendment.

DATED: 4/17/2026



Wendy Then, AICP, CFM
Assistant Director Development Servicess



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

N

0 0.01 0.03 0.05 0.08 0.1 Miles

SP 2410-004

EXHALT HEALTH OFFSITE FORCEMAIN

RIGHT OF WAY

MAP 1B

LOCATION MAP

JUN 2025

MAJOR SITE PLAN
EXALT HEALTH
OFF-SITE FORCE MAIN

SECTIONS 7 & 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD , SUMTER COUNTY, FLORIDA
PARCEL ID #: G08-021

PROJECT SITE = 5.46 ±AC
FLU - COMMERCIAL
ZONING: C-1
SPECIAL EXCEPTION: SE 2305-001, 7/11/23

PERMITS:

1. CITY OF WILDWOOD - MAJOR SITE PLAN - PENDING
2. FDEP - SANITARY SEWER
3. SUMTER COUNTY - R/W PERMIT (CR 44A)
4. FDOT UTILITY PERMIT (US 301)
5. CSX TRANSPORTATION SYSTEMS UTILITY PERMIT (RxR)

GENERAL STATEMENT

THE PURPOSE AND INTENT OF THE PROPOSED DEVELOPMENT IS TO CONSTRUCT AN OFF-SITE SANITARY SEWER FORCE MAIN TO CONNECT THE APPROVED EXALT HEALTH SITE WITH THE CITY OF WILDWOOD SANITARY SYSTEM.

NOTES

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIALS REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF WILDWOOD CODE OF ORDINANCE.
2. A COPY OF ALL PERMITS OBTAINED FROM REGULATORY AGENCIES WILL BE FORWARDED TO THE CITY PRIOR TO ISSUANCE OF BUILDING PERMITS.
3. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILDWOOD UTILITY DEPARTMENT 2 WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.

LEGAL DESCRIPTION (APPROVED SITE)

THE WEST 1/2 OF THE NORTH 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF STATE ROAD No. 44-A (WIDTH VARIES), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE N.E. CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE N89°46'30"W, ALONG THE NORTH LINE OF THE WEST 1/2 OF SAID NORTH 1/2, A DISTANCE OF 155.50 FEET TO THE N.W. CORNER OF TAX PARCEL NO. G08-099, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N89°45'32"W, ALONG SAID NORTH LINE, 506.96 FEET TO THE N.W. CORNER OF THE WEST 1/2 OF SAID NORTH 1/2; THENCE DEPARTING, SAID NORTH LINE, PROCEED S00°03'56"W, ALONG THE WEST LINE OF THE WEST 1/2 OF SAID NORTH 1/2, A DISTANCE OF 411.77 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED STATE ROAD No. 44-A; THENCE S65°31'41"E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 432.15 FEET TO THE S.W. CORNER OF TAX PARCEL NO. G08-023; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, PROCEED N21°27'48"E, ALONG THE WESTERLY LINE OF SAID TAX PARCEL NO. G08-023, A DISTANCE OF 133.72 FEET TO THE S.W. CORNER OF TAX PARCEL NO.G08-105; THENCE N07°59'37"E, ALONG THE WESTERLY LINES OF SAID TAX PARCEL NO. G08-105 AND TAX PARCEL NO. G08-099, A DISTANCE OF 468.75 FEET TO THE POINT OF BEGINNING.

FLOOD CERTIFICATE

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO.12119C0132D, EFFECTIVE DATE OF SEPTEMBER 27, 2013. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA ON REDUCE FLOOD HAZARD, AND FLOOD ZONE "A" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.

VERTICAL DATUM

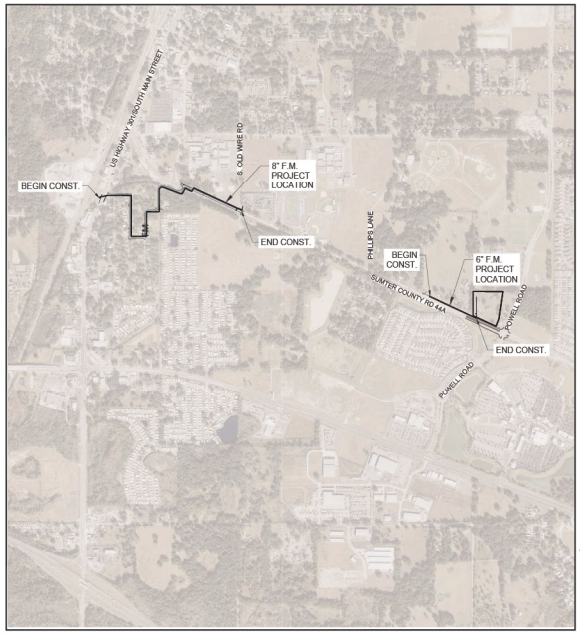
VERTICAL DATA IS BASED ON SUMTER COUNTY VERTICAL CONTROL POINT "L 769", PUBLISHED ELEVATION = 72.33 , NAVD-88

BASIS OF BEARINGS

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83, AS DERIVED FROM THE L - NETWORK.

BENCHMARK

TEMPORARY BENCHMARK(#1) : FOUND 4"X4" CM, ELEVATION = 78.35' (NAVD 1988), N = 1641644.26' E = 648249.65'.
TEMPORARY BENCHMARK(#2) : FOUND 4"X4" CM, ELEVATION = 79.40' (NAVD 1988), N = 1641465.84' E = 648643.72'.



VICINITY MAP
SCALE: 1" = 1000'

UTILITY COMPANIES

WATER	CITY OF WILDWOOD
SEWER	CITY OF WILDWOOD
SOLID WASTE	WASTE MANAGEMENT
ELECTRIC	DUKE ENERGY
CABLE/PHONE/INTERNET	CHARTER COMMUNICATIONS

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INDEX OF SHEETS

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01 - 04.09	FORCE MAIN PLAN & PROFILES
05.01	SANITARY SEWER DETAILS

OWNER'S SIGNATURE

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

ERIK DE VRIES,
WILDWOOD REHAB, LP

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS (LDR), EXCEPT AS WAIVED.

JEREMY S. WILCOX, P.E.
LICENSED ENGINEER NO. 94896
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

RODNEY K. ROGERS
ROGERS ENGINEERING, LLC
REGISTERED LAND SURVEYOR NO. 5274
STATE OF FLORIDA

TYLER P. TRACZ
CFB SURVEYING
REGISTERED LAND SURVEYOR NO. 6962
STATE OF FLORIDA

Date: 2026.01.15 14:17:54-05'00'

OWNER/DEVELOPER :
WILDWOOD REHAB, LP
CONTACT: ERIK DE VRIES
4430 LIVELY LANE
DALLAS, TEXAS 75220
PHONE: (214) 762-7334

SURVEYOR:
ROGERS ENGINEERING, INC.
RODNEY K. ROGERS, P.S.M.
1105 SE 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 622-9214

SURVEYOR:
CFB SURVEYING
TYLER P. TRACZ, P.S.M.
4450 NE 83RD ROAD
WILDWOOD, FLORIDA 34785
PHONE (352) 748-3126

PREPARED BY:
TILLMAN & ASSOCIATES ENGINEERING, LLC
KEVIN L. ATCHLEY, P.E.
1720 SE 16th AVENUE, BLDG. 100
OCALA, FLORIDA 34471
PHONE (352) 387-4540
FAX (352) 387-4545

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 29756

REVISIONS | DATE

MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

COVER

DATE 01-13-26
DRAWN BY AS
CHKD. BY JSW
JOB NO. 23-8256

This item has been digitally signed and sealed by Jeremy Wilcox on the date adjacent to the seal. Signature must be verified on any electronic copies.

SHT. 01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Sumter County\Wildwood Hospital CR44A\CIVIL\CONSTRUCTION_WORKING\Revised Plans from Primaverse\DWG\01- Cover.dwg, 1/13/2026 4:34:03 PM, DWG To PDF.pc3

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OR WORK.CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770, IN ACCORDANCE WITH CHAPTER 556, FLORIDA STATUTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF ***CITY OF WILDWOOD*** AND FDOT.
3. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH ***CITY OF WILDWOOD*** SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
6. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
7. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE EXISTING FACILITIES AND / OR FENCING FROM THE SITE AS SHOWN ON PLANS.
8. THE CONTRACTOR SHALL NOTIFY ***CITY OF WILDWOOD*** ENGINEERING DIVISION AND TILLMAN AND ASSOCIATES ENGINEERING, LLC AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN A ***SUMTER COUNTY*** R/W PERMIT PRIOR TO COMMENCING WORK WITHIN ***SUMTER COUNTY*** R/W's AND A ***CITY OF WILDWOOD*** R/W PERMIT PRIOR TO COMMENCING WORK WITHIN ***CITY OF WILDWOOD*** R/Ws.
9. A MINIMUM SEPARATION OF 1.5 FEET BETWEEN THE LIMEROCK BASE AND THE HIGHEST GROUNDWATER ELEVATION SHALL BE MAINTAINED WITHIN THE RIGHT-OF-WAY.
CONTRACTOR TO NOTIFY ENGINEER IF 1.5 FEET OF SEPARATION IS NOT ACHIEVED.
10. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. PER SECTION 62-371, CODE OF ORDINANCES: FOR ANY WORK WITHIN PUBLIC RIGHT OF WAYS, A RIGHT OF WAY UTILIZATION PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
12. TREE PROTECTION - PROTECT TREES AND TREE ROOTS FROM DEVELOPMENT AND INFRASTRUCTURE IN ACCORDANCE WITH THE TREE PRESERVATION PLANS. DIRECTIONAL BORING IS REQUIRED WITHIN THE CRITICAL ROOT ZONES ON ALL TREES TO REMAIN.
13. DURING CONSTRUCTION, ALL REASONABLE STEPS TO PROTECT TREES AND VEGETATION SHALL BE TAKEN AS DESCRIBED IN ANSI A300 PART 5, PART 6, AND PART 9. NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE DRIPLINE OF ANY TREE.

WATERMAIN CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE ***CITY OF WILDWOOD*** MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
2. SEPARATION REQUIREMENTS (SEE TABLE 1.8-UTILITY SEPARATIONS)

2.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:

2.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 5' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER AS DEFINED IN PART III OF CHAPTER 62-610, F.A.C.

2.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

2.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE SEWER.

2.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:

2.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

2.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

2.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPELINE SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPLINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

2.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.

2.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE A T LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPLINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C..

2.5. EXCEPTIONS / MITIGATION:
ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.

3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
5. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
6. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
7. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 30 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
8. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
9. MARK DRINKING WATER SERVICES WITH 4' X 4" X 8' PT POST PAINTED BLUE ON END.
10. PIPE MATERIALS: ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS. (A) PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900 AND C905, LATEST EDITION, THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS. (B) DUCTILE IRON - SHALL CONFORM TO ANSI/AWWA A21.51/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED. DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111. SERVICES - SHALL BE IN ACI 51/C151 CORDANCE WITH AWWA C901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE ***CITY OF WILDWOOD*** UTILITIES DIVISION. ALL VALVES SHALL BE OPERATED BY ***CITY OF WILDWOOD*** PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSI/AWWA C651-92 AND ***CITY OF WILDWOOD*** UTILITIES DIVISION MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 3 WHICH INCLUDES A FULL FLUSH.
12. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
13. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
14. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
16. NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
17. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM - TYPE SANITARY SEWER, AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY - OR PRESSURE - TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
18. WATER SERVICES ARE TO TERMINATE 1' OUTSIDE ROW ALONG THE PROPERTY LINE.
19. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER JURISDICTION. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
20. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3.F.A.C, USING BLUE AS A PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE. WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL. AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPED APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO EACH SIDE OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGORUND PIPE.) [FAC 62-555.320(21)(b)3]
21. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b)3, AND RSWM 8.4.2]
22. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE. BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE, AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURER RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(21)(b)3, AND RSWM 8.5.2]
23. ALL WATERMAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND RSWM 8.5.4]
24. NEW OR ALTERED WATERMAINS WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATERMAINS WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.
25. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, WILL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.

SANITARY SEWER NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE ***CITY OF WILDWOOD*** MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
2. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. MINIMUM AS BUILT 2' PVC SEWER LINE SLOPE WILL BE 0.40% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 4' X 4" X 8' PT POST PAINTED GREEN ON END.
8. PIPE MATERIAL IS SDR-26 UNLESS OTHERWISE NOTED.
9. A MINIMUM 1.04% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
10. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAIN STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN.
11. LEAKAGE TEST ARE SPECIFIED REQUIRING THAT
   A) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
   B) EXFILTRATION OR INFILTRATION TESTS ARE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
   C) AIR TESTS, AS MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
12. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 10.8E, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.TESTING REQUIREMENTS SPECIFY:
   1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
   2) USING A RIGID BALL OR MANDREL FOR THE TESTING. DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
   3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
13. ALL TESTING WILL BE DONE IN ACCORDANCE WITH CITY OF WILDWOOD SPECIFICATIONS.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	ALTERNATE 3 FT. MINIMUM Water Main
VACUUM SANITARY SEWER	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches is preferred 6 inches minimum	ALTERNATE 3 FT. MINIMUM Water Main
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (2)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	ALTERNATE 6 FT. MINIMUM Water Main
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft. minimum	—	—

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

Disclaimer - This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

FORCE MAIN NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE ***CITY OF WILDWOOD*** MANUAL OF STANDARDS AND SPECIFICATIONS FOR FORCE MAIN CONSTRUCTION.
2. PIPE LENGTHS SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSIONS WHERE NEEDED, UNLESS OTHERWISE NOTED.
5. ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
6. ALL NON-METALLIC FORCE MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC FORCE MAINS SHALL BE EITHER A SOLID GREEN COLOR OR WHITE WITH GREEN LETTERING. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE,AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
7. HYDROSTATIC & LEAKAGE TESTING OF THE FORCE MAIN SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600.
8. PIPE MATERIALS:
PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139. DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
9. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS IN THE PROPOSED FORCE MAIN, AS SHOWN ON PLANS. HIGH POINTS IN THE FORCEMAIN ARE DEFINED AS A CHANGE IN ELEVATION TIMES THE DIAMETER OF THE PIPE.
10. ALL FORCE MAINS TO BE CONSTRUCTED WITH A MINIMUM OF 3' FEET OF COVER.
11. TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
   A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
   B. ALL SEWER MAINS SHALL BE LAMPED BY A ***CITY OF WILDWOOD*** REPRESENTATIVE.
   C. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT.
   D. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
   E. DEFLECTION TEST ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCEMAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

REUSE NOTES

1. ALL REUSE AND EFFLUENT DISPOSAL SYSTEMS TO BE OWNED AND MAINTAINED BY ***CITY OF WILDWOOD*** SHALL BE A SOLID PURPLE COLOR.
2. REUSE AND EFFLUENT REUSE MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12" pipes 16" & LARGER SHALL BE AWWA C-905, OR 25. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION, FOR LAYING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
3. DEPTH OF REUSE AND EFFLUENT REUSE LINES TO BE 30" BELOW FINISHED GRADE.
4. REUSE AND EFFLUENT REUSE MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. ALL REUSE AND EFFLUENT REUSE MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON PIPE AND SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.
6. ALL IRRIGATION SLEEVING UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.

EROSION CONTROL NOTES

1. DURING CONSTRUCTION, THE CONTRACTORS SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN.
3. SODDING OF DETENTION PONDS SHOULD BE ACCOMPLISHED WITHIN 14 DAYS OF POND GRADING TO MINIMIZE EROSION POTENTIAL.
4. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED WITHIN ONE FOOT PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
5. IF DURING CONSTRUCTION, THE PROPOSED EROSION SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH ***S.W.F.W.M.D.*** AND ***CITY OF WILDWOOD*** EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
6. A 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
7. ALL SODDED AND/OR SEEDED AREAS MUST BE WATERED AS NECESSARY DURING CONSTRUCTION AND 2 MONTHS AFTER COMPLETION OF CONSTRUCTION IN ORDER TO ENSURE STABILIZATION AND SURVIVAL.

PAVING AND DRAINAGE NOTES

1. PIPE LENGTH IS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
3. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
4. FIVE (5) FEET OF



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Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 28795

REVISIONS

DATE:

MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

AERIAL PHOTOGRAPH

DATE 01-13-26
DRAWN BY AS
CHKD. BY JSW
JOB NO. 23-8256

JEREMY WILCOX LICENSE No. 94899 STATE OF FLORIDA PROFESSIONAL ENGINEER

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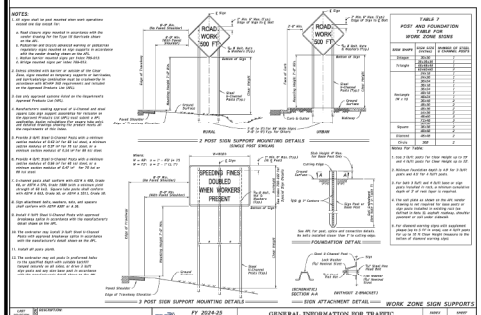

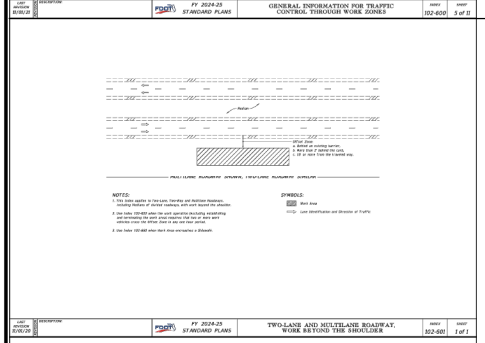

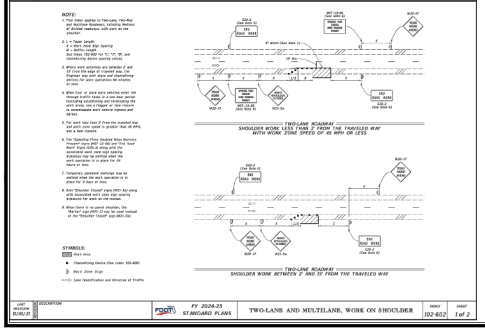

RESTORE ALL DISTURBED R/W
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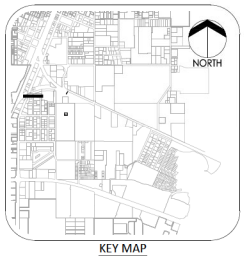

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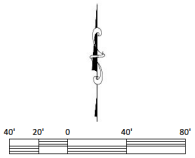
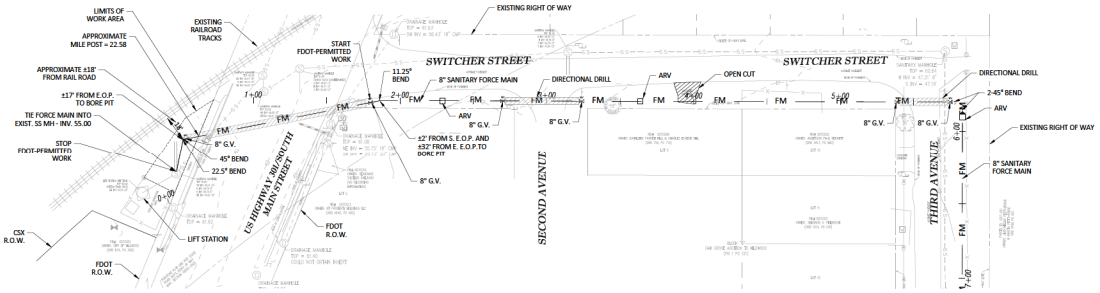


SCALE IN FEET
1" = 40'



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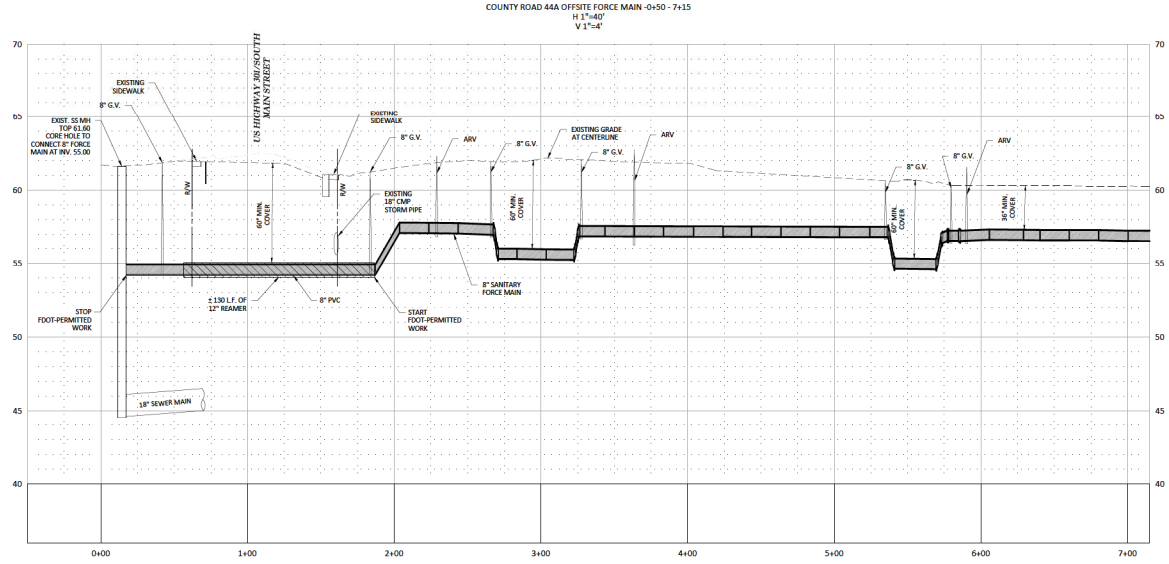

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Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

E HWY 44A FORCE MAIN
PLAN & PROFILE

DATE 01-15-26
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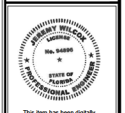
JOB NO. 23-8256



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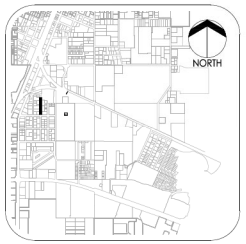

KEY MAP
NTS

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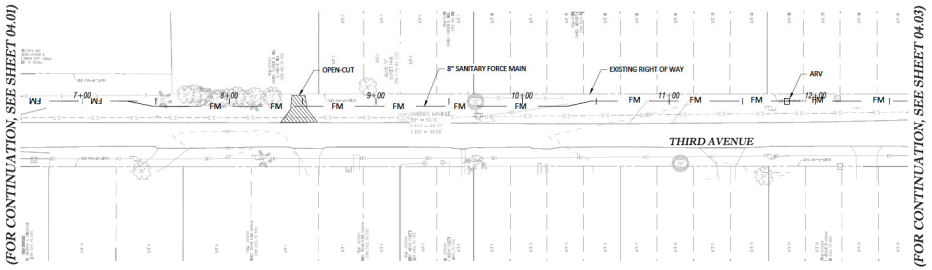
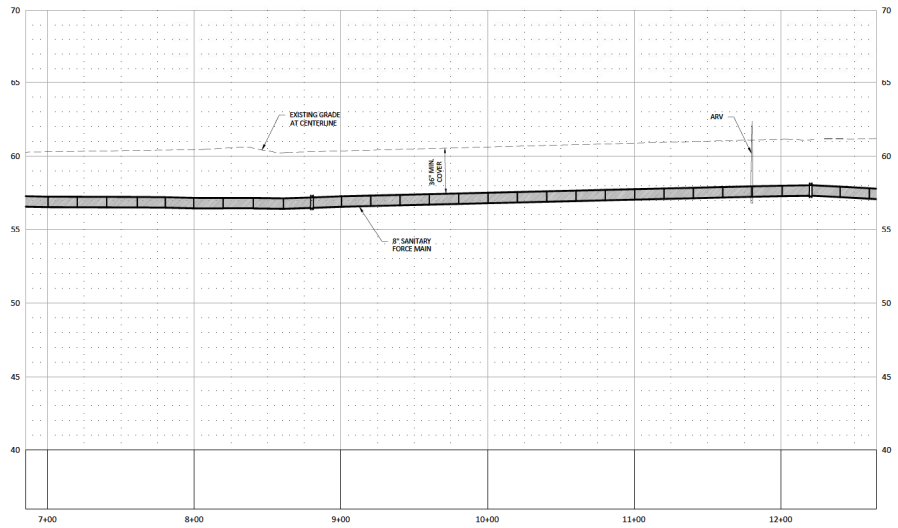
SCALE IN FEET
1" = 40'



COUNTY ROAD 44A OFFSITE FORCE MAIN 6+85 - 12+65
H 1"=40'
V 1"=4'



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MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA

E HWY 44A FORCE MAIN
PLAN & PROFILE

DATE 01-15-26
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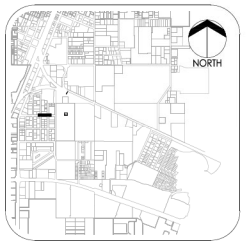

KEY MAP
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SCALE IN FEET
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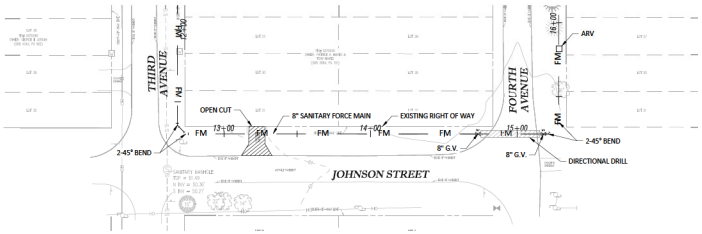
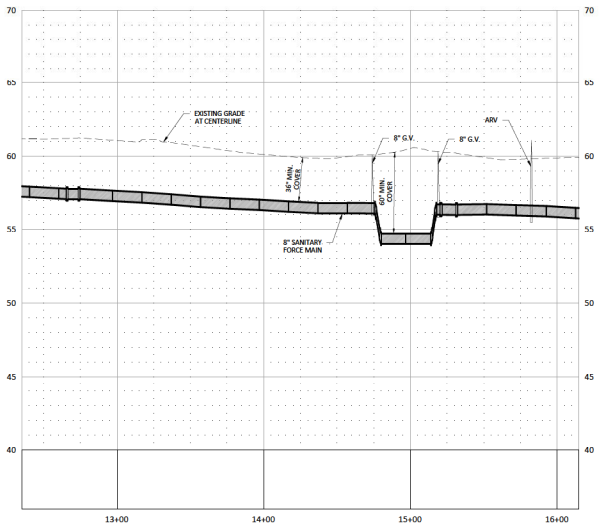
(FOR CONTINUATION, SEE SHEET 04.02)

(FOR CONTINUATION, SEE SHEET 04.04)



COUNTY ROAD 44A OFFSITE FORCE MAIN 12+35 - 16+15
H 1"=40'
V 1"=4'



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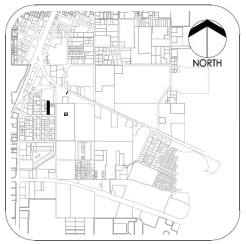

KEY MAP
NTS

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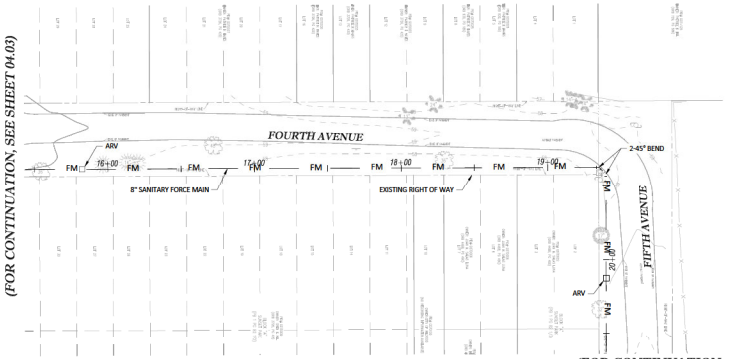
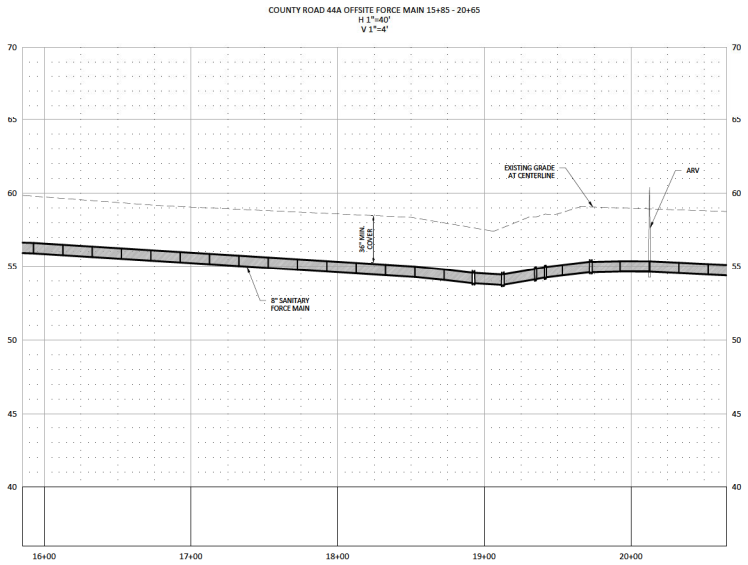
SCALE IN FEET
1" = 40'





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Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

MAJOR SITE PLAN
EXALT HEALTH - WILDWOOD
CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA

E HWY 44A FORCE MAIN
PLAN & PROFILE

DATE 01-15-26
DRAWN BY RAP
CHKD. BY JSW
JOB NO. 23-8256

JEREMY WILCOX
No. 94895
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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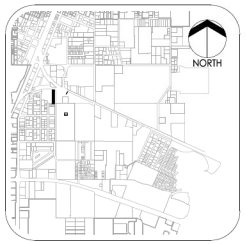

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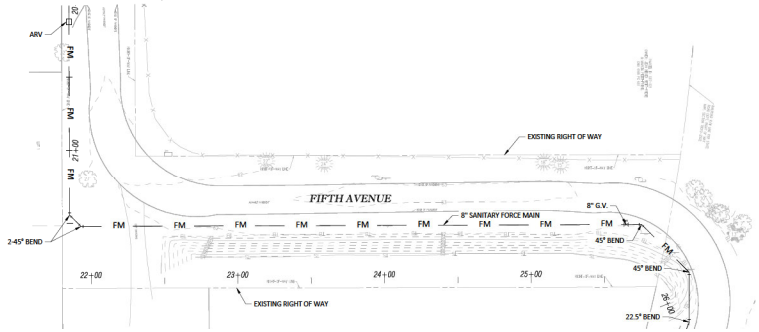
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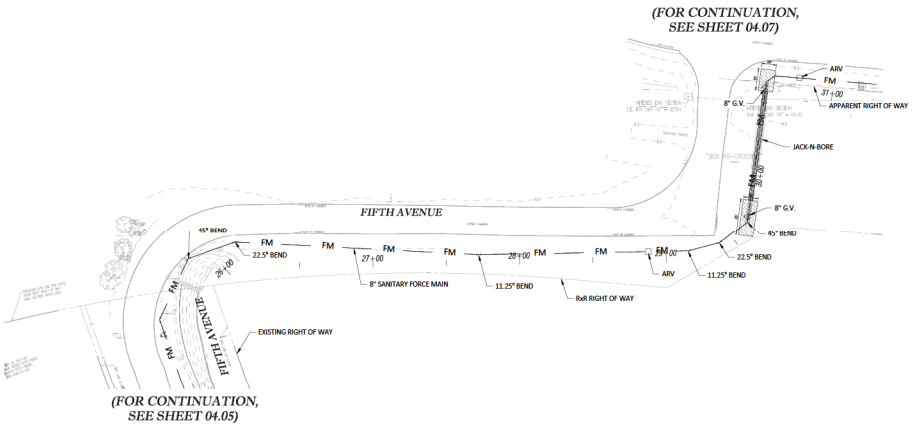
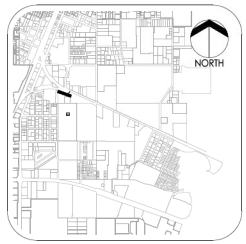
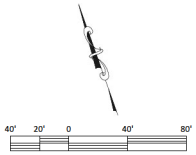






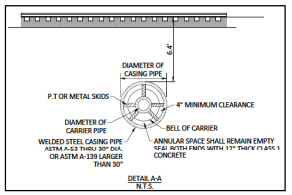
CONSTRUCTION NOTE:

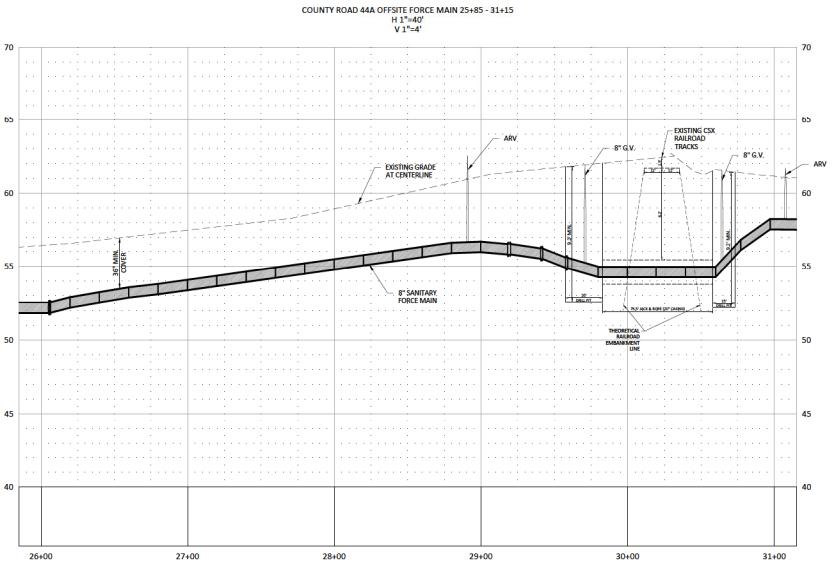
1. RESTORE ALL DISTURBED FDOT R/W WITH SOD ACCORDING TO SPECIFICATION 570 AND 581.
2. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AS WELL AS PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION.

NOTE: ALL EXCAVATED SOIL WITHIN RxR R/W SHALL REMAIN ON R/W FOR ANY EXCAVATED SOIL THAT REQUIRES OFF-SITE DISPOSAL, THE LICENSEE IS REQUIRED TO USE ONLY CSX APPROVED LABORATORIES, TRANSPORTERS AND DISPOSAL FACILITIES. ALL DISPOSAL-RELATED DOCUMENTS (MANIFEST, PROFILE, ETC.) MUST GO THROUGH THE CSX DISPOSAL APPROVAL PROCESS MANAGED BY CCRENVIRONMENTAL SOULTIONS, LLC.

NOTES:

1. THE FRONT OF THE CASING PIPE SHALL BE PROVIDED WITH MECHANICAL ARRANGEMENTS OR DEVICES THAT WILL POSITIVELY PREVENT THE AUGER FROM LEADING THE PIPE SO THAT NO UNSUPPORTED EXCAVATION IS AHEAD OF THE PIPE.
2. CASING PIPE ENDS MUST BE SEALED ACCORDING TO CSX SPECIFICATIONS.





PIPELINE CONTENT DETAILS

Commodity Description:	SANITARY SEWER
Maximum Operating Pressure:	100
Is Commodity Flammable:	☐ Yes ☑ No

CARRIER/CASING PIPE DETAILS

	Carrier Pipe	Casing Pipe
Pipe Material:	PVC	STEEL
Material Specifications & Grade:	DR18 C900	ASTM A-53 GRADE B
Specified Minimum Yield Strength:	N/A	35,000 PSI
Nominal Size Outside Diameter (Inches):	8 IN.	20 IN.
Wall Thickness (Inches):	0.503 IN.	0.375 IN.
Type of Seam:	SEAMLESS	SEAMLESS
Type of Joints:	GASKETED BELL & SPIGOT	WELDED
Tunnel Liner Plates Required:	☐ Yes ☑ No	
Cathodic Protection:	☐ Yes ☑ No	Type:
Protective Coating:	☐ Yes ☑ No	Type:
Temp. Track Support or Rip-Rap Req.:	☐ Yes ☑ No	Must Describe & Show on Dwg.

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CITY OF WILDWOOD, SUMMER COUNTY, FLORIDA

E HWY 44A FORCE MAIN
PLAN & PROFILE

DATE 01-15-26
DRAWN BY RAP
CHKD. BY JSW
JOB NO. 23-8256

JEREMY WILCOX License No. 94886 STATE OF FLORIDA PROFESSIONAL ENGINEER

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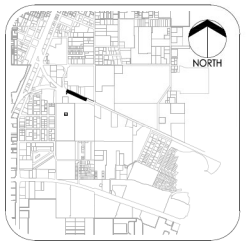

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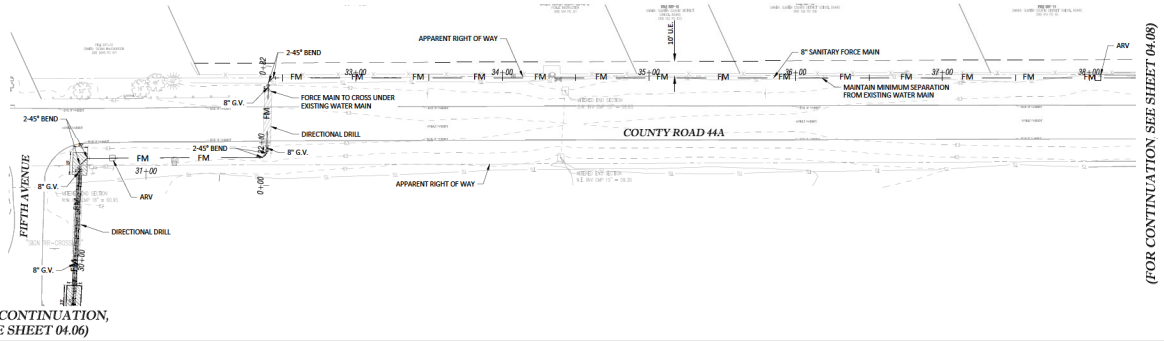
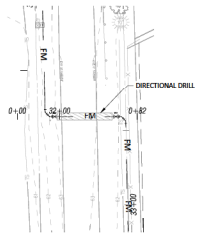
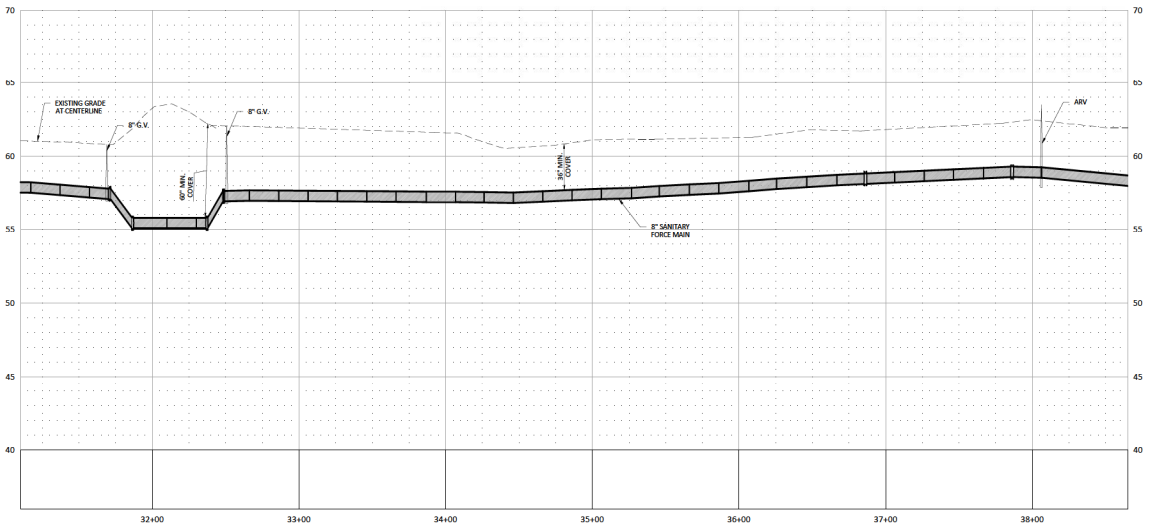


(FOR CONTINUATION, SEE SHEET 04.06)

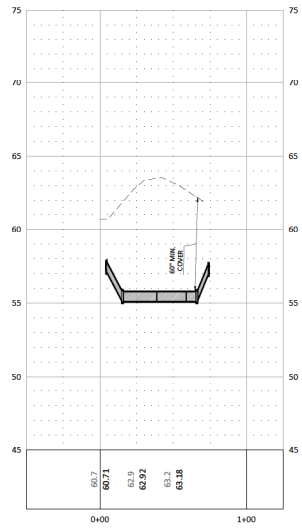
(FOR CONTINUATION SEE SHEET 04.08)



COUNTY ROAD 44A OFFSITE FORCE MAIN 31+10 - 38+65
H 1"=40'
V 1"=4'



CR 44 A Directional Drill -0+50 - 1+25
H 1"=40'
V 1"=4'



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LICENSE
No. 94899
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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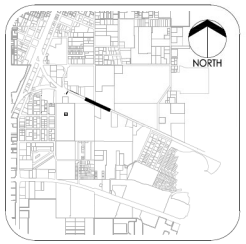

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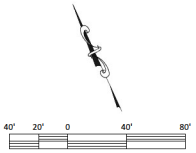

SCALE IN FEET
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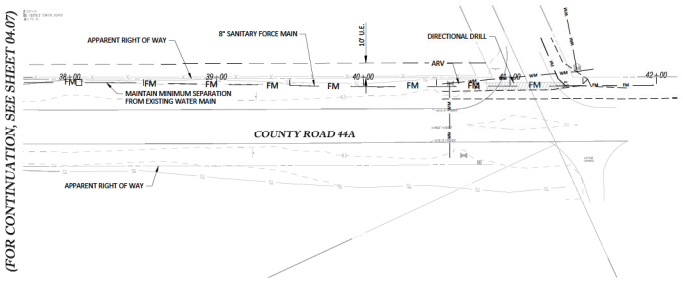

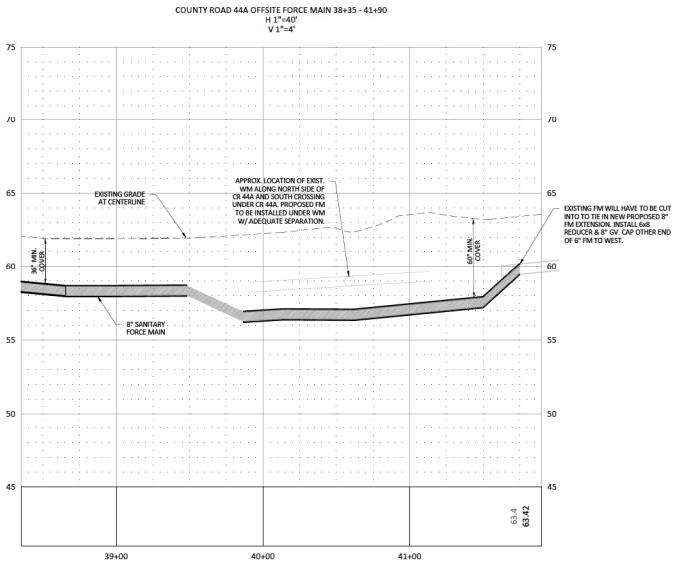

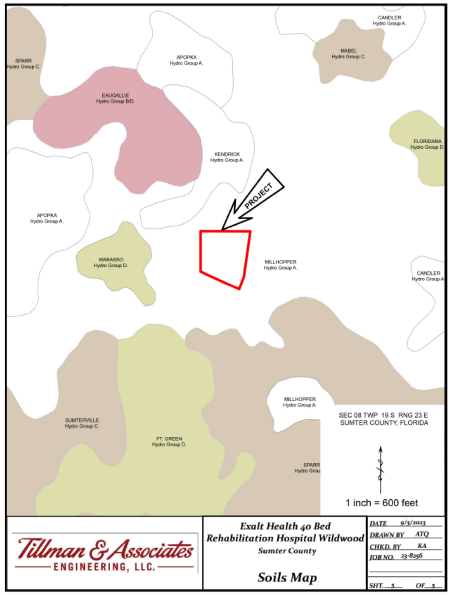

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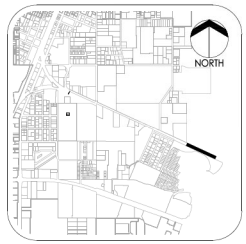

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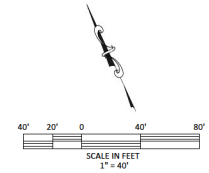

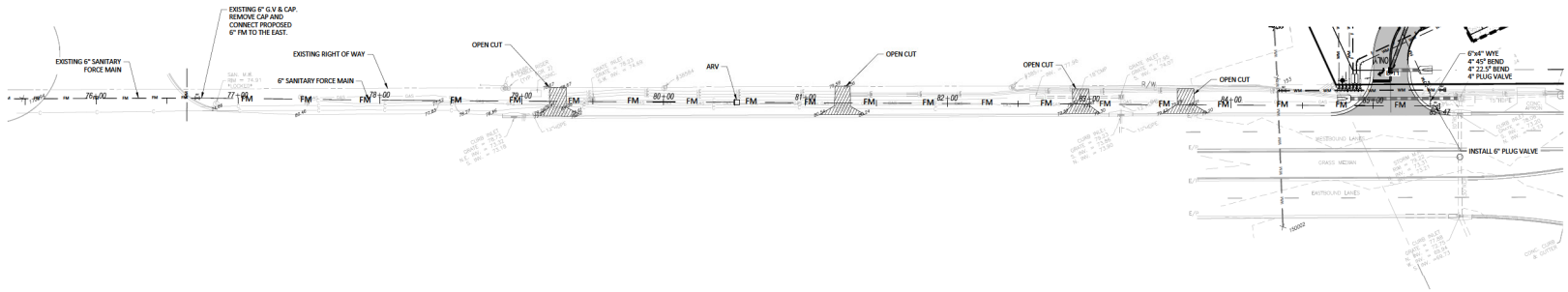

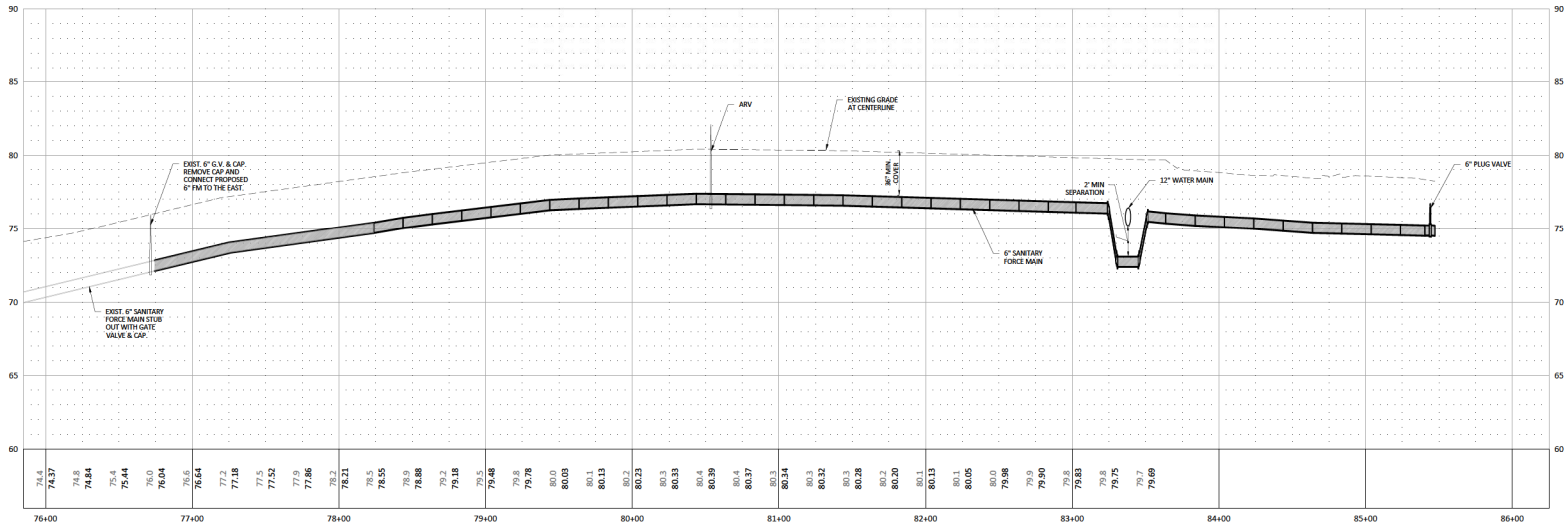

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WASTEWATER COLLECTION SYSTEM

SCOPE

THE WORK UNDER THIS SECTION INCLUDES THE FURNISHING, INSTALLING AND/OR LAYING, JOINTING, AND TESTING OF ALL SEWER LINES, MANHOLES, FITTINGS AND APPURTENANCES, INCLUDING NECESSARY SERVICE CONNECTIONS, REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. THE CONTRACTOR SHALL ALSO PERFORM ALL INCIDENTAL CONSTRUCTION AND/OR REMOVAL WORK AND OTHER PROVISIONS IN REGARD TO EXISTING SEWER OPERATIONS AND MODIFICATIONS AS IS REQUIRED TO PERFORM THE NEW WORK.

GENERAL

ALL MATERIAL SHALL BE FREE FROM DEFECTS IMPAIRING STRENGTH AND DURABILITY AND BE OF THE BEST COMMERCIAL QUALITY FOR THE PURPOSE SPECIFIED. IT SHALL HAVE STRUCTURAL PROPERTIES SUFFICIENT TO RESIST ALL FLOTATION OR WITHSTAND STRAINS AND STRESSES TO WHICH IT IS NORMALLY SUBJECTED AND BE TRUE TO DESIGN.

POLYVINYLCHLORIDE (PVC) PIPE & FITTINGS

PIPE AND FITTINGS FOR GRAVITY SEWER CONSTRUCTION SHALL BE MANUFACTURED FROM VIRGIN MATERIAL AND SHALL MEET THE REQUIREMENTS OF ASTM D3034 – LATEST. THE PIPE SHALL BE SDR 35 OR GREATER FOR DEPTHS LESS THAN 10'. THE PIPE SHALL BE SDR 26 FOR DEPTHS GREATER THAN 10'. ALL JOINTS SHALL BE COMPRESSION TYPE JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 – LATEST.

MANHOLES

MANHOLES SHALL BE THE SIZE AND DEPTH SHOWN ON THE DRAWINGS AND SHALL BE PRECAST REINFORCED CONCRETE BARRELS AND CONES CRATED AS SPECIFIED.

PRECAST CONCRETE SECTIONS SHALL CONFORM TO THE ASTM SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS DESIGNATION C478 – LATEST, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

CEMENT SHALL MEET THE REQUIREMENTS OF ASTM C150 – LATEST, SPECIFICATIONS FOR PORTLAND CEMENT, TYPE II. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MINIMUM WALL THICKNESS SHALL BE 5", OR 1/12 THE INSIDE DIAMETER AS SHOWN, WHICHEVER IS GREATER. RINGS SHALL BE CUSTOM MADE WITH OPENINGS TO MEET INDICATED PIPE ALIGNMENT CONDITIONS AND INVERT ELEVATIONS.

JOINT CONTACT SURFACES SHALL BE FORMED WITH MACHINED CASTINGS. THEY SHALL BE EXACTLY PARALLEL WITH A 2- 1 SLOPE AND MINIMAL 1/16" CLEARANCE WITH THE TONGUE CENTERED WITH A PROPER RECESS FOR THE INSTALLATION OF AN O-RING RUBBER GASKET, CONFORMING TO ASTM C443 – LATEST, JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET OR RAMNEK PME MOLDED PLASTIC JOINT SEALER WITH JOINTS PRE-PRIMED.

WITH THE EXCEPTION OF JOINT CONTACT SURFACES, AND THE INTERIOR SURFACES OF ALL OPENINGS TO RECEIVE THE SEWER PIPE AND A 1" ANNULAR RING AROUND THE EXTERIOR AND INTERIOR OF SAID OPENINGS, THE INTERIOR AND EXTERIOR OF ALL MANHOLE SHALL BE COATED WITH ECLIPSE 300 AS MANUFACTURED BY ECLIPSE CO., P.O. BOX 1000, WILMINGTON, NC 28402-1000 OR APPROVED AT THE RATE OF ONE GALLON PER 100 S.F. THE WATERPROOFING MATERIALS SHALL BE APPLIED BY BRUSH OR SPRAY AND IN ACCORDANCE WITH THE INSTRUCTIONS OF THE MANUFACTURER. TIME SHALL BE ALLOWED BETWEEN COATS TO PERMIT SUFFICIENT DRYING SO THAT THE APPLICATION OF THE SECOND COAT HAS NO DISTURBING EFFECT ON THE FIRST COAT. THE SECOND COAT SHALL BE APPLIED AFTER THE FIRST COAT IS DRY. ADDITIONAL COATING OR TOUCH UP WILL BE REQUIRED AFTER MANHOLE INSTALLATION IF SO DIRECTED BY THE ENGINEER.

EXISTING OR NEW MANHOLES RECEIVING FLOW FROM A FORCE MAIN WILL REQUIRE AN ASRU SURE DROP HDPE LINER OR APPROVED EQUAL.

MANHOLE FRAMES AND COVERS

FRAMES AND COVERS SHALL BE CAST IRON OF THE TYPE AND SIZE SHOWN ON THE DRAWINGS. CASTINGS SHALL BE MADE OF GOOD QUALITY, STRONG, TOUGH, EVEN GRAINED CAST IRON, AND SHALL BE SMOOTH, FREE FROM SCALE, LUMPS, BLISTERS, SANDHOLES AND DEFECTS OF ANY NATURE WHICH SHOULD RENDER THEM UNFIT FOR THE SERVICE FOR WHICH THEY ARE INTENDED. THEY SHALL BE THOROUGHLY CLEANED AND PAINTED WITH A COAT OF BITUMINOUS PAINT. CASTINGS SHALL BE GRAY IRON CASTINGS CONFORMING TO ASTM A48 – LATEST SPECIFICATIONS FOR GRAY IRON CASTINGS, CLASS NO. 30, OR GRADE 60-40-18 DUCTILE IRON MEETING THE REQUIREMENTS OF ASTM A536 – LATEST, STANDARD SPECIFICATION FOR DUCTILE IRON CASTINGS. IN EITHER CASE, MANHOLE FRAME AND COVER SHALL BE DESIGNED TO WITHSTAND AN HS20-44 LOADING DEFINED IN THE AASHTO SPECIFICATIONS. FRAMES AND COVERS SHALL BE MACHINED OR GROUND AT TOUCHING SURFACES SO AS TO SEAT FIRMLY AND PREVENT ROCKING.

EXCAVATION AND BACKFILL

EXCAVATION AND BACKFILL CONSISTS OF EXCAVATING FOR SANITARY SEWER, AND ALL OTHER PIPELINES, MANHOLES, AND SIMILAR STRUCTURES WITH THE FOLLOWING AMENDMENTS TO SECTION 125 OF F.D.O.T. STANDARD SPECIFICATIONS.

WHEN SOIL BORINGS ARE PROVIDED BY THE ENGINEER OR OWNER, THEY SHALL BE CONSIDERED AS SUPPLEMENTAL INFORMATION AND SHALL NOT BE CONSIDERED AS DEFINITIVE OF THE SUBSOIL CONDITIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ASSESSING SUBSOIL CONDITIONS FOR THE ENTIRE PROJECT.

SECT. 125.8 BACKFILLING – THE REQUIREMENTS SPECIFIED SHALL ALSO INCLUDE THE SANITARY SEWER, MANHOLES, FORCE MAIN AND RELATED FACILITIES.

SECT. 125.8.3.3 COMPACTION – THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 12" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE OR WITHIN 4' THEREOF, THE BACKFILL FOR THE THIRD STAGE SHALL BE FINISH GRADED SHALL THE MANNER REQUIRED FOR THE FIRST AND SECOND STAGES AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. WHERE PAVEMENT IS NOT TO BE CONSTRUCTED OVER THE PIPE, THE THIRD STAGE SHALL BE COMPACTED TO APPROXIMATELY EQUAL TO THAT OF THE ADJACENT SOIL AND NO TESTING WILL BE REQUIRED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING OF THE BACKFILL COMPACTION. THE TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. DENSITY TESTS SHALL BE TAKEN ON EACH 12" LAYER AT INTERVALS NOT TO EXCEED 300 L.F. AND AT EACH PERPENDICULAR SECTION OF PIPELINE.

PIPE LAYING

PIPE LAYING SHALL BE DONE ONLY AFTER A CAREFUL INSPECTION OF EACH PIECE HAS BEEN CONDUCTED AND DEFECTIVE PIPE DISCARDED AND REPLACED IMMEDIATELY. THE PIPE GRADE MAY BE ESTABLISHED BY USE OF LASER BEAM EQUIPMENT.

THE LAYING OF PIPE SHALL COMMENCE AT THE LOWEST POINT, WITH THE SPIGOT ENDS POINTED THE DIRECTION OF FLOW, AND PROCEED UPWARD IN GRADIENT WITH THE ENDS ABUTTING AND TRUE TO LINE AND GRADE.

UNDER NO CIRCUMSTANCES SHALL PIPE BE LAID IN WATER, AND NO PIPE SHALL BE LAID WHEN THE TRENCH CONDITIONS OR WEATHER IS UNSUITABLE FOR WORKING BY THE ENGINEER. AT ALL TIMES WHEN WORK IS NOT IN PROGRESS, THE OPEN ENDS OF PIPE SHALL BE CLOSED BY MEANS OF WATERTIGHT PLUGS SO THAT NO WATER, EARTH, OR OTHER SUBSTANCE CAN ENTER THE PIPE. ANY TRENCH CONTAINING SHELL POINT, ETC.) REQUIRED FOR PROPER ALIGNMENT OF PIPE SHALL BE DONE BY THE CONTRACTOR AT HIS OWN EXPENSE, AND NO PIPE SHALL BE LAID IN THE DEWATERED TRENCH UNTIL APPROVAL IS MADE BY THE ENGINEER.

OPENINGS SUCH AS STUBS, WYES, TEES OR OTHER SERVICES ALONG THE LINES SHALL BE SECURELY CLOSED BY MEANS OF AN APPROVED STOPPER THAT FITS INTO THE BELL OF THE PIPE AND IS RECOMMENDED BY THE PIPE MANUFACTURER. THIS STOPPER SHALL BE JOINTED IN SUCH A MANNER THAT IT MAY BE REMOVED AT SOME FUTURE TIME, IF IT IS NECESSARY TO EXTEND THE LINE. AT THE CLOSE OF EACH DAY'S WORK, AND AT OTHER TIMES WHEN PIPE IS NOT BEING LAID, THE END OF THE PIPE SHALL BE TEMPORARILY CLOSED WITH A CLOSE-FITTING STOPPER APPROVED BY THE ENGINEER.

ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT THE ENTRANCE OF MUD, SAND OR OTHER FOREIGN MATERIAL INTO THE SEWER LINES DURING THE CONSTRUCTION PERIOD. THE SEWER LINES SHALL BE CLEANED OF ALL DIRT, JOINTING MATERIAL, AND SUPERFLUOUS MATERIALS OF EVERY DESCRIPTION. THE CONTRACTOR SHALL FLUSH ALL SEWER LINES CONSTRUCTED UNDER THIS CONTRACT WITH CLEAN WATER, PRIOR TO FINAL INSPECTION TO ASSURE COMPLETE REMOVAL OF ALL DEBRIS AND FOREIGN MATERIAL, AND TO THE SATISFACTION OF THE ENGINEER.

SEWER SERVICE CONNECTION

TYPES OF SERVICE CONNECTIONS SHALL BE SHOWN ON THE DRAWINGS. ALTHOUGH THE GENERAL LOCATION OF CONNECTIONS MAY BE SHOWN ON THE DRAWINGS, THE ACTUAL LOCATION SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO APPROVAL BY THE CITY INSPECTOR AND ENGINEER. EACH SERVICE CONNECTION SHALL BE ACCURATELY RECORDED BY STATIONING ON THE AS-BUILT DRAWINGS AND SHALL BE FURNISHED TO THE ENGINEER.

SERVICE LINES SHALL BE CONNECTED TO THE SEWER LINES BY MEANS OF A WYE FITTING WITH A BRANCH AS SHOWN ON THE STANDARD DRAWINGS. IN THE ABSENCE OF AN EXISTING WYE, CONNECTIONS OF NEW SERVICE LINES SHALL BE MADE BY CUTTING OUT A SECTION OF THE MAIN AND INSERTING A WYE OF THE MANUFACTURER AS THE PIPE. THE BRANCH OF THE WYE FITTING WILL BE ELEVATED AS DIRECTED DEPENDING ON THE DEPTH OF THE SEWER AND THE ELEVATION OF THE PROPERTY TO BE SERVED. EIGHT BENDS WILL BE USED TO CONNECT SERVICE LINE AT THE WYE BRANCH.

SERVICE LINES SHALL EXTEND FROM THE SEWER TO THE PROPERTY LINE AND BE PLUGGED, UNLESS OTHERWISE SHOWN. ALL SERVICE LINES SHALL BE 4" IN DIAMETER UNLESS A DOUBLE SERVICE. MARKERS SHALL BE INSTALLED AT THE END OF EACH SERVICES OR DEPENDS AND THEIR LOCATIONS RECORDED.

INSTALLATION OF PLUGGED WYES WHERE INDICATED ON THE DRAWINGS WILL BE MADE AS DIRECTED. PLUGS SHALL BE OF THE TYPE AND SIZE REQUIRED TO MATCH THE PIPE AND SHALL BE WATER-TIGHT AND ENGINEERED WITHOUT BREAKING PIPE.

AN EMS SANITARY MARKER #3353 (GREEN) MANUFACTURED BY AUTOMATION PRODUCTS COMPANY, AUSTIN, TEXAS, SHALL BE INSTALLED OVER EACH SANITARY SEWER SERVICE LATERAL, IF SO REQUIRED BY THE CONSTRUCTION DETAILS OF THE DRAWINGS. THE CONSTRUCTION DETAILS SHALL INDICATE IF THESE MARKERS ARE REQUIRED, AND IF SO, THE REQUIRED LOCATION AND DEPTH.

FIELD TESTING

ALL WORK CONSTRUCTED SHALL BE SUBJECT TO VISUAL INSPECTION FOR FAULTS OR DEFECTS AND ANY SUCH SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AND SHALL PROVIDE NECESSARY EQUIPMENT FOR TESTING AND LAMPING THE SYSTEM AFTER COMPACTION IN THE PRESENCE OF, AND UNDER THE SUPERVISION AND INSTRUCTION OF THE CITY, STAFF INSPECTOR, OR ENGINEER. ALL COSTS FOR TESTING DISTINCT BELOW SHALL BE BORNE BY THE CONTRACTOR. LAMP TESTS SHALL BE OBSERVED FIRST HAND BY THE CITY INSPECTOR AND ENGINEER. UPON COMPLETION, EACH SECTION OF SEWER LINE SHALL SHOW A FULL CIRCLE OF LIGHT WHEN LAMPED BETWEEN MANHOLES.

FOLLOWING FULL COMPACTION OF UNDERCOX BASE AND PRIOR TO ASPHALT, THE PIPE SHALL BE SUBJECTED DEFLECTION TESTING. MANDREL SHALL BE CYLINDRICAL IN SHAPE AND HAVE A DIAMETER EQUAL TO 95% OF THE SPECIFIED INSIDE DIAMETER OF THE PIPE BEING TESTED AND CONNECTED. AFTER WHICH EXCAVATING MAY PROCEED TO THE TOP OF THE TRENCH. THE CONTRACTOR IS REQUIRED TO MAINTAIN THIS CONDITION, ENSURING THAT ANY DEFLECTIONS, FLOTATION, ETC., DO THAT FINAL INSPECTION OF COMPLETED SECTIONS WILL BE FACILITATED.

IF, IN THE OPINION OF THE CITY INSPECTOR OR ENGINEER, INFILTRATION APPEARS EXCESSIVE, THE CONTRACTOR SHALL VIDEO THE SECTIONS IN QUESTION.

FOLLOWING COMPLETION OF THIS BACKFILL COVER, THE COMPLETE SEWER LINE SHALL BE TESTED UTILIZING A LOW PRESSURE AIR TEST. THE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES SHALL BE IN STRICT ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION UNI-B-6-90 "RECOMMENDED PRACTICE FOR LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE". THE CONTRACTOR SHALL FURNISH SUITABLE TEMPORARY TESTING PLUGS OR CAPS, PRESSURE GAUGES, AIR PUMPS, ETC. AND ANY OTHER NECESSARY EQUIPMENT AND ALL LABOR REQUIRED, WITHOUT ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE TESTING EQUIPMENT AND THE PUBLIC AND SHALL TO ADVISE THE CONTRACTOR PRIOR TO THE TEST. IF THE SECTION OF PIPE FAILS TO PASS THE TESTS, THE CONTRACTOR SHALL DO EVERYTHING NECESSARY TO LOCATE, UNCOVER (EVEN TO THE EXTENT OF UNCOVERING THE ENTIRE SECTION) AND REPAIR OR REPLACE THE DEFECTIVE PIPE FITTING, JOINT OR OTHER APPURTENANCE, AND RETEST THE REPAIRED SECTION WITHOUT ADDITIONAL COMPENSATION. UPON COMPLETION OF THE TESTING, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY TESTING PLUGS OR CAPS AND OTHER EQUIPMENT AND SHALL RESTORE THE PIPE TO A CONDITION READY FOR SERVICE. ALL TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE CITY INSPECTOR OR AN AUTHORIZED REPRESENTATIVE OF THE ENGINEER.

ALL SANITARY SEWER AIR TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE PROJECT SUBSTANTIAL COMPLETION DATE.

ALL SANITARY SEWER MUST MAINTAIN NO MORE THAN 0.25" OF RAIL SUBJECT TO APPROVAL BY THE ENGINEER AND CITY INSPECTOR.

THE CONTRACTOR IS ADVISED THAT THE OWNER RESERVES THE RIGHT TO USE WHATEVER ADDITIONAL INSPECTION AND TESTING METHODS IT DEEMS APPROPRIATE TO VERIFY THE CONDITION AND ACCEPTABILITY OF THE WORK. THE CONTRACTOR SHALL REPAIR ALL DEFECTS IN THE WORK MADE APPARENT BY ANY AND ALL INSPECTIONS AND TESTS EVEN IF THE WORK OR PARTS OF THE WORK MAY HAVE PASSED OTHER TESTS AND INSPECTIONS.

MANHOLE INSTALLATION

MANHOLES ARE NOT TO BE LOCATED IN THE LOWEST LAYING AREA, AND ALL GRADING MUST BE AWAY FROM THE MANHOLE. MANHOLES ARE NOT TO BE LOCATED ADJACENT TO A CURB.

PRECAST CONCRETE MANHOLES SHALL HAVE EACH SECTION SET SO AS TO BE VERTICAL AND IN TRUE ALIGNMENT. JOINT SURFACES OF THE SECTIONS SHALL BE SEALED WITH PREFORMED MOLDED PLASTIC JOINT SEALANT EQUAL TO "RAMNEK", OR MYER MFG. CO. PRODUCTS INSTALLED BY THE MANUFACTURER'S RECOMMENDATIONS. THE VOIDS IN THE JOINTS SHALL BE FILLED WITH MORTAR AND THE INTERIOR SURFACE SHALL BE SMOOTHED AND TROWELED. ALL AND THE CUTTING PIPES SHALL BE THOROUGHLY PLUGGED WITH NON-SHRINKING GROUT AND SHALL BE FINISHED SMOOTH, AND SHALL BE WATER-TIGHT.

FOR GRADE ADJUSTMENT IN SETTING THE MANHOLE FRAME, PRECAST GRADE ADJUSTMENT RINGS SHALL BE USED ON TOP OF MANHOLE SLABS AND PRECAST CONCRETE MANHOLE CONES IN ACCORDANCE WITH THE DRAWINGS. PRECAST ADJUSTMENT RINGS SHALL BE CONSTRUCTED OF CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MORTAR FOR JOINTS SHALL BE ONE PART CEMENT AND TWO PARTS SAND BY VOLUME. THE MIX SHALL BE USED WITHIN 30 MINUTES AFTER THE WATER IS ADDED TO PREVENT BREAKAGE DURING HANDLING. EACH ADJUSTMENT RING SHALL BE LAID IN A FULL BED AND JOINT OF MORTAR WITHOUT REQUIRING SUBSEQUENT GROUTING, FLUSHING, OR FILLING, AND SHALL BE THOROUGHLY BONDED AS DIRECTED.

MANHOLE FRAMES AND COVERS SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE WITH PRECAST GRADE ADJUSTMENT RINGS. TO ASSURE A SUFFICIENT BOND BETWEEN THE MANHOLE COVERS AND THE SURROUNDING ASPHALT PAVEMENT, THE CONTRACTOR SHALL PAINT THE TOP AND SIDES OF THE MANHOLE COVERS WITH TACK COAT. THE MANHOLES SHALL BE PROTECTED DURING THE PAVING CONSTRUCTION BY COVERING WITH SUFFICIENT MATERIAL TO PREVENT THE ROADWAY MATERIAL FROM ENTERING THE MANHOLE AND TO SUPPORT THE CONSTRUCTION MACHINERY REQUIRED. IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE MANHOLE SHALL BE UNCOVERED AND THE RING AND COVER TO BE PLACED TO ACCURATELY MEET THE GRADE OF THE FINISHED ROAD. THE RING AND COVER SHALL BE SET IN A FULL BED OF MORTAR AT LEAST 1" THICK AND SHALL BE SHARED TO SHED WATER AWAY FROM THE FRAME. ADDITIONAL MORTAR SHALL BE ADDED TO EXTEND TO THE OUTER EDGE OF THE ADJUSTMENT RINGS AND SHALL BE FINISHED SMOOTH. THE AREA EXCAVATED IN THE BACKFILL BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE MANHOLE RING AND COVER TO GRADE SHALL BE BACKFILLED WITH LIMEROCK AND COMPACTED TO THE SAME DENSITY AS THE LIME ROCK BASE COURSE.

ALL MANHOLE COVERS SHALL BE CLEANED TO REMOVE ASPHALT AND DEBRIS, THEN PAINTED WITH BLACK BITUMINOUS PAINT. THE MANHOLE COVERS SHALL NOT BE PAINTED UNTIL AFTER THE FINAL ASPHALT SURFACE HAS BEEN PLACED. ANY DAMAGE TO THE PAVED AREA, CLEANING AND PAINTING SHALL OCCUR AFTER THE FINAL ASPHALT SURFACE IS PLACED.

FLOW CHANNELS IN MANHOLE BASE SHALL BE FORMED OF 2500 PSI CONCRETE AND/OR BRICK RUBBLE AND MORTAR WHILE THE MANHOLES ARE UNDER CONSTRUCTION. CUT OFF PIPES AT INSIDE FACE OF THE MANHOLE WALL AND SHAPE THE FLOW CHANNEL TO PROVIDE A SMOOTH, UNIFORM FLOW PATH FROM THE INVERTS OF THE PIPE ENTERING THE MANHOLES. CHANGES IN DIRECTION OF THE SEWER AND EXTENDED BRANCH OR BRANCHES SHALL BE LAID OUT IN SMOOTH CURVES OF THE LONGEST POSSIBLE RADIUS WHICH IS TANGENT TO THE CENTERLINES OF ADJOINING PIPELINES.

CONNECTIONS TO EXISTING STRUCTURES

WHERE SHOWN ON THE DRAWINGS STUB LINES SHALL BE PROVIDED FOR THE CONNECTION OF FUTURE SEWER LINES. THE ENDS OF THE STUB LINES SHALL BE PLUGGED WITH A WATER-TIGHT PLUG AND THE JOINT SHALL BE CLOSED BY AN APPROVED STOPPER AS SPECIFIED HEREINBEFORE. EACH STUB LINE SHALL BE ACCURATELY REFERENCED TO THE CENTER OF THE MANHOLE, AND THE ACTUAL INVERT ELEVATION OF EACH OF THE STUB LINE SHALL BE ACCURATELY RECORDED ON THE AS-BUILT DRAWINGS.

IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

A FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL BE EMPLOYED IN THE CONNECTION OF THE SANITARY SEWER PIPE TO PRECAST MANHOLES. THE CONNECTOR SHALL BE THE GALT FLEXMITT RELIED ON TO ASSURE A WATER-TIGHT JOINT. THE CONTRACTOR SHALL STRICTLY FOLLOW THE MANUFACTURER'S INSTRUCTIONS EMPLOYED IN THE INSTALLATION OF THE CONNECTOR INTO THE MANHOLE. THE RUBBER FOR THE CONNECTOR SHALL COMPLY WITH ASTM C443 AND ASTM C923 AND CONSIST OF EPDM AND ELASTOMERS DESIGNED TO BE RESISTANT TO ATTACK BY ACIDS, ALKALIS, SALTS, AND DILUTE SOLUTIONS NORMALLY FOUND IN WASTEWATER. RESISTANCE TO OILS AND PETROLEUM PRODUCTS FROM SPILLS SHALL BE GOOD. STAINLESS STEEL ELEMENT OF THE CONNECTOR SHALL BE TOTALLY NONMAGNETIC SERIES 304 STAINLESS. EXCLUDING THE WORM SCREW FOR TIGHTENING THE STEEL BAND AROUND THE PIPE WHICH SHALL BE SERIES 300 STAINLESS. THE WORM SCREW FOR TIGHTENING THE STEEL BAND SHALL BE TORQUED BY A BREAKAWAY TORQUE WRENCH AVAILABLE FROM THE MANUFACTURER OF THE CONNECTOR. THE CONNECTOR SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE CONNECTOR MANUFACTURER.

WHERE SHOWN ON THE DRAWINGS NEW LINES SHALL BE CONNECTED INTO EXISTING MANHOLES OR STRUCTURES. THE CONTRACTOR SHALL CORE DRILL THE EXISTING STRUCTURE AND INSTALL A BOOT SUITABLE OPENINGS INTO THE EXISTING STRUCTURE (BALL AND FLOOR SLAB AS REQUIRED) OR REMOVE THE EXISTING PIPE TO ACCOMMODATE THE PIPELINES AS INDICATED ON THE DRAWINGS AND AS HEREIN SPECIFIED. THE PORTION OF EACH EXISTING STRUCTURE REMOVED FOR NEW INSTALLATION SHALL BE CONFINED TO THE SMALLEST OPENING POSSIBLE, CONSISTENT WITH THE WORK TO BE DONE.

AFTER THE PIPE IS INSTALLED, CONTRACTOR SHALL CAREFULLY CLOSE UP THE OPENINGS AROUND THE PIPE TO MAKE A WATER-TIGHT JOINT USING "CONSTRUCTION GROUT" OR "SET GROUT" AS MANUFACTURED BY MASTER BUILDERS, INC. "SET GROUT" AS MANUFACTURED BY THE EUCLID CHEMICAL COMPANY, OR APPROVED EQUAL, AND REPAIR THE EXISTING MANHOLE INVERT IN A MANNER SATISFACTORY TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURES AND PIPE SURFACES. ALL SUCH WORK SHALL BE DONE WITH THE PROPER TOOLS AND BY CAREFUL WORKMEN COMPETENT TO DO SUCH WORK.

ADJUSTING EXISTING STRUCTURES

EXISTING MANHOLES, WITHIN THE LIMITS OF THE PROPOSED WORK, THAT DO NOT CONFORM TO THE FINISHED GRADE DESIGNATED ON THE DRAWINGS FOR SUCH STRUCTURES, SHALL BE SET DOWN OR EXTENDED, AND SHALL BE ADJUSTED TO GRADE AS DIRECTED BY THE ENGINEER. IF A MANHOLE IS TO BE EXTENDED IN STRUCTURE, IF OUTSIDE OF THE PROPOSED PAVEMENT AREA. THE MATERIALS AND CONSTRUCTION METHODS FOR THIS WORK SHALL CONFORM TO THE REQUIREMENTS SPECIFIED ABOVE.

IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

PAVEMENT REPLACEMENT

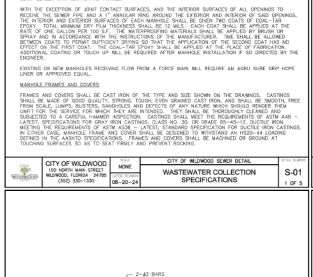
WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK OR DRIVEWAY PAVING IS REMOVED ONLY FOR THE PURPOSE OF CONSTRUCTING, REPLACING, OR REMOVING SEWER PIPE, SERVICE LATERALS, MANHOLES, ETC., SUCH PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED TO AS GOOD CONDITION, AS DETERMINED BY PUBLIC WORKS STAFF AND/OR ENGINEER BEFORE REMOVAL. THE REPLACED PAVEMENT SHALL BE OF THE SAME TYPE AND THICKNESS AS THE ADJACENT PAVEMENT. SAWCUTS SHALL BE MADE IN ASPHALT PAVEMENT OR CONCRETE FOR THE USE OF MACHINED TYPE. ROUGH CUTS FOR PAVEMENT, CURB AND GUTTER, SIDEWALK, DRIVEWAYS, ETC. SHALL BE TRIMMED BACK WITH A STRAIGHT SAW CUT IN A MANNER SO AS TO PRODUCE AS NEAR AS PRACTICAL A CUT OF UNIFORM WIDTH HAVING PARALLEL SIDES. SPECIFIC REQUIREMENTS FOR THE REPLACEMENT OF PAVEMENT ON PUBLIC ROADWAYS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION OVER THE ROADWAY JURISDICTION AND IN ACCORDANCE WITH THE DETAILS AS SHOWN ON THE CONSTRUCTION DRAWINGS.

CLEARANCE REQUIREMENTS

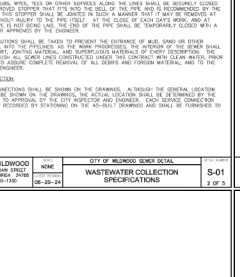
MINIMUM SEPARATION REQUIREMENTS ARE SPECIFIED UNDER POTABLE WATER.

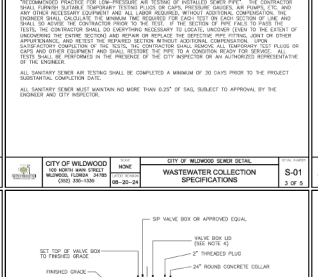
GENERAL DESIGN

1. MANHOLES SHALL BE LOCATED IN THE CENTERLINE OR "CROWN" OF THE STREET TO MINIMIZE INFILTRATION.
2. MANHOLE TYPING SHALL MATCH CROWN TO CROWN. INVERTS OVER 2 FEET FROM THE BOTTOM OF MANHOLE TYPING REQUIRE AN EXTERNAL DROP CONNECTION.
3. SANITARY LATERALS SHALL BE INSTALLED AT 90 DEGREES WITH THE RIGHT-OF-WAY TO THE GREATEST EXTENT POSSIBLE.
4. UNLESS OTHERWISE APPROVED, NO LATERALS SHALL CONNECT DIRECTLY TO A MANHOLE.
5. ALL MANHOLES IN PAVED AREAS SHALL BE INSTALLED WITH A GOLD TAN EXTERIOR COATING.
6. ALL MANHOLES IN LOW LYING AREAS ARE TO INCLUDE RAIN CATCHERS AS DIRECTED BY THE CITY INSPECTOR AND ENGINEER.



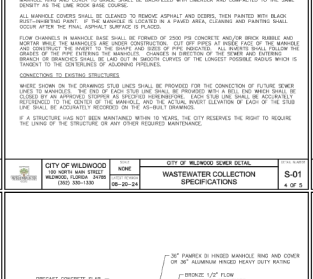
NOTE:
IN PAVED AREAS, INSTALL SQUARE 4" THICK CONCRETE PAD AS SHOWN. IN UNPAVED AREAS, INSTALL 4" THICK CONCRETE COLLAR AROUND MANHOLE CLEAR OUT BODY AND COVER FROM PRODUCT (MODEL FDMW-2075W) OR APPROVED EQUAL. PAD TO BE APPROVED BY CITY INSPECTOR





NOTES

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION UNLESS GREATER THAN 4' IN DEPTH.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID BRICKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "SEWER".
5. [illegible] SHALL BE INSTALLED [illegible] END OF SERVICE VALVES.


36" PAMREX DI HINGED MANHOLE RING AND COVER OR 36" ALUMINUM HINGED HEAVY DUTY RAYING
BRONZE 1/2" FLOW BALL VALVE WITH QUICK DISCONNECT COUPLING
PRECAST CONCRETE SLAB
FINISHED GRADE
1/2" SCHEDULE 40 PVC INTO STONE FOR DRAIN
WASTEWATER COMBINATION AIR VALVE (OPEC) AIR MODEL D-025 2" WASTEWATER ARV OR EQUAL)
K DIAMETER
TRACER WIRE SHALL BE #10 AWG SOLID COPPER CLAD STEEL WIRE (PRO-TRACE #PT-CCS-PC 30) EXTEND TO LID AND ATTACH TO SIDE WITH SS BRACKET.
BRONZE 1" FLOW BALL VALVE PROVIDED W/ ARV
2" FORD METER BOX CO. BALLCORP CORPORATION STOP 316 STAINLESS STEEL SHUT OFF VALVE
316 STAINLESS STEEL TAPPING SLEEVE OR EQUIVALENT
VAULT TO BE CONSTRUCTED WITH "SURE GRIP" HDPE LINER OR APPROVED EQUAL
6"
GRAVEL TO EXT

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, March 3, 2026, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of an off-site sanitary sewer force main to connect with the approved exalt health site with the City of Wildwood sanitary system. The scope of work consists of an 877 linear-foot, 6-inch force main running approximately 0.17 miles within the C-44A right-of-way, and approximately 4,124 linear feet of an 8-inch force main running along portions of Fifth Avenue, Fourth Avenue, Johnson Street, Third Avenue, Switcher Street and doing a directional drill under US Hwy 301 to connect to the City's system, per the attached plans.

Case Number: SP 2410-004 Exalt Health Offsite Force Main

Applicant(s): Wildwood Rehab, LP c/o Erik de Vries, Manager

Owner(s): Wildwood Rehab, LP c/o Erik de Vries, Manager

Parcel(s): Within portions of US 301 ROW (owned and maintained by FDOT), and portions of Switcher Street, Johnson Street, Fifth Avenue, Fourth Avenue, Third Avenue, and C-44A (owned and maintained by City of Wildwood)

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate

☐ recommends approval.

☒ recommends approval with the following conditions:

Satisfaction of outstanding city attorney comments

☐ recommends denial.

Dated: March 3, 2026

Lindsay C.T. Holt
Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Proclaim May 2026 as Amyotrophic Lateral Sclerosis (ALS) Awareness 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 recognizing May 2026 as Amyotrophic Lateral Sclerosis (ALS) Awareness Month.

EST. 1877
WILDWOOD
FLORIDA

Proclamation

WHEREAS, Amyotrophic Lateral Sclerosis (ALS), commonly known as Lou Gehrig's disease, is a progressive fatal neurodegenerative disease in which a person's brain loses connection with their muscles, slowly reducing a person's ability to walk, talk, eat, and eventually breathe; and,

WHEREAS, with no cure, every 90 minutes someone is diagnosed with ALS and someone passes away from ALS; and,

WHEREAS, on average, patients diagnosed with ALS survive only two to five years from the time of diagnosis; and,

WHEREAS, people who have served in the military are more likely to develop ALS and die from the disease than those with no history of military service; and,

WHEREAS, securing access to new therapies, durable medical equipment, and communication technologies is of vital importance to people living with ALS; and,

WHEREAS, clinical trials play a pivotal role in evaluating new treatments, enhancing quality of life, and fostering assistive technologies for those living with ALS; and,

WHEREAS, the ALS Association is the largest philanthropic funder of ALS research globally and has committed more than $154 million to support more than 550 projects across the United States and 18 other countries; and,

WHEREAS, ALS Awareness Month provides an opportunity to increase public awareness of the dire circumstances of people living with ALS, acknowledge the terrible impact this disease has on individuals and their families, and recognizes the research being done to eradicate this disease.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that May 2026, be, and is hereby proclaimed as

AMYOTROPHIC LATERAL SCLEROSIS (ALS) AWARENESS MONTH

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 27th day of April 2026.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **FY26 Second Budget Amendment**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

As discussed at the Commission Workshop on April 20, 2026, staff recommends a budget amendment for the FY26 budget year. In this budget amendment, the General Fund needs an amendment in the Police Department to account for the adjustment of salaries and related benefits to reflect the approved starting salary increase for police officers. It also includes an adjustment to salaries, benefits, and capital equipment expense accounts to reflect the approved eight (8) additional police officers and police cars. Due to the vacancies throughout the year, the total salary budget impacts for this amendment are minimal, and the amended amounts cover what the anticipated shortfall will be. As mentioned at the workshop, an excess has been identified when closing out FY25. A portion of this excess will fund the amendment needed by the Police Department, and the other portion will be transferred to the Capital Improvement Fund, which will fund the Millennium Park Playground project.

Further, the Capital Improvement Fund requires an amendment for the Millennium Park Playground project, as mentioned above, and an amendment is also needed for the community center renovations for the installation costs that are now needed to help ensure timely completion of the renovation project. Funding for the increased renovation costs will come from the reserves.

In addition, the Water SDC Fund requires an amendment for the CR 501 Iron Filtration Plant Upgrades project. This project was carried over from the previous fiscal year, and the landscaping portion of this project was missing in error when the original project was carried over in the 1st budget amendment. Since this is from the prior year, funding for this amendment will come from the reserves.

Lastly, since the April 20, 2026, workshop, another department is in need of a budget amendment. The Finance Department is requesting a budget amendment to replace the City Hall generator, which has reached the end of its useful life. A generator from the Utility Department will be repurposed to replace it. This amendment includes costs for removal, relocation, and installation, and will be funded from reserves.

RESOLUTION NO. R2026-7

A RESOLUTION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AMENDING THE FISCAL YEAR 2025-2026 BUDGET; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, at the Final Budget Hearing on September 22, 2025, the City Commission of Wildwood, Sumter County, Florida, adopted Resolution No. R2025-33 approving the annual budget for Fiscal Year 2025-2026; and,

WHEREAS, the 2025-2026 budget was subsequently amended on March 9, 2026 via Resolution No. R2026-5; and,

WHEREAS, it is appropriate to provide for certain transfers, appropriations, and authorizations based upon previous and anticipated expenditures and revenues; and,

WHEREAS, the City Commission has determined that it is necessary to adopt an amendment to the budget to reflect these changes;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

Section 1. Budget Amendment. The City Commission of the City of Wildwood, Sumter County, Florida, adopts this amendment to the Fiscal Year 2025-2026 budget as shown on Exhibit "A" attached hereto and incorporated by reference.

Section 2. This Resolution shall take effect immediately upon its adoption.

DONE AND RESOLVED this _____ day of _____, 20____, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

EXHIBIT A

General Fund

Finance Department

Expenditure	FY25 Adopted Bud	Increase/(Decrease)	FY25 Amended Bud
Repair and Maint	$20,000	$40,000	$60,000
Contingency	$6,047,385.91	($40,000)	$6,007,385.91

Justification for Amendment: In this amendment, the Finance Department is requesting a budget amendment to replace the generator at City Hall, which has reached the end of its useful life. A surplus generator from the Utility Department will be repurposed for this purpose. This amendment includes the costs associated with disconnecting, relocating, and installing the generator. Funding will be provided from reserves.

Police Department

Expenditure	FY26 Adopted Bud	Increase/(Decrease)	FY26 Amended Bud
Salaries	$5,319,000	$170,000	$5,489,000
FICA Expense	$410,400	$13,000	$423,400
Retirement	$1,709,600	$60,000	$1,769,600
Shift Differential	$20,100	$29,900	$50,000
Cap. Improv Mach & Equip	$349,900	$595,000	$944,900

Expenditure	FY26 Adopted Bud	Increase/(Decrease)	FY26 Amended Bud
Contingency	$6,007,385.91	($867,900)	$5,139,485.91

Justification for Amendment: In this amendment, the Police Department is requesting a budget amendment. As discussed at the workshops on February 6, 2026, and March 30, 2026, the Police Department is requesting the starting salary for an officer to be increased to $68,000, to help reduce the vacancy rate, and eight (8) additional police officers and police cars to provide the necessary services needed for the continued growth of our community. Due to the vacancies, the total salary budget impacts for this amendment are minimal, and the amended amounts cover what the anticipated shortfall will be. As discussed at the April 20, 2026 workshop, an excess has been identified when closing out FY25. Funding for this amendment will come from the reserves and the excess that has been identified.

Expenditure	FY25 Adopted Bud	Increase/(Decrease)	FY25 Amended Bud
Transfer to Cap. Projects Fund	$10,500,000	$500,000	$11,000,000
Contingency	$5,139,485.91	($500,000)	$4,639,485.91

Justification for Amendment: In this amendment, the budget transfer from General Fund to the Capital Projects Fund needs an amendment. As discussed at the April 20, 2026, workshop, an excess has been identified when closing out FY25. Funding for this amendment will come from the reserves.

Capital Improvement Fund

Revenue	FY25 Adopted Bud	Increase/(Decrease)	FY25 Amended Bud
Transfer From General	$10,500,000	$500,000	$11,000,000

Expenditure	FY26 Adopted Bud	Increase/(Decrease)	FY26 Amended Bud
Millennium Park Playground	$0.00	$500,000	$500,000

Justification for Amendment: In this budget amendment, the transfer from General Fund revenue to the Capital Improvement Fund needs an amendment. As discussed at the April 20, 2026, workshop, an excess has been identified when closing out FY25. These funds will be utilized for the Millennium Park Playground project.

Expenditure	FY26 Adopted Bud	Increase/(Decrease)	FY26 Amended Bud
Community Center Renovations	$105,000	$100,000	$205,000

Expenditure	FY26 Adopted Bud	Increase/(Decrease)	FY26 Amended Bud
Contingency	$5,355,806.16	($100,000)	$5,255,806.16

Justification for Amendment: The Capital Improvement Fund is requesting a budget amendment for the Community Center Renovation project. While the majority of the work is being completed in-house, select services are being outsourced to ensure timely completion, resulting in increased project costs. Funding for this amendment will be provided from the reserves.

Water SDC Fund

Expenditure	FY26 Adopted Bud	Increase/(Decrease)	FY26 Amended Bud
CR 501 Iron Filtration Plant Upgrades	$919,973.81	$200,000	$1,119,973.81

Expenditure	FY26 Adopted Bud	Increase/(Decrease)	FY26 Amended Bud
Contingency	$3,066,350	($200,000)	$2,866,350

Justification for Amendment: In this amendment, the Water SDC Fund needs an amendment for the CR501 Iron Filtration Plant Upgrades project. This project was carried over from the previous fiscal year, and the landscaping portion of this project was missing in error when the original project was carried over in the 1st budget amendment. Since this is from the prior year, funding for this amendment will come from the reserves.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-1211 Village CDD No. 15 Boundaries Amendment Petition**

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 No. O2024-36 to reflect a net decrease in the size of the District by 11.2 acres, such that the resulting District will total 1,369.2 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 O2026-14 has been prepared should the Commission move to support the request.

Development Services Department

ORDINANCE NO. O2026-14

AN ORDINANCE 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 CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Wildwood, Florida establishes the Village Community Development District No. 15 ("District") by Ordinance No. O2022-88, as amended by Ordinance No. O2023-7 and Ordinance No. O2024-36; and,

WHEREAS, the District has approved a Petition to the City of Wildwood requesting that the legal description included in Exhibit "A" to Ordinance No. O2022-88, as amended by Ordinance No. O2023-7 and Ordinance No. O2024-36, be further amended to reflect a net decrease in the size of the District by 11.2 acres, such that the resulting District will total 1,369.2 acres, more or less; and,

WHEREAS, in the petition, the District requests that the City pass an ordinance amending Ordinance No. O2022-88, as amended by Ordinance No. O2023-7 and Ordinance No. O2024-36, to reflect the new legal description and amend boundary of the District.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, that:

SECTION 1: RECITALS. The foregoing recitals are true and correct and hereby fully incorporated by this reference.

SECTION 2: PETITION. The “Petition to Amend the Boundaries of Village Community Development No. 15” pursuant to Florida Statutes 190.046 as submitted to the City of Wildwood Commissioners, is hereby GRANTED.

SECTION 3: MODIFICATION OF MAP AND LEGAL DESCRIPTION. Ordinance O2022-88, as amended by Ordinance No. O2023-7 and Ordinance No. O2024-36, are hereby further amended so that the external boundary of the District shall be as per Exhibit “A” attached hereto.

SECTION 4: 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 190.12(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 5: 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 6: CONFLICT. All ordinances and resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 7: SEVERABILITY. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portions shall be deemed a separate, district and independent provision, and such holding shall not affect the validity of the remaining portions of said Ordinance.

SECTION 8: EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

SECTION 9. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

PASSED AND ORDAINED this ____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form and Legal Sufficiency:

_____
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

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US Feet
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#26-1211

THE VILLAGES CDD AMENDMENT NO. 15

LEGAL DESCRIPTION VERIFICATION

MAP 1A

LOCATION MAP

APR 2026

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-14

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

NELSON MULLINS

NELSON MULLINS RILEY & SCARBOROUGH LLP
ATTORNEYS AND COUNSELORS AT LAW

390 North Orange Avenue, Suite 1400
Orlando, FL 32801
T: 407.669.4200 F: 407.425.8377
nelsonmullins.com

Jo O. Thacker
T: 407.669.4230
jo.thacker @nelsonmullins.com

March 16, 2026

VIA FEDEX

City of Wildwood
c/o Melanie D. Strickland
100 N. Main Street
Wildwood, FL 34785

RE: Petition to Amend the Boundary Line of Village Community Development District No. 15

Dear Ms. Strickland:

Enclosed please find the following original documents for filing:

- Resolution No. 2026-13 approving the boundary line;
- Petition to Amend the Boundary Line of the Village Community Development District No. 15;
- Proposed Ordinance; and
- Filing fee check for $15,000.

If you have any questions, please do not hesitate to contact me, and thank you for your help.

Sincerely,

Jo O. Thacker

Jo O. Thacker

Enclosures

RESOLUTION NO. 2026-13

A RESOLUTION OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15 DIRECTING THE CHAIRMAN AND ALL DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF WILDWOOD, FLORIDA REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village Community Development District No. 15, as amended (the "District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Uniform Act"), by the City of Wildwood, Florida ("City") by passage of Ordinance No. O2022-88, as amended by Ordinance No. O2023-7 and Ordinance No. O2024-36; and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roads, drainage collection and water management systems, bridges, water supply and distribution systems, wastewater and reuse systems; and

WHEREAS, the District presently consists of 1,380.4 acres, more or less, as more fully described in the amended Ordinance No. O2024-36, as amended; and

WHEREAS, The Villages Development Company, LLC ("Developer"), and its affiliates are presently developing real property within and adjacent to the District; and

WHEREAS, the Developer has approached the District and requested the District petition to amend its boundaries to comprise the area described in the attached **Exhibit 1**, in an effort to facilitate development of the overall lands as a functionally interrelated community and to promote compact and economical development of lands; and

WHEREAS, the proposed amendment to the District's boundaries would result in 1,369.2 acres, a net decrease of 11.2 acres, more or less; and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District is amendable to separate special district government; and

WHEREAS, in order to seek boundary amendment pursuant to Chapter 190, Florida Statutes, the District desires to authorize District Staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District Staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board; and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which processes include the preparation of a petition to the City, the holding of a local hearing in accordance with §190.046(1), Florida Statutes, and such other actions as are necessary in furtherance of the boundary amendment process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15, THAT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman of the Board of Supervisors and District Staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the City to seek the amendment of the District's boundaries to comprise the lands described in **Exhibit 1,** pursuant to Chapter 190, *Florida Statutes,* and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes,* for the amendment of the District's boundaries.

SECTION 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 12th day of March, 2026.

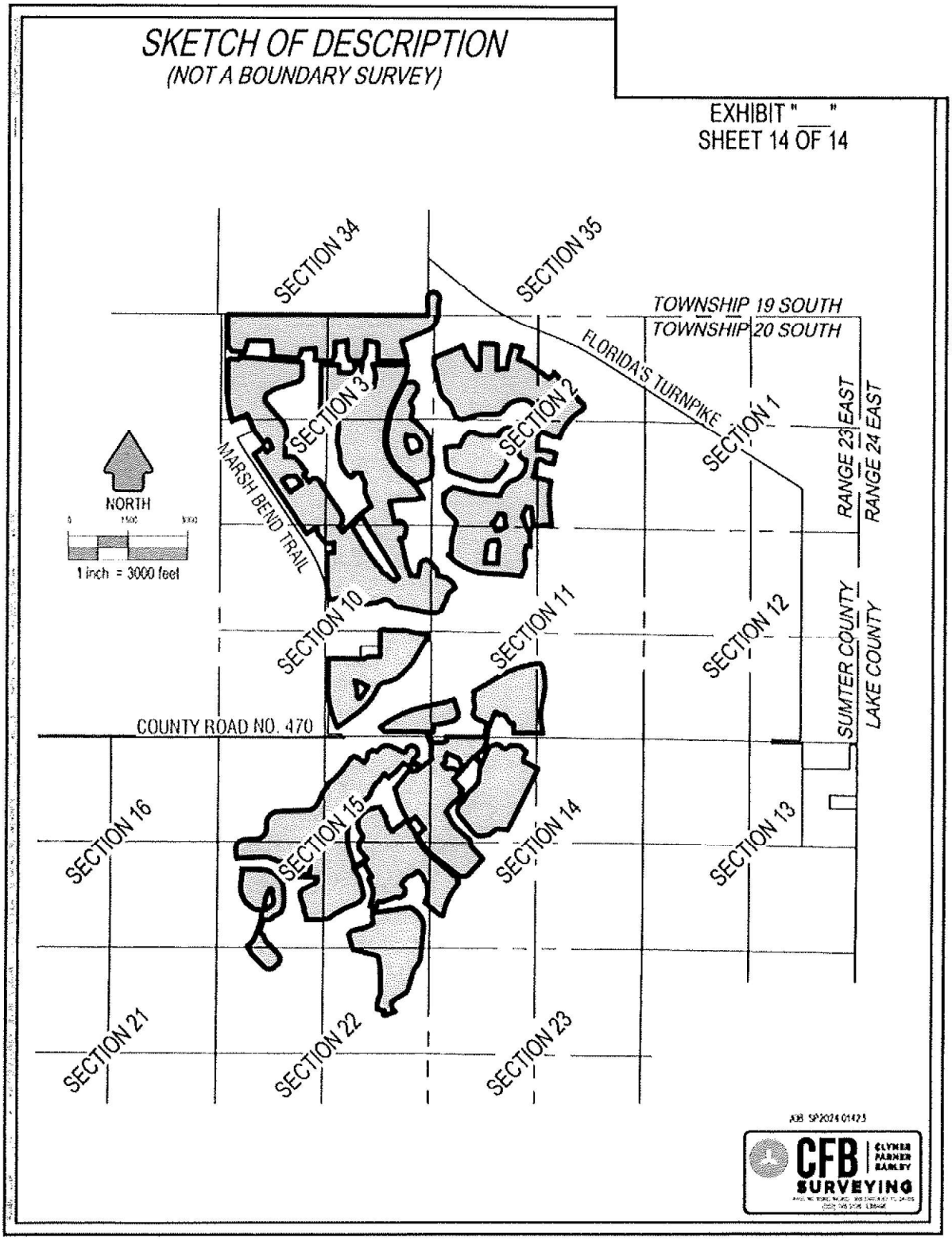
ATTEST:

Print Name: Kenneth Blocker
Title: District Manager

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

Liz Rodriguez, Chair

Exhibit 1
Amended Boundary



PETITION TO AMEND THE BOUNDARY LINE OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

Petitioner, the 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 3571 Kiessel Road, The Villages, Florida 32163.

2. The District presently comprises approximately 1,380.4 acres. The amendment will decrease the District's size by approximately 11.2 acres to approximately 1,369.2 acres. A map showing 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.

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 deleted from the District is attached as **Exhibit 3**.

5. Attached as **Exhibit 4** is documentation constituting written consent to amendment of the District Boundary by the owners of the real property to be deleted from the District.

6. The five (5) persons serving as the Board of Supervisors of the District are named in **Exhibit 5** attached hereto.

7. A metes and bounds legal description and sketch of the new boundary of the District is attached as **Exhibit 6**.

8. The name of the District remains the Village Community Development District No. 15.

9. 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 7** attached hereto.

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. All of the property to be included in the District, as shown in **Exhibit 9**, will be developed pursuant to the approved development plan of The Villages of Southern Oaks (VOSO) Age Restricted Development.

12. The Statement of Estimated Regulatory Costs of the District is attached as **Exhibit 10**.

WHEREFORE, Petitioner respectfully requests the City of Wildwood to:

A. Schedule a public hearing on April 13, 2026 and April 27, 2026 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 March, 2026.

Village Community Development District No. 15

By: _____
Liz Rodriguez, Chair

Exhibit 1
Sketch of Amended Boundaries

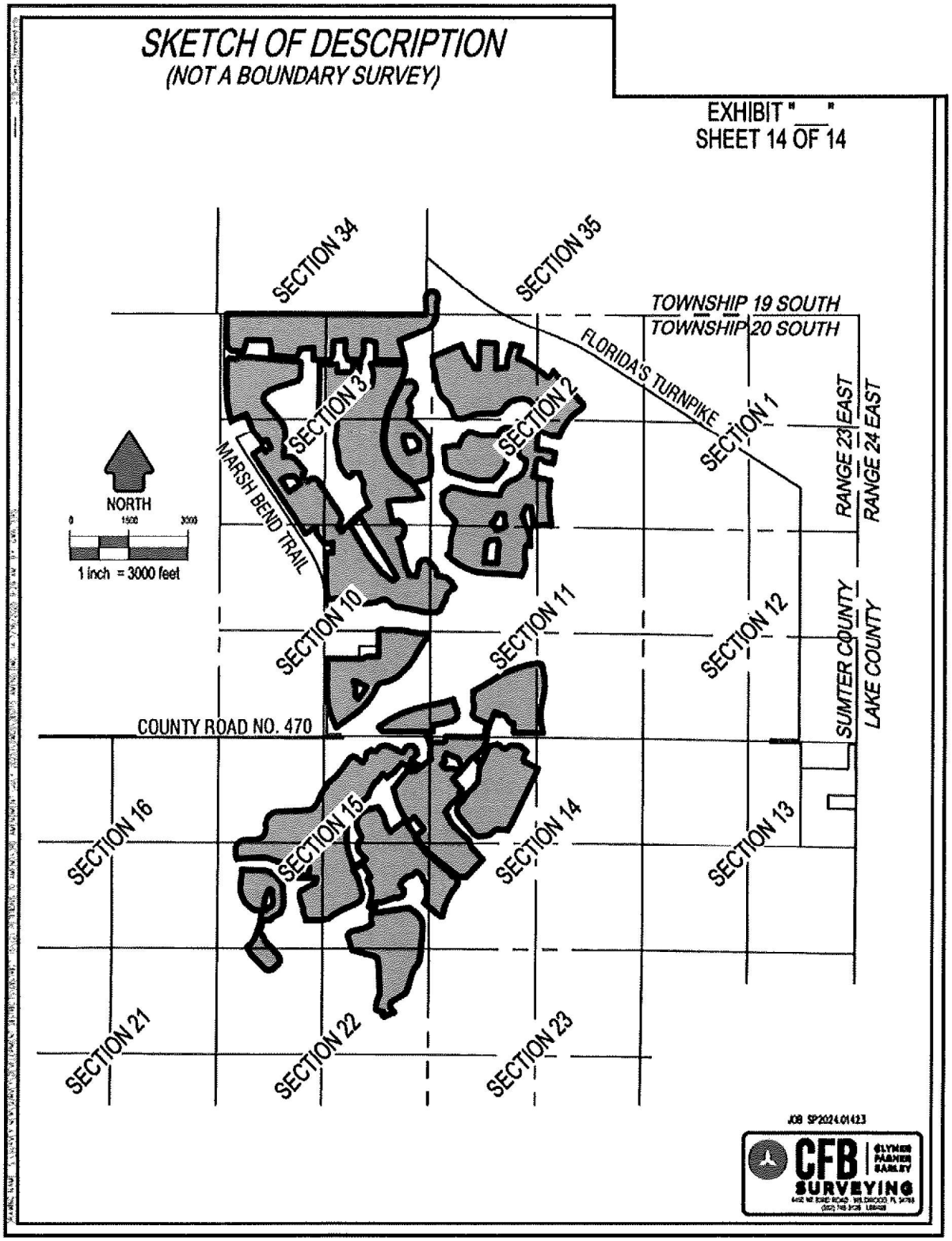


Exhibit 2
Legal Description and Sketch of Existing Boundaries

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

DISTRICT 15 (3RD AMENDMENT) EXISTING
1380.4 ACRES±

EXHIBIT " "
SHEET 1 OF 14

LEGAL DESCRIPTION

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;

CONTINUED ON SHEET 2

KAYE M. JAMESON LICENSED SURVEYOR No. 5912 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Kaye M. Jameson 8/5/25

KAYE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB SP2024.01423

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

CFB SURVEYING — CLYMER FARMER BARLEY

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 2 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

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; (SAID POINT BEARS S20°31'31"E, 1526.98 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE S50°55'02"E, 35.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 352.50 FEET AND A CHORD BEARING AND DISTANCE OF S39°28'25"W, 4.81 FEET TO WHICH A RADIAL LINE BEARS S50°55'02"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°46'53", AN ARC DISTANCE OF 4.81 FEET; THENCE ALONG A NON-TANGENT LINE RUN S28°00'04"E, 123.71 FEET; THENCE S48°46'30"W, 75.44 FEET; THENCE S55°59'24"W, 82.79 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°28'26"W, 76.50 FEET; THENCE S75°56'54"W, 74.69 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, 170.00 FEET; THENCE N00°01'51"W, 250.19 FEET; THENCE S61°58'23"W, 40.97 FEET; (SAID POINT BEARS S20°52'41"E, 502.49 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10); THENCE S82°47'05"W, 56.59 FEET; THENCE N84°10'05"W, 131.80 FEET; THENCE N38°10'47"W, 297.15 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, 180.31 FEET; (SAID POINT BEARS N45°48'41"W, 2537.42 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3); THENCE N54°29'52"E, 297.91 FEET; THENCE S35°30'08"E, 141.80 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, 203.60 FEET; (SAID POINT BEARS S20°10'54"E, 1216.13 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3); THENCE N44°14'53"E, 58.60 FEET; THENCE N05°11'23"E, 14.99 FEET; (SAID POINT BEARS S23°03'53"E, 1178.78 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3); THENCE S84°48'37"E, 122.01 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, 121.09 FEET; (SAID POINT BEARS N16°16'37"W, 1210.31 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3); THENCE N87°19'39"E, 92.93 FEET; THENCE S59°04'40"E, 90.32 FEET; THENCE S51°02'53"E, 90.32 FEET; THENCE S42°58'01"W, 35.22 FEET; THENCE S34°23'32"E, 946.41 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

CONTINUED ON SHEET 3

JOB SP2024.01423

CFB GLYMPH FARMER BARLEY SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 3 OF 14

CONTINUED FROM SHEET 2

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; (SAID POINT BEARS N13°30'25"E, 1584.97 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3); THENCE N11°26'58"W, 95.13 FEET; THENCE N00°41'08"W, 67.08 FEET; THENCE N00°46'49"E, 67.53 FEET; THENCE N13°02'44"W, 67.53 FEET; THENCE N11°34'47"W, 67.46 FEET; THENCE N14°49'50"W, 69.69 FEET; THENCE N11°49'11"W, 79.92 FEET; THENCE N06°44'18"W, 78.86 FEET; THENCE N07°01'06"E, 79.76 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, 38.73 FEET; (SAID POINT BEARS N06°40'08"E, 2607.79 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3); THENCE N81°37'49"W, 365.55 FEET; THENCE N42°56'26"W, 128.69 FEET; (SAID POINT BEARS S44°16'22"E, 3575.39 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3); THENCE N00°39'41"E, 1,290.50 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, 791.94 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 S67°53'27"W, 46.63 FEET TO WHICH A RADIAL LINE BEARS N20°41'16"W; (SAID POINT BEARS S54°09'42"E, 2275.03 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10); THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'32", AN ARC DISTANCE OF 46.63 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;

JOB SP2024.01423

CONTINUED ON SHEET 4

CFB GLYMER PARKER BARLEY SURVEYING
6456 NE EXPO ROAD, WILDWOOD, FL 34785
(352) 748-3128 LB#468

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 4 OF 14

CONTINUED FROM SHEET 3

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, 588.59 FEET; (SAID POINT BEARS S49°13'53"E, 2576.55 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3); THENCE S62°55'40"E, 45.00 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; (SAID POINT BEARS S49°03'00"E, 2961.92 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3); THENCE S32°29'12"W, 293.18 FEET; THENCE S26°03'28"E, 154.53 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; (SAID POINT BEARS N01°17'18"W, 1794.93 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3); THENCE S29°10'54"E, 115.10 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; (SAID POINT BEARS S29°26'13"E, 854.92 FEET FROM SAID NORTHWEST CORNER OF SECTION 11);

JOB SP2024.01423

CONTINUED ON SHEET 5

CFB GLYMPH FARMER BARLEY SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 5 OF 14

CONTINUED FROM SHEET 4

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; (SAID POINT BEARS N24°31'31"E, 782.20 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE N24°59'52"E, 50.00 FEET; THENCE N65°00'08"W, 56.70 FEET; (SAID POINT BEARS N20°39'31"E, 834.57 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2); THENCE N54°46'54"E, 295.41 FEET; THENCE S80°30'02"E, 186.16 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, 376.16 FEET; (SAID POINT BEARS N09°38'31"E, 1978.21 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2); THENCE N79°47'16"E, 226.77 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

CONTINUED ON SHEET 6

JOB SP2024.01423

CFB | CLYMER FARMER BARLEY SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 6 OF 14

CONTINUED FROM SHEET 5

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 NON-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 42°34'03", AN ARC DISTANCE OF 891.53 FEET; THENCE ALONG A RADIAL LINE RUN N73°55'32"W, 89.04 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; (SAID POINT BEARS N78°59'45"E, 3058.78 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE S05°28'07"E, 605.57 FEET; THENCE S85°50'49"W, 15.00 FEET; THENCE N70°30'24"W, 76.01 FEET; THENCE N86°05'06"W, 60.82 FEET; (SAID POINT BEARS N89°48'50"E, 2912.98 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE S84°30'10"W, 324.81 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 S88°47'55"E, 34.76 FEET; THENCE S05°26'47"E, 52.20 FEET; THENCE S14°03'36"E, 65.97 FEET; THENCE S22°54'01"E, 70.16 FEET; (SAID POINT BEARS N89°33'30"E, 2401.69 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE S26°42'45"E, 70.00 FEET; THENCE S19°36'07"E, 94.36 FEET; (SAID POINT BEARS S86°54'48"E, 2468.32 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE N78°38'09"E, 68.90 FEET; THENCE S13°11'55"W, 114.00 FEET; THENCE S08°58'22"E, 90.55 FEET; THENCE S11°09'26"W, 70.00 FEET; THENCE S12°23'45"E, 76.36 FEET; THENCE S05°32'29"E, 73.08 FEET; THENCE N78°50'25"W, 117.29 FEET; THENCE S11°09'35"W, 70.00 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 N86°21'53"W, 121.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,411.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'01", AN ARC DISTANCE OF 120.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 478.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'37", AN ARC DISTANCE OF 26.39 FEET TO THE POINT OF TANGENCY; THENCE N84°37'29"W, 94.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 471.50 FEET; (SAID POINT BEARS S45°48'05"E, 1704.08 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'35", AN ARC DISTANCE OF 94.85 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS S43°58'49"E, 1625.54 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE N73°05'54"W, 57.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,478.52 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°12'27", AN ARC DISTANCE OF 779.51 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

CONTINUED ON SHEET 7

JOB SP2024.01423

CFB | CLYMER FARMER BARLEY
SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 7 OF 14

CONTINUED FROM SHEET 6

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, 1742.71 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 80.70 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S86°23'10"E, 1744.57 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); 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, 19.74 FEET; THENCE S62°04'18"W, 190.66 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, 804.73 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 1491.15 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S27°23'31"E, 1694.44 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE N42°38'48"E, 111.98 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 S69°32'12"E, 189.05 FEET TO WHICH A RADIAL LINE BEARS S24°01'31"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°07'25", AN ARC DISTANCE OF 189.17 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS S41°37'28"E, 1597.37 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE S73°05'54"E, 65.54 FEET; (SAID POINT BEARS S42°48'37"E, 1653.63 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE S69°55'38"E, 72.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'41", AN ARC DISTANCE OF 79.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,481.96 FEET AND A CHORD BEARING AND DISTANCE OF S80°35'32"E, 82.13 FEET TO WHICH A RADIAL LINE BEARS S10°59'44"W; (SAID POINT BEARS S45°13'01"E, 1787.98 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°10'33", AN ARC DISTANCE OF 82.14 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°33'46"E, 26.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,476.96 FEET AND A CHORD BEARING AND DISTANCE OF S83°42'13"E, 25.95 FEET TO WHICH A RADIAL LINE BEARS S06°47'59"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'25", AN ARC DISTANCE OF 25.95 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°39'35", AN ARC DISTANCE OF 16.01 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°51'16", AN ARC DISTANCE OF 74.37 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°28'50", AN ARC DISTANCE OF 15.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,477.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'56", AN ARC DISTANCE OF 25.76 FEET TO THE POINT OF TANGENCY; THENCE S88°55'12"E, 63.04 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

CONTINUED ON SHEET 8

JOB SP2024.01423

CFB | GLYMPH FARMER BARLEY SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 8 OF 14

CONTINUED FROM SHEET 7

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, 381.49 FEET; THENCE N00°00'00"E, 101.24 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, 1851.32 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°16'13"E, 584.04 FEET TO THE POINT OF BEGINNING; 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; (SAID POINT BEARS N69°51'42"W, 1890.65 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 10); THENCE S51°38'06"W, 93.72 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

CONTINUED ON SHEET 9

JOB SP2024.01423

CFB SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 9 OF 14

CONTINUED FROM SHEET 8

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;

CONTINUED ON SHEET 10

JOB SP2024.01423

CFB | GLYNN PALMER BARLEY SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 10 OF 14

CONTINUED FROM SHEET 9

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;

CONTINUED ON SHEET 11

JOB SP2024.01423

CFB SURVEYING
GLYNN FARMER BARLEY

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 11 OF 14

CONTINUED FROM SHEET 10

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

JOB SP2024.01423

CONTINUED ON SHEET 12

CFB | GLYMPH FARMER BARLEY
SURVEYING
4452 NE 53RD ROAD WILLISTON FL 32696
(352) 749-2526 LB#6488

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 12 OF 14

CONTINUED FROM SHEET 11

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 PONT 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 PONT OF TANGENCY; THENCE S37°57'34"E, 5.58 FEET; THENCE N52°02'26"E, 329.93 FEET TO A PONT 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 PONT 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 PONT 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 482.60 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

CONTINUED ON SHEET 13

JOB SP2024.01423

CFB SURVEYING
GLYMPH FARMER BARLEY
4452 NE EXPO ROAD · WILDWOOD FL 34785
(352) 748-3128 LB6668

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 13 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 12

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 S84°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. JOB SP2024.01423

CONTINUED ON SHEET 14

CFB | CLYMER FARMER BARLEY
SURVEYING
4405 NE EXPO ROAD, INGLEWOOD, FL 34488
(352) 746-5726 LB6466

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

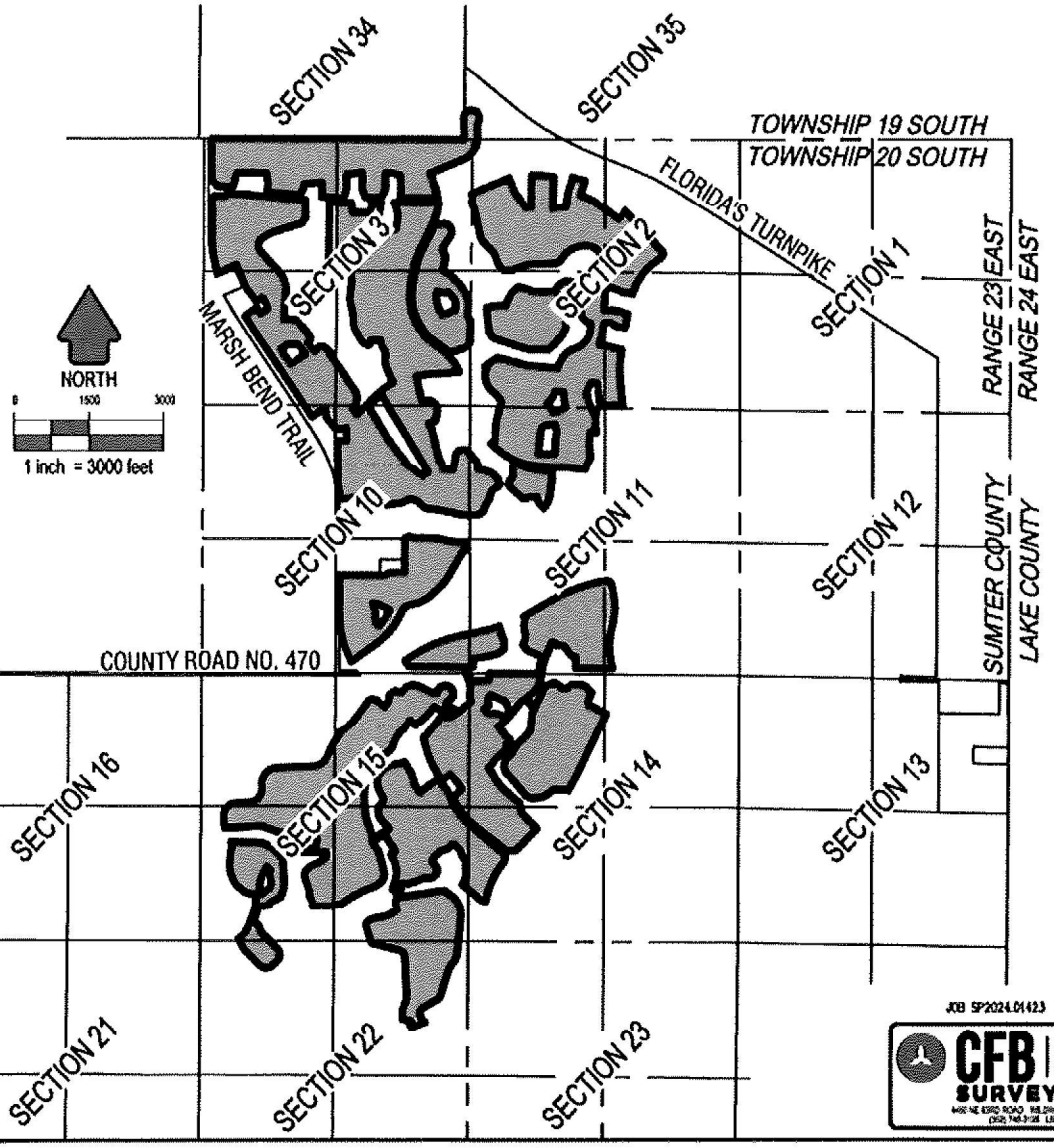
LEGAL DESCRIPTION

EXHIBIT " "
SHEET 14 OF 14

CONTINUED FROM SHEET 13

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.



JOB SP2024.01423

CFB SURVEYING

Exhibit 3
Legal Description and Sketch of Deleted Boundaries

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

DISTRICT 15 (3RD AMENDMENT) DELETED
11.2 ACRES±

EXHIBIT " "
SHEET 1 OF 2

LEGAL DESCRIPTION

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, 804.73 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 1491.15 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S27°23'31"E, 1694.44 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE N42°38'48"E, 111.98 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 S69°32'12"E, 189.05 FEET TO WHICH A RADIAL LINE BEARS S24°01'31"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°07'25", AN ARC DISTANCE OF 189.17 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS S41°37'28"E, 1597.37 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE S73°05'54"E, 65.54 FEET; (SAID POINT BEARS S42°48'37"E, 1653.63 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE S69°55'38"E, 72.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'41", AN ARC DISTANCE OF 79.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,481.96 FEET AND A CHORD BEARING AND DISTANCE OF S80°35'32"E, 82.13 FEET TO WHICH A RADIAL LINE BEARS S10°59'44"W; (SAID POINT BEARS S45°13'01"E, 1787.98 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°10'33", AN ARC DISTANCE OF 82.14 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°33'46"E, 26.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,476.96 FEET AND A CHORD BEARING AND DISTANCE OF S83°42'13"E, 25.95 FEET TO WHICH A RADIAL LINE BEARS S06°47'59"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'25", AN ARC DISTANCE OF 25.95 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°39'35", AN ARC DISTANCE OF 16.01 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°51'16", AN ARC DISTANCE OF 74.37 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°28'50", AN ARC DISTANCE OF 15.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,477.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'56", AN ARC DISTANCE OF 25.76 FEET TO THE POINT OF TANGENCY; THENCE S88°55'12"E, 63.04 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, 381.49 FEET; THENCE N00°00'00"E, 101.24 FEET TO THE POINT OF BEGINNING.

KAYE M. JAMESON LICENSED SURVEYOR No. 5912 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Kaye M. Jameson 8/5/25

KAYE M. JAMESON - PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB SP2024.01423

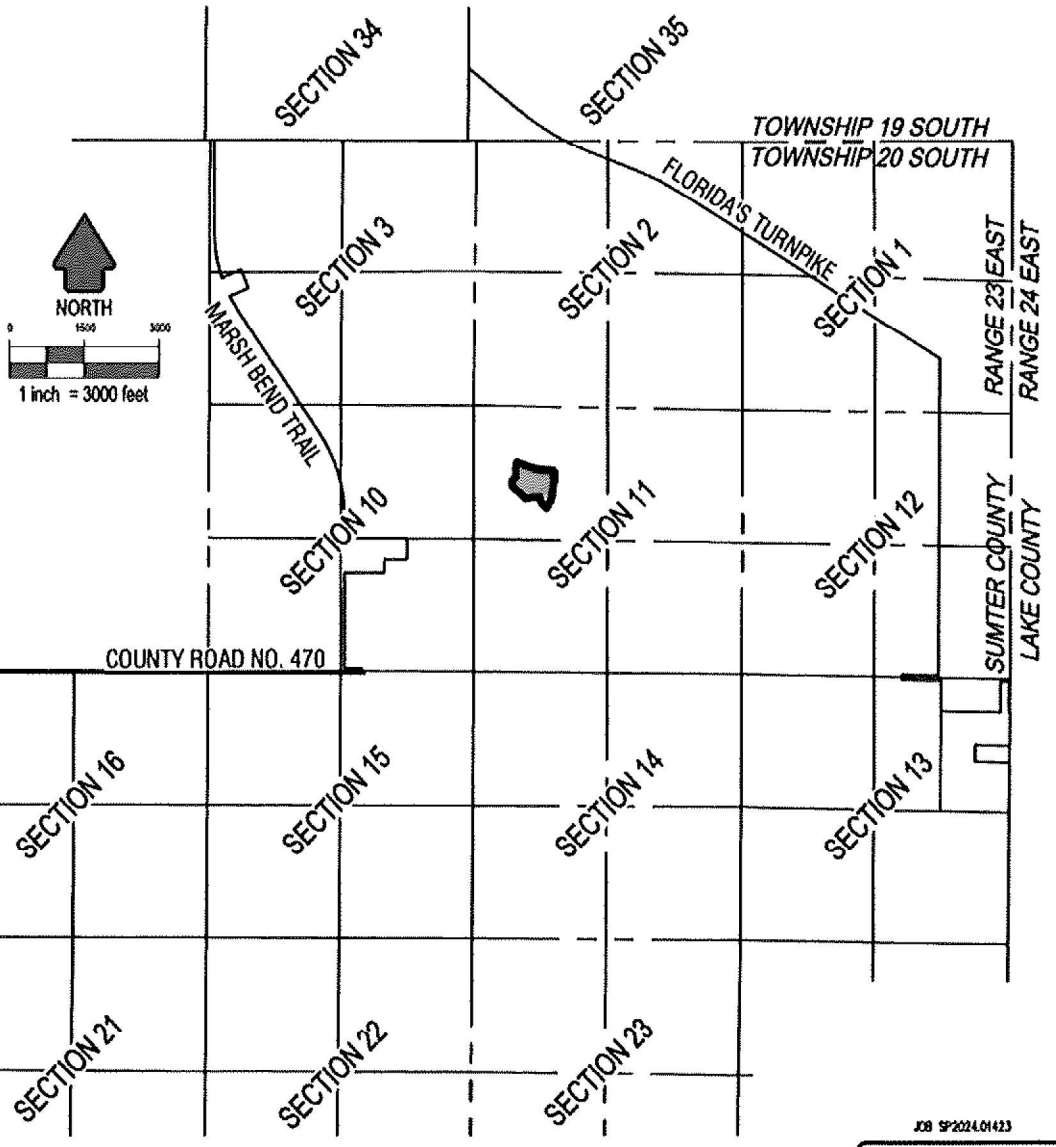
GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

CFB SURVEYING — CLYMER FARMER BARLEY

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 2 OF 2



JOB SP2024.01423

CFB SURVEYING | ELYNER PALMER BARLEY

Exhibit 4
Consent to Amend the Boundary Line of
Village Community Development District No. 15

The undersigned, being the owner of the property to be deleted from the Village Community Development District No. 15 as described in Exhibit 3 to the Petition to Amend the Boundary Line of Village Community Development District No. 15, hereby consent to the Petition dated this 12th day of March 2026.

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

By: VDC MANAGER, LLC, a Florida limited liability company, as its Manager

By: _____
Brandon Matulka, Manager

Exhibit 5
Board of Supervisors
Village Community Development District No. 15

1. Supervisor/Chair – Liz Rodriguez
2. Supervisor/Vice Chair – Cooper Hage
3. Supervisor – Mark Morgan
4. Supervisor – Al Flori
5. Supervisor – Dayna Graham

Exhibit 6
Legal Description of Amended Boundaries

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

DISTRICT 15 (3RD AMENDMENT) AMENDED
1369.2 ACRES±

EXHIBIT " "
SHEET 1 OF 14

LEGAL DESCRIPTION

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 N61°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;

CONTINUED ON SHEET 2

KAYE M. JAMESON — STATE OF FLORIDA — LICENSED SURVEYOR No. 5912

Kaye M. Jameson 8/5/25

KAYE M. JAMESON PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB SP2024.01423

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2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

CFB | CLYNER FARMER BARLEY SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 2 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

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; (SAID POINT BEARS S20°31'31"E, 1526.98 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE S50°55'02"E, 35.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 352.50 FEET AND A CHORD BEARING AND DISTANCE OF S39°28'25"W, 4.81 FEET TO WHICH A RADIAL LINE BEARS S50°55'02"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°46'53", AN ARC DISTANCE OF 4.81 FEET; THENCE ALONG A NON-TANGENT LINE RUN S28°00'04"E, 123.71 FEET; THENCE S48°46'30"W, 75.44 FEET; THENCE S55°59'24"W, 82.79 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, 170.00 FEET; THENCE N00°01'51"W, 250.19 FEET; THENCE S61°58'23"W, 40.97 FEET; (SAID POINT BEARS S20°52'41"E, 502.49 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10); THENCE S82°47'05"W, 56.59 FEET; THENCE N84°10'05"W, 131.80 FEET; THENCE N38°10'47"W, 297.15 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, 180.31 FEET; (SAID POINT BEARS N45°48'41"W, 2537.42 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3); THENCE N54°29'52"E, 297.91 FEET; THENCE S35°30'08"E, 141.80 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, 203.60 FEET; (SAID POINT BEARS S20°10'54"E, 1216.13 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3); THENCE N44°14'53"E, 58.60 FEET; THENCE N05°11'23"E, 14.99 FEET; (SAID POINT BEARS S23°03'53"E, 1178.78 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3); THENCE S84°48'37"E, 122.01 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, 121.09 FEET; (SAID POINT BEARS N16°16'37"W, 1210.31 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3); THENCE N87°19'39"E, 92.93 FEET; THENCE S59°04'40"E, 90.32 FEET; THENCE S51°02'53"E, 90.32 FEET; THENCE S42°58'01"W, 35.22 FEET; THENCE S34°23'32"E, 946.41 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

CONTINUED ON SHEET 3

JOB SP2024.01423

CFB | GLYMPH HARVEY BARLEY SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 3 OF 14

CONTINUED FROM SHEET 2

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; (SAID POINT BEARS N13°30'25"E, 1584.97 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3); THENCE N11°26'58"W, 95.13 FEET; THENCE N00°41'08"W, 67.08 FEET; THENCE N00°46'49"E, 67.53 FEET; THENCE N13°02'44"W, 67.53 FEET; THENCE N11°34'47"W, 67.46 FEET; THENCE N14°49'50"W, 69.69 FEET; THENCE N11°49'11"W, 79.92 FEET; THENCE N06°44'18"W, 78.86 FEET; THENCE N07°01'06"E, 79.76 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, 38.73 FEET; (SAID POINT BEARS N05°40'08"E, 2607.79 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3); THENCE N81°37'49"W, 365.55 FEET; THENCE N42°56'26"W, 128.69 FEET; (SAID POINT BEARS S44°16'22"E, 3575.39 FEET FROM SAID NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3); THENCE N00°39'41"E, 1,290.50 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, 353.66 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, 791.94 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 S67°53'27"W, 46.63 FEET TO WHICH A RADIAL LINE BEARS N20°41'16"W, (SAID POINT BEARS S54°09'42"E, 2275.03 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10); THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'32", AN ARC DISTANCE OF 46.63 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;

JOB SP2024.01423

CONTINUED ON SHEET 4

CFB SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 4 OF 14

CONTINUED FROM SHEET 3

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, 588.59 FEET; (SAID POINT BEARS S49°13'53"E, 2576.55 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3); THENCE S62°55'40"E, 45.00 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; (SAID POINT BEARS S49°03'00"E, 2961.92 FEET FROM SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3); THENCE S32°29'12"W, 293.18 FEET; THENCE S26°03'28"E, 154.53 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; (SAID POINT BEARS N01°17'18"W, 1794.93 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3); THENCE S29°10'54"E, 115.10 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, 60.60 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; (SAID POINT BEARS S29°26'13"E, 854.92 FEET FROM SAID NORTHWEST CORNER OF SECTION 11);

JOB SP2024.01423

CONTINUED ON SHEET 5

CFB SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 5 OF 14

CONTINUED FROM SHEET 4

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; (SAID POINT BEARS N24°31'31"E, 782.20 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE N24°59'52"E, 50.00 FEET; THENCE N65°00'08"W, 56.70 FEET; (SAID POINT BEARS N20°39'31"E, 834.57 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2); THENCE N54°46'54"E, 295.41 FEET; THENCE S80°30'02"E, 186.16 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 N87°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, 376.16 FEET; (SAID POINT BEARS N09°38'31"E, 1978.21 FEET FROM SAID SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2); THENCE N79°47'16"E, 226.77 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

CONTINUED ON SHEET 6

JOB SP2024.01423

CFB | ELYNER MANNER BARLEY
SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 6 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 5

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 NON-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 42°34'03", AN ARC DISTANCE OF 891.53 FEET; THENCE ALONG A RADIAL LINE RUN N73°55'32"W, 89.04 FEET; THENCE S87°34'29"W, 68.37 FEET; THENCE N69°24'06"W, 68.26 FEET; THENCE N63°29'48"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; (SAID POINT BEARS N78°59'45"E, 3058.78 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE S05°28'07"E, 605.57 FEET; THENCE S85°50'49"W, 15.00 FEET; THENCE N70°30'24"W, 76.01 FEET; THENCE N86°05'06"W, 60.82 FEET; (SAID POINT BEARS N89°48'50"E, 2912.98 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE S84°30'10"W, 324.81 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 S88°47'55"E, 34.76 FEET; THENCE S05°26'47"E, 52.20 FEET; THENCE S14°03'36"E, 65.97 FEET; THENCE S22°54'01"E, 70.16 FEET; (SAID POINT BEARS N89°33'30"E, 2401.69 FEET FROM SAID SOUTHWEST CORNER OF SECTION 2); THENCE S26°42'45"E, 70.00 FEET; THENCE S19°36'07"E, 94.36 FEET; (SAID POINT BEARS S86°54'48"E, 2468.32 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE N78°38'09"E, 68.90 FEET; THENCE S13°11'55"W, 114.00 FEET; THENCE S08°58'22"E, 90.55 FEET; THENCE S11°09'26"W, 70.00 FEET; THENCE S12°23'45"E, 76.36 FEET; THENCE S05°32'29"E, 73.08 FEET; THENCE N78°50'25"W, 117.29 FEET; THENCE S11°09'35"W, 70.00 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 N86°21'53"W, 121.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,411.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'01", AN ARC DISTANCE OF 120.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 478.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'37", AN ARC DISTANCE OF 26.39 FEET TO THE POINT OF TANGENCY; THENCE N84°37'29"W, 94.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 471.50 FEET; (SAID POINT BEARS S45°48'05"E, 1704.08 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'35", AN ARC DISTANCE OF 94.85 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS S43°58'49"E, 1625.54 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); THENCE N73°05'54"W, 57.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,478.52 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°12'27", AN ARC DISTANCE OF 779.51 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

CONTINUED ON SHEET 7

JOB SP2024.01423

CFB CLYMER PARKER BARLEY SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 7 OF 14

CONTINUED FROM SHEET 6

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, 440.66 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, 1742.71 FEET; THENCE DEPARTING SAID LINE RUN S00°57'45"W, 80.70 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S86°23'10"E, 1744.57 FEET FROM SAID NORTHWEST CORNER OF SECTION 11); 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, 19.74 FEET; THENCE S62°04'18"W, 190.66 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, 1851.32 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°16'13"E, 584.04 FEET TO THE POINT OF BEGINNING; 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; (SAID POINT BEARS N69°51'42"W, 1890.65 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 10); THENCE S51°38'06"W, 93.72 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

CONTINUED ON SHEET 8

JOB SP2024.01423

CFB | GLYNER PHENGER BAILEY SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 8 OF 14

CONTINUED FROM SHEET 7

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°04'58"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

CONTINUED ON SHEET 9

JOB SP2024.01423

CFB GLYNN FARMER BARLEY SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 9 OF 14

CONTINUED FROM SHEET 8

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

CONTINUED ON SHEET 10

JOB SP2024.01423

CFB | ELYMER HARNER BARLEY SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT "___"
SHEET 10 OF 14

CONTINUED FROM SHEET 9

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, 84.66 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;

JOB SP2024.001423

CONTINUED ON SHEET 11

CFB SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 11 OF 14

CONTINUED FROM SHEET 10

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

CONTINUED ON SHEET 12

JOB SP2024.01423

CFB SURVEYING
GLYNN PARKER BARLEY

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 12 OF 14

CONTINUED FROM SHEET 11

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°51'06"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 445.15 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;

JOB SP2024.01423

CONTINUED ON SHEET 13

CFB GLYNN PARKER BARLEY SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 13 OF 14

LEGAL DESCRIPTION

CONTINUED FROM SHEET 12

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:

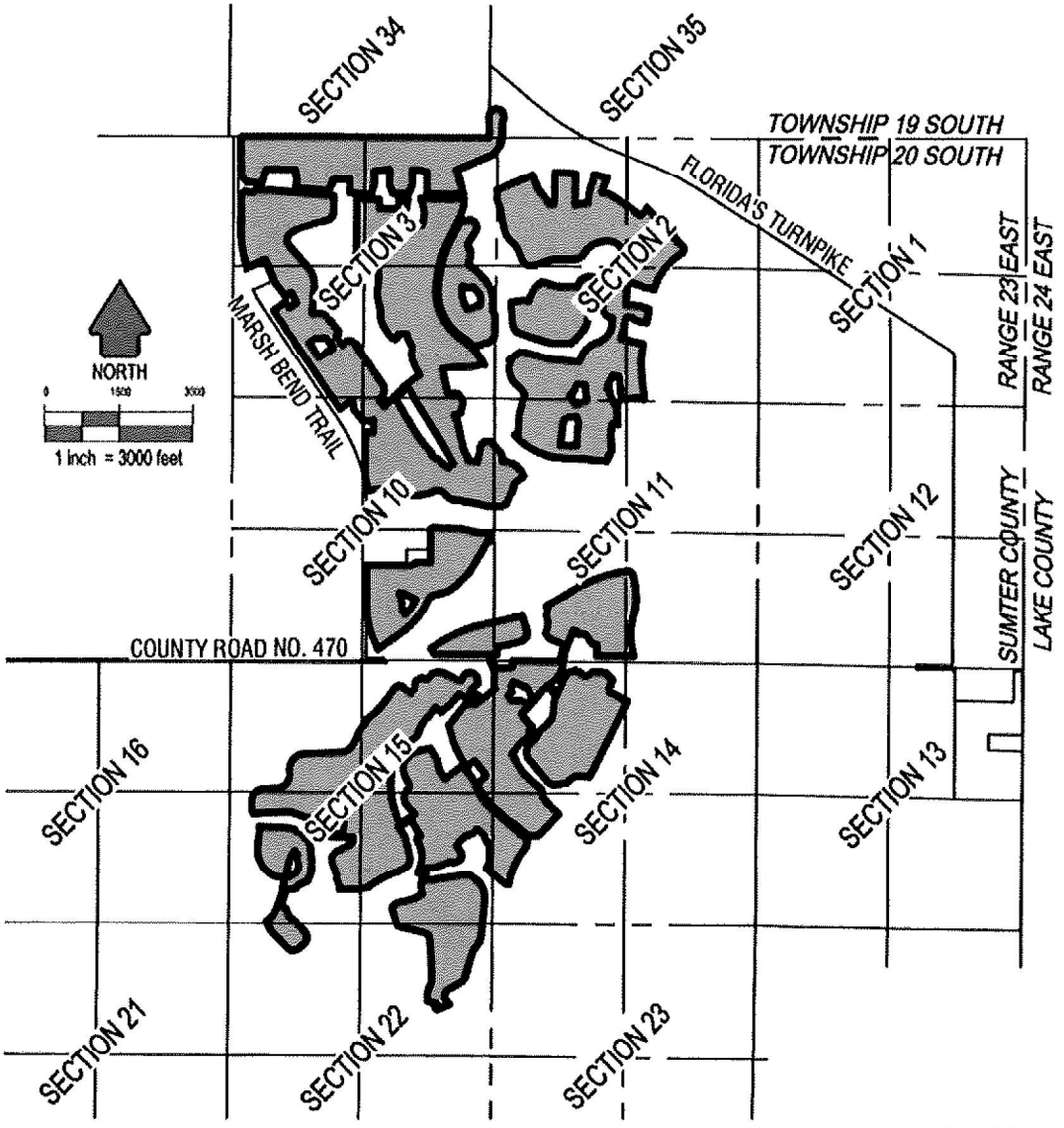
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 15; THENCE ALONG THE EAST LINE THEREOF RUN S00°13'06"W, 1188.46 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°46'54"W, 4009.75 FEET TO THE POINT OF BEGINNING; THENCE S41°09'05"E, 86.54 FEET; THENCE S10°44'49"W, 76.87 FEET; THENCE 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.

JOB SP2024.01423

CFB SURVEYING

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 14 OF 14



JOB SP2024.01423

CFB SURVEYING

Exhibit 7

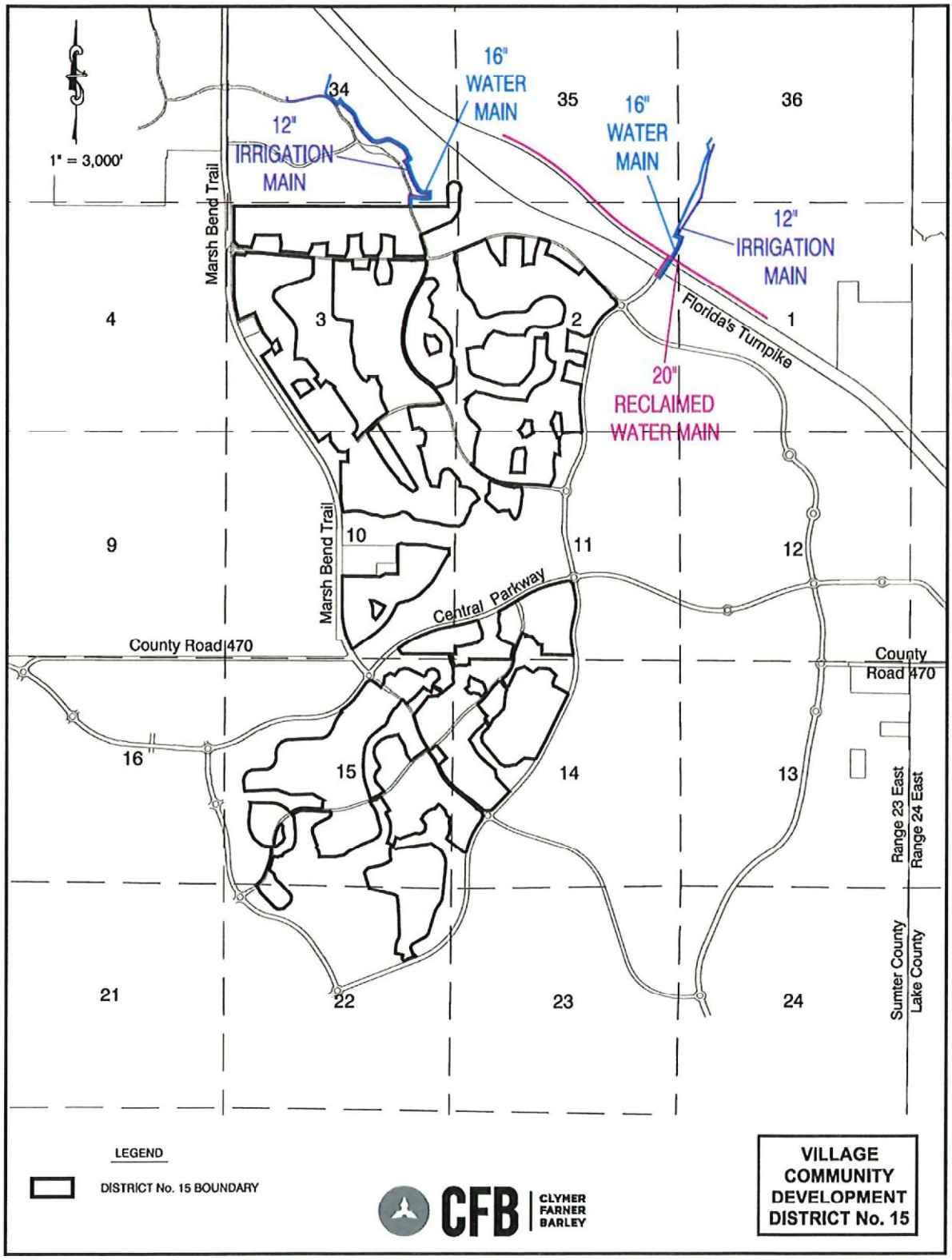

1" = 3,000'
16" WATER MAIN
12" IRRIGATION MAIN
16" WATER MAIN
12" IRRIGATION MAIN
20" RECLAIMED WATER MAIN
Marsh Bend Trail
Marsh Bend Trail
Florida's Turnpike
Central Parkway
County Road 470
County Road 470
34
35
36
4
3
2
1
9
10
11
12
16
15
14
13
21
22
23
24
Range 23 East
Range 24 East
Sumter County
Lake County
LEGEND
DISTRICT No. 15 BOUNDARY
CFB
CLYMER FARNER BARLEY
VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 15

Exhibit 8

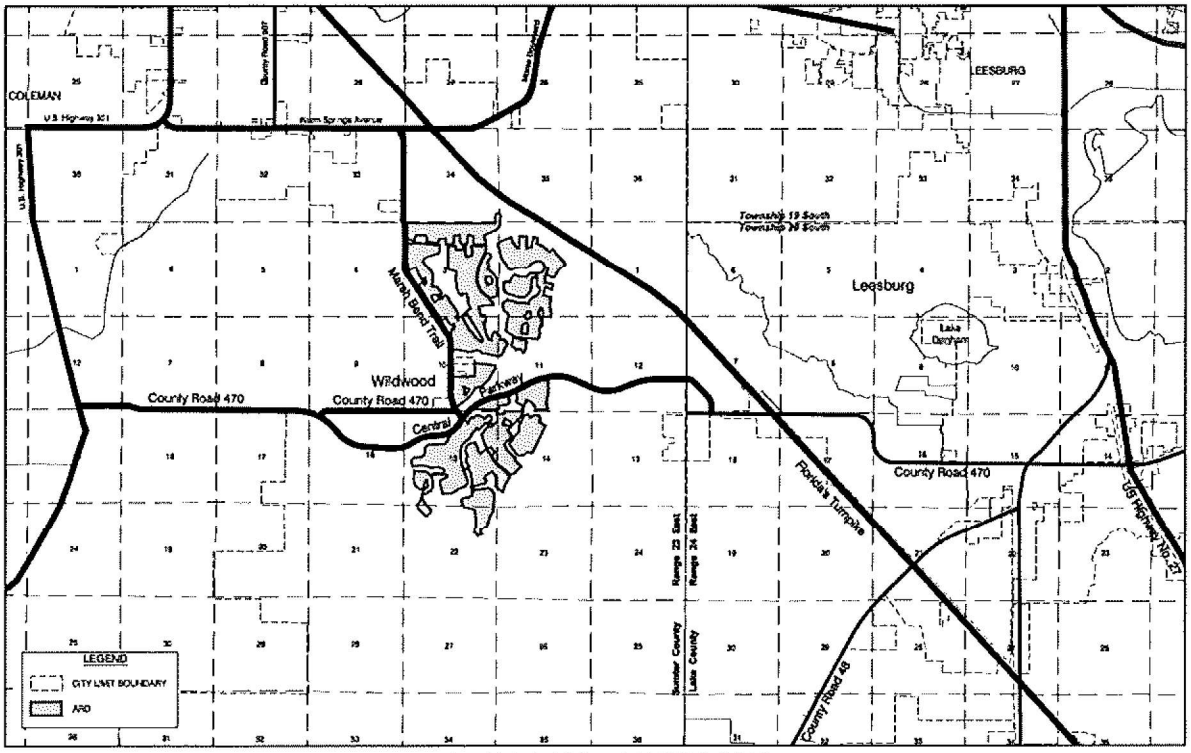
PROPOSED TIME TABLES AND RELATED ESTIMATES OF COST[1] OF THE DISTRICT SERVICES AND FACILITIES OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 15

ITEM	ANTICIPATED SCHEDULE	ESTIMATED COST
Subdivision Infrastructure Roads & Drainage	2022-2028	$99,434,476
Collector Road Infrastructure Roads & Drainage	2022-2028	$17,509,807
Multi-Use Trails & Paths, Golf Cart Bridges & Tunnels	2022-2028	$31,973,066
Landscaping & Irrigation in Common Areas[2]	2022-2028	$64,758,631
Boundary Security Buffers/Walls & Fencing in Common Areas	2022-2028	$19,256,948
Master Earthwork and Stormwater Collection Systems	2022-2028	$356,967,303
Wetland & Wildlife Mitigation/Protection Measures	2022-2028	$2,887,500
Project Entry Features	2022-2028	$5,804,835
TOTAL:		**$598,592,566**

[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

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, November 8, 2021, July 11, 2022, February 27, 2023, November 25, 2024, and February 10, 2025.



LAND USE AND ZONING MAP

Exhibit 10
Statement of Estimated Regulatory Costs of the 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 amend the Village Community Development District No. 15 (the "District"). The amended District will include approximately1,369.2 acres of land. This amendment will delete approximately 11.2 net acres to the existing District. The District proposes to provide infrastructure and community services to 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 amendment deletes approximately 11.2 acres making the entire District 1,369.2 acres.

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, County 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 amendment of the District will not have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

The amendment of the District may 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 commercial development of the land within the District. The development is planned to include roughly 350,000 square feet of commercial development. The commercial development will increase economic growth, job creation, employment, private-sector investment, and business competitiveness in 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 the 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 a total of 7,500 dwelling units. Establishment of the District put all of the residents under the jurisdiction of the 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 virtually no costs to various Florida ("State") governmental entities due to the fact that the District already exists, and the amendment will have no effect on various Florida governmental entities. The District consists of less than 2,500 acres; therefore, the City of Wildwood, Florida (the "City") is the reviewing agency, pursuant to Florida Statutes Section 190.005(2). The State will incur no costs in reviewing the petition to amend 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 amended 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 Commerce to offset such processing costs.

The City of Wildwood

City staff will process, analyze, and conduct public hearing(s) on the petition to amend 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 amend 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 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	Landowner
Utilities	Landowner	Landowner	Landowner
Drainage	Landowner	CDD	Landowner
Landscape/Lakes	Landowner	CDD	Landowner

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 $50,435,160.00.

Table 3. Summary of Estimated Capital Costs for New Infrastructure

Improvement/Facility	Schedule	Estimated Cost
Roadways	2022-2026	$4,134,240.00
Landscaping & Irrigation in Common Areas	2022-2026	$12,487,200.00
Parking Areas	2022-2026	$26,880,420.00
Master Earthwork and Stormwater Collection	2022-2026	$6,933,300.00
TOTAL:		$50,435,160.00

The District may 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 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 to the District by businesses 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.

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 estimate 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 amendment 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. Other 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 amended as proposed.

With a District, businesses (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 commercial and residential 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

ORDINANCE NO. O2026-[ ]

AN ORDINANCE 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 CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Wildwood, Florida establishes the Village Community Development District No. 15 (the "District") by Ordinance No. O2022-88, as amended by Ordinance No. O2023-7 and Ordinance No. O2024-36; and

WHEREAS, the District has approved a Petition to the City of Wildwood requesting that the legal description included in Exhibit "A" to Ordinance No. O2022-88, as amended by Ordinance No. O2023-7 and Ordinance No. O2024-36, be further amended to reflect a net decrease in the size of the District by 11.2 acres, such that the resulting District will total 1,369.2 acres, more or less; and

WHEREAS, in the Petition, the District requests that the City pass an ordinance amending Ordinance No. O2022-88, as amended by Ordinance No. O2023-7 and Ordinance No. O2024-36, to reflect the new legal description and amend boundary of the District.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, that:

SECTION 1. Recitals. The foregoing recitals are true and correct and are hereby fully incorporated by this reference.

SECTION 2. 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 3. Modification of Map and Legal Description. Ordinance O2022-88, as amended by Ordinance No. O2023-7 and Ordinance No. O2024-36, are hereby further amended so that the external boundary of the District shall be as per Exhibit "A" attached hereto.

SECTION 4. 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 5. 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 6. Conflict. All ordinances and resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 8. Effective Date. This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Wildwood, Florida.

DONE AND ORDAINED this _____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

ATTEST:

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Jessica Barnes, City Clerk

_____
Ed Wolf, Mayor

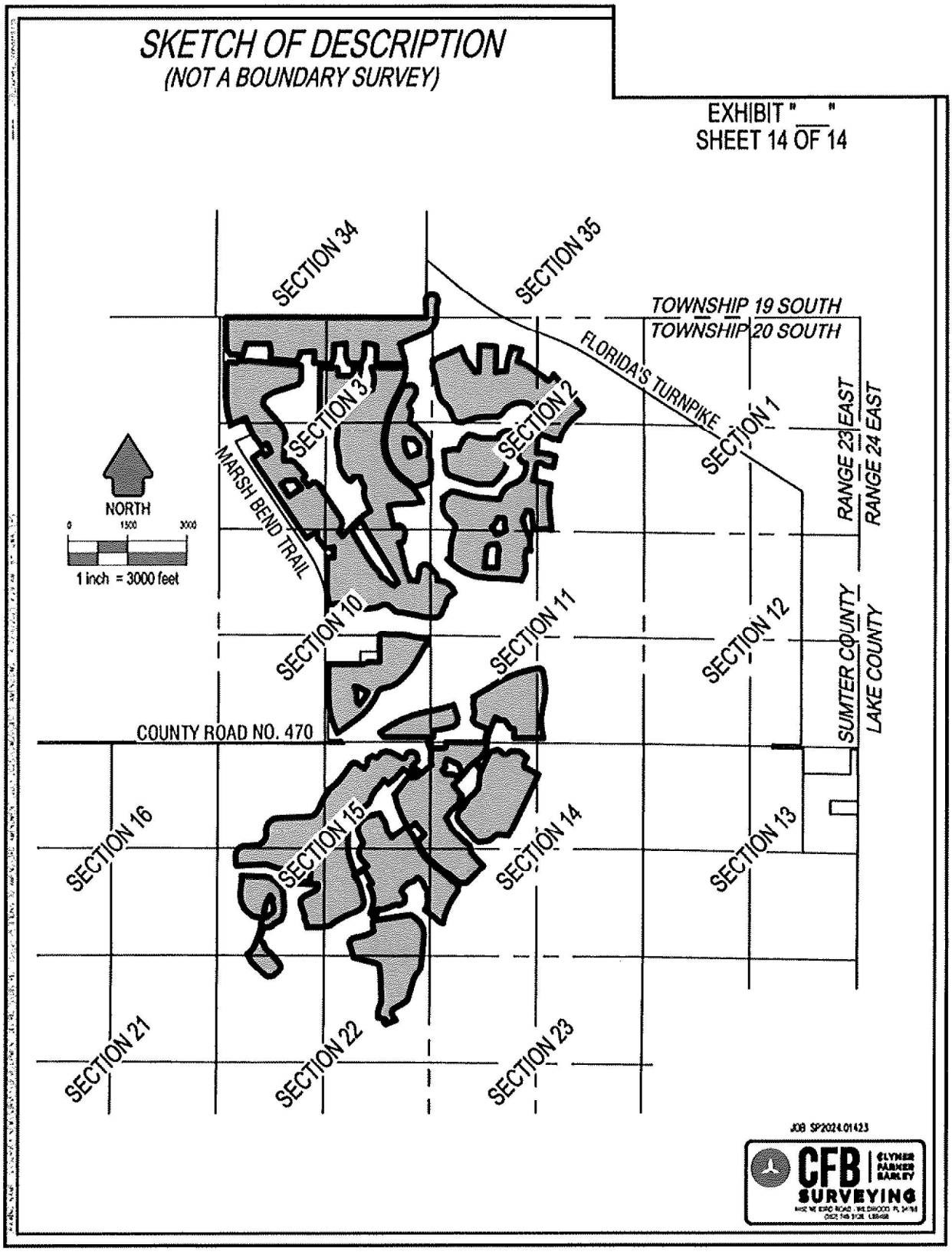
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit "A"
Amended Boundary





FOLD on this line and place in shipping pouch with **bar code and delivery address** visible

1. Fold the first printed page in half and use as the shipping label.
2. Place the label in a waybill pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.
3. Keep the second page as a receipt for your records. The receipt contains the terms and conditions of shipping and information useful for tracking your package.

Legal Terms and Conditions

Tendering packages by using this system constitutes your agreement to the service conditions for the transportation of your shipments as found in the applicable FedEx Service Guide, available upon request. FedEx will not be responsible for any claim in excess of the applicable declared value, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the applicable FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of 100 USD or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is 500 USD, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see applicable FedEx Service Guide. FedEx will not be liable for loss or damage to prohibited items in any event or for your acts or omissions, including, without limitation, improper or insufficient packaging, securing, marking or addressing, or the acts or omissions of the recipient or anyone else with an interest in the package. See the applicable FedEx Service Guide for complete terms and conditions. To obtain information regarding how to file a claim or to obtain a Service Guide, please call 1-800-GO-FEDEX (1-800-463-3339).

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-1243 Village CDD No.16 Boundaries Amendment Petition**

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. 16 Community Development District (the "District") has petitioned the City of Wildwood to amend Ordinance No. O2025-4 to reflect a net increase in the size of the District by 13.6 acres, such that the resulting District will total 1,329.7 acres MOL. The net increase 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 O2026-15 has been prepared should the Commission move to support the request.

Development Services Department

ORDINANCE NO. O2026-15

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE BOUNDARIES OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16 PURSUANT TO FLORIDA STATUTE 190.046; PROVIDING FOR CONFLICT; 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. 16 ("District") by Ordinance O2025-4; and,

WHEREAS, the District has approved a Petition to the City of Wildwood requesting that the legal description included in Exhibit "A" to Ordinance No. O2025-4 be further amended to reflect a net increase in the size of the District by 13.6 acres, such that the resulting District will total 1,329.7 acres, more or less; and,

WHEREAS, in the petition, the District requests that the City pass an ordinance amending Ordinance No. O2025-4 to reflect the new legal description and amend boundary of the District.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, that:

SECTION 1: RECITALS. The foregoing recitals are true and correct and hereby fully incorporated by this reference.

SECTION 2: PETITION. The “Petition to Amend the Boundaries of Village Community Development No. 16” pursuant to Florida Statutes 190.046 as submitted to the City of Wildwood Commissions, is hereby GRANTED.

SECTION 3: MODIFICATION OF MAP AND LEGAL DESCRIPTION. Ordinance No. O2025-4 is hereby further amended so that the external boundary of the District shall be as per Exhibit “A” attached hereto.

SECTION 4: CONFLICT. All ordinances and resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 5: SEVERABILITY. If any section, subsection, sentence, clause,

phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portions shall be deemed a separate, district and independent provision, and such holding shall not affect the validity of the remaining portions of said Ordinance.

SECTION 6: EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

SECTION 7. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

PASSED AND ORDAINED this ____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form and Legal Sufficiency:

_____
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	N US Feet 0 625 1,250 2,500	#26-1243 **THE VILLAGES CDD NO. 16 AMENDMENT** LEGAL DESCRIPTION VERIFICATION	**MAP 1A** **LOCATION MAP** **APR 2026**

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-15

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

NELSON MULLINS

NELSON MULLINS RILEY & SCARBOROUGH LLP
ATTORNEYS AND COUNSELORS AT LAW

390 North Orange Avenue, Suite 1400
Orlando, FL 32801
T: 407.669.4200 F: 407.425.8377
nelsonmullins.com

Jo O. Thacker
T: 407.669.4230
jo.thacker @nelsonmullins.com

March 16, 2026

VIA FEDEX

City of Wildwood
c/o Melanie D. Strickland
100 N. Main Street
Wildwood, FL 34785

RE: Petition to Amend the Boundary Line of Village Community Development District No. 16

Dear Ms. Strickland:

Enclosed please find the following original documents for filing:

- Resolution No. 2026-22 approving the boundary line;
- Petition to Amend the Boundary Line of the Village Community Development District No. 16;
- Proposed Ordinance; and
- Filing fee check for $15,000.

If you have any questions, please do not hesitate to contact me, and thank you for your help.

Sincerely,

Jo O. Thacker

Jo O. Thacker

Enclosures

RESOLUTION NO. 2026-22

A RESOLUTION OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16 DIRECTING THE CHAIRMAN AND ALL DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF WILDWOOD, FLORIDA REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village Community Development District No. 16, as amended (the "District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Uniform Act"), by the City of Wildwood, Florida ("City") by passage of Ordinance No. O2025-4; and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roads, drainage collection and water management systems, bridges, water supply and distribution systems, wastewater and reuse systems; and

WHEREAS, the District presently consists of 1,316.1 acres, more or less, as more fully described in the Ordinance No. O2025-4; and

WHEREAS, The Villages Development Company, LLC ("Developer"), and its affiliates are presently developing real property within and adjacent to the District; and

WHEREAS, the Developer has approached the District and requested the District petition to amend its boundaries to comprise the area described in the attached **Exhibit 1**, in an effort to facilitate development of the overall lands as a functionally interrelated community and to promote compact and economical development of lands; and

WHEREAS, the proposed amendment to the District's boundaries would result in 1,329.7 acres, a net increase of 13.6 acres, more or less; and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District is amendable to separate special district government; and

WHEREAS, in order to seek boundary amendment pursuant to Chapter 190, Florida Statutes, the District desires to authorize District Staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District Staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board; and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which processes include the preparation of a petition to the City, the holding of a local hearing in accordance with §190.046(1), Florida Statutes, and such other actions as are necessary in furtherance of the boundary amendment process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16, THAT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman of the Board of Supervisors and District Staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the City to seek the amendment of the District's boundaries to comprise the lands described in **Exhibit 1,** pursuant to Chapter 190, *Florida Statutes,* and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes,* for the amendment of the District's boundaries.

SECTION 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 6th day of March, 2026.

ATTEST:

Prin Name: Kenneth Blochus
Title: District Manager

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16

Carolyn Pruett-Isbill, Chair

PETITION TO AMEND THE BOUNDARY LINE OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16

Petitioner, the Village Community Development District No. 16 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. 16 (the "District") and states as follows:

1. Petitioner is a Florida Community Development District with its principal place of business at 3571 Kiessel Road, The Villages, Florida 32163.

2. The District presently comprises approximately 1,316.1 acres. The amendment will increase the District's size by approximately 14.3 acres and delete 0.7 acres so the new District size will be approximately 1,329.7 acres. A map, full metes and bounds legal and sketch are showing 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.

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 and deleted from the District is attached as **Exhibit 3**.

5. Attached as **Exhibit 4** is documentation constituting written consent to amendment of the District Boundary by the owners of the real property to be added and deleted from the District.

6. The five (5) persons serving as the Board of Supervisors of the District are named in **Exhibit 5** attached hereto.

7. A metes and bounds legal description and sketch of the new boundary of the District is attached as **Exhibit 6**.

8. The name of the District remains the Village Community Development District No. 16.

9. 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 7** attached hereto.

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. All of the property to be included in the District, as shown in **Exhibit 9**, will be developed pursuant to the approved development plan of The Villages of Southern Oaks (VOSO) Age Restricted Development.

12. The Statement of Estimated Regulatory Costs of the District is attached as **Exhibit 10**.

WHEREFORE, Petitioner respectfully requests the City of Wildwood to:

A. Schedule a public hearing on April 13, 2026 and April 27, 2026 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 March, 2026.

Village Community Development District No. 16

By: _____
Carolyn Pruett-Isbill , Chair

Exhibit 1
Legal Description and Sketch of
Amended Boundaries

Exhibit 1
Amended Boundary

DESCRIPTION OF THE NEW
DISTRICT 16 CDD (1ST AMENDMENT)
APPROXIMATELY 1,329.7 ACRES+/-

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL 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, 2175.38 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 273.41 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N69°04'12"W, 191.29 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 13°53'56", AN ARC DISTANCE OF 339.61 FEET; THENCE ALONG A NON-TANGENT LINE RUN N33°23'07"E, 127.97 FEET; THENCE N20°55'48"E, 94.25 FEET; THENCE N74°22'09"W, 139.03 FEET; THENCE S67°13'59"W, 110.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,325.04 FEET AND A CHORD BEARING AND DISTANCE OF N41°52'45"W, 199.21 FEET TO WHICH A RADIAL LINE BEARS S43°48'35"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°37'20", AN ARC DISTANCE OF 199.40 FEET; THENCE ALONG A NON-TANGENT LINE RUN N24°59'13"W, 63.46 FEET; THENCE N38°03'40"W, 52.08 FEET; THENCE N51°55'54"E, 82.51 FEET; THENCE N83°10'40"E, 114.35 FEET; THENCE S72°29'34"E, 206.15 FEET; THENCE DEPARTING SAID LANDS RUN N86°46'22"E, 112.98 FEET; THENCE S72°29'34"E, 95.75 FEET; THENCE S69°04'12"E, 834.16 FEET; THENCE S10°28'51"E, 159.12 FEET; THENCE S11°54'27"W, 157.98 FEET; THENCE S32°22'37"W, 57.19 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N06°29'46"E, 2174.76 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S11°54'27"W, 109.46 FEET; THENCE N81°13'00"W, 101.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,950.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°08'48", AN ARC DISTANCE OF 413.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2439.27 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 218.39 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N69°04'12"W, 32.50 FEET; THENCE N20°55'48"E, 90.00 FEET; THENCE S69°04'12"E, 12.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE

SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; 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 S20°55'48"W, 70.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'21"E, 269.26 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'39"W, 1869.18 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N81°31'49"W, 1888.47 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE S18°42'45"E, 57.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 56.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'02", AN ARC DISTANCE OF 24.11 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°26'58", AN ARC DISTANCE OF 23.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,286.00 FEET AND A CHORD BEARING AND DISTANCE OF S73°08'53"W, 457.20 FEET TO WHICH A RADIAL LINE BEARS N06°36'45"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°28'43", AN ARC DISTANCE OF 459.64 FEET TO A POINT ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; (SAID POINT BEARS N88°24'17"W, 2254.41 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS, ALSO A NON-TANGENT LINE, RUN N27°39'09"W, 89.62 FEET; (SAID POINT BEARS N86°27'22"W, 2299.53 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE DEPARTING SAID LANDS RUN N28°53'12"W, 67.70 FEET; THENCE N32°01'48"W, 151.65 FEET; THENCE N27°30'54"E, 181.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE EASTERLY EXTENSION THEREOF FOR THE FOLLOWING COURSES: RUN N00°57'49"W, 49.48 FEET; THENCE N02°27'30"W, 49.47 FEET; THENCE N03°57'11"W, 49.48 FEET; THENCE N05°35'14"W, 58.71 FEET; THENCE N07°13'18"W, 49.47 FEET; THENCE N08°42'58"W, 49.47 FEET; THENCE N10°12'39"W, 49.47 FEET; THENCE N11°42'20"W, 49.47 FEET; THENCE N13°12'01"W, 49.47 FEET; THENCE N14°31'55"W, 49.74 FEET; THENCE N16°00'31"W, 50.00 FEET; THENCE N15°51'18"W, 84.57 FEET; THENCE N00°48'25"E, 168.41 FEET; THENCE N12°14'37"E, 54.66 FEET; THENCE S77°45'23"E, 125.46 FEET; THENCE N12°14'37"E, 5.00 FEET; THENCE S77°45'23"E, 34.00 FEET; THENCE S12°14'37"W, 23.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°43'27", AN ARC DISTANCE OF 30.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°39'43", AN ARC DISTANCE OF 79.12 FEET; THENCE ALONG A RADIAL LINE RUN S73°49'07"E, 45.51 FEET; THENCE S16°12'34"E, 53.50 FEET; THENCE S14°06'24"E, 50.03 FEET; THENCE S15°36'19"E, 50.71 FEET; THENCE S14°14'32"E,

52.37 FEET; THENCE S12°51'19"E, 52.37 FEET; THENCE S11°28'06"E, 52.37 FEET; THENCE S10°04'54"E, 52.37 FEET; THENCE S08°41'41"E, 52.37 FEET; THENCE S07°18'29"E, 52.37 FEET; THENCE S05°55'16"E, 52.37 FEET; THENCE S04°32'03"E, 52.37 FEET; THENCE S03°08'51"E, 52.37 FEET; THENCE S01°45'38"E, 52.37 FEET; THENCE S00°33'14"E, 122.95 FEET; THENCE N88°09'58"E, 56.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 134.54 FEET AND A CHORD BEARING AND DISTANCE OF S78°49'50"E, 62.98 FEET TO WHICH A RADIAL LINE BEARS N02°22'00"W; THENCE DEPARTING SAID EASTERLY EXTENSION OF SAID LANDS RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°04'18", AN ARC DISTANCE OF 63.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 115.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°51'17", AN ARC DISTANCE OF 112.60 FEET TO THE POINT OF TANGENCY; THENCE S09°26'24"E, 19.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 46.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°16'21", AN ARC DISTANCE OF 7.53 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, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL 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, 2171.08 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 538.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S23°01'02"W, 294.10 FEET; THENCE S49°09'56"W, 459.87 FEET; THENCE N89°25'01"W, 123.47 FEET; THENCE N63°41'11"W, 108.66 FEET; THENCE N57°03'48"W, 66.63 FEET; THENCE N63°05'30"W, 66.61 FEET; THENCE N69°07'08"W, 66.61 FEET; THENCE N89°44'27"W, 36.86 FEET; THENCE S07°09'44"W, 752.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 672.50 FEET AND A CHORD BEARING AND DISTANCE OF S54°06'40"E, 330.47 FEET TO WHICH A RADIAL LINE BEARS N21°39'56"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°26'49", AN ARC DISTANCE OF 333.89 FEET TO THE POINT OF TANGENCY; THENCE S39°53'16"E, 181.18 FEET; THENCE N08°07'24"E, 401.56 FEET; THENCE N15°20'19"E, 84.85 FEET; THENCE N25°16'29"E, 84.91 FEET; THENCE N34°28'22"E, 84.91 FEET; THENCE N43°40'16"E, 84.91 FEET; THENCE N54°11'30"E, 84.78 FEET; THENCE N58°08'47"E, 582.77 FEET; THENCE N84°59'52"E, 105.18 FEET; THENCE S81°41'48"E, 385.58 FEET; THENCE S47°08'38"E, 121.58 FEET; THENCE S21°43'10"E, 121.79 FEET; THENCE S14°17'03"W, 448.18 FEET; THENCE S03°15'53"E, 117.17 FEET; THENCE S18°26'59"E, 190.00 FEET; THENCE S12°19'03"E, 89.05 FEET; THENCE S01°28'54"W, 92.56 FEET; THENCE S15°33'54"W, 92.56 FEET; THENCE S29°18'14"W, 82.99 FEET; THENCE S19°58'27"W, 71.15 FEET; THENCE S09°28'13"W, 263.07 FEET; THENCE S72°14'28"E, 155.81 FEET; THENCE S72°02'19"E, 66.03 FEET; THENCE S75°59'23"E, 68.98 FEET; THENCE S75°47'32"E, 68.98 FEET; THENCE S79°44'06"E, 71.94 FEET; THENCE S80°29'19"E, 72.42 FEET; THENCE S82°38'07"E, 42.79 FEET; THENCE N76°05'28"E, 72.43 FEET; THENCE N61°12'09"E, 60.68 FEET; THENCE N01°07'27"E, 1,304.32 FEET; THENCE S88°52'33"E, 215.00 FEET; THENCE S89°29'50"E, 76.83 FEET; THENCE N77°40'40"E, 72.04 FEET; THENCE N63°48'57"E, 62.87 FEET; THENCE N51°35'42"E, 61.18 FEET; THENCE N44°01'52"E, 145.00 FEET;

THENCE S45°58'08"E, 315.69 FEET; THENCE S39°10'12"E, 42.13 FEET; THENCE S14°23'10"E, 48.07 FEET; THENCE S10°23'52"W, 130.62 FEET; THENCE S34°39'28"W, 33.70 FEET; THENCE S48°26'43"W, 68.94 FEET; THENCE S70°26'19"W, 81.43 FEET; THENCE S60°24'51"W, 77.51 FEET; THENCE S29°41'31"W, 87.44 FEET; THENCE S65°46'53"E, 51.45 FEET; THENCE S62°12'33"E, 110.47 FEET; THENCE S35°47'47"E, 74.42 FEET; THENCE S27°38'16"E, 99.27 FEET; THENCE S03°25'01"E, 226.39 FEET; THENCE S11°09'50"W, 191.03 FEET; THENCE S01°48'51"W, 205.80 FEET; THENCE S49°51'24"W, 622.34 FEET; THENCE S66°13'49"W, 301.46 FEET; THENCE S85°28'56"W, 95.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°03'25"E, 417.63 FEET TO WHICH A RADIAL LINE BEARS S75°22'48"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°52'27", AN ARC DISTANCE OF 429.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N41°24'49"E, 114.27 FEET; THENCE N45°05'19"E, 107.64 FEET; THENCE N64°18'01"E, 138.46 FEET; THENCE N52°06'11"E, 131.03 FEET; THENCE N40°36'59"E, 140.01 FEET; THENCE N56°30'46"E, 241.33 FEET; THENCE S34°55'11"E, 480.04 FEET; THENCE N62°50'34"E, 179.64 FEET; THENCE N54°27'52"E, 112.25 FEET; THENCE N59°25'59"E, 61.29 FEET; THENCE N62°50'34"E, 234.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 114.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'20", AN ARC DISTANCE OF 92.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.50 FEET AND A CHORD BEARING AND DISTANCE OF S25°06'21"E, 147.43 FEET TO WHICH A RADIAL LINE BEARS N73°15'46"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°41'11", AN ARC DISTANCE OF 161.40 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 114.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°56'49"W, 97.16 FEET TO WHICH A RADIAL LINE BEARS N23°03'03"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°12'29", AN ARC DISTANCE OF 100.34 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 59.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°06'50", AN ARC DISTANCE OF 57.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 63.34 FEET; THENCE S65°10'02"W, 197.24 FEET; THENCE S62°50'34"W, 193.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°39'11", AN ARC DISTANCE OF 301.77 FEET TO THE POINT OF TANGENCY; THENCE S41°11'23"W, 471.48 FEET; THENCE S48°48'37"E, 77.15 FEET; THENCE S36°33'54"E, 96.42 FEET; THENCE S59°23'58"E, 73.63 FEET; THENCE S87°36'34"E, 41.05 FEET; THENCE S72°40'10"E, 50.71 FEET; THENCE S88°36'26"E, 68.02 FEET; THENCE S24°59'19"E, 92.55 FEET; THENCE S60°36'42"E, 94.87 FEET; THENCE S89°27'08"E, 98.74 FEET; THENCE N55°56'55"E, 76.97 FEET; THENCE S59°07'07"E, 39.67 FEET; THENCE N12°50'24"E, 262.41 FEET; THENCE N29°07'01"E, 30.81 FEET; (SAID POINT BEARS S57°27'26"E, 2463.50 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE DEPARTING SAID LANDS RUN N44°33'59"E, 114.98 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING

COURSES: RUN N60°00'58"E, 31.07 FEET; THENCE N77°11'10"E, 50.09 FEET; THENCE N84°04'25"E, 304.98 FEET; THENCE S81°27'45"E, 56.19 FEET; THENCE S65°35'29"E, 61.79 FEET; THENCE S49°43'14"E, 58.98 FEET; THENCE S33°50'59"E, 61.79 FEET; THENCE S17°58'44"E, 59.02 FEET; THENCE S01°56'57"E, 59.88 FEET; THENCE S12°52'24"W, 200.38 FEET; THENCE S27°51'47"W, 59.45 FEET; THENCE S43°45'44"W, 59.02 FEET; THENCE S59°37'59"W, 61.79 FEET; THENCE S75°30'14"W, 58.76 FEET; THENCE N89°23'26"W, 60.21 FEET; THENCE N74°41'26"W, 60.62 FEET; THENCE N87°09'57"W, 62.52 FEET; THENCE S79°39'32"W, 62.52 FEET; THENCE S66°28'59"W, 63.62 FEET; THENCE S66°06'57"W, 84.67 FEET; THENCE S73°25'50"W, 335.19 FEET; THENCE S59°34'18"W, 58.69 FEET; THENCE S45°42'46"W, 163.55 FEET; THENCE S25°21'24"W, 74.66 FEET; THENCE S08°27'15"E, 179.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 142.50 FEET AND A CHORD BEARING AND DISTANCE OF S36°01'44"E, 160.24 FEET TO WHICH A RADIAL LINE BEARS N19°45'33"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°25'27", AN ARC DISTANCE OF 170.18 FEET TO THE POINT OF TANGENCY; THENCE S01°49'00"E, 190.25 FEET; THENCE N88°11'00"E, 297.31 FEET; THENCE N41°11'11"E, 70.17 FEET; THENCE N37°13'53"E, 250.39 FEET; THENCE N71°04'44"E, 119.87 FEET; THENCE N87°49'18"E, 544.77 FEET; THENCE S03°53'08"W, 108.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°51'36", AN ARC DISTANCE OF 436.89 FEET TO THE POINT OF TANGENCY; THENCE S16°58'28"E, 503.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°10'44", AN ARC DISTANCE OF 70.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°58'14", AN ARC DISTANCE OF 4.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°05'19", AN ARC DISTANCE OF 68.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°09'47", AN ARC DISTANCE OF 435.64 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N15°50'27"W, 15.00 FEET; THENCE N51°55'52"E, 126.39 FEET; THENCE N12°25'26"W, 62.98 FEET; THENCE N10°21'00"W, 27.63 FEET; THENCE N12°25'26"W, 25.06 FEET; THENCE N22°36'04"E, 64.84 FEET; THENCE N13°29'46"W, 57.96 FEET; THENCE N47°33'46"W, 75.33 FEET; THENCE N69°13'20"W, 79.15 FEET; THENCE N78°02'44"W, 85.75 FEET; THENCE S67°33'02"W, 25.62 FEET; THENCE N04°54'27"W, 141.31 FEET; THENCE N17°46'30"W, 79.10 FEET; THENCE N27°57'58"W, 60.07 FEET; THENCE N34°17'06"W, 67.25 FEET; THENCE N79°17'11"W, 94.40 FEET; THENCE S45°55'25"W, 69.62 FEET; THENCE S66°18'44"W, 121.39 FEET; THENCE S03°42'51"W, 70.33 FEET; THENCE S01°49'00"E, 72.23 FEET; THENCE S14°33'18"W, 119.06 FEET; THENCE S47°12'09"W, 119.51 FEET; THENCE S78°20'00"W, 109.02 FEET; THENCE S88°11'00"W, 210.00 FEET; THENCE N85°13'03"W, 105.20 FEET; THENCE N59°12'27"W, 141.63 FEET; THENCE S75°29'43"W, 273.04 FEET; THENCE S00°48'54"E, 59.85 FEET; THENCE S17°01'12"W, 53.01 FEET; THENCE S27°45'29"W, 63.34 FEET; THENCE S44°18'30"W, 329.33 FEET; THENCE S50°07'51"W, 49.57 FEET; THENCE S66°42'14"W, 59.12 FEET; THENCE S82°34'29"W, 61.74 FEET; THENCE N81°33'16"W, 58.92 FEET; THENCE N65°41'01"W, 61.74 FEET; THENCE N49°48'46"W, 37.25 FEET; THENCE N45°41'30"W, 311.07 FEET; THENCE

N62°27'10"W, 55.51 FEET; THENCE N85°40'43"W, 447.91 FEET; THENCE N76°29'19"W, 46.86 FEET; THENCE N60°37'04"W, 61.74 FEET; THENCE N44°44'49"W, 58.92 FEET; THENCE N28°52'34"W, 61.74 FEET; THENCE N13°00'19"W, 67.37 FEET; THENCE N06°51'22"E, 91.92 FEET; THENCE N16°25'33"E, 54.47 FEET; THENCE N32°58'34"E, 59.11 FEET; THENCE N48°50'49"E, 61.74 FEET; THENCE N64°43'05"E, 59.02 FEET; THENCE N80°55'37"E, 58.97 FEET; THENCE S85°40'43"E, 304.71 FEET; THENCE S74°13'30"E, 50.20 FEET; THENCE S58°56'28"E, 59.18 FEET; THENCE S43°39'25"E, 56.70 FEET; THENCE S29°33'32"E, 50.74 FEET; THENCE S15°27'38"E, 78.23 FEET; THENCE N81°41'40"E, 49.25 FEET; THENCE N44°18'30"E, 210.00 FEET; THENCE N48°12'59"E, 83.92 FEET; THENCE N61°31'18"E, 98.28 FEET; THENCE N73°51'04"E, 77.76 FEET; THENCE N75°29'43"E, 770.00 FEET; THENCE N80°05'16"E, 89.64 FEET; THENCE N88°11'00"E, 70.20 FEET; THENCE N01°49'00"W, 190.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 107.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°41'18", AN ARC DISTANCE OF 5.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN S84°09'45"W, 1,140.84 FEET; THENCE S79°01'35"W, 64.40 FEET; THENCE S69°16'34"W, 66.02 FEET; THENCE S70°57'35"W, 82.60 FEET; THENCE S78°53'12"W, 82.60 FEET; THENCE S86°48'48"W, 82.60 FEET; THENCE N85°15'35"W, 82.60 FEET; THENCE N78°39'46"W, 75.76 FEET; THENCE N79°45'26"W, 68.60 FEET; THENCE N82°15'25"W, 68.60 FEET; THENCE N84°45'24"W, 68.60 FEET; THENCE N87°15'23"W, 68.60 FEET; THENCE N89°45'22"W, 68.60 FEET; THENCE S87°44'39"W, 68.60 FEET; THENCE S85°14'40"W, 68.60 FEET; THENCE S82°44'41"W, 68.60 FEET; THENCE S80°14'42"W, 68.60 FEET; THENCE S77°44'43"W, 68.60 FEET; THENCE S75°14'44"W, 68.60 FEET; THENCE S72°44'45"W, 68.60 FEET; THENCE S73°12'05"W, 77.10 FEET; THENCE S78°51'51"W, 79.29 FEET; THENCE S84°41'42"W, 79.29 FEET; THENCE N89°28'27"W, 79.29 FEET; THENCE N83°38'36"W, 79.29 FEET; THENCE N77°48'45"W, 79.29 FEET; THENCE N71°58'54"W, 79.29 FEET; THENCE N80°31'16"W, 64.95 FEET; THENCE S09°28'44"W, 105.70 FEET; THENCE S76°24'04"E, 63.66 FEET; THENCE S13°35'56"W, 502.87 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 N84°07'52"W, 573.78 FEET TO WHICH A RADIAL LINE BEARS N13°35'56"E; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID CENTRAL PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°27'34", AN ARC DISTANCE OF 575.53 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N01°51'39"W, 15.00 FEET; THENCE N50°23'55"W, 132.96 FEET; THENCE N01°30'22"W, 200.30 FEET; THENCE N39°13'33"W, 76.92 FEET; THENCE N84°37'00"W, 398.88 FEET; THENCE S76°21'32"W, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,550.15 FEET AND A CHORD BEARING AND DISTANCE OF N14°52'08"W, 237.85 FEET TO WHICH A RADIAL LINE BEARS N76°21'31"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'20", AN ARC DISTANCE OF 237.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; 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°04'58", AN ARC DISTANCE OF 92.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF N15°58'08"E, 156.45 FEET TO WHICH A RADIAL LINE BEARS S34°32'14"E;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°59'15", AN ARC DISTANCE OF 169.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S53°43'06"E, 102.60 FEET TO WHICH A RADIAL LINE BEARS S66°28'31"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°23'14", AN ARC DISTANCE OF 107.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°30'08", AN ARC DISTANCE OF 29.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°16'58", AN ARC DISTANCE OF 67.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'54", AN ARC DISTANCE OF 57.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 498.80 FEET AND A CHORD BEARING AND DISTANCE OF N88°35'01"E, 27.39 FEET TO WHICH A RADIAL LINE BEARS N02°59'23"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°08'48", AN ARC DISTANCE OF 27.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 403.50 FEET AND A CHORD BEARING AND DISTANCE OF S82°39'44"E, 100.89 FEET TO WHICH A RADIAL LINE BEARS N00°09'22"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°21'47", AN ARC DISTANCE OF 101.15 FEET TO THE POINT OF TANGENCY; THENCE S75°28'50"E, 23.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 496.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'33", AN ARC DISTANCE OF 17.55 FEET; THENCE ALONG A RADIAL LINE RUN N16°32'42"E, 15.00 FEET; THENCE N39°37'53"W, 92.14 FEET; THENCE N36°53'55"E, 85.23 FEET; THENCE N06°34'03"E, 210.42 FEET; THENCE N01°27'36"W, 67.04 FEET; THENCE N06°07'43"W, 67.03 FEET; THENCE N10°50'16"W, 67.03 FEET; THENCE N15°32'48"W, 67.03 FEET; THENCE N20°15'20"W, 67.03 FEET; THENCE N24°28'09"W, 70.38 FEET; THENCE N20°11'56"W, 82.13 FEET; THENCE N73°27'06"E, 120.00 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 N08°34'56"E, 445.92 FEET TO WHICH A RADIAL LINE BEARS S73°27'06"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°15'40", AN ARC DISTANCE OF 460.54 FEET TO THE POINT OF TANGENCY; THENCE N33°42'45"E, 44.40 FEET; THENCE N56°17'15"W, 121.00 FEET; THENCE N33°42'45"E, 140.00 FEET; THENCE N30°23'59"E, 63.62 FEET; THENCE N17°02'00"E, 61.29 FEET; THENCE N10°39'00"E, 140.00 FEET; THENCE N12°54'57"E, 79.90 FEET; THENCE N20°34'03"E, 83.48 FEET; THENCE DEPARTING SAID LANDS RUN N27°26'57"E, 96.85 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N70°16'42"W, 2035.23 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N62°33'03"W, 24.90 FEET; THENCE N79°30'06"W, 57.69 FEET; THENCE N82°50'16"W, 100.65 FEET; THENCE N68°36'12"W, 88.59 FEET; THENCE N36°51'42"W, 111.16 FEET; THENCE N88°57'38"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,400.00 FEET AND A CHORD BEARING

AND DISTANCE OF N05°46'19"E, 231.01 FEET TO WHICH A RADIAL LINE BEARS N88°57'38"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°27'53", AN ARC DISTANCE OF 231.27 FEET TO THE POINT OF TANGENCY; 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; SAID POINT ALSO BEING ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4518, PAGE 424, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°08'15", AN ARC DISTANCE OF 924.18 FEET TO THE POINT OF TANGENCY; THENCE N58°38'31"E, 32.06 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°30'10", 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 11°42'53", AN ARC DISTANCE OF 25.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN 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 28°54'54", AN ARC DISTANCE OF 757.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2578.06 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1518.83 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S38°04'03"E, 211.08 FEET; THENCE S39°37'37"E, 73.69 FEET; THENCE S41°53'50"E, 73.69 FEET; THENCE S44°11'54"E, 45.81 FEET; THENCE S45°48'06"W, 62.31 FEET; THENCE S70°04'57"W, 58.70 FEET; THENCE N89°45'10"W, 69.09 FEET; THENCE N77°43'07"W, 49.53 FEET; THENCE N77°16'44"W, 60.00 FEET; THENCE N77°02'24"W, 194.47 FEET; THENCE N12°57'36"E, 74.13 FEET; THENCE N31°54'43"E, 107.00 FEET; THENCE N36°40'45"E, 68.04 FEET; THENCE N41°26'49"E, 68.06 FEET; THENCE N51°55'57"E, 61.23 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 SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 520.26 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1220.16 FEET TO A POINT ON THE

BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S13°48'16"E, 188.64 FEET; THENCE S43°14'33"E, 309.98 FEET; THENCE S54°51'10"E, 87.94 FEET; THENCE S61°59'39"E, 89.62 FEET; THENCE S70°07'18"E, 78.37 FEET; THENCE S56°54'10"E, 563.98 FEET; THENCE S69°20'10"E, 301.45 FEET; THENCE S71°17'10"E, 72.57 FEET; THENCE S72°57'50"E, 72.57 FEET; THENCE S74°09'35"E, 72.57 FEET; THENCE S76°09'00"E, 70.73 FEET; THENCE S77°31'22"E, 72.57 FEET; THENCE S79°14'15"E, 82.92 FEET; THENCE S80°53'24"E, 82.94 FEET; THENCE S83°00'38"E, 109.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 575.00 FEET AND A CHORD BEARING AND DISTANCE OF S20°44'15"E, 122.59 FEET TO WHICH A RADIAL LINE BEARS S75°22'55"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°14'21", AN ARC DISTANCE OF 122.83 FEET; THENCE ALONG A NON-TANGENT LINE RUN S41°11'23"W, 443.62 FEET; THENCE S50°20'43"W, 42.66 FEET; THENCE N74°29'57"W, 412.27 FEET; THENCE N69°13'06"W, 63.47 FEET; THENCE N41°25'02"W, 64.72 FEET; THENCE N24°09'13"W, 74.77 FEET; THENCE N36°06'14"W, 92.38 FEET; THENCE N50°09'39"W, 92.38 FEET; THENCE N63°54'55"W, 89.47 FEET; THENCE N69°20'10"W, 70.00 FEET; THENCE N65°26'07"W, 67.27 FEET; THENCE N46°10'36"W, 68.50 FEET; THENCE N45°01'28"W, 287.10 FEET; THENCE N58°16'11"W, 100.10 FEET; THENCE N77°50'57"W, 100.27 FEET; THENCE S82°03'45"W, 100.03 FEET; THENCE S73°27'23"W, 420.07 FEET; THENCE S75°25'25"W, 64.81 FEET; (SAID POINT BEARS S75°32'41"W, 1557.97 FEET FROM THE NORTHEAST CORNER OF AFORESAID SECTION 11); THENCE DEPARTING SAID LANDS RUN N67°18'04"W, 70.68 FEET; THENCE N88°26'47"W, 70.00 FEET; THENCE S71°32'20"W, 74.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N88°26'47"W, 280.00 FEET; THENCE N11°59'05"W, 43.16 FEET; THENCE N02°39'23"E, 63.49 FEET; THENCE N12°55'00"E, 63.49 FEET; THENCE N21°45'16"E, 63.65 FEET; THENCE N33°42'45"E, 206.84 FEET; THENCE N32°15'19"E, 78.13 FEET; THENCE N24°21'26"E, 84.78 FEET; THENCE N06°24'11"E, 84.80 FEET; THENCE N14°46'57"E, 140.83 FEET; THENCE N13°27'46"E, 65.46 FEET; THENCE N71°32'38"W, 117.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N36°37'55"E, 265.15 FEET TO WHICH A RADIAL LINE BEARS N71°32'38"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°21'07", AN ARC DISTANCE OF 269.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 645.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°43'02", AN ARC DISTANCE OF 154.42 FEET TO THE POINT OF TANGENCY; THENCE N41°05'26"E, 34.86 FEET; THENCE S56°12'14"E, 78.17 FEET; THENCE S49°02'04"E, 65.96 FEET; THENCE S42°00'58"E, 66.87 FEET; THENCE S39°53'16"E, 227.40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1941.25 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 871.09 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S02°08'58"E, 445.79 FEET; THENCE S04°11'42"E, 16.00 FEET; THENCE S59°54'32"W, 42.32 FEET; THENCE

S79°05'22"W, 65.94 FEET; THENCE S86°17'51"W, 65.94 FEET; THENCE N86°29'40"W, 65.94 FEET; THENCE N79°17'11"W, 65.94 FEET; THENCE N72°04'42"W, 65.94 FEET; THENCE N70°33'33"W, 66.69 FEET; THENCE N02°07'19"W, 72.11 FEET; THENCE N11°47'13"E, 280.00 FEET; THENCE N44°32'52"E, 22.84 FEET; THENCE N76°51'49"E, 343.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1758.72 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 1415.70 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S02°25'57"E, 45.00 FEET; THENCE S11°47'13"W, 253.28 FEET; THENCE N85°52'28"W, 396.62 FEET; THENCE N06°49'26"W, 84.15 FEET; THENCE N04°43'33"E, 67.28 FEET; THENCE N17°17'48"E, 66.29 FEET; THENCE N28°18'19"E, 57.73 FEET; THENCE N38°09'18"E, 68.51 FEET; THENCE N33°02'55"E, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 571.50 FEET AND A CHORD BEARING AND DISTANCE OF S74°41'31"E, 348.28 FEET TO WHICH A RADIAL LINE BEARS S33°02'55"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°28'52", AN ARC DISTANCE OF 353.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 2442.19 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 2080.32 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S41°25'47"W, 133.17 FEET; THENCE S30°19'20"W, 149.61 FEET; THENCE N84°37'00"W, 106.94 FEET; THENCE N08°25'52"W, 90.79 FEET; THENCE N02°22'44"E, 107.47 FEET; THENCE N13°40'54"W, 66.21 FEET; THENCE N09°01'24"W, 66.19 FEET; THENCE N02°24'42"E, 66.73 FEET; THENCE N08°00'36"E, 66.51 FEET; THENCE N17°40'30"E, 52.07 FEET; THENCE N65°07'19"E, 52.15 FEET; THENCE N74°22'40"E, 63.87 FEET; THENCE S53°07'58"E, 145.20 FEET; THENCE S31°59'10"E, 150.67 FEET; THENCE S13°36'54"W, 117.61 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, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1406.99 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 633.47 FEET TO A POINT ON THE

ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,013.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°17'35"E, 370.73 FEET TO WHICH A RADIAL LINE BEARS S57°09'48"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°05'15", AN ARC DISTANCE OF 372.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,822.00 FEET; THENCE NORTHERLY 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 TANGENCY; THENCE N25°45'45"E, 122.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'52", AN ARC DISTANCE OF 362.24 FEET TO THE POINT OF TANGENCY; THENCE N01°05'53"E, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'51", AN ARC DISTANCE OF 25.05 FEET TO A POINT ON THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4277, PAGE 729, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN S88°54'07"E, 2,173.43 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN S74°11'39"E, 22.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 561.50 FEET AND A CHORD BEARING AND DISTANCE OF N16°42'51"E, 17.80 FEET TO WHICH A RADIAL LINE BEARS N74°11'39"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'01", AN ARC DISTANCE OF 17.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 788.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'27", AN ARC DISTANCE OF 159.97 FEET TO THE POINT OF TANGENCY; THENCE N05°59'54"E, 188.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,990.47 FEET AND A CHORD BEARING AND DISTANCE OF N04°49'33"E, 73.67 FEET TO WHICH A RADIAL LINE BEARS S84°06'50"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°07'15", AN ARC DISTANCE OF 73.68 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°52'01"W, 284.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,300.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°53'05", AN ARC DISTANCE OF 396.80 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE: RUN N10°45'06"W, 63.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 87.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 144.63 FEET TO THE POINT OF TANGENCY; THENCE N10°45'06"W, 159.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 148.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'14", AN ARC DISTANCE OF 232.01 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,920.00 FEET; SAID POINT ALSO

BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER SAID OFFICIAL RECORDS BOOK 4648, PAGE 336; THE FOLLOWING TWELVE (12) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°22'45", AN ARC DISTANCE OF 368.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 812.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'46", AN ARC DISTANCE OF 42.70 FEET TO THE POINT OF TANGENCY; THENCE S77°03'41"W, 150.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 900.00 FEET; THENCE WESTERLY 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 S68°21'57"W, 702.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE WESTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY 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 WESTERLY 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 SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY 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 WESTERLY 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 TANGENCY; THENCE N66°16'58"W, 1,240.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°51'32", AN ARC DISTANCE OF 562.71 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY AND ALONG A RADIAL LINE RUN S07°51'30"W, 45.00 FEET; THENCE S11°32'08"W, 203.62 FEET; THENCE S82°38'43"W, 107.80 FEET; THENCE S88°00'19"W, 193.82 FEET; THENCE S38°30'16"W, 165.24 FEET; THENCE S01°16'42"E, 370.68 FEET; THENCE N88°00'40"E, 435.98 FEET; THENCE S82°21'53"E, 143.06 FEET; THENCE S71°37'43"E, 60.00 FEET; THENCE S15°48'25"W, 88.01 FEET; THENCE S79°51'07"E, 131.55 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 S07°29'39"W, 89.60 FEET TO WHICH A RADIAL LINE BEARS N79°51'07"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°18'28", AN ARC DISTANCE OF 89.63 FEET; THENCE ALONG A RADIAL LINE RUN N85°09'35"W, 110.00 FEET; THENCE S02°47'20"W, 75.80 FEET; THENCE S00°13'09"E, 65.58 FEET; THENCE S01°03'57"W, 73.94 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 N87°19'53"W, 150.06 FEET TO WHICH A RADIAL LINE BEARS S01°03'57"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'20", AN ARC DISTANCE OF 150.08 FEET; THENCE ALONG A NON-TANGENT LINE RUN N01°03'57"E, 110.09 FEET; THENCE N84°51'40"W, 58.16 FEET; THENCE N86°10'37"W, 42.84 FEET; THENCE S77°47'41"W, 58.97 FEET; THENCE S61°55'26"W, 61.74 FEET; THENCE S46°03'11"W, 58.92 FEET; THENCE S30°10'56"W, 61.74 FEET; THENCE S14°18'41"W, 60.19 FEET; THENCE S01°50'38"E, 581.54 FEET TO THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER AFORESAID OFFICIAL RECORDS BOOK 4277, PAGE 729; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY EASEMENT LINE: RUN

S89°27'00"E, 1,918.61 FEET; THENCE S88°54'07"E, 152.76 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN N40°39'03"E, 119.45 FEET; THENCE N52°54'57"E, 28.60 FEET; THENCE S44°09'30"E, 72.60 FEET; THENCE S36°44'07"E, 74.29 FEET TO AFORESAID NORTHERLY EASEMENT LINE; THENCE ALONG SAID NORTHERLY EASEMENT LINE RUN S88°54'07"E, 659.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 841.50 FEET AND A CHORD BEARING AND DISTANCE OF S01°57'03"W, 25.05 FEET TO WHICH A RADIAL LINE BEARS N87°11'46"W; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°42'21", AN ARC DISTANCE OF 25.05 FEET TO THE POINT OF TANGENCY; THENCE S01°05'53"W, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'23", AN ARC DISTANCE OF 4.50 FEET TO THE SOUTHERLY EASEMENT LINE OF A 45.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4532, PAGE 172, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N88°54'07"W, 323.99 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S01°05'53"W, 68.00 FEET; THENCE S17°42'06"E, 145.82 FEET; THENCE N88°02'51"W, 726.13 FEET; THENCE S01°57'09"W, 89.17 FEET; THENCE N88°02'51"W, 200.50 FEET; THENCE N01°28'20"E, 65.00 FEET; THENCE N14°48'38"E, 221.31 FEET TO THE SOUTHERLY EASEMENT LINE PER AFORESAID OFFICIAL RECORDS BOOK 4532, PAGE 172; THENCE ALONG SAID SOUTHERLY EASEMENT LINE RUN N89°27'00"W, 317.77 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S05°32'58"E, 107.56 FEET; THENCE S01°57'09"W, 692.71 FEET; THENCE N90°00'00"W, 188.62 FEET; THENCE S00°00'00"E, 7.18 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 S82°27'37"W, 67.75 FEET TO WHICH A RADIAL LINE BEARS N00°27'52"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°09'03", AN ARC DISTANCE OF 67.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN N17°16'03"W, 158.66 FEET; THENCE N04°40'41"E, 69.63 FEET; THENCE N06°55'01"E, 173.75 FEET; THENCE N06°49'53"W, 145.00 FEET; THENCE S83°10'07"W, 343.33 FEET; THENCE S75°16'40"W, 70.67 FEET; THENCE S83°10'07"W, 70.00 FEET; THENCE N59°59'37"W, 32.47 FEET; THENCE N81°12'02"W, 531.64 FEET; THENCE S40°48'47"W, 171.01 FEET; THENCE S34°21'57"W, 52.71 FEET; THENCE S27°56'02"W, 82.70 FEET; THENCE S20°04'23"W, 82.77 FEET; THENCE S12°12'31"W, 82.77 FEET; THENCE S04°20'49"W, 83.38 FEET; THENCE S04°43'42"E, 71.04 FEET; THENCE S20°12'02"E, 82.95 FEET; THENCE S49°19'43"E, 82.12 FEET; THENCE S73°58'59"E, 47.75 FEET; THENCE S20°32'03"E, 112.41 FEET; THENCE S18°16'18"E, 65.35 FEET; THENCE S15°57'11"E, 72.05 FEET; THENCE S13°31'15"E, 72.03 FEET; THENCE S11°12'07"E, 65.37 FEET; THENCE S08°56'20"E, 68.70 FEET; THENCE S06°37'12"E, 224.63 FEET; THENCE S42°06'54"E, 82.71 FEET; THENCE S57°59'09"E, 62.00 FEET; THENCE S73°53'56"E, 44.50 FEET; THENCE S75°13'43"E, 54.21 FEET; THENCE S85°26'04"E, 151.76 FEET; THENCE N41°35'10"E, 87.68 FEET; THENCE N24°34'05"E, 62.39 FEET; THENCE N10°30'25"E, 55.11 FEET; THENCE N02°51'26"E, 93.72 FEET; THENCE S81°12'02"E, 148.74 FEET; THENCE N08°47'58"E, 110.00 FEET; THENCE S81°12'02"E, 83.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°49'14", AN ARC DISTANCE OF 42.42 FEET; THENCE ALONG A RADIAL LINE RUN S14°01'16"E, 109.80 FEET; THENCE N75°58'44"E, 30.87 FEET; THENCE N60°06'29"E, 58.92 FEET; THENCE N44°14'14"E, 77.15 FEET; THENCE N20°19'36"E, 509.64 FEET; THENCE N00°40'58"E, 86.91 FEET; THENCE N90°00'00"E, 186.91 FEET; THENCE S01°57'09"W, 233.22 FEET; THENCE S05°11'17"W, 106.30 FEET; THENCE S01°57'09"W, 683.67 FEET; THENCE S88°02'51"E, 463.39 FEET; THENCE S46°13'54"E, 25.00 FEET; THENCE S43°46'06"W, 115.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE

SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 346.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,243.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'00", AN ARC DISTANCE OF 299.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°41'12", AN ARC DISTANCE OF 98.21 FEET; THENCE ALONG A RADIAL LINE RUN N68°52'44"W, 42.00 FEET; THENCE N78°03'46"W, 149.00 FEET; THENCE S69°26'43"W, 184.62 FEET; THENCE S39°41'03"W, 100.44 FEET; THENCE S10°23'26"E, 483.94 FEET; THENCE N85°59'36"W, 138.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,100.34 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°45'40", AN ARC DISTANCE OF 247.85 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°46'06"E, 67.86 FEET; THENCE N10°05'56"W, 114.06 FEET; THENCE DEPARTING THE BOUNDARY LINE OF SAID LANDS RUN N34°23'32"W, 22.72 FEET; THENCE N10°05'56"W, 22.76 FEET; THENCE N14°56'02"E, 22.09 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S76°37'27"W, 1223.51 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N10°05'56"W, 226.81 FEET; THENCE N75°47'18"W, 575.11 FEET; THENCE N60°13'22"W, 70.11 FEET; THENCE N30°49'17"W, 55.59 FEET; THENCE N01°04'34"E, 63.14 FEET; THENCE N87°35'51"W, 110.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 312.52 FEET AND A CHORD BEARING AND DISTANCE OF N06°30'54"W, 30.69 FEET TO WHICH A RADIAL LINE BEARS N86°17'58"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°37'45", AN ARC DISTANCE OF 30.70 FEET; THENCE ALONG A NON-TANGENT LINE RUN N73°21'18"E, 111.61 FEET; THENCE N16°38'42"W, 70.00 FEET; THENCE N26°24'37"W, 88.58 FEET; THENCE N38°37'42"W, 90.06 FEET; THENCE N50°46'00"W, 89.07 FEET; THENCE N58°48'40"W, 10.78 FEET; THENCE N26°16'21"E, 81.77 FEET; THENCE S76°14'50"E, 1.00 FEET; THENCE N13°45'10"E, 84.61 FEET; THENCE N20°10'50"W, 86.54 FEET; THENCE N14°38'21"W, 58.51 FEET; THENCE S75°21'39"W, 1.00 FEET; THENCE N14°38'21"W, 94.75 FEET; THENCE N53°58'51"W, 84.93 FEET; THENCE N42°00'50"W, 78.94 FEET; THENCE N47°14'45"W, 72.48 FEET; THENCE N52°01'13"W, 65.76 FEET; THENCE N59°10'11"W, 116.04 FEET; THENCE N63°43'38"W, 389.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4641, PAGE 433, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE RUN S26°16'21"W, 824.70 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S63°43'39"E, 408.37 FEET; THENCE S71°04'06"E, 90.62 FEET; THENCE S81°58'08"E, 417.35 FEET; THENCE S65°42'57"E, 65.64 FEET; THENCE S44°15'08"E, 65.60 FEET; THENCE S23°01'09"E, 67.84 FEET; THENCE N85°24'41"E, 109.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF S06°18'41"E, 20.01 FEET TO WHICH A RADIAL LINE BEARS N81°39'33"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°03'32", AN ARC DISTANCE OF 20.01 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°24'41"W, 109.04 FEET; THENCE S07°17'31"W, 93.41 FEET; THENCE S11°48'20"E, 102.63 FEET; THENCE S34°45'18"E, 101.76 FEET; THENCE S57°04'03"E, 165.05 FEET; THENCE S10°05'56"E, 103.14 FEET; THENCE S09°17'04"E, 72.15 FEET; THENCE S16°34'04"W, 42.58 FEET; THENCE S35°39'47"W, 128.66 FEET; THENCE S64°21'54"W, 78.80 FEET; THENCE S65°49'50"W, 62.56 FEET; THENCE S70°11'22"W, 62.56 FEET; THENCE N82°36'48"W, 69.29 FEET; THENCE S72°12'30"W, 94.07 FEET; THENCE N42°06'08"W, 25.17 FEET; THENCE S87°02'59"W, 66.16 FEET; THENCE S32°50'32"W, 40.41 FEET; THENCE N85°57'34"W, 97.74 FEET; THENCE S80°11'57"W, 58.78 FEET;

THENCE S64°19'42"W, 67.01 FEET; THENCE S43°49'44"W, 137.90 FEET; THENCE S48°48'58"W, 67.20 FEET; THENCE S53°48'07"W, 67.20 FEET; THENCE S58°03'25"W, 72.94 FEET; THENCE S56°26'27"W, 30.95 FEET; THENCE S40°09'27"W, 59.04 FEET; THENCE S24°17'12"W, 61.74 FEET; THENCE S08°24'57"W, 58.94 FEET; THENCE S07°30'26"E, 62.10 FEET; THENCE S23°25'48"E, 58.94 FEET; THENCE S39°18'03"E, 61.74 FEET; THENCE S55°10'18"E, 46.43 FEET; THENCE S64°08'01"E, 592.27 FEET; THENCE S64°53'11"E, 64.77 FEET; THENCE S71°07'37"E, 87.75 FEET; THENCE S79°08'43"E, 87.75 FEET; THENCE S80°22'36"E, 65.70 FEET; THENCE S70°32'54"E, 64.40 FEET; THENCE S60°42'34"E, 65.29 FEET; THENCE S57°15'13"E, 208.37 FEET; THENCE S48°54'14"E, 61.54 FEET; THENCE S28°08'14"E, 61.54 FEET; THENCE S20°03'58"E, 488.50 FEET; THENCE S03°16'27"E, 51.45 FEET; THENCE S23°24'56"W, 129.80 FEET; THENCE S66°35'04"E, 110.00 FEET; THENCE S23°24'56"W, 37.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 71.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 59.27 FEET TO THE POINT OF TANGENCY; THENCE S70°54'47"W, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,017.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 125.27 FEET TO THE POINT OF TANGENCY; THENCE S63°51'33"W, 5.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'22", AN ARC DISTANCE OF 30.93 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF S26°03'01"E, 78.83 FEET TO WHICH A RADIAL LINE BEARS N62°27'55"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 78.84 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N19°38'48"E, 34.87 FEET TO WHICH A RADIAL LINE BEARS S65°26'02"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°25'31", AN ARC DISTANCE OF 38.58 FEET TO THE POINT OF TANGENCY; THENCE N63°51'33"E, 0.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 982.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 120.96 FEET TO THE POINT OF TANGENCY; THENCE N70°54'47"E, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 88.29 FEET TO THE POINT OF TANGENCY; THENCE N23°24'56"E, 204.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHERLY 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 N20°03'58"W, 53.68 FEET; THENCE N69°56'02"E, 151.51 FEET; THENCE N29°07'34"E, 103.42 FEET; THENCE N11°02'30"E, 626.19 FEET; THENCE N21°25'07"E, 72.85 FEET; THENCE N18°01'33"E, 76.43 FEET; THENCE N14°12'55"E, 76.68 FEET; THENCE N08°53'15"E, 74.61 FEET; THENCE N06°40'59"E, 561.91 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,150.00 FEET AND A CHORD BEARING AND DISTANCE OF S85°47'57"E, 14.61 FEET TO WHICH A RADIAL LINE BEARS S04°23'44"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'22", AN ARC DISTANCE OF 14.61 FEET TO THE POINT OF TANGENCY; THENCE S85°59'38"E, 151.09 FEET; THENCE S10°23'26"E, 690.07 FEET; THENCE S74°27'46"E, 215.19 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

S04°46'32"W, 75.16 FEET TO WHICH A RADIAL LINE BEARS N84°22'54"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'08", AN ARC DISTANCE OF 75.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°15'48"W, 118.37 FEET; THENCE S85°00'11"W, 188.14 FEET; THENCE S75°09'50"W, 62.81 FEET; THENCE S47°04'41"W, 149.74 FEET; THENCE S01°23'54"E, 606.60 FEET; THENCE S71°14'09"W, 58.11 FEET; THENCE S29°28'46"W, 580.25 FEET; THENCE S17°28'35"E, 274.28 FEET; THENCE S33°31'09"E, 99.96 FEET; THENCE S41°56'27"E, 67.59 FEET; THENCE S34°11'13"E, 42.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.00 FEET AND A CHORD BEARING AND DISTANCE OF S56°20'03"W, 17.95 FEET TO WHICH A RADIAL LINE BEARS S34°11'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°02'32", AN ARC DISTANCE OF 17.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.83 FEET AND A CHORD BEARING AND DISTANCE OF S66°04'46"W, 196.78 FEET TO WHICH A RADIAL LINE BEARS S29°38'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°25'57", AN ARC DISTANCE OF 197.11 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°34'25"W, 48.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 981.00 FEET AND A CHORD BEARING AND DISTANCE OF S71°49'55"W, 23.69 FEET TO WHICH A RADIAL LINE BEARS S18°51'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°23'01", AN ARC DISTANCE OF 23.69 FEET TO THE POINT OF TANGENCY; THENCE S72°31'25"W, 210.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 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 CUSP; THENCE S17°28'35"E, 1,031.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,187.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°49'42", AN ARC DISTANCE OF 1,135.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,762.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°41'15", AN ARC DISTANCE OF 328.67 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°22'38"E, 99.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,746.33 FEET AND A CHORD BEARING AND DISTANCE OF N89°26'17"E, 264.66 FEET TO WHICH A RADIAL LINE BEARS S03°47'02"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'30", AN ARC DISTANCE OF 264.91 FEET TO THE POINT OF TANGENCY; THENCE N85°05'32"E, 72.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°55'24", AN ARC DISTANCE OF 95.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 108.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'12", AN ARC DISTANCE OF 8.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°36'40", AN ARC DISTANCE OF 37.84 FEET; THENCE ALONG A NON-TANGENT LINE RUN N04°58'48"W, 218.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'10", AN ARC DISTANCE OF 800.32 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°05'23"W, 270.23 FEET; THENCE N75°33'13"W, 140.00 FEET; THENCE N59°36'29"W, 72.80 FEET; THENCE N75°33'13"W, 95.76 FEET; THENCE N81°11'18"W, 152.77 FEET; THENCE

N57°52'22"W, 54.27 FEET; THENCE S61°15'56"W, 96.28 FEET; THENCE S53°36'13"W, 81.83 FEET; THENCE S40°01'41"W, 51.35 FEET; THENCE N89°40'32"W, 49.69 FEET; THENCE S20°59'24"W, 14.43 FEET; THENCE S56°49'18"W, 34.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N27°43'29"W, 80.78 FEET TO WHICH A RADIAL LINE BEARS S56°49'18"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°54'26", AN ARC DISTANCE OF 80.91 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°16'59"E, 14.30 FEET; THENCE N36°15'45"E, 94.42 FEET; THENCE N47°55'36"E, 80.55 FEET; THENCE N71°39'34"E, 142.74 FEET; THENCE N19°48'13"E, 100.21 FEET; THENCE N29°47'26"E, 49.66 FEET; THENCE N01°27'28"W, 26.55 FEET; THENCE N42°13'58"E, 50.31 FEET; THENCE N81°05'11"E, 84.61 FEET; THENCE S78°42'27"E, 212.41 FEET; THENCE S77°05'35"E, 75.01 FEET; THENCE N73°14'44"E, 202.73 FEET; THENCE N23°56'35"E, 128.64 FEET; THENCE N45°22'40"E, 56.32 FEET; THENCE N15°39'43"E, 40.99 FEET; THENCE N10°14'13"W, 106.05 FEET; THENCE N47°37'20"W, 62.36 FEET; THENCE S73°04'12"W, 93.41 FEET; THENCE N79°09'20"W, 161.14 FEET; THENCE N83°25'18"W, 117.55 FEET; THENCE N71°19'40"W, 113.75 FEET; THENCE N46°46'22"W, 95.78 FEET; THENCE S83°23'54"W, 133.84 FEET; THENCE N61°31'47"W, 13.65 FEET; THENCE N28°28'14"E, 362.52 FEET; THENCE N38°49'18"E, 150.70 FEET; THENCE N16°06'12"E, 267.72 FEET; THENCE N12°05'44"E, 75.70 FEET; THENCE N08°46'12"E, 73.71 FEET; THENCE N07°59'49"E, 282.97 FEET; THENCE N77°03'02"E, 259.22 FEET; THENCE N62°10'11"E, 30.92 FEET; THENCE N53°18'57"E, 59.11 FEET; THENCE N37°26'42"E, 61.74 FEET; THENCE N21°34'27"E, 58.92 FEET; THENCE N05°42'12"E, 30.87 FEET; THENCE N10°51'58"W, 65.63 FEET; THENCE N07°12'36"W, 102.09 FEET; THENCE N12°20'59"W, 417.06 FEET; THENCE N05°21'52"E, 55.63 FEET; THENCE N29°47'41"E, 489.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CHORD BEARING AND DISTANCE OF S75°50'10"E, 86.42 FEET TO WHICH A RADIAL LINE BEARS S20°21'56"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°24'12", AN ARC DISTANCE OF 86.59 FEET TO THE POINT OF TANGENCY; THENCE S82°02'16"E, 228.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'34", AN ARC DISTANCE OF 100.85 FEET; THENCE ALONG A RADIAL LINE RUN S23°22'18"W, 179.26 FEET; THENCE S83°56'52"E, 57.56 FEET; THENCE S52°28'46"E, 65.66 FEET; THENCE S20°23'35"E, 86.23 FEET; THENCE S03°51'49"E, 140.86 FEET; THENCE S07°36'56"E, 61.42 FEET; THENCE S32°50'36"W, 48.53 FEET; THENCE N80°44'18"E, 142.49 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 S62°24'43"E, 77.64 FEET TO WHICH A RADIAL LINE BEARS S78°31'19"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°52'03", AN ARC DISTANCE OF 88.90 FEET TO THE POINT OF TANGENCY; THENCE N66°39'16"E, 185.85 FEET; THENCE N12°35'15"W, 61.44 FEET; THENCE N06°32'26"W, 75.08 FEET; THENCE N07°17'22"W, 75.04 FEET; THENCE N14°32'33"W, 91.49 FEET; THENCE N22°03'49"W, 88.29 FEET; THENCE N31°08'08"W, 88.83 FEET; THENCE N43°26'54"W, 88.04 FEET; THENCE N52°31'19"W, 87.25 FEET; THENCE N61°41'48"W, 92.61 FEET; THENCE S26°32'35"W, 120.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N70°06'49"W, 98.53 FEET TO WHICH A RADIAL LINE BEARS N26°32'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°18'46", AN ARC DISTANCE OF 98.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN N07°57'44"E, 341.68 FEET; THENCE N31°34'46"E, 62.25 FEET; THENCE N31°53'24"E, 419.73 FEET; THENCE N34°36'35"E, 67.51 FEET; THENCE N39°01'07"E, 67.51 FEET; THENCE N43°27'11"E, 67.51 FEET; THENCE N47°53'15"E, 67.51 FEET; THENCE N52°19'19"E, 67.51 FEET; THENCE N56°41'12"E, 67.99 FEET; THENCE N58°07'52"E, 424.38 FEET; THENCE N52°33'54"E, 75.58 FEET;

THENCE N51°59'08"E, 280.00 FEET; THENCE N45°13'45"E, 91.62 FEET; THENCE N31°15'25"E, 92.06 FEET; THENCE N17°40'45"E, 92.20 FEET; THENCE N06°44'37"E, 702.82 FEET; THENCE N20°45'50"E, 60.97 FEET; THENCE N36°04'13"E, 61.84 FEET; THENCE N36°46'37"E, 87.57 FEET; THENCE N25°40'17"E, 87.57 FEET; THENCE N14°34'39"E, 87.59 FEET; THENCE N08°28'42"E, 134.95 FEET; THENCE N09°07'47"W, 65.02 FEET; THENCE N25°00'02"W, 58.92 FEET; THENCE N40°52'17"W, 61.74 FEET; THENCE N56°27'57"W, 91.17 FEET; THENCE N88°54'07"W, 876.48 FEET; THENCE S83°09'22"W, 30.72 FEET; THENCE S69°32'57"W, 59.11 FEET; THENCE S53°40'42"W, 61.74 FEET; THENCE S37°48'27"W, 59.13 FEET; THENCE S26°16'36"W, 30.80 FEET; THENCE S13°48'24"W, 243.22 FEET; THENCE N76°11'36"W, 71.06 FEET; THENCE S00°02'46"E, 137.69 FEET; THENCE S44°11'04"W, 78.37 FEET; THENCE S22°47'49"W, 66.89 FEET; THENCE S25°15'41"W, 88.29 FEET; THENCE S14°11'12"W, 88.29 FEET; THENCE S28°11'46"W, 64.09 FEET; THENCE S01°57'15"E, 110.32 FEET; THENCE S05°10'57"W, 57.58 FEET; THENCE S76°03'40"E, 40.41 FEET; THENCE S16°23'32"W, 78.97 FEET; THENCE S24°23'27"W, 86.72 FEET; THENCE S38°11'31"W, 131.59 FEET; THENCE N66°50'51"W, 78.48 FEET; THENCE N75°44'46"W, 123.55 FEET; THENCE N58°43'20"W, 88.35 FEET; THENCE N49°57'55"W, 75.45 FEET; THENCE N57°09'48"W, 121.51 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 THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE EAST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN N00°02'56"E, 367.47 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 278.50 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S79°38'01"W, 71.29 FEET; THENCE N89°27'00"W, 350.00 FEET; THENCE N00°33'00"E, 78.73 FEET; THENCE N29°28'45"W, 60.03 FEET; THENCE N59°30'29"W, 65.65 FEET; THENCE N89°27'00"W, 118.85 FEET; THENCE S60°36'28"W, 65.65 FEET; THENCE S30°34'44"W, 60.94 FEET; THENCE S00°33'00"W, 77.95 FEET; THENCE N89°27'00"W, 349.10 FEET; THENCE N73°30'17"W, 72.80 FEET; THENCE N89°27'00"W, 259.38 FEET; 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 S82°51'04"E, 67.03 FEET; THENCE S77°32'03"E, 67.01 FEET; THENCE S72°13'05"E, 67.01 FEET; THENCE S67°16'33"E, 68.16 FEET; THENCE S66°16'58"E, 310.60 FEET; THENCE S27°42'07"E, 82.19 FEET; THENCE S00°33'00"W, 44.38 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 THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 881.88 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 370.43 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S86°42'11"E, 137.98 FEET; THENCE S79°37'35"E, 276.93 FEET; THENCE N49°25'07"E, 71.00 FEET; THENCE S75°17'25"E, 133.94 FEET; THENCE S83°39'42"E, 85.64 FEET; THENCE N86°41'31"E, 46.78 FEET; THENCE S20°31'31"E, 27.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 96.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°30'36", AN ARC DISTANCE OF 32.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°04'08", AN ARC DISTANCE OF 181.36 FEET; THENCE ALONG A NON-TANGENT LINE RUN N78°13'28"W, 160.82 FEET; THENCE N63°58'11"W, 71.15 FEET; THENCE N76°32'08"W, 137.86 FEET; THENCE N88°23'07"W, 37.93 FEET; THENCE S80°15'28"W, 103.83 FEET; THENCE S65°30'55"W, 103.68 FEET; THENCE S36°26'37"W, 67.21 FEET; THENCE S71°20'43"W, 82.73 FEET; THENCE S33°06'33"W, 72.19 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 S87°08'59"E, 239.64 FEET; THENCE N03°34'49"W, 133.85 FEET; THENCE N37°39'04"E, 37.54 FEET; THENCE N71°08'29"E, 156.26 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 THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 388.46 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 1518.40 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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, 70.80 FEET; THENCE N88°27'45"E, 87.46 FEET; THENCE N70°54'47"E, 58.13 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; THENCE N88°54'07"W, 90.00 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 SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1075.38 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 343.10 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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, 123.02 FEET; THENCE S15°03'06"W, 97.94 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 SOUTHERLY, HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF N71°00'14"W, 187.97 FEET TO WHICH A RADIAL LINE BEARS N25°09'44"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°19'56", AN ARC DISTANCE OF 188.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 36.53 FEET TO THE POINT OF TANGENCY; THENCE N60°25'33"W, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'38", AN ARC DISTANCE OF 12.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°53'05", AN ARC DISTANCE OF 31.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°28'34", AN ARC DISTANCE OF 6.64 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 07°39'00", AN ARC DISTANCE OF 305.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 329.05 FEET TO THE POINT OF TANGENCY; THENCE N43°46'06"E, 613.38 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 SOUTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN S00°08'08"W, 324.94 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°51'52"E, 365.72 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING

COURSES: RUN N29°47'41"E, 186.47 FEET; 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 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 653.02 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 126.06 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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 04°20'24", AN ARC DISTANCE OF 77.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°25'31", AN ARC DISTANCE OF 493.70 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 97°10'02", AN ARC DISTANCE OF 33.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'45", AN ARC DISTANCE OF 5.23 FEET TO THE POINT OF TANGENCY; THENCE S60°25'33"E, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 51.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 825.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°19'56", AN ARC DISTANCE OF 163.17 FEET; THENCE ALONG A NON-TANGENT LINE RUN S29°47'41"W, 347.26 FEET; THENCE S23°20'58"W, 70.45 FEET; THENCE S37°39'54"W, 57.75 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 2503.62 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 826.86 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE

545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S61°31'47"E, 254.45 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°03'25", AN ARC DISTANCE OF 224.92 FEET; THENCE ALONG A RADIAL LINE RUN N48°28'22"W, 42.00 FEET; THENCE N41°56'27"W, 68.76 FEET; THENCE N17°33'54"W, 135.43 FEET; THENCE N03°08'09"W, 50.98 FEET; THENCE N26°04'37"E, 70.12 FEET; THENCE N29°28'46"E, 220.64 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2052.32 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 290.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°16'48"W, 967.30 FEET; THENCE N47°11'45"W, 104.73 FEET; THENCE N87°35'47"W, 267.23 FEET; THENCE S88°02'18"W, 69.66 FEET; THENCE S49°34'49"W, 56.64 FEET; THENCE S48°04'13"W, 47.10 FEET; THENCE S31°08'34"W, 47.78 FEET; THENCE S30°55'10"W, 140.30 FEET; THENCE S22°16'02"W, 129.58 FEET; THENCE S20°59'21"W, 67.24 FEET; THENCE S22°14'52"W, 71.61 FEET; THENCE S09°31'20"W, 54.23 FEET; THENCE S17°55'00"E, 51.36 FEET; THENCE S42°05'55"W, 133.92 FEET; THENCE S84°03'49"W, 72.00 FEET; THENCE S89°13'00"W, 138.76 FEET; THENCE S79°36'17"W, 126.07 FEET; THENCE S46°11'28"W, 2.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 539.95 FEET AND A CHORD BEARING AND DISTANCE OF S56°31'36"W, 193.77 FEET TO WHICH A RADIAL LINE BEARS S43°48'36"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°40'23", AN ARC DISTANCE OF 194.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN S03°29'10"W, 102.80 FEET; THENCE S03°43'49"E, 70.13 FEET; THENCE S00°12'51"E, 280.00 FEET; THENCE S07°17'20"E, 57.90 FEET; THENCE S33°02'28"E, 62.04 FEET; THENCE S33°29'10"E, 50.85 FEET; THENCE S31°48'12"E, 64.57 FEET; THENCE S02°22'23"E, 204.62 FEET; THENCE S11°42'16"E, 43.17 FEET; THENCE S66°08'13"E, 47.93 FEET; THENCE N58°31'55"E, 56.93 FEET; THENCE DEPARTING SAID LANDS RUN N54°04'04"E, 55.51 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF AFORESAID LANDS; (SAID POINT BEARS S68°14'54"W, 1396.26 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24); THENCE ALONG SAID SOUTHERLY EXTENSION, THE BOUNDARY LINE OF SAID LANDS AND THE NORTHERLY EXTENSION THEREOF, RESPECTIVELY, RUN N20°57'23"E, 50.00 FEET; THENCE DEPARTING SAID NORTHERLY EXTENSION RUN N15°16'01"E, 94.59 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°09'50"W, 1310.21 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N15°16'01"E, 100.26 FEET; THENCE N56°16'26"E, 162.22 FEET; THENCE N50°21'08"E, 91.70 FEET; THENCE N57°03'08"E, 82.98 FEET; THENCE N63°53'52"E, 82.98 FEET; THENCE N69°48'38"E, 62.00 FEET; THENCE N27°50'04"E, 72.42 FEET; THENCE S89°56'24"E, 110.29 FEET; THENCE N70°06'04"E, 103.91 FEET; THENCE N60°55'14"E, 29.68 FEET; THENCE DEPARTING SAID LANDS RUN

S14°17'47"E, 97.49 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S88°42'30"W, 528.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S81°40'23"E, 240.24 FEET; THENCE S00°18'00"W, 1,162.70 FEET; THENCE N89°42'00"W, 138.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'16", AN ARC DISTANCE OF 489.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 468.49 FEET TO THE POINT OF TANGENCY; THENCE N88°47'47"W, 391.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°58'36", AN ARC DISTANCE OF 435.83 FEET; THENCE ALONG A RADIAL LINE RUN N18°46'23"W, 45.00 FEET; THENCE N00°12'51"W, 488.05 FEET; (SAID POINT BEARS S67°31'35"W, 2387.51 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S89°47'09"W, 185.19 FEET; THENCE N67°37'23"W, 104.71 FEET; THENCE N90°00'00"W, 59.60 FEET; THENCE N66°29'37"W, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 540.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°04'14"W, 10.64 FEET TO WHICH A RADIAL LINE BEARS S66°29'37"E; (SAID POINT BEARS S71°13'11"W, 2700.77 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'42", AN ARC DISTANCE OF 10.64 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S24°38'06"W, 185.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 670.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°14'11", AN ARC DISTANCE OF 189.86 FEET TO THE POINT OF TANGENCY; THENCE S08°23'54"W, 79.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 146.50 FEET AND A CHORD BEARING AND DISTANCE OF S14°10'44"E, 21.53 FEET TO WHICH A RADIAL LINE BEARS S80°02'08"W; THENCE DEPARTING SAID LANDS RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°25'44", AN ARC DISTANCE OF 21.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 153.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'52", AN ARC DISTANCE OF 39.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 662.83 FEET; (SAID POINT BEARS S59°58'42"W, 3070.59 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'48", AN ARC DISTANCE OF 172.14 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°05'56", AN ARC DISTANCE OF 107.97 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF S62°51'02"W, 155.20 FEET TO WHICH A RADIAL LINE BEARS N18°30'32"E; (SAID POINT BEARS S58°18'56"W, 3200.12 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE EASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG SAID EASTERLY EXTENSION AND BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A

CENTRAL ANGLE OF 91°19'00", AN ARC DISTANCE OF 172.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 116.99 FEET AND A CHORD BEARING AND DISTANCE OF S28°38'01"W, 40.88 FEET TO WHICH A RADIAL LINE BEARS S71°25'44"E; THENCE DEPARTING SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°07'30", AN ARC DISTANCE OF 41.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,950.00 FEET AND A CHORD BEARING AND DISTANCE OF S67°04'12"W, 268.84 FEET TO WHICH A RADIAL LINE BEARS S24°52'48"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°54'01", AN ARC DISTANCE OF 268.89 FEET TO THE POINT OF TANGENCY; THENCE S69°01'13"W, 194.15 FEET; THENCE N20°58'47"W, 45.00 FEET; THENCE N83°37'14"W, 102.93 FEET; THENCE N54°00'24"W, 136.23 FEET; THENCE N21°24'58"W, 196.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 482.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°00'58"W, 37.94 FEET TO WHICH A RADIAL LINE BEARS N19°43'51"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°30'22", AN ARC DISTANCE OF 37.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 109°01'47", AN ARC DISTANCE OF 352.04 FEET; (SAID POINT BEARS S69°07'19"W, 4032.05 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN N82°17'17"W, 82.68 FEET; THENCE N37°17'17"W, 16.97 FEET TO POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S69°54'02"W, 4109.82 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N07°42'43"E, 64.41 FEET; THENCE N08°55'24"E, 57.80 FEET; THENCE N02°40'17"W, 57.93 FEET; THENCE N12°18'15"W, 57.93 FEET; THENCE N21°56'13"W, 57.93 FEET; THENCE N51°04'39"W, 59.68 FEET; THENCE N42°00'18"W, 63.64 FEET; THENCE N53°10'28"W, 65.06 FEET; THENCE N50°42'54"W, 87.83 FEET; THENCE N87°03'57"W, 231.10 FEET; THENCE N73°28'58"W, 75.15 FEET; THENCE N47°53'37"W, 66.57 FEET; THENCE N21°50'56"W, 77.50 FEET; THENCE N03°41'27"E, 64.19 FEET; THENCE N66°23'20"W, 32.95 FEET; THENCE N23°36'40"E, 491.37 FEET; THENCE S66°23'20"E, 45.00 FEET; THENCE DEPARTING SAID LANDS RUN S71°48'03"E, 172.57 FEET; THENCE N48°11'02"E, 210.00 FEET; THENCE N48°07'58"E, 168.73 FEET; (SAID POINT BEARS S88°42'33"W, 3811.64 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N13°26'53"E, 62.51 FEET; THENCE N06°20'27"W, 103.37 FEET; THENCE N17°05'07"W, 73.97 FEET; THENCE N53°57'15"W, 168.18 FEET; THENCE N53°31'42"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,200.00 FEET AND A CHORD BEARING AND DISTANCE OF N48°42'12"E, 932.21 FEET TO WHICH A RADIAL LINE BEARS N53°31'42"W; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG SAID SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°27'48", AN ARC DISTANCE OF 939.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,425.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°40'50", AN ARC DISTANCE OF 414.86 FEET; THENCE ALONG A NON-TANGENT LINE RUN S45°44'43"E, 45.00 FEET; THENCE S37°15'43"E, 285.59 FEET; THENCE S51°18'49"E, 60.63 FEET; THENCE S59°54'12"E, 79.47 FEET; THENCE N32°22'31"E, 78.39 FEET; THENCE N36°38'25"E, 80.37 FEET; THENCE N42°29'17"E, 79.42 FEET; THENCE N49°04'00"E, 79.38 FEET; THENCE

DEPARTING SAID LANDS RUN N15°19'17"W, 104.53 FEET; (SAID POINT BEARS S58°51'06"W, 2907.67 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13); THENCE N13°46'46"E, 105.71 FEET; (SAID POINT BEARS S60°21'54"W, 2834.00 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N13°46'46"E, 0.15 FEET; THENCE N29°44'52"E, 102.81 FEET; (SAID POINT BEARS S61°27'36"W, 2745.92 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N29°44'52"E, 0.12 FEET; THENCE N42°58'14"E, 89.39 FEET; THENCE N63°48'00"E, 71.96 FEET; THENCE N88°30'37"E, 119.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 102.50 FEET AND A CHORD BEARING AND DISTANCE OF N03°37'16"E, 2.56 FEET TO WHICH A RADIAL LINE BEARS S85°39'51"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°25'47", AN ARC DISTANCE OF 2.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 197.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°29'37", AN ARC DISTANCE OF 167.16 FEET TO THE POINT OF TANGENCY; THENCE N51°23'59"E, 49.26 FEET; THENCE N38°36'01"W, 100.43 FEET; THENCE N05°36'17"E, 112.38 FEET; (SAID POINT BEARS S68°10'15"W, 2268.65 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN N84°04'20"W, 57.21 FEET; THENCE N77°43'31"W, 146.16 FEET; THENCE N72°06'16"W, 54.55 FEET; (SAID POINT BEARS S71°28'42"W, 2486.39 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N72°06'16"W, 0.25 FEET; THENCE N70°25'54"W, 51.38 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE EASTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN N44°14'21"W, 182.92 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 791.61 FEET; THENCE S79°11'53"E, 45.00 FEET; THENCE N57°33'05"E, 183.30 FEET; THENCE N59°37'03"E, 66.77 FEET; THENCE N42°39'37"E, 66.75 FEET; THENCE N25°42'10"E, 66.77 FEET; THENCE N25°55'38"E, 65.29 FEET; THENCE N21°10'04"E, 39.56 FEET; THENCE N72°40'04"W, 262.01 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 319.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°26'53", AN ARC DISTANCE OF 441.56 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 44°50'38", AN ARC DISTANCE OF 79.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°13'40", AN ARC DISTANCE OF 64.89 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 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S89°37'52"E, 147.10 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3130, PAGE 599, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 726.88 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3130, PAGE 599; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 664.86 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°37'52"E, 379.60 FEET; THENCE DEPARTING SAID EASTERLY EXTENSION OF SAID LANDS RUN S43°18'02"E, 117.73 FEET; THENCE S00°12'51"E, 238.18 FEET; (SAID POINT BEARS

N51°58'31"W, 1644.17 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE S89°47'09"W, 110.00 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 22.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 182.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°10'16", AN ARC DISTANCE OF 51.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 517.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°55'42", AN ARC DISTANCE OF 225.16 FEET TO THE POINT OF TANGENCY; THENCE S08°32'36"W, 24.21 FEET; THENCE DEPARTING SAID LANDS RUN S81°03'32"E, 381.99 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N57°53'59"W, 1190.70 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°12'51"W, 281.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'08", AN ARC DISTANCE OF 37.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 307.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'22", AN ARC DISTANCE OF 47.81 FEET TO THE POINT OF TANGENCY; THENCE N12°54'36"W, 115.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°04'32", AN ARC DISTANCE OF 83.53 FEET TO THE POINT OF TANGENCY; THENCE N01°09'56"E, 159.58 FEET; THENCE N51°57'53"W, 70.00 FEET; THENCE S88°50'04"E, 185.00 FEET; THENCE S55°12'18"W, 63.01 FEET; THENCE S01°09'56"W, 136.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°39'15", AN ARC DISTANCE OF 14.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 52.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°04'42", AN ARC DISTANCE OF 83.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°29'59", AN ARC DISTANCE OF 19.01 FEET TO THE POINT OF TANGENCY; THENCE S12°54'36"E, 100.64 FEET; THENCE DEPARTING SAID LANDS RUN S88°49'03"E, 681.07 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE AFORESAID LANDS; (SAID POINT BEARS N15°56'08"W, 1040.64 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE ALONG THE NORTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°14'44"W, 879.55 FEET; THENCE N89°45'17"W, 261.00 FEET; THENCE S05°47'10"W, 77.71 FEET; THENCE S02°10'29"W, 68.02 FEET; THENCE S01°13'16"E, 68.44 FEET; THENCE S04°35'00"E, 67.77 FEET; THENCE S07°46'26"E, 68.16 FEET; THENCE S08°31'18"E, 70.00 FEET; THENCE S54°19'01"E, 59.93 FEET; THENCE S29°37'48"E, 64.79 FEET; THENCE S11°47'06"E, 74.65 FEET; THENCE S13°55'01"W, 139.13 FEET; THENCE S89°37'52"E, 179.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2398.64 FEET; THENCE

DEPARTING SAID EAST LINE RUN N89°43'12"W, 2044.30 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 353.40 FEET; THENCE N77°43'31"W, 211.59 FEET; THENCE N10°47'09"E, 150.13 FEET; THENCE N61°42'13"W, 125.83 FEET; THENCE N10°47'09"E, 208.22 FEET; THENCE S68°36'07"E, 202.54 FEET; THENCE S64°08'56"E, 67.33 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2324.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1055.03 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S08°31'18"E, 195.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,840.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°52'55", AN ARC DISTANCE OF 92.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN S89°47'09"W, 28.84 FEET; THENCE S82°39'39"W, 40.31 FEET; THENCE S61°30'09"W, 45.42 FEET; THENCE S89°47'09"W, 202.00 FEET; THENCE N00°12'51"W, 323.36 FEET; THENCE S78°59'09"E, 5.81 FEET; THENCE S77°42'10"E, 63.35 FEET; THENCE S84°18'31"E, 68.94 FEET; THENCE N88°36'56"E, 68.95 FEET; THENCE N82°28'37"E, 67.10 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 695.48 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1286.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING AND DISTANCE OF S33°47'32"W, 206.13 FEET TO WHICH A RADIAL LINE BEARS S68°36'23"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°47'51", AN ARC DISTANCE OF 207.74 FEET TO THE POINT OF TANGENCY; THENCE S46°11'28"W, 49.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°10'49", AN ARC DISTANCE OF 344.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 830.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'25", AN ARC DISTANCE OF 130.72 FEET; THENCE ALONG A NON-TANGENT LINE RUN N12°11'49"W, 105.17 FEET; THENCE N21°12'53"W, 205.56 FEET; THENCE N21°13'19"W, 55.78 FEET; THENCE N53°40'28"W, 147.24

FEET; THENCE N59°53'17"W, 96.22 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 106.42 FEET AND A CHORD BEARING AND DISTANCE OF N00°30'03"W, 9.58 FEET TO WHICH A RADIAL LINE BEARS S87°55'15"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°09'36", AN ARC DISTANCE OF 9.58 FEET; THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN N68°14'49"E, 54.28 FEET; THENCE N46°25'25"E, 57.51 FEET; THENCE N09°43'47"W, 61.99 FEET; (SAID POINT BEARS S51°28'15"W, 2714.91 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE N19°24'57"W, 139.94 FEET; THENCE N01°24'28"W, 51.70 FEET; THENCE N17°39'35"E, 41.62 FEET; THENCE N44°21'19"E, 57.99 FEET; THENCE N33°11'09"E, 0.16 FEET; (SAID POINT BEARS S56°02'56"W, 2553.76 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N33°11'09"E, 99.71 FEET; (SAID POINT BEARS S56°57'02"W, 2462.19 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE N58°09'10"W, 110.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 137.50 FEET AND A CHORD BEARING AND DISTANCE OF N19°24'07"E, 78.09 FEET TO WHICH A RADIAL LINE BEARS S54°06'08"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°59'30", AN ARC DISTANCE OF 79.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 162.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°58'08", AN ARC DISTANCE OF 133.21 FEET; THENCE ALONG A NON-TANGENT LINE RUN S51°53'47"E, 114.37 FEET; THENCE N50°45'11"E, 63.07 FEET; THENCE N50°28'15"E, 84.30 FEET; THENCE N45°21'23"E, 88.29 FEET; THENCE N00°12'51"W, 756.29 FEET; THENCE N89°47'09"E, 10.00 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00' FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 184.94 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N68°36'07"W, 364.86 FEET; THENCE N45°24'12"W, 48.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 592.50 FEET AND A CHORD BEARING AND DISTANCE OF N41°44'55"E, 299.28 FEET TO WHICH A RADIAL LINE BEARS S33°37'21"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°15'28", AN ARC DISTANCE OF 302.56 FEET; THENCE ALONG A RADIAL LINE RUN S62°52'49"E, 194.92 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 392.74 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 2,574.23 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N89°47'09"E, 447.94 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 568.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2848.43 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT

OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S16°40'55"E, 205.11 FEET; THENCE S42°41'13"E, 403.43 FEET; THENCE S56°10'41"E, 120.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°17'23"W, 170.33 FEET TO WHICH A RADIAL LINE BEARS N52°55'01"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°35'12", AN ARC DISTANCE OF 170.73 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS S87°09'23"W, 2502.43 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S23°29'47"W, 31.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 680.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°52'31", AN ARC DISTANCE OF 10.39 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: THENCE ALONG A NON-TANGENT LINE RUN N80°47'31"W, 91.34 FEET; THENCE N85°02'39"W, 76.84 FEET; THENCE N89°17'46"W, 76.84 FEET; THENCE S86°27'07"W, 76.84 FEET; THENCE S82°12'00"W, 76.84 FEET; THENCE S77°56'52"W, 76.84 FEET; THENCE S79°17'35"W, 63.30 FEET; THENCE N63°49'58"W, 46.02 FEET; THENCE N03°18'03"W, 140.21 FEET; THENCE N08°06'47"W, 70.03 FEET; THENCE N06°13'20"W, 73.58 FEET; THENCE N08°39'08"W, 75.56 FEET; THENCE N12°28'51"W, 75.43 FEET; THENCE N15°32'19"W, 99.12 FEET; THENCE N56°00'13"E, 392.65 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 274.67 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1719.06 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 438.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°49'37", AN ARC DISTANCE OF 83.08 FEET TO THE POINT OF TANGENCY; THENCE S33°02'28"E, 51.82 FEET; THENCE S56°57'32"W, 75.17 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 1,014.05 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N88°47'47"W, 36.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,295.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'58", AN ARC DISTANCE OF 13.17 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N00°12'51"W, 552.28 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S89°47'09"W, 177.32 FEET; THENCE N00°12'51"W, 249.41 FEET; THENCE N45°05'28"W, 94.08 FEET; THENCE N43°34'37"E, 352.16 FEET TO AFORESAID WESTERLY EASEMENT LINE; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 509.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00 FEET AND A CHORD BEARING AND DISTANCE OF N85°56'42"E, 38.33 FEET TO WHICH A RADIAL LINE BEARS N05°28'52"W; THENCE DEPARTING SAID WESTERLY

EASEMENT LINE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'09", AN ARC DISTANCE OF 38.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'22", AN ARC DISTANCE OF 2.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°42'15", AN ARC DISTANCE OF 32.36 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 482.00 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2566.59 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; (SAID POINT BEARS S79°39'50"W, 2611.46 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S00°56'03"W, 193.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°42'03", AN ARC DISTANCE OF 198.55 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S24°38'06"W, 172.43 FEET; THENCE S88°06'49"W, 126.84 FEET; THENCE S83°38'48"W, 87.56 FEET; THENCE S79°10'10"W, 76.77 FEET; THENCE S74°50'48"W, 76.84 FEET; THENCE S70°56'14"W, 76.75 FEET; THENCE S67°24'43"W, 71.52 FEET; (SAID POINT BEARS S70°46'58"W, 3377.90 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N62°07'56"W, 109.14 FEET; THENCE S41°21'03"W, 98.00 FEET; THENCE S35°24'02"W, 154.37 FEET; (SAID POINT BEARS S69°52'54"W, 3663.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S16°31'42"W, 97.81 FEET; (SAID POINT BEARS S68°40'26"W, 3723.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S06°00'44"W, 83.81 FEET; THENCE S06°14'50"W, 77.03 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S66°31'17"W, 3799.92 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE NORTHWESTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN S18°53'50"E, 26.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 517.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°25'58"W, 48.21 FEET TO WHICH A RADIAL LINE BEARS N18°53'50"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°20'22", AN ARC DISTANCE OF 48.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°46'07", AN ARC DISTANCE OF 88.41 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°06'16"E, 50.05 FEET; THENCE N21°37'49"W, 53.36 FEET; THENCE N17°45'05"E, 72.87 FEET; THENCE N32°03'46"E, 60.27 FEET; THENCE N05°02'30"E, 129.53 FEET; THENCE N28°28'35"W, 37.81 FEET; THENCE DEPARTING SAID NORTHWESTERLY EXTENSION OF SAID LANDS RUN N32°28'20"W, 114.49 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°17'59"W, 3792.68 FEET FROM SAID NORTHEAST CORNER OF THE

NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°55'36"W, 65.95 FEET; THENCE N27°26'24"W, 143.58 FEET; THENCE S88°25'03"W, 53.52 FEET; THENCE S48°51'26"W, 106.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°25'02"W, 132.31 FEET TO WHICH A RADIAL LINE BEARS N48°40'27"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°10'59", AN ARC DISTANCE OF 132.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 302.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°41'34", AN ARC DISTANCE OF 82.85 FEET TO THE POINT OF TANGENCY; THENCE N41°48'58"W, 150.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 132.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'33", AN ARC DISTANCE OF 79.00 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°55'10"E, 111.36 FEET; THENCE N47°01'55"E, 112.59 FEET; (SAID POINT BEARS S81°39'26"W, 3978.42 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N55°48'18"E, 70.65 FEET; (SAID POINT BEARS S82°06'29"W, 3914.96 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N30°40'00"E, 73.40 FEET; (SAID POINT BEARS S82°57'29"W, 3869.63 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N72°57'23"E, 77.09 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S83°09'37"W, 3793.73 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N48°44'43"E, 181.29 FEET; (SAID POINT BEARS S84°46'15"W, 3645.61 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S86°47'09"E, 137.68 FEET; THENCE N58°34'06"E, 8.23 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S84°29'58"W, 3502.08 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N58°34'06"E, 58.51 FEET; THENCE DEPARTING SAID LANDS RUN S57°24'21"E, 53.57 FEET; THENCE S53°57'26"E, 118.37 FEET; THENCE S70°36'40"E, 118.17 FEET; THENCE S72°11'24"E, 54.17 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S81°39'15"W, 3165.66 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S48°48'47"E, 105.38 FEET; THENCE S76°43'52"E, 104.52 FEET; THENCE N82°02'32"E, 118.56 FEET; THENCE N26°19'25"E, 64.92 FEET; THENCE N06°03'36"W, 56.21 FEET; THENCE S87°54'52"E, 75.29 FEET; THENCE S74°15'58"E, 76.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S73°08'43"E, 77.20 FEET; THENCE S89°03'57"E, 19.02 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 720.87 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 788.68 FEET TO THE POINT OF BEGINNING; THENCE S06°46'59"E, 58.99 FEET; THENCE S00°49'36"W, 55.52 FEET; THENCE

S03°19'20"W, 22.88 FEET; THENCE S79°02'25"W, 33.92 FEET; THENCE S60°46'29"W, 161.10 FEET; THENCE S56°06'39"W, 129.98 FEET; THENCE S84°12'24"W, 153.26 FEET; THENCE S47°09'27"W, 133.96 FEET; THENCE N83°09'52"W, 40.15 FEET; THENCE N82°30'21"W, 104.13 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N83°19'53"W, 239.46 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 494.47 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°47'09"W, 50.00 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THE FOLLOWING THREE (3) COURSES BEING ALONG THE WESTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3072, PAGE 528: RUN S00°12'51"E, 659.19 FEET; (SAID POINT BEARS S54°45'03"W, 2143.10 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S11°54'17"E, 24.05 FEET; THENCE S14°17'16"E, 62.29 FEET; THENCE S28°21'43"E, 88.09 FEET; (SAID POINT BEARS S50°21'47"W, 2191.90 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S50°56'47"W, 45.78 FEET; THENCE N35°20'05"W, 63.59 FEET; THENCE N74°33'22"W, 52.35 FEET; THENCE N80°07'49"W, 173.52 FEET; THENCE S81°10'56"W, 57.59 FEET; THENCE N15°33'21"W, 1.51 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S56°42'34"W, 2439.34 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N50°29'13"W, 20.25 FEET; THENCE N40°40'04"W, 121.44 FEET; THENCE N37°46'34"W, 161.52 FEET; (SAID POINT BEARS S63°38'35"W, 2491.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N17°17'07"E, 33.47 FEET; THENCE N18°32'23"E, 68.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S65°21'53"W, 2421.42 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°12'51"W, 430.00 FEET; THENCE S89°47'09"W, 261.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'27", AN ARC DISTANCE OF 39.12 FEET; THENCE ALONG A NON-TANGENT LINE RUN S08°43'07"W, 148.46 FEET; THENCE DEPARTING SAID LANDS RUN S24°30'51"E, 71.31 FEET; THENCE S10°32'13"W, 129.97 FEET; THENCE S01°40'21"E, 62.93 FEET; (SAID POINT BEARS S68°42'46"W, 2702.09 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S24°04'13"W, 55.40 FEET; (SAID POINT BEARS S67°53'57"W, 2741.79 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S21°31'08"W, 80.85 FEET; THENCE S20°07'30"W, 80.80 FEET; THENCE S20°43'33"W, 82.96 FEET; (SAID POINT BEARS S64°22'23"W, 2913.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S09°21'32"E, 104.66 FEET; THENCE S39°27'18"E, 147.34 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE NORTHEASTERLY EXTENSION, THE BOUNDARY LINES AND THE NORTHEASTERLY EXTENSION, RESPECTIVELY, OF SAID LANDS THE FOLLOWING COURSES: RUN S26°28'14"W, 9.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 167.50 FEET AND A CHORD BEARING AND DISTANCE OF S60°36'41"E, 17.05 FEET TO WHICH A RADIAL LINE BEARS N26°28'14"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°50'09", AN ARC DISTANCE OF 17.06 FEET TO THE POINT OF TANGENCY; THENCE S57°41'36"E, 73.99 FEET; THENCE N32°18'24"E, 8.50 FEET; THENCE DEPARTING NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF SAID LANDS RUN N86°00'44"E, 95.97 FEET; THENCE N74°57'57"E, 128.48 FEET; THENCE N32°18'24"E, 17.50 FEET; THENCE S40°00'28"E, 64.55 FEET; THENCE S57°40'29"E, 20.05 FEET; THENCE

N32°19'31"E, 48.54 FEET; THENCE S55°22'27"E, 43.77 FEET; THENCE S30°10'20"E, 123.55 FEET; THENCE S64°55'20"E, 48.42 FEET; THENCE S32°09'25"W, 170.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S65°42'26"W, 55.05 FEET TO WHICH A RADIAL LINE BEARS S57°41'36"E; (SAID POINT BEARS S49°14'33"W, 2738.29 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°48'04", AN ARC DISTANCE OF 58.30 FEET; (SAID POINT BEARS S49°33'46"W, 2791.12 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S09°40'50"W, 92.61 FEET; THENCE S77°11'14"W, 119.45 FEET; THENCE N64°28'25"W, 84.52 FEET; THENCE N24°47'49"W, 58.30 FEET; THENCE N34°38'11"W, 104.34 FEET; THENCE N41°17'26"W, 145.15 FEET; THENCE N79°58'22"W, 113.29 FEET; THENCE S74°43'32"W, 100.17 FEET; THENCE S48°44'27"W, 95.40 FEET; THENCE N88°00'49"W, 75.42 FEET; THENCE N16°23'05"W, 64.47 FEET; THENCE N38°03'07"W, 115.38 FEET; THENCE N56°42'05"W, 243.53 FEET; THENCE N33°06'59"W, 97.97 FEET; THENCE N46°36'18"W, 144.55 FEET; THENCE N50°38'02"W, 186.35 FEET; THENCE N72°04'52"W, 84.74 FEET; THENCE N33°05'24"W, 174.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE NORTHEASTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN S56°54'36"W, 23.83 FEET TO THE POINT OF 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 26°56'38", AN ARC DISTANCE OF 456.15 FEET TO THE POINT OF TANGENCY; THENCE S29°57'58"W, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 870.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'59", AN ARC DISTANCE OF 227.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N75°20'02"W, 60.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 930.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°27'52"E, 242.84 FEET TO WHICH A RADIAL LINE BEARS N75°02'14"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'13", AN ARC DISTANCE OF 243.53 FEET TO THE POINT OF TANGENCY; THENCE N29°57'58"E, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'44", AN ARC DISTANCE OF 49.96 FEET; THENCE DEPARTING THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS ALONG A RADIAL LINE RUN N57°15'17"W, 10.00 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°06'34"W, 4184.50 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N50°46'04"W, 121.07 FEET; THENCE N14°56'27"W, 84.85 FEET; THENCE N12°30'15"E, 112.87 FEET; THENCE N47°40'39"E, 208.79 FEET; THENCE DEPARTING SAID LANDS RUN N34°00'41"W, 93.29 FEET; THENCE N33°05'24"W, 125.87 FEET; THENCE N76°37'57"W, 62.21 FEET; THENCE N11°20'08"W, 33.91 FEET; THENCE N73°37'15"E, 30.56 FEET; THENCE S67°51'24"E, 35.66 FEET; THENCE N65°15'19"E, 76.38 FEET; THENCE N69°14'44"E, 136.71 FEET; THENCE N56°54'36"E, 16.06 FEET; N58°28'45"E, 54.78 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S83°04'09"W, 3837.27 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N56°54'36"E, 180.00 FEET; THENCE N42°25'37"E, 206.81 FEET; THENCE N17°00'07"W, 449.16 FEET; THENCE N66°59'28"E, 134.41 FEET; THENCE N56°35'10"E, 75.07 FEET; THENCE N56°20'11"E, 74.83 FEET;

THENCE N20°55'23"W, 191.17 FEET; THENCE N69°01'13"E, 566.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'52", AN ARC DISTANCE OF 31.65 FEET; THENCE ALONG A RADIAL LINE RUN S21°25'39"E, 45.16 FEET; THENCE S88°47'39"E, 68.93 FEET; THENCE S72°54'54"E, 59.01 FEET; THENCE S57°02'10"E, 55.92 FEET; THENCE S42°17'03"E, 51.30 FEET; THENCE S27°31'57"E, 46.89 FEET; THENCE S16°59'34"E, 146.67 FEET; THENCE DEPARTING SAID LANDS RUN S63°58'55"E, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD BEARING AND DISTANCE OF N20°20'53"E, 102.75 FEET TO WHICH A RADIAL LINE BEARS S63°58'55"E; (SAID POINT BEARS S49°49'42"W, 3439.61 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS AND THE NORTHEASTERLY EXTENSION THEREOF RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°20'23", AN ARC DISTANCE OF 102.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 104.09 FEET AND A CHORD BEARING AND DISTANCE OF N01°03'00"E, 35.31 FEET TO WHICH A RADIAL LINE BEARS S81°17'07"W; (SAID POINT BEARS S50°41'35"W, 3350.54 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°31'46", AN ARC DISTANCE OF 35.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 514.16 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°31'35", AN ARC DISTANCE OF 184.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 116.43 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°35'53", AN ARC DISTANCE OF 135.34 FEET TO A POINT OF CUSP; THENCE S76°18'35"E, 33.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 108.50 FEET; (SAID POINT BEARS S55°29'42"W, 3209.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°10'01", AN ARC DISTANCE OF 166.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE DEPARTING SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'03", AN ARC DISTANCE OF 12.20 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4,065.00 FEET AND A CHORD BEARING AND DISTANCE OF N61°00'38"E, 174.08 FEET TO WHICH A RADIAL LINE BEARS S27°45'45"E; (SAID POINT BEARS S55°25'46"W, 3049.55 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'14", AN ARC DISTANCE OF 174.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,135.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°21'37", AN ARC DISTANCE OF 145.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S56°30'12"E, 117.47 FEET; THENCE S31°05'08"E, 72.17 FEET; THENCE S05°40'04"E, 72.17 FEET; THENCE S19°45'00"W, 79.41 FEET; THENCE S50°03'08"W, 83.37 FEET; THENCE S82°21'21"W, 90.53 FEET; THENCE S01°00'21"W, 120.91 FEET; THENCE S07°29'40"W, 84.36 FEET; THENCE

N81°13'50"W, 101.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 707.50 FEET AND A CHORD BEARING AND DISTANCE OF S22°51'43"W, 293.82 FEET TO WHICH A RADIAL LINE BEARS S79°07'22"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°58'09", AN ARC DISTANCE OF 295.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°52'31", AN ARC DISTANCE OF 51.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°58'49", AN ARC DISTANCE OF 20.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°03'48", AN ARC DISTANCE OF 9.49 FEET; THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S71°12'45"E, 91.22 FEET; THENCE S05°26'35"E, 29.37 FEET; THENCE S30°52'14"W, 114.68 FEET; THENCE S08°59'48"W, 17.54 FEET; THENCE S36°53'32"W, 168.12 FEET; THENCE S57°35'23"W, 44.87 FEET; THENCE S24°09'56"W, 124.64 FEET; THENCE S23°13'29"E, 92.64 FEET; THENCE S40°32'31"E, 70.24 FEET; THENCE S68°10'02"E, 116.50 FEET; THENCE N59°32'59"E, 60.18 FEET; THENCE N64°33'35"E, 127.32 FEET; THENCE N26°17'35"W, 103.42 FEET; THENCE N44°29'19"W, 57.83 FEET; (SAID POINT BEARS S85°17'42"W, 2430.44 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N35°19'07"E, 100.77 FEET; THENCE N48°03'52"E, 113.92 FEET; THENCE N44°06'34"E, 112.60 FEET; THENCE N36°09'29"E, 83.60 FEET; THENCE N89°47'13"E, 117.02 FEET; THENCE S89°34'24"E, 44.67 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N89°47'08"E, 234.66 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 636.00 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N89°47'09"E, 50.00 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 1,698.67 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S88°47'47"E, 351.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 509.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°56'21", AN ARC DISTANCE OF 18.85 FEET; THENCE ALONG A RADIAL LINE RUN S21°11'55"E, 15.00 FEET; THENCE S33°18'17"E, 220.13 FEET; THENCE DEPARTING SAID LANDS RUN S16°50'44"E, 133.14 FEET; THENCE S16°12'00"E, 56.42 FEET; THENCE S51°04'47"W, 142.05 FEET; THENCE S11°04'56"W, 30.63 FEET; THENCE S39°56'27"W, 88.90 FEET; THENCE S30°42'03"W, 96.53 FEET; THENCE S47°32'36"W, 75.14 FEET; THENCE S01°43'06"E, 81.58 FEET; THENCE S57°14'55"E, 75.62 FEET; THENCE S37°48'11"E, 111.93 FEET; THENCE S30°18'35"W, 81.68 FEET; THENCE S15°17'21"W, 94.27 FEET; THENCE S87°31'19"W, 123.84 FEET; THENCE N82°06'00"W, 124.87 FEET; THENCE S67°18'04"W, 111.57 FEET; THENCE S59°31'23"W, 140.11 FEET; THENCE S48°33'28"W, 100.42 FEET; THENCE S22°19'05"W, 96.85 FEET; THENCE S05°50'00"E, 206.48 FEET; THENCE S12°29'00"W, 92.25 FEET; THENCE S65°56'08"E, 81.91 FEET; THENCE S44°15'30"E, 95.66 FEET; THENCE N84°48'12"E, 104.37 FEET; THENCE N69°27'21"E, 88.27 FEET; THENCE N61°40'12"E, 118.16 FEET; THENCE N65°14'05"E, 24.46 FEET; THENCE S40°18'36"E, 44.37 FEET; THENCE N39°22'16"E, 91.54 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S63°03'10"W, 1024.03 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE

BOUNDARY LINE OF SAID LANDS RUN S40°18'36"E, 10.29 FEET; (SAID POINT BEARS S62°29'28"W, 1021.70 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S41°26'22"E, 76.10 FEET; THENCE S40°18'36"E, 42.64 FEET; THENCE S10°28'10"E, 51.43 FEET; THENCE S14°16'32"E, 108.32 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE WEST 1/2 OF SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 168.99 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 3011.83 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR THE POINT OF BEGINNING; (SAID POINT BEARS S87°04'02"W, 3016.57 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N78°25'02"W, 317.57 FEET; THENCE N76°41'08"W, 112.58 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N17°00'07"W, 48.65 FEET; THENCE DEPARTING SAID LANDS RUN N47°23'28"E, 58.57 FEET; THENCE N53°06'07"E, 161.39 FEET; THENCE N61°06'21"E, 166.02 FEET; THENCE S83°20'29"E, 39.42 FEET; THENCE S60°02'28"E, 95.62 FEET; THENCE S53°48'42"E, 61.40 FEET; THENCE S53°06'28"E, 92.25 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S48°10'07"W, 3890.02 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S36°53'32"W, 43.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'45", AN ARC DISTANCE OF 202.16 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 904.63 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2931.26 FEET TO THE POINT OF BEGINNING; THENCE N47°33'58"W, 123.88 FEET; THENCE N41°58'56"W, 228.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 655.00 FEET AND A CHORD BEARING AND DISTANCE OF N29°25'56"E, 350.69 FEET TO WHICH A RADIAL LINE BEARS S45°02'24"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°03'19", AN ARC DISTANCE OF 355.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°19'21", AN ARC DISTANCE OF 32.58 FEET TO THE POINT OF TANGENCY; THENCE S72°46'23"E, 57.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

33°40'31", AN ARC DISTANCE OF 161.63 FEET TO THE POINT OF REVERSE 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 10°58'45", AN ARC DISTANCE OF 81.44 FEET; THENCE ALONG A NON-TANGENT LINE RUN S20°32'48"W, 91.76 FEET; (SAID POINT BEARS S78°25'46"W, 2827.82 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S52°25'05"W, 32.64 FEET; THENCE S04°01'21"W, 138.10 FEET; THENCE S06°35'27"W, 77.24 FEET; THENCE S33°46'59"W, 81.61 FEET; THENCE S74°28'28"W, 78.34 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, AND BEING A PORTION OF TRACTS "A" AND "E", VILLAGES OF SOUTHERN OAKS UNIT NO. 197, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 30, 30A THROUGH 30"I", PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID TRACT "E"; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID TRACT "A"; THENCE DEPARTING SAID TRACT "E" AND ALONG THE BOUNDARY LINE OF SAID TRACT "A" THE FOLLOWING COURSES: RUN S00°00'00"E, 14.54 FEET; THENCE S48°18'33"E, 236.25 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE BOUNDARY LINE OF SAID TRACT "A" RUN N27°31'23"W, 34.30 FEET; THENCE N32°48'56"W, 48.25 FEET; THENCE N38°06'28"W, 48.25 FEET; THENCE N42°58'57"W, 40.63 FEET; THENCE N66°08'31"W, 105.78 FEET; THENCE N16°54'06"E, 117.54 FEET; THENCE N34°07'06"E, 94.34 FEET; THENCE N12°45'29"E, 54.68 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID TRACT "E"; THENCE ALONG THE BOUNDARY LINES OF SAID TRACT "E" AND THE NORTHERLY EXTENSION THEREOF THE FOLLOWING TWO (2) COURSES: RUN N01°47'08"W, 111.61 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 S69°32'12"E, 189.05 FEET TO WHICH A RADIAL LINE BEARS S24°01'31"W; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CORBIN TRAIL PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 288, AS RECORDED IN PLAT BOOK 23, PAGES 11, 11A THROUGH 11G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINES OF SAID CORBIN TRAIL THE FOLLOWING TWELVE (12) COURSES: RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°07'25", AN ARC DISTANCE OF 189.17 FEET TO THE POINT OF TANGENCY; THENCE S73°05'54"E, 65.54 FEET; THENCE S69°55'38"E, 72.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'38", AN ARC DISTANCE OF 79.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,481.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°10'31", AN ARC DISTANCE OF 82.10 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°33'46"E, 26.81 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,476.50 FEET AND A CHORD BEARING AND DISTANCE OF S83°42'13"E, 25.95 FEET TO WHICH A RADIAL LINE BEARS S06°47'59"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'25", AN ARC DISTANCE OF 25.95 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°39'35", AN ARC DISTANCE OF 16.01 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°51'16", AN ARC DISTANCE OF 74.37 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°28'50", AN ARC DISTANCE OF 15.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,477.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'56", AN ARC DISTANCE OF 25.76 FEET TO THE POINT OF TANGENCY; THENCE S88°55'12"E, 63.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 46.50 FEET; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING NINE (9) COURSES: RUN 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 45.18 FEET AND A CHORD BEARING AND DISTANCE OF N72°43'01"W, 11.46 FEET TO WHICH A RADIAL LINE BEARS S09°59'45"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°34'28", 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 32°16'01", AN ARC DISTANCE OF 272.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 8.00 FEET; THENCE DEPARTING SAID LANDS RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°55'35", AN ARC DISTANCE OF 12.84 FEET TO THE POINT OF TANGENCY; THENCE N47°42'13"W, 81.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 224.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699; THENCE ALONG THE SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING FIVE (5) COURSES: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°10'09", AN ARC DISTANCE OF 172.68 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, 214.22 FEET; THENCE DEPARTING SAID LANDS RUN N11°58'45"W, 56.09 FEET; THENCE N22°13'51"W, 48.25 FEET; THENCE N27°31'23"W, 13.95 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF THE NEW
DISTRICT 16 CDD (1ST AMENDMENT)
APPROXIMATELY 1,329.7 ACRES+/-

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL 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, 2175.38 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 273.41 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N69°04'12"W, 191.29 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 13°53'56", AN ARC DISTANCE OF 339.61 FEET; THENCE ALONG A NON-TANGENT LINE RUN N33°23'07"E, 127.97 FEET; THENCE N20°55'48"E, 94.25 FEET; THENCE N74°22'09"W, 139.03 FEET; THENCE S67°13'59"W, 110.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,325.04 FEET AND A CHORD BEARING AND DISTANCE OF N41°52'45"W, 199.21 FEET TO WHICH A RADIAL LINE BEARS S43°48'35"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°37'20", AN ARC DISTANCE OF 199.40 FEET; THENCE ALONG A NON-TANGENT LINE RUN N24°59'13"W, 63.46 FEET; THENCE N38°03'40"W, 52.08 FEET; THENCE N51°55'54"E, 82.51 FEET; THENCE N83°10'40"E, 114.35 FEET; THENCE S72°29'34"E, 206.15 FEET; THENCE DEPARTING SAID LANDS RUN N86°46'22"E, 112.98 FEET; THENCE S72°29'34"E, 95.75 FEET; THENCE S69°04'12"E, 834.16 FEET; THENCE S10°28'51"E, 159.12 FEET; THENCE S11°54'27"W, 157.98 FEET; THENCE S32°22'37"W, 57.19 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N06°29'46"E, 2174.76 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S11°54'27"W, 109.46 FEET; THENCE N81°13'00"W, 101.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,950.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°08'48", AN ARC DISTANCE OF 413.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2439.27 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 218.39 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL

RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N69°04'12"W, 32.50 FEET; THENCE N20°55'48"E, 90.00 FEET; THENCE S69°04'12"E, 12.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; 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 S20°55'48"W, 70.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'21"E, 269.26 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'39"W, 1869.18 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N81°31'49"W, 1888.47 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE S18°42'45"E, 57.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 56.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'02", AN ARC DISTANCE OF 24.11 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°26'58", AN ARC DISTANCE OF 23.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,286.00 FEET AND A CHORD BEARING AND DISTANCE OF S73°08'53"W, 457.20 FEET TO WHICH A RADIAL LINE BEARS N06°36'45"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°28'43", AN ARC DISTANCE OF 459.64 FEET TO A POINT ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; (SAID POINT BEARS N88°24'17"W, 2254.41 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS, ALSO A NON-TANGENT LINE, RUN N27°39'09"W, 89.62 FEET; (SAID POINT BEARS N86°27'22"W, 2299.53 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE DEPARTING SAID LANDS RUN N28°53'12"W, 67.70 FEET; THENCE N32°01'48"W, 151.65 FEET; THENCE N27°30'54"E, 181.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE EASTERLY EXTENSION THEREOF FOR THE FOLLOWING COURSES: RUN N00°57'49"W, 49.48 FEET; THENCE N02°27'30"W, 49.47 FEET; THENCE N03°57'11"W, 49.48 FEET; THENCE N05°35'14"W, 58.71 FEET; THENCE N07°13'18"W, 49.47 FEET; THENCE N08°42'58"W, 49.47 FEET; THENCE N10°12'39"W, 49.47 FEET; THENCE N11°42'20"W, 49.47 FEET; THENCE N13°12'01"W, 49.47 FEET; THENCE N14°31'55"W, 49.74 FEET; THENCE N16°00'31"W, 50.00 FEET; THENCE N15°51'18"W, 84.57 FEET; THENCE N00°48'25"E, 168.41 FEET; THENCE N12°14'37"E, 54.66 FEET; THENCE

S77°45'23"E, 125.46 FEET; THENCE N12°14'37"E, 5.00 FEET; THENCE S77°45'23"E, 34.00 FEET; THENCE S12°14'37"W, 23.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°43'27", AN ARC DISTANCE OF 30.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°39'43", AN ARC DISTANCE OF 79.12 FEET; THENCE ALONG A RADIAL LINE RUN S73°49'07"E, 45.51 FEET; THENCE S16°12'34"E, 53.50 FEET; THENCE S14°06'24"E, 50.03 FEET; THENCE S15°36'19"E, 50.71 FEET; THENCE S14°14'32"E, 52.37 FEET; THENCE S12°51'19"E, 52.37 FEET; THENCE S11°28'06"E, 52.37 FEET; THENCE S10°04'54"E, 52.37 FEET; THENCE S08°41'41"E, 52.37 FEET; THENCE S07°18'29"E, 52.37 FEET; THENCE S05°55'16"E, 52.37 FEET; THENCE S04°32'03"E, 52.37 FEET; THENCE S03°08'51"E, 52.37 FEET; THENCE S01°45'38"E, 52.37 FEET; THENCE S00°33'14"E, 122.95 FEET; THENCE N88°09'58"E, 56.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 134.54 FEET AND A CHORD BEARING AND DISTANCE OF S78°49'50"E, 62.98 FEET TO WHICH A RADIAL LINE BEARS N02°22'00"W; THENCE DEPARTING SAID EASTERLY EXTENSION OF SAID LANDS RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°04'18", AN ARC DISTANCE OF 63.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 115.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°51'17", AN ARC DISTANCE OF 112.60 FEET TO THE POINT OF TANGENCY; THENCE S09°26'24"E, 19.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 46.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°16'21", AN ARC DISTANCE OF 7.53 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, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL 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, 2171.08 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 538.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S23°01'02"W, 294.10 FEET; THENCE S49°09'56"W, 459.87 FEET; THENCE N89°25'01"W, 123.47 FEET; THENCE N63°41'11"W, 108.66 FEET; THENCE N57°03'48"W, 66.63 FEET; THENCE N63°05'30"W, 66.61 FEET; THENCE N69°07'08"W, 66.61 FEET; THENCE N89°44'27"W, 36.86 FEET; THENCE S07°09'44"W, 752.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 672.50 FEET AND A CHORD BEARING AND DISTANCE OF S54°06'40"E, 330.47 FEET TO WHICH A RADIAL LINE BEARS N21°39'56"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°26'49", AN ARC DISTANCE OF 333.89 FEET TO

THE POINT OF TANGENCY; THENCE S39°53'16"E, 181.18 FEET; THENCE N08°07'24"E, 401.56 FEET; THENCE N15°20'19"E, 84.85 FEET; THENCE N25°16'29"E, 84.91 FEET; THENCE N34°28'22"E, 84.91 FEET; THENCE N43°40'16"E, 84.91 FEET; THENCE N54°11'30"E, 84.78 FEET; THENCE N58°08'47"E, 582.77 FEET; THENCE N84°59'52"E, 105.18 FEET; THENCE S81°41'48"E, 385.58 FEET; THENCE S47°08'38"E, 121.58 FEET; THENCE S21°43'10"E, 121.79 FEET; THENCE S14°17'03"W, 448.18 FEET; THENCE S03°15'53"E, 117.17 FEET; THENCE S18°26'59"E, 190.00 FEET; THENCE S12°19'03"E, 89.05 FEET; THENCE S01°28'54"W, 92.56 FEET; THENCE S15°33'54"W, 92.56 FEET; THENCE S29°18'14"W, 82.99 FEET; THENCE S19°58'27"W, 71.15 FEET; THENCE S09°28'13"W, 263.07 FEET; THENCE S72°14'28"E, 155.81 FEET; THENCE S72°02'19"E, 66.03 FEET; THENCE S75°59'23"E, 68.98 FEET; THENCE S75°47'32"E, 68.98 FEET; THENCE S79°44'06"E, 71.94 FEET; THENCE S80°29'19"E, 72.42 FEET; THENCE S82°38'07"E, 42.79 FEET; THENCE N76°05'28"E, 72.43 FEET; THENCE N61°12'09"E, 60.68 FEET; THENCE N01°07'27"E, 1,304.32 FEET; THENCE S88°52'33"E, 215.00 FEET; THENCE S89°29'50"E, 76.83 FEET; THENCE N77°40'40"E, 72.04 FEET; THENCE N63°48'57"E, 62.87 FEET; THENCE N51°35'42"E, 61.18 FEET; THENCE N44°01'52"E, 145.00 FEET; THENCE S45°58'08"E, 315.69 FEET; THENCE S39°10'12"E, 42.13 FEET; THENCE S14°23'10"E, 48.07 FEET; THENCE S10°23'52"W, 130.62 FEET; THENCE S34°39'28"W, 33.70 FEET; THENCE S48°26'43"W, 68.94 FEET; THENCE S70°26'19"W, 81.43 FEET; THENCE S60°24'51"W, 77.51 FEET; THENCE S29°41'31"W, 87.44 FEET; THENCE S65°46'53"E, 51.45 FEET; THENCE S62°12'33"E, 110.47 FEET; THENCE S35°47'47"E, 74.42 FEET; THENCE S27°38'16"E, 99.27 FEET; THENCE S03°25'01"E, 226.39 FEET; THENCE S11°09'50"W, 191.03 FEET; THENCE S01°48'51"W, 205.80 FEET; THENCE S49°51'24"W, 622.34 FEET; THENCE S66°13'49"W, 301.46 FEET; THENCE S85°28'56"W, 95.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°03'25"E, 417.63 FEET TO WHICH A RADIAL LINE BEARS S75°22'48"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°52'27", AN ARC DISTANCE OF 429.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N41°24'49"E, 114.27 FEET; THENCE N45°05'19"E, 107.64 FEET; THENCE N64°18'01"E, 138.46 FEET; THENCE N52°06'11"E, 131.03 FEET; THENCE N40°36'59"E, 140.01 FEET; THENCE N56°30'46"E, 241.33 FEET; THENCE S34°55'11"E, 480.04 FEET; THENCE N62°50'34"E, 179.64 FEET; THENCE N54°27'52"E, 112.25 FEET; THENCE N59°25'59"E, 61.29 FEET; THENCE N62°50'34"E, 234.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 114.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'20", AN ARC DISTANCE OF 92.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.50 FEET AND A CHORD BEARING AND DISTANCE OF S25°06'21"E, 147.43 FEET TO WHICH A RADIAL LINE BEARS N73°15'46"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°41'11", AN ARC DISTANCE OF 161.40 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 114.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°56'49"W, 97.16 FEET TO WHICH A RADIAL LINE BEARS N23°03'03"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°12'29", AN ARC DISTANCE OF 100.34 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 59.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF

REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°06'50", AN ARC DISTANCE OF 57.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 63.34 FEET; THENCE S65°10'02"W, 197.24 FEET; THENCE S62°50'34"W, 193.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°39'11", AN ARC DISTANCE OF 301.77 FEET TO THE POINT OF TANGENCY; THENCE S41°11'23"W, 471.48 FEET; THENCE S48°48'37"E, 77.15 FEET; THENCE S36°33'54"E, 96.42 FEET; THENCE S59°23'58"E, 73.63 FEET; THENCE S87°36'34"E, 41.05 FEET; THENCE S72°40'10"E, 50.71 FEET; THENCE S88°36'26"E, 68.02 FEET; THENCE S24°59'19"E, 92.55 FEET; THENCE S60°36'42"E, 94.87 FEET; THENCE S89°27'08"E, 98.74 FEET; THENCE N55°56'55"E, 76.97 FEET; THENCE S59°07'07"E, 39.67 FEET; THENCE N12°50'24"E, 262.41 FEET; THENCE N29°07'01"E, 30.81 FEET; (SAID POINT BEARS S57°27'26"E, 2463.50 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE DEPARTING SAID LANDS RUN N44°33'59"E, 114.98 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N60°00'58"E, 31.07 FEET; THENCE N77°11'10"E, 50.09 FEET; THENCE N84°04'25"E, 304.98 FEET; THENCE S81°27'45"E, 56.19 FEET; THENCE S65°35'29"E, 61.79 FEET; THENCE S49°43'14"E, 58.98 FEET; THENCE S33°50'59"E, 61.79 FEET; THENCE S17°58'44"E, 59.02 FEET; THENCE S01°56'57"E, 59.88 FEET; THENCE S12°52'24"W, 200.38 FEET; THENCE S27°51'47"W, 59.45 FEET; THENCE S43°45'44"W, 59.02 FEET; THENCE S59°37'59"W, 61.79 FEET; THENCE S75°30'14"W, 58.76 FEET; THENCE N89°23'26"W, 60.21 FEET; THENCE N74°41'26"W, 60.62 FEET; THENCE N87°09'57"W, 62.52 FEET; THENCE S79°39'32"W, 62.52 FEET; THENCE S66°28'59"W, 63.62 FEET; THENCE S66°06'57"W, 84.67 FEET; THENCE S73°25'50"W, 335.19 FEET; THENCE S59°34'18"W, 58.69 FEET; THENCE S45°42'46"W, 163.55 FEET; THENCE S25°21'24"W, 74.66 FEET; THENCE S08°27'15"E, 179.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 142.50 FEET AND A CHORD BEARING AND DISTANCE OF S36°01'44"E, 160.24 FEET TO WHICH A RADIAL LINE BEARS N19°45'33"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°25'27", AN ARC DISTANCE OF 170.18 FEET TO THE POINT OF TANGENCY; THENCE S01°49'00"E, 190.25 FEET; THENCE N88°11'00"E, 297.31 FEET; THENCE N41°11'11"E, 70.17 FEET; THENCE N37°13'53"E, 250.39 FEET; THENCE N71°04'44"E, 119.87 FEET; THENCE N87°49'18"E, 544.77 FEET; THENCE S03°53'08"W, 108.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°51'36", AN ARC DISTANCE OF 436.89 FEET TO THE POINT OF TANGENCY; THENCE S16°58'28"E, 503.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°10'44", AN ARC DISTANCE OF 70.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES

BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°58'14", AN ARC DISTANCE OF 4.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°05'19", AN ARC DISTANCE OF 68.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°09'47", AN ARC DISTANCE OF 435.64 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N15°50'27"W, 15.00 FEET; THENCE N51°55'52"E, 126.39 FEET; THENCE N12°25'26"W, 62.98 FEET; THENCE N10°21'00"W, 27.63 FEET; THENCE N12°25'26"W, 25.06 FEET; THENCE N22°36'04"E, 64.84 FEET; THENCE N13°29'46"W, 57.96 FEET; THENCE N47°33'46"W, 75.33 FEET; THENCE N69°13'20"W, 79.15 FEET; THENCE N78°02'44"W, 85.75 FEET; THENCE S67°33'02"W, 25.62 FEET; THENCE N04°54'27"W, 141.31 FEET; THENCE N17°46'30"W, 79.10 FEET; THENCE N27°57'58"W, 60.07 FEET; THENCE N34°17'06"W, 67.25 FEET; THENCE N79°17'11"W, 94.40 FEET; THENCE S45°55'25"W, 69.62 FEET; THENCE S66°18'44"W, 121.39 FEET; THENCE S03°42'51"W, 70.33 FEET; THENCE S01°49'00"E, 72.23 FEET; THENCE S14°33'18"W, 119.06 FEET; THENCE S47°12'09"W, 119.51 FEET; THENCE S78°20'00"W, 109.02 FEET; THENCE S88°11'00"W, 210.00 FEET; THENCE N85°13'03"W, 105.20 FEET; THENCE N59°12'27"W, 141.63 FEET; THENCE S75°29'43"W, 273.04 FEET; THENCE S00°48'54"E, 59.85 FEET; THENCE S17°01'12"W, 53.01 FEET; THENCE S27°45'29"W, 63.34 FEET; THENCE S44°18'30"W, 329.33 FEET; THENCE S50°07'51"W, 49.57 FEET; THENCE S66°42'14"W, 59.12 FEET; THENCE S82°34'29"W, 61.74 FEET; THENCE N81°33'16"W, 58.92 FEET; THENCE N65°41'01"W, 61.74 FEET; THENCE N49°48'46"W, 37.25 FEET; THENCE N45°41'30"W, 311.07 FEET; THENCE N62°27'10"W, 55.51 FEET; THENCE N85°40'43"W, 447.91 FEET; THENCE N76°29'19"W, 46.86 FEET; THENCE N60°37'04"W, 61.74 FEET; THENCE N44°44'49"W, 58.92 FEET; THENCE N28°52'34"W, 61.74 FEET; THENCE N13°00'19"W, 67.37 FEET; THENCE N06°51'22"E, 91.92 FEET; THENCE N16°25'33"E, 54.47 FEET; THENCE N32°58'34"E, 59.11 FEET; THENCE N48°50'49"E, 61.74 FEET; THENCE N64°43'05"E, 59.02 FEET; THENCE N80°55'37"E, 58.97 FEET; THENCE S85°40'43"E, 304.71 FEET; THENCE S74°13'30"E, 50.20 FEET; THENCE S58°56'28"E, 59.18 FEET; THENCE S43°39'25"E, 56.70 FEET; THENCE S29°33'32"E, 50.74 FEET; THENCE S15°27'38"E, 78.23 FEET; THENCE N81°41'40"E, 49.25 FEET; THENCE N44°18'30"E, 210.00 FEET; THENCE N48°12'59"E, 83.92 FEET; THENCE N61°31'18"E, 98.28 FEET; THENCE N73°51'04"E, 77.76 FEET; THENCE N75°29'43"E, 770.00 FEET; THENCE N80°05'16"E, 89.64 FEET; THENCE N88°11'00"E, 70.20 FEET; THENCE N01°49'00"W, 190.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 107.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°41'18", AN ARC DISTANCE OF 5.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN S84°09'45"W, 1,140.84 FEET; THENCE S79°01'35"W, 64.40 FEET; THENCE S69°16'34"W, 66.02 FEET; THENCE S70°57'35"W, 82.60 FEET; THENCE S78°53'12"W, 82.60 FEET; THENCE S86°48'48"W, 82.60 FEET; THENCE N85°15'35"W, 82.60 FEET; THENCE N78°39'46"W, 75.76 FEET; THENCE N79°45'26"W, 68.60 FEET; THENCE N82°15'25"W, 68.60 FEET; THENCE N84°45'24"W, 68.60 FEET; THENCE N87°15'23"W, 68.60 FEET; THENCE N89°45'22"W, 68.60 FEET; THENCE S87°44'39"W, 68.60 FEET; THENCE S85°14'40"W, 68.60 FEET; THENCE S82°44'41"W, 68.60 FEET; THENCE S80°14'42"W, 68.60 FEET; THENCE S77°44'43"W, 68.60 FEET; THENCE S75°14'44"W, 68.60 FEET; THENCE S72°44'45"W, 68.60 FEET; THENCE S73°12'05"W, 77.10 FEET; THENCE S78°51'51"W, 79.29 FEET; THENCE

S84°41'42"W, 79.29 FEET; THENCE N89°28'27"W, 79.29 FEET; THENCE N83°38'36"W, 79.29 FEET; THENCE N77°48'45"W, 79.29 FEET; THENCE N71°58'54"W, 79.29 FEET; THENCE N80°31'16"W, 64.95 FEET; THENCE S09°28'44"W, 105.70 FEET; THENCE S76°24'04"E, 63.66 FEET; THENCE S13°35'56"W, 502.87 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 N84°07'52"W, 573.78 FEET TO WHICH A RADIAL LINE BEARS N13°35'56"E; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID CENTRAL PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°27'34", AN ARC DISTANCE OF 575.53 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N01°51'39"W, 15.00 FEET; THENCE N50°23'55"W, 132.96 FEET; THENCE N01°30'22"W, 200.30 FEET; THENCE N39°13'33"W, 76.92 FEET; THENCE N84°37'00"W, 398.88 FEET; THENCE S76°21'32"W, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,550.15 FEET AND A CHORD BEARING AND DISTANCE OF N14°52'08"W, 237.85 FEET TO WHICH A RADIAL LINE BEARS N76°21'31"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'20", AN ARC DISTANCE OF 237.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; 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°04'58", AN ARC DISTANCE OF 92.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF N15°58'08"E, 156.45 FEET TO WHICH A RADIAL LINE BEARS S34°32'14"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°59'15", AN ARC DISTANCE OF 169.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S53°43'06"E, 102.60 FEET TO WHICH A RADIAL LINE BEARS S66°28'31"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°23'14", AN ARC DISTANCE OF 107.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°30'08", AN ARC DISTANCE OF 29.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°16'58", AN ARC DISTANCE OF 67.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC

DISTANCE OF 15.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'54", AN ARC DISTANCE OF 57.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 498.80 FEET AND A CHORD BEARING AND DISTANCE OF N88°35'01"E, 27.39 FEET TO WHICH A RADIAL LINE BEARS N02°59'23"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°08'48", AN ARC DISTANCE OF 27.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 403.50 FEET AND A CHORD BEARING AND DISTANCE OF S82°39'44"E, 100.89 FEET TO WHICH A RADIAL LINE BEARS N00°09'22"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°21'47", AN ARC DISTANCE OF 101.15 FEET TO THE POINT OF TANGENCY; THENCE S75°28'50"E, 23.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 496.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'33", AN ARC DISTANCE OF 17.55 FEET; THENCE ALONG A RADIAL LINE RUN N16°32'42"E, 15.00 FEET; THENCE N39°37'53"W, 92.14 FEET; THENCE N36°53'55"E, 85.23 FEET; THENCE N06°34'03"E, 210.42 FEET; THENCE N01°27'36"W, 67.04 FEET; THENCE N06°07'43"W, 67.03 FEET; THENCE N10°50'16"W, 67.03 FEET; THENCE N15°32'48"W, 67.03 FEET; THENCE N20°15'20"W, 67.03 FEET; THENCE N24°28'09"W, 70.38 FEET; THENCE N20°11'56"W, 82.13 FEET; THENCE N73°27'06"E, 120.00 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 N08°34'56"E, 445.92 FEET TO WHICH A RADIAL LINE BEARS S73°27'06"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°15'40", AN ARC DISTANCE OF 460.54 FEET TO THE POINT OF TANGENCY; THENCE N33°42'45"E, 44.40 FEET; THENCE N56°17'15"W, 121.00 FEET; THENCE N33°42'45"E, 140.00 FEET; THENCE N30°23'59"E, 63.62 FEET; THENCE N17°02'00"E, 61.29 FEET; THENCE N10°39'00"E, 140.00 FEET; THENCE N12°54'57"E, 79.90 FEET; THENCE N20°34'03"E, 83.48 FEET; THENCE DEPARTING SAID LANDS RUN N27°26'57"E, 96.85 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N70°16'42"W, 2035.23 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N62°33'03"W, 24.90 FEET; THENCE N79°30'06"W, 57.69 FEET; THENCE N82°50'16"W, 100.65 FEET; THENCE N68°36'12"W, 88.59 FEET; THENCE N36°51'42"W, 111.16 FEET; THENCE N88°57'38"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,400.00 FEET AND A CHORD BEARING AND DISTANCE OF N05°46'19"E, 231.01 FEET TO WHICH A RADIAL LINE BEARS N88°57'38"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°27'53", AN ARC DISTANCE OF 231.27 FEET TO THE POINT OF TANGENCY; 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; SAID POINT ALSO BEING ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4518, PAGE 424, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°08'15", AN ARC DISTANCE OF 924.18 FEET TO THE POINT OF TANGENCY; THENCE N58°38'31"E, 32.06 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°30'10", 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 11°42'53", AN ARC DISTANCE OF 25.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN 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 28°54'54", AN ARC DISTANCE OF 757.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2578.06 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1518.83 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S38°04'03"E, 211.08 FEET; THENCE S39°37'37"E, 73.69 FEET; THENCE S41°53'50"E, 73.69 FEET; THENCE S44°11'54"E, 45.81 FEET; THENCE S45°48'06"W, 62.31 FEET; THENCE S70°04'57"W, 58.70 FEET; THENCE N89°45'10"W, 69.09 FEET; THENCE N77°43'07"W, 49.53 FEET; THENCE N77°16'44"W, 60.00 FEET; THENCE N77°02'24"W, 194.47 FEET; THENCE N12°57'36"E, 74.13 FEET; THENCE N31°54'43"E, 107.00 FEET; THENCE N36°40'45"E, 68.04 FEET; THENCE N41°26'49"E, 68.06 FEET; THENCE N51°55'57"E, 61.23 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 SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 520.26 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1220.16 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S13°48'16"E, 188.64 FEET; THENCE S43°14'33"E, 309.98 FEET; THENCE S54°51'10"E, 87.94 FEET; THENCE S61°59'39"E, 89.62 FEET; THENCE S70°07'18"E, 78.37 FEET; THENCE S56°54'10"E, 563.98 FEET; THENCE S69°20'10"E, 301.45 FEET; THENCE S71°17'10"E, 72.57 FEET; THENCE S72°57'50"E, 72.57 FEET; THENCE S74°09'35"E, 72.57 FEET; THENCE S76°09'00"E, 70.73 FEET; THENCE S77°31'22"E, 72.57 FEET; THENCE

S79°14'15"E, 82.92 FEET; THENCE S80°53'24"E, 82.94 FEET; THENCE S83°00'38"E, 109.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 575.00 FEET AND A CHORD BEARING AND DISTANCE OF S20°44'15"E, 122.59 FEET TO WHICH A RADIAL LINE BEARS S75°22'55"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°14'21", AN ARC DISTANCE OF 122.83 FEET; THENCE ALONG A NON-TANGENT LINE RUN S41°11'23"W, 443.62 FEET; THENCE S50°20'43"W, 42.66 FEET; THENCE N74°29'57"W, 412.27 FEET; THENCE N69°13'06"W, 63.47 FEET; THENCE N41°25'02"W, 64.72 FEET; THENCE N24°09'13"W, 74.77 FEET; THENCE N36°06'14"W, 92.38 FEET; THENCE N50°09'39"W, 92.38 FEET; THENCE N63°54'55"W, 89.47 FEET; THENCE N69°20'10"W, 70.00 FEET; THENCE N65°26'07"W, 67.27 FEET; THENCE N46°10'36"W, 68.50 FEET; THENCE N45°01'28"W, 287.10 FEET; THENCE N58°16'11"W, 100.10 FEET; THENCE N77°50'57"W, 100.27 FEET; THENCE S82°03'45"W, 100.03 FEET; THENCE S73°27'23"W, 420.07 FEET; THENCE S75°25'25"W, 64.81 FEET; (SAID POINT BEARS S75°32'41"W, 1557.97 FEET FROM THE NORTHEAST CORNER OF AFORESAID SECTION 11); THENCE DEPARTING SAID LANDS RUN N67°18'04"W, 70.68 FEET; THENCE N88°26'47"W, 70.00 FEET; THENCE S71°32'20"W, 74.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N88°26'47"W, 280.00 FEET; THENCE N11°59'05"W, 43.16 FEET; THENCE N02°39'23"E, 63.49 FEET; THENCE N12°55'00"E, 63.49 FEET; THENCE N21°45'16"E, 63.65 FEET; THENCE N33°42'45"E, 206.84 FEET; THENCE N32°15'19"E, 78.13 FEET; THENCE N24°21'26"E, 84.78 FEET; THENCE N06°24'11"E, 84.80 FEET; THENCE N14°46'57"E, 140.83 FEET; THENCE N13°27'46"E, 65.46 FEET; THENCE N71°32'38"W, 117.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N36°37'55"E, 265.15 FEET TO WHICH A RADIAL LINE BEARS N71°32'38"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°21'07", AN ARC DISTANCE OF 269.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 645.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°43'02", AN ARC DISTANCE OF 154.42 FEET TO THE POINT OF TANGENCY; THENCE N41°05'26"E, 34.86 FEET; THENCE S56°12'14"E, 78.17 FEET; THENCE S49°02'04"E, 65.96 FEET; THENCE S42°00'58"E, 66.87 FEET; THENCE S39°53'16"E, 227.40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1941.25 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 871.09 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S02°08'58"E, 445.79 FEET; THENCE S04°11'42"E, 16.00 FEET; THENCE S59°54'32"W, 42.32 FEET; THENCE S79°05'22"W, 65.94 FEET; THENCE S86°17'51"W, 65.94 FEET; THENCE N86°29'40"W, 65.94 FEET; THENCE N79°17'11"W, 65.94 FEET; THENCE N72°04'42"W, 65.94 FEET; THENCE N70°33'33"W, 66.69 FEET; THENCE N02°07'19"W, 72.11 FEET; THENCE N11°47'13"E, 280.00 FEET;

THENCE N44°32'52"E, 22.84 FEET; THENCE N76°51'49"E, 343.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1758.72 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 1415.70 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S02°25'57"E, 45.00 FEET; THENCE S11°47'13"W, 253.28 FEET; THENCE N85°52'28"W, 396.62 FEET; THENCE N06°49'26"W, 84.15 FEET; THENCE N04°43'33"E, 67.28 FEET; THENCE N17°17'48"E, 66.29 FEET; THENCE N28°18'19"E, 57.73 FEET; THENCE N38°09'18"E, 68.51 FEET; THENCE N33°02'55"E, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 571.50 FEET AND A CHORD BEARING AND DISTANCE OF S74°41'31"E, 348.28 FEET TO WHICH A RADIAL LINE BEARS S33°02'55"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°28'52", AN ARC DISTANCE OF 353.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 2442.19 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 2080.32 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S41°25'47"W, 133.17 FEET; THENCE S30°19'20"W, 149.61 FEET; THENCE N84°37'00"W, 106.94 FEET; THENCE N08°25'52"W, 90.79 FEET; THENCE N02°22'44"E, 107.47 FEET; THENCE N13°40'54"W, 66.21 FEET; THENCE N09°01'24"W, 66.19 FEET; THENCE N02°24'42"E, 66.73 FEET; THENCE N08°00'36"E, 66.51 FEET; THENCE N17°40'30"E, 52.07 FEET; THENCE N65°07'19"E, 52.15 FEET; THENCE N74°22'40"E, 63.87 FEET; THENCE S53°07'58"E, 145.20 FEET; THENCE S31°59'10"E, 150.67 FEET; THENCE S13°36'54"W, 117.61 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, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1406.99 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 633.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,013.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°17'35"E, 370.73 FEET TO WHICH A RADIAL LINE BEARS S57°09'48"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°05'15", AN ARC DISTANCE OF 372.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,822.00 FEET; THENCE NORTHERLY 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 TANGENCY; THENCE N25°45'45"E, 122.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'52", AN ARC DISTANCE OF 362.24 FEET TO THE POINT OF TANGENCY; THENCE N01°05'53"E, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'51", AN ARC DISTANCE OF 25.05 FEET TO A POINT ON THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4277, PAGE 729, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN S88°54'07"E, 2,173.43 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN S74°11'39"E, 22.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 561.50 FEET AND A CHORD BEARING AND DISTANCE OF N16°42'51"E, 17.80 FEET TO WHICH A RADIAL LINE BEARS N74°11'39"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'01", AN ARC DISTANCE OF 17.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 788.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'27", AN ARC DISTANCE OF 159.97 FEET TO THE POINT OF TANGENCY; THENCE N05°59'54"E, 188.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,990.47 FEET AND A CHORD BEARING AND DISTANCE OF N04°49'33"E, 73.67 FEET TO WHICH A RADIAL LINE BEARS S84°06'50"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°07'15", AN ARC DISTANCE OF 73.68 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°52'01"W, 284.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,300.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°53'05", AN ARC DISTANCE OF 396.80 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE: RUN N10°45'06"W, 63.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 87.11 FEET TO THE POINT OF REVERSE

CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 144.63 FEET TO THE POINT OF TANGENCY; THENCE N10°45'06"W, 159.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 148.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'14", AN ARC DISTANCE OF 232.01 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,920.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER SAID OFFICIAL RECORDS BOOK 4648, PAGE 336; THE FOLLOWING TWELVE (12) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°22'45", AN ARC DISTANCE OF 368.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 812.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'46", AN ARC DISTANCE OF 42.70 FEET TO THE POINT OF TANGENCY; THENCE S77°03'41"W, 150.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 900.00 FEET; THENCE WESTERLY 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 S68°21'57"W, 702.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE WESTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY 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 WESTERLY 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 SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY 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 WESTERLY 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 TANGENCY; THENCE N66°16'58"W, 1,240.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°51'32", AN ARC DISTANCE OF 562.71 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY AND ALONG A RADIAL LINE RUN S07°51'30"W, 45.00 FEET; THENCE S11°32'08"W, 203.62 FEET; THENCE S82°38'43"W, 107.80 FEET; THENCE S88°00'19"W, 193.82 FEET; THENCE S38°30'16"W, 165.24 FEET; THENCE S01°16'42"E, 370.68 FEET; THENCE N88°00'40"E, 435.98 FEET; THENCE S82°21'53"E, 143.06 FEET; THENCE S71°37'43"E, 60.00 FEET; THENCE S15°48'25"W, 88.01 FEET; THENCE S79°51'07"E, 131.55 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 S07°29'39"W, 89.60 FEET TO WHICH A RADIAL LINE BEARS N79°51'07"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF

05°18'28", AN ARC DISTANCE OF 89.63 FEET; THENCE ALONG A RADIAL LINE RUN N85°09'35"W, 110.00 FEET; THENCE S02°47'20"W, 75.80 FEET; THENCE S00°13'09"E, 65.58 FEET; THENCE S01°03'57"W, 73.94 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 N87°19'53"W, 150.06 FEET TO WHICH A RADIAL LINE BEARS S01°03'57"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'20", AN ARC DISTANCE OF 150.08 FEET; THENCE ALONG A NON-TANGENT LINE RUN N01°03'57"E, 110.09 FEET; THENCE N84°51'40"W, 58.16 FEET; THENCE N86°10'37"W, 42.84 FEET; THENCE S77°47'41"W, 58.97 FEET; THENCE S61°55'26"W, 61.74 FEET; THENCE S46°03'11"W, 58.92 FEET; THENCE S30°10'56"W, 61.74 FEET; THENCE S14°18'41"W, 60.19 FEET; THENCE S01°50'38"E, 581.54 FEET TO THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER AFORESAID OFFICIAL RECORDS BOOK 4277, PAGE 729; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY EASEMENT LINE: RUN S89°27'00"E, 1,918.61 FEET; THENCE S88°54'07"E, 152.76 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN N40°39'03"E, 119.45 FEET; THENCE N52°54'57"E, 28.60 FEET; THENCE S44°09'30"E, 72.60 FEET; THENCE S36°44'07"E, 74.29 FEET TO AFORESAID NORTHERLY EASEMENT LINE; THENCE ALONG SAID NORTHERLY EASEMENT LINE RUN S88°54'07"E, 659.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 841.50 FEET AND A CHORD BEARING AND DISTANCE OF S01°57'03"W, 25.05 FEET TO WHICH A RADIAL LINE BEARS N87°11'46"W; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°42'21", AN ARC DISTANCE OF 25.05 FEET TO THE POINT OF TANGENCY; THENCE S01°05'53"W, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'23", AN ARC DISTANCE OF 4.50 FEET TO THE SOUTHERLY EASEMENT LINE OF A 45.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4532, PAGE 172, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N88°54'07"W, 323.99 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S01°05'53"W, 68.00 FEET; THENCE S17°42'06"E, 145.82 FEET; THENCE N88°02'51"W, 726.13 FEET; THENCE S01°57'09"W, 89.17 FEET; THENCE N88°02'51"W, 200.50 FEET; THENCE N01°28'20"E, 65.00 FEET; THENCE N14°48'38"E, 221.31 FEET TO THE SOUTHERLY EASEMENT LINE PER AFORESAID OFFICIAL RECORDS BOOK 4532, PAGE 172; THENCE ALONG SAID SOUTHERLY EASEMENT LINE RUN N89°27'00"W, 317.77 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S05°32'58"E, 107.56 FEET; THENCE S01°57'09"W, 692.71 FEET; THENCE N90°00'00"W, 188.62 FEET; THENCE S00°00'00"E, 7.18 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 S82°27'37"W, 67.75 FEET TO WHICH A RADIAL LINE BEARS N00°27'52"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°09'03", AN ARC DISTANCE OF 67.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN N17°16'03"W, 158.66 FEET; THENCE N04°40'41"E, 69.63 FEET; THENCE N06°55'01"E, 173.75 FEET; THENCE N06°49'53"W, 145.00 FEET; THENCE S83°10'07"W, 343.33 FEET; THENCE S75°16'40"W, 70.67 FEET; THENCE S83°10'07"W, 70.00 FEET; THENCE N59°59'37"W, 32.47 FEET; THENCE N81°12'02"W, 531.64 FEET; THENCE S40°48'47"W, 171.01 FEET; THENCE S34°21'57"W, 52.71 FEET; THENCE S27°56'02"W, 82.70 FEET; THENCE S20°04'23"W, 82.77 FEET; THENCE S12°12'31"W, 82.77 FEET; THENCE

S04°20'49"W, 83.38 FEET; THENCE S04°43'42"E, 71.04 FEET; THENCE S20°12'02"E, 82.95 FEET; THENCE S49°19'43"E, 82.12 FEET; THENCE S73°58'59"E, 47.75 FEET; THENCE S20°32'03"E, 112.41 FEET; THENCE S18°16'18"E, 65.35 FEET; THENCE S15°57'11"E, 72.05 FEET; THENCE S13°31'15"E, 72.03 FEET; THENCE S11°12'07"E, 65.37 FEET; THENCE S08°56'20"E, 68.70 FEET; THENCE S06°37'12"E, 224.63 FEET; THENCE S42°06'54"E, 82.71 FEET; THENCE S57°59'09"E, 62.00 FEET; THENCE S73°53'56"E, 44.50 FEET; THENCE S75°13'43"E, 54.21 FEET; THENCE S85°26'04"E, 151.76 FEET; THENCE N41°35'10"E, 87.68 FEET; THENCE N24°34'05"E, 62.39 FEET; THENCE N10°30'25"E, 55.11 FEET; THENCE N02°51'26"E, 93.72 FEET; THENCE S81°12'02"E, 148.74 FEET; THENCE N08°47'58"E, 110.00 FEET; THENCE S81°12'02"E, 83.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°49'14", AN ARC DISTANCE OF 42.42 FEET; THENCE ALONG A RADIAL LINE RUN S14°01'16"E, 109.80 FEET; THENCE N75°58'44"E, 30.87 FEET; THENCE N60°06'29"E, 58.92 FEET; THENCE N44°14'14"E, 77.15 FEET; THENCE N20°19'36"E, 509.64 FEET; THENCE N00°40'58"E, 86.91 FEET; THENCE N90°00'00"E, 186.91 FEET; THENCE S01°57'09"W, 233.22 FEET; THENCE S05°11'17"W, 106.30 FEET; THENCE S01°57'09"W, 683.67 FEET; THENCE S88°02'51"E, 463.39 FEET; THENCE S46°13'54"E, 25.00 FEET; THENCE S43°46'06"W, 115.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 346.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,243.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'00", AN ARC DISTANCE OF 299.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°41'12", AN ARC DISTANCE OF 98.21 FEET; THENCE ALONG A RADIAL LINE RUN N68°52'44"W, 42.00 FEET; THENCE N78°03'46"W, 149.00 FEET; THENCE S69°26'43"W, 184.62 FEET; THENCE S39°41'03"W, 100.44 FEET; THENCE S10°23'26"E, 483.94 FEET; THENCE N85°59'36"W, 138.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,100.34 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°45'40", AN ARC DISTANCE OF 247.85 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°46'06"E, 67.86 FEET; THENCE N10°05'56"W, 114.06 FEET; THENCE DEPARTING THE BOUNDARY LINE OF SAID LANDS RUN N34°23'32"W, 22.72 FEET; THENCE N10°05'56"W, 22.76 FEET; THENCE N14°56'02"E, 22.09 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S76°37'27"W, 1223.51 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N10°05'56"W, 226.81 FEET; THENCE N75°47'18"W, 575.11 FEET; THENCE N60°13'22"W, 70.11 FEET; THENCE N30°49'17"W, 55.59 FEET; THENCE N01°04'34"E, 63.14 FEET; THENCE N87°35'51"W, 110.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 312.52 FEET AND A CHORD BEARING AND DISTANCE OF N06°30'54"W, 30.69 FEET TO WHICH A RADIAL LINE BEARS N86°17'58"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°37'45", AN ARC DISTANCE OF 30.70 FEET; THENCE ALONG A NON-TANGENT LINE RUN N73°21'18"E, 111.61 FEET; THENCE N16°38'42"W, 70.00 FEET; THENCE N26°24'37"W, 88.58 FEET; THENCE N38°37'42"W, 90.06 FEET; THENCE N50°46'00"W, 89.07 FEET; THENCE N58°48'40"W, 10.78 FEET; THENCE N26°16'21"E, 81.77 FEET; THENCE

S76°14'50"E, 1.00 FEET; THENCE N13°45'10"E, 84.61 FEET; THENCE N20°10'50"W, 86.54 FEET; THENCE N14°38'21"W, 58.51 FEET; THENCE S75°21'39"W, 1.00 FEET; THENCE N14°38'21"W, 94.75 FEET; THENCE N53°58'51"W, 84.93 FEET; THENCE N42°00'50"W, 78.94 FEET; THENCE N47°14'45"W, 72.48 FEET; THENCE N52°01'13"W, 65.76 FEET; THENCE N59°10'11"W, 116.04 FEET; THENCE N63°43'38"W, 389.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4641, PAGE 433, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE RUN S26°16'21"W, 824.70 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S63°43'39"E, 408.37 FEET; THENCE S71°04'06"E, 90.62 FEET; THENCE S81°58'08"E, 417.35 FEET; THENCE S65°42'57"E, 65.64 FEET; THENCE S44°15'08"E, 65.60 FEET; THENCE S23°01'09"E, 67.84 FEET; THENCE N85°24'41"E, 109.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF S06°18'41"E, 20.01 FEET TO WHICH A RADIAL LINE BEARS N81°39'33"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°03'32", AN ARC DISTANCE OF 20.01 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°24'41"W, 109.04 FEET; THENCE S07°17'31"W, 93.41 FEET; THENCE S11°48'20"E, 102.63 FEET; THENCE S34°45'18"E, 101.76 FEET; THENCE S57°04'03"E, 165.05 FEET; THENCE S10°05'56"E, 103.14 FEET; THENCE S09°17'04"E, 72.15 FEET; THENCE S16°34'04"W, 42.58 FEET; THENCE S35°39'47"W, 128.66 FEET; THENCE S64°21'54"W, 78.80 FEET; THENCE S65°49'50"W, 62.56 FEET; THENCE S70°11'22"W, 62.56 FEET; THENCE N82°36'48"W, 69.29 FEET; THENCE S72°12'30"W, 94.07 FEET; THENCE N42°06'08"W, 25.17 FEET; THENCE S87°02'59"W, 66.16 FEET; THENCE S32°50'32"W, 40.41 FEET; THENCE N85°57'34"W, 97.74 FEET; THENCE S80°11'57"W, 58.78 FEET; THENCE S64°19'42"W, 67.01 FEET; THENCE S43°49'44"W, 137.90 FEET; THENCE S48°48'58"W, 67.20 FEET; THENCE S53°48'07"W, 67.20 FEET; THENCE S58°03'25"W, 72.94 FEET; THENCE S56°26'27"W, 30.95 FEET; THENCE S40°09'27"W, 59.04 FEET; THENCE S24°17'12"W, 61.74 FEET; THENCE S08°24'57"W, 58.94 FEET; THENCE S07°30'26"E, 62.10 FEET; THENCE S23°25'48"E, 58.94 FEET; THENCE S39°18'03"E, 61.74 FEET; THENCE S55°10'18"E, 46.43 FEET; THENCE S64°08'01"E, 592.27 FEET; THENCE S64°53'11"E, 64.77 FEET; THENCE S71°07'37"E, 87.75 FEET; THENCE S79°08'43"E, 87.75 FEET; THENCE S80°22'36"E, 65.70 FEET; THENCE S70°32'54"E, 64.40 FEET; THENCE S60°42'34"E, 65.29 FEET; THENCE S57°15'13"E, 208.37 FEET; THENCE S48°54'14"E, 61.54 FEET; THENCE S28°08'14"E, 61.54 FEET; THENCE S20°03'58"E, 488.50 FEET; THENCE S03°16'27"E, 51.45 FEET; THENCE S23°24'56"W, 129.80 FEET; THENCE S66°35'04"E, 110.00 FEET; THENCE S23°24'56"W, 37.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 71.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 59.27 FEET TO THE POINT OF TANGENCY; THENCE S70°54'47"W, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,017.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 125.27 FEET TO THE POINT OF TANGENCY; THENCE S63°51'33"W, 5.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'22", AN ARC DISTANCE OF 30.93 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF S26°03'01"E, 78.83 FEET TO WHICH A RADIAL LINE BEARS N62°27'55"E; THENCE SOUTHEASTERLY ALONG

THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 78.84 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N19°38'48"E, 34.87 FEET TO WHICH A RADIAL LINE BEARS S65°26'02"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°25'31", AN ARC DISTANCE OF 38.58 FEET TO THE POINT OF TANGENCY; THENCE N63°51'33"E, 0.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 982.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 120.96 FEET TO THE POINT OF TANGENCY; THENCE N70°54'47"E, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 88.29 FEET TO THE POINT OF TANGENCY; THENCE N23°24'56"E, 204.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHERLY 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 N20°03'58"W, 53.68 FEET; THENCE N69°56'02"E, 151.51 FEET; THENCE N29°07'34"E, 103.42 FEET; THENCE N11°02'30"E, 626.19 FEET; THENCE N21°25'07"E, 72.85 FEET; THENCE N18°01'33"E, 76.43 FEET; THENCE N14°12'55"E, 76.68 FEET; THENCE N08°53'15"E, 74.61 FEET; THENCE N06°40'59"E, 561.91 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,150.00 FEET AND A CHORD BEARING AND DISTANCE OF S85°47'57"E, 14.61 FEET TO WHICH A RADIAL LINE BEARS S04°23'44"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'22", AN ARC DISTANCE OF 14.61 FEET TO THE POINT OF TANGENCY; THENCE S85°59'38"E, 151.09 FEET; THENCE S10°23'26"E, 690.07 FEET; THENCE S74°27'46"E, 215.19 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 S04°46'32"W, 75.16 FEET TO WHICH A RADIAL LINE BEARS N84°22'54"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'08", AN ARC DISTANCE OF 75.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°15'48"W, 118.37 FEET; THENCE S85°00'11"W, 188.14 FEET; THENCE S75°09'50"W, 62.81 FEET; THENCE S47°04'41"W, 149.74 FEET; THENCE S01°23'54"E, 606.60 FEET; THENCE S71°14'09"W, 58.11 FEET; THENCE S29°28'46"W, 580.25 FEET; THENCE S17°28'35"E, 274.28 FEET; THENCE S33°31'09"E, 99.96 FEET; THENCE S41°56'27"E, 67.59 FEET; THENCE S34°11'13"E, 42.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.00 FEET AND A CHORD BEARING AND DISTANCE OF S56°20'03"W, 17.95 FEET TO WHICH A RADIAL LINE BEARS S34°11'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°02'32", AN ARC DISTANCE OF 17.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.83 FEET AND A CHORD BEARING AND DISTANCE OF S66°04'46"W, 196.78 FEET TO WHICH A RADIAL LINE BEARS S29°38'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°25'57", AN ARC DISTANCE OF 197.11 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°34'25"W, 48.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 981.00 FEET AND A CHORD BEARING AND DISTANCE OF S71°49'55"W, 23.69 FEET TO WHICH A RADIAL LINE BEARS S18°51'35"E; THENCE WESTERLY

ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°23'01", AN ARC DISTANCE OF 23.69 FEET TO THE POINT OF TANGENCY; THENCE S72°31'25"W, 210.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 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 CUSP; THENCE S17°28'35"E, 1,031.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,187.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°49'42", AN ARC DISTANCE OF 1,135.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,762.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°41'15", AN ARC DISTANCE OF 328.67 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°22'38"E, 99.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,746.33 FEET AND A CHORD BEARING AND DISTANCE OF N89°26'17"E, 264.66 FEET TO WHICH A RADIAL LINE BEARS S03°47'02"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'30", AN ARC DISTANCE OF 264.91 FEET TO THE POINT OF TANGENCY; THENCE N85°05'32"E, 72.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°55'24", AN ARC DISTANCE OF 95.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 108.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'12", AN ARC DISTANCE OF 8.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°36'40", AN ARC DISTANCE OF 37.84 FEET; THENCE ALONG A NON-TANGENT LINE RUN N04°58'48"W, 218.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'10", AN ARC DISTANCE OF 800.32 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°05'23"W, 270.23 FEET; THENCE N75°33'13"W, 140.00 FEET; THENCE N59°36'29"W, 72.80 FEET; THENCE N75°33'13"W, 95.76 FEET; THENCE N81°11'18"W, 152.77 FEET; THENCE N57°52'22"W, 54.27 FEET; THENCE S61°15'56"W, 96.28 FEET; THENCE S53°36'13"W, 81.83 FEET; THENCE S40°01'41"W, 51.35 FEET; THENCE N89°40'32"W, 49.69 FEET; THENCE S20°59'24"W, 14.43 FEET; THENCE S56°49'18"W, 34.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N27°43'29"W, 80.78 FEET TO WHICH A RADIAL LINE BEARS S56°49'18"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°54'26", AN ARC DISTANCE OF 80.91 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°16'59"E, 14.30 FEET; THENCE N36°15'45"E, 94.42 FEET; THENCE N47°55'36"E, 80.55 FEET; THENCE N71°39'34"E, 142.74 FEET; THENCE N19°48'13"E, 100.21 FEET; THENCE N29°47'26"E, 49.66 FEET; THENCE N01°27'28"W, 26.55 FEET; THENCE N42°13'58"E, 50.31 FEET; THENCE N81°05'11"E, 84.61 FEET; THENCE S78°42'27"E, 212.41 FEET; THENCE S77°05'35"E, 75.01 FEET; THENCE N73°14'44"E, 202.73 FEET; THENCE N23°56'35"E, 128.64 FEET; THENCE N45°22'40"E, 56.32 FEET; THENCE N15°39'43"E, 40.99 FEET; THENCE N10°14'13"W, 106.05 FEET; THENCE N47°37'20"W, 62.36 FEET; THENCE

S73°04'12"W, 93.41 FEET; THENCE N79°09'20"W, 161.14 FEET; THENCE N83°25'18"W, 117.55 FEET; THENCE N71°19'40"W, 113.75 FEET; THENCE N46°46'22"W, 95.78 FEET; THENCE S83°23'54"W, 133.84 FEET; THENCE N61°31'47"W, 13.65 FEET; THENCE N28°28'14"E, 362.52 FEET; THENCE N38°49'18"E, 150.70 FEET; THENCE N16°06'12"E, 267.72 FEET; THENCE N12°05'44"E, 75.70 FEET; THENCE N08°46'12"E, 73.71 FEET; THENCE N07°59'49"E, 282.97 FEET; THENCE N77°03'02"E, 259.22 FEET; THENCE N62°10'11"E, 30.92 FEET; THENCE N53°18'57"E, 59.11 FEET; THENCE N37°26'42"E, 61.74 FEET; THENCE N21°34'27"E, 58.92 FEET; THENCE N05°42'12"E, 30.87 FEET; THENCE N10°51'58"W, 65.63 FEET; THENCE N07°12'36"W, 102.09 FEET; THENCE N12°20'59"W, 417.06 FEET; THENCE N05°21'52"E, 55.63 FEET; THENCE N29°47'41"E, 489.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CHORD BEARING AND DISTANCE OF S75°50'10"E, 86.42 FEET TO WHICH A RADIAL LINE BEARS S20°21'56"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°24'12", AN ARC DISTANCE OF 86.59 FEET TO THE POINT OF TANGENCY; THENCE S82°02'16"E, 228.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'34", AN ARC DISTANCE OF 100.85 FEET; THENCE ALONG A RADIAL LINE RUN S23°22'18"W, 179.26 FEET; THENCE S83°56'52"E, 57.56 FEET; THENCE S52°28'46"E, 65.66 FEET; THENCE S20°23'35"E, 86.23 FEET; THENCE S03°51'49"E, 140.86 FEET; THENCE S07°36'56"E, 61.42 FEET; THENCE S32°50'36"W, 48.53 FEET; THENCE N80°44'18"E, 142.49 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 S62°24'43"E, 77.64 FEET TO WHICH A RADIAL LINE BEARS S78°31'19"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°52'03", AN ARC DISTANCE OF 88.90 FEET TO THE POINT OF TANGENCY; THENCE N66°39'16"E, 185.85 FEET; THENCE N12°35'15"W, 61.44 FEET; THENCE N06°32'26"W, 75.08 FEET; THENCE N07°17'22"W, 75.04 FEET; THENCE N14°32'33"W, 91.49 FEET; THENCE N22°03'49"W, 88.29 FEET; THENCE N31°08'08"W, 88.83 FEET; THENCE N43°26'54"W, 88.04 FEET; THENCE N52°31'19"W, 87.25 FEET; THENCE N61°41'48"W, 92.61 FEET; THENCE S26°32'35"W, 120.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N70°06'49"W, 98.53 FEET TO WHICH A RADIAL LINE BEARS N26°32'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°18'46", AN ARC DISTANCE OF 98.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN N07°57'44"E, 341.68 FEET; THENCE N31°34'46"E, 62.25 FEET; THENCE N31°53'24"E, 419.73 FEET; THENCE N34°36'35"E, 67.51 FEET; THENCE N39°01'07"E, 67.51 FEET; THENCE N43°27'11"E, 67.51 FEET; THENCE N47°53'15"E, 67.51 FEET; THENCE N52°19'19"E, 67.51 FEET; THENCE N56°41'12"E, 67.99 FEET; THENCE N58°07'52"E, 424.38 FEET; THENCE N52°33'54"E, 75.58 FEET; THENCE N51°59'08"E, 280.00 FEET; THENCE N45°13'45"E, 91.62 FEET; THENCE N31°15'25"E, 92.06 FEET; THENCE N17°40'45"E, 92.20 FEET; THENCE N06°44'37"E, 702.82 FEET; THENCE N20°45'50"E, 60.97 FEET; THENCE N36°04'13"E, 61.84 FEET; THENCE N36°46'37"E, 87.57 FEET; THENCE N25°40'17"E, 87.57 FEET; THENCE N14°34'39"E, 87.59 FEET; THENCE N08°28'42"E, 134.95 FEET; THENCE N09°07'47"W, 65.02 FEET; THENCE N25°00'02"W, 58.92 FEET; THENCE N40°52'17"W, 61.74 FEET; THENCE N56°27'57"W, 91.17 FEET; THENCE N88°54'07"W, 876.48 FEET; THENCE S83°09'22"W, 30.72 FEET; THENCE S69°32'57"W, 59.11 FEET; THENCE S53°40'42"W, 61.74 FEET; THENCE S37°48'27"W, 59.13 FEET; THENCE S26°16'36"W, 30.80 FEET; THENCE S13°48'24"W, 243.22 FEET; THENCE N76°11'36"W, 71.06 FEET;

THENCE S00°02'46"E, 137.69 FEET; THENCE S44°11'04"W, 78.37 FEET; THENCE S22°47'49"W, 66.89 FEET; THENCE S25°15'41"W, 88.29 FEET; THENCE S14°11'12"W, 88.29 FEET; THENCE S28°11'46"W, 64.09 FEET; THENCE S01°57'15"E, 110.32 FEET; THENCE S05°10'57"W, 57.58 FEET; THENCE S76°03'40"E, 40.41 FEET; THENCE S16°23'32"W, 78.97 FEET; THENCE S24°23'27"W, 86.72 FEET; THENCE S38°11'31"W, 131.59 FEET; THENCE N66°50'51"W, 78.48 FEET; THENCE N75°44'46"W, 123.55 FEET; THENCE N58°43'20"W, 88.35 FEET; THENCE N49°57'55"W, 75.45 FEET; THENCE N57°09'48"W, 121.51 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 THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE EAST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN N00°02'56"E, 367.47 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 278.50 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S79°38'01"W, 71.29 FEET; THENCE N89°27'00"W, 350.00 FEET; THENCE N00°33'00"E, 78.73 FEET; THENCE N29°28'45"W, 60.03 FEET; THENCE N59°30'29"W, 65.65 FEET; THENCE N89°27'00"W, 118.85 FEET; THENCE S60°36'28"W, 65.65 FEET; THENCE S30°34'44"W, 60.94 FEET; THENCE S00°33'00"W, 77.95 FEET; THENCE N89°27'00"W, 349.10 FEET; THENCE N73°30'17"W, 72.80 FEET; THENCE N89°27'00"W, 259.38 FEET; 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 S82°51'04"E, 67.03 FEET; THENCE S77°32'03"E, 67.01 FEET; THENCE S72°13'05"E, 67.01 FEET; THENCE S67°16'33"E, 68.16 FEET; THENCE S66°16'58"E, 310.60 FEET; THENCE S27°42'07"E, 82.19 FEET; THENCE S00°33'00"W, 44.38 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 THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 881.88 FEET; THENCE DEPARTING SAID WEST

LINE RUN S89°57'04"E, 370.43 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S86°42'11"E, 137.98 FEET; THENCE S79°37'35"E, 276.93 FEET; THENCE N49°25'07"E, 71.00 FEET; THENCE S75°17'25"E, 133.94 FEET; THENCE S83°39'42"E, 85.64 FEET; THENCE N86°41'31"E, 46.78 FEET; THENCE S20°31'31"E, 27.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 96.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°30'36", AN ARC DISTANCE OF 32.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°04'08", AN ARC DISTANCE OF 181.36 FEET; THENCE ALONG A NON-TANGENT LINE RUN N78°13'28"W, 160.82 FEET; THENCE N63°58'11"W, 71.15 FEET; THENCE N76°32'08"W, 137.86 FEET; THENCE N88°23'07"W, 37.93 FEET; THENCE S80°15'28"W, 103.83 FEET; THENCE S65°30'55"W, 103.68 FEET; THENCE S36°26'37"W, 67.21 FEET; THENCE S71°20'43"W, 82.73 FEET; THENCE S33°06'33"W, 72.19 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 S87°08'59"E, 239.64 FEET; THENCE N03°34'49"W, 133.85 FEET; THENCE N37°39'04"E, 37.54 FEET; THENCE N71°08'29"E, 156.26 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 THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 388.46 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 1518.40 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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, 70.80 FEET; THENCE N88°27'45"E, 87.46 FEET; THENCE N70°54'47"E, 58.13 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; THENCE N88°54'07"W, 90.00 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 SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1075.38 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 343.10 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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, 123.02 FEET; THENCE S15°03'06"W, 97.94 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 SOUTHERLY, HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF N71°00'14"W, 187.97 FEET TO WHICH A RADIAL LINE BEARS N25°09'44"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°19'56", AN ARC DISTANCE OF 188.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 36.53 FEET TO THE POINT OF TANGENCY; THENCE N60°25'33"W, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'38", AN ARC DISTANCE OF 12.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°53'05", AN ARC DISTANCE OF 31.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°28'34", AN ARC DISTANCE OF 6.64 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 07°39'00", AN ARC DISTANCE OF 305.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 329.05 FEET TO THE POINT OF TANGENCY; THENCE N43°46'06"E, 613.38 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 SOUTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN S00°08'08"W, 324.94 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°51'52"E, 365.72 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N29°47'41"E, 186.47 FEET; 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 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 653.02 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 126.06 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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 04°20'24", AN ARC DISTANCE OF 77.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°25'31", AN ARC DISTANCE OF 493.70 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 97°10'02", AN ARC DISTANCE OF 33.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'45", AN ARC DISTANCE OF 5.23 FEET TO THE POINT OF TANGENCY; THENCE S60°25'33"E, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 51.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 825.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°19'56", AN ARC DISTANCE OF 163.17 FEET; THENCE ALONG A NON-TANGENT LINE RUN

S29°47'41"W, 347.26 FEET; THENCE S23°20'58"W, 70.45 FEET; THENCE S37°39'54"W, 57.75 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 2503.62 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 826.86 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S61°31'47"E, 254.45 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°03'25", AN ARC DISTANCE OF 224.92 FEET; THENCE ALONG A RADIAL LINE RUN N48°28'22"W, 42.00 FEET; THENCE N41°56'27"W, 68.76 FEET; THENCE N17°33'54"W, 135.43 FEET; THENCE N03°08'09"W, 50.98 FEET; THENCE N26°04'37"E, 70.12 FEET; THENCE N29°28'46"E, 220.64 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2052.32 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 290.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°16'48"W, 967.30 FEET; THENCE N47°11'45"W, 104.73 FEET; THENCE N87°35'47"W, 267.23 FEET; THENCE S88°02'18"W, 69.66 FEET; THENCE S49°34'49"W, 56.64 FEET; THENCE S48°04'13"W, 47.10 FEET; THENCE S31°08'34"W, 47.78 FEET; THENCE S30°55'10"W, 140.30 FEET; THENCE S22°16'02"W, 129.58 FEET; THENCE S20°59'21"W, 67.24 FEET; THENCE S22°14'52"W, 71.61 FEET; THENCE S09°31'20"W, 54.23 FEET; THENCE S17°55'00"E, 51.36 FEET; THENCE S42°05'55"W, 133.92 FEET; THENCE S84°03'49"W, 72.00 FEET; THENCE S89°13'00"W, 138.76 FEET; THENCE S79°36'17"W, 126.07 FEET; THENCE S46°11'28"W, 2.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 539.95 FEET AND A CHORD BEARING AND DISTANCE OF S56°31'36"W, 193.77 FEET TO WHICH A RADIAL LINE BEARS S43°48'36"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°40'23", AN ARC DISTANCE OF 194.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN S03°29'10"W, 102.80 FEET; THENCE S03°43'49"E, 70.13 FEET; THENCE S00°12'51"E, 280.00 FEET; THENCE

S07°17'20"E, 57.90 FEET; THENCE S33°02'28"E, 62.04 FEET; THENCE S33°29'10"E, 50.85 FEET; THENCE S31°48'12"E, 64.57 FEET; THENCE S02°22'23"E, 204.62 FEET; THENCE S11°42'16"E, 43.17 FEET; THENCE S66°08'13"E, 47.93 FEET; THENCE N58°31'55"E, 56.93 FEET; THENCE DEPARTING SAID LANDS RUN N54°04'04"E, 55.51 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF AFORESAID LANDS; (SAID POINT BEARS S68°14'54"W, 1396.26 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24); THENCE ALONG SAID SOUTHERLY EXTENSION, THE BOUNDARY LINE OF SAID LANDS AND THE NORTHERLY EXTENSION THEREOF, RESPECTIVELY, RUN N20°57'23"E, 50.00 FEET; THENCE DEPARTING SAID NORTHERLY EXTENSION RUN N15°16'01"E, 94.59 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°09'50"W, 1310.21 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N15°16'01"E, 100.26 FEET; THENCE N56°16'26"E, 162.22 FEET; THENCE N50°21'08"E, 91.70 FEET; THENCE N57°03'08"E, 82.98 FEET; THENCE N63°53'52"E, 82.98 FEET; THENCE N69°48'38"E, 62.00 FEET; THENCE N27°50'04"E, 72.42 FEET; THENCE S89°56'24"E, 110.29 FEET; THENCE N70°06'04"E, 103.91 FEET; THENCE N60°55'14"E, 29.68 FEET; THENCE DEPARTING SAID LANDS RUN S14°17'47"E, 97.49 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S88°42'30"W, 528.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S81°40'23"E, 240.24 FEET; THENCE S00°18'00"W, 1,162.70 FEET; THENCE N89°42'00"W, 138.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'16", AN ARC DISTANCE OF 489.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 468.49 FEET TO THE POINT OF TANGENCY; THENCE N88°47'47"W, 391.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°58'36", AN ARC DISTANCE OF 435.83 FEET; THENCE ALONG A RADIAL LINE RUN N18°46'23"W, 45.00 FEET; THENCE N00°12'51"W, 488.05 FEET; (SAID POINT BEARS S67°31'35"W, 2387.51 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S89°47'09"W, 185.19 FEET; THENCE N67°37'23"W, 104.71 FEET; THENCE N90°00'00"W, 59.60 FEET; THENCE N66°29'37"W, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 540.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°04'14"W, 10.64 FEET TO WHICH A RADIAL LINE BEARS S66°29'37"E; (SAID POINT BEARS S71°13'11"W, 2700.77 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'42", AN ARC DISTANCE OF 10.64 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S24°38'06"W, 185.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 670.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°14'11", AN ARC DISTANCE OF 189.86 FEET TO THE POINT OF TANGENCY; THENCE S08°23'54"W, 79.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT

CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 146.50 FEET AND A CHORD BEARING AND DISTANCE OF S14°10'44"E, 21.53 FEET TO WHICH A RADIAL LINE BEARS S80°02'08"W; THENCE DEPARTING SAID LANDS RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°25'44", AN ARC DISTANCE OF 21.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 153.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'52", AN ARC DISTANCE OF 39.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 662.83 FEET; (SAID POINT BEARS S59°58'42"W, 3070.59 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'48", AN ARC DISTANCE OF 172.14 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°05'56", AN ARC DISTANCE OF 107.97 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF S62°51'02"W, 155.20 FEET TO WHICH A RADIAL LINE BEARS N18°30'32"E; (SAID POINT BEARS S58°18'56"W, 3200.12 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE EASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG SAID EASTERLY EXTENSION AND BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°19'00", AN ARC DISTANCE OF 172.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 116.99 FEET AND A CHORD BEARING AND DISTANCE OF S28°38'01"W, 40.88 FEET TO WHICH A RADIAL LINE BEARS S71°25'44"E; THENCE DEPARTING SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°07'30", AN ARC DISTANCE OF 41.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,950.00 FEET AND A CHORD BEARING AND DISTANCE OF S67°04'12"W, 268.84 FEET TO WHICH A RADIAL LINE BEARS S24°52'48"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°54'01", AN ARC DISTANCE OF 268.89 FEET TO THE POINT OF TANGENCY; THENCE S69°01'13"W, 194.15 FEET; THENCE N20°58'47"W, 45.00 FEET; THENCE N83°37'14"W, 102.93 FEET; THENCE N54°00'24"W, 136.23 FEET; THENCE N21°24'58"W, 196.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 482.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°00'58"W, 37.94 FEET TO WHICH A RADIAL LINE BEARS N19°43'51"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°30'22", AN ARC DISTANCE OF 37.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 109°01'47", AN ARC DISTANCE OF 352.04 FEET; (SAID POINT BEARS S69°07'19"W, 4032.05 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN N82°17'17"W, 82.68 FEET; THENCE N37°17'17"W, 16.97 FEET TO POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S69°54'02"W, 4109.82 FEET FROM SAID

NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N07°42'43"E, 64.41 FEET; THENCE N08°55'24"E, 57.80 FEET; THENCE N02°40'17"W, 57.93 FEET; THENCE N12°18'15"W, 57.93 FEET; THENCE N21°56'13"W, 57.93 FEET; THENCE N51°04'39"W, 59.68 FEET; THENCE N42°00'18"W, 63.64 FEET; THENCE N53°10'28"W, 65.06 FEET; THENCE N50°42'54"W, 87.83 FEET; THENCE N87°03'57"W, 231.10 FEET; THENCE N73°28'58"W, 75.15 FEET; THENCE N47°53'37"W, 66.57 FEET; THENCE N21°50'56"W, 77.50 FEET; THENCE N03°41'27"E, 64.19 FEET; THENCE N66°23'20"W, 32.95 FEET; THENCE N23°36'40"E, 491.37 FEET; THENCE S66°23'20"E, 45.00 FEET; THENCE DEPARTING SAID LANDS RUN S71°48'03"E, 172.57 FEET; THENCE N48°11'02"E, 210.00 FEET; THENCE N48°07'58"E, 168.73 FEET; (SAID POINT BEARS S88°42'33"W, 3811.64 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N13°26'53"E, 62.51 FEET; THENCE N06°20'27"W, 103.37 FEET; THENCE N17°05'07"W, 73.97 FEET; THENCE N53°57'15"W, 168.18 FEET; THENCE N53°31'42"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,200.00 FEET AND A CHORD BEARING AND DISTANCE OF N48°42'12"E, 932.21 FEET TO WHICH A RADIAL LINE BEARS N53°31'42"W; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG SAID SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°27'48", AN ARC DISTANCE OF 939.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,425.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°40'50", AN ARC DISTANCE OF 414.86 FEET; THENCE ALONG A NON-TANGENT LINE RUN S45°44'43"E, 45.00 FEET; THENCE S37°15'43"E, 285.59 FEET; THENCE S51°18'49"E, 60.63 FEET; THENCE S59°54'12"E, 79.47 FEET; THENCE N32°22'31"E, 78.39 FEET; THENCE N36°38'25"E, 80.37 FEET; THENCE N42°29'17"E, 79.42 FEET; THENCE N49°04'00"E, 79.38 FEET; THENCE DEPARTING SAID LANDS RUN N15°19'17"W, 104.53 FEET; (SAID POINT BEARS S58°51'06"W, 2907.67 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13); THENCE N13°46'46"E, 105.71 FEET; (SAID POINT BEARS S60°21'54"W, 2834.00 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N13°46'46"E, 0.15 FEET; THENCE N29°44'52"E, 102.81 FEET; (SAID POINT BEARS S61°27'36"W, 2745.92 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N29°44'52"E, 0.12 FEET; THENCE N42°58'14"E, 89.39 FEET; THENCE N63°48'00"E, 71.96 FEET; THENCE N88°30'37"E, 119.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 102.50 FEET AND A CHORD BEARING AND DISTANCE OF N03°37'16"E, 2.56 FEET TO WHICH A RADIAL LINE BEARS S85°39'51"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°25'47", AN ARC DISTANCE OF 2.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 197.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°29'37", AN ARC DISTANCE OF 167.16 FEET TO THE POINT OF TANGENCY; THENCE N51°23'59"E, 49.26 FEET; THENCE N38°36'01"W, 100.43 FEET; THENCE N05°36'17"E, 112.38 FEET; (SAID POINT BEARS S68°10'15"W, 2268.65 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN N84°04'20"W, 57.21

FEET; THENCE N77°43'31"W, 146.16 FEET; THENCE N72°06'16"W, 54.55 FEET; (SAID POINT BEARS S71°28'42"W, 2486.39 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N72°06'16"W, 0.25 FEET; THENCE N70°25'54"W, 51.38 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE EASTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN N44°14'21"W, 182.92 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 791.61 FEET; THENCE S79°11'53"E, 45.00 FEET; THENCE N57°33'05"E, 183.30 FEET; THENCE N59°37'03"E, 66.77 FEET; THENCE N42°39'37"E, 66.75 FEET; THENCE N25°42'10"E, 66.77 FEET; THENCE N25°55'38"E, 65.29 FEET; THENCE N21°10'04"E, 39.56 FEET; THENCE N72°40'04"W, 262.01 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 319.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°26'53", AN ARC DISTANCE OF 441.56 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 44°50'38", AN ARC DISTANCE OF 79.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°13'40", AN ARC DISTANCE OF 64.89 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 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S89°37'52"E, 147.10 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3130, PAGE 599, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 726.88 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3130, PAGE 599; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 664.86 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°37'52"E, 379.60 FEET; THENCE DEPARTING SAID EASTERLY EXTENSION OF SAID LANDS RUN S43°18'02"E, 117.73 FEET; THENCE S00°12'51"E, 238.18 FEET; (SAID POINT BEARS N51°58'31"W, 1644.17 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE S89°47'09"W, 110.00 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 22.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 182.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°10'16", AN ARC DISTANCE OF 51.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 517.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°55'42", AN ARC DISTANCE OF 225.16 FEET TO THE POINT OF TANGENCY; THENCE S08°32'36"W, 24.21 FEET; THENCE DEPARTING SAID LANDS RUN S81°03'32"E, 381.99 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N57°53'59"W, 1190.70 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°12'51"W, 281.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY

AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'08", AN ARC DISTANCE OF 37.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 307.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'22", AN ARC DISTANCE OF 47.81 FEET TO THE POINT OF TANGENCY; THENCE N12°54'36"W, 115.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°04'32", AN ARC DISTANCE OF 83.53 FEET TO THE POINT OF TANGENCY; THENCE N01°09'56"E, 159.58 FEET; THENCE N51°57'53"W, 70.00 FEET; THENCE S88°50'04"E, 185.00 FEET; THENCE S55°12'18"W, 63.01 FEET; THENCE S01°09'56"W, 136.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°39'15", AN ARC DISTANCE OF 14.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 52.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°04'42", AN ARC DISTANCE OF 83.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°29'59", AN ARC DISTANCE OF 19.01 FEET TO THE POINT OF TANGENCY; THENCE S12°54'36"E, 100.64 FEET; THENCE DEPARTING SAID LANDS RUN S88°49'03"E, 681.07 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE AFORESAID LANDS; (SAID POINT BEARS N15°56'08"W, 1040.64 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE ALONG THE NORTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°14'44"W, 879.55 FEET; THENCE N89°45'17"W, 261.00 FEET; THENCE S05°47'10"W, 77.71 FEET; THENCE S02°10'29"W, 68.02 FEET; THENCE S01°13'16"E, 68.44 FEET; THENCE S04°35'00"E, 67.77 FEET; THENCE S07°46'26"E, 68.16 FEET; THENCE S08°31'18"E, 70.00 FEET; THENCE S54°19'01"E, 59.93 FEET; THENCE S29°37'48"E, 64.79 FEET; THENCE S11°47'06"E, 74.65 FEET; THENCE S13°55'01"W, 139.13 FEET; THENCE S89°37'52"E, 179.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2398.64 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2044.30 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 353.40 FEET; THENCE N77°43'31"W, 211.59 FEET; THENCE N10°47'09"E, 150.13 FEET; THENCE N61°42'13"W, 125.83 FEET; THENCE N10°47'09"E, 208.22 FEET; THENCE S68°36'07"E, 202.54 FEET; THENCE S64°08'56"E, 67.33 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2324.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1055.03 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S08°31'18"E, 195.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,840.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°52'55", AN ARC DISTANCE OF 92.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN S89°47'09"W, 28.84 FEET; THENCE S82°39'39"W, 40.31 FEET; THENCE S61°30'09"W, 45.42 FEET; THENCE S89°47'09"W, 202.00 FEET; THENCE N00°12'51"W, 323.36 FEET; THENCE S78°59'09"E, 5.81 FEET; THENCE S77°42'10"E, 63.35 FEET; THENCE S84°18'31"E, 68.94 FEET; THENCE N88°36'56"E, 68.95 FEET; THENCE N82°28'37"E, 67.10 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 695.48 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1286.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING AND DISTANCE OF S33°47'32"W, 206.13 FEET TO WHICH A RADIAL LINE BEARS S68°36'23"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°47'51", AN ARC DISTANCE OF 207.74 FEET TO THE POINT OF TANGENCY; THENCE S46°11'28"W, 49.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°10'49", AN ARC DISTANCE OF 344.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 830.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'25", AN ARC DISTANCE OF 130.72 FEET; THENCE ALONG A NON-TANGENT LINE RUN N12°11'49"W, 105.17 FEET; THENCE N21°12'53"W, 205.56 FEET; THENCE N21°13'19"W, 55.78 FEET; THENCE N53°40'28"W, 147.24 FEET; THENCE N59°53'17"W, 96.22 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 106.42 FEET AND A CHORD BEARING AND DISTANCE OF N00°30'03"W, 9.58 FEET TO WHICH A RADIAL LINE BEARS S87°55'15"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°09'36", AN ARC DISTANCE OF 9.58 FEET;

THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN N68°14'49"E, 54.28 FEET; THENCE N46°25'25"E, 57.51 FEET; THENCE N09°43'47"W, 61.99 FEET; (SAID POINT BEARS S51°28'15"W, 2714.91 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE N19°24'57"W, 139.94 FEET; THENCE N01°24'28"W, 51.70 FEET; THENCE N17°39'35"E, 41.62 FEET; THENCE N44°21'19"E, 57.99 FEET; THENCE N33°11'09"E, 0.16 FEET; (SAID POINT BEARS S56°02'56"W, 2553.76 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N33°11'09"E, 99.71 FEET; (SAID POINT BEARS S56°57'02"W, 2462.19 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE N58°09'10"W, 110.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 137.50 FEET AND A CHORD BEARING AND DISTANCE OF N19°24'07"E, 78.09 FEET TO WHICH A RADIAL LINE BEARS S54°06'08"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°59'30", AN ARC DISTANCE OF 79.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 162.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°58'08", AN ARC DISTANCE OF 133.21 FEET; THENCE ALONG A NON-TANGENT LINE RUN S51°53'47"E, 114.37 FEET; THENCE N50°45'11"E, 63.07 FEET; THENCE N50°28'15"E, 84.30 FEET; THENCE N45°21'23"E, 88.29 FEET; THENCE N00°12'51"W, 756.29 FEET; THENCE N89°47'09"E, 10.00 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00' FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 184.94 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N68°36'07"W, 364.86 FEET; THENCE N45°24'12"W, 48.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 592.50 FEET AND A CHORD BEARING AND DISTANCE OF N41°44'55"E, 299.28 FEET TO WHICH A RADIAL LINE BEARS S33°37'21"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°15'28", AN ARC DISTANCE OF 302.56 FEET; THENCE ALONG A RADIAL LINE RUN S62°52'49"E, 194.92 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 392.74 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 2,574.23 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N89°47'09"E, 447.94 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 568.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2848.43 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE

BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S16°40'55"E, 205.11 FEET; THENCE S42°41'13"E, 403.43 FEET; THENCE S56°10'41"E, 120.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°17'23"W, 170.33 FEET TO WHICH A RADIAL LINE BEARS N52°55'01"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°35'12", AN ARC DISTANCE OF 170.73 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS S87°09'23"W, 2502.43 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S23°29'47"W, 31.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 680.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°52'31", AN ARC DISTANCE OF 10.39 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: THENCE ALONG A NON-TANGENT LINE RUN N80°47'31"W, 91.34 FEET; THENCE N85°02'39"W, 76.84 FEET; THENCE N89°17'46"W, 76.84 FEET; THENCE S86°27'07"W, 76.84 FEET; THENCE S82°12'00"W, 76.84 FEET; THENCE S77°56'52"W, 76.84 FEET; THENCE S79°17'35"W, 63.30 FEET; THENCE N63°49'58"W, 46.02 FEET; THENCE N03°18'03"W, 140.21 FEET; THENCE N08°06'47"W, 70.03 FEET; THENCE N06°13'20"W, 73.58 FEET; THENCE N08°39'08"W, 75.56 FEET; THENCE N12°28'51"W, 75.43 FEET; THENCE N15°32'19"W, 99.12 FEET; THENCE N56°00'13"E, 392.65 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 274.67 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1719.06 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 438.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°49'37", AN ARC DISTANCE OF 83.08 FEET TO THE POINT OF TANGENCY; THENCE S33°02'28"E, 51.82 FEET; THENCE S56°57'32"W, 75.17 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 1,014.05 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N88°47'47"W, 36.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,295.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'58", AN ARC DISTANCE OF 13.17 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N00°12'51"W, 552.28 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S89°47'09"W, 177.32 FEET; THENCE N00°12'51"W, 249.41 FEET; THENCE N45°05'28"W, 94.08 FEET; THENCE N43°34'37"E, 352.16 FEET TO AFORESAID WESTERLY

EASEMENT LINE; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 509.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00 FEET AND A CHORD BEARING AND DISTANCE OF N85°56'42"E, 38.33 FEET TO WHICH A RADIAL LINE BEARS N05°28'52"W; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'09", AN ARC DISTANCE OF 38.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'22", AN ARC DISTANCE OF 2.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°42'15", AN ARC DISTANCE OF 32.36 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 482.00 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2566.59 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; (SAID POINT BEARS S79°39'50"W, 2611.46 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S00°56'03"W, 193.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°42'03", AN ARC DISTANCE OF 198.55 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S24°38'06"W, 172.43 FEET; THENCE S88°06'49"W, 126.84 FEET; THENCE S83°38'48"W, 87.56 FEET; THENCE S79°10'10"W, 76.77 FEET; THENCE S74°50'48"W, 76.84 FEET; THENCE S70°56'14"W, 76.75 FEET; THENCE S67°24'43"W, 71.52 FEET; (SAID POINT BEARS S70°46'58"W, 3377.90 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N62°07'56"W, 109.14 FEET; THENCE S41°21'03"W, 98.00 FEET; THENCE S35°24'02"W, 154.37 FEET; (SAID POINT BEARS S69°52'54"W, 3663.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S16°31'42"W, 97.81 FEET; (SAID POINT BEARS S68°40'26"W, 3723.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S06°00'44"W, 83.81 FEET; THENCE S06°14'50"W, 77.03 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S66°31'17"W, 3799.92 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE NORTHWESTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN S18°53'50"E, 26.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 517.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°25'58"W, 48.21 FEET TO WHICH A RADIAL LINE BEARS N18°53'50"W; THENCE WESTERLY ALONG THE ARC OF SAID

CURVE, THROUGH A CENTRAL ANGLE OF 05°20'22", AN ARC DISTANCE OF 48.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°46'07", AN ARC DISTANCE OF 88.41 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°06'16"E, 50.05 FEET; THENCE N21°37'49"W, 53.36 FEET; THENCE N17°45'05"E, 72.87 FEET; THENCE N32°03'46"E, 60.27 FEET; THENCE N05°02'30"E, 129.53 FEET; THENCE N28°28'35"W, 37.81 FEET; THENCE DEPARTING SAID NORTHWESTERLY EXTENSION OF SAID LANDS RUN N32°28'20"W, 114.49 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°17'59"W, 3792.68 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°55'36"W, 65.95 FEET; THENCE N27°26'24"W, 143.58 FEET; THENCE S88°25'03"W, 53.52 FEET; THENCE S48°51'26"W, 106.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°25'02"W, 132.31 FEET TO WHICH A RADIAL LINE BEARS N48°40'27"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°10'59", AN ARC DISTANCE OF 132.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 302.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°41'34", AN ARC DISTANCE OF 82.85 FEET TO THE POINT OF TANGENCY; THENCE N41°48'58"W, 150.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 132.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'33", AN ARC DISTANCE OF 79.00 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°55'10"E, 111.36 FEET; THENCE N47°01'55"E, 112.59 FEET; (SAID POINT BEARS S81°39'26"W, 3978.42 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N55°48'18"E, 70.65 FEET; (SAID POINT BEARS S82°06'29"W, 3914.96 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N30°40'00"E, 73.40 FEET; (SAID POINT BEARS S82°57'29"W, 3869.63 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N72°57'23"E, 77.09 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S83°09'37"W, 3793.73 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N48°44'43"E, 181.29 FEET; (SAID POINT BEARS S84°46'15"W, 3645.61 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S86°47'09"E, 137.68 FEET; THENCE N58°34'06"E, 8.23 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S84°29'58"W, 3502.08 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N58°34'06"E, 58.51 FEET; THENCE DEPARTING SAID LANDS RUN S57°24'21"E, 53.57 FEET; THENCE S53°57'26"E, 118.37 FEET; THENCE S70°36'40"E, 118.17 FEET; THENCE S72°11'24"E, 54.17 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S81°39'15"W, 3165.66 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S48°48'47"E, 105.38 FEET; THENCE S76°43'52"E, 104.52 FEET; THENCE N82°02'32"E, 118.56 FEET; THENCE N26°19'25"E, 64.92 FEET; THENCE N06°03'36"W, 56.21 FEET; THENCE S87°54'52"E, 75.29 FEET; THENCE S74°15'58"E, 76.48 FEET TO A POINT ON

THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S73°08'43"E, 77.20 FEET; THENCE S89°03'57"E, 19.02 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 720.87 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 788.68 FEET TO THE POINT OF BEGINNING; THENCE S06°46'59"E, 58.99 FEET; THENCE S00°49'36"W, 55.52 FEET; THENCE S03°19'20"W, 22.88 FEET; THENCE S79°02'25"W, 33.92 FEET; THENCE S60°46'29"W, 161.10 FEET; THENCE S56°06'39"W, 129.98 FEET; THENCE S84°12'24"W, 153.26 FEET; THENCE S47°09'27"W, 133.96 FEET; THENCE N83°09'52"W, 40.15 FEET; THENCE N82°30'21"W, 104.13 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N83°19'53"W, 239.46 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 494.47 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°47'09"W, 50.00 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THE FOLLOWING THREE (3) COURSES BEING ALONG THE WESTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3072, PAGE 528: RUN S00°12'51"E, 659.19 FEET; (SAID POINT BEARS S54°45'03"W, 2143.10 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S11°54'17"E, 24.05 FEET; THENCE S14°17'16"E, 62.29 FEET; THENCE S28°21'43"E, 88.09 FEET; (SAID POINT BEARS S50°21'47"W, 2191.90 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S50°56'47"W, 45.78 FEET; THENCE N35°20'05"W, 63.59 FEET; THENCE N74°33'22"W, 52.35 FEET; THENCE N80°07'49"W, 173.52 FEET; THENCE S81°10'56"W, 57.59 FEET; THENCE N15°33'21"W, 1.51 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S56°42'34"W, 2439.34 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N50°29'13"W, 20.25 FEET; THENCE N40°40'04"W, 121.44 FEET; THENCE N37°46'34"W, 161.52 FEET; (SAID POINT BEARS S63°38'35"W, 2491.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N17°17'07"E, 33.47 FEET; THENCE N18°32'23"E, 68.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S65°21'53"W, 2421.42 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°12'51"W, 430.00 FEET; THENCE S89°47'09"W, 261.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'27", AN ARC DISTANCE OF 39.12 FEET; THENCE ALONG

A NON-TANGENT LINE RUN S08°43'07"W, 148.46 FEET; THENCE DEPARTING SAID LANDS RUN S24°30'51"E, 71.31 FEET; THENCE S10°32'13"W, 129.97 FEET; THENCE S01°40'21"E, 62.93 FEET; (SAID POINT BEARS S68°42'46"W, 2702.09 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S24°04'13"W, 55.40 FEET; (SAID POINT BEARS S67°53'57"W, 2741.79 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S21°31'08"W, 80.85 FEET; THENCE S20°07'30"W, 80.80 FEET; THENCE S20°43'33"W, 82.96 FEET; (SAID POINT BEARS S64°22'23"W, 2913.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S09°21'32"E, 104.66 FEET; THENCE S39°27'18"E, 147.34 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE NORTHEASTERLY EXTENSION, THE BOUNDARY LINES AND THE NORTHEASTERLY EXTENSION, RESPECTIVELY, OF SAID LANDS THE FOLLOWING COURSES: RUN S26°28'14"W, 9.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 167.50 FEET AND A CHORD BEARING AND DISTANCE OF S60°36'41"E, 17.05 FEET TO WHICH A RADIAL LINE BEARS N26°28'14"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°50'09", AN ARC DISTANCE OF 17.06 FEET TO THE POINT OF TANGENCY; THENCE S57°41'36"E, 73.99 FEET; THENCE N32°18'24"E, 8.50 FEET; THENCE DEPARTING NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF SAID LANDS RUN N86°00'44"E, 95.97 FEET; THENCE N74°57'57"E, 128.48 FEET; THENCE N32°18'24"E, 17.50 FEET; THENCE S40°00'28"E, 64.55 FEET; THENCE S57°40'29"E, 20.05 FEET; THENCE N32°19'31"E, 48.54 FEET; THENCE S55°22'27"E, 43.77 FEET; THENCE S30°10'20"E, 123.55 FEET; THENCE S64°55'20"E, 48.42 FEET; THENCE S32°09'25"W, 170.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S65°42'26"W, 55.05 FEET TO WHICH A RADIAL LINE BEARS S57°41'36"E; (SAID POINT BEARS S49°14'33"W, 2738.29 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°48'04", AN ARC DISTANCE OF 58.30 FEET; (SAID POINT BEARS S49°33'46"W, 2791.12 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S09°40'50"W, 92.61 FEET; THENCE S77°11'14"W, 119.45 FEET; THENCE N64°28'25"W, 84.52 FEET; THENCE N24°47'49"W, 58.30 FEET; THENCE N34°38'11"W, 104.34 FEET; THENCE N41°17'26"W, 145.15 FEET; THENCE N79°58'22"W, 113.29 FEET; THENCE S74°43'32"W, 100.17 FEET; THENCE S48°44'27"W, 95.40 FEET; THENCE N88°00'49"W, 75.42 FEET; THENCE N16°23'05"W, 64.47 FEET; THENCE N38°03'07"W, 115.38 FEET; THENCE N56°42'05"W, 243.53 FEET; THENCE N33°06'59"W, 97.97 FEET; THENCE N46°36'18"W, 144.55 FEET; THENCE N50°38'02"W, 186.35 FEET; THENCE N72°04'52"W, 84.74 FEET; THENCE N33°05'24"W, 174.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE NORTHEASTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN S56°54'36"W, 23.83 FEET TO THE POINT OF 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 26°56'38", AN ARC DISTANCE OF 456.15 FEET TO THE POINT OF TANGENCY; THENCE S29°57'58"W, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 870.00 FEET; THENCE

SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'59", AN ARC DISTANCE OF 227.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N75°20'02"W, 60.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 930.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°27'52"E, 242.84 FEET TO WHICH A RADIAL LINE BEARS N75°02'14"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'13", AN ARC DISTANCE OF 243.53 FEET TO THE POINT OF TANGENCY; THENCE N29°57'58"E, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'44", AN ARC DISTANCE OF 49.96 FEET; THENCE DEPARTING THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS ALONG A RADIAL LINE RUN N57°15'17"W, 10.00 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°06'34"W, 4184.50 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N50°46'04"W, 121.07 FEET; THENCE N14°56'27"W, 84.85 FEET; THENCE N12°30'15"E, 112.87 FEET; THENCE N47°40'39"E, 208.79 FEET; THENCE DEPARTING SAID LANDS RUN N34°00'41"W, 93.29 FEET; THENCE N33°05'24"W, 125.87 FEET; THENCE N76°37'57"W, 62.21 FEET; THENCE N11°20'08"W, 33.91 FEET; THENCE N73°37'15"E, 30.56 FEET; THENCE S67°51'24"E, 35.66 FEET; THENCE N65°15'19"E, 76.38 FEET; THENCE N69°14'44"E, 136.71 FEET; THENCE N56°54'36"E, 16.06 FEET; N58°28'45"E, 54.78 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S83°04'09"W, 3837.27 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N56°54'36"E, 180.00 FEET; THENCE N42°25'37"E, 206.81 FEET; THENCE N17°00'07"W, 449.16 FEET; THENCE N66°59'28"E, 134.41 FEET; THENCE N56°35'10"E, 75.07 FEET; THENCE N56°20'11"E, 74.83 FEET; THENCE N20°55'23"W, 191.17 FEET; THENCE N69°01'13"E, 566.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'52", AN ARC DISTANCE OF 31.65 FEET; THENCE ALONG A RADIAL LINE RUN S21°25'39"E, 45.16 FEET; THENCE S88°47'39"E, 68.93 FEET; THENCE S72°54'54"E, 59.01 FEET; THENCE S57°02'10"E, 55.92 FEET; THENCE S42°17'03"E, 51.30 FEET; THENCE S27°31'57"E, 46.89 FEET; THENCE S16°59'34"E, 146.67 FEET; THENCE DEPARTING SAID LANDS RUN S63°58'55"E, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD BEARING AND DISTANCE OF N20°20'53"E, 102.75 FEET TO WHICH A RADIAL LINE BEARS S63°58'55"E; (SAID POINT BEARS S49°49'42"W, 3439.61 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS AND THE NORTHEASTERLY EXTENSION THEREOF RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°20'23", AN ARC DISTANCE OF 102.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 104.09 FEET AND A CHORD BEARING AND DISTANCE OF N01°03'00"E, 35.31 FEET TO WHICH A RADIAL LINE BEARS S81°17'07"W; (SAID POINT BEARS S50°41'35"W, 3350.54 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID

CURVE, THROUGH A CENTRAL ANGLE OF 19°31'46", AN ARC DISTANCE OF 35.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 514.16 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°31'35", AN ARC DISTANCE OF 184.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 116.43 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°35'53", AN ARC DISTANCE OF 135.34 FEET TO A POINT OF CUSP; THENCE S76°18'35"E, 33.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 108.50 FEET; (SAID POINT BEARS S55°29'42"W, 3209.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°10'01", AN ARC DISTANCE OF 166.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE DEPARTING SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'03", AN ARC DISTANCE OF 12.20 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4,065.00 FEET AND A CHORD BEARING AND DISTANCE OF N61°00'38"E, 174.08 FEET TO WHICH A RADIAL LINE BEARS S27°45'45"E; (SAID POINT BEARS S55°25'46"W, 3049.55 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'14", AN ARC DISTANCE OF 174.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,135.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°21'37", AN ARC DISTANCE OF 145.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S56°30'12"E, 117.47 FEET; THENCE S31°05'08"E, 72.17 FEET; THENCE S05°40'04"E, 72.17 FEET; THENCE S19°45'00"W, 79.41 FEET; THENCE S50°03'08"W, 83.37 FEET; THENCE S82°21'21"W, 90.53 FEET; THENCE S01°00'21"W, 120.91 FEET; THENCE S07°29'40"W, 84.36 FEET; THENCE N81°13'50"W, 101.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 707.50 FEET AND A CHORD BEARING AND DISTANCE OF S22°51'43"W, 293.82 FEET TO WHICH A RADIAL LINE BEARS S79°07'22"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°58'09", AN ARC DISTANCE OF 295.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°52'31", AN ARC DISTANCE OF 51.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°58'49", AN ARC DISTANCE OF 20.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°03'48", AN ARC DISTANCE OF 9.49 FEET; THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S71°12'45"E, 91.22 FEET; THENCE S05°26'35"E, 29.37 FEET; THENCE S30°52'14"W, 114.68 FEET; THENCE

S08°59'48"W, 17.54 FEET; THENCE S36°53'32"W, 168.12 FEET; THENCE S57°35'23"W, 44.87 FEET; THENCE S24°09'56"W, 124.64 FEET; THENCE S23°13'29"E, 92.64 FEET; THENCE S40°32'31"E, 70.24 FEET; THENCE S68°10'02"E, 116.50 FEET; THENCE N59°32'59"E, 60.18 FEET; THENCE N64°33'35"E, 127.32 FEET; THENCE N26°17'35"W, 103.42 FEET; THENCE N44°29'19"W, 57.83 FEET; (SAID POINT BEARS S85°17'42"W, 2430.44 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N35°19'07"E, 100.77 FEET; THENCE N48°03'52"E, 113.92 FEET; THENCE N44°06'34"E, 112.60 FEET; THENCE N36°09'29"E, 83.60 FEET; THENCE N89°47'13"E, 117.02 FEET; THENCE S89°34'24"E, 44.67 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N89°47'08"E, 234.66 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 636.00 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N89°47'09"E, 50.00 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 1,698.67 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S88°47'47"E, 351.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 509.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°56'21", AN ARC DISTANCE OF 18.85 FEET; THENCE ALONG A RADIAL LINE RUN S21°11'55"E, 15.00 FEET; THENCE S33°18'17"E, 220.13 FEET; THENCE DEPARTING SAID LANDS RUN S16°50'44"E, 133.14 FEET; THENCE S16°12'00"E, 56.42 FEET; THENCE S51°04'47"W, 142.05 FEET; THENCE S11°04'56"W, 30.63 FEET; THENCE S39°56'27"W, 88.90 FEET; THENCE S30°42'03"W, 96.53 FEET; THENCE S47°32'36"W, 75.14 FEET; THENCE S01°43'06"E, 81.58 FEET; THENCE S57°14'55"E, 75.62 FEET; THENCE S37°48'11"E, 111.93 FEET; THENCE S30°18'35"W, 81.68 FEET; THENCE S15°17'21"W, 94.27 FEET; THENCE S87°31'19"W, 123.84 FEET; THENCE N82°06'00"W, 124.87 FEET; THENCE S67°18'04"W, 111.57 FEET; THENCE S59°31'23"W, 140.11 FEET; THENCE S48°33'28"W, 100.42 FEET; THENCE S22°19'05"W, 96.85 FEET; THENCE S05°50'00"E, 206.48 FEET; THENCE S12°29'00"W, 92.25 FEET; THENCE S65°56'08"E, 81.91 FEET; THENCE S44°15'30"E, 95.66 FEET; THENCE N84°48'12"E, 104.37 FEET; THENCE N69°27'21"E, 88.27 FEET; THENCE N61°40'12"E, 118.16 FEET; THENCE N65°14'05"E, 24.46 FEET; THENCE S40°18'36"E, 44.37 FEET; THENCE N39°22'16"E, 91.54 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S63°03'10"W, 1024.03 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S40°18'36"E, 10.29 FEET; (SAID POINT BEARS S62°29'28"W, 1021.70 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S41°26'22"E, 76.10 FEET; THENCE S40°18'36"E, 42.64 FEET; THENCE S10°28'10"E, 51.43 FEET; THENCE S14°16'32"E, 108.32 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE WEST 1/2 OF SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 168.99 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 3011.83 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR THE POINT OF BEGINNING; (SAID POINT BEARS S87°04'02"W, 3016.57 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N78°25'02"W, 317.57 FEET; THENCE N76°41'08"W, 112.58 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N17°00'07"W, 48.65 FEET; THENCE DEPARTING SAID LANDS RUN N47°23'28"E, 58.57 FEET; THENCE N53°06'07"E, 161.39 FEET; THENCE N61°06'21"E, 166.02 FEET; THENCE S83°20'29"E, 39.42 FEET; THENCE S60°02'28"E, 95.62 FEET; THENCE S53°48'42"E, 61.40 FEET; THENCE S53°06'28"E, 92.25 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S48°10'07"W, 3890.02 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S36°53'32"W, 43.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'45", AN ARC DISTANCE OF 202.16 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 904.63 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2931.26 FEET TO THE POINT OF BEGINNING; THENCE N47°33'58"W, 123.88 FEET; THENCE N41°58'56"W, 228.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 655.00 FEET AND A CHORD BEARING AND DISTANCE OF N29°25'56"E, 350.69 FEET TO WHICH A RADIAL LINE BEARS S45°02'24"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°03'19", AN ARC DISTANCE OF 355.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°19'21", AN ARC DISTANCE OF 32.58 FEET TO THE POINT OF TANGENCY; THENCE S72°46'23"E, 57.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'31", AN ARC DISTANCE OF 161.63 FEET TO THE POINT OF REVERSE 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 10°58'45", AN ARC DISTANCE OF 81.44 FEET; THENCE ALONG A NON-TANGENT LINE RUN S20°32'48"W, 91.76 FEET; (SAID POINT BEARS S78°25'46"W, 2827.82 FEET

FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S52°25'05"W, 32.64 FEET; THENCE S04°01'21"W, 138.10 FEET; THENCE S06°35'27"W, 77.24 FEET; THENCE S33°46'59"W, 81.61 FEET; THENCE S74°28'28"W, 78.34 FEET TO THE POINT OF BEGINNING.

AND

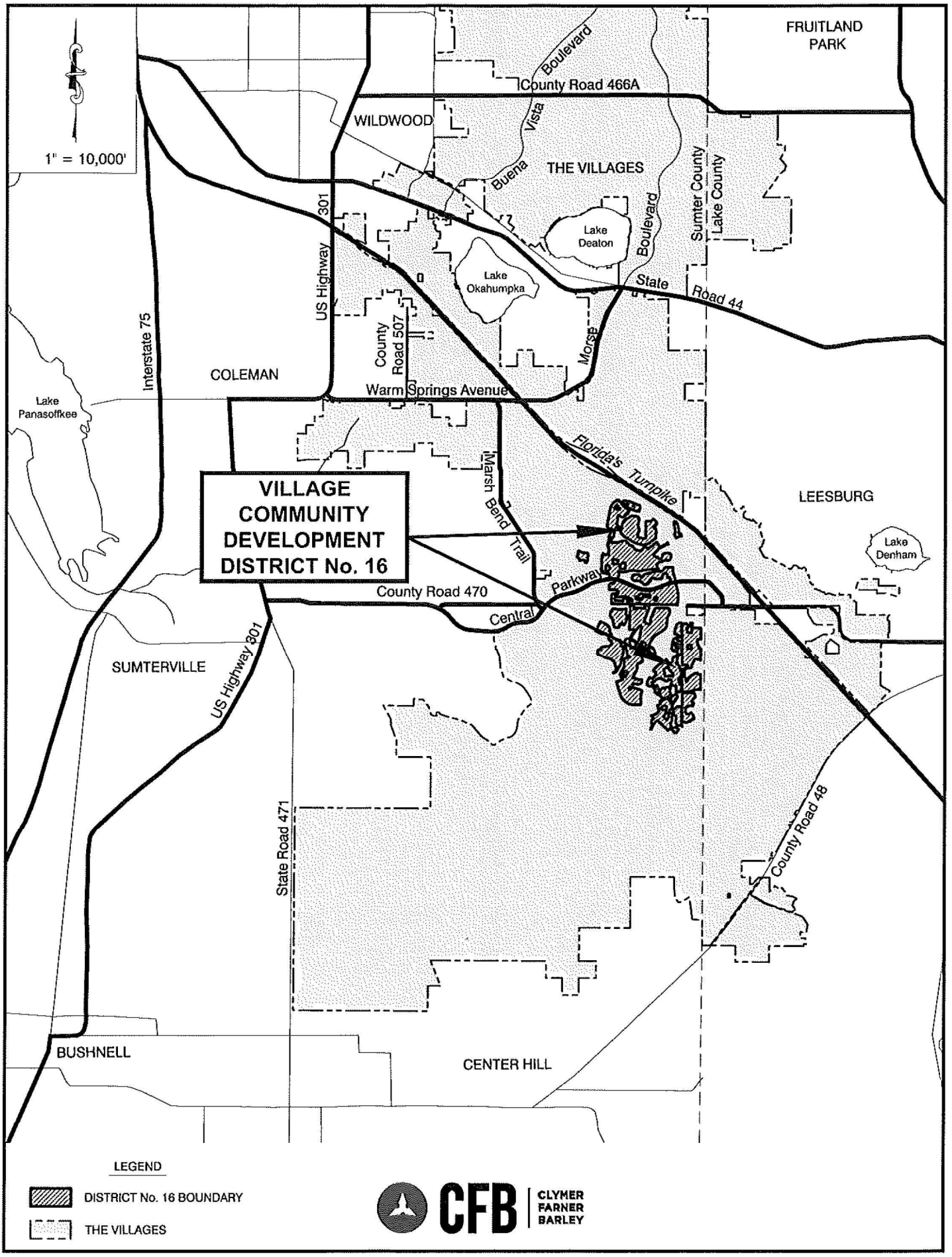
A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF TRACTS "A" AND "E", VILLAGES OF SOUTHERN OAKS UNIT NO. 197, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 30, 30A THROUGH 30"I", PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID TRACT "E"; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID TRACT "A"; THENCE DEPARTING SAID TRACT "E" AND ALONG THE BOUNDARY LINE OF SAID TRACT "A" THE FOLLOWING COURSES: RUN S00°00'00"E, 14.54 FEET; THENCE S48°18'33"E, 236.25 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE BOUNDARY LINE OF SAID TRACT "A" RUN N27°31'23"W, 34.30 FEET; THENCE N32°48'56"W, 48.25 FEET; THENCE N38°06'28"W, 48.25 FEET; THENCE N42°58'57"W, 40.63 FEET; THENCE N66°08'31"W, 105.78 FEET; THENCE N16°54'06"E, 117.54 FEET; THENCE N34°07'06"E, 94.34 FEET; THENCE N12°45'29"E, 54.68 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID TRACT "E"; THENCE ALONG THE BOUNDARY LINES OF SAID TRACT "E" AND THE NORTHERLY EXTENSION THEREOF THE FOLLOWING TWO (2) COURSES: RUN N01°47'08"W, 111.61 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 S69°32'12"E, 189.05 FEET TO WHICH A RADIAL LINE BEARS S24°01'31"W; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CORBIN TRAIL PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 288, AS RECORDED IN PLAT BOOK 23, PAGES 11, 11A THROUGH 11G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINES OF SAID CORBIN TRAIL THE FOLLOWING TWELVE (12) COURSES: RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°07'25", AN ARC DISTANCE OF 189.17 FEET TO THE POINT OF TANGENCY; THENCE S73°05'54"E, 65.54 FEET; THENCE S69°55'38"E, 72.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'38", AN ARC DISTANCE OF 79.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,481.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°10'31", AN ARC DISTANCE OF 82.10 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°33'46"E, 26.81 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,476.50 FEET AND A CHORD BEARING AND DISTANCE OF S83°42'13"E, 25.95 FEET TO WHICH A RADIAL LINE BEARS S06°47'59"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'25", AN ARC DISTANCE OF 25.95 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°39'35", AN ARC DISTANCE OF 16.01 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°51'16", AN ARC DISTANCE OF 74.37 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°28'50", AN ARC DISTANCE OF 15.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,477.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'56", AN ARC DISTANCE OF 25.76 FEET TO THE POINT OF TANGENCY; THENCE S88°55'12"E, 63.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 46.50 FEET; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING NINE (9) COURSES: RUN 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 45.18 FEET AND A CHORD BEARING AND DISTANCE OF N72°43'01"W, 11.46 FEET TO WHICH A RADIAL LINE BEARS S09°59'45"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°34'28", 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 32°16'01", AN ARC DISTANCE OF 272.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 8.00 FEET; THENCE DEPARTING SAID LANDS RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°55'35", AN ARC DISTANCE OF 12.84 FEET TO THE POINT OF TANGENCY; THENCE N47°42'13"W, 81.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 224.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699; THENCE ALONG THE SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING FIVE (5) COURSES: RUN

NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°10'09", AN ARC DISTANCE OF 172.68 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, 214.22 FEET; THENCE DEPARTING SAID LANDS RUN N11°58'45"W, 56.09 FEET; THENCE N22°13'51"W, 48.25 FEET; THENCE N27°31'23"W, 13.95 FEET TO THE POINT OF BEGINNING.

EXHIBIT 1



GENERAL LOCATION MAP

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

DISTRICT 16 CDD (1ST AMENDMENT) NEW
1,329.7 ACRES±

EXHIBIT " "
SHEET 1 OF 24

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL 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, 2175.38 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 273.41 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N69°04'12"W, 191.29 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 13°53'56", AN ARC DISTANCE OF 339.61 FEET; THENCE ALONG A NON-TANGENT LINE RUN N33°23'07"E, 127.97 FEET; THENCE N20°55'48"E, 94.25 FEET; THENCE N74°22'09"W, 139.03 FEET; THENCE S67°13'59"W, 110.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,325.04 FEET AND A CHORD BEARING AND DISTANCE OF N41°52'45"W, 199.21 FEET TO WHICH A RADIAL LINE BEARS S43°48'35"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°37'20", AN ARC DISTANCE OF 199.40 FEET; THENCE ALONG A NON-TANGENT LINE RUN N24°59'13"W, 63.46 FEET; THENCE N38°03'40"W, 52.08 FEET; THENCE N51°55'54"E, 82.51 FEET; THENCE N83°10'40"E, 114.35 FEET; THENCE S72°29'34"E, 206.15 FEET; THENCE DEPARTING SAID LANDS RUN N86°46'22"E, 112.98 FEET; THENCE S72°29'34"E, 95.75 FEET; THENCE S69°04'12"E, 834.16 FEET; THENCE S10°28'51"E, 159.12 FEET; THENCE S11°54'27"W, 157.98 FEET; THENCE S32°22'37"W, 57.19 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N06°29'46"E, 2174.76 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S11°54'27"W, 109.46 FEET; THENCE N81°13'00"W, 101.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,950.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°08'48", AN ARC DISTANCE OF 413.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2439.27 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 218.39 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N69°04'12"W, 32.50 FEET; THENCE N20°55'48"E, 90.00 FEET; THENCE S69°04'12"E, 12.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; 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 S20°55'48"W, 70.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'21"E, 269.26 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'39"W, 1869.18 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N81°31'49"W, 1888.47 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE S18°42'45"E, 57.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 56.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'02", AN ARC DISTANCE OF 24.11 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°26'58", AN ARC DISTANCE OF 23.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,286.00 FEET AND A CHORD BEARING AND DISTANCE OF S73°08'53"W, 457.20 FEET TO WHICH A RADIAL LINE BEARS N06°36'45"W; THENCE WESTERLY ALONG THE ARC OF SAID

CONTINUED ON SHEET 2

KAYE M. JAMESON LICENSE NUMBER No. 5912 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Kaye M. Jameson 03/04/26

KAYE M. JAMESON – PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB SP2025.04647

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1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB5498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICTS\16\V2\ PLOTTING TO ADD\NOV'25 AMENDMENT (NOV 2025)\DWGS\05\16 NEW.DWG 1/4/2026 8:29 AM BY: CWALTERS
---: C:\3_Survey_Standard.clb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 2 OF 24

CONTINUED FROM SHEET 1

CURVE, THROUGH A CENTRAL ANGLE OF 20°28'43", AN ARC DISTANCE OF 459.64 FEET TO A POINT ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; (SAID POINT BEARS N88°24'17"W, 2254.41 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS, ALSO A NON-TANGENT LINE, RUN N27°39'09"W, 89.62 FEET; (SAID POINT BEARS N86°27'22"W, 2299.53 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE DEPARTING SAID LANDS RUN N28°53'12"W, 67.70 FEET; THENCE N32°01'48"W, 151.65 FEET; THENCE N27°30'54"E, 181.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE EASTERLY EXTENSION THEREOF FOR THE FOLLOWING COURSES: RUN N00°57'49"W, 49.48 FEET; THENCE N02°27'30"W, 49.47 FEET; THENCE N03°57'11"W, 49.48 FEET; THENCE N05°35'14"W, 58.71 FEET; THENCE N07°13'18"W, 49.47 FEET; THENCE N08°42'58"W, 49.47 FEET; THENCE N10°12'39"W, 49.47 FEET; THENCE N11°42'20"W, 49.47 FEET; THENCE N13°12'01"W, 49.47 FEET; THENCE N14°31'55"W, 49.74 FEET; THENCE N16°00'31"W, 50.00 FEET; THENCE N15°51'18"W, 84.57 FEET; THENCE N00°48'25"E, 168.41 FEET; THENCE N12°14'37"E, 54.66 FEET; THENCE S77°45'23"E, 125.46 FEET; THENCE N12°14'37"E, 5.00 FEET; THENCE S77°45'23"E, 34.00 FEET; THENCE S12°14'37"W, 23.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°43'27", AN ARC DISTANCE OF 30.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°39'43", AN ARC DISTANCE OF 79.12 FEET; THENCE ALONG A RADIAL LINE RUN S73°49'07"E, 45.51 FEET; THENCE S16°12'34"E, 53.50 FEET; THENCE S14°06'24"E, 50.03 FEET; THENCE S15°36'19"E, 50.71 FEET; THENCE S14°14'32"E, 52.37 FEET; THENCE S12°51'19"E, 52.37 FEET; THENCE S11°28'06"E, 52.37 FEET; THENCE S10°04'54"E, 52.37 FEET; THENCE S08°41'41"E, 52.37 FEET; THENCE S07°18'29"E, 52.37 FEET; THENCE S05°55'16"E, 52.37 FEET; THENCE S04°32'03"E, 52.37 FEET; THENCE S03°08'51"E, 52.37 FEET; THENCE S01°45'38"E, 52.37 FEET; THENCE S00°33'14"E, 122.95 FEET; THENCE N88°09'58"E, 56.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 134.54 FEET AND A CHORD BEARING AND DISTANCE OF S78°49'50"E, 62.98 FEET TO WHICH A RADIAL LINE BEARS N02°22'00"W; THENCE DEPARTING SAID EASTERLY EXTENSION OF SAID LANDS RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°04'18", AN ARC DISTANCE OF 63.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 115.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°51'17", AN ARC DISTANCE OF 112.60 FEET TO THE POINT OF TANGENCY; THENCE S09°26'24"E, 19.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 46.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°16'21", AN ARC DISTANCE OF 7.53 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, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL 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, 2171.08 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 538.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S23°01'02"W, 294.10 FEET; THENCE S49°09'56"W, 459.87 FEET; THENCE N89°25'01"W, 123.47 FEET; THENCE N63°41'11"W, 108.66 FEET; THENCE N57°03'48"W, 66.63 FEET; THENCE N63°05'30"W, 66.61 FEET; THENCE N69°07'08"W, 66.61 FEET; THENCE N89°44'27"W, 36.86 FEET; THENCE S07°09'44"W, 752.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 672.50 FEET AND A CHORD BEARING AND DISTANCE OF S54°06'40"E, 330.47 FEET TO WHICH A RADIAL LINE BEARS N21°39'56"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°26'49", AN ARC DISTANCE OF 333.89 FEET TO THE POINT OF TANGENCY; THENCE S39°53'16"E, 181.18 FEET; THENCE N08°07'24"E, 401.56 FEET; THENCE N15°20'19"E, 84.85 FEET; THENCE N25°16'29"E, 84.91 FEET; THENCE N34°28'22"E, 84.91 FEET; THENCE N43°40'16"E, 84.91 FEET; THENCE N54°11'30"E, 84.78 FEET; THENCE N58°08'47"E, 582.77 FEET; THENCE N84°59'52"E, 105.18 FEET; THENCE S81°41'48"E, 385.58 FEET; THENCE S47°08'38"E, 121.58 FEET; THENCE S21°43'10"E, 121.79 FEET; THENCE S14°17'03"W, 448.18 FEET; THENCE S03°15'53"E, 117.17 FEET; THENCE S18°26'59"E, 190.00 FEET; THENCE S12°19'03"E, 89.05 FEET; THENCE S01°28'54"W, 92.56 FEET; THENCE S15°33'54"W, 92.56 FEET; THENCE S29°18'14"W, 82.99 FEET; THENCE S19°58'27"W, 71.15 FEET; THENCE S09°28'13"W, 263.07 FEET; THENCE S72°14'28"E, 155.81 FEET; THENCE S72°02'19"E, 66.03 FEET; THENCE S75°59'23"E, 68.98 FEET; THENCE S75°47'32"E, 68.98 FEET; THENCE S79°44'06"E, 71.94 FEET; THENCE S80°29'19"E, 72.42 FEET; THENCE S82°38'07"E, 42.79 FEET; THENCE N76°05'28"E, 72.43 FEET; THENCE N61°12'09"E, 60.68 FEET; THENCE N01°07'27"E, 1,304.32 FEET; THENCE S88°52'33"E, 215.00 FEET; THENCE S89°29'50"E, 76.83 FEET; THENCE N77°40'40"E, 72.04 FEET; THENCE N63°48'57"E, 62.87 FEET; THENCE N51°35'42"E, 61.18 FEET; THENCE N44°01'52"E, 145.00 FEET; THENCE S45°58'08"E, 315.69 FEET; THENCE S39°10'12"E, 42.13 FEET; THENCE S14°23'10"E, 48.07 FEET; THENCE S10°23'52"W, 130.62 FEET; THENCE S34°39'28"W, 33.70 FEET; THENCE S48°26'43"W, 68.94 FEET; THENCE S70°26'19"W, 81.43 FEET; THENCE S60°24'51"W, 77.51 FEET; THENCE S29°41'31"W, 87.44 FEET; THENCE S65°46'53"E, 51.45 FEET; THENCE S62°12'33"E, 110.47 FEET; THENCE S35°47'47"E, 74.42 FEET; THENCE S27°38'16"E, 99.27 FEET; THENCE S03°25'01"E, 226.39 FEET; THENCE S11°09'50"W, 191.03 FEET; THENCE S01°48'51"W, 205.80 FEET; THENCE S49°51'24"W, 622.34 FEET; THENCE S66°13'49"W, 301.46 FEET; THENCE S85°28'56"W, 95.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE

CONTINUED ON SHEET 3

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\21 PETITIONS TO AMEND\21 AMENDMENT (NOV 2025)\DWGS\D9319 NEW.DWG - 2/4/2026 8:29 AM BY: CWALTERS
---- - CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 3 OF 24

CONTINUED FROM SHEET 2

CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°03'25"E, 417.63 FEET TO WHICH A RADIAL LINE BEARS S75°22'48"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°52'27", AN ARC DISTANCE OF 429.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N41°24'49"E, 114.27 FEET; THENCE N45°05'19"E, 107.64 FEET; THENCE N64°18'01"E, 138.46 FEET; THENCE N52°06'11"E, 131.03 FEET; THENCE N40°36'59"E, 140.01 FEET; THENCE N56°30'46"E, 241.33 FEET; THENCE S34°55'11"E, 480.04 FEET; THENCE N62°50'34"E, 179.64 FEET; THENCE N54°27'52"E, 112.25 FEET; THENCE N59°25'59"E, 61.29 FEET; THENCE N62°50'34"E, 234.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 114.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'20", AN ARC DISTANCE OF 92.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.50 FEET AND A CHORD BEARING AND DISTANCE OF S25°06'21"E, 147.43 FEET TO WHICH A RADIAL LINE BEARS N73°15'46"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°41'11", AN ARC DISTANCE OF 161.40 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 114.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°56'49"W, 97.16 FEET TO WHICH A RADIAL LINE BEARS N23°03'03"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°12'29", AN ARC DISTANCE OF 100.34 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 59.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°06'50", AN ARC DISTANCE OF 57.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 63.34 FEET; THENCE S65°10'02"W, 197.24 FEET; THENCE S62°50'34"W, 193.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°39'11", AN ARC DISTANCE OF 301.77 FEET TO THE POINT OF TANGENCY; THENCE S41°11'23"W, 471.48 FEET; THENCE S48°48'37"E, 77.15 FEET; THENCE S36°33'54"E, 96.42 FEET; THENCE S59°23'58"E, 73.63 FEET; THENCE S87°36'34"E, 41.05 FEET; THENCE S72°40'10"E, 50.71 FEET; THENCE S88°36'26"E, 68.02 FEET; THENCE S24°59'19"E, 92.55 FEET; THENCE S60°36'42"E, 94.87 FEET; THENCE S89°27'08"E, 98.74 FEET; THENCE N55°56'55"E, 76.97 FEET; THENCE S59°07'07"E, 39.67 FEET; THENCE N12°50'24"E, 262.41 FEET; THENCE N29°07'01"E, 30.81 FEET; (SAID POINT BEARS S57°27'26"E, 2463.50 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE DEPARTING SAID LANDS RUN N44°33'59"E, 114.98 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N60°00'58"E, 31.07 FEET; THENCE N77°11'10"E, 50.09 FEET; THENCE N84°04'25"E, 304.98 FEET; THENCE S81°27'45"E, 56.19 FEET; THENCE S65°35'29"E, 61.79 FEET; THENCE S49°43'14"E, 58.98 FEET; THENCE S33°50'59"E, 61.79 FEET; THENCE S17°58'44"E, 59.02 FEET; THENCE S01°56'57"E, 59.88 FEET; THENCE S12°52'24"W, 200.38 FEET; THENCE S27°51'47"W, 59.45 FEET; THENCE S43°45'44"W, 59.02 FEET; THENCE S59°37'59"W, 61.79 FEET; THENCE S75°30'14"W, 58.76 FEET; THENCE N89°23'26"W, 60.21 FEET; THENCE N74°41'26"W, 60.62 FEET; THENCE N87°09'57"W, 62.52 FEET; THENCE S79°39'32"W, 62.52 FEET; THENCE S66°28'59"W, 63.62 FEET; THENCE S66°06'57"W, 84.67 FEET; THENCE S73°25'50"W, 335.19 FEET; THENCE S59°34'18"W, 58.69 FEET; THENCE S45°42'46"W, 163.55 FEET; THENCE S25°21'24"W, 74.66 FEET; THENCE S08°27'15"E, 179.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 142.50 FEET AND A CHORD BEARING AND DISTANCE OF S36°01'44"E, 160.24 FEET TO WHICH A RADIAL LINE BEARS N19°45'33"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°25'27", AN ARC DISTANCE OF 170.18 FEET TO THE POINT OF TANGENCY; THENCE S01°49'00"E, 190.25 FEET; THENCE N88°11'00"E, 297.31 FEET; THENCE N41°11'11"E, 70.17 FEET; THENCE N37°13'53"E, 250.39 FEET; THENCE N71°04'44"E, 119.87 FEET; THENCE N87°49'18"E, 544.77 FEET; THENCE S03°53'08"W, 108.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°51'36", AN ARC DISTANCE OF 436.89 FEET TO THE POINT OF TANGENCY; THENCE S16°58'28"E, 503.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°10'44", AN ARC DISTANCE OF 70.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°58'14", AN ARC DISTANCE OF 4.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°05'19", AN ARC DISTANCE OF 68.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°09'47", AN ARC DISTANCE OF 435.64 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N15°50'27"W, 15.00 FEET; THENCE N51°55'52"E, 126.39 FEET; THENCE N12°25'26"W, 62.98 FEET; THENCE N10°21'00"W, 27.63 FEET; THENCE N12°25'26"W, 25.06 FEET; THENCE N22°36'04"E, 64.84 FEET; THENCE N13°29'46"W, 57.96 FEET; THENCE N47°33'46"W, 75.33 FEET; THENCE N69°13'20"W, 79.15 FEET; THENCE N78°02'44"W, 85.75 FEET; THENCE S67°33'02"W, 25.62 FEET; THENCE N04°54'27"W, 141.31 FEET; THENCE N17°46'30"W, 79.10 FEET; THENCE N27°57'58"W, 60.07 FEET; THENCE N34°17'06"W, 67.25 FEET; THENCE N79°17'11"W, 94.40 FEET; THENCE S45°55'25"W, 69.62 FEET; THENCE S66°18'44"W, 121.39 FEET; THENCE S03°42'51"W, 70.33 FEET; THENCE S01°49'00"E, 72.23 FEET; THENCE S14°33'18"W, 119.06 FEET; THENCE S47°12'09"W, 119.51 FEET; THENCE S78°20'00"W, 109.02 FEET; THENCE S88°11'00"W, 210.00 FEET; THENCE N85°13'03"W, 105.20 FEET; THENCE N59°12'27"W, 141.63 FEET; THENCE S75°29'43"W, 273.04 FEET; THENCE

CONTINUED ON SHEET 4

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY\NEW SURVEY\TO DEVELOPMENT DISTRICTS\DISTRICT 19\(2) PETITIONS TO AMEND\TST AMENDMENT (NOV 2025)\DWGS\DST19 NEWDWG 1:1, 1/4/2026 8:29 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 4 OF 24

CONTINUED FROM SHEET 3

S00°48'54"E, 59.85 FEET; THENCE S17°01'12"W, 53.01 FEET; THENCE S27°45'29"W, 63.34 FEET; THENCE S44°18'30"W, 329.33 FEET; THENCE S50°07'51"W, 49.57 FEET; THENCE S66°42'14"W, 59.12 FEET; THENCE S82°34'29"W, 61.74 FEET; THENCE N81°33'16"W, 58.92 FEET; THENCE N65°41'01"W, 61.74 FEET; THENCE N49°48'46"W, 37.25 FEET; THENCE N45°41'30"W, 311.07 FEET; THENCE N62°27'10"W, 55.51 FEET; THENCE N85°40'43"W, 447.91 FEET; THENCE N76°29'19"W, 46.86 FEET; THENCE N60°37'04"W, 61.74 FEET; THENCE N44°44'49"W, 58.92 FEET; THENCE N28°52'34"W, 61.74 FEET; THENCE N13°00'19"W, 67.37 FEET; THENCE N06°51'22"E, 91.92 FEET; THENCE N16°25'33"E, 54.47 FEET; THENCE N32°58'34"E, 59.11 FEET; THENCE N48°50'49"E, 61.74 FEET; THENCE N64°43'05"E, 59.02 FEET; THENCE N80°55'37"E, 58.97 FEET; THENCE S85°40'43"E, 304.71 FEET; THENCE S74°13'30"E, 50.20 FEET; THENCE S58°56'28"E, 59.18 FEET; THENCE S43°39'25"E, 56.70 FEET; THENCE S29°33'32"E, 50.74 FEET; THENCE S15°27'38"E, 78.23 FEET; THENCE N81°41'40"E, 49.25 FEET; THENCE N44°18'30"E, 210.00 FEET; THENCE N48°12'59"E, 83.92 FEET; THENCE N61°31'18"E, 98.28 FEET; THENCE N73°51'04"E, 77.76 FEET; THENCE N75°29'43"E, 770.00 FEET; THENCE N80°05'16"E, 89.64 FEET; THENCE N88°11'00"E, 70.20 FEET; THENCE N01°49'00"W, 190.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 107.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°41'18", AN ARC DISTANCE OF 5.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN S84°09'45"W, 1,140.84 FEET; THENCE S79°01'35"W, 64.40 FEET; THENCE S69°16'34"W, 66.02 FEET; THENCE S70°57'35"W, 82.60 FEET; THENCE S78°53'12"W, 82.60 FEET; THENCE S86°48'48"W, 82.60 FEET; THENCE N85°15'35"W, 82.60 FEET; THENCE N78°39'46"W, 75.76 FEET; THENCE N79°45'26"W, 68.60 FEET; THENCE N82°15'25"W, 68.60 FEET; THENCE N84°45'24"W, 68.60 FEET; THENCE N87°15'23"W, 68.60 FEET; THENCE N89°45'22"W, 68.60 FEET; THENCE S87°44'39"W, 68.60 FEET; THENCE S85°14'40"W, 68.60 FEET; THENCE S82°44'41"W, 68.60 FEET; THENCE S80°14'42"W, 68.60 FEET; THENCE S77°44'43"W, 68.60 FEET; THENCE S75°14'44"W, 68.60 FEET; THENCE S72°44'45"W, 68.60 FEET; THENCE S73°12'05"W, 77.10 FEET; THENCE S78°51'51"W, 79.29 FEET; THENCE S84°41'42"W, 79.29 FEET; THENCE N89°28'27"W, 79.29 FEET; THENCE N83°38'36"W, 79.29 FEET; THENCE N77°48'45"W, 79.29 FEET; THENCE N71°58'54"W, 79.29 FEET; THENCE N80°31'16"W, 64.95 FEET; THENCE S09°28'44"W, 105.70 FEET; THENCE S76°24'04"E, 63.66 FEET; THENCE S13°35'56"W, 502.87 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 N84°07'52"W, 573.78 FEET TO WHICH A RADIAL LINE BEARS N13°35'56"E; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID CENTRAL PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°27'34", AN ARC DISTANCE OF 575.53 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N01°51'39"W, 15.00 FEET; THENCE N50°23'55"W, 132.96 FEET; THENCE N01°30'22"W, 200.30 FEET; THENCE N39°13'33"W, 76.92 FEET; THENCE N84°37'00"W, 398.88 FEET; THENCE S76°21'32"W, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,550.15 FEET AND A CHORD BEARING AND DISTANCE OF N14°52'08"W, 237.85 FEET TO WHICH A RADIAL LINE BEARS N76°21'31"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'20", AN ARC DISTANCE OF 237.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; 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°04'58", AN ARC DISTANCE OF 92.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF N15°58'08"E, 156.45 FEET TO WHICH A RADIAL LINE BEARS S34°32'14"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°59'15", AN ARC DISTANCE OF 169.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S53°43'06"E, 102.60 FEET TO WHICH A RADIAL LINE BEARS S66°28'31"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°23'14", AN ARC DISTANCE OF 107.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°30'08", AN ARC DISTANCE OF 29.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°16'58", AN ARC DISTANCE OF 67.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'54", AN ARC DISTANCE OF 57.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 498.80 FEET AND A CHORD BEARING AND DISTANCE OF N88°35'01"E, 27.39 FEET TO WHICH A RADIAL LINE BEARS N02°59'23"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°08'48", AN ARC DISTANCE OF 27.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 403.50 FEET AND A CHORD BEARING AND DISTANCE OF S82°39'44"E, 100.89 FEET TO WHICH A RADIAL LINE BEARS N00°09'22"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°21'47", AN ARC DISTANCE OF 101.15 FEET TO THE POINT OF TANGENCY; THENCE S75°28'50"E, 23.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 496.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'33", AN ARC DISTANCE OF 17.55 FEET; THENCE ALONG A RADIAL LINE RUN N16°32'42"E, 15.00 FEET; THENCE N39°37'53"W, 92.14 FEET; THENCE N36°53'55"E, 85.23 FEET; THENCE N06°34'03"E, 210.42 FEET; THENCE N01°27'36"W, 67.04 FEET; THENCE N06°07'43"W, 67.03 FEET; THENCE

CONTINUED ON SHEET 5

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(352) 748-3126 LB8436

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 16\21 PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS16 NEW.DWG :+ 3/4/2026 8:29 AM BY: GWALTERS
~~~~ : CFB_Survey_Standard.ctb
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DRAWING NAME: S:\SURVEY\NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 76\(2) PETITIONS TO AMEND\ST AMENDMENT (NOV 2025)\DWGS\DIST76_NEWDWG 15 3/4/2026 8:29 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 5 OF 24

CONTINUED FROM SHEET 4

N10°50'16"W, 67.03 FEET; THENCE N15°32'48"W, 67.03 FEET; THENCE N20°15'20"W, 67.03 FEET; THENCE N24°28'09"W, 70.38 FEET; THENCE N20°11'56"W, 82.13 FEET; THENCE N73°27'06"E, 120.00 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 N08°34'56"E, 445.92 FEET TO WHICH A RADIAL LINE BEARS S73°27'06"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°15'40", AN ARC DISTANCE OF 460.54 FEET TO THE POINT OF TANGENCY; THENCE N33°42'45"E, 44.40 FEET; THENCE N56°17'15"W, 121.00 FEET; THENCE N33°42'45"E, 140.00 FEET; THENCE N30°23'59"E, 63.62 FEET; THENCE N17°02'00"E, 61.29 FEET; THENCE N10°39'00"E, 140.00 FEET; THENCE N12°54'57"E, 79.90 FEET; THENCE N20°34'03"E, 83.48 FEET; THENCE DEPARTING SAID LANDS RUN N27°26'57"E, 96.85 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N70°16'42"W, 2035.23 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N62°33'03"W, 24.90 FEET; THENCE N79°30'06"W, 57.69 FEET; THENCE N82°50'16"W, 100.65 FEET; THENCE N68°36'12"W, 88.59 FEET; THENCE N36°51'42"W, 111.16 FEET; THENCE N88°57'38"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,400.00 FEET AND A CHORD BEARING AND DISTANCE OF N05°46'19"E, 231.01 FEET TO WHICH A RADIAL LINE BEARS N88°57'38"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°27'53", AN ARC DISTANCE OF 231.27 FEET TO THE POINT OF TANGENCY; 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; SAID POINT ALSO BEING ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4518, PAGE 424, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°08'15", AN ARC DISTANCE OF 924.18 FEET TO THE POINT OF TANGENCY; THENCE N58°38'31"E, 32.06 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°30'10", 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 11°42'53", AN ARC DISTANCE OF 25.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN 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 28°54'54", AN ARC DISTANCE OF 757.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2578.06 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1518.83 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S38°04'03"E, 211.08 FEET; THENCE S39°37'37"E, 73.69 FEET; THENCE S41°53'50"E, 73.69 FEET; THENCE S44°11'54"E, 45.81 FEET; THENCE S45°48'06"W, 62.31 FEET; THENCE S70°04'57"W, 58.70 FEET; THENCE N89°45'10"W, 69.09 FEET; THENCE N77°43'07"W, 49.53 FEET; THENCE N77°16'44"W, 60.00 FEET; THENCE N77°02'24"W, 194.47 FEET; THENCE N12°57'36"E, 74.13 FEET; THENCE N31°54'43"E, 107.00 FEET; THENCE N36°40'45"E, 68.04 FEET; THENCE N41°26'49"E, 68.06 FEET; THENCE N51°55'57"E, 61.23 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 SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 520.26 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1220.16 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S13°48'16"E, 188.64 FEET; THENCE S43°14'33"E, 309.98 FEET; THENCE S54°51'10"E, 87.94 FEET; THENCE S61°59'39"E, 89.62 FEET; THENCE S70°07'18"E, 78.37 FEET; THENCE S56°54'10"E, 563.98 FEET; THENCE S69°20'10"E, 301.45 FEET; THENCE S71°17'10"E, 72.57 FEET; THENCE S72°57'50"E, 72.57 FEET; THENCE S74°09'35"E, 72.57 FEET; THENCE S76°09'00"E, 70.73 FEET; THENCE S77°31'22"E, 72.57 FEET; THENCE S79°14'15"E, 82.92 FEET; THENCE S80°53'24"E, 82.94 FEET; THENCE S83°00'38"E, 109.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 575.00 FEET AND A CHORD BEARING AND DISTANCE OF S20°44'15"E, 122.59 FEET TO WHICH A RADIAL LINE BEARS S75°22'55"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°14'21", AN ARC DISTANCE OF 122.83 FEET; THENCE ALONG A NON-TANGENT LINE RUN S41°11'23"W, 443.62 FEET; THENCE S50°20'43"W, 42.66 FEET; THENCE N74°29'57"W, 412.27 FEET; THENCE N69°13'06"W, 63.47 FEET; THENCE N41°25'02"W, 64.72 FEET; THENCE N24°09'13"W, 74.77 FEET; THENCE N36°06'14"W, 92.38 FEET; THENCE N50°09'39"W, 92.38 FEET; THENCE N63°54'55"W, 89.47 FEET; THENCE N69°20'10"W, 70.00 FEET; THENCE N65°26'07"W, 67.27 FEET; THENCE N46°10'36"W, 68.50 FEET; THENCE N45°01'28"W, 287.10 FEET; THENCE N58°16'11"W, 100.10 FEET; THENCE

CONTINUED ON SHEET 6

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SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 6 OF 24

CONTINUED FROM SHEET 5

N77°50'57"W, 100.27 FEET; THENCE S82°03'45"W, 100.03 FEET; THENCE S73°27'23"W, 420.07 FEET; THENCE S75°25'25"W, 64.81 FEET; (SAID POINT BEARS S75°32'41"W, 1557.97 FEET FROM THE NORTHEAST CORNER OF AFORESAID SECTION 11); THENCE DEPARTING SAID LANDS RUN N67°18'04"W, 70.68 FEET; THENCE N88°26'47"W, 70.00 FEET; THENCE S71°32'20"W, 74.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N88°26'47"W, 280.00 FEET; THENCE N11°59'05"W, 43.16 FEET; THENCE N02°39'23"E, 63.49 FEET; THENCE N12°55'00"E, 63.49 FEET; THENCE N21°45'16"E, 63.65 FEET; THENCE N33°42'45"E, 206.84 FEET; THENCE N32°15'19"E, 78.13 FEET; THENCE N24°21'26"E, 84.78 FEET; THENCE N06°24'11"E, 84.80 FEET; THENCE N14°46'57"E, 140.83 FEET; THENCE N13°27'46"E, 65.46 FEET; THENCE N71°32'38"W, 117.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N36°37'55"E, 265.15 FEET TO WHICH A RADIAL LINE BEARS N71°32'38"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°21'07", AN ARC DISTANCE OF 269.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 645.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°43'02", AN ARC DISTANCE OF 154.42 FEET TO THE POINT OF TANGENCY; THENCE N41°05'26"E, 34.86 FEET; THENCE S56°12'14"E, 78.17 FEET; THENCE S49°02'04"E, 65.96 FEET; THENCE S42°00'58"E, 66.87 FEET; THENCE S39°53'16"E, 227.40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1941.25 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 871.09 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S02°08'58"E, 445.79 FEET; THENCE S04°11'42"E, 16.00 FEET; THENCE S59°54'32"W, 42.32 FEET; THENCE S79°05'22"W, 65.94 FEET; THENCE S86°17'51"W, 65.94 FEET; THENCE N86°29'40"W, 65.94 FEET; THENCE N79°17'11"W, 65.94 FEET; THENCE N72°04'42"W, 65.94 FEET; THENCE N70°33'33"W, 66.69 FEET; THENCE N02°07'19"W, 72.11 FEET; THENCE N11°47'13"E, 280.00 FEET; THENCE N44°32'52"E, 22.84 FEET; THENCE N76°51'49"E, 343.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1758.72 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 1415.70 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S02°25'57"E, 45.00 FEET; THENCE S11°47'13"W, 253.28 FEET; THENCE N85°52'28"W, 396.62 FEET; THENCE N06°49'26"W, 84.15 FEET; THENCE N04°43'33"E, 67.28 FEET; THENCE N17°17'48"E, 66.29 FEET; THENCE N28°18'19"E, 57.73 FEET; THENCE N38°09'18"E, 68.51 FEET; THENCE N33°02'55"E, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 571.50 FEET AND A CHORD BEARING AND DISTANCE OF S74°41'31"E, 348.28 FEET TO WHICH A RADIAL LINE BEARS S33°02'55"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°28'52", AN ARC DISTANCE OF 353.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 2442.19 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 2080.32 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S41°25'47"W, 133.17 FEET; THENCE S30°19'20"W, 149.61 FEET; THENCE N84°37'00"W, 106.94 FEET; THENCE N08°25'52"W, 90.79 FEET; THENCE N02°22'44"E, 107.47 FEET; THENCE N13°40'54"W, 66.21 FEET; THENCE N09°01'24"W, 66.19 FEET; THENCE N02°24'42"E, 66.73 FEET; THENCE N08°00'36"E, 66.51 FEET; THENCE N17°40'30"E, 52.07 FEET; THENCE N65°07'19"E, 52.15 FEET; THENCE N74°22'40"E, 63.87 FEET; THENCE S53°07'58"E, 145.20 FEET; THENCE S31°59'10"E, 150.67 FEET; THENCE S13°36'54"W, 117.61 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, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1406.99 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 633.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE

CONTINUED ON SHEET 7

JOB #2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8436

DRAWING NAME: S:\SURVEY\DEVELOPMENT DISTRICTS\V21 PETITIONS TO AMEND\151 AMENDMENT (NOV 2025)\DWGS\DS116.NEW.DWG - 6 3/4/2026 8:28 AM BY: GMALENS
---- - CFB_Survey_Standard.ctb

DRAWING NAME: S:\SURVEY\NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 76\Y2\ PETITIONS TO AMEND\Y5T AMENDMEN (NOV 2025)\DWGS\DS176 NEW.DWG - 12/4/2026 8:26 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 7 OF 24

CONTINUED FROM SHEET 6

WESTERLY, HAVING A RADIUS OF 1,013.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°17'35"E, 370.73 FEET TO WHICH A RADIAL LINE BEARS S57°09'48"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°05'15", AN ARC DISTANCE OF 372.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,822.00 FEET; THENCE NORTHERLY 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 TANGENCY; THENCE N25°45'45"E, 122.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'52", AN ARC DISTANCE OF 362.24 FEET TO THE POINT OF TANGENCY; THENCE N01°05'53"E, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'51", AN ARC DISTANCE OF 25.05 FEET TO A POINT ON THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4277, PAGE 729, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN S88°54'07"E, 2,173.43 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN S74°11'39"E, 22.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 561.50 FEET AND A CHORD BEARING AND DISTANCE OF N16°42'51"E, 17.80 FEET TO WHICH A RADIAL LINE BEARS N74°11'39"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'01", AN ARC DISTANCE OF 17.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 788.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'27", AN ARC DISTANCE OF 159.97 FEET TO THE POINT OF TANGENCY; THENCE N05°59'54"E, 188.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,990.47 FEET AND A CHORD BEARING AND DISTANCE OF N04°49'33"E, 73.67 FEET TO WHICH A RADIAL LINE BEARS S84°06'50"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°07'15", AN ARC DISTANCE OF 73.68 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°52'01"W, 284.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,300.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°53'05", AN ARC DISTANCE OF 396.80 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE: RUN N10°45'06"W, 63.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 87.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 144.63 FEET TO THE POINT OF TANGENCY; THENCE N10°45'06"W, 159.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 148.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'14", AN ARC DISTANCE OF 232.01 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,920.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER SAID OFFICIAL RECORDS BOOK 4648, PAGE 336; THE FOLLOWING TWELVE (12) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°22'45", AN ARC DISTANCE OF 368.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 812.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'46", AN ARC DISTANCE OF 42.70 FEET TO THE POINT OF TANGENCY; THENCE S77°03'41"W, 150.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 900.00 FEET; THENCE WESTERLY 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 S68°21'57"W, 702.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE WESTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY 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 WESTERLY 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 SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY 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 WESTERLY 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 TANGENCY; THENCE N66°16'58"W, 1,240.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°51'32", AN ARC DISTANCE OF 562.71 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY AND ALONG A RADIAL LINE RUN S07°51'30"W, 45.00 FEET; THENCE S11°32'08"W, 203.62 FEET; THENCE S82°38'43"W, 107.80 FEET; THENCE S88°00'19"W, 193.82 FEET; THENCE S38°30'16"W, 165.24 FEET; THENCE S01°16'42"E, 370.68 FEET; THENCE N88°00'40"E, 435.98 FEET; THENCE S82°21'53"E, 143.06 FEET; THENCE S71°37'43"E, 60.00 FEET; THENCE S15°48'25"W, 88.01 FEET; THENCE S79°51'07"E, 131.55 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 S07°29'39"W, 89.60 FEET TO WHICH A RADIAL LINE BEARS N79°51'07"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°18'28", AN ARC DISTANCE OF 89.63 FEET; THENCE ALONG A RADIAL LINE RUN N85°09'35"W, 110.00 FEET; THENCE S02°47'20"W, 75.80 FEET; THENCE S00°13'09"E, 65.58 FEET; THENCE S01°03'57"W, 73.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,682.50 FEET AND A

CONTINUED ON SHEET 8

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8496

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

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EXHIBIT "___"
SHEET 8 OF 24

CONTINUED FROM SHEET 7

CHORD BEARING AND DISTANCE OF N87°19'53"W, 150.06 FEET TO WHICH A RADIAL LINE BEARS S01°03'57"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'20", AN ARC DISTANCE OF 150.08 FEET; THENCE ALONG A NON-TANGENT LINE RUN N01°03'57"E, 110.09 FEET; THENCE N84°51'40"W, 58.16 FEET; THENCE N86°10'37"W, 42.84 FEET; THENCE S77°47'41"W, 58.97 FEET; THENCE S61°55'26"W, 61.74 FEET; THENCE S46°03'11"W, 58.92 FEET; THENCE S30°10'56"W, 61.74 FEET; THENCE S14°18'41"W, 60.19 FEET; THENCE S01°50'38"E, 581.54 FEET TO THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER AFORESAID OFFICIAL RECORDS BOOK 4277, PAGE 729; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY EASEMENT LINE: RUN S89°27'00"E, 1,918.61 FEET; THENCE S88°54'07"E, 152.76 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN N40°39'03"E, 119.45 FEET; THENCE N52°54'57"E, 28.60 FEET; THENCE S44°09'30"E, 72.60 FEET; THENCE S36°44'07"E, 74.29 FEET TO AFORESAID NORTHERLY EASEMENT LINE; THENCE ALONG SAID NORTHERLY EASEMENT LINE RUN S88°54'07"E, 659.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 841.50 FEET AND A CHORD BEARING AND DISTANCE OF S01°57'03"W, 25.05 FEET TO WHICH A RADIAL LINE BEARS N87°11'46"W; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°42'21", AN ARC DISTANCE OF 25.05 FEET TO THE POINT OF TANGENCY; THENCE S01°05'53"W, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'23", AN ARC DISTANCE OF 4.50 FEET TO THE SOUTHERLY EASEMENT LINE OF A 45.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4532, PAGE 172, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N88°54'07"W, 323.99 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S01°05'53"W, 68.00 FEET; THENCE S17°42'06"E, 145.82 FEET; THENCE N88°02'51"W, 726.13 FEET; THENCE S01°57'09"W, 89.17 FEET; THENCE N88°02'51"W, 200.50 FEET; THENCE N01°28'20"E, 65.00 FEET; THENCE N14°48'38"E, 221.31 FEET TO THE SOUTHERLY EASEMENT LINE PER AFORESAID OFFICIAL RECORDS BOOK 4532, PAGE 172; THENCE ALONG SAID SOUTHERLY EASEMENT LINE RUN N89°27'00"W, 317.77 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S05°32'58"E, 107.56 FEET; THENCE S01°57'09"W, 692.71 FEET; THENCE N90°00'00"W, 188.62 FEET; THENCE S00°00'00"E, 7.18 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 S82°27'37"W, 67.75 FEET TO WHICH A RADIAL LINE BEARS N00°27'52"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°09'03", AN ARC DISTANCE OF 67.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN N17°16'03"W, 158.66 FEET; THENCE N04°40'41"E, 69.63 FEET; THENCE N06°55'01"E, 173.75 FEET; THENCE N06°49'53"W, 145.00 FEET; THENCE S83°10'07"W, 343.33 FEET; THENCE S75°16'40"W, 70.67 FEET; THENCE S83°10'07"W, 70.00 FEET; THENCE N59°59'37"W, 32.47 FEET; THENCE N81°12'02"W, 531.64 FEET; THENCE S40°48'47"W, 171.01 FEET; THENCE S34°21'57"W, 52.71 FEET; THENCE S27°56'02"W, 82.70 FEET; THENCE S20°04'23"W, 82.77 FEET; THENCE S12°12'31"W, 82.77 FEET; THENCE S04°20'49"W, 83.38 FEET; THENCE S04°43'42"E, 71.04 FEET; THENCE S20°12'02"E, 82.95 FEET; THENCE S49°19'43"E, 82.12 FEET; THENCE S73°58'59"E, 47.75 FEET; THENCE S20°32'03"E, 112.41 FEET; THENCE S18°16'18"E, 65.35 FEET; THENCE S15°57'11"E, 72.05 FEET; THENCE S13°31'15"E, 72.03 FEET; THENCE S11°12'07"E, 65.37 FEET; THENCE S08°56'20"E, 68.70 FEET; THENCE S06°37'12"E, 224.63 FEET; THENCE S42°06'54"E, 82.71 FEET; THENCE S57°59'09"E, 62.00 FEET; THENCE S73°53'56"E, 44.50 FEET; THENCE S75°13'43"E, 54.21 FEET; THENCE S85°26'04"E, 151.76 FEET; THENCE N41°35'10"E, 87.68 FEET; THENCE N24°34'05"E, 62.39 FEET; THENCE N10°30'25"E, 55.11 FEET; THENCE N02°51'26"E, 93.72 FEET; THENCE S81°12'02"E, 148.74 FEET; THENCE N08°47'58"E, 110.00 FEET; THENCE S81°12'02"E, 83.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°49'14", AN ARC DISTANCE OF 42.42 FEET; THENCE ALONG A RADIAL LINE RUN S14°01'16"E, 109.80 FEET; THENCE N75°58'44"E, 30.87 FEET; THENCE N60°06'29"E, 58.92 FEET; THENCE N44°14'14"E, 77.15 FEET; THENCE N20°19'36"E, 509.64 FEET; THENCE N00°40'58"E, 86.91 FEET; THENCE N90°00'00"E, 186.91 FEET; THENCE S01°57'09"W, 233.22 FEET; THENCE S05°11'17"W, 106.30 FEET; THENCE S01°57'09"W, 683.67 FEET; THENCE S88°02'51"E, 463.39 FEET; THENCE S46°13'54"E, 25.00 FEET; THENCE S43°46'06"W, 115.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 346.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,243.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'00", AN ARC DISTANCE OF 299.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°41'12", AN ARC DISTANCE OF 98.21 FEET; THENCE ALONG A RADIAL LINE RUN N68°52'44"W, 42.00 FEET; THENCE N78°03'46"W, 149.00 FEET; THENCE S69°26'43"W, 184.62 FEET; THENCE S39°41'03"W, 100.44 FEET; THENCE S10°23'26"E, 483.94 FEET; THENCE N85°59'36"W, 138.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,100.34 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°45'40", AN ARC DISTANCE OF 247.85 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°46'06"E, 67.86 FEET; THENCE N10°05'56"W, 114.06 FEET; THENCE DEPARTING THE BOUNDARY LINE OF SAID LANDS RUN N34°23'32"W, 22.72 FEET; THENCE N10°05'56"W, 22.76 FEET; THENCE N14°56'02"E, 22.09 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S76°37'27"W, 1223.51 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N10°05'56"W, 226.81 FEET; THENCE N75°47'18"W, 575.11 FEET; THENCE N60°13'22"W, 70.11 FEET; THENCE N30°49'17"W, 55.59 FEET; THENCE N01°04'34"E, 63.14 FEET; THENCE N87°35'51"W, 110.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 312.52 FEET AND A CHORD BEARING AND DISTANCE OF N06°30'54"W, 30.69 FEET TO WHICH A RADIAL LINE BEARS N86°17'58"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°37'45", AN ARC DISTANCE OF 30.70 FEET; THENCE ALONG A NON-TANGENT LINE RUN N73°21'18"E, 111.61 FEET; THENCE N16°38'42"W, 70.00 FEET; THENCE N26°24'37"W, 88.58 FEET; THENCE N38°37'42"W, 90.06

CONTINUED ON SHEET 9

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8436

DRAWING NAME: S:\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 10\12) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST10 NEW.DWG 18 3/4/2026 8:29 AM BY: GWALTERS

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 9 OF 24

CONTINUED FROM SHEET 8

FEET; THENCE N50°46'00"W, 89.07 FEET; THENCE N58°48'40"W, 10.78 FEET; THENCE N26°16'21"E, 81.77 FEET; THENCE S76°14'50"E, 1.00 FEET; THENCE N13°45'10"E, 84.61 FEET; THENCE N20°10'50"W, 86.54 FEET; THENCE N14°38'21"W, 58.51 FEET; THENCE S75°21'39"W, 1.00 FEET; THENCE N14°38'21"W, 94.75 FEET; THENCE N53°58'51"W, 84.93 FEET; THENCE N42°00'50"W, 78.94 FEET; THENCE N47°14'45"W, 72.48 FEET; THENCE N52°01'13"W, 65.76 FEET; THENCE N59°10'11"W, 116.04 FEET; THENCE N63°43'38"W, 389.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4641, PAGE 433, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE RUN S26°16'21"W, 824.70 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S63°43'39"E, 408.37 FEET; THENCE S71°04'06"E, 90.62 FEET; THENCE S81°58'08"E, 417.35 FEET; THENCE S65°42'57"E, 65.64 FEET; THENCE S44°15'08"E, 65.60 FEET; THENCE S23°01'09"E, 67.84 FEET; THENCE N85°24'41"E, 109.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF S06°18'41"E, 20.01 FEET TO WHICH A RADIAL LINE BEARS N81°39'33"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°03'32", AN ARC DISTANCE OF 20.01 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°24'41"W, 109.04 FEET; THENCE S07°17'31"W, 93.41 FEET; THENCE S11°48'20"E, 102.63 FEET; THENCE S34°45'18"E, 101.76 FEET; THENCE S57°04'03"E, 165.05 FEET; THENCE S10°05'56"E, 103.14 FEET; THENCE S09°17'04"E, 72.15 FEET; THENCE S16°34'04"W, 42.58 FEET; THENCE S35°39'47"W, 128.66 FEET; THENCE S64°21'54"W, 78.80 FEET; THENCE S65°49'50"W, 62.56 FEET; THENCE S70°11'22"W, 62.56 FEET; THENCE N82°36'48"W, 69.29 FEET; THENCE S72°12'30"W, 94.07 FEET; THENCE N42°06'08"W, 25.17 FEET; THENCE S87°02'59"W, 66.16 FEET; THENCE S32°50'32"W, 40.41 FEET; THENCE N85°57'34"W, 97.74 FEET; THENCE S80°11'57"W, 58.78 FEET; THENCE S64°19'42"W, 67.01 FEET; THENCE S43°49'44"W, 137.90 FEET; THENCE S48°48'58"W, 67.20 FEET; THENCE S53°48'07"W, 67.20 FEET; THENCE S58°03'25"W, 72.94 FEET; THENCE S56°26'27"W, 30.95 FEET; THENCE S40°09'27"W, 59.04 FEET; THENCE S24°17'12"W, 61.74 FEET; THENCE S08°24'57"W, 58.94 FEET; THENCE S07°30'26"E, 62.10 FEET; THENCE S23°25'48"E, 58.94 FEET; THENCE S39°18'03"E, 61.74 FEET; THENCE S55°10'18"E, 46.43 FEET; THENCE S64°08'01"E, 592.27 FEET; THENCE S64°53'11"E, 64.77 FEET; THENCE S71°07'37"E, 87.75 FEET; THENCE S79°08'43"E, 87.75 FEET; THENCE S80°22'36"E, 65.70 FEET; THENCE S70°32'54"E, 64.40 FEET; THENCE S60°42'34"E, 65.29 FEET; THENCE S57°15'13"E, 208.37 FEET; THENCE S48°54'14"E, 61.54 FEET; THENCE S28°08'14"E, 61.54 FEET; THENCE S20°03'58"E, 488.50 FEET; THENCE S03°16'27"E, 51.45 FEET; THENCE S23°24'56"W, 129.80 FEET; THENCE S66°35'04"E, 110.00 FEET; THENCE S23°24'56"W, 37.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 71.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 59.27 FEET TO THE POINT OF TANGENCY; THENCE S70°54'47"W, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,017.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 125.27 FEET TO THE POINT OF TANGENCY; THENCE S63°51'33"W, 5.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'22", AN ARC DISTANCE OF 30.93 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF S26°03'01"E, 78.83 FEET TO WHICH A RADIAL LINE BEARS N62°27'55"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 78.84 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N19°38'48"E, 34.87 FEET TO WHICH A RADIAL LINE BEARS S65°26'02"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°25'31", AN ARC DISTANCE OF 38.58 FEET TO THE POINT OF TANGENCY; THENCE N63°51'33"E, 0.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 982.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 120.96 FEET TO THE POINT OF TANGENCY; THENCE N70°54'47"E, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 88.29 FEET TO THE POINT OF TANGENCY; THENCE N23°24'56"E, 204.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHERLY 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 N20°03'58"W, 53.68 FEET; THENCE N69°56'02"E, 151.51 FEET; THENCE N29°07'34"E, 103.42 FEET; THENCE N11°02'30"E, 626.19 FEET; THENCE N21°25'07"E, 72.85 FEET; THENCE N18°01'33"E, 76.43 FEET; THENCE N14°12'55"E, 76.68 FEET; THENCE N08°53'15"E, 74.61 FEET; THENCE N06°40'59"E, 561.91 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,150.00 FEET AND A CHORD BEARING AND DISTANCE OF S85°47'57"E, 14.61 FEET TO WHICH A RADIAL LINE BEARS S04°23'44"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'22", AN ARC DISTANCE OF 14.61 FEET TO THE POINT OF TANGENCY; THENCE S85°59'38"E, 151.09 FEET; THENCE S10°23'26"E, 690.07 FEET; THENCE S74°27'46"E, 215.19 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 S04°46'32"W, 75.16 FEET TO WHICH A RADIAL LINE BEARS N84°22'54"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'08", AN ARC DISTANCE OF 75.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°15'48"W, 118.37 FEET; THENCE S85°00'11"W, 188.14 FEET; THENCE S75°09'50"W, 62.81 FEET; THENCE S47°04'41"W, 149.74 FEET; THENCE S01°23'54"E, 606.60 FEET; THENCE S71°14'09"W, 58.11 FEET; THENCE S29°28'46"W, 580.25 FEET; THENCE S17°28'35"E, 274.28 FEET; THENCE S33°31'09"E, 99.96 FEET; THENCE S41°56'27"E, 67.59 FEET; THENCE S34°11'13"E, 42.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.00 FEET AND A CHORD BEARING AND DISTANCE OF S56°20'03"W, 17.95 FEET TO WHICH A RADIAL LINE BEARS S34°11'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°02'32", AN ARC DISTANCE OF 17.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.83 FEET AND A CHORD BEARING AND DISTANCE OF S66°04'46"W, 196.78

CONTINUED ON SHEET 10

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8438

DRAWING NAME: S:\SURVEY REVIT\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 1 (V2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS116 NEW.DWG 9/3/2026 8:28 AM BY: CWALTERS
---- : C19_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 10 OF 24

CONTINUED FROM SHEET 9

FEET TO WHICH A RADIAL LINE BEARS S29°38'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°25'57", AN ARC DISTANCE OF 197.11 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°34'25"W, 48.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 981.00 FEET AND A CHORD BEARING AND DISTANCE OF S71°49'55"W, 23.69 FEET TO WHICH A RADIAL LINE BEARS S18°51'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°23'01", AN ARC DISTANCE OF 23.69 FEET TO THE POINT OF TANGENCY; THENCE S72°31'25"W, 210.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 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 CUSP; THENCE S17°28'35"E, 1,031.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,187.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°49'42", AN ARC DISTANCE OF 1,135.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,762.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°41'15", AN ARC DISTANCE OF 328.67 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°22'38"E, 99.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,746.33 FEET AND A CHORD BEARING AND DISTANCE OF N89°26'17"E, 264.66 FEET TO WHICH A RADIAL LINE BEARS S03°47'02"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'30", AN ARC DISTANCE OF 264.91 FEET TO THE POINT OF TANGENCY; THENCE N85°05'32"E, 72.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°55'24", AN ARC DISTANCE OF 95.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 108.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'12", AN ARC DISTANCE OF 8.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°36'40", AN ARC DISTANCE OF 37.84 FEET; THENCE ALONG A NON-TANGENT LINE RUN N04°58'48"W, 218.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'10", AN ARC DISTANCE OF 800.32 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°05'23"W, 270.23 FEET; THENCE N75°33'13"W, 140.00 FEET; THENCE N59°36'29"W, 72.80 FEET; THENCE N75°33'13"W, 95.76 FEET; THENCE N81°11'18"W, 152.77 FEET; THENCE N57°52'22"W, 54.27 FEET; THENCE S61°15'56"W, 96.28 FEET; THENCE S53°36'13"W, 81.83 FEET; THENCE S40°01'41"W, 51.35 FEET; THENCE N89°40'32"W, 49.69 FEET; THENCE S20°59'24"W, 14.43 FEET; THENCE S56°49'18"W, 34.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N27°43'29"W, 80.78 FEET TO WHICH A RADIAL LINE BEARS S56°49'18"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°54'26", AN ARC DISTANCE OF 80.91 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°16'59"E, 14.30 FEET; THENCE N36°15'45"E, 94.42 FEET; THENCE N47°55'36"E, 80.55 FEET; THENCE N71°39'34"E, 142.74 FEET; THENCE N19°48'13"E, 100.21 FEET; THENCE N29°47'26"E, 49.66 FEET; THENCE N01°27'28"W, 26.55 FEET; THENCE N42°13'58"E, 50.31 FEET; THENCE N81°05'11"E, 84.61 FEET; THENCE S78°42'27"E, 212.41 FEET; THENCE S77°05'35"E, 75.01 FEET; THENCE N73°14'44"E, 202.73 FEET; THENCE N23°56'35"E, 128.64 FEET; THENCE N45°22'40"E, 56.32 FEET; THENCE N15°39'43"E, 40.99 FEET; THENCE N10°14'13"W, 106.05 FEET; THENCE N47°37'20"W, 62.36 FEET; THENCE S73°04'12"W, 93.41 FEET; THENCE N79°09'20"W, 161.14 FEET; THENCE N83°25'18"W, 117.55 FEET; THENCE N71°19'40"W, 113.75 FEET; THENCE N46°46'22"W, 95.78 FEET; THENCE S83°23'54"W, 133.84 FEET; THENCE N61°31'47"W, 13.65 FEET; THENCE N28°28'14"E, 362.52 FEET; THENCE N38°49'18"E, 150.70 FEET; THENCE N16°06'12"E, 267.72 FEET; THENCE N12°05'44"E, 75.70 FEET; THENCE N08°46'12"E, 73.71 FEET; THENCE N07°59'49"E, 282.97 FEET; THENCE N77°03'02"E, 259.22 FEET; THENCE N62°10'11"E, 30.92 FEET; THENCE N53°18'57"E, 59.11 FEET; THENCE N37°26'42"E, 61.74 FEET; THENCE N21°34'27"E, 58.92 FEET; THENCE N05°42'12"E, 30.87 FEET; THENCE N10°51'58"W, 65.63 FEET; THENCE N07°12'36"W, 102.09 FEET; THENCE N12°20'59"W, 417.06 FEET; THENCE N05°21'52"E, 55.63 FEET; THENCE N29°47'41"E, 489.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CHORD BEARING AND DISTANCE OF S75°50'10"E, 86.42 FEET TO WHICH A RADIAL LINE BEARS S20°21'56"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°24'12", AN ARC DISTANCE OF 86.59 FEET TO THE POINT OF TANGENCY; THENCE S82°02'16"E, 228.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'34", AN ARC DISTANCE OF 100.85 FEET; THENCE ALONG A RADIAL LINE RUN S23°22'18"W, 179.26 FEET; THENCE S83°56'52"E, 57.56 FEET; THENCE S52°28'46"E, 65.66 FEET; THENCE S20°23'35"E, 86.23 FEET; THENCE S03°51'49"E, 140.86 FEET; THENCE S07°36'56"E, 61.42 FEET; THENCE S32°50'36"W, 48.53 FEET; THENCE N80°44'18"E, 142.49 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 S62°24'43"E, 77.64 FEET TO WHICH A RADIAL LINE BEARS S78°31'19"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°52'03", AN ARC DISTANCE OF 88.90 FEET TO THE POINT OF TANGENCY; THENCE N66°39'16"E, 185.85 FEET; THENCE N12°35'15"W, 61.44 FEET; THENCE N06°32'26"W, 75.08 FEET; THENCE N07°17'22"W, 75.04 FEET; THENCE N14°32'33"W, 91.49 FEET; THENCE N22°03'49"W, 88.29 FEET; THENCE N31°08'08"W, 88.83 FEET; THENCE N43°26'54"W, 88.04 FEET; THENCE N52°31'19"W, 87.25 FEET; THENCE N61°41'48"W, 92.61 FEET; THENCE S26°32'35"W, 120.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N70°06'49"W, 98.53 FEET TO WHICH A RADIAL LINE BEARS N26°32'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°18'46", AN ARC DISTANCE OF 98.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN N07°57'44"E, 341.68 FEET; THENCE N31°34'46"E, 62.25 FEET; THENCE N31°53'24"E, 419.73 FEET; THENCE N34°36'35"E, 67.51 FEET; THENCE N39°01'07"E, 67.51 FEET; THENCE N43°27'11"E, 67.51 FEET; THENCE N47°53'15"E, 67.51 FEET; THENCE N52°19'19"E, 67.51 FEET; THENCE

CONTINUED ON SHEET 11

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 1\V(2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST1b NEW.DWG, 10 2/4/2026 8:29 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\V12 PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST19 NEW.DWG - 11 3/4/2026 8:29 AM BY: GWALTERS
---- : C:\CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 11 OF 24

CONTINUED FROM SHEET 10

N56°41'12"E, 67.99 FEET; THENCE N58°07'52"E, 424.38 FEET; THENCE N52°33'54"E, 75.58 FEET; THENCE N51°59'08"E, 280.00 FEET; THENCE N45°13'45"E, 91.62 FEET; THENCE N31°15'25"E, 92.06 FEET; THENCE N17°40'45"E, 92.20 FEET; THENCE N06°44'37"E, 702.82 FEET; THENCE N20°45'50"E, 60.97 FEET; THENCE N36°04'13"E, 61.84 FEET; THENCE N36°46'37"E, 87.57 FEET; THENCE N25°40'17"E, 87.57 FEET; THENCE N14°34'39"E, 87.59 FEET; THENCE N08°28'42"E, 134.95 FEET; THENCE N09°07'47"W, 65.02 FEET; THENCE N25°00'02"W, 58.92 FEET; THENCE N40°52'17"W, 61.74 FEET; THENCE N56°27'57"W, 91.17 FEET; THENCE N88°54'07"W, 876.48 FEET; THENCE S83°09'22"W, 30.72 FEET; THENCE S69°32'57"W, 59.11 FEET; THENCE S53°40'42"W, 61.74 FEET; THENCE S37°48'27"W, 59.13 FEET; THENCE S26°16'36"W, 30.80 FEET; THENCE S13°48'24"W, 243.22 FEET; THENCE N76°11'36"W, 71.06 FEET; THENCE S00°02'46"E, 137.69 FEET; THENCE S44°11'04"W, 78.37 FEET; THENCE S22°47'49"W, 66.89 FEET; THENCE S25°15'41"W, 88.29 FEET; THENCE S14°11'12"W, 88.29 FEET; THENCE S28°11'46"W, 64.09 FEET; THENCE S01°57'15"E, 110.32 FEET; THENCE S05°10'57"W, 57.58 FEET; THENCE S76°03'40"E, 40.41 FEET; THENCE S16°23'32"W, 78.97 FEET; THENCE S24°23'27"W, 86.72 FEET; THENCE S38°11'31"W, 131.59 FEET; THENCE N66°50'51"W, 78.48 FEET; THENCE N75°44'46"W, 123.55 FEET; THENCE N58°43'20"W, 88.35 FEET; THENCE N49°57'55"W, 75.45 FEET; THENCE N57°09'48"W, 121.51 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 THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE EAST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN N00°02'56"E, 367.47 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 278.50 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S79°38'01"W, 71.29 FEET; THENCE N89°27'00"W, 350.00 FEET; THENCE N00°33'00"E, 78.73 FEET; THENCE N29°28'45"W, 60.03 FEET; THENCE N59°30'29"W, 65.65 FEET; THENCE N89°27'00"W, 118.85 FEET; THENCE S60°36'28"W, 65.65 FEET; THENCE S30°34'44"W, 60.94 FEET; THENCE S00°33'00"W, 77.95 FEET; THENCE N89°27'00"W, 349.10 FEET; THENCE N73°30'17"W, 72.80 FEET; THENCE N89°27'00"W, 259.38 FEET; 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 S82°51'04"E, 67.03 FEET; THENCE S77°32'03"E, 67.01 FEET; THENCE S72°13'05"E, 67.01 FEET; THENCE S67°16'33"E, 68.16 FEET; THENCE S66°16'58"E, 310.60 FEET; THENCE S27°42'07"E, 82.19 FEET; THENCE S00°33'00"W, 44.38 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 THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 881.88 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 370.43 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S86°42'11"E, 137.98 FEET; THENCE S79°37'35"E, 276.93 FEET; THENCE N49°25'07"E, 71.00 FEET; THENCE S75°17'25"E, 133.94 FEET; THENCE S83°39'42"E, 85.64 FEET; THENCE N86°41'31"E, 46.78 FEET; THENCE S20°31'31"E, 27.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 96.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°30'36", AN ARC DISTANCE OF 32.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°04'08", AN ARC DISTANCE OF 181.36 FEET; THENCE ALONG A NON-TANGENT LINE RUN N78°13'28"W, 160.82 FEET; THENCE N63°58'11"W, 71.15 FEET; THENCE N76°32'08"W, 137.86 FEET; THENCE N88°23'07"W, 37.93 FEET; THENCE S80°15'28"W, 103.83 FEET; THENCE S65°30'55"W, 103.68 FEET; THENCE S36°26'37"W, 67.21 FEET; THENCE S71°20'43"W, 82.73 FEET; THENCE S33°06'33"W, 72.19 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 S87°08'59"E, 239.64 FEET; THENCE N03°34'49"W, 133.85 FEET; THENCE N37°39'04"E, 37.54 FEET; THENCE N71°08'29"E, 156.26 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:

CONTINUED ON SHEET 12

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3126 LB8439

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 12 OF 24

CONTINUED FROM SHEET 11

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 388.46 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 1518.40 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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, 70.80 FEET; THENCE N88°27'45"E, 87.46 FEET; THENCE N70°54'47"E, 58.13 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; THENCE N88°54'07"W, 90.00 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 SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1075.38 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 343.10 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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, 123.02 FEET; THENCE S15°03'06"W, 97.94 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 SOUTHERLY, HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF N71°00'14"W, 187.97 FEET TO WHICH A RADIAL LINE BEARS N25°09'44"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°19'56", AN ARC DISTANCE OF 188.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 36.53 FEET TO THE POINT OF TANGENCY; THENCE N60°25'33"W, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'38", AN ARC DISTANCE OF 12.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°53'05", AN ARC DISTANCE OF 31.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°28'34", AN ARC DISTANCE OF 6.64 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 07°39'00", AN ARC DISTANCE OF 305.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 329.05 FEET TO THE POINT OF TANGENCY; THENCE N43°46'06"E, 613.38 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 SOUTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN S00°08'08"W, 324.94 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°51'52"E, 365.72 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N29°47'41"E, 186.47 FEET; 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 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 653.02 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 126.06 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN

CONTINUED ON SHEET 13

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DRC1 TRAIL\2 PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\35\15b NEW.DWG 12" 3/4/2026 8:29 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 13 OF 24

CONTINUED FROM SHEET 12

OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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 04°20'24", AN ARC DISTANCE OF 77.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°25'31", AN ARC DISTANCE OF 493.70 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 97°10'02", AN ARC DISTANCE OF 33.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'45", AN ARC DISTANCE OF 5.23 FEET TO THE POINT OF TANGENCY; THENCE S60°25'33"E, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 51.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 825.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°19'56", AN ARC DISTANCE OF 163.17 FEET; THENCE ALONG A NON-TANGENT LINE RUN S29°47'41"W, 347.26 FEET; THENCE S23°20'58"W, 70.45 FEET; THENCE S37°39'54"W, 57.75 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 2503.62 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 826.86 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S61°31'47"E, 254.45 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°03'25", AN ARC DISTANCE OF 224.92 FEET; THENCE ALONG A RADIAL LINE RUN N48°28'22"W, 42.00 FEET; THENCE N41°56'27"W, 68.76 FEET; THENCE N17°33'54"W, 135.43 FEET; THENCE N03°08'09"W, 50.98 FEET; THENCE N26°04'37"E, 70.12 FEET; THENCE N29°28'46"E, 220.64 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2052.32 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 290.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°16'48"W, 967.30 FEET; THENCE N47°11'45"W, 104.73 FEET; THENCE N87°35'47"W, 267.23 FEET; THENCE S88°02'18"W, 69.66 FEET; THENCE S49°34'49"W, 56.64 FEET; THENCE S48°04'13"W, 47.10 FEET; THENCE S31°08'34"W, 47.78 FEET; THENCE S30°55'10"W, 140.30 FEET; THENCE S22°16'02"W, 129.58 FEET; THENCE S20°59'21"W, 67.24 FEET; THENCE S22°14'52"W, 71.61 FEET; THENCE S09°31'20"W, 54.23 FEET; THENCE S17°55'00"E, 51.36 FEET; THENCE S42°05'55"W, 133.92 FEET; THENCE S84°03'49"W, 72.00 FEET; THENCE S89°13'00"W, 138.76 FEET; THENCE S79°36'17"W, 126.07 FEET; THENCE S46°11'28"W, 2.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 539.95 FEET AND A CHORD BEARING AND DISTANCE OF S56°31'36"W, 193.77 FEET TO WHICH A RADIAL LINE BEARS S43°48'36"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°40'23", AN ARC DISTANCE OF 194.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN S03°29'10"W, 102.80 FEET; THENCE S03°43'49"E, 70.13 FEET; THENCE S00°12'51"E, 280.00 FEET; THENCE S07°17'20"E, 57.90 FEET; THENCE S33°02'28"E, 62.04 FEET; THENCE S33°29'10"E, 50.85 FEET; THENCE S31°48'12"E, 64.57 FEET; THENCE S02°22'23"E, 204.62 FEET; THENCE S11°42'16"E, 43.17 FEET; THENCE S66°08'13"E, 47.93 FEET; THENCE N58°31'55"E, 56.93 FEET; THENCE DEPARTING SAID LANDS RUN N54°04'04"E, 55.51 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF AFORESAID LANDS; (SAID POINT BEARS S68°14'54"W, 1396.26 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24); THENCE ALONG SAID SOUTHERLY EXTENSION, THE BOUNDARY LINE OF SAID LANDS AND THE NORTHERLY EXTENSION THEREOF, RESPECTIVELY, RUN N20°57'23"E, 50.00 FEET; THENCE DEPARTING SAID NORTHERLY EXTENSION RUN N15°16'01"E, 94.59 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°09'50"W, 1310.21 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N15°16'01"E, 100.26 FEET; THENCE N56°16'26"E, 162.22 FEET; THENCE N50°21'08"E, 91.70 FEET; THENCE N57°03'08"E, 82.98 FEET; THENCE N63°53'52"E, 82.98 FEET; THENCE N69°48'38"E, 62.00 FEET; THENCE N27°50'04"E, 72.42 FEET; THENCE S89°56'24"E, 110.29 FEET; THENCE N70°06'04"E, 103.91 FEET; THENCE N60°55'14"E, 29.68 FEET; THENCE DEPARTING SAID LANDS RUN S14°17'47"E, 97.49 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS

CONTINUED ON SHEET 14

JOB SP2025.04647

CFB CLYHER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8198

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 1\X(2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\SHTS NEW.DWG - LS 3/4/2026 8:29 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 14 OF 24

CONTINUED FROM SHEET 13

S88°42'30"W, 528.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S81°40'23"E, 240.24 FEET; THENCE S00°18'00"W, 1,162.70 FEET; THENCE N89°42'00"W, 138.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'16", AN ARC DISTANCE OF 489.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 468.49 FEET TO THE POINT OF TANGENCY; THENCE N88°47'47"W, 391.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°58'36", AN ARC DISTANCE OF 435.83 FEET; THENCE ALONG A RADIAL LINE RUN N18°46'23"W, 45.00 FEET; THENCE N00°12'51"W, 488.05 FEET; (SAID POINT BEARS S67°31'35"W, 2387.51 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S89°47'09"W, 185.19 FEET; THENCE N67°37'23"W, 104.71 FEET; THENCE N90°00'00"W, 59.60 FEET; THENCE N66°29'37"W, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 540.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°04'14"W, 10.64 FEET TO WHICH A RADIAL LINE BEARS S66°29'37"E; (SAID POINT BEARS S71°13'11"W, 2700.77 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'42", AN ARC DISTANCE OF 10.64 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S24°38'06"W, 185.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 670.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°14'11", AN ARC DISTANCE OF 189.86 FEET TO THE POINT OF TANGENCY; THENCE S08°23'54"W, 79.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 146.50 FEET AND A CHORD BEARING AND DISTANCE OF S14°10'44"E, 21.53 FEET TO WHICH A RADIAL LINE BEARS S80°02'08"W; THENCE DEPARTING SAID LANDS RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°25'44", AN ARC DISTANCE OF 21.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 153.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'52", AN ARC DISTANCE OF 39.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 662.83 FEET; (SAID POINT BEARS S59°58'42"W, 3070.59 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'48", AN ARC DISTANCE OF 172.14 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°05'56", AN ARC DISTANCE OF 107.97 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF S62°51'02"W, 155.20 FEET TO WHICH A RADIAL LINE BEARS N18°30'32"E; (SAID POINT BEARS S58°18'56"W, 3200.12 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE EASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG SAID EASTERLY EXTENSION AND BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°19'00", AN ARC DISTANCE OF 172.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 116.99 FEET AND A CHORD BEARING AND DISTANCE OF S28°38'01"W, 40.88 FEET TO WHICH A RADIAL LINE BEARS S71°25'44"E; THENCE DEPARTING SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°07'30", AN ARC DISTANCE OF 41.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,950.00 FEET AND A CHORD BEARING AND DISTANCE OF S67°04'12"W, 268.84 FEET TO WHICH A RADIAL LINE BEARS S24°52'48"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°54'01", AN ARC DISTANCE OF 268.89 FEET TO THE POINT OF TANGENCY; THENCE S69°01'13"W, 194.15 FEET; THENCE N20°58'47"W, 45.00 FEET; THENCE N83°37'14"W, 102.93 FEET; THENCE N54°00'24"W, 136.23 FEET; THENCE N21°24'58"W, 196.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 482.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°00'58"W, 37.94 FEET TO WHICH A RADIAL LINE BEARS N19°43'51"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°30'22", AN ARC DISTANCE OF 37.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 109°01'47", AN ARC DISTANCE OF 352.04 FEET; (SAID POINT BEARS S69°07'19"W, 4032.05 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN N82°17'17"W, 82.68 FEET; THENCE N37°17'17"W, 16.97 FEET TO POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S69°54'02"W, 4109.82 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N07°42'43"E, 64.41 FEET; THENCE N08°55'24"E, 57.80 FEET; THENCE N02°40'17"W, 57.93 FEET; THENCE N12°18'15"W, 57.93 FEET; THENCE N21°56'13"W, 57.93 FEET; THENCE N51°04'39"W, 59.68 FEET; THENCE N42°00'18"W, 63.64 FEET; THENCE N53°10'28"W, 65.06 FEET; THENCE N50°42'54"W, 87.83 FEET; THENCE N87°03'57"W, 231.10 FEET; THENCE N73°28'58"W, 75.15 FEET; THENCE N47°53'37"W, 66.57 FEET; THENCE N21°50'56"W, 77.50 FEET; THENCE N03°41'27"E, 64.19 FEET; THENCE N66°23'20"W, 32.95 FEET; THENCE N23°36'40"E, 491.37 FEET; THENCE S66°23'20"E, 45.00 FEET; THENCE DEPARTING SAID LANDS RUN S71°48'03"E, 172.57 FEET; THENCE N48°11'02"E, 210.00 FEET; THENCE N48°07'58"E, 168.73 FEET; (SAID POINT BEARS S88°42'33"W, 3811.64 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N13°26'53"E, 62.51 FEET; THENCE N06°20'27"W, 103.37 FEET; THENCE N17°05'07"W, 73.97 FEET; THENCE N53°57'15"W, 168.18 FEET; THENCE N53°31'42"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,200.00 FEET AND A CHORD BEARING AND DISTANCE OF N48°42'12"E, 932.21 FEET TO WHICH A

CONTINUED ON SHEET 15

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8436

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 15\(12) PETITIONS TO AMEND\1ST AMENDMENT INOV 2025\1DWGS\DIST15 NEW.DWG, 14, 2/4/2026 8:28 AM, BY: GWALTERS
CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 15 OF 24

CONTINUED FROM SHEET 14

RADIAL LINE BEARS N53°31'42"W; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG SAID SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°27'48", AN ARC DISTANCE OF 939.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,425.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°40'50", AN ARC DISTANCE OF 414.86 FEET; THENCE ALONG A NON-TANGENT LINE RUN S45°44'43"E, 45.00 FEET; THENCE S37°15'43"E, 285.59 FEET; THENCE S51°18'49"E, 60.63 FEET; THENCE S59°54'12"E, 79.47 FEET; THENCE N32°22'31"E, 78.39 FEET; THENCE N36°38'25"E, 80.37 FEET; THENCE N42°29'17"E, 79.42 FEET; THENCE N49°04'00"E, 79.38 FEET; THENCE DEPARTING SAID LANDS RUN N15°19'17"W, 104.53 FEET; (SAID POINT BEARS S58°51'06"W, 2907.67 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13); THENCE N13°46'46"E, 105.71 FEET; (SAID POINT BEARS S60°21'54"W, 2834.00 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N13°46'46"E, 0.15 FEET; THENCE N29°44'52"E, 102.81 FEET; (SAID POINT BEARS S61°27'36"W, 2745.92 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N29°44'52"E, 0.12 FEET; THENCE N42°58'14"E, 89.39 FEET; THENCE N63°48'00"E, 71.96 FEET; THENCE N88°30'37"E, 119.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 102.50 FEET AND A CHORD BEARING AND DISTANCE OF N03°37'16"E, 2.56 FEET TO WHICH A RADIAL LINE BEARS S85°39'51"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°25'47", AN ARC DISTANCE OF 2.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 197.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°29'37", AN ARC DISTANCE OF 167.16 FEET TO THE POINT OF TANGENCY; THENCE N51°23'59"E, 49.26 FEET; THENCE N38°36'01"W, 100.43 FEET; THENCE N05°36'17"E, 112.38 FEET; (SAID POINT BEARS S68°10'15"W, 2268.65 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN N84°04'20"W, 57.21 FEET; THENCE N77°43'31"W, 146.16 FEET; THENCE N72°06'16"W, 54.55 FEET; (SAID POINT BEARS S71°28'42"W, 2486.39 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N72°06'16"W, 0.25 FEET; THENCE N70°25'54"W, 51.38 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE EASTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN N44°14'21"W, 182.92 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 791.61 FEET; THENCE S79°11'53"E, 45.00 FEET; THENCE N57°33'05"E, 183.30 FEET; THENCE N59°37'03"E, 66.77 FEET; THENCE N42°39'37"E, 66.75 FEET; THENCE N25°42'10"E, 66.77 FEET; THENCE N25°55'38"E, 65.29 FEET; THENCE N21°10'04"E, 39.56 FEET; THENCE N72°40'04"W, 262.01 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 319.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°26'53", AN ARC DISTANCE OF 441.56 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 44°50'38", AN ARC DISTANCE OF 79.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°13'40", AN ARC DISTANCE OF 64.89 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 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S89°37'52"E, 147.10 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3130, PAGE 599, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 726.88 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3130, PAGE 599; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 664.86 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°37'52"E, 379.60 FEET; THENCE DEPARTING SAID EASTERLY EXTENSION OF SAID LANDS RUN S43°18'02"E, 117.73 FEET; THENCE S00°12'51"E, 238.18 FEET; (SAID POINT BEARS N51°58'31"W, 1644.17 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE S89°47'09"W, 110.00 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 22.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 182.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°10'16", AN ARC DISTANCE OF 51.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 517.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°55'42", AN ARC DISTANCE OF 225.16 FEET TO THE POINT OF TANGENCY; THENCE S08°32'36"W, 24.21 FEET; THENCE DEPARTING SAID LANDS RUN S81°03'32"E, 381.99 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N57°53'59"W, 1190.70 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°12'51"W, 281.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'08", AN ARC DISTANCE OF 37.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 307.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'22", AN ARC DISTANCE OF 47.81 FEET TO THE POINT OF TANGENCY; THENCE N12°54'36"W, 115.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°04'32", AN ARC DISTANCE OF 83.53 FEET TO THE POINT OF TANGENCY; THENCE N01°09'56"E, 159.58 FEET; THENCE N51°57'53"W, 70.00 FEET; THENCE S88°50'04"E, 185.00 FEET; THENCE S55°12'18"W, 63.01 FEET; THENCE S01°09'56"W, 136.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°39'15", AN ARC DISTANCE OF 14.34

CONTINUED ON SHEET 16

JOB SP2025.04647

CFB CLYNER FARNER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8438

DRAWING NAME: S:\SURVEY\DEVELOPMENT DISTRICTS\DISTRICTS\21 PETITIONS TO AMEND\DTST AMENDMENT (NOV 2025)\DWGS\DS16 NEW.DWG, 15, 3/4/2026 8:29 AM, BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 16 OF 24

CONTINUED FROM SHEET 15

FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 52.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°04'42", AN ARC DISTANCE OF 83.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°29'59", AN ARC DISTANCE OF 19.01 FEET TO THE POINT OF TANGENCY; THENCE S12°54'36"E, 100.64 FEET; THENCE DEPARTING SAID LANDS RUN S88°49'03"E, 681.07 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE AFORESAID LANDS; (SAID POINT BEARS N15°56'08"W, 1040.64 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE ALONG THE NORTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°14'44"W, 879.55 FEET; THENCE N89°45'17"W, 261.00 FEET; THENCE S05°47'10"W, 77.71 FEET; THENCE S02°10'29"W, 68.02 FEET; THENCE S01°13'16"E, 68.44 FEET; THENCE S04°35'00"E, 67.77 FEET; THENCE S07°46'26"E, 68.16 FEET; THENCE S08°31'18"E, 70.00 FEET; THENCE S54°19'01"E, 59.93 FEET; THENCE S29°37'48"E, 64.79 FEET; THENCE S11°47'06"E, 74.65 FEET; THENCE S13°55'01"W, 139.13 FEET; THENCE S89°37'52"E, 179.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2398.64 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2044.30 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 353.40 FEET; THENCE N77°43'31"W, 211.59 FEET; THENCE N10°47'09"E, 150.13 FEET; THENCE N61°42'13"W, 125.83 FEET; THENCE N10°47'09"E, 208.22 FEET; THENCE S68°36'07"E, 202.54 FEET; THENCE S64°08'56"E, 67.33 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2324.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1055.03 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S08°31'18"E, 195.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,840.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°52'55", AN ARC DISTANCE OF 92.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN S89°47'09"W, 28.84 FEET; THENCE S82°39'39"W, 40.31 FEET; THENCE S61°30'09"W, 45.42 FEET; THENCE S89°47'09"W, 202.00 FEET; THENCE N00°12'51"W, 323.36 FEET; THENCE S78°59'09"E, 5.81 FEET; THENCE S77°42'10"E, 63.35 FEET; THENCE S84°18'31"E, 68.94 FEET; THENCE N88°36'56"E, 68.95 FEET; THENCE N82°28'37"E, 67.10 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 695.48 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1286.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING AND DISTANCE OF S33°47'32"W, 206.13 FEET TO WHICH A RADIAL LINE BEARS S68°36'23"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°47'51", AN ARC DISTANCE OF 207.74 FEET TO THE POINT OF TANGENCY; THENCE S46°11'28"W, 49.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°10'49", AN ARC DISTANCE OF 344.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 830.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'25", AN ARC DISTANCE OF 130.72 FEET; THENCE ALONG A NON-TANGENT LINE RUN N12°11'49"W, 105.17 FEET; THENCE N21°12'53"W, 205.56 FEET; THENCE N21°13'19"W, 55.78 FEET; THENCE N53°40'28"W, 147.24 FEET; THENCE N59°53'17"W, 96.22 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 106.42 FEET AND A CHORD BEARING AND DISTANCE OF N00°30'03"W, 9.58 FEET TO WHICH A RADIAL LINE BEARS S87°55'15"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°09'36", AN ARC DISTANCE OF 9.58 FEET; THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN N68°14'49"E, 54.28 FEET; THENCE N46°25'25"E, 57.51 FEET; THENCE N09°43'47"W, 61.99 FEET; (SAID POINT BEARS S51°28'15"W, 2714.91 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE N19°24'57"W, 139.94 FEET; THENCE N01°24'28"W, 51.70 FEET; THENCE N17°39'35"E, 41.62 FEET; THENCE N44°21'19"E, 57.99 FEET; THENCE N33°11'09"E, 0.16 FEET; (SAID POINT BEARS S56°02'56"W, 2553.76 FEET

CONTINUED ON SHEET 17

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3126 LB8436

DRAWING NAME: S:\SURVEY_NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 76\V2\ PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\GIS\1b NEWDWG :1b 3/4/2026 8:29 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 17 OF 24

CONTINUED FROM SHEET 16

FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N33°11'09"E, 99.71 FEET; (SAID POINT BEARS S56°57'02"W, 2462.19 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE N58°09'10"W, 110.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 137.50 FEET AND A CHORD BEARING AND DISTANCE OF N19°24'07"E, 78.09 FEET TO WHICH A RADIAL LINE BEARS S54°06'08"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°59'30", AN ARC DISTANCE OF 79.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 162.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°58'08", AN ARC DISTANCE OF 133.21 FEET; THENCE ALONG A NON-TANGENT LINE RUN S51°53'47"E, 114.37 FEET; THENCE N50°45'11"E, 63.07 FEET; THENCE N50°28'15"E, 84.30 FEET; THENCE N45°21'23"E, 88.29 FEET; THENCE N00°12'51"W, 756.29 FEET; THENCE N89°47'09"E, 10.00 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00' FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 184.94 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N68°36'07"W, 364.86 FEET; THENCE N45°24'12"W, 48.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 592.50 FEET AND A CHORD BEARING AND DISTANCE OF N41°44'55"E, 299.28 FEET TO WHICH A RADIAL LINE BEARS S33°37'21"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°15'28", AN ARC DISTANCE OF 302.56 FEET; THENCE ALONG A RADIAL LINE RUN S62°52'49"E, 194.92 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 392.74 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 2,574.23 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N89°47'09"E, 447.94 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 568.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2848.43 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S16°40'55"E, 205.11 FEET; THENCE S42°41'13"E, 403.43 FEET; THENCE S56°10'41"E, 120.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°17'23"W, 170.33 FEET TO WHICH A RADIAL LINE BEARS N52°55'01"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°35'12", AN ARC DISTANCE OF 170.73 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS S87°09'23"W, 2502.43 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S23°29'47"W, 31.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 680.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°52'31", AN ARC DISTANCE OF 10.39 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: THENCE ALONG A NON-TANGENT LINE RUN N80°47'31"W, 91.34 FEET; THENCE N85°02'39"W, 76.84 FEET; THENCE N89°17'46"W, 76.84 FEET; THENCE S86°27'07"W, 76.84 FEET; THENCE S82°12'00"W, 76.84 FEET; THENCE S77°56'52"W, 76.84 FEET; THENCE S79°17'35"W, 63.30 FEET; THENCE N63°49'58"W, 46.02 FEET; THENCE N03°18'03"W, 140.21 FEET; THENCE N08°06'47"W, 70.03 FEET; THENCE N06°13'20"W, 73.58 FEET; THENCE N08°39'08"W, 75.56 FEET; THENCE N12°28'51"W, 75.43 FEET; THENCE N15°32'19"W, 99.12 FEET; THENCE N56°00'13"E, 392.65 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 274.67 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1719.06 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 438.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°49'37", AN ARC DISTANCE OF 83.08 FEET TO THE POINT OF TANGENCY; THENCE S33°02'28"E, 51.82 FEET; THENCE S56°57'32"W, 75.17 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 1,014.05 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N88°47'47"W, 36.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,295.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'58", AN ARC DISTANCE OF 13.17 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N00°12'51"W, 552.28 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S89°47'09"W, 177.32 FEET; THENCE N00°12'51"W, 249.41 FEET; THENCE N45°05'28"W, 94.08 FEET; THENCE N43°34'37"E, 352.16 FEET TO AFORESAID WESTERLY EASEMENT LINE; THENCE ALONG SAID WESTERLY

CONTINUED ON SHEET 18

JOB SP2025.04647

CFB CLYHER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DESIGNS\DISTRICT 5\(2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST5 NEWDWG 1.7 3/4/2026 8:25 AM BY: GWALTERS
---- : CFE_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 18 OF 24

CONTINUED FROM SHEET 17

EASEMENT LINE RUN N00°12'51"W, 509.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00 FEET AND A CHORD BEARING AND DISTANCE OF N85°56'42"E, 38.33 FEET TO WHICH A RADIAL LINE BEARS N05°28'52"W; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'09", AN ARC DISTANCE OF 38.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'22", AN ARC DISTANCE OF 2.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°42'15", AN ARC DISTANCE OF 32.36 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 482.00 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2566.59 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; (SAID POINT BEARS S79°39'50"W, 2611.46 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S00°56'03"W, 193.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°42'03", AN ARC DISTANCE OF 198.55 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S24°38'06"W, 172.43 FEET; THENCE S88°06'49"W, 126.84 FEET; THENCE S83°38'48"W, 87.56 FEET; THENCE S79°10'10"W, 76.77 FEET; THENCE S74°50'48"W, 76.84 FEET; THENCE S70°56'14"W, 76.75 FEET; THENCE S67°24'43"W, 71.52 FEET; (SAID POINT BEARS S70°46'58"W, 3377.90 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N62°07'56"W, 109.14 FEET; THENCE S41°21'03"W, 98.00 FEET; THENCE S35°24'02"W, 154.37 FEET; (SAID POINT BEARS S69°52'54"W, 3663.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S16°31'42"W, 97.81 FEET; (SAID POINT BEARS S68°40'26"W, 3723.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S06°00'44"W, 83.81 FEET; THENCE S06°14'50"W, 77.03 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S66°31'17"W, 3799.92 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE NORTHWESTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN S18°53'50"E, 26.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 517.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°25'58"W, 48.21 FEET TO WHICH A RADIAL LINE BEARS N18°53'50"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°20'22", AN ARC DISTANCE OF 48.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°46'07", AN ARC DISTANCE OF 88.41 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°06'16"E, 50.05 FEET; THENCE N21°37'49"W, 53.36 FEET; THENCE N17°45'05"E, 72.87 FEET; THENCE N32°03'46"E, 60.27 FEET; THENCE N05°02'30"E, 129.53 FEET; THENCE N28°28'35"W, 37.81 FEET; THENCE DEPARTING SAID NORTHWESTERLY EXTENSION OF SAID LANDS RUN N32°28'20"W, 114.49 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°17'59"W, 3792.68 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°55'36"W, 65.95 FEET; THENCE N27°26'24"W, 143.58 FEET; THENCE S88°25'03"W, 53.52 FEET; THENCE S48°51'26"W, 106.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°25'02"W, 132.31 FEET TO WHICH A RADIAL LINE BEARS N48°40'27"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°10'59", AN ARC DISTANCE OF 132.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 302.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°41'34", AN ARC DISTANCE OF 82.85 FEET TO THE POINT OF TANGENCY; THENCE N41°48'58"W, 150.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 132.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'33", AN ARC DISTANCE OF 79.00 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°55'10"E, 111.36 FEET; THENCE N47°01'55"E, 112.59 FEET; (SAID POINT BEARS S81°39'26"W, 3978.42 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N55°48'18"E, 70.65 FEET; (SAID POINT BEARS S82°06'29"W, 3914.96 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N30°40'00"E, 73.40 FEET; (SAID POINT BEARS S82°57'29"W, 3869.63 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N72°57'23"E, 77.09 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S83°09'37"W, 3793.73 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N48°44'43"E, 181.29 FEET; (SAID POINT BEARS S84°46'15"W, 3645.61 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S86°47'09"E, 137.68 FEET; THENCE N58°34'06"E, 8.23 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S84°29'58"W, 3502.08 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N58°34'06"E, 58.51 FEET; THENCE DEPARTING SAID LANDS RUN S57°24'21"E, 53.57 FEET; THENCE S53°57'26"E, 118.37 FEET; THENCE S70°36'40"E, 118.17 FEET; THENCE S72°11'24"E, 54.17 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S81°39'15"W, 3165.66 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE

CONTINUED ON SHEET 19

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3129 LB6498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 10\V27 PETITIONS TO AMEND\ST AMENDMENT (NOV 2025)\DWGS\DS11b NEW.DWG 13 3/4/2026 8:25 AM BY: GWALLERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 19 OF 24

CONTINUED FROM SHEET 18

DEPARTING SAID LANDS RUN S48°48'47"E, 105.38 FEET; THENCE S76°43'52"E, 104.52 FEET; THENCE N82°02'32"E, 118.56 FEET; THENCE N26°19'25"E, 64.92 FEET; THENCE N06°03'36"W, 56.21 FEET; THENCE S87°54'52"E, 75.29 FEET; THENCE S74°15'58"E, 76.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S73°08'43"E, 77.20 FEET; THENCE S89°03'57"E, 19.02 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 720.87 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 788.68 FEET TO THE POINT OF BEGINNING; THENCE S06°46'59"E, 58.99 FEET; THENCE S00°49'36"W, 55.52 FEET; THENCE S03°19'20"W, 22.88 FEET; THENCE S79°02'25"W, 33.92 FEET; THENCE S60°46'29"W, 161.10 FEET; THENCE S56°06'39"W, 129.98 FEET; THENCE S84°12'24"W, 153.26 FEET; THENCE S47°09'27"W, 133.96 FEET; THENCE N83°09'52"W, 40.15 FEET; THENCE N82°30'21"W, 104.13 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N83°19'53"W, 239.46 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 494.47 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°47'09"W, 50.00 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THE FOLLOWING THREE (3) COURSES BEING ALONG THE WESTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3072, PAGE 528: RUN S00°12'51"E, 659.19 FEET; (SAID POINT BEARS S54°45'03"W, 2143.10 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S11°54'17"E, 24.05 FEET; THENCE S14°17'16"E, 62.29 FEET; THENCE S28°21'43"E, 88.09 FEET; (SAID POINT BEARS S50°21'47"W, 2191.90 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S50°56'47"W, 45.78 FEET; THENCE N35°20'05"W, 63.59 FEET; THENCE N74°33'22"W, 52.35 FEET; THENCE N80°07'49"W, 173.52 FEET; THENCE S81°10'56"W, 57.59 FEET; THENCE N15°33'21"W, 1.51 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S56°42'34"W, 2439.34 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N50°29'13"W, 20.25 FEET; THENCE N40°40'04"W, 121.44 FEET; THENCE N37°46'34"W, 161.52 FEET; (SAID POINT BEARS S63°38'35"W, 2491.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N17°17'07"E, 33.47 FEET; THENCE N18°32'23"E, 68.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S65°21'53"W, 2421.42 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°12'51"W, 430.00 FEET; THENCE S89°47'09"W, 261.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'27", AN ARC DISTANCE OF 39.12 FEET; THENCE ALONG A NON-TANGENT LINE RUN S08°43'07"W, 148.46 FEET; THENCE DEPARTING SAID LANDS RUN S24°30'51"E, 71.31 FEET; THENCE S10°32'13"W, 129.97 FEET; THENCE S01°40'21"E, 62.93 FEET; (SAID POINT BEARS S68°42'46"W, 2702.09 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S24°04'13"W, 55.40 FEET; (SAID POINT BEARS S67°53'57"W, 2741.79 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S21°31'08"W, 80.85 FEET; THENCE S20°07'30"W, 80.80 FEET; THENCE S20°43'33"W, 82.96 FEET; (SAID POINT BEARS S64°22'23"W, 2913.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S09°21'32"E, 104.66 FEET; THENCE S39°27'18"E, 147.34 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE NORTHEASTERLY EXTENSION, THE BOUNDARY LINES AND THE NORTHEASTERLY EXTENSION, RESPECTIVELY, OF SAID LANDS THE FOLLOWING COURSES: RUN S26°28'14"W, 9.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 167.50 FEET AND A CHORD BEARING AND DISTANCE OF S60°36'41"E, 17.05 FEET TO WHICH A RADIAL LINE BEARS N26°28'14"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°50'09", AN ARC DISTANCE OF 17.06 FEET TO THE POINT OF TANGENCY; THENCE S57°41'36"E, 73.99 FEET; THENCE N32°18'24"E, 8.50 FEET; THENCE DEPARTING NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF SAID LANDS RUN N86°00'44"E, 95.97 FEET; THENCE N74°57'57"E, 128.48 FEET; THENCE N32°18'24"E, 17.50 FEET; THENCE S40°00'28"E, 64.55 FEET; THENCE S57°40'29"E, 20.05 FEET; THENCE N32°19'31"E, 48.54 FEET; THENCE S55°22'27"E, 43.77 FEET; THENCE S30°10'20"E, 123.55 FEET; THENCE S64°55'20"E, 48.42 FEET; THENCE S32°09'25"W, 170.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S65°42'26"W, 55.05 FEET TO WHICH A RADIAL LINE BEARS S57°41'36"E; (SAID POINT BEARS S49°14'33"W, 2738.29 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°48'04", AN ARC DISTANCE OF 58.30 FEET; (SAID POINT BEARS S49°33'46"W, 2791.12 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S09°40'50"W, 92.61 FEET; THENCE S77°11'14"W, 119.45 FEET; THENCE N64°28'25"W, 84.52 FEET; THENCE N24°47'49"W, 58.30 FEET; THENCE N34°38'11"W, 104.34 FEET; THENCE N41°17'26"W, 145.15 FEET; THENCE N79°58'22"W, 113.29 FEET; THENCE S74°43'32"W, 100.17 FEET; THENCE S48°44'27"W, 95.40 FEET; THENCE N88°00'49"W, 75.42 FEET; THENCE N16°23'05"W, 64.47 FEET;

CONTINUED ON SHEET 20

JOB SP2025.04647

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(352) 748-3126 LB8438

DRAWING NAME: S:\SURVEY\NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 15\12) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST15 NEW.DWG - 19 - 2/4/2026 8:29 AM - BY: GWALTERS
---- : C:\H_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 20 OF 24

CONTINUED FROM SHEET 19

THENCE N38°03'07"W, 115.38 FEET; THENCE N56°42'05"W, 243.53 FEET; THENCE N33°06'59"W, 97.97 FEET; THENCE N46°36'18"W, 144.55 FEET; THENCE N50°38'02"W, 186.35 FEET; THENCE N72°04'52"W, 84.74 FEET; THENCE N33°05'24"W, 174.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE NORTHEASTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN S56°54'36"W, 23.83 FEET TO THE POINT OF 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 26°56'38", AN ARC DISTANCE OF 456.15 FEET TO THE POINT OF TANGENCY; THENCE S29°57'58"W, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 870.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'59", AN ARC DISTANCE OF 227.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N75°20'02"W, 60.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 930.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°27'52"E, 242.84 FEET TO WHICH A RADIAL LINE BEARS N75°02'14"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'13", AN ARC DISTANCE OF 243.53 FEET TO THE POINT OF TANGENCY; THENCE N29°57'58"E, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'44", AN ARC DISTANCE OF 49.96 FEET; THENCE DEPARTING THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS ALONG A RADIAL LINE RUN N57°15'17"W, 10.00 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°06'34"W, 4184.50 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N50°46'04"W, 121.07 FEET; THENCE N14°56'27"W, 84.85 FEET; THENCE N12°30'15"E, 112.87 FEET; THENCE N47°40'39"E, 208.79 FEET; THENCE DEPARTING SAID LANDS RUN N34°00'41"W, 93.29 FEET; THENCE N33°05'24"W, 125.87 FEET; THENCE N76°37'57"W, 62.21 FEET; THENCE N11°20'08"W, 33.91 FEET; THENCE N73°37'15"E, 30.56 FEET; THENCE S67°51'24"E, 35.66 FEET; THENCE N65°15'19"E, 76.38 FEET; THENCE N69°14'44"E, 136.71 FEET; THENCE N56°54'36"E, 16.06 FEET; N58°28'45"E, 54.78 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S83°04'09"W, 3837.27 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N56°54'36"E, 180.00 FEET; THENCE N42°25'37"E, 206.81 FEET; THENCE N17°00'07"W, 449.16 FEET; THENCE N66°59'28"E, 134.41 FEET; THENCE N56°35'10"E, 75.07 FEET; THENCE N56°20'11"E, 74.83 FEET; THENCE N20°55'23"W, 191.17 FEET; THENCE N69°01'13"E, 566.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'52", AN ARC DISTANCE OF 31.65 FEET; THENCE ALONG A RADIAL LINE RUN S21°25'39"E, 45.16 FEET; THENCE S88°47'39"E, 68.93 FEET; THENCE S72°54'54"E, 59.01 FEET; THENCE S57°02'10"E, 55.92 FEET; THENCE S42°17'03"E, 51.30 FEET; THENCE S27°31'57"E, 46.89 FEET; THENCE S16°59'34"E, 146.67 FEET; THENCE DEPARTING SAID LANDS RUN S63°58'55"E, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD BEARING AND DISTANCE OF N20°20'53"E, 102.75 FEET TO WHICH A RADIAL LINE BEARS S63°58'55"E; (SAID POINT BEARS S49°49'42"W, 3439.61 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS AND THE NORTHEASTERLY EXTENSION THEREOF RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°20'23", AN ARC DISTANCE OF 102.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 104.09 FEET AND A CHORD BEARING AND DISTANCE OF N01°03'00"E, 35.31 FEET TO WHICH A RADIAL LINE BEARS S81°17'07"W; (SAID POINT BEARS S50°41'35"W, 3350.54 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°31'46", AN ARC DISTANCE OF 35.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 514.16 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°31'35", AN ARC DISTANCE OF 184.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 116.43 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°35'53", AN ARC DISTANCE OF 135.34 FEET TO A POINT OF CUSP; THENCE S76°18'35"E, 33.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 108.50 FEET; (SAID POINT BEARS S55°29'42"W, 3209.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°10'01", AN ARC DISTANCE OF 166.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE DEPARTING SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'03", AN ARC DISTANCE OF 12.20 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4,065.00 FEET AND A CHORD BEARING AND DISTANCE OF N61°00'38"E, 174.08 FEET TO WHICH A RADIAL LINE BEARS S27°45'45"E; (SAID POINT BEARS S55°25'46"W, 3049.55 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'14", AN ARC DISTANCE OF 174.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,135.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°21'37", AN ARC DISTANCE OF 145.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S56°30'12"E, 117.47 FEET; THENCE S31°05'08"E, 72.17 FEET; THENCE S05°40'04"E, 72.17 FEET; THENCE S19°45'00"W, 79.41 FEET; THENCE S50°03'08"W, 83.37 FEET; THENCE S82°21'21"W, 90.53 FEET; THENCE S01°00'21"W, 120.91 FEET; THENCE S07°29'40"W, 84.36 FEET; THENCE N81°13'50"W, 101.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 707.50 FEET AND A CHORD BEARING AND DISTANCE OF S22°51'43"W, 293.82 FEET TO WHICH A RADIAL LINE BEARS S79°07'22"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A

CONTINUED ON SHEET 21

JOB SP2025.04647

CFB | CLYNER FARNER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\V2\ PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST19 NEW.DWG -:30 3/4/2026 8:29 AM BY: GWALTERS
---- CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 21 OF 24

CONTINUED FROM SHEET 20

CENTRAL ANGLE OF 23°58'09", AN ARC DISTANCE OF 295.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°52'31", AN ARC DISTANCE OF 51.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°58'49", AN ARC DISTANCE OF 20.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°03'48", AN ARC DISTANCE OF 9.49 FEET; THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S71°12'45"E, 91.22 FEET; THENCE S05°26'35"E, 29.37 FEET; THENCE S30°52'14"W, 114.68 FEET; THENCE S08°59'48"W, 17.54 FEET; THENCE S36°53'32"W, 168.12 FEET; THENCE S57°35'23"W, 44.87 FEET; THENCE S24°09'56"W, 124.64 FEET; THENCE S23°13'29"E, 92.64 FEET; THENCE S40°32'31"E, 70.24 FEET; THENCE S68°10'02"E, 116.50 FEET; THENCE N59°32'59"E, 60.18 FEET; THENCE N64°33'35"E, 127.32 FEET; THENCE N26°17'35"W, 103.42 FEET; THENCE N44°29'19"W, 57.83 FEET; (SAID POINT BEARS S85°17'42"W, 2430.44 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N35°19'07"E, 100.77 FEET; THENCE N48°03'52"E, 113.92 FEET; THENCE N44°06'34"E, 112.60 FEET; THENCE N36°09'29"E, 83.60 FEET; THENCE N89°47'13"E, 117.02 FEET; THENCE S89°34'24"E, 44.67 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N89°47'08"E, 234.66 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 636.00 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N89°47'09"E, 50.00 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 1,698.67 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S88°47'47"E, 351.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 509.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°56'21", AN ARC DISTANCE OF 18.85 FEET; THENCE ALONG A RADIAL LINE RUN S21°11'55"E, 15.00 FEET; THENCE S33°18'17"E, 220.13 FEET; THENCE DEPARTING SAID LANDS RUN S16°50'44"E, 133.14 FEET; THENCE S16°12'00"E, 56.42 FEET; THENCE S51°04'47"W, 142.05 FEET; THENCE S11°04'56"W, 30.63 FEET; THENCE S39°56'27"W, 88.90 FEET; THENCE S30°42'03"W, 96.53 FEET; THENCE S47°32'36"W, 75.14 FEET; THENCE S01°43'06"E, 81.58 FEET; THENCE S57°14'55"E, 75.62 FEET; THENCE S37°48'11"E, 111.93 FEET; THENCE S30°18'35"W, 81.68 FEET; THENCE S15°17'21"W, 94.27 FEET; THENCE S87°31'19"W, 123.84 FEET; THENCE N82°06'00"W, 124.87 FEET; THENCE S67°18'04"W, 111.57 FEET; THENCE S59°31'23"W, 140.11 FEET; THENCE S48°33'28"W, 100.42 FEET; THENCE S22°19'05"W, 96.85 FEET; THENCE S05°50'00"E, 206.48 FEET; THENCE S12°29'00"W, 92.25 FEET; THENCE S65°56'08"E, 81.91 FEET; THENCE S44°15'30"E, 95.66 FEET; THENCE N84°48'12"E, 104.37 FEET; THENCE N69°27'21"E, 88.27 FEET; THENCE N61°40'12"E, 118.16 FEET; THENCE N65°14'05"E, 24.46 FEET; THENCE S40°18'36"E, 44.37 FEET; THENCE N39°22'16"E, 91.54 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S63°03'10"W, 1024.03 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S40°18'36"E, 10.29 FEET; (SAID POINT BEARS S62°29'28"W, 1021.70 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S41°26'22"E, 76.10 FEET; THENCE S40°18'36"E, 42.64 FEET; THENCE S10°28'10"E, 51.43 FEET; THENCE S14°16'32"E, 108.32 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE WEST 1/2 OF SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 168.99 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 3011.83 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR THE POINT OF BEGINNING; (SAID POINT BEARS S87°04'02"W, 3016.57 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N78°25'02"W, 317.57 FEET; THENCE N76°41'08"W, 112.58 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N17°00'07"W, 48.65 FEET; THENCE DEPARTING SAID LANDS RUN N47°23'28"E, 58.57 FEET; THENCE N53°06'07"E, 161.39 FEET; THENCE N61°06'21"E, 166.02 FEET; THENCE S83°20'29"E, 39.42 FEET; THENCE S60°02'28"E, 95.62 FEET; THENCE S53°48'42"E, 61.40 FEET; THENCE S53°06'28"E, 92.25 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S48°10'07"W, 3890.02 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S36°53'32"W, 43.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'45", AN ARC DISTANCE OF 202.16 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 904.63 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2931.26 FEET TO THE POINT OF BEGINNING; THENCE N47°33'58"W, 123.88 FEET;

CONTINUED ON SHEET 22

JOB SP2025.04647

CFB | CLYMER FARNER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8439

DRAWING NAME: S:\SURVEY REVIT\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 10\22 PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\SD1b REVDWG 21 3/4/2026 8:29 AM BY: CWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 22 OF 24

CONTINUED FROM SHEET 21

THENCE N41°58'56"W, 228.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 655.00 FEET AND A CHORD BEARING AND DISTANCE OF N29°25'56"E, 350.69 FEET TO WHICH A RADIAL LINE BEARS S45°02'24"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°03'19", AN ARC DISTANCE OF 355.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°19'21", AN ARC DISTANCE OF 32.58 FEET TO THE POINT OF TANGENCY; THENCE S72°46'23"E, 57.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'31", AN ARC DISTANCE OF 161.63 FEET TO THE POINT OF REVERSE 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 10°58'45", AN ARC DISTANCE OF 81.44 FEET; THENCE ALONG A NON-TANGENT LINE RUN S20°32'48"W, 91.76 FEET; (SAID POINT BEARS S78°25'46"W, 2827.82 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S52°25'05"W, 32.64 FEET; THENCE S04°01'21"W, 138.10 FEET; THENCE S06°35'27"W, 77.24 FEET; THENCE S33°46'59"W, 81.61 FEET; THENCE S74°28'28"W, 78.34 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, AND BEING A PORTION OF TRACTS "A" AND "E", VILLAGES OF SOUTHERN OAKS UNIT NO. 197, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 30, 30A THROUGH 30"I", PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID TRACT "E"; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID TRACT "A"; THENCE DEPARTING SAID TRACT "E" AND ALONG THE BOUNDARY LINE OF SAID TRACT "A" THE FOLLOWING COURSES: RUN S00°00'00"E, 14.54 FEET; THENCE S48°18'33"E, 236.25 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE BOUNDARY LINE OF SAID TRACT "A" RUN N27°31'23"W, 34.30 FEET; THENCE N32°48'56"W, 48.25 FEET; THENCE N38°06'28"W, 48.25 FEET; THENCE N42°58'57"W, 40.63 FEET; THENCE N66°08'31"W, 105.78 FEET; THENCE N16°54'06"E, 117.54 FEET; THENCE N34°07'06"E, 94.34 FEET; THENCE N12°45'29"E, 54.68 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID TRACT "E"; THENCE ALONG THE BOUNDARY LINES OF SAID TRACT "E" AND THE NORTHERLY EXTENSION THEREOF THE FOLLOWING TWO (2) COURSES: RUN N01°47'08"W, 111.61 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 S69°32'12"E, 189.05 FEET TO WHICH A RADIAL LINE BEARS S24°01'31"W; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CORBIN TRAIL PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 288, AS RECORDED IN PLAT BOOK 23, PAGES 11, 11A THROUGH 11G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINES OF SAID CORBIN TRAIL THE FOLLOWING TWELVE (12) COURSES: RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°07'25", AN ARC DISTANCE OF 189.17 FEET TO THE POINT OF TANGENCY; THENCE S73°05'54"E, 65.54 FEET; THENCE S69°55'38"E, 72.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'38", AN ARC DISTANCE OF 79.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,481.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°10'31", AN ARC DISTANCE OF 82.10 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°33'46"E, 26.81 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,476.50 FEET AND A CHORD BEARING AND DISTANCE OF S83°42'13"E, 25.95 FEET TO WHICH A RADIAL LINE BEARS S06°47'59"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'25", AN ARC DISTANCE OF 25.95 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°39'35", AN ARC DISTANCE OF 16.01 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°51'16", AN ARC DISTANCE OF 74.37 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°28'50", AN ARC DISTANCE OF 15.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,477.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'56", AN ARC DISTANCE OF 25.76 FEET TO THE POINT OF TANGENCY; THENCE S88°55'12"E, 63.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 46.50 FEET; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING NINE (9) COURSES: RUN 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,

CONTINUED ON SHEET 23

JOB SP2025.04847

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3125 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\(2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS11b NEW.DWG 12/4/2025 8:29 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 23 OF 24

LEGAL DESCRIPTION

CONTINUED FROM SHEET 22

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 45.18 FEET AND A CHORD BEARING AND DISTANCE OF N72°43'01"W, 11.46 FEET TO WHICH A RADIAL LINE BEARS S09°59'45"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°34'28", 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 32°16'01", AN ARC DISTANCE OF 272.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 8.00 FEET; THENCE DEPARTING SAID LANDS RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°55'35", AN ARC DISTANCE OF 12.84 FEET TO THE POINT OF TANGENCY; THENCE N47°42'13"W, 81.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 224.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699; THENCE ALONG THE SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING FIVE (5) COURSES: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°10'09", AN ARC DISTANCE OF 172.68 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, 214.22 FEET; THENCE DEPARTING SAID LANDS RUN N11°58'45"W, 56.09 FEET; THENCE N22°13'51"W, 48.25 FEET; THENCE N27°31'23"W, 13.95 FEET TO THE POINT OF BEGINNING.

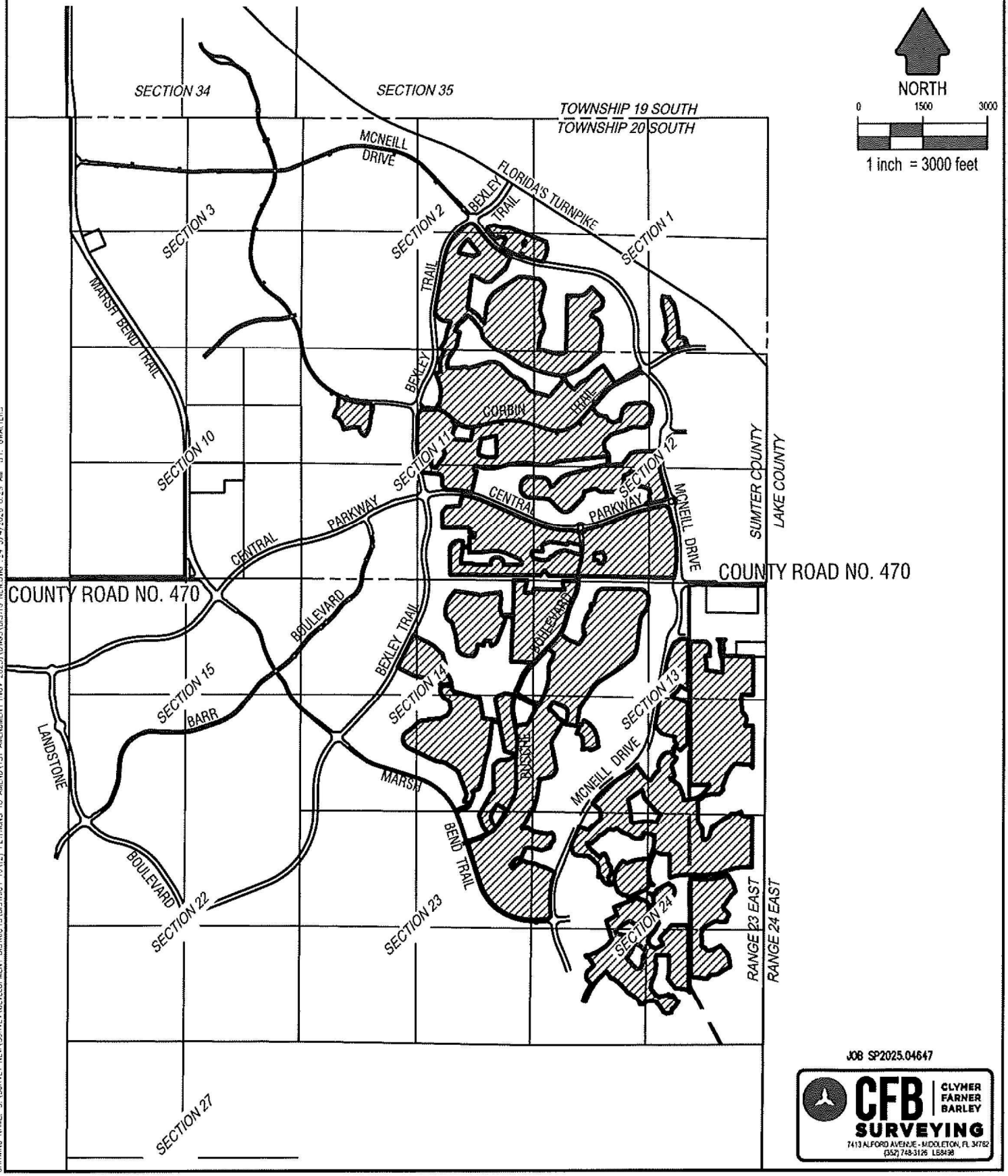
JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3126 LB5498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 15\(2) PETITIONS TO AMEND\15\2) AMENDMENT (NOV 2025)\DWGS\DS11b NEW.DWG - 2/3/2026 8:25 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 24 OF 24



JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8438

Exhibit 2
Legal Description and Sketch of Existing Boundaries

EXHIBIT 2

DESCRIPTION OF THE EXISTING
DISTRICT 16 CDD (1ST AMENDMENT)
APPROXIMATELY 1,316.1 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 SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 2175.38 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 273.41 FEET TO THE POINT OF BEGINNING; THENCE N69°04'12"W, 191.29 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 13°53'56", AN ARC DISTANCE OF 339.61 FEET; THENCE ALONG A NON-TANGENT LINE RUN N33°23'07"E, 127.97 FEET; THENCE N20°55'48"E, 94.25 FEET; THENCE N74°22'09"W, 139.03 FEET; THENCE S67°13'59"W, 110.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,325.04 FEET AND A CHORD BEARING AND DISTANCE OF N41°52'45"W, 199.21 FEET TO WHICH A RADIAL LINE BEARS S43°48'35"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°37'20", AN ARC DISTANCE OF 199.40 FEET; THENCE ALONG A NON-TANGENT LINE RUN N24°59'13"W, 63.46 FEET; THENCE N38°03'40"W, 52.08 FEET; THENCE N51°55'54"E, 82.51 FEET; THENCE N83°10'40"E, 114.35 FEET; THENCE S72°29'34"E, 206.15 FEET; THENCE N89°04'20"E, 63.25 FEET; THENCE S72°29'34"E, 140.82 FEET; THENCE S69°04'12"E, 822.34 FEET; THENCE S10°28'51"E, 143.94 FEET; THENCE S11°54'27"W, 317.06 FEET; THENCE N81°13'00"W, 101.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,950.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°08'48", AN ARC DISTANCE OF 413.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2439.27 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 218.39 FEET TO THE POINT OF BEGINNING; THENCE N69°04'12"W, 32.50 FEET; THENCE N20°55'48"E, 90.00 FEET; THENCE S69°04'12"E, 12.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; 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 S20°55'48"W, 70.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 1 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 1; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'21"E, 267.44 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'39"W, 1870.50 FEET TO THE POINT OF BEGINNING; THENCE S09°26'24"E, 99.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 56.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°38'33", AN ARC DISTANCE OF 68.68 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,222.00 FEET AND A CHORD BEARING AND DISTANCE OF S73°10'52"W, 434.60 FEET TO WHICH A RADIAL LINE BEARS N06°34'33"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°29'09", AN ARC DISTANCE OF 436.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN N27°39'09"W, 153.62 FEET; THENCE N08°17'44"W, 194.01 FEET; THENCE N03°04'12"W, 57.97 FEET; THENCE N01°34'09"E, 49.49 FEET; THENCE N00°31'52"E, 49.47 FEET; THENCE N00°57'49"W, 49.48 FEET; THENCE N02°27'30"W, 49.47 FEET; THENCE N03°57'11"W, 49.48 FEET; THENCE N05°35'14"W, 58.71 FEET; THENCE N07°13'18"W, 49.47 FEET; THENCE N08°42'58"W, 49.47 FEET; THENCE N10°12'39"W, 49.47 FEET; THENCE N11°42'20"W, 49.47 FEET; THENCE N13°12'01"W, 49.47 FEET; THENCE N14°31'55"W, 49.74 FEET; THENCE N16°00'31"W, 50.00 FEET; THENCE N15°51'18"W, 84.57 FEET; THENCE N00°48'25"E, 168.41 FEET; THENCE N12°14'37"E, 54.66 FEET; THENCE S77°45'23"E, 125.46 FEET; THENCE N12°14'37"E, 5.00 FEET; THENCE S77°45'23"E, 34.00 FEET; THENCE S12°14'37"W, 23.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°43'27", AN ARC DISTANCE OF 30.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°39'43", AN ARC DISTANCE OF 79.12 FEET; THENCE ALONG A RADIAL LINE RUN S73°49'07"E, 45.51 FEET; THENCE S16°12'34"E, 53.50 FEET; THENCE S14°06'24"E, 50.03 FEET; THENCE S15°36'19"E, 50.71 FEET; THENCE S14°14'32"E, 52.37 FEET; THENCE S12°51'19"E, 52.37 FEET; THENCE S11°28'06"E, 52.37 FEET; THENCE S10°04'54"E, 52.37 FEET; THENCE S08°41'41"E, 52.37 FEET; THENCE S07°18'29"E, 52.37 FEET; THENCE S05°55'16"E, 52.37 FEET; THENCE S04°32'03"E, 52.37 FEET; THENCE S03°08'51"E, 52.37 FEET; THENCE S01°45'38"E, 52.37 FEET; THENCE S00°33'14"E, 122.95 FEET; THENCE N88°09'58"E, 12.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 167.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°05'45", AN ARC DISTANCE OF 190.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 42.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'28", AN ARC DISTANCE OF 7.76 FEET TO THE POINT OF TANGENCY; THENCE S37°11'45"E, 16.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°45'21", AN ARC DISTANCE OF 14.53 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, 2171.08 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 538.48 FEET TO THE POINT OF BEGINNING; THENCE S23°01'02"W, 294.10 FEET; THENCE S49°09'56"W, 459.87 FEET; THENCE N89°25'01"W, 123.47 FEET; THENCE N63°41'11"W, 108.66 FEET; THENCE N57°03'48"W, 66.63 FEET; THENCE N63°05'30"W, 66.61 FEET; THENCE N69°07'08"W, 66.61 FEET; THENCE N89°44'27"W, 36.86 FEET; THENCE S07°09'44"W, 752.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 672.50 FEET AND A CHORD BEARING AND DISTANCE OF S54°06'40"E, 330.47 FEET TO WHICH A RADIAL LINE BEARS N21°39'56"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°26'49", AN ARC DISTANCE OF 333.89 FEET TO THE POINT OF TANGENCY; THENCE S39°53'16"E, 181.18 FEET; THENCE N08°07'24"E, 401.56 FEET; THENCE N15°20'19"E, 84.85 FEET; THENCE N25°16'29"E, 84.91 FEET; THENCE N34°28'22"E, 84.91 FEET; THENCE N43°40'16"E, 84.91 FEET; THENCE N54°11'30"E, 84.78 FEET; THENCE N58°08'47"E, 582.77 FEET; THENCE N84°59'52"E, 105.18 FEET; THENCE S81°41'48"E, 385.58 FEET; THENCE S47°08'38"E, 121.58 FEET; THENCE S21°43'10"E, 121.79 FEET; THENCE S14°17'03"W, 448.18 FEET; THENCE S03°15'53"E, 117.17 FEET; THENCE S18°26'59"E, 190.00 FEET; THENCE S12°19'03"E, 89.05 FEET; THENCE S01°28'54"W, 92.56 FEET; THENCE S15°33'54"W, 92.56 FEET; THENCE S29°18'14"W, 82.99 FEET; THENCE S19°58'27"W, 71.15 FEET; THENCE S09°28'13"W, 263.07 FEET; THENCE S72°14'28"E, 155.81 FEET; THENCE S72°02'19"E, 66.03 FEET; THENCE S75°59'23"E, 68.98 FEET; THENCE S75°47'32"E, 68.98 FEET; THENCE S79°44'06"E, 71.94 FEET; THENCE S80°29'19"E, 72.42 FEET; THENCE S82°38'07"E, 42.79 FEET; THENCE N76°05'28"E, 72.43 FEET; THENCE N61°12'09"E, 60.68 FEET; THENCE N01°07'27"E, 1,304.32 FEET; THENCE S88°52'33"E, 215.00 FEET; THENCE S89°29'50"E, 76.83 FEET; THENCE N77°40'40"E, 72.04 FEET; THENCE N63°48'57"E, 62.87 FEET; THENCE N51°35'42"E, 61.18 FEET; THENCE N44°01'52"E, 145.00 FEET; THENCE S45°58'08"E, 315.69 FEET; THENCE S39°10'12"E, 42.13 FEET; THENCE S14°23'10"E, 48.07 FEET; THENCE S10°23'52"W, 130.62 FEET; THENCE S34°39'28"W, 33.70 FEET; THENCE S48°26'43"W, 68.94 FEET; THENCE S70°26'19"W, 81.43 FEET; THENCE S60°24'51"W, 77.51 FEET; THENCE S29°41'31"W, 87.44 FEET; THENCE S65°46'53"E, 51.45 FEET; THENCE S62°12'33"E, 110.47 FEET; THENCE S35°47'47"E, 74.42 FEET; THENCE S27°38'16"E, 99.27 FEET; THENCE S03°25'01"E, 226.39 FEET; THENCE S11°09'50"W, 191.03 FEET; THENCE S01°48'51"W, 205.80 FEET; THENCE S49°51'24"W, 622.34 FEET; THENCE S66°13'49"W, 301.46 FEET; THENCE S85°28'56"W, 95.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°03'25"E, 417.63 FEET TO WHICH A RADIAL LINE BEARS S75°22'48"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°52'27", AN ARC DISTANCE OF 429.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N41°24'49"E, 114.27 FEET; THENCE N45°05'19"E, 107.64 FEET; THENCE N64°18'01"E, 138.46 FEET; THENCE N52°06'11"E, 131.03 FEET; THENCE N40°36'59"E, 140.01 FEET; THENCE N56°30'46"E, 241.33 FEET; THENCE S34°55'11"E, 480.04 FEET; THENCE N62°50'34"E, 179.64 FEET; THENCE

N54°27'52"E, 112.25 FEET; THENCE N59°25'59"E, 61.29 FEET; THENCE N62°50'34"E, 234.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 114.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'20", AN ARC DISTANCE OF 92.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.50 FEET AND A CHORD BEARING AND DISTANCE OF S25°06'21"E, 147.43 FEET TO WHICH A RADIAL LINE BEARS N73°15'46"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°41'11", AN ARC DISTANCE OF 161.40 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 114.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°56'49"W, 97.16 FEET TO WHICH A RADIAL LINE BEARS N23°03'03"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°12'29", AN ARC DISTANCE OF 100.34 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 59.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°06'50", AN ARC DISTANCE OF 57.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 63.34 FEET; THENCE S65°10'02"W, 197.24 FEET; THENCE S62°50'34"W, 193.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°39'11", AN ARC DISTANCE OF 301.77 FEET TO THE POINT OF TANGENCY; THENCE S41°11'23"W, 471.48 FEET; THENCE S48°48'37"E, 77.15 FEET; THENCE S36°33'54"E, 96.42 FEET; THENCE S59°23'58"E, 73.63 FEET; THENCE S87°36'34"E, 41.05 FEET; THENCE S72°40'10"E, 50.71 FEET; THENCE S88°36'26"E, 68.02 FEET; THENCE S24°59'19"E, 92.55 FEET; THENCE S60°36'42"E, 94.87 FEET; THENCE S89°27'08"E, 98.74 FEET; THENCE N55°56'55"E, 76.97 FEET; THENCE S59°07'07"E, 39.67 FEET; THENCE N12°50'24"E, 262.41 FEET; THENCE N29°07'01"E, 58.96 FEET; THENCE N44°33'59"E, 60.70 FEET; THENCE N60°00'58"E, 59.23 FEET; THENCE N77°11'10"E, 50.09 FEET; THENCE N84°04'25"E, 304.98 FEET; THENCE S81°27'45"E, 56.19 FEET; THENCE S65°35'29"E, 61.79 FEET; THENCE S49°43'14"E, 58.98 FEET; THENCE S33°50'59"E, 61.79 FEET; THENCE S17°58'44"E, 59.02 FEET; THENCE S01°56'57"E, 59.88 FEET; THENCE S12°52'24"W, 200.38 FEET; THENCE S27°51'47"W, 59.45 FEET; THENCE S43°45'44"W, 59.02 FEET; THENCE S59°37'59"W, 61.79 FEET; THENCE S75°30'14"W, 58.76 FEET; THENCE N89°23'26"W, 60.21 FEET; THENCE N74°41'26"W, 60.62 FEET; THENCE N87°09'57"W, 62.52 FEET; THENCE S79°39'32"W, 62.52 FEET; THENCE S66°28'59"W, 63.62 FEET; THENCE S66°06'57"W, 84.67 FEET; THENCE S73°25'50"W, 335.19 FEET; THENCE S59°34'18"W, 58.69 FEET; THENCE S45°42'46"W, 163.55 FEET; THENCE S25°21'24"W, 74.66 FEET; THENCE S08°27'15"E, 179.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 142.50 FEET AND A CHORD BEARING AND DISTANCE OF S36°01'44"E, 160.24 FEET TO WHICH A RADIAL LINE BEARS N19°45'33"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°25'27", AN ARC DISTANCE OF 170.18 FEET TO THE POINT OF

TANGENCY; THENCE S01°49'00"E, 190.25 FEET; THENCE N88°11'00"E, 297.31 FEET; THENCE N41°11'11"E, 70.17 FEET; THENCE N37°13'53"E, 250.39 FEET; THENCE N71°04'44"E, 119.87 FEET; THENCE N87°49'18"E, 544.77 FEET; THENCE S03°53'08"W, 108.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°51'36", AN ARC DISTANCE OF 436.89 FEET TO THE POINT OF TANGENCY; THENCE S16°58'28"E, 503.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°10'44", AN ARC DISTANCE OF 70.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°58'14", AN ARC DISTANCE OF 4.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°05'19", AN ARC DISTANCE OF 68.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°09'47", AN ARC DISTANCE OF 435.64 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N15°50'27"W, 15.00 FEET; THENCE N51°55'52"E, 126.39 FEET; THENCE N12°25'26"W, 62.98 FEET; THENCE N10°21'00"W, 27.63 FEET; THENCE N12°25'26"W, 25.06 FEET; THENCE N22°36'04"E, 64.84 FEET; THENCE N13°29'46"W, 57.96 FEET; THENCE N47°33'46"W, 75.33 FEET; THENCE N69°13'20"W, 79.15 FEET; THENCE N78°02'44"W, 85.75 FEET; THENCE S67°33'02"W, 25.62 FEET; THENCE N04°54'27"W, 141.31 FEET; THENCE N17°46'30"W, 79.10 FEET; THENCE N27°57'58"W, 60.07 FEET; THENCE N34°17'06"W, 67.25 FEET; THENCE N79°17'11"W, 94.40 FEET; THENCE S45°55'25"W, 69.62 FEET; THENCE S66°18'44"W, 121.39 FEET; THENCE S03°42'51"W, 70.33 FEET; THENCE S01°49'00"E, 72.23 FEET; THENCE S14°33'18"W, 119.06 FEET; THENCE S47°12'09"W, 119.51 FEET; THENCE S78°20'00"W, 109.02 FEET; THENCE S88°11'00"W, 210.00 FEET; THENCE N85°13'03"W, 105.20 FEET; THENCE N59°12'27"W, 141.63 FEET; THENCE S75°29'43"W, 273.04 FEET; THENCE S00°48'54"E, 59.85 FEET; THENCE S17°01'12"W, 53.01 FEET; THENCE S27°45'29"W, 63.34 FEET; THENCE S44°18'30"W, 329.33 FEET; THENCE S50°07'51"W, 49.57 FEET; THENCE S66°42'14"W, 59.12 FEET; THENCE S82°34'29"W, 61.74 FEET; THENCE N81°33'16"W, 58.92 FEET; THENCE N65°41'01"W, 61.74 FEET; THENCE N49°48'46"W, 37.25 FEET; THENCE N45°41'30"W, 311.07 FEET; THENCE N62°27'10"W, 55.51 FEET; THENCE N85°40'43"W, 447.91 FEET; THENCE N76°29'19"W, 46.86 FEET; THENCE N60°37'04"W, 61.74 FEET; THENCE N44°44'49"W, 58.92 FEET; THENCE N28°52'34"W, 61.74 FEET; THENCE N13°00'19"W, 67.37 FEET; THENCE N06°51'22"E, 91.92 FEET; THENCE N16°25'33"E, 54.47 FEET; THENCE N32°58'34"E, 59.11 FEET; THENCE N48°50'49"E, 61.74 FEET; THENCE N64°43'05"E, 59.02 FEET; THENCE N80°55'37"E, 58.97 FEET; THENCE S85°40'43"E, 304.71 FEET; THENCE S74°13'30"E, 50.20 FEET; THENCE S58°56'28"E, 59.18 FEET; THENCE S43°39'25"E, 56.70 FEET; THENCE S29°33'32"E, 50.74 FEET; THENCE S15°27'38"E, 78.23 FEET; THENCE N81°41'40"E, 49.25 FEET; THENCE N44°18'30"E, 210.00 FEET; THENCE N48°12'59"E, 83.92 FEET; THENCE N61°31'18"E, 98.28 FEET; THENCE N73°51'04"E, 77.76 FEET; THENCE N75°29'43"E,

770.00 FEET; THENCE N80°05'16"E, 89.64 FEET; THENCE N88°11'00"E, 70.20 FEET; THENCE N01°49'00"W, 190.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 107.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°41'18", AN ARC DISTANCE OF 5.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN S84°09'45"W, 1,140.84 FEET; THENCE S79°01'35"W, 64.40 FEET; THENCE S69°16'34"W, 66.02 FEET; THENCE S70°57'35"W, 82.60 FEET; THENCE S78°53'12"W, 82.60 FEET; THENCE S86°48'48"W, 82.60 FEET; THENCE N85°15'35"W, 82.60 FEET; THENCE N78°39'46"W, 75.76 FEET; THENCE N79°45'26"W, 68.60 FEET; THENCE N82°15'25"W, 68.60 FEET; THENCE N84°45'24"W, 68.60 FEET; THENCE N87°15'23"W, 68.60 FEET; THENCE N89°45'22"W, 68.60 FEET; THENCE S87°44'39"W, 68.60 FEET; THENCE S85°14'40"W, 68.60 FEET; THENCE S82°44'41"W, 68.60 FEET; THENCE S80°14'42"W, 68.60 FEET; THENCE S77°44'43"W, 68.60 FEET; THENCE S75°14'44"W, 68.60 FEET; THENCE S72°44'45"W, 68.60 FEET; THENCE S73°12'05"W, 77.10 FEET; THENCE S78°51'51"W, 79.29 FEET; THENCE S84°41'42"W, 79.29 FEET; THENCE N89°28'27"W, 79.29 FEET; THENCE N83°38'36"W, 79.29 FEET; THENCE N77°48'45"W, 79.29 FEET; THENCE N71°58'54"W, 79.29 FEET; THENCE N80°31'16"W, 64.95 FEET; THENCE S09°28'44"W, 105.70 FEET; THENCE S76°24'04"E, 63.66 FEET; THENCE S13°35'56"W, 502.87 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 N84°07'52"W, 573.78 FEET TO WHICH A RADIAL LINE BEARS N13°35'56"E; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID CENTRAL PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°27'34", AN ARC DISTANCE OF 575.53 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N01°51'39"W, 15.00 FEET; THENCE N50°23'55"W, 132.96 FEET; THENCE N01°30'22"W, 200.30 FEET; THENCE N39°13'33"W, 76.92 FEET; THENCE N84°37'00"W, 398.88 FEET; THENCE S76°21'32"W, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,550.15 FEET AND A CHORD BEARING AND DISTANCE OF N14°52'08"W, 237.85 FEET TO WHICH A RADIAL LINE BEARS N76°21'31"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'20", AN ARC DISTANCE OF 237.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; 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°04'58", AN ARC DISTANCE OF 92.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF N15°58'08"E, 156.45 FEET TO WHICH A RADIAL LINE BEARS S34°32'14"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°59'15", AN ARC DISTANCE OF 169.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S53°43'06"E, 102.60 FEET TO WHICH A RADIAL LINE BEARS S66°28'31"W; THENCE

SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°23'14", AN ARC DISTANCE OF 107.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°30'08", AN ARC DISTANCE OF 29.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°16'58", AN ARC DISTANCE OF 67.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'54", AN ARC DISTANCE OF 57.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 498.80 FEET AND A CHORD BEARING AND DISTANCE OF N88°35'01"E, 27.39 FEET TO WHICH A RADIAL LINE BEARS N02°59'23"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°08'48", AN ARC DISTANCE OF 27.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 403.50 FEET AND A CHORD BEARING AND DISTANCE OF S82°39'44"E, 100.89 FEET TO WHICH A RADIAL LINE BEARS N00°09'22"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°21'47", AN ARC DISTANCE OF 101.15 FEET TO THE POINT OF TANGENCY; THENCE S75°28'50"E, 23.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 496.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'33", AN ARC DISTANCE OF 17.55 FEET; THENCE ALONG A RADIAL LINE RUN N16°32'42"E, 15.00 FEET; THENCE N39°37'53"W, 92.14 FEET; THENCE N36°53'55"E, 85.23 FEET; THENCE N06°34'03"E, 210.42 FEET; THENCE N01°27'36"W, 67.04 FEET; THENCE N06°07'43"W, 67.03 FEET; THENCE N10°50'16"W, 67.03 FEET; THENCE N15°32'48"W, 67.03 FEET; THENCE N20°15'20"W, 67.03 FEET; THENCE N24°28'09"W, 70.38 FEET; THENCE N20°11'56"W, 82.13 FEET; THENCE N73°27'06"E, 120.00 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 N08°34'56"E, 445.92 FEET TO WHICH A RADIAL LINE BEARS S73°27'06"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°15'40", AN ARC DISTANCE OF 460.54 FEET TO THE POINT OF TANGENCY; THENCE N33°42'45"E, 44.40 FEET; THENCE N56°17'15"W, 121.00 FEET; THENCE N33°42'45"E, 140.00 FEET; THENCE N30°23'59"E, 63.62 FEET; THENCE N17°02'00"E, 61.29 FEET; THENCE N10°39'00"E, 140.00 FEET; THENCE N12°54'57"E, 79.90 FEET; THENCE N20°34'03"E, 83.48 FEET; THENCE S65°25'01"E, 121.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 475.00 FEET AND A CHORD BEARING AND DISTANCE OF N30°04'25"E, 90.90 FEET TO WHICH A RADIAL LINE BEARS N65°25'01"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°58'53", AN ARC DISTANCE OF 91.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN N62°33'03"W, 149.91 FEET; THENCE N79°30'06"W, 57.69 FEET; THENCE N82°50'16"W, 100.65 FEET; THENCE

N68°36'12"W, 88.59 FEET; THENCE N36°51'42"W, 111.16 FEET; THENCE N88°57'38"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,400.00 FEET AND A CHORD BEARING AND DISTANCE OF N05°46'19"E, 231.01 FEET TO WHICH A RADIAL LINE BEARS N88°57'38"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°27'53", AN ARC DISTANCE OF 231.27 FEET TO THE POINT OF TANGENCY; 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; SAID POINT ALSO BEING ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4518, PAGE 424, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°08'15", AN ARC DISTANCE OF 924.18 FEET TO THE POINT OF TANGENCY; THENCE N58°38'31"E, 32.06 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°30'10", 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 11°42'53", AN ARC DISTANCE OF 25.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN 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 28°54'54", AN ARC DISTANCE OF 757.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2578.06 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1518.83 FEET TO THE POINT OF BEGINNING; THENCE S38°04'03"E, 211.08 FEET; THENCE S39°37'37"E, 73.69 FEET; THENCE S41°53'50"E, 73.69 FEET; THENCE S44°11'54"E, 45.81 FEET; THENCE S45°48'06"W, 62.31 FEET; THENCE S70°04'57"W, 58.70 FEET; THENCE N89°45'10"W, 69.09 FEET; THENCE N77°43'07"W, 49.53 FEET; THENCE N77°16'44"W, 60.00 FEET; THENCE N77°02'24"W, 194.47 FEET; THENCE N12°57'36"E, 74.13 FEET; THENCE N31°54'43"E, 107.00 FEET; THENCE N36°40'45"E, 68.04 FEET; THENCE N41°26'49"E, 68.06 FEET; THENCE N51°55'57"E, 61.23 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 SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 520.26 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1220.16 FEET TO THE POINT OF BEGINNING; THENCE S13°48'16"E, 188.64 FEET; THENCE S43°14'33"E, 309.98 FEET; THENCE S54°51'10"E, 87.94 FEET; THENCE S61°59'39"E, 89.62 FEET; THENCE S70°07'18"E, 78.37 FEET; THENCE S56°54'10"E, 563.98 FEET; THENCE S69°20'10"E, 301.45 FEET; THENCE S71°17'10"E, 72.57 FEET; THENCE S72°57'50"E, 72.57 FEET; THENCE S74°09'35"E, 72.57 FEET; THENCE S76°09'00"E, 70.73 FEET; THENCE S77°31'22"E, 72.57 FEET; THENCE S79°14'15"E, 82.92 FEET; THENCE S80°53'24"E, 82.94 FEET; THENCE S83°00'38"E, 109.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 575.00 FEET AND A CHORD BEARING AND DISTANCE OF S20°44'15"E, 122.59 FEET TO WHICH A RADIAL LINE BEARS S75°22'55"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°14'21", AN ARC DISTANCE OF 122.83 FEET; THENCE ALONG A NON-TANGENT LINE RUN S41°11'23"W, 443.62 FEET; THENCE S50°20'43"W, 42.66 FEET; THENCE N74°29'57"W, 412.27 FEET; THENCE N69°13'06"W, 63.47 FEET; THENCE N41°25'02"W, 64.72 FEET; THENCE N24°09'13"W, 74.77 FEET; THENCE N36°06'14"W, 92.38 FEET; THENCE N50°09'39"W, 92.38 FEET; THENCE N63°54'55"W, 89.47 FEET; THENCE N69°20'10"W, 70.00 FEET; THENCE N65°26'07"W, 67.27 FEET; THENCE N46°10'36"W, 68.50 FEET; THENCE N45°01'28"W, 287.10 FEET; THENCE N58°16'11"W, 100.10 FEET; THENCE N77°50'57"W, 100.27 FEET; THENCE S82°03'45"W, 100.03 FEET; THENCE S73°27'23"W, 420.07 FEET; THENCE S75°25'25"W, 64.81 FEET; THENCE N88°26'47"W, 485.93 FEET; THENCE N11°59'05"W, 43.16 FEET; THENCE N02°39'23"E, 63.49 FEET; THENCE N12°55'00"E, 63.49 FEET; THENCE N21°45'16"E, 63.65 FEET; THENCE N33°42'45"E, 206.84 FEET; THENCE N32°15'19"E, 78.13 FEET; THENCE N24°21'26"E, 84.78 FEET; THENCE N06°24'11"E, 84.80 FEET; THENCE N14°46'57"E, 140.83 FEET; THENCE N13°27'46"E, 65.46 FEET; THENCE N71°32'38"W, 117.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N36°37'55"E, 265.15 FEET TO WHICH A RADIAL LINE BEARS N71°32'38"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°21'07", AN ARC DISTANCE OF 269.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 645.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°43'02", AN ARC DISTANCE OF 154.42 FEET TO THE POINT OF TANGENCY; THENCE N41°05'26"E, 34.86 FEET; THENCE S56°12'14"E, 78.17 FEET; THENCE S49°02'04"E, 65.96 FEET; THENCE S42°00'58"E, 66.87 FEET; THENCE S39°53'16"E, 227.40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1941.25 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 871.09 FEET TO THE POINT OF BEGINNING; THENCE S02°08'58"E, 445.79 FEET; THENCE S04°11'42"E, 16.00 FEET; THENCE S59°54'32"W, 42.32 FEET; THENCE S79°05'22"W, 65.94 FEET; THENCE S86°17'51"W, 65.94 FEET; THENCE N86°29'40"W, 65.94 FEET; THENCE N79°17'11"W, 65.94 FEET; THENCE N72°04'42"W, 65.94 FEET; THENCE N70°33'33"W, 66.69 FEET;

THENCE N02°07'19"W, 72.11 FEET; THENCE N11°47'13"E, 280.00 FEET; THENCE N44°32'52"E, 22.84 FEET; THENCE N76°51'49"E, 343.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1758.72 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 1415.70 FEET TO THE POINT OF BEGINNING; THENCE S02°25'57"E, 45.00 FEET; THENCE S11°47'13"W, 253.28 FEET; THENCE N85°52'28"W, 396.62 FEET; THENCE N06°49'26"W, 84.15 FEET; THENCE N04°43'33"E, 67.28 FEET; THENCE N17°17'48"E, 66.29 FEET; THENCE N28°18'19"E, 57.73 FEET; THENCE N38°09'18"E, 68.51 FEET; THENCE N33°02'55"E, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 571.50 FEET AND A CHORD BEARING AND DISTANCE OF S74°41'31"E, 348.28 FEET TO WHICH A RADIAL LINE BEARS S33°02'55"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°28'52", AN ARC DISTANCE OF 353.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 2442.19 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 2080.32 FEET TO THE POINT OF BEGINNING; THENCE S41°25'47"W, 133.17 FEET; THENCE S30°19'20"W, 149.61 FEET; THENCE N84°37'00"W, 106.94 FEET; THENCE N08°25'52"W, 90.79 FEET; THENCE N02°22'44"E, 107.47 FEET; THENCE N13°40'54"W, 66.21 FEET; THENCE N09°01'24"W, 66.19 FEET; THENCE N02°24'42"E, 66.73 FEET; THENCE N08°00'36"E, 66.51 FEET; THENCE N17°40'30"E, 52.07 FEET; THENCE N65°07'19"E, 52.15 FEET; THENCE N74°22'40"E, 63.87 FEET; THENCE S53°07'58"E, 145.20 FEET; THENCE S31°59'10"E, 150.67 FEET; THENCE S13°36'54"W, 117.61 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 SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1406.99 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 633.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,013.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°17'35"E, 370.73 FEET TO WHICH A RADIAL LINE BEARS S57°09'48"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°05'15", AN ARC DISTANCE OF 372.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY

AND HAVING A RADIUS OF 1,822.00 FEET; THENCE NORTHERLY 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 TANGENCY; THENCE N25°45'45"E, 122.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'52", AN ARC DISTANCE OF 362.24 FEET TO THE POINT OF TANGENCY; THENCE N01°05'53"E, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'51", AN ARC DISTANCE OF 25.05 FEET TO A POINT ON THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4277, PAGE 729, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN S88°54'07"E, 2,173.43 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN S74°11'39"E, 22.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 561.50 FEET AND A CHORD BEARING AND DISTANCE OF N16°42'51"E, 17.80 FEET TO WHICH A RADIAL LINE BEARS N74°11'39"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'01", AN ARC DISTANCE OF 17.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 788.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'27", AN ARC DISTANCE OF 159.97 FEET TO THE POINT OF TANGENCY; THENCE N05°59'54"E, 188.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,990.47 FEET AND A CHORD BEARING AND DISTANCE OF N04°49'33"E, 73.67 FEET TO WHICH A RADIAL LINE BEARS S84°06'50"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°07'15", AN ARC DISTANCE OF 73.68 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°52'01"W, 284.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,300.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°53'05", AN ARC DISTANCE OF 396.80 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE: RUN N10°45'06"W, 63.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 87.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 144.63 FEET TO THE POINT OF TANGENCY; THENCE N10°45'06"W, 159.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 148.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'14", AN ARC DISTANCE OF 232.01 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,920.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER SAID OFFICIAL RECORDS BOOK 4648, PAGE 336; THE FOLLOWING TWELVE (12) COURSES BEING ALONG SAID

SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°22'45", AN ARC DISTANCE OF 368.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 812.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'46", AN ARC DISTANCE OF 42.70 FEET TO THE POINT OF TANGENCY; THENCE S77°03'41"W, 150.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 900.00 FEET; THENCE WESTERLY 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 S68°21'57"W, 702.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE WESTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY 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 WESTERLY 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 SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY 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 WESTERLY 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 TANGENCY; THENCE N66°16'58"W, 1,240.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°51'32", AN ARC DISTANCE OF 562.71 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY AND ALONG A RADIAL LINE RUN S07°51'30"W, 45.00 FEET; THENCE S11°32'08"W, 203.62 FEET; THENCE S82°38'43"W, 107.80 FEET; THENCE S88°00'19"W, 193.82 FEET; THENCE S38°30'16"W, 165.24 FEET; THENCE S01°16'42"E, 370.68 FEET; THENCE N88°00'40"E, 435.98 FEET; THENCE S82°21'53"E, 143.06 FEET; THENCE S71°37'43"E, 60.00 FEET; THENCE S15°48'25"W, 88.01 FEET; THENCE S79°51'07"E, 131.55 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 S07°29'39"W, 89.60 FEET TO WHICH A RADIAL LINE BEARS N79°51'07"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°18'28", AN ARC DISTANCE OF 89.63 FEET; THENCE ALONG A RADIAL LINE RUN N85°09'35"W, 110.00 FEET; THENCE S02°47'20"W, 75.80 FEET; THENCE S00°13'09"E, 65.58 FEET; THENCE S01°03'57"W, 73.94 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 N87°19'53"W, 150.06 FEET TO WHICH A RADIAL LINE BEARS S01°03'57"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'20", AN ARC DISTANCE OF 150.08 FEET; THENCE ALONG A NON-TANGENT LINE RUN N01°03'57"E, 110.09 FEET; THENCE N84°51'40"W, 58.16 FEET; THENCE N86°10'37"W, 42.84 FEET; THENCE S77°47'41"W, 58.97 FEET; THENCE S61°55'26"W, 61.74 FEET; THENCE S46°03'11"W, 58.92 FEET; THENCE S30°10'56"W, 61.74 FEET; THENCE S14°18'41"W, 60.19 FEET;

THENCE S01°50'38"E, 581.54 FEET TO THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER AFORESAID OFFICIAL RECORDS BOOK 4277, PAGE 729; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY EASEMENT LINE: RUN S89°27'00"E, 1,918.61 FEET; THENCE S88°54'07"E, 152.76 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN N40°39'03"E, 119.45 FEET; THENCE N52°54'57"E, 28.60 FEET; THENCE S44°09'30"E, 72.60 FEET; THENCE S36°44'07"E, 74.29 FEET TO AFORESAID NORTHERLY EASEMENT LINE; THENCE ALONG SAID NORTHERLY EASEMENT LINE RUN S88°54'07"E, 659.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 841.50 FEET AND A CHORD BEARING AND DISTANCE OF S01°57'03"W, 25.05 FEET TO WHICH A RADIAL LINE BEARS N87°11'46"W; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°42'21", AN ARC DISTANCE OF 25.05 FEET TO THE POINT OF TANGENCY; THENCE S01°05'53"W, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'23", AN ARC DISTANCE OF 4.50 FEET TO THE SOUTHERLY EASEMENT LINE OF A 45.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4532, PAGE 172, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N88°54'07"W, 323.99 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S01°05'53"W, 68.00 FEET; THENCE S17°42'06"E, 145.82 FEET; THENCE N88°02'51"W, 726.13 FEET; THENCE S01°57'09"W, 89.17 FEET; THENCE N88°02'51"W, 200.50 FEET; THENCE N01°28'20"E, 65.00 FEET; THENCE N14°48'38"E, 221.31 FEET TO THE SOUTHERLY EASEMENT LINE PER AFORESAID OFFICIAL RECORDS BOOK 4532, PAGE 172; THENCE ALONG SAID SOUTHERLY EASEMENT LINE RUN N89°27'00"W, 317.77 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S05°32'58"E, 107.56 FEET; THENCE S01°57'09"W, 692.71 FEET; THENCE N90°00'00"W, 188.62 FEET; THENCE S00°00'00"E, 7.18 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 S82°27'37"W, 67.75 FEET TO WHICH A RADIAL LINE BEARS N00°27'52"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°09'03", AN ARC DISTANCE OF 67.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN N17°16'03"W, 158.66 FEET; THENCE N04°40'41"E, 69.63 FEET; THENCE N06°55'01"E, 173.75 FEET; THENCE N06°49'53"W, 145.00 FEET; THENCE S83°10'07"W, 343.33 FEET; THENCE S75°16'40"W, 70.67 FEET; THENCE S83°10'07"W, 70.00 FEET; THENCE N59°59'37"W, 32.47 FEET; THENCE N81°12'02"W, 531.64 FEET; THENCE S40°48'47"W, 171.01 FEET; THENCE S34°21'57"W, 52.71 FEET; THENCE S27°56'02"W, 82.70 FEET; THENCE S20°04'23"W, 82.77 FEET; THENCE S12°12'31"W, 82.77 FEET; THENCE S04°20'49"W, 83.38 FEET; THENCE S04°43'42"E, 71.04 FEET; THENCE S20°12'02"E, 82.95 FEET; THENCE S49°19'43"E, 82.12 FEET; THENCE S73°58'59"E, 47.75 FEET; THENCE S20°32'03"E, 112.41 FEET; THENCE S18°16'18"E, 65.35 FEET; THENCE S15°57'11"E, 72.05 FEET; THENCE S13°31'15"E, 72.03 FEET; THENCE S11°12'07"E, 65.37 FEET; THENCE S08°56'20"E, 68.70 FEET; THENCE S06°37'12"E, 224.63 FEET; THENCE S42°06'54"E, 82.71 FEET; THENCE S57°59'09"E, 62.00 FEET; THENCE S73°53'56"E, 44.50 FEET; THENCE S75°13'43"E, 54.21 FEET; THENCE S85°26'04"E, 151.76 FEET; THENCE N41°35'10"E, 87.68 FEET; THENCE N24°34'05"E, 62.39 FEET; THENCE N10°30'25"E, 55.11 FEET; THENCE N02°51'26"E, 93.72 FEET; THENCE S81°12'02"E, 148.74 FEET; THENCE N08°47'58"E, 110.00 FEET; THENCE S81°12'02"E, 83.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE

EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°49'14", AN ARC DISTANCE OF 42.42 FEET; THENCE ALONG A RADIAL LINE RUN S14°01'16"E, 109.80 FEET; THENCE N75°58'44"E, 30.87 FEET; THENCE N60°06'29"E, 58.92 FEET; THENCE N44°14'14"E, 77.15 FEET; THENCE N20°19'36"E, 509.64 FEET; THENCE N00°40'58"E, 86.91 FEET; THENCE N90°00'00"E, 186.91 FEET; THENCE S01°57'09"W, 233.22 FEET; THENCE S05°11'17"W, 106.30 FEET; THENCE S01°57'09"W, 683.67 FEET; THENCE S88°02'51"E, 463.39 FEET; THENCE S46°13'54"E, 25.00 FEET; THENCE S43°46'06"W, 115.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 346.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,243.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'00", AN ARC DISTANCE OF 299.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°41'12", AN ARC DISTANCE OF 98.21 FEET; THENCE ALONG A RADIAL LINE RUN N68°52'44"W, 42.00 FEET; THENCE N78°03'46"W, 149.00 FEET; THENCE S69°26'43"W, 184.62 FEET; THENCE S39°41'03"W, 100.44 FEET; THENCE S10°23'26"E, 483.94 FEET; THENCE N85°59'36"W, 138.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,100.34 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°45'40", AN ARC DISTANCE OF 247.85 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°46'06"E, 67.86 FEET; THENCE N10°05'56"W, 404.35 FEET; THENCE N75°47'18"W, 575.11 FEET; THENCE N60°13'22"W, 70.11 FEET; THENCE N30°49'17"W, 55.59 FEET; THENCE N01°04'34"E, 63.14 FEET; THENCE N87°35'51"W, 110.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 312.52 FEET AND A CHORD BEARING AND DISTANCE OF N06°30'54"W, 30.69 FEET TO WHICH A RADIAL LINE BEARS N86°17'58"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°37'45", AN ARC DISTANCE OF 30.70 FEET; THENCE ALONG A NON-TANGENT LINE RUN N73°21'18"E, 111.61 FEET; THENCE N16°38'42"W, 70.00 FEET; THENCE N26°24'37"W, 88.58 FEET; THENCE N38°37'42"W, 90.06 FEET; THENCE N50°46'00"W, 89.07 FEET; THENCE N58°48'40"W, 10.78 FEET; THENCE N26°16'21"E, 81.77 FEET; THENCE S76°14'50"E, 1.00 FEET; THENCE N13°45'10"E, 84.61 FEET; THENCE N20°10'50"W, 86.54 FEET; THENCE N14°38'21"W, 58.51 FEET; THENCE S75°21'39"W, 1.00 FEET; THENCE N14°38'21"W, 94.75 FEET; THENCE N53°58'51"W, 84.93 FEET; THENCE N42°00'50"W, 78.94 FEET; THENCE N47°14'45"W, 72.48 FEET; THENCE N52°01'13"W, 65.76 FEET; THENCE N59°10'11"W, 116.04 FEET; THENCE N63°43'38"W, 389.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4641, PAGE 433, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE RUN S26°16'21"W, 824.70 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S63°43'39"E, 408.37 FEET; THENCE S71°04'06"E, 90.62 FEET; THENCE S81°58'08"E, 417.35 FEET; THENCE S65°42'57"E, 65.64 FEET; THENCE S44°15'08"E, 65.60 FEET; THENCE S23°01'09"E, 67.84 FEET; THENCE N85°24'41"E, 109.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF S06°18'41"E, 20.01 FEET TO WHICH A RADIAL LINE BEARS N81°39'33"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°03'32", AN ARC DISTANCE OF 20.01 FEET; THENCE ALONG A NON-TANGENT

LINE RUN S85°24'41"W, 109.04 FEET; THENCE S07°17'31"W, 93.41 FEET; THENCE S11°48'20"E, 102.63 FEET; THENCE S34°45'18"E, 101.76 FEET; THENCE S57°04'03"E, 165.05 FEET; THENCE S10°05'56"E, 103.14 FEET; THENCE S09°17'04"E, 72.15 FEET; THENCE S16°34'04"W, 42.58 FEET; THENCE S35°39'47"W, 128.66 FEET; THENCE S64°21'54"W, 78.80 FEET; THENCE S65°49'50"W, 62.56 FEET; THENCE S70°11'22"W, 62.56 FEET; THENCE N82°36'48"W, 69.29 FEET; THENCE S72°12'30"W, 94.07 FEET; THENCE N42°06'08"W, 25.17 FEET; THENCE S87°02'59"W, 66.16 FEET; THENCE S32°50'32"W, 40.41 FEET; THENCE N85°57'34"W, 97.74 FEET; THENCE S80°11'57"W, 58.78 FEET; THENCE S64°19'42"W, 67.01 FEET; THENCE S43°49'44"W, 137.90 FEET; THENCE S48°48'58"W, 67.20 FEET; THENCE S53°48'07"W, 67.20 FEET; THENCE S58°03'25"W, 72.94 FEET; THENCE S56°26'27"W, 30.95 FEET; THENCE S40°09'27"W, 59.04 FEET; THENCE S24°17'12"W, 61.74 FEET; THENCE S08°24'57"W, 58.94 FEET; THENCE S07°30'26"E, 62.10 FEET; THENCE S23°25'48"E, 58.94 FEET; THENCE S39°18'03"E, 61.74 FEET; THENCE S55°10'18"E, 46.43 FEET; THENCE S64°08'01"E, 592.27 FEET; THENCE S64°53'11"E, 64.77 FEET; THENCE S71°07'37"E, 87.75 FEET; THENCE S79°08'43"E, 87.75 FEET; THENCE S80°22'36"E, 65.70 FEET; THENCE S70°32'54"E, 64.40 FEET; THENCE S60°42'34"E, 65.29 FEET; THENCE S57°15'13"E, 208.37 FEET; THENCE S48°54'14"E, 61.54 FEET; THENCE S28°08'14"E, 61.54 FEET; THENCE S20°03'58"E, 488.50 FEET; THENCE S03°16'27"E, 51.45 FEET; THENCE S23°24'56"W, 129.80 FEET; THENCE S66°35'04"E, 110.00 FEET; THENCE S23°24'56"W, 37.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 71.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 59.27 FEET TO THE POINT OF TANGENCY; THENCE S70°54'47"W, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,017.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 125.27 FEET TO THE POINT OF TANGENCY; THENCE S63°51'33"W, 5.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'22", AN ARC DISTANCE OF 30.93 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF S26°03'01"E, 78.83 FEET TO WHICH A RADIAL LINE BEARS N62°27'55"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 78.84 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N19°38'48"E, 34.87 FEET TO WHICH A RADIAL LINE BEARS S65°26'02"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°25'31", AN ARC DISTANCE OF 38.58 FEET TO THE POINT OF TANGENCY; THENCE N63°51'33"E, 0.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 982.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 120.96 FEET TO THE POINT OF TANGENCY; THENCE N70°54'47"E, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 88.29 FEET TO THE POINT OF TANGENCY; THENCE N23°24'56"E, 204.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHERLY 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 N20°03'58"W, 53.68 FEET; THENCE N69°56'02"E, 151.51 FEET; THENCE N29°07'34"E, 103.42 FEET; THENCE N11°02'30"E, 626.19 FEET; THENCE N21°25'07"E, 72.85 FEET; THENCE N18°01'33"E, 76.43 FEET; THENCE N14°12'55"E, 76.68 FEET; THENCE N08°53'15"E, 74.61 FEET; THENCE N06°40'59"E, 561.91 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,150.00 FEET AND A CHORD BEARING AND DISTANCE OF S85°47'57"E, 14.61 FEET TO WHICH A RADIAL LINE BEARS S04°23'44"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'22", AN ARC DISTANCE OF 14.61 FEET TO THE POINT OF TANGENCY; THENCE S85°59'38"E, 151.09 FEET; THENCE S10°23'26"E, 690.07 FEET; THENCE S74°27'46"E, 215.19 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 S04°46'32"W, 75.16 FEET TO WHICH A RADIAL LINE BEARS N84°22'54"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'08", AN ARC DISTANCE OF 75.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°15'48"W, 118.37 FEET; THENCE S85°00'11"W, 188.14 FEET; THENCE S75°09'50"W, 62.81 FEET; THENCE S47°04'41"W, 149.74 FEET; THENCE S01°23'54"E, 606.60 FEET; THENCE S71°14'09"W, 58.11 FEET; THENCE S29°28'46"W, 580.25 FEET; THENCE S17°28'35"E, 274.28 FEET; THENCE S33°31'09"E, 99.96 FEET; THENCE S41°56'27"E, 67.59 FEET; THENCE S34°11'13"E, 42.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.00 FEET AND A CHORD BEARING AND DISTANCE OF S56°20'03"W, 17.95 FEET TO WHICH A RADIAL LINE BEARS S34°11'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°02'32", AN ARC DISTANCE OF 17.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.83 FEET AND A CHORD BEARING AND DISTANCE OF S66°04'46"W, 196.78 FEET TO WHICH A RADIAL LINE BEARS S29°38'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°25'57", AN ARC DISTANCE OF 197.11 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°34'25"W, 48.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 981.00 FEET AND A CHORD BEARING AND DISTANCE OF S71°49'55"W, 23.69 FEET TO WHICH A RADIAL LINE BEARS S18°51'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°23'01", AN ARC DISTANCE OF 23.69 FEET TO THE POINT OF TANGENCY; THENCE S72°31'25"W, 210.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 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 CUSP; THENCE S17°28'35"E, 1,031.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,187.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°49'42", AN ARC DISTANCE OF 1,135.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,762.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°41'15", AN ARC DISTANCE OF 328.67 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°22'38"E, 99.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,746.33 FEET AND A CHORD BEARING AND DISTANCE OF N89°26'17"E, 264.66 FEET TO WHICH A RADIAL LINE BEARS S03°47'02"W; THENCE EASTERLY ALONG THE ARC

OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'30", AN ARC DISTANCE OF 264.91 FEET TO THE POINT OF TANGENCY; THENCE N85°05'32"E, 72.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°55'24", AN ARC DISTANCE OF 95.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 108.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'12", AN ARC DISTANCE OF 8.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°36'40", AN ARC DISTANCE OF 37.84 FEET; THENCE ALONG A NON-TANGENT LINE RUN N04°58'48"W, 218.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'10", AN ARC DISTANCE OF 800.32 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°05'23"W, 270.23 FEET; THENCE N75°33'13"W, 140.00 FEET; THENCE N59°36'29"W, 72.80 FEET; THENCE N75°33'13"W, 95.76 FEET; THENCE N81°11'18"W, 152.77 FEET; THENCE N57°52'22"W, 54.27 FEET; THENCE S61°15'56"W, 96.28 FEET; THENCE S53°36'13"W, 81.83 FEET; THENCE S40°01'41"W, 51.35 FEET; THENCE N89°40'32"W, 49.69 FEET; THENCE S20°59'24"W, 14.43 FEET; THENCE S56°49'18"W, 34.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N27°43'29"W, 80.78 FEET TO WHICH A RADIAL LINE BEARS S56°49'18"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°54'26", AN ARC DISTANCE OF 80.91 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°16'59"E, 14.30 FEET; THENCE N36°15'45"E, 94.42 FEET; THENCE N47°55'36"E, 80.55 FEET; THENCE N71°39'34"E, 142.74 FEET; THENCE N19°48'13"E, 100.21 FEET; THENCE N29°47'26"E, 49.66 FEET; THENCE N01°27'28"W, 26.55 FEET; THENCE N42°13'58"E, 50.31 FEET; THENCE N81°05'11"E, 84.61 FEET; THENCE S78°42'27"E, 212.41 FEET; THENCE S77°05'35"E, 75.01 FEET; THENCE N73°14'44"E, 202.73 FEET; THENCE N23°56'35"E, 128.64 FEET; THENCE N45°22'40"E, 56.32 FEET; THENCE N15°39'43"E, 40.99 FEET; THENCE N10°14'13"W, 106.05 FEET; THENCE N47°37'20"W, 62.36 FEET; THENCE S73°04'12"W, 93.41 FEET; THENCE N79°09'20"W, 161.14 FEET; THENCE N83°25'18"W, 117.55 FEET; THENCE N71°19'40"W, 113.75 FEET; THENCE N46°46'22"W, 95.78 FEET; THENCE S83°23'54"W, 133.84 FEET; THENCE N61°31'47"W, 13.65 FEET; THENCE N28°28'14"E, 362.52 FEET; THENCE N38°49'18"E, 150.70 FEET; THENCE N16°06'12"E, 267.72 FEET; THENCE N12°05'44"E, 75.70 FEET; THENCE N08°46'12"E, 73.71 FEET; THENCE N07°59'49"E, 282.97 FEET; THENCE N77°03'02"E, 259.22 FEET; THENCE N62°10'11"E, 30.92 FEET; THENCE N53°18'57"E, 59.11 FEET; THENCE N37°26'42"E, 61.74 FEET; THENCE N21°34'27"E, 58.92 FEET; THENCE N05°42'12"E, 30.87 FEET; THENCE N10°51'58"W, 65.63 FEET; THENCE N07°12'36"W, 102.09 FEET; THENCE N12°20'59"W, 417.06 FEET; THENCE N05°21'52"E, 55.63 FEET; THENCE N29°47'41"E, 489.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CHORD BEARING AND DISTANCE OF S75°50'10"E, 86.42 FEET TO WHICH A RADIAL LINE BEARS S20°21'56"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°24'12", AN ARC DISTANCE OF 86.59 FEET TO THE POINT OF TANGENCY; THENCE S82°02'16"E, 228.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE EASTERLY ALONG

THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'34", AN ARC DISTANCE OF 100.85 FEET; THENCE ALONG A RADIAL LINE RUN S23°22'18"W, 179.26 FEET; THENCE S83°56'52"E, 57.56 FEET; THENCE S52°28'46"E, 65.66 FEET; THENCE S20°23'35"E, 86.23 FEET; THENCE S03°51'49"E, 140.86 FEET; THENCE S07°36'56"E, 61.42 FEET; THENCE S32°50'36"W, 48.53 FEET; THENCE N80°44'18"E, 142.49 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 S62°24'43"E, 77.64 FEET TO WHICH A RADIAL LINE BEARS S78°31'19"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°52'03", AN ARC DISTANCE OF 88.90 FEET TO THE POINT OF TANGENCY; THENCE N66°39'16"E, 185.85 FEET; THENCE N12°35'15"W, 61.44 FEET; THENCE N06°32'26"W, 75.08 FEET; THENCE N07°17'22"W, 75.04 FEET; THENCE N14°32'33"W, 91.49 FEET; THENCE N22°03'49"W, 88.29 FEET; THENCE N31°08'08"W, 88.83 FEET; THENCE N43°26'54"W, 88.04 FEET; THENCE N52°31'19"W, 87.25 FEET; THENCE N61°41'48"W, 92.61 FEET; THENCE S26°32'35"W, 120.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N70°06'49"W, 98.53 FEET TO WHICH A RADIAL LINE BEARS N26°32'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°18'46", AN ARC DISTANCE OF 98.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN N07°57'44"E, 341.68 FEET; THENCE N31°34'46"E, 62.25 FEET; THENCE N31°53'24"E, 419.73 FEET; THENCE N34°36'35"E, 67.51 FEET; THENCE N39°01'07"E, 67.51 FEET; THENCE N43°27'11"E, 67.51 FEET; THENCE N47°53'15"E, 67.51 FEET; THENCE N52°19'19"E, 67.51 FEET; THENCE N56°41'12"E, 67.99 FEET; THENCE N58°07'52"E, 424.38 FEET; THENCE N52°33'54"E, 75.58 FEET; THENCE N51°59'08"E, 280.00 FEET; THENCE N45°13'45"E, 91.62 FEET; THENCE N31°15'25"E, 92.06 FEET; THENCE N17°40'45"E, 92.20 FEET; THENCE N06°44'37"E, 702.82 FEET; THENCE N20°45'50"E, 60.97 FEET; THENCE N36°04'13"E, 61.84 FEET; THENCE N36°46'37"E, 87.57 FEET; THENCE N25°40'17"E, 87.57 FEET; THENCE N14°34'39"E, 87.59 FEET; THENCE N08°28'42"E, 134.95 FEET; THENCE N09°07'47"W, 65.02 FEET; THENCE N25°00'02"W, 58.92 FEET; THENCE N40°52'17"W, 61.74 FEET; THENCE N56°27'57"W, 91.17 FEET; THENCE N88°54'07"W, 876.48 FEET; THENCE S83°09'22"W, 30.72 FEET; THENCE S69°32'57"W, 59.11 FEET; THENCE S53°40'42"W, 61.74 FEET; THENCE S37°48'27"W, 59.13 FEET; THENCE S26°16'36"W, 30.80 FEET; THENCE S13°48'24"W, 243.22 FEET; THENCE N76°11'36"W, 71.06 FEET; THENCE S00°02'46"E, 137.69 FEET; THENCE S44°11'04"W, 78.37 FEET; THENCE S22°47'49"W, 66.89 FEET; THENCE S25°15'41"W, 88.29 FEET; THENCE S14°11'12"W, 88.29 FEET; THENCE S28°11'46"W, 64.09 FEET; THENCE S01°57'15"E, 110.32 FEET; THENCE S05°10'57"W, 57.58 FEET; THENCE S76°03'40"E, 40.41 FEET; THENCE S16°23'32"W, 78.97 FEET; THENCE S24°23'27"W, 86.72 FEET; THENCE S38°11'31"W, 131.59 FEET; THENCE N66°50'51"W, 78.48 FEET; THENCE N75°44'46"W, 123.55 FEET; THENCE N58°43'20"W, 88.35 FEET; THENCE N49°57'55"W, 75.45 FEET; THENCE N57°09'48"W, 121.51 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 THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE EAST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE

THEREOF RUN N00°02'56"E, 367.47 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 278.50 FEET TO THE POINT OF BEGINNING; THENCE S79°38'01"W, 71.29 FEET; THENCE N89°27'00"W, 350.00 FEET; THENCE N00°33'00"E, 78.73 FEET; THENCE N29°28'45"W, 60.03 FEET; THENCE N59°30'29"W, 65.65 FEET; THENCE N89°27'00"W, 118.85 FEET; THENCE S60°36'28"W, 65.65 FEET; THENCE S30°34'44"W, 60.94 FEET; THENCE S00°33'00"W, 77.95 FEET; THENCE N89°27'00"W, 349.10 FEET; THENCE N73°30'17"W, 72.80 FEET; THENCE N89°27'00"W, 259.38 FEET; 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 S82°51'04"E, 67.03 FEET; THENCE S77°32'03"E, 67.01 FEET; THENCE S72°13'05"E, 67.01 FEET; THENCE S67°16'33"E, 68.16 FEET; THENCE S66°16'58"E, 310.60 FEET; THENCE S27°42'07"E, 82.19 FEET; THENCE S00°33'00"W, 44.38 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 THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 881.88 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 370.43 FEET TO THE POINT OF BEGINNING; THENCE S86°42'11"E, 137.98 FEET; THENCE S79°37'35"E, 276.93 FEET; THENCE N49°25'07"E, 71.00 FEET; THENCE S75°17'25"E, 133.94 FEET; THENCE S83°39'42"E, 85.64 FEET; THENCE N86°41'31"E, 46.78 FEET; THENCE S20°31'31"E, 27.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 96.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°30'36", AN ARC DISTANCE OF 32.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°04'08", AN ARC DISTANCE OF 181.36 FEET; THENCE ALONG A NON-TANGENT LINE RUN N78°13'28"W, 160.82 FEET; THENCE N63°58'11"W, 71.15 FEET; THENCE N76°32'08"W, 137.86 FEET; THENCE N88°23'07"W, 37.93 FEET; THENCE S80°15'28"W, 103.83 FEET; THENCE S65°30'55"W, 103.68 FEET; THENCE S36°26'37"W, 67.21 FEET; THENCE S71°20'43"W, 82.73 FEET; THENCE S33°06'33"W, 72.19 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 S87°08'59"E, 239.64 FEET; THENCE N03°34'49"W, 133.85 FEET;

THENCE N37°39'04"E, 37.54 FEET; THENCE N71°08'29"E, 156.26 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 THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 388.46 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 1518.40 FEET TO THE POINT OF BEGINNING; 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, 70.80 FEET; THENCE N88°27'45"E, 87.46 FEET; THENCE N70°54'47"E, 58.13 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; THENCE N88°54'07"W, 90.00 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 SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1075.38 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, 123.02 FEET; THENCE S15°03'06"W, 97.94 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 SOUTHERLY, HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF N71°00'14"W, 187.97 FEET TO WHICH A RADIAL LINE BEARS N25°09'44"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°19'56", AN ARC DISTANCE OF 188.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 36.53 FEET TO THE POINT OF TANGENCY; THENCE N60°25'33"W, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'38", AN ARC DISTANCE OF 12.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY

AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°53'05", AN ARC DISTANCE OF 31.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°28'34", AN ARC DISTANCE OF 6.64 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 07°39'00", AN ARC DISTANCE OF 305.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 329.05 FEET TO THE POINT OF TANGENCY; THENCE N43°46'06"E, 613.38 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 SOUTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN S00°08'08"W, 324.94 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°51'52"E, 365.72 FEET TO THE POINT OF BEGINNING; THENCE N29°47'41"E, 186.47 FEET; 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 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 653.02 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 126.06 FEET TO THE POINT OF BEGINNING; 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 04°20'24", AN ARC DISTANCE OF 77.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°25'31", AN ARC DISTANCE OF 493.70 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 97°10'02", AN

ARC DISTANCE OF 33.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'45", AN ARC DISTANCE OF 5.23 FEET TO THE POINT OF TANGENCY; THENCE S60°25'33"E, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 51.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 825.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°19'56", AN ARC DISTANCE OF 163.17 FEET; THENCE ALONG A NON-TANGENT LINE RUN S29°47'41"W, 347.26 FEET; THENCE S23°20'58"W, 70.45 FEET; THENCE S37°39'54"W, 57.75 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 2503.62 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 826.86 FEET TO THE POINT OF BEGINNING; THENCE S61°31'47"E, 254.45 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°03'25", AN ARC DISTANCE OF 224.92 FEET; THENCE ALONG A RADIAL LINE RUN N48°28'22"W, 42.00 FEET; THENCE N41°56'27"W, 68.76 FEET; THENCE N17°33'54"W, 135.43 FEET; THENCE N03°08'09"W, 50.98 FEET; THENCE N26°04'37"E, 70.12 FEET; THENCE N29°28'46"E, 220.64 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2052.32 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 290.00 FEET TO THE POINT OF BEGINNING; THENCE S00°16'48"W, 967.30 FEET; THENCE N47°11'45"W, 104.73 FEET; THENCE N87°35'47"W, 267.23 FEET; THENCE S88°02'18"W, 69.66 FEET; THENCE S49°34'49"W, 56.64 FEET; THENCE S48°04'13"W, 47.10 FEET; THENCE S31°08'34"W, 47.78 FEET; THENCE S30°55'10"W, 140.30 FEET; THENCE S22°16'02"W, 129.58 FEET; THENCE S20°59'21"W, 67.24 FEET; THENCE S22°14'52"W, 71.61 FEET; THENCE S09°31'20"W, 54.23 FEET; THENCE S17°55'00"E, 51.36 FEET; THENCE S42°05'55"W, 133.92 FEET; THENCE S84°03'49"W, 72.00 FEET; THENCE S89°13'00"W, 138.76 FEET; THENCE S79°36'17"W, 126.07 FEET; THENCE S46°11'28"W, 2.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 539.95 FEET AND A CHORD BEARING AND DISTANCE OF S56°31'36"W, 193.77 FEET TO WHICH A RADIAL LINE BEARS S43°48'36"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL

ANGLE OF 20°40'23", AN ARC DISTANCE OF 194.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN S03°29'10"W, 102.80 FEET; THENCE S03°43'49"E, 70.13 FEET; THENCE S00°12'51"E, 280.00 FEET; THENCE S07°17'20"E, 57.90 FEET; THENCE S33°02'28"E, 62.04 FEET; THENCE S33°29'10"E, 50.85 FEET; THENCE S31°48'12"E, 64.57 FEET; THENCE S02°22'23"E, 204.62 FEET; THENCE S11°42'16"E, 43.17 FEET; THENCE S66°08'13"E, 47.93 FEET; THENCE N58°31'55"E, 56.93 FEET; THENCE N54°01'19"E, 55.57 FEET; THENCE N20°57'23"E, 49.62 FEET; THENCE N15°17'06"E, 94.89 FEET; THENCE N15°16'01"E, 100.26 FEET; THENCE N56°16'26"E, 162.22 FEET; THENCE N50°21'08"E, 91.70 FEET; THENCE N57°03'08"E, 82.98 FEET; THENCE N63°53'52"E, 82.98 FEET; THENCE N69°48'38"E, 62.00 FEET; THENCE N27°50'04"E, 72.42 FEET; THENCE S89°56'24"E, 110.29 FEET; THENCE N70°06'04"E, 103.91 FEET; THENCE N60°55'14"E, 29.71 FEET; THENCE S14°16'43"E, 97.50 FEET; THENCE S81°40'23"E, 240.24 FEET; THENCE S00°18'00"W, 1,162.70 FEET; THENCE N89°42'00"W, 138.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'16", AN ARC DISTANCE OF 489.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 468.49 FEET TO THE POINT OF TANGENCY; THENCE N88°47'47"W, 391.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°58'36", AN ARC DISTANCE OF 435.83 FEET; THENCE ALONG A RADIAL LINE RUN N18°46'23"W, 45.00 FEET; THENCE N00°12'51"W, 498.05 FEET; THENCE S89°47'09"W, 172.88 FEET; THENCE N58°16'23"W, 178.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING AND DISTANCE OF S22°10'34"W, 41.18 FEET TO WHICH A RADIAL LINE BEARS S70°16'57"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°55'03", AN ARC DISTANCE OF 41.20 FEET TO THE POINT OF TANGENCY; THENCE S24°38'06"W, 220.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 670.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°14'11", AN ARC DISTANCE OF 189.86 FEET TO THE POINT OF TANGENCY; THENCE S08°23'54"W, 86.02 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 675.50 FEET AND A CHORD BEARING AND DISTANCE OF S08°12'14"E, 218.00 FEET TO WHICH A RADIAL LINE BEARS N88°55'05"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°34'18", AN ARC DISTANCE OF 218.95 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°54'59", AN ARC DISTANCE OF 117.76 FEET TO A POINT OF CUSP OF A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF S60°53'35"W, 149.92 FEET TO WHICH A RADIAL LINE BEARS N14°35'38"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°24'05", AN ARC DISTANCE OF 165.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°25'05", AN ARC DISTANCE OF 39.48 FEET TO A POINT ON THE ARC OF

A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,950.00 FEET AND A CHORD BEARING AND DISTANCE OF S67°03'20"W, 270.84 FEET TO WHICH A RADIAL LINE BEARS S24°54'33"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°55'46", AN ARC DISTANCE OF 270.89 FEET TO THE POINT OF TANGENCY; THENCE S69°01'13"W, 194.15 FEET; THENCE N20°58'47"W, 45.00 FEET; THENCE N83°37'14"W, 102.93 FEET; THENCE N54°00'24"W, 136.23 FEET; THENCE N21°24'58"W, 196.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 482.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°00'58"W, 37.94 FEET TO WHICH A RADIAL LINE BEARS N19°43'51"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°30'22", AN ARC DISTANCE OF 37.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 113°31'39", AN ARC DISTANCE OF 366.56 FEET; THENCE ALONG A RADIAL LINE RUN S89°17'26"W, 93.00 FEET; THENCE N07°42'43"E, 75.77 FEET; THENCE N08°55'24"E, 57.80 FEET; THENCE N02°40'17"W, 57.93 FEET; THENCE N12°18'15"W, 57.93 FEET; THENCE N21°56'13"W, 57.93 FEET; THENCE N51°04'39"W, 59.68 FEET; THENCE N42°00'18"W, 63.64 FEET; THENCE N53°10'28"W, 65.06 FEET; THENCE N50°42'54"W, 87.83 FEET; THENCE N87°03'57"W, 231.10 FEET; THENCE N73°28'58"W, 75.15 FEET; THENCE N47°53'37"W, 66.57 FEET; THENCE N21°50'56"W, 77.50 FEET; THENCE N03°41'27"E, 64.19 FEET; THENCE N66°23'20"W, 32.95 FEET; THENCE N23°36'40"E, 491.37 FEET; THENCE S66°23'20"E, 45.00 FEET; THENCE S71°33'14"E, 173.87 FEET; THENCE N48°11'02"E, 210.00 FEET; THENCE S41°48'58"E, 1.00 FEET; THENCE N48°01'28"E, 70.00 FEET; THENCE N48°12'33"E, 99.51 FEET; THENCE N13°26'53"E, 63.73 FEET; THENCE N06°20'27"W, 104.04 FEET; THENCE N17°05'07"W, 75.04 FEET; THENCE N53°57'15"W, 213.99 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,200.00 FEET AND A CHORD BEARING AND DISTANCE OF N48°43'53"E, 930.09 FEET TO WHICH A RADIAL LINE BEARS N53°28'19"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°24'25", AN ARC DISTANCE OF 937.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,425.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°40'50", AN ARC DISTANCE OF 414.86 FEET; THENCE ALONG A NON-TANGENT LINE RUN S45°44'43"E, 45.00 FEET; THENCE S37°15'43"E, 285.59 FEET; THENCE S51°18'49"E, 60.63 FEET; THENCE S59°54'12"E, 79.47 FEET; THENCE N32°22'31"E, 78.39 FEET; THENCE N36°38'25"E, 80.37 FEET; THENCE N42°29'17"E, 79.42 FEET; THENCE N49°04'00"E, 79.38 FEET; THENCE N15°17'35"W, 104.54 FEET; THENCE N13°44'38"E, 105.59 FEET; THENCE N29°42'51"E, 102.97 FEET; THENCE N43°54'59"E, 89.39 FEET; THENCE N63°49'15"E, 71.29 FEET; THENCE N88°30'37"E, 119.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 102.50 FEET AND A CHORD BEARING AND DISTANCE OF N04°02'34"E, 4.07 FEET TO WHICH A RADIAL LINE BEARS S84°49'14"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°16'23", AN ARC DISTANCE OF 4.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 197.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°29'37", AN ARC DISTANCE OF 167.16 FEET TO THE POINT OF TANGENCY; THENCE N51°23'59"E, 49.26 FEET; THENCE N38°36'01"W, 100.43 FEET; THENCE N05°36'17"E, 114.41 FEET; THENCE N84°23'45"W, 57.17 FEET; THENCE N78°15'08"W,

79.92 FEET; THENCE N79°24'50"W, 70.01 FEET; THENCE N70°26'23"W, 102.43 FEET; THENCE N44°14'21"W, 182.92 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 791.61 FEET; THENCE S79°11'53"E, 45.00 FEET; THENCE N57°33'05"E, 183.30 FEET; THENCE N59°37'03"E, 66.77 FEET; THENCE N42°39'37"E, 66.75 FEET; THENCE N25°42'10"E, 66.77 FEET; THENCE N25°55'38"E, 65.29 FEET; THENCE N21°10'04"E, 39.56 FEET; THENCE N72°40'04"W, 262.01 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 319.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°26'53", AN ARC DISTANCE OF 441.56 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 44°50'38", AN ARC DISTANCE OF 79.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°13'40", AN ARC DISTANCE OF 64.89 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 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S89°37'52"E, 147.10 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3130, PAGE 599, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 726.88 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3130, PAGE 599; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 664.86 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°37'52"E, 350.02 FEET; THENCE S00°12'51"E, 347.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 182.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°10'16", AN ARC DISTANCE OF 51.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 517.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°55'42", AN ARC DISTANCE OF 225.16 FEET TO THE POINT OF TANGENCY; THENCE S08°32'36"W, 25.71 FEET; THENCE S81°03'32"E, 382.22 FEET; THENCE N00°12'51"W, 282.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'08", AN ARC DISTANCE OF 37.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 307.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'22", AN ARC DISTANCE OF 47.81 FEET TO THE POINT OF TANGENCY; THENCE N12°54'36"W, 115.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°04'32", AN ARC DISTANCE OF 83.53 FEET TO THE POINT OF TANGENCY; THENCE N01°09'56"E, 159.58 FEET; THENCE N51°57'53"W, 70.00 FEET; THENCE S88°50'04"E, 185.00 FEET; THENCE S55°12'18"W, 63.01 FEET; THENCE S01°09'56"W, 136.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE

THROUGH A CENTRAL ANGLE OF 45°39'15", AN ARC DISTANCE OF 14.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 52.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°04'42", AN ARC DISTANCE OF 83.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°29'59", AN ARC DISTANCE OF 19.01 FEET TO THE POINT OF TANGENCY; THENCE S12°54'36"E, 100.64 FEET; THENCE S88°40'45"E, 681.10 FEET; THENCE S00°14'44"W, 877.90 FEET; THENCE N89°45'17"W, 261.00 FEET; THENCE S05°47'10"W, 77.71 FEET; THENCE S02°10'29"W, 68.02 FEET; THENCE S01°13'16"E, 68.44 FEET; THENCE S04°35'00"E, 67.77 FEET; THENCE S07°46'26"E, 68.16 FEET; THENCE S08°31'18"E, 70.00 FEET; THENCE S54°19'01"E, 59.93 FEET; THENCE S29°37'48"E, 64.79 FEET; THENCE S11°47'06"E, 74.65 FEET; THENCE S13°55'01"W, 139.13 FEET; THENCE S89°37'52"E, 179.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2398.64 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2044.30 FEET TO THE POINT OF BEGINNING; THENCE S00°12'51"E, 353.40 FEET; THENCE N77°43'31"W, 211.59 FEET; THENCE N10°47'09"E, 150.13 FEET; THENCE N61°42'13"W, 125.83 FEET; THENCE N10°47'09"E, 208.22 FEET; THENCE S68°36'07"E, 202.54 FEET; THENCE S64°08'56"E, 67.33 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2324.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1055.03 FEET TO THE POINT OF BEGINNING; THENCE S08°31'18"E, 195.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,840.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°52'55", AN ARC DISTANCE OF 92.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN S89°47'09"W, 28.84 FEET; THENCE S82°39'39"W, 40.31 FEET; THENCE S61°30'09"W, 45.42 FEET; THENCE S89°47'09"W, 202.00 FEET; THENCE N00°12'51"W, 323.36 FEET; THENCE S78°59'09"E, 5.81 FEET; THENCE S77°42'10"E, 63.35 FEET; THENCE S84°18'31"E, 68.94 FEET; THENCE N88°36'56"E, 68.95 FEET; THENCE N82°28'37"E, 67.10 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 695.48

FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1286.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING AND DISTANCE OF S33°47'32"W, 206.13 FEET TO WHICH A RADIAL LINE BEARS S68°36'23"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°47'51", AN ARC DISTANCE OF 207.74 FEET TO THE POINT OF TANGENCY; THENCE S46°11'28"W, 49.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°10'49", AN ARC DISTANCE OF 344.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 830.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'25", AN ARC DISTANCE OF 130.72 FEET; THENCE ALONG A NON-TANGENT LINE RUN N12°11'49"W, 105.17 FEET; THENCE N21°12'53"W, 205.56 FEET; THENCE N21°13'19"W, 55.78 FEET; THENCE N53°40'28"W, 147.24 FEET; THENCE N59°53'17"W, 96.22 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 106.42 FEET AND A CHORD BEARING AND DISTANCE OF N00°55'34"W, 11.16 FEET TO WHICH A RADIAL LINE BEARS S87°55'15"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°00'37", AN ARC DISTANCE OF 11.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN N68°16'36"E, 53.43 FEET; THENCE N46°25'25"E, 56.49 FEET; THENCE N09°43'47"W, 61.06 FEET; THENCE N19°24'57"W, 140.02 FEET; THENCE N00°13'41"E, 52.13 FEET; THENCE N17°40'32"E, 41.41 FEET; THENCE N44°24'21"E, 57.84 FEET; THENCE N32°18'38"E, 99.34 FEET; THENCE N58°38'19"W, 109.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 137.50 FEET AND A CHORD BEARING AND DISTANCE OF N19°44'57"E, 79.68 FEET TO WHICH A RADIAL LINE BEARS S53°24'28"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°41'09", AN ARC DISTANCE OF 80.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 162.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°58'08", AN ARC DISTANCE OF 133.21 FEET; THENCE ALONG A NON-TANGENT LINE RUN S51°53'47"E, 114.37 FEET; THENCE N50°45'11"E, 63.07 FEET; THENCE N50°28'15"E, 84.30 FEET; THENCE N45°21'23"E, 88.29 FEET; THENCE N00°12'51"W, 756.29 FEET; THENCE N89°47'09"E, 10.00 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00' FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 184.94 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N68°36'07"W, 364.86 FEET; THENCE N45°24'12"W, 48.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 592.50 FEET AND A CHORD BEARING AND DISTANCE OF N41°44'55"E, 299.28 FEET TO WHICH A RADIAL LINE BEARS S33°37'21"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°15'28", AN ARC DISTANCE OF 302.56 FEET; THENCE ALONG A RADIAL LINE RUN S62°52'49"E, 194.92 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 392.74 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN

S00°12'51"E, 2,574.23 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N89°47'09"E, 447.94 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 568.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2848.43 FEET TO THE POINT OF BEGINNING; THENCE S16°40'55"E, 205.11 FEET; THENCE S42°41'13"E, 403.43 FEET; THENCE S56°10'41"E, 120.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°38'10"W, 211.53 FEET TO WHICH A RADIAL LINE BEARS N52°55'01"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°53'38", AN ARC DISTANCE OF 212.30 FEET; THENCE ALONG A NON-TANGENT LINE RUN N80°47'31"W, 92.50 FEET; THENCE N85°02'39"W, 76.84 FEET; THENCE N89°17'46"W, 76.84 FEET; THENCE S86°27'07"W, 76.84 FEET; THENCE S82°12'00"W, 76.84 FEET; THENCE S77°56'52"W, 76.84 FEET; THENCE S79°17'35"W, 63.30 FEET; THENCE N63°49'58"W, 46.02 FEET; THENCE N03°18'03"W, 140.21 FEET; THENCE N08°06'47"W, 70.03 FEET; THENCE N06°13'20"W, 73.58 FEET; THENCE N08°39'08"W, 75.56 FEET; THENCE N12°28'51"W, 75.43 FEET; THENCE N15°32'19"W, 99.12 FEET; THENCE N56°00'13"E, 392.65 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 274.67 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1719.06 FEET TO THE POINT OF BEGINNING; THENCE S00°12'51"E, 438.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°49'37", AN ARC DISTANCE OF 83.08 FEET TO THE POINT OF TANGENCY; THENCE S33°02'28"E, 51.82 FEET; THENCE S56°57'32"W, 75.17 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 1,014.05 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N88°47'47"W, 36.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,295.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'58", AN ARC DISTANCE OF 13.17 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N00°12'51"W, 552.28 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S89°47'09"W, 177.32 FEET; THENCE N00°12'51"W, 249.41 FEET; THENCE N45°05'28"W, 94.08 FEET; THENCE N43°34'37"E, 352.16 FEET TO AFORESAID WESTERLY EASEMENT LINE; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 509.43 FEET TO A POINT ON THE

ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00 FEET AND A CHORD BEARING AND DISTANCE OF N85°56'42"E, 38.33 FEET TO WHICH A RADIAL LINE BEARS N05°28'52"W; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'09", AN ARC DISTANCE OF 38.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'22", AN ARC DISTANCE OF 2.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°42'15", AN ARC DISTANCE OF 32.36 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 482.10 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2557.59 FEET TO THE POINT OF BEGINNING; THENCE S00°56'03"W, 185.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 420.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°42'03", AN ARC DISTANCE OF 173.74 FEET TO THE POINT OF TANGENCY; THENCE S24°38'06"W, 207.41 FEET; THENCE S88°06'49"W, 126.84 FEET; THENCE S83°38'48"W, 87.56 FEET; THENCE S79°10'10"W, 76.77 FEET; THENCE S74°50'48"W, 76.84 FEET; THENCE S70°56'14"W, 76.75 FEET; THENCE S67°24'43"W, 71.52 FEET; THENCE N62°07'25"W, 109.13 FEET; THENCE S41°22'39"W, 97.59 FEET; THENCE S35°23'58"W, 154.82 FEET; THENCE S16°31'40"W, 97.81 FEET; THENCE S06°07'29"W, 160.84 FEET; THENCE S18°53'50"E, 26.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 517.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°25'58"W, 48.21 FEET TO WHICH A RADIAL LINE BEARS N18°53'50"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°20'22", AN ARC DISTANCE OF 48.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°46'07", AN ARC DISTANCE OF 88.41 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°06'16"E, 50.05 FEET; THENCE N21°37'49"W, 53.36 FEET; THENCE N17°45'05"E, 72.87 FEET; THENCE N32°03'46"E, 60.27 FEET; THENCE N05°02'30"E, 129.53 FEET; THENCE N28°28'35"W, 37.46 FEET; THENCE N33°12'21"W, 112.46 FEET; THENCE N00°55'36"W, 68.75 FEET; THENCE N27°26'24"W, 143.58 FEET; THENCE S88°25'03"W, 53.52 FEET; THENCE S48°51'26"W, 106.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°25'02"W, 132.31 FEET TO WHICH A RADIAL LINE BEARS N48°40'27"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°10'59", AN ARC DISTANCE OF 132.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 302.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°41'34", AN ARC DISTANCE OF 82.85 FEET TO THE POINT OF

TANGENCY; THENCE N41°48'58"W, 150.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 132.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'33", AN ARC DISTANCE OF 79.00 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°55'10"E, 111.36 FEET; THENCE N47°01'55"E, 112.68 FEET; THENCE N55°52'20"E, 70.58 FEET; THENCE N29°23'33"E, 73.94 FEET; THENCE N74°04'19"E, 77.77 FEET; THENCE N48°44'43"E, 181.40 FEET; THENCE S86°45'51"E, 138.80 FEET; THENCE N53°20'04"E, 7.30 FEET; THENCE N58°34'06"E, 58.52 FEET; THENCE S58°59'48"E, 53.63 FEET; THENCE S53°57'26"E, 118.20 FEET; THENCE S70°36'40"E, 172.08 FEET; THENCE S49°37'55"E, 105.04 FEET; THENCE S76°43'52"E, 103.86 FEET; THENCE N82°02'32"E, 117.48 FEET; THENCE N26°19'25"E, 63.69 FEET; THENCE N06°03'36"W, 57.50 FEET; THENCE S87°54'52"E, 77.20 FEET; THENCE S73°08'43"E, 153.87 FEET; THENCE S89°03'57"E, 28.02 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 721.15 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 790.16 FEET TO THE POINT OF BEGINNING; THENCE S06°46'59"E, 58.80 FEET; THENCE S00°49'36"W, 55.39 FEET; THENCE S03°19'20"W, 21.68 FEET; THENCE S79°02'25"W, 33.00 FEET; THENCE S60°46'29"W, 161.37 FEET; THENCE S56°06'44"W, 129.71 FEET; THENCE S84°12'24"W, 153.39 FEET; THENCE S47°09'27"W, 133.76 FEET; THENCE N83°09'52"W, 39.46 FEET; THENCE N83°19'53"W, 343.58 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 494.47 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°47'09"W, 50.00 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THE FOLLOWING THREE (3) COURSES BEING ALONG THE WESTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3072, PAGE 528: RUN S00°12'51"E, 659.19 FEET; THENCE S14°17'16"E, 86.19 FEET; THENCE S28°21'43"E, 86.25 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S50°56'47"W, 45.48 FEET; THENCE N35°20'05"W, 62.52 FEET; THENCE N74°33'22"W, 52.13 FEET; THENCE N80°06'14"W, 174.66 FEET; THENCE S81°10'56"W, 58.01 FEET; THENCE N46°07'13"W, 60.69 FEET; THENCE N45°03'44"W, 81.02 FEET; THENCE N37°46'34"W, 166.44 FEET; THENCE N33°55'14"E, 34.52 FEET; THENCE N17°17'07"E, 73.40 FEET; THENCE N00°12'51"W, 430.00 FEET; THENCE S89°47'09"W, 261.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'27", AN ARC DISTANCE OF 39.12 FEET; THENCE ALONG A NON-TANGENT LINE RUN S08°43'07"W, 148.46 FEET; THENCE S23°18'32"E, 70.84 FEET; THENCE S10°32'13"W, 129.68 FEET; THENCE S01°40'21"E, 62.75 FEET; THENCE S21°23'30"W, 300.07 FEET; THENCE S09°21'32"E, 105.47 FEET; THENCE S39°27'18"E, 148.41 FEET; THENCE S26°28'14"W, 7.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 167.50 FEET

AND A CHORD BEARING AND DISTANCE OF S60°36'41"E, 17.05 FEET TO WHICH A RADIAL LINE BEARS N26°28'14"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°50'09", AN ARC DISTANCE OF 17.06 FEET TO THE POINT OF TANGENCY; THENCE S57°41'36"E, 73.99 FEET; THENCE N32°18'24"E, 6.64 FEET; THENCE N86°00'44"E, 97.22 FEET; THENCE N74°57'57"E, 129.21 FEET; THENCE N32°18'24"E, 16.03 FEET; THENCE S40°00'28"E, 62.98 FEET; THENCE S57°41'36"E, 20.00 FEET; THENCE N32°23'10"E, 48.60 FEET; THENCE S55°22'27"E, 43.37 FEET; THENCE S30°10'20"E, 123.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°45'00", AN ARC DISTANCE OF 0.61 FEET TO THE POINT OF TANGENCY; THENCE S64°55'20"E, 46.89 FEET; THENCE S31°39'15"W, 169.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S66°34'00"W, 56.30 FEET TO WHICH A RADIAL LINE BEARS S57°41'36"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°31'12", AN ARC DISTANCE OF 59.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S09°40'50"W, 91.62 FEET; THENCE S77°11'14"W, 117.93 FEET; THENCE N64°28'25"W, 83.46 FEET; THENCE N24°47'49"W, 57.89 FEET; THENCE N34°38'11"W, 104.56 FEET; THENCE N41°17'26"W, 145.76 FEET; THENCE N79°58'22"W, 114.15 FEET; THENCE S74°43'32"W, 100.85 FEET; THENCE S48°44'27"W, 95.15 FEET; THENCE N88°00'49"W, 73.75 FEET; THENCE N16°23'05"W, 63.68 FEET; THENCE N38°03'07"W, 115.91 FEET; THENCE N56°42'05"W, 243.46 FEET; THENCE N33°06'59"W, 97.83 FEET; THENCE N46°36'18"W, 144.78 FEET; THENCE N50°38'02"W, 186.68 FEET; THENCE N72°04'52"W, 84.49 FEET; THENCE N33°05'24"W, 173.95 FEET; THENCE S56°54'36"W, 25.33 FEET TO THE POINT OF 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 26°56'38", AN ARC DISTANCE OF 456.15 FEET TO THE POINT OF TANGENCY; THENCE S29°57'58"W, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 870.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'59", AN ARC DISTANCE OF 227.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N75°20'02"W, 60.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 930.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°27'52"E, 242.84 FEET TO WHICH A RADIAL LINE BEARS N75°02'14"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'13", AN ARC DISTANCE OF 243.53 FEET TO THE POINT OF TANGENCY; THENCE N29°57'58"E, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°42'56", AN ARC DISTANCE OF 48.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN N50°46'04"W, 131.13 FEET; THENCE N14°56'27"W, 84.85 FEET; THENCE N12°30'15"E, 112.87 FEET; THENCE N47°40'39"E, 208.79 FEET; THENCE N33°05'24"W, 219.74 FEET; THENCE N76°37'57"W, 61.85 FEET; THENCE N11°20'08"W, 31.58 FEET; THENCE N73°37'15"E, 28.67 FEET; THENCE S67°51'24"E, 35.78 FEET; THENCE N65°15'19"E, 76.97 FEET; THENCE N69°14'44"E, 136.82 FEET; THENCE N56°54'36"E, 250.98 FEET; THENCE N42°25'37"E, 206.81 FEET; THENCE N17°00'07"W, 449.16 FEET; THENCE N66°59'28"E, 134.41 FEET; THENCE N56°35'10"E, 75.07 FEET; THENCE N56°20'11"E, 74.83 FEET; THENCE N20°55'23"W, 191.17 FEET; THENCE N69°01'13"E, 566.74 FEET TO THE POINT OF CURVATURE OF A CURVE

CONCAVE NORTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'52", AN ARC DISTANCE OF 31.65 FEET; THENCE ALONG A RADIAL LINE RUN S21°25'39"E, 45.16 FEET; THENCE S88°47'39"E, 68.93 FEET; THENCE S72°54'54"E, 59.01 FEET; THENCE S57°02'10"E, 55.92 FEET; THENCE S42°17'03"E, 51.30 FEET; THENCE S27°31'57"E, 46.89 FEET; THENCE S16°59'34"E, 161.17 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD BEARING AND DISTANCE OF N23°19'36"E, 70.01 FEET TO WHICH A RADIAL LINE BEARS S62°48'49"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°43'11", AN ARC DISTANCE OF 70.06 FEET; THENCE ALONG A NON-TANGENT LINE RUN N21°29'53"E, 59.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 525.50 FEET AND A CHORD BEARING AND DISTANCE OF N01°55'36"E, 201.10 FEET TO WHICH A RADIAL LINE BEARS S77°02'32"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'44", AN ARC DISTANCE OF 202.35 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°10'39", AN ARC DISTANCE OF 126.43 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF N61°46'00"E, 158.58 FEET TO WHICH A RADIAL LINE BEARS S18°43'05"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°54'10", AN ARC DISTANCE OF 177.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°11'50", AN ARC DISTANCE OF 10.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4,065.00 FEET AND A CHORD BEARING AND DISTANCE OF N61°00'49"E, 174.49 FEET TO WHICH A RADIAL LINE BEARS S27°45'24"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'35", AN ARC DISTANCE OF 174.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,135.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°21'37", AN ARC DISTANCE OF 145.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S56°30'12"E, 117.47 FEET; THENCE S31°05'08"E, 72.17 FEET; THENCE S05°40'04"E, 72.17 FEET; THENCE S19°45'00"W, 79.41 FEET; THENCE S50°03'08"W, 83.37 FEET; THENCE S82°21'21"W, 90.53 FEET; THENCE S01°00'21"W, 120.91 FEET; THENCE S07°29'40"W, 84.36 FEET; THENCE N81°13'50"W, 101.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 707.50 FEET AND A CHORD BEARING AND DISTANCE OF S22°51'43"W, 293.82 FEET TO WHICH A RADIAL LINE BEARS S79°07'22"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°58'09", AN ARC DISTANCE OF 295.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°52'31", AN ARC DISTANCE OF 51.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°58'49", AN ARC DISTANCE OF 20.59 FEET TO

THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°30'07", AN ARC DISTANCE OF 11.00 FEET; THENCE ALONG A NON-TANGENT LINE RUN S71°12'45"E, 90.11 FEET; THENCE S05°26'35"E, 27.91 FEET; THENCE S30°52'14"W, 114.47 FEET; THENCE S08°59'48"W, 17.46 FEET; THENCE S36°53'32"W, 167.48 FEET; THENCE S57°35'23"W, 45.05 FEET; THENCE S24°09'56"W, 125.75 FEET; THENCE S23°13'29"E, 93.53 FEET; THENCE S40°32'31"E, 70.83 FEET; THENCE S68°10'02"E, 117.60 FEET; THENCE N59°32'59"E, 60.85 FEET; THENCE N64°33'35"E, 128.78 FEET; THENCE N26°17'35"W, 105.19 FEET; THENCE N44°29'19"W, 56.82 FEET; THENCE N35°19'07"E, 99.34 FEET; THENCE N48°03'52"E, 113.80 FEET; THENCE N44°06'34"E, 112.76 FEET; THENCE N36°09'29"E, 82.95 FEET; THENCE N89°47'13"E, 116.26 FEET; THENCE N00°12'51"W, 1.00 FEET; THENCE N89°47'09"E, 279.33 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 636.00 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N89°47'09"E, 50.00 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 1,698.67 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S88°47'47"E, 351.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 509.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°56'21", AN ARC DISTANCE OF 18.85 FEET; THENCE ALONG A RADIAL LINE RUN S21°11'55"E, 15.00 FEET; THENCE S33°18'17"E, 220.13 FEET; THENCE S16°12'00"E, 188.54 FEET; THENCE S51°04'47"W, 141.60 FEET; THENCE S11°04'56"W, 30.79 FEET; THENCE S39°56'27"W, 88.64 FEET; THENCE S30°42'03"W, 96.43 FEET; THENCE S47°32'36"W, 75.60 FEET; THENCE S01°43'06"E, 83.06 FEET; THENCE S57°14'55"E, 76.15 FEET; THENCE S37°48'11"E, 110.66 FEET; THENCE S30°18'35"W, 80.86 FEET; THENCE S15°17'21"W, 93.38 FEET; THENCE S87°31'19"W, 122.61 FEET; THENCE N82°06'00"W, 125.14 FEET; THENCE S67°18'04"W, 112.09 FEET; THENCE S59°31'23"W, 140.35 FEET; THENCE S48°33'28"W, 100.92 FEET; THENCE S22°19'05"W, 97.58 FEET; THENCE S05°50'00"E, 206.61 FEET; THENCE S12°29'00"W, 93.23 FEET; THENCE S65°56'08"E, 82.85 FEET; THENCE S44°15'30"E, 96.09 FEET; THENCE N84°48'12"E, 105.29 FEET; THENCE N69°27'21"E, 88.57 FEET; THENCE N61°40'12"E, 118.22 FEET; THENCE N65°14'05"E, 22.24 FEET; THENCE S40°18'36"E, 43.51 FEET; THENCE N49°41'24"E, 1.00 FEET; THENCE S40°18'36"E, 182.16 FEET; THENCE S49°41'24"W, 1.00 FEET; THENCE S40°18'36"E, 39.73 FEET; THENCE S10°28'10"E, 49.11 FEET; THENCE S14°16'32"E, 108.24 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE WEST 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

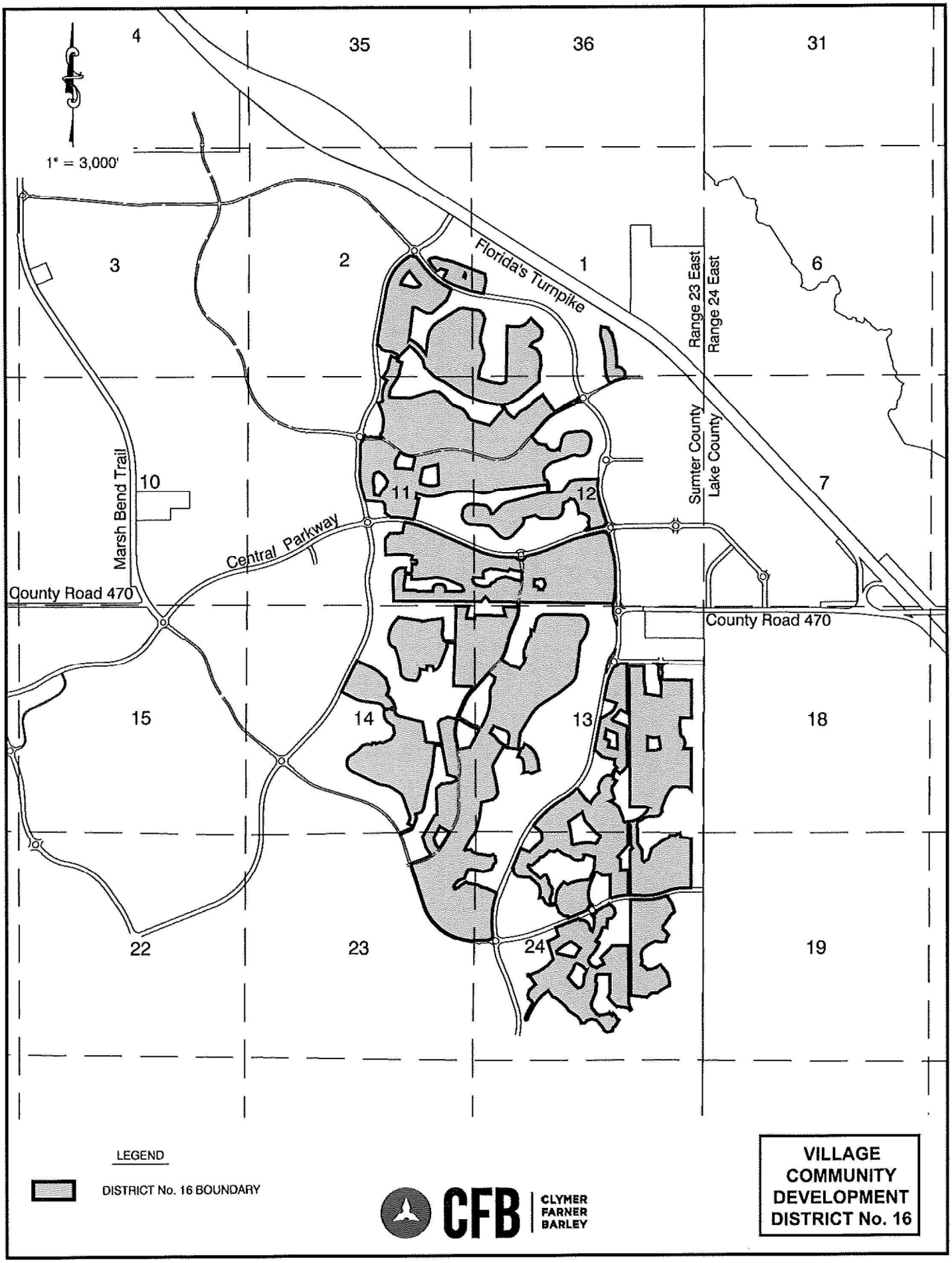
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 170.40 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 3012.44 FEET TO THE POINT OF BEGINNING; THENCE N78°25'02"W, 317.27 FEET; THENCE N76°41'08"W, 111.73 FEET; THENCE N17°00'07"W, 52.05 FEET; THENCE N47°23'28"E, 57.93 FEET;

THENCE N53°06'07"E, 161.57 FEET; THENCE N61°06'21"E, 166.61 FEET; THENCE S83°20'29"E, 40.21 FEET; THENCE S60°02'28"E, 96.01 FEET; THENCE S53°48'42"E, 61.49 FEET; THENCE S53°06'28"E, 92.26 FEET; THENCE S36°53'32"W, 45.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°15'44", AN ARC DISTANCE OF 203.69 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 906.30 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2931.65 FEET TO THE POINT OF BEGINNING; THENCE N47°33'58"W, 124.78 FEET; THENCE N41°58'56"W, 228.78 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 655.00 FEET AND A CHORD BEARING AND DISTANCE OF N29°29'53"E, 352.14 FEET TO WHICH A RADIAL LINE BEARS S44°54'31"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°11'12", AN ARC DISTANCE OF 356.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°19'21", AN ARC DISTANCE OF 32.58 FEET TO THE POINT OF TANGENCY; THENCE S72°46'23"E, 57.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'31", AN ARC DISTANCE OF 161.63 FEET TO THE POINT OF REVERSE 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 10°58'45", AN ARC DISTANCE OF 81.44 FEET; THENCE ALONG A NON-TANGENT LINE RUN S20°32'48"W, 91.76 FEET; THENCE S50°38'39"W, 31.51 FEET; THENCE S02°58'57"W, 36.24 FEET; THENCE S04°23'32"W, 101.94 FEET; THENCE S06°35'27"W, 77.63 FEET; THENCE S33°46'59"W, 82.53 FEET; THENCE S74°28'28"W, 79.72 FEET TO THE POINT OF BEGINNING.

EXHIBIT 2



VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 16

2-1

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

DISTRICT 16 CDD (1ST AMENDMENT) EXISTING
1,316.1 ACRES±

EXHIBIT " "
SHEET 1 OF 21

LEGAL DESCRIPTION

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 SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 2175.38 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 273.41 FEET TO THE POINT OF BEGINNING; THENCE N69°04'12"W, 191.29 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 13°53'56", AN ARC DISTANCE OF 339.61 FEET; THENCE ALONG A NON-TANGENT LINE RUN N33°23'07"E, 127.97 FEET; THENCE N20°55'48"E, 94.25 FEET; THENCE N74°22'09"W, 139.03 FEET; THENCE S67°13'59"W, 110.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,325.04 FEET AND A CHORD BEARING AND DISTANCE OF N41°52'45"W, 199.21 FEET TO WHICH A RADIAL LINE BEARS S43°48'35"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°37'20", AN ARC DISTANCE OF 199.40 FEET; THENCE ALONG A NON-TANGENT LINE RUN N24°59'13"W, 63.46 FEET; THENCE N38°03'40"W, 52.08 FEET; THENCE N51°55'54"E, 82.51 FEET; THENCE N83°10'40"E, 114.35 FEET; THENCE S72°29'34"E, 206.15 FEET; THENCE N89°04'20"E, 63.25 FEET; THENCE S72°29'34"E, 140.82 FEET; THENCE S69°04'12"E, 822.34 FEET; THENCE S10°28'51"E, 143.94 FEET; THENCE S11°54'27"W, 317.06 FEET; THENCE N81°13'00"W, 101.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,950.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°08'48", AN ARC DISTANCE OF 413.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2439.27 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 218.39 FEET TO THE POINT OF BEGINNING; THENCE N69°04'12"W, 32.50 FEET; THENCE N20°55'48"E, 90.00 FEET; THENCE S69°04'12"E, 12.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; 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 S20°55'48"W, 70.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 1 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 1; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'21"E, 267.44 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'39"W, 1870.50 FEET TO THE POINT OF BEGINNING; THENCE S09°26'24"E, 99.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 56.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°38'33", AN ARC DISTANCE OF 68.68 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,222.00 FEET AND A CHORD BEARING AND DISTANCE OF S73°10'52"W, 434.60 FEET TO WHICH A RADIAL LINE BEARS N06°34'33"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°29'09", AN ARC DISTANCE OF 436.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN N27°39'09"W, 153.62 FEET; THENCE N08°17'44"W, 194.01 FEET; THENCE N03°04'12"W, 57.97 FEET; THENCE N01°34'09"E, 49.49 FEET; THENCE N00°31'52"E, 49.47 FEET; THENCE N00°57'49"W, 49.48 FEET; THENCE N02°27'30"W, 49.47 FEET; THENCE N03°57'11"W, 49.48 FEET; THENCE N05°35'14"W, 58.71 FEET; THENCE N07°13'18"W, 49.47 FEET; THENCE N08°42'58"W, 49.47 FEET; THENCE N10°12'39"W, 49.47 FEET; THENCE N11°42'20"W, 49.47 FEET; THENCE N13°12'01"W, 49.47 FEET; THENCE N14°31'55"W, 49.74 FEET; THENCE N16°00'31"W, 50.00 FEET; THENCE N15°51'18"W, 84.57 FEET; THENCE N00°48'25"E, 168.41 FEET; THENCE N12°14'37"E, 54.66 FEET; THENCE S77°45'23"E, 125.46 FEET; THENCE N12°14'37"E, 5.00 FEET; THENCE S77°45'23"E, 34.00 FEET; THENCE S12°14'37"W, 23.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°43'27", AN ARC DISTANCE OF 30.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°39'43", AN ARC DISTANCE OF 79.12 FEET; THENCE ALONG A RADIAL LINE RUN S73°49'07"E, 45.51 FEET; THENCE S16°12'34"E, 53.50 FEET; THENCE S14°06'24"E, 50.03 FEET; THENCE S15°36'19"E, 50.71 FEET; THENCE S14°14'32"E, 52.37 FEET; THENCE S12°51'19"E, 52.37 FEET; THENCE S11°28'06"E, 52.37 FEET; THENCE S10°04'54"E, 52.37 FEET;

CONTINUED ON SHEET 2

KAYE M. JAMESON LICENSE NUMBER No. 5912 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Kaye M. Jameson 03/04/26

KAYE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB SP2025.04647

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

CFB | CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY\NEW\SURVEY\DEVELOPMENT DISTRICTS\SUMTER\16\21 PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\16 EXISTING.DWG 12/18/2025 3:22 PM BY: GWALLERS
----- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 2 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

THENCE S08°41'41"E, 52.37 FEET; THENCE S07°18'29"E, 52.37 FEET; THENCE S05°55'16"E, 52.37 FEET; THENCE S04°32'03"E, 52.37 FEET; THENCE S03°08'51"E, 52.37 FEET; THENCE S01°45'38"E, 52.37 FEET; THENCE S00°33'14"E, 122.95 FEET; THENCE N88°09'58"E, 12.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 167.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°05'45", AN ARC DISTANCE OF 190.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 42.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'28", AN ARC DISTANCE OF 7.76 FEET TO THE POINT OF TANGENCY; THENCE S37°11'45"E, 16.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°45'21", AN ARC DISTANCE OF 14.53 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, 2171.08 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 538.48 FEET TO THE POINT OF BEGINNING; THENCE S23°01'02"W, 294.10 FEET; THENCE S49°09'56"W, 459.87 FEET; THENCE N89°25'01"W, 123.47 FEET; THENCE N63°41'11"W, 108.66 FEET; THENCE N57°03'48"W, 66.63 FEET; THENCE N63°05'30"W, 66.61 FEET; THENCE N69°07'08"W, 66.61 FEET; THENCE N89°44'27"W, 36.86 FEET; THENCE S07°09'44"W, 752.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 672.50 FEET AND A CHORD BEARING AND DISTANCE OF S54°06'40"E, 330.47 FEET TO WHICH A RADIAL LINE BEARS N21°39'56"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°26'49", AN ARC DISTANCE OF 333.89 FEET TO THE POINT OF TANGENCY; THENCE S39°53'16"E, 181.18 FEET; THENCE N08°07'24"E, 401.56 FEET; THENCE N15°20'19"E, 84.85 FEET; THENCE N25°16'29"E, 84.91 FEET; THENCE N34°28'22"E, 84.91 FEET; THENCE N43°40'16"E, 84.91 FEET; THENCE N54°11'30"E, 84.78 FEET; THENCE N58°08'47"E, 582.77 FEET; THENCE N84°59'52"E, 105.18 FEET; THENCE S81°41'48"E, 385.58 FEET; THENCE S47°08'38"E, 121.58 FEET; THENCE S21°43'10"E, 121.79 FEET; THENCE S14°17'03"W, 448.18 FEET; THENCE S03°15'53"E, 117.17 FEET; THENCE S18°26'59"E, 190.00 FEET; THENCE S12°19'03"E, 89.05 FEET; THENCE S01°28'54"W, 92.56 FEET; THENCE S15°33'54"W, 92.56 FEET; THENCE S29°18'14"W, 82.99 FEET; THENCE S19°58'27"W, 71.15 FEET; THENCE S09°28'13"W, 263.07 FEET; THENCE S72°14'28"E, 155.81 FEET; THENCE S72°02'19"E, 66.03 FEET; THENCE S75°59'23"E, 68.98 FEET; THENCE S75°47'32"E, 68.98 FEET; THENCE S79°44'06"E, 71.94 FEET; THENCE S80°29'19"E, 72.42 FEET; THENCE S82°38'07"E, 42.79 FEET; THENCE N76°05'28"E, 72.43 FEET; THENCE N61°12'09"E, 60.68 FEET; THENCE N01°07'27"E, 1,304.32 FEET; THENCE S88°52'33"E, 215.00 FEET; THENCE S89°29'50"E, 76.83 FEET; THENCE N77°40'40"E, 72.04 FEET; THENCE N63°48'57"E, 62.87 FEET; THENCE N51°35'42"E, 61.18 FEET; THENCE N44°01'52"E, 145.00 FEET; THENCE S45°58'08"E, 315.69 FEET; THENCE S39°10'12"E, 42.13 FEET; THENCE S14°23'10"E, 48.07 FEET; THENCE S10°23'52"W, 130.62 FEET; THENCE S34°39'28"W, 33.70 FEET; THENCE S48°26'43"W, 68.94 FEET; THENCE S70°26'19"W, 81.43 FEET; THENCE S60°24'51"W, 77.51 FEET; THENCE S29°41'31"W, 87.44 FEET; THENCE S65°46'53"E, 51.45 FEET; THENCE S62°12'33"E, 110.47 FEET; THENCE S35°47'47"E, 74.42 FEET; THENCE S27°38'16"E, 99.27 FEET; THENCE S03°25'01"E, 226.39 FEET; THENCE S11°09'50"W, 191.03 FEET; THENCE S01°48'51"W, 205.80 FEET; THENCE S49°51'24"W, 622.34 FEET; THENCE S66°13'49"W, 301.46 FEET; THENCE S85°28'56"W, 95.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°03'25"E, 417.63 FEET TO WHICH A RADIAL LINE BEARS S75°22'48"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°52'27", AN ARC DISTANCE OF 429.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N41°24'49"E, 114.27 FEET; THENCE N45°05'19"E, 107.64 FEET; THENCE N64°18'01"E, 138.46 FEET; THENCE N52°06'11"E, 131.03 FEET; THENCE N40°36'59"E, 140.01 FEET; THENCE N56°30'46"E, 241.33 FEET; THENCE S34°55'11"E, 480.04 FEET; THENCE N62°50'34"E, 179.64 FEET; THENCE N54°27'52"E, 112.25 FEET; THENCE N59°25'59"E, 61.29 FEET; THENCE N62°50'34"E, 234.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 114.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'20", AN ARC DISTANCE OF 92.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.50 FEET AND A CHORD BEARING AND DISTANCE OF S25°06'21"E, 147.43 FEET TO WHICH A RADIAL LINE BEARS N73°15'46"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°41'11", AN ARC DISTANCE OF 161.40 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 114.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°56'49"W, 97.16 FEET TO WHICH A RADIAL LINE BEARS N23°03'03"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°12'29", AN ARC DISTANCE OF 100.34 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 59.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°06'50", AN ARC DISTANCE OF 57.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A

CONTINUED ON SHEET 3

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE · MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\21 PETITIONS TO AMEND\21 AMENDMENT (NOV 2025)\DGN\SDS19 EXISTING.DWG 12/18/2025 3:23 PM BY: GWALTERS
----- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 3 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 2

RADIUS OF 19.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 63.34 FEET; THENCE S65°10'02"W, 197.24 FEET; THENCE S62°50'34"W, 193.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°39'11", AN ARC DISTANCE OF 301.77 FEET TO THE POINT OF TANGENCY; THENCE S41°11'23"W, 471.48 FEET; THENCE S48°48'37"E, 77.15 FEET; THENCE S36°33'54"E, 96.42 FEET; THENCE S59°23'58"E, 73.63 FEET; THENCE S87°36'34"E, 41.05 FEET; THENCE S72°40'10"E, 50.71 FEET; THENCE S88°36'26"E, 68.02 FEET; THENCE S24°59'19"E, 92.55 FEET; THENCE S60°36'42"E, 94.87 FEET; THENCE S89°27'08"E, 98.74 FEET; THENCE N55°56'55"E, 76.97 FEET; THENCE S59°07'07"E, 39.67 FEET; THENCE N12°50'24"E, 262.41 FEET; THENCE N29°07'01"E, 58.96 FEET; THENCE N44°33'59"E, 60.70 FEET; THENCE N60°00'58"E, 59.23 FEET; THENCE N77°11'10"E, 50.09 FEET; THENCE N84°04'25"E, 304.98 FEET; THENCE S81°27'45"E, 56.19 FEET; THENCE S65°35'29"E, 61.79 FEET; THENCE S49°43'14"E, 58.98 FEET; THENCE S33°50'59"E, 61.79 FEET; THENCE S17°58'44"E, 59.02 FEET; THENCE S01°56'57"E, 59.88 FEET; THENCE S12°52'24"W, 200.38 FEET; THENCE S27°51'47"W, 59.45 FEET; THENCE S43°45'44"W, 59.02 FEET; THENCE S59°37'59"W, 61.79 FEET; THENCE S75°30'14"W, 58.76 FEET; THENCE N89°23'26"W, 60.21 FEET; THENCE N74°41'26"W, 60.62 FEET; THENCE N87°09'57"W, 62.52 FEET; THENCE S79°39'32"W, 62.52 FEET; THENCE S66°28'59"W, 63.62 FEET; THENCE S66°06'57"W, 84.67 FEET; THENCE S73°25'50"W, 335.19 FEET; THENCE S59°34'18"W, 58.69 FEET; THENCE S45°42'46"W, 163.55 FEET; THENCE S25°21'24"W, 74.66 FEET; THENCE S08°27'15"E, 179.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 142.50 FEET AND A CHORD BEARING AND DISTANCE OF S36°01'44"E, 160.24 FEET TO WHICH A RADIAL LINE BEARS N19°45'33"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°25'27", AN ARC DISTANCE OF 170.18 FEET TO THE POINT OF TANGENCY; THENCE S01°49'00"E, 190.25 FEET; THENCE N88°11'00"E, 297.31 FEET; THENCE N41°11'11"E, 70.17 FEET; THENCE N37°13'53"E, 250.39 FEET; THENCE N71°04'44"E, 119.87 FEET; THENCE N87°49'18"E, 544.77 FEET; THENCE S03°53'08"W, 108.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°51'36", AN ARC DISTANCE OF 436.89 FEET TO THE POINT OF TANGENCY; THENCE S16°58'28"E, 503.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°10'44", AN ARC DISTANCE OF 70.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°58'14", AN ARC DISTANCE OF 4.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°05'19", AN ARC DISTANCE OF 68.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°09'47", AN ARC DISTANCE OF 435.64 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N15°50'27"W, 15.00 FEET; THENCE N51°55'52"E, 126.39 FEET; THENCE N12°25'26"W, 62.98 FEET; THENCE N10°21'00"W, 27.63 FEET; THENCE N12°25'26"W, 25.06 FEET; THENCE N22°36'04"E, 64.84 FEET; THENCE N13°29'46"W, 57.96 FEET; THENCE N47°33'46"W, 75.33 FEET; THENCE N69°13'20"W, 79.15 FEET; THENCE N78°02'44"W, 85.75 FEET; THENCE S67°33'02"W, 25.62 FEET; THENCE N04°54'27"W, 141.31 FEET; THENCE N17°46'30"W, 79.10 FEET; THENCE N27°57'58"W, 60.07 FEET; THENCE N34°17'06"W, 67.25 FEET; THENCE N79°17'11"W, 94.40 FEET; THENCE S45°55'25"W, 69.62 FEET; THENCE S66°18'44"W, 121.39 FEET; THENCE S03°42'51"W, 70.33 FEET; THENCE S01°49'00"E, 72.23 FEET; THENCE S14°33'18"W, 119.06 FEET; THENCE S47°12'09"W, 119.51 FEET; THENCE S78°20'00"W, 109.02 FEET; THENCE S88°11'00"W, 210.00 FEET; THENCE N85°13'03"W, 105.20 FEET; THENCE N59°12'27"W, 141.63 FEET; THENCE S75°29'43"W, 273.04 FEET; THENCE S00°48'54"E, 59.85 FEET; THENCE S17°01'12"W, 53.01 FEET; THENCE S27°45'29"W, 63.34 FEET; THENCE S44°18'30"W, 329.33 FEET; THENCE S50°07'51"W, 49.57 FEET; THENCE S66°42'14"W, 59.12 FEET; THENCE S82°34'29"W, 61.74 FEET; THENCE N81°33'16"W, 58.92 FEET; THENCE N65°41'01"W, 61.74 FEET; THENCE N49°48'46"W, 37.25 FEET; THENCE N45°41'30"W, 311.07 FEET; THENCE N62°27'10"W, 55.51 FEET; THENCE N85°40'43"W, 447.91 FEET; THENCE N76°29'19"W, 46.86 FEET; THENCE N60°37'04"W, 61.74 FEET; THENCE N44°44'49"W, 58.92 FEET; THENCE N28°52'34"W, 61.74 FEET; THENCE N13°00'19"W, 67.37 FEET; THENCE N06°51'22"E, 91.92 FEET; THENCE N16°25'33"E, 54.47 FEET; THENCE N32°58'34"E, 59.11 FEET; THENCE N48°50'49"E, 61.74 FEET; THENCE N64°43'05"E, 59.02 FEET; THENCE N80°55'37"E, 58.97 FEET; THENCE S85°40'43"E, 304.71 FEET; THENCE S74°13'30"E, 50.20 FEET; THENCE S58°56'28"E, 59.18 FEET; THENCE S43°39'25"E, 56.70 FEET; THENCE S29°33'32"E, 50.74 FEET; THENCE S15°27'38"E, 78.23 FEET; THENCE N81°41'40"E, 49.25 FEET; THENCE N44°18'30"E, 210.00 FEET; THENCE N48°12'59"E, 83.92 FEET; THENCE N61°31'18"E, 98.28 FEET; THENCE N73°51'04"E, 77.76 FEET; THENCE N75°29'43"E, 770.00 FEET; THENCE N80°05'16"E, 89.64 FEET; THENCE N88°11'00"E, 70.20 FEET; THENCE N01°49'00"W, 190.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 107.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°41'18", AN ARC DISTANCE OF 5.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN S84°09'45"W, 1,140.84 FEET; THENCE S79°01'35"W, 64.40 FEET; THENCE S69°16'34"W, 66.02 FEET; THENCE S70°57'35"W, 82.60 FEET; THENCE S78°53'12"W, 82.60 FEET; THENCE S86°48'48"W, 82.60 FEET; THENCE N85°15'35"W, 82.60 FEET; THENCE N78°39'46"W, 75.76 FEET; THENCE N79°45'26"W, 68.60 FEET; THENCE N82°15'25"W, 68.60 FEET; THENCE N84°45'24"W, 68.60 FEET; THENCE N87°15'23"W, 68.60 FEET; THENCE N89°45'22"W, 68.60 FEET; THENCE S87°44'39"W, 68.60 FEET;

CONTINUED ON SHEET 4

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3129 LB6436

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\(2) PETITIONS TO AMEND\1ST AMENDMENT INDV 2025\DWGS\DS116 EXISTING.DWG 2/18/2025 3:23 PM BY: GMALENKS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 4 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 3

THENCE S85°14'40"W, 68.60 FEET; THENCE S82°44'41"W, 68.60 FEET; THENCE S80°14'42"W, 68.60 FEET; THENCE S77°44'43"W, 68.60 FEET; THENCE S75°14'44"W, 68.60 FEET; THENCE S72°44'45"W, 68.60 FEET; THENCE S73°12'05"W, 77.10 FEET; THENCE S78°51'51"W, 79.29 FEET; THENCE S84°41'42"W, 79.29 FEET; THENCE N89°28'27"W, 79.29 FEET; THENCE N83°38'36"W, 79.29 FEET; THENCE N77°48'45"W, 79.29 FEET; THENCE N71°58'54"W, 79.29 FEET; THENCE N80°31'16"W, 64.95 FEET; THENCE S09°28'44"W, 105.70 FEET; THENCE S76°24'04"E, 63.66 FEET; THENCE S13°35'56"W, 502.87 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 N84°07'52"W, 573.78 FEET TO WHICH A RADIAL LINE BEARS N13°35'56"E; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID CENTRAL PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°27'34", AN ARC DISTANCE OF 575.53 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N01°51'39"W, 15.00 FEET; THENCE N50°23'55"W, 132.96 FEET; THENCE N01°30'22"W, 200.30 FEET; THENCE N39°13'33"W, 76.92 FEET; THENCE N84°37'00"W, 398.88 FEET; THENCE S76°21'32"W, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,550.15 FEET AND A CHORD BEARING AND DISTANCE OF N14°52'08"W, 237.85 FEET TO WHICH A RADIAL LINE BEARS N76°21'31"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'20", AN ARC DISTANCE OF 237.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; 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°04'58", AN ARC DISTANCE OF 92.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF N15°58'08"E, 156.45 FEET TO WHICH A RADIAL LINE BEARS S34°32'14"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°59'15", AN ARC DISTANCE OF 169.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S53°43'06"E, 102.60 FEET TO WHICH A RADIAL LINE BEARS S66°28'31"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°23'14", AN ARC DISTANCE OF 107.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°30'08", AN ARC DISTANCE OF 29.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°16'58", AN ARC DISTANCE OF 67.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'54", AN ARC DISTANCE OF 57.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 498.80 FEET AND A CHORD BEARING AND DISTANCE OF N88°35'01"E, 27.39 FEET TO WHICH A RADIAL LINE BEARS N02°59'23"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°08'48", AN ARC DISTANCE OF 27.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 403.50 FEET AND A CHORD BEARING AND DISTANCE OF S82°39'44"E, 100.89 FEET TO WHICH A RADIAL LINE BEARS N00°09'22"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°21'47", AN ARC DISTANCE OF 101.15 FEET TO THE POINT OF TANGENCY; THENCE S75°28'50"E, 23.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 496.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'33", AN ARC DISTANCE OF 17.55 FEET; THENCE ALONG A RADIAL LINE RUN N16°32'42"E, 15.00 FEET; THENCE N39°37'53"W, 92.14 FEET; THENCE N36°53'55"E, 85.23 FEET; THENCE N06°34'03"E, 210.42 FEET; THENCE N01°27'36"W, 67.04 FEET; THENCE N06°07'43"W, 67.03 FEET; THENCE N10°50'16"W, 67.03 FEET; THENCE N15°32'48"W, 67.03 FEET; THENCE N20°15'20"W, 67.03 FEET; THENCE N24°28'09"W, 70.38 FEET; THENCE N20°11'56"W, 82.13 FEET; THENCE N73°27'06"E, 120.00 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 N08°34'56"E, 445.92 FEET TO WHICH A RADIAL LINE BEARS S73°27'06"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°15'40", AN ARC DISTANCE OF 460.54 FEET TO THE POINT OF TANGENCY; THENCE N33°42'45"E, 44.40 FEET; THENCE N56°17'15"W, 121.00 FEET; THENCE N33°42'45"E, 140.00 FEET; THENCE N30°23'59"E, 63.62 FEET; THENCE N17°02'00"E, 61.29 FEET; THENCE N10°39'00"E, 140.00 FEET; THENCE N12°54'57"E, 79.90 FEET; THENCE N20°34'03"E, 83.48 FEET; THENCE S65°25'01"E, 121.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 475.00 FEET AND A CHORD BEARING AND DISTANCE OF N30°04'25"E, 90.90 FEET TO WHICH A RADIAL LINE BEARS N65°25'01"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°58'53", AN ARC DISTANCE OF 91.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN N62°33'03"W, 149.91 FEET; THENCE N79°30'06"W, 57.69 FEET; THENCE N82°50'16"W, 100.65 FEET; THENCE N68°36'12"W, 88.59 FEET; THENCE N36°51'42"W, 111.16 FEET; THENCE N88°57'38"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,400.00 FEET AND A CHORD

CONTINUED ON SHEET 5

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 16\(2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST2 EXISTING.DWG 24 2/18/2026 3:23 PM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 5 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 4

BEARING AND DISTANCE OF N05°46'19"E, 231.01 FEET TO WHICH A RADIAL LINE BEARS N88°57'38"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°27'53", AN ARC DISTANCE OF 231.27 FEET TO THE POINT OF TANGENCY; 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; SAID POINT ALSO BEING ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4518, PAGE 424, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°08'15", AN ARC DISTANCE OF 924.18 FEET TO THE POINT OF TANGENCY; THENCE N58°38'31"E, 32.06 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°30'10", 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 11°42'53", AN ARC DISTANCE OF 25.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN 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 28°54'54", AN ARC DISTANCE OF 757.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2578.06 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1518.83 FEET TO THE POINT OF BEGINNING; THENCE S38°04'03"E, 211.08 FEET; THENCE S39°37'37"E, 73.69 FEET; THENCE S41°53'50"E, 73.69 FEET; THENCE S44°11'54"E, 45.81 FEET; THENCE S45°48'06"W, 62.31 FEET; THENCE S70°04'57"W, 58.70 FEET; THENCE N89°45'10"W, 69.09 FEET; THENCE N77°43'07"W, 49.53 FEET; THENCE N77°16'44"W, 60.00 FEET; THENCE N77°02'24"W, 194.47 FEET; THENCE N12°57'36"E, 74.13 FEET; THENCE N31°54'43"E, 107.00 FEET; THENCE N36°40'45"E, 68.04 FEET; THENCE N41°26'49"E, 68.06 FEET; THENCE N51°55'57"E, 61.23 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 SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 520.26 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1220.16 FEET TO THE POINT OF BEGINNING; THENCE S13°48'16"E, 188.64 FEET; THENCE S43°14'33"E, 309.98 FEET; THENCE S54°51'10"E, 87.94 FEET; THENCE S61°59'39"E, 89.62 FEET; THENCE S70°07'18"E, 78.37 FEET; THENCE S56°54'10"E, 563.98 FEET; THENCE S69°20'10"E, 301.45 FEET; THENCE S71°17'10"E, 72.57 FEET; THENCE S72°57'50"E, 72.57 FEET; THENCE S74°09'35"E, 72.57 FEET; THENCE S76°09'00"E, 70.73 FEET; THENCE S77°31'22"E, 72.57 FEET; THENCE S79°14'15"E, 82.92 FEET; THENCE S80°53'24"E, 82.94 FEET; THENCE S83°00'38"E, 109.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 575.00 FEET AND A CHORD BEARING AND DISTANCE OF S20°44'15"E, 122.59 FEET TO WHICH A RADIAL LINE BEARS S75°22'55"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°14'21", AN ARC DISTANCE OF 122.83 FEET; THENCE ALONG A NON-TANGENT LINE RUN S41°11'23"W, 443.62 FEET; THENCE S50°20'43"W, 42.66 FEET; THENCE N74°29'57"W, 412.27 FEET; THENCE N69°13'06"W, 63.47 FEET; THENCE N41°25'02"W, 64.72 FEET; THENCE N24°09'13"W, 74.77 FEET; THENCE N36°06'14"W, 92.38 FEET; THENCE N50°09'39"W, 92.38 FEET; THENCE N63°54'55"W, 89.47 FEET; THENCE N69°20'10"W, 70.00 FEET; THENCE N65°26'07"W, 67.27 FEET; THENCE N46°10'36"W, 68.50 FEET; THENCE N45°01'28"W, 287.10 FEET; THENCE N58°16'11"W, 100.10 FEET; THENCE N77°50'57"W, 100.27 FEET; THENCE S82°03'45"W, 100.03 FEET; THENCE S73°27'23"W, 420.07 FEET; THENCE S75°25'25"W, 64.81 FEET; THENCE N88°26'47"W, 485.93 FEET; THENCE N11°59'05"W, 43.16 FEET; THENCE N02°39'23"E, 63.49 FEET; THENCE N12°55'00"E, 63.49 FEET; THENCE N21°45'16"E, 63.65 FEET; THENCE N33°42'45"E, 206.84 FEET; THENCE N32°15'19"E, 78.13 FEET; THENCE N24°21'26"E, 84.78 FEET; THENCE N06°24'11"E, 84.80 FEET; THENCE N14°46'57"E, 140.83 FEET; THENCE N13°27'46"E, 65.46 FEET; THENCE N71°32'38"W, 117.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N36°37'55"E, 265.15 FEET TO WHICH A RADIAL LINE BEARS N71°32'38"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°21'07", AN ARC DISTANCE OF 269.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 645.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°43'02", AN ARC DISTANCE OF 154.42 FEET TO THE POINT OF TANGENCY; THENCE N41°05'26"E, 34.86 FEET; THENCE S56°12'14"E, 78.17 FEET; THENCE S49°02'04"E, 65.96 FEET; THENCE S42°00'58"E, 66.87 FEET; THENCE S39°53'16"E, 227.40 FEET TO THE POINT OF BEGINNING.

CONTINUED ON SHEET 6

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 76\(2) PETITIONS TO AMEND\ISI AMENDMENT (NOV 2025)\GIS\DISTib EXISTING.DWG 15 2/6/2026 3:22 PM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 6 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 5

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1941.25 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 871.09 FEET TO THE POINT OF BEGINNING; THENCE S02°08'58"E, 445.79 FEET; THENCE S04°11'42"E, 16.00 FEET; THENCE S59°54'32"W, 42.32 FEET; THENCE S79°05'22"W, 65.94 FEET; THENCE S86°17'51"W, 65.94 FEET; THENCE N86°29'40"W, 65.94 FEET; THENCE N79°17'11"W, 65.94 FEET; THENCE N72°04'42"W, 65.94 FEET; THENCE N70°33'33"W, 66.69 FEET; THENCE N02°07'19"W, 72.11 FEET; THENCE N11°47'13"E, 280.00 FEET; THENCE N44°32'52"E, 22.84 FEET; THENCE N76°51'49"E, 343.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1758.72 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 1415.70 FEET TO THE POINT OF BEGINNING; THENCE S02°25'57"E, 45.00 FEET; THENCE S11°47'13"W, 253.28 FEET; THENCE N85°52'28"W, 396.62 FEET; THENCE N06°49'26"W, 84.15 FEET; THENCE N04°43'33"E, 67.28 FEET; THENCE N17°17'48"E, 66.29 FEET; THENCE N28°18'19"E, 57.73 FEET; THENCE N38°09'18"E, 68.51 FEET; THENCE N33°02'55"E, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 571.50 FEET AND A CHORD BEARING AND DISTANCE OF S74°41'31"E, 348.28 FEET TO WHICH A RADIAL LINE BEARS S33°02'55"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°28'52", AN ARC DISTANCE OF 353.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 2442.19 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 2080.32 FEET TO THE POINT OF BEGINNING; THENCE S41°25'47"W, 133.17 FEET; THENCE S30°19'20"W, 149.61 FEET; THENCE N84°37'00"W, 106.94 FEET; THENCE N08°25'52"W, 90.79 FEET; THENCE N02°22'44"E, 107.47 FEET; THENCE N13°40'54"W, 66.21 FEET; THENCE N09°01'24"W, 66.19 FEET; THENCE N02°24'42"E, 66.73 FEET; THENCE N08°00'36"E, 66.51 FEET; THENCE N17°40'30"E, 52.07 FEET; THENCE N65°07'19"E, 52.15 FEET; THENCE N74°22'40"E, 63.87 FEET; THENCE S53°07'58"E, 145.20 FEET; THENCE S31°59'10"E, 150.67 FEET; THENCE S13°36'54"W, 117.61 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 SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1406.99 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 633.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,013.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°17'35"E, 370.73 FEET TO WHICH A RADIAL LINE BEARS S57°09'48"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°05'15", AN ARC DISTANCE OF 372.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,822.00 FEET; THENCE NORTHERLY 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 TANGENCY; THENCE N25°45'45"E, 122.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'52", AN ARC DISTANCE OF 362.24 FEET TO THE POINT OF TANGENCY; THENCE N01°05'53"E, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'51", AN ARC DISTANCE OF 25.05 FEET TO A POINT ON THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4277, PAGE 729, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN S88°54'07"E, 2,173.43 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN S74°11'39"E, 22.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 561.50 FEET AND A CHORD BEARING AND DISTANCE OF N16°42'51"E, 17.80 FEET TO WHICH A RADIAL LINE BEARS N74°11'39"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'01", AN ARC DISTANCE OF 17.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 788.50 FEET; THENCE NORTHERLY ALONG THE ARC OF

CONTINUED ON SHEET 7

JOB SP2025.04847

CFB CLYNER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3126 LB8436

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\21 PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS1\b EXISTING.DWG 25 2/18/2026 3:23 PM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 7 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 6

SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'27", AN ARC DISTANCE OF 159.97 FEET TO THE POINT OF TANGENCY; THENCE N05°59'54"E, 188.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,990.47 FEET AND A CHORD BEARING AND DISTANCE OF N04°49'33"E, 73.67 FEET TO WHICH A RADIAL LINE BEARS S84°06'50"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°07'15", AN ARC DISTANCE OF 73.68 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°52'01"W, 284.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,300.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°53'05", AN ARC DISTANCE OF 396.80 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE: RUN N10°45'06"W, 63.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 87.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 144.63 FEET TO THE POINT OF TANGENCY; THENCE N10°45'06"W, 159.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 148.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'14", AN ARC DISTANCE OF 232.01 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,920.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER SAID OFFICIAL RECORDS BOOK 4648, PAGE 336; THE FOLLOWING TWELVE (12) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°22'45", AN ARC DISTANCE OF 368.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 812.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'46", AN ARC DISTANCE OF 42.70 FEET TO THE POINT OF TANGENCY; THENCE S77°03'41"W, 150.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 900.00 FEET; THENCE WESTERLY 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 S68°21'57"W, 702.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE WESTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY 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 WESTERLY 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 SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY 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 WESTERLY 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 TANGENCY; THENCE N66°16'58"W, 1,240.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°51'32", AN ARC DISTANCE OF 562.71 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY AND ALONG A RADIAL LINE RUN S07°51'30"W, 45.00 FEET; THENCE S11°32'08"W, 203.62 FEET; THENCE S82°38'43"W, 107.80 FEET; THENCE S88°00'19"W, 193.82 FEET; THENCE S38°30'16"W, 165.24 FEET; THENCE S01°16'42"E, 370.68 FEET; THENCE N88°00'40"E, 435.98 FEET; THENCE S82°21'53"E, 143.06 FEET; THENCE S71°37'43"E, 60.00 FEET; THENCE S15°48'25"W, 88.01 FEET; THENCE S79°51'07"E, 131.55 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 S07°29'39"W, 89.60 FEET TO WHICH A RADIAL LINE BEARS N79°51'07"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°18'28", AN ARC DISTANCE OF 89.63 FEET; THENCE ALONG A RADIAL LINE RUN N85°09'35"W, 110.00 FEET; THENCE S02°47'20"W, 75.80 FEET; THENCE S00°13'09"E, 65.58 FEET; THENCE S01°03'57"W, 73.94 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 N87°19'53"W, 150.06 FEET TO WHICH A RADIAL LINE BEARS S01°03'57"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'20", AN ARC DISTANCE OF 150.08 FEET; THENCE ALONG A NON-TANGENT LINE RUN N01°03'57"E, 110.09 FEET; THENCE N84°51'40"W, 58.16 FEET; THENCE N86°10'37"W, 42.84 FEET; THENCE S77°47'41"W, 58.97 FEET; THENCE S61°55'26"W, 61.74 FEET; THENCE S46°03'11"W, 58.92 FEET; THENCE S30°10'56"W, 61.74 FEET; THENCE S14°18'41"W, 60.19 FEET; THENCE S01°50'38"E, 581.54 FEET TO THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER AFORESAID OFFICIAL RECORDS BOOK 4277, PAGE 729; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY EASEMENT LINE: RUN S89°27'00"E, 1,918.61 FEET; THENCE S88°54'07"E, 152.76 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN N40°39'03"E, 119.45 FEET; THENCE N52°54'57"E, 28.60 FEET; THENCE S44°09'30"E, 72.60 FEET; THENCE S36°44'07"E, 74.29 FEET TO AFORESAID NORTHERLY EASEMENT LINE; THENCE ALONG SAID NORTHERLY EASEMENT LINE RUN S88°54'07"E, 659.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 841.50 FEET AND A CHORD BEARING AND DISTANCE OF S01°57'03"W, 25.05 FEET TO WHICH A RADIAL LINE BEARS N87°11'46"W; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°42'21", AN ARC DISTANCE OF 25.05 FEET TO THE POINT OF TANGENCY; THENCE S01°05'53"W, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE

JOB SP2025.04647

CONTINUED ON SHEET 8

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8436

DRAWING NAME: S:\SURVEY\NEW SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 16\(2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\GIS\16 EXISTING.DWG - 2/19/2026 3:23 PM BY: GWALTERS
---- : C:\6_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 8 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 7

CONCAVE WESTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'23", AN ARC DISTANCE OF 4.50 FEET TO THE SOUTHERLY EASEMENT LINE OF A 45.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4532, PAGE 172, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N88°54'07"W, 323.99 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S01°05'53"W, 68.00 FEET; THENCE S17°42'06"E, 145.82 FEET; THENCE N88°02'51"W, 726.13 FEET; THENCE S01°57'09"W, 89.17 FEET; THENCE N88°02'51"W, 200.50 FEET; THENCE N01°28'20"E, 65.00 FEET; THENCE N14°48'38"E, 221.31 FEET TO THE SOUTHERLY EASEMENT LINE PER AFORESAID OFFICIAL RECORDS BOOK 4532, PAGE 172; THENCE ALONG SAID SOUTHERLY EASEMENT LINE RUN N89°27'00"W, 317.77 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S05°32'58"E, 107.56 FEET; THENCE S01°57'09"W, 692.71 FEET; THENCE N90°00'00"W, 188.62 FEET; THENCE S00°00'00"E, 7.18 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 S82°27'37"W, 67.75 FEET TO WHICH A RADIAL LINE BEARS N00°27'52"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°09'03", AN ARC DISTANCE OF 67.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN N17°16'03"W, 158.66 FEET; THENCE N04°40'41"E, 69.63 FEET; THENCE N06°55'01"E, 173.75 FEET; THENCE N06°49'53"W, 145.00 FEET; THENCE S83°10'07"W, 343.33 FEET; THENCE S75°16'40"W, 70.67 FEET; THENCE S83°10'07"W, 70.00 FEET; THENCE N59°59'37"W, 32.47 FEET; THENCE N81°12'02"W, 531.64 FEET; THENCE S40°48'47"W, 171.01 FEET; THENCE S34°21'57"W, 52.71 FEET; THENCE S27°56'02"W, 82.70 FEET; THENCE S20°04'23"W, 82.77 FEET; THENCE S12°12'31"W, 82.77 FEET; THENCE S04°20'49"W, 83.38 FEET; THENCE S04°43'42"E, 71.04 FEET; THENCE S20°12'02"E, 82.95 FEET; THENCE S49°19'43"E, 82.12 FEET; THENCE S73°58'59"E, 47.75 FEET; THENCE S20°32'03"E, 112.41 FEET; THENCE S18°16'18"E, 65.35 FEET; THENCE S15°57'11"E, 72.05 FEET; THENCE S13°31'15"E, 72.03 FEET; THENCE S11°12'07"E, 65.37 FEET; THENCE S08°56'20"E, 68.70 FEET; THENCE S06°37'12"E, 224.63 FEET; THENCE S42°06'54"E, 82.71 FEET; THENCE S57°59'09"E, 62.00 FEET; THENCE S73°53'56"E, 44.50 FEET; THENCE S75°13'43"E, 54.21 FEET; THENCE S85°26'04"E, 151.76 FEET; THENCE N41°35'10"E, 87.68 FEET; THENCE N24°34'05"E, 62.39 FEET; THENCE N10°30'25"E, 55.11 FEET; THENCE N02°51'26"E, 93.72 FEET; THENCE S81°12'02"E, 148.74 FEET; THENCE N08°47'58"E, 110.00 FEET; THENCE S81°12'02"E, 83.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°49'14", AN ARC DISTANCE OF 42.42 FEET; THENCE ALONG A RADIAL LINE RUN S14°01'16"E, 109.80 FEET; THENCE N75°58'44"E, 30.87 FEET; THENCE N60°06'29"E, 58.92 FEET; THENCE N44°14'14"E, 77.15 FEET; THENCE N20°19'36"E, 509.64 FEET; THENCE N00°40'58"E, 86.91 FEET; THENCE N90°00'00"E, 186.91 FEET; THENCE S01°57'09"W, 233.22 FEET; THENCE S05°11'17"W, 106.30 FEET; THENCE S01°57'09"W, 683.67 FEET; THENCE S88°02'51"E, 463.39 FEET; THENCE S46°13'54"E, 25.00 FEET; THENCE S43°46'06"W, 115.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 346.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,243.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'00", AN ARC DISTANCE OF 299.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°41'12", AN ARC DISTANCE OF 98.21 FEET; THENCE ALONG A RADIAL LINE RUN N68°52'44"W, 42.00 FEET; THENCE N78°03'46"W, 149.00 FEET; THENCE S69°26'43"W, 184.62 FEET; THENCE S39°41'03"W, 100.44 FEET; THENCE S10°23'26"E, 483.94 FEET; THENCE N85°59'36"W, 138.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,100.34 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°45'40", AN ARC DISTANCE OF 247.85 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°46'06"E, 67.86 FEET; THENCE N10°05'56"W, 404.35 FEET; THENCE N75°47'18"W, 575.11 FEET; THENCE N60°13'22"W, 70.11 FEET; THENCE N30°49'17"W, 55.59 FEET; THENCE N01°04'34"E, 63.14 FEET; THENCE N87°35'51"W, 110.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 312.52 FEET AND A CHORD BEARING AND DISTANCE OF N06°30'54"W, 30.69 FEET TO WHICH A RADIAL LINE BEARS N86°17'58"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°37'45", AN ARC DISTANCE OF 30.70 FEET; THENCE ALONG A NON-TANGENT LINE RUN N73°21'18"E, 111.61 FEET; THENCE N16°38'42"W, 70.00 FEET; THENCE N26°24'37"W, 88.58 FEET; THENCE N38°37'42"W, 90.06 FEET; THENCE N50°46'00"W, 89.07 FEET; THENCE N58°48'40"W, 10.78 FEET; THENCE N26°16'21"E, 81.77 FEET; THENCE S76°14'50"E, 1.00 FEET; THENCE N13°45'10"E, 84.61 FEET; THENCE N20°10'50"W, 86.54 FEET; THENCE N14°38'21"W, 58.51 FEET; THENCE S75°21'39"W, 1.00 FEET; THENCE N14°38'21"W, 94.75 FEET; THENCE N53°58'51"W, 84.93 FEET; THENCE N42°00'50"W, 78.94 FEET; THENCE N47°14'45"W, 72.48 FEET; THENCE N52°01'13"W, 65.76 FEET; THENCE N59°10'11"W, 116.04 FEET; THENCE N63°43'38"W, 389.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4641, PAGE 433, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE RUN S26°16'21"W, 824.70 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S63°43'39"E, 408.37 FEET; THENCE S71°04'06"E, 90.62 FEET; THENCE S81°58'08"E, 417.35 FEET; THENCE S65°42'57"E, 65.64 FEET; THENCE S44°15'08"E, 65.60 FEET; THENCE S23°01'09"E, 67.84 FEET; THENCE N85°24'41"E, 109.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF S06°18'41"E, 20.01 FEET TO WHICH A RADIAL LINE BEARS N81°39'33"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°03'32", AN ARC DISTANCE OF 20.01 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°24'41"W, 109.04 FEET; THENCE S07°17'31"W, 93.41 FEET; THENCE S11°48'20"E, 102.63 FEET; THENCE S34°45'18"E, 101.76 FEET; THENCE S57°04'03"E, 165.05 FEET; THENCE S10°05'56"E, 103.14 FEET; THENCE

CONTINUED ON SHEET 9

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3126 LB8436

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\V2\ PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS116 EXISTING.DWG 25 2/19/2026 3:23 PM BY: GWALTERS
----- : C:\B_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 9 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 8

S09°17'04"E, 72.15 FEET; THENCE S16°34'04"W, 42.58 FEET; THENCE S35°39'47"W, 128.66 FEET; THENCE S64°21'54"W, 78.80 FEET; THENCE S65°49'50"W, 62.56 FEET; THENCE S70°11'22"W, 62.56 FEET; THENCE N82°36'48"W, 69.29 FEET; THENCE S72°12'30"W, 94.07 FEET; THENCE N42°06'08"W, 25.17 FEET; THENCE S87°02'59"W, 66.16 FEET; THENCE S32°50'32"W, 40.41 FEET; THENCE N85°57'34"W, 97.74 FEET; THENCE S80°11'57"W, 58.78 FEET; THENCE S64°19'42"W, 67.01 FEET; THENCE S43°49'44"W, 137.90 FEET; THENCE S48°48'58"W, 67.20 FEET; THENCE S53°48'07"W, 67.20 FEET; THENCE S58°03'25"W, 72.94 FEET; THENCE S56°26'27"W, 30.95 FEET; THENCE S40°09'27"W, 59.04 FEET; THENCE S24°17'12"W, 61.74 FEET; THENCE S08°24'57"W, 58.94 FEET; THENCE S07°30'26"E, 62.10 FEET; THENCE S23°25'48"E, 58.94 FEET; THENCE S39°18'03"E, 61.74 FEET; THENCE S55°10'18"E, 46.43 FEET; THENCE S64°08'01"E, 592.27 FEET; THENCE S64°53'11"E, 64.77 FEET; THENCE S71°07'37"E, 87.75 FEET; THENCE S79°08'43"E, 87.75 FEET; THENCE S80°22'36"E, 65.70 FEET; THENCE S70°32'54"E, 64.40 FEET; THENCE S60°42'34"E, 65.29 FEET; THENCE S57°15'13"E, 208.37 FEET; THENCE S48°54'14"E, 61.54 FEET; THENCE S28°08'14"E, 61.54 FEET; THENCE S20°03'58"E, 488.50 FEET; THENCE S03°16'27"E, 51.45 FEET; THENCE S23°24'56"W, 129.80 FEET; THENCE S66°35'04"E, 110.00 FEET; THENCE S23°24'56"W, 37.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 71.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 59.27 FEET TO THE POINT OF TANGENCY; THENCE S70°54'47"W, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,017.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 125.27 FEET TO THE POINT OF TANGENCY; THENCE S63°51'33"W, 5.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'22", AN ARC DISTANCE OF 30.93 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF S26°03'01"E, 78.83 FEET TO WHICH A RADIAL LINE BEARS N62°27'55"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 78.84 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N19°38'48"E, 34.87 FEET TO WHICH A RADIAL LINE BEARS S65°26'02"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°25'31", AN ARC DISTANCE OF 38.58 FEET TO THE POINT OF TANGENCY; THENCE N63°51'33"E, 0.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 982.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 120.96 FEET TO THE POINT OF TANGENCY; THENCE N70°54'47"E, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 88.29 FEET TO THE POINT OF TANGENCY; THENCE N23°24'56"E, 204.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHERLY 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 N20°03'58"W, 53.68 FEET; THENCE N69°56'02"E, 151.51 FEET; THENCE N29°07'34"E, 103.42 FEET; THENCE N11°02'30"E, 626.19 FEET; THENCE N21°25'07"E, 72.85 FEET; THENCE N18°01'33"E, 76.43 FEET; THENCE N14°12'55"E, 76.68 FEET; THENCE N08°53'15"E, 74.61 FEET; THENCE N06°40'59"E, 561.91 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,150.00 FEET AND A CHORD BEARING AND DISTANCE OF S85°47'57"E, 14.61 FEET TO WHICH A RADIAL LINE BEARS S04°23'44"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'22", AN ARC DISTANCE OF 14.61 FEET TO THE POINT OF TANGENCY; THENCE S85°59'38"E, 151.09 FEET; THENCE S10°23'26"E, 690.07 FEET; THENCE S74°27'46"E, 215.19 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 S04°46'32"W, 75.16 FEET TO WHICH A RADIAL LINE BEARS N84°22'54"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'08", AN ARC DISTANCE OF 75.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°15'48"W, 118.37 FEET; THENCE S85°00'11"W, 188.14 FEET; THENCE S75°09'50"W, 62.81 FEET; THENCE S47°04'41"W, 149.74 FEET; THENCE S01°23'54"E, 606.60 FEET; THENCE S71°14'09"W, 58.11 FEET; THENCE S29°28'46"W, 580.25 FEET; THENCE S17°28'35"E, 274.28 FEET; THENCE S33°31'09"E, 99.96 FEET; THENCE S41°56'27"E, 67.59 FEET; THENCE S34°11'13"E, 42.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.00 FEET AND A CHORD BEARING AND DISTANCE OF S56°20'03"W, 17.95 FEET TO WHICH A RADIAL LINE BEARS S34°11'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°02'32", AN ARC DISTANCE OF 17.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.83 FEET AND A CHORD BEARING AND DISTANCE OF S66°04'46"W, 196.78 FEET TO WHICH A RADIAL LINE BEARS S29°38'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°25'57", AN ARC DISTANCE OF 197.11 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°34'25"W, 48.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 981.00 FEET AND A CHORD BEARING AND DISTANCE OF S71°49'55"W, 23.69 FEET TO WHICH A RADIAL LINE BEARS S18°51'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°23'01", AN ARC DISTANCE OF 23.69 FEET TO THE POINT OF TANGENCY; THENCE S72°31'25"W, 210.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 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 CUSP; THENCE S17°28'35"E, 1,031.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,187.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

CONTINUED ON SHEET 10

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB5496

DRAWING NAME: S:\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\12] PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS11b EXISTING.DWG 19 2/18/2026 3:24 PM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 10 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 9

ANGLE OF 54°49'42", AN ARC DISTANCE OF 1,135.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,762.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°41'15", AN ARC DISTANCE OF 328.67 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°22'38"E, 99.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,746.33 FEET AND A CHORD BEARING AND DISTANCE OF N89°26'17"E, 264.66 FEET TO WHICH A RADIAL LINE BEARS S03°47'02"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'30", AN ARC DISTANCE OF 264.91 FEET TO THE POINT OF TANGENCY; THENCE N85°05'32"E, 72.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°55'24", AN ARC DISTANCE OF 95.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 108.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'12", AN ARC DISTANCE OF 8.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°36'40", AN ARC DISTANCE OF 37.84 FEET; THENCE ALONG A NON-TANGENT LINE RUN N04°58'48"W, 218.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'10", AN ARC DISTANCE OF 800.32 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°05'23"W, 270.23 FEET; THENCE N75°33'13"W, 140.00 FEET; THENCE N59°36'29"W, 72.80 FEET; THENCE N75°33'13"W, 95.76 FEET; THENCE N81°11'18"W, 152.77 FEET; THENCE N57°52'22"W, 54.27 FEET; THENCE S61°15'56"W, 96.28 FEET; THENCE S53°36'13"W, 81.83 FEET; THENCE S40°01'41"W, 51.35 FEET; THENCE N89°40'32"W, 49.69 FEET; THENCE S20°59'24"W, 14.43 FEET; THENCE S56°49'18"W, 34.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N27°43'29"W, 80.78 FEET TO WHICH A RADIAL LINE BEARS S56°49'18"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°54'26", AN ARC DISTANCE OF 80.91 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°16'59"E, 14.30 FEET; THENCE N36°15'45"E, 94.42 FEET; THENCE N47°55'36"E, 80.55 FEET; THENCE N71°39'34"E, 142.74 FEET; THENCE N19°48'13"E, 100.21 FEET; THENCE N29°47'26"E, 49.66 FEET; THENCE N01°27'28"W, 26.55 FEET; THENCE N42°13'58"E, 50.31 FEET; THENCE N81°05'11"E, 84.61 FEET; THENCE S78°42'27"E, 212.41 FEET; THENCE S77°05'35"E, 75.01 FEET; THENCE N73°14'44"E, 202.73 FEET; THENCE N23°56'35"E, 128.64 FEET; THENCE N45°22'40"E, 56.32 FEET; THENCE N15°39'43"E, 40.99 FEET; THENCE N10°14'13"W, 106.05 FEET; THENCE N47°37'20"W, 62.36 FEET; THENCE S73°04'12"W, 93.41 FEET; THENCE N79°09'20"W, 161.14 FEET; THENCE N83°25'18"W, 117.55 FEET; THENCE N71°19'40"W, 113.75 FEET; THENCE N46°46'22"W, 95.78 FEET; THENCE S83°23'54"W, 133.84 FEET; THENCE N61°31'47"W, 13.65 FEET; THENCE N28°28'14"E, 362.52 FEET; THENCE N38°49'18"E, 150.70 FEET; THENCE N16°06'12"E, 267.72 FEET; THENCE N12°05'44"E, 75.70 FEET; THENCE N08°46'12"E, 73.71 FEET; THENCE N07°59'49"E, 282.97 FEET; THENCE N77°03'02"E, 259.22 FEET; THENCE N62°10'11"E, 30.92 FEET; THENCE N53°18'57"E, 59.11 FEET; THENCE N37°26'42"E, 61.74 FEET; THENCE N21°34'27"E, 58.92 FEET; THENCE N05°42'12"E, 30.87 FEET; THENCE N10°51'58"W, 65.63 FEET; THENCE N07°12'36"W, 102.09 FEET; THENCE N12°20'59"W, 417.06 FEET; THENCE N05°21'52"E, 55.63 FEET; THENCE N29°47'41"E, 489.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CHORD BEARING AND DISTANCE OF S75°50'10"E, 86.42 FEET TO WHICH A RADIAL LINE BEARS S20°21'56"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°24'12", AN ARC DISTANCE OF 86.59 FEET TO THE POINT OF TANGENCY; THENCE S82°02'16"E, 228.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'34", AN ARC DISTANCE OF 100.85 FEET; THENCE ALONG A RADIAL LINE RUN S23°22'18"W, 179.26 FEET; THENCE S83°56'52"E, 57.56 FEET; THENCE S52°28'46"E, 65.66 FEET; THENCE S20°23'35"E, 86.23 FEET; THENCE S03°51'49"E, 140.86 FEET; THENCE S07°36'56"E, 61.42 FEET; THENCE S32°50'36"W, 48.53 FEET; THENCE N80°44'18"E, 142.49 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 S62°24'43"E, 77.64 FEET TO WHICH A RADIAL LINE BEARS S78°31'19"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°52'03", AN ARC DISTANCE OF 88.90 FEET TO THE POINT OF TANGENCY; THENCE N66°39'16"E, 185.85 FEET; THENCE N12°35'15"W, 61.44 FEET; THENCE N06°32'26"W, 75.08 FEET; THENCE N07°17'22"W, 75.04 FEET; THENCE N14°32'33"W, 91.49 FEET; THENCE N22°03'49"W, 88.29 FEET; THENCE N31°08'08"W, 88.83 FEET; THENCE N43°26'54"W, 88.04 FEET; THENCE N52°31'19"W, 87.25 FEET; THENCE N61°41'48"W, 92.61 FEET; THENCE S26°32'35"W, 120.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N70°06'49"W, 98.53 FEET TO WHICH A RADIAL LINE BEARS N26°32'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°18'46", AN ARC DISTANCE OF 98.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN N07°57'44"E, 341.68 FEET; THENCE N31°34'46"E, 62.25 FEET; THENCE N31°53'24"E, 419.73 FEET; THENCE N34°36'35"E, 67.51 FEET; THENCE N39°01'07"E, 67.51 FEET; THENCE N43°27'11"E, 67.51 FEET; THENCE N47°53'15"E, 67.51 FEET; THENCE N52°19'19"E, 67.51 FEET; THENCE N56°41'12"E, 67.99 FEET; THENCE N58°07'52"E, 424.38 FEET; THENCE N52°33'54"E, 75.58 FEET; THENCE N51°59'08"E, 280.00 FEET; THENCE N45°13'45"E, 91.62 FEET; THENCE N31°15'25"E, 92.06 FEET; THENCE N17°40'45"E, 92.20 FEET; THENCE N06°44'37"E, 702.82 FEET; THENCE N20°45'50"E, 60.97 FEET; THENCE N36°04'13"E, 61.84 FEET; THENCE N36°46'37"E, 87.57 FEET; THENCE N25°40'17"E, 87.57 FEET; THENCE N14°34'39"E, 87.59 FEET; THENCE N08°28'42"E, 134.95 FEET; THENCE N09°07'47"W, 65.02 FEET; THENCE N25°00'02"W, 58.92 FEET; THENCE N40°52'17"W, 61.74 FEET; THENCE N56°27'57"W, 91.17 FEET; THENCE N88°54'07"W, 876.48 FEET; THENCE S83°09'22"W, 30.72 FEET; THENCE S69°32'57"W, 59.11 FEET; THENCE S53°40'42"W,

CONTINUED ON SHEET 11

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 749-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 1\V2\ PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS1.1b EXISTING.DWG, 10 2/18/2026 8:23 PM BY: GWALTERS
----- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 11 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 10

61.74 FEET; THENCE S37°48'27"W, 59.13 FEET; THENCE S26°16'36"W, 30.80 FEET; THENCE S13°48'24"W, 243.22 FEET; THENCE N76°11'36"W, 71.06 FEET; THENCE S00°02'46"E, 137.69 FEET; THENCE S44°11'04"W, 78.37 FEET; THENCE S22°47'49"W, 66.89 FEET; THENCE S25°15'41"W, 88.29 FEET; THENCE S14°11'12"W, 88.29 FEET; THENCE S28°11'46"W, 64.09 FEET; THENCE S01°57'15"E, 110.32 FEET; THENCE S05°10'57"W, 57.58 FEET; THENCE S76°03'40"E, 40.41 FEET; THENCE S16°23'32"W, 78.97 FEET; THENCE S24°23'27"W, 86.72 FEET; THENCE S38°11'31"W, 131.59 FEET; THENCE N66°50'51"W, 78.48 FEET; THENCE N75°44'46"W, 123.55 FEET; THENCE N58°43'20"W, 88.35 FEET; THENCE N49°57'55"W, 75.45 FEET; THENCE N57°09'48"W, 121.51 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 THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE EAST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN N00°02'56"E, 367.47 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 278.50 FEET TO THE POINT OF BEGINNING; THENCE S79°38'01"W, 71.29 FEET; THENCE N89°27'00"W, 350.00 FEET; THENCE N00°33'00"E, 78.73 FEET; THENCE N29°28'45"W, 60.03 FEET; THENCE N59°30'29"W, 65.65 FEET; THENCE N89°27'00"W, 118.85 FEET; THENCE S60°36'28"W, 65.65 FEET; THENCE S30°34'44"W, 60.94 FEET; THENCE S00°33'00"W, 77.95 FEET; THENCE N89°27'00"W, 349.10 FEET; THENCE N73°30'17"W, 72.80 FEET; THENCE N89°27'00"W, 259.38 FEET; 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 S82°51'04"E, 67.03 FEET; THENCE S77°32'03"E, 67.01 FEET; THENCE S72°13'05"E, 67.01 FEET; THENCE S67°16'33"E, 68.16 FEET; THENCE S66°16'58"E, 310.60 FEET; THENCE S27°42'07"E, 82.19 FEET; THENCE S00°33'00"W, 44.38 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 THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 881.88 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 370.43 FEET TO THE POINT OF BEGINNING; THENCE S86°42'11"E, 137.98 FEET; THENCE S79°37'35"E, 276.93 FEET; THENCE N49°25'07"E, 71.00 FEET; THENCE S75°17'25"E, 133.94 FEET; THENCE S83°39'42"E, 85.64 FEET; THENCE N86°41'31"E, 46.78 FEET; THENCE S20°31'31"E, 27.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 96.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°30'36", AN ARC DISTANCE OF 32.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°04'08", AN ARC DISTANCE OF 181.36 FEET; THENCE ALONG A NON-TANGENT LINE RUN N78°13'28"W, 160.82 FEET; THENCE N63°58'11"W, 71.15 FEET; THENCE N76°32'08"W, 137.86 FEET; THENCE N88°23'07"W, 37.93 FEET; THENCE S80°15'28"W, 103.83 FEET; THENCE S65°30'55"W, 103.68 FEET; THENCE S36°26'37"W, 67.21 FEET; THENCE S71°20'43"W, 82.73 FEET; THENCE S33°06'33"W, 72.19 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 S87°08'59"E, 239.64 FEET; THENCE N03°34'49"W, 133.85 FEET; THENCE N37°39'04"E, 37.54 FEET; THENCE N71°08'29"E, 156.26 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 THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 388.46 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 1518.40 FEET TO THE POINT OF BEGINNING; 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

CONTINUED ON SHEET 12

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3126 LB8436

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 16\12\ PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST16 EXISTING.DWG - TT 2/18/2026 3:22 PM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 12 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 11

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, 70.80 FEET; THENCE N88°27'45"E, 87.46 FEET; THENCE N70°54'47"E, 58.13 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; THENCE N88°54'07"W, 90.00 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 SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1075.38 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, 123.02 FEET; THENCE S15°03'06"W, 97.94 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 SOUTHERLY, HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF N71°00'14"W, 187.97 FEET TO WHICH A RADIAL LINE BEARS N25°09'44"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°19'56", AN ARC DISTANCE OF 188.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 36.53 FEET TO THE POINT OF TANGENCY; THENCE N60°25'33"W, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'38", AN ARC DISTANCE OF 12.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°53'05", AN ARC DISTANCE OF 31.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°28'34", AN ARC DISTANCE OF 6.64 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 07°39'00", AN ARC DISTANCE OF 305.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 329.05 FEET TO THE POINT OF TANGENCY; THENCE N43°46'06"E, 613.38 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 SOUTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN S00°08'08"W, 324.94 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°51'52"E, 365.72 FEET TO THE POINT OF BEGINNING; THENCE N29°47'41"E, 186.47 FEET; 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 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 653.02 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 126.06 FEET TO THE POINT OF BEGINNING; 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 04°20'24", AN ARC DISTANCE OF 77.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°25'31", AN ARC DISTANCE OF 493.70 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 97°10'02", AN ARC DISTANCE OF

CONTINUED ON SHEET 13

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(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY\NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\21 PETITIONS TO AMEND\21 AMENDMENT INDV 2025\DWGS\DS116 EXISTING.DWG 12/18/2025 5:22 PM BY: GWALTERS
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SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 13 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 12

33.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'45", AN ARC DISTANCE OF 5.23 FEET TO THE POINT OF TANGENCY; THENCE S60°25'33"E, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 51.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 825.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°19'56", AN ARC DISTANCE OF 163.17 FEET; THENCE ALONG A NON-TANGENT LINE RUN S29°47'41"W, 347.26 FEET; THENCE S23°20'58"W, 70.45 FEET; THENCE S37°39'54"W, 57.75 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 2503.62 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 826.86 FEET TO THE POINT OF BEGINNING; THENCE S61°31'47"E, 254.45 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°03'25", AN ARC DISTANCE OF 224.92 FEET; THENCE ALONG A RADIAL LINE RUN N48°28'22"W, 42.00 FEET; THENCE N41°56'27"W, 68.76 FEET; THENCE N17°33'54"W, 135.43 FEET; THENCE N03°08'09"W, 50.98 FEET; THENCE N26°04'37"E, 70.12 FEET; THENCE N29°28'46"E, 220.64 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2052.32 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 290.00 FEET TO THE POINT OF BEGINNING; THENCE S00°16'48"W, 967.30 FEET; THENCE N47°11'45"W, 104.73 FEET; THENCE N87°35'47"W, 267.23 FEET; THENCE S88°02'18"W, 69.66 FEET; THENCE S49°34'49"W, 56.64 FEET; THENCE S48°04'13"W, 47.10 FEET; THENCE S31°08'34"W, 47.78 FEET; THENCE S30°55'10"W, 140.30 FEET; THENCE S22°16'02"W, 129.58 FEET; THENCE S20°59'21"W, 67.24 FEET; THENCE S22°14'52"W, 71.61 FEET; THENCE S09°31'20"W, 54.23 FEET; THENCE S17°55'00"E, 51.36 FEET; THENCE S42°05'55"W, 133.92 FEET; THENCE S84°03'49"W, 72.00 FEET; THENCE S89°13'00"W, 138.76 FEET; THENCE S79°36'17"W, 126.07 FEET; THENCE S46°11'28"W, 2.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 539.95 FEET AND A CHORD BEARING AND DISTANCE OF S56°31'36"W, 193.77 FEET TO WHICH A RADIAL LINE BEARS S43°48'36"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°40'23", AN ARC DISTANCE OF 194.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN S03°29'10"W, 102.80 FEET; THENCE S03°43'49"E, 70.13 FEET; THENCE S00°12'51"E, 280.00 FEET; THENCE S07°17'20"E, 57.90 FEET; THENCE S33°02'28"E, 62.04 FEET; THENCE S33°29'10"E, 50.85 FEET; THENCE S31°48'12"E, 64.57 FEET; THENCE S02°22'23"E, 204.62 FEET; THENCE S11°42'16"E, 43.17 FEET; THENCE S66°08'13"E, 47.93 FEET; THENCE N58°31'55"E, 56.93 FEET; THENCE N54°01'19"E, 55.57 FEET; THENCE N20°57'23"E, 49.62 FEET; THENCE N15°17'06"E, 94.89 FEET; THENCE N15°16'01"E, 100.26 FEET; THENCE N56°16'26"E, 162.22 FEET; THENCE N50°21'08"E, 91.70 FEET; THENCE N57°03'08"E, 82.98 FEET; THENCE N63°53'52"E, 82.98 FEET; THENCE N69°48'38"E, 62.00 FEET; THENCE N27°50'04"E, 72.42 FEET; THENCE S89°56'24"E, 110.29 FEET; THENCE N70°06'04"E, 103.91 FEET; THENCE N60°55'14"E, 29.71 FEET; THENCE S14°16'43"E, 97.50 FEET; THENCE S81°40'23"E, 240.24 FEET; THENCE S00°18'00"W, 1,162.70 FEET; THENCE N89°42'00"W, 138.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'16", AN ARC DISTANCE OF 489.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 468.49 FEET TO THE POINT OF TANGENCY; THENCE N88°47'47"W, 391.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°58'36", AN ARC DISTANCE OF 435.83 FEET; THENCE ALONG A RADIAL LINE RUN N18°46'23"W, 45.00 FEET; THENCE N00°12'51"W, 498.05 FEET; THENCE S89°47'09"W, 172.88 FEET; THENCE N58°16'23"W, 178.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING AND DISTANCE OF S22°10'34"W, 41.18 FEET TO WHICH A RADIAL LINE BEARS S70°16'57"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°55'03", AN ARC DISTANCE OF 41.20 FEET TO THE POINT OF TANGENCY; THENCE S24°38'06"W, 220.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 670.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°14'11", AN ARC DISTANCE OF 189.86 FEET TO THE POINT OF TANGENCY; THENCE S08°23'54"W, 86.02 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY,

CONTINUED ON SHEET 14

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CFB CLYMER FARNER BARLEY SURVEYING
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(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\21 PETITIONS TO AMEND\21 AMENDMENT (NOV 2025)\DWGS\DS19 EXISTING.DWG, 11/3/2025 3:25 PM, BY: GWALLERS
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SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 14 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 13

HAVING A RADIUS OF 675.50 FEET AND A CHORD BEARING AND DISTANCE OF S08°12'14"E, 218.00 FEET TO WHICH A RADIAL LINE BEARS N88°55'05"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°34'18", AN ARC DISTANCE OF 218.95 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°54'59", AN ARC DISTANCE OF 117.76 FEET TO A POINT OF CUSP OF A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF S60°53'35"W, 149.92 FEET TO WHICH A RADIAL LINE BEARS N14°35'38"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°24'05", AN ARC DISTANCE OF 165.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°25'05", AN ARC DISTANCE OF 39.48 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,950.00 FEET AND A CHORD BEARING AND DISTANCE OF S67°03'20"W, 270.84 FEET TO WHICH A RADIAL LINE BEARS S24°54'33"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°55'46", AN ARC DISTANCE OF 270.89 FEET TO THE POINT OF TANGENCY; THENCE S69°01'13"W, 194.15 FEET; THENCE N20°58'47"W, 45.00 FEET; THENCE N83°37'14"W, 102.93 FEET; THENCE N54°00'24"W, 136.23 FEET; THENCE N21°24'58"W, 196.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 482.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°00'58"W, 37.94 FEET TO WHICH A RADIAL LINE BEARS N19°43'51"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°30'22", AN ARC DISTANCE OF 37.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 113°31'39", AN ARC DISTANCE OF 366.56 FEET; THENCE ALONG A RADIAL LINE RUN S89°17'26"W, 93.00 FEET; THENCE N07°42'43"E, 75.77 FEET; THENCE N08°55'24"E, 57.80 FEET; THENCE N02°40'17"W, 57.93 FEET; THENCE N12°18'15"W, 57.93 FEET; THENCE N21°56'13"W, 57.93 FEET; THENCE N51°04'39"W, 59.68 FEET; THENCE N42°00'18"W, 63.64 FEET; THENCE N53°10'28"W, 65.06 FEET; THENCE N50°42'54"W, 87.83 FEET; THENCE N87°03'57"W, 231.10 FEET; THENCE N73°28'58"W, 75.15 FEET; THENCE N47°53'37"W, 66.57 FEET; THENCE N21°50'56"W, 77.50 FEET; THENCE N03°41'27"E, 64.19 FEET; THENCE N66°23'20"W, 32.95 FEET; THENCE N23°36'40"E, 491.37 FEET; THENCE S66°23'20"E, 45.00 FEET; THENCE S71°33'14"E, 173.87 FEET; THENCE N48°11'02"E, 210.00 FEET; THENCE S41°48'58"E, 1.00 FEET; THENCE N48°01'28"E, 70.00 FEET; THENCE N48°12'33"E, 99.51 FEET; THENCE N13°26'53"E, 63.73 FEET; THENCE N06°20'27"W, 104.04 FEET; THENCE N17°05'07"W, 75.04 FEET; THENCE N53°57'15"W, 213.99 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,200.00 FEET AND A CHORD BEARING AND DISTANCE OF N48°43'53"E, 930.09 FEET TO WHICH A RADIAL LINE BEARS N53°28'19"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°24'25", AN ARC DISTANCE OF 937.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,425.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°40'50", AN ARC DISTANCE OF 414.86 FEET; THENCE ALONG A NON-TANGENT LINE RUN S45°44'43"E, 45.00 FEET; THENCE S37°15'43"E, 285.59 FEET; THENCE S51°18'49"E, 60.63 FEET; THENCE S59°54'12"E, 79.47 FEET; THENCE N32°22'31"E, 78.39 FEET; THENCE N36°38'25"E, 80.37 FEET; THENCE N42°29'17"E, 79.42 FEET; THENCE N49°04'00"E, 79.38 FEET; THENCE N15°17'35"W, 104.54 FEET; THENCE N13°44'38"E, 105.59 FEET; THENCE N29°42'51"E, 102.97 FEET; THENCE N43°54'59"E, 89.39 FEET; THENCE N63°49'15"E, 71.29 FEET; THENCE N88°30'37"E, 119.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 102.50 FEET AND A CHORD BEARING AND DISTANCE OF N04°02'34"E, 4.07 FEET TO WHICH A RADIAL LINE BEARS S84°49'14"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°16'23", AN ARC DISTANCE OF 4.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 197.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°29'37", AN ARC DISTANCE OF 167.16 FEET TO THE POINT OF TANGENCY; THENCE N51°23'59"E, 49.26 FEET; THENCE N38°36'01"W, 100.43 FEET; THENCE N05°36'17"E, 114.41 FEET; THENCE N84°23'45"W, 57.17 FEET; THENCE N78°15'08"W, 79.92 FEET; THENCE N79°24'50"W, 70.01 FEET; THENCE N70°26'23"W, 102.43 FEET; THENCE N44°14'21"W, 182.92 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 791.61 FEET; THENCE S79°11'53"E, 45.00 FEET; THENCE N57°33'05"E, 183.30 FEET; THENCE N59°37'03"E, 66.77 FEET; THENCE N42°39'37"E, 66.75 FEET; THENCE N25°42'10"E, 66.77 FEET; THENCE N25°55'38"E, 65.29 FEET; THENCE N21°10'04"E, 39.56 FEET; THENCE N72°40'04"W, 262.01 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 319.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°26'53", AN ARC DISTANCE OF 441.56 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 44°50'38", AN ARC DISTANCE OF 79.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°13'40", AN ARC DISTANCE OF 64.89 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 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S89°37'52"E, 147.10 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3130, PAGE 599, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 726.88 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3130,

CONTINUED ON SHEET 15

JOB SP2025.04647

CFB | CLYMER FARNER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB3498

DRAWING NAME: S:\SURVEY\NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\21 PETITIONS TO AMEND\21ST AMENDMENT (NOV 2025)\DWGS\DS11b EXISTING.DWG 11-24-2025 3:24 PM BY: DWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 15 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 14

PAGE 599; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 664.86 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°37'52"E, 350.02 FEET; THENCE S00°12'51"E, 347.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 182.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°10'16", AN ARC DISTANCE OF 51.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 517.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°55'42", AN ARC DISTANCE OF 225.16 FEET TO THE POINT OF TANGENCY; THENCE S08°32'36"W, 25.71 FEET; THENCE S81°03'32"E, 382.22 FEET; THENCE N00°12'51"W, 282.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'08", AN ARC DISTANCE OF 37.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 307.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'22", AN ARC DISTANCE OF 47.81 FEET TO THE POINT OF TANGENCY; THENCE N12°54'36"W, 115.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°04'32", AN ARC DISTANCE OF 83.53 FEET TO THE POINT OF TANGENCY; THENCE N01°09'56"E, 159.58 FEET; THENCE N51°57'53"W, 70.00 FEET; THENCE S88°50'04"E, 185.00 FEET; THENCE S55°12'18"W, 63.01 FEET; THENCE S01°09'56"W, 136.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°39'15", AN ARC DISTANCE OF 14.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 52.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°04'42", AN ARC DISTANCE OF 83.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°29'59", AN ARC DISTANCE OF 19.01 FEET TO THE POINT OF TANGENCY; THENCE S12°54'36"E, 100.64 FEET; THENCE S88°40'45"E, 681.10 FEET; THENCE S00°14'44"W, 877.90 FEET; THENCE N89°45'17"W, 261.00 FEET; THENCE S05°47'10"W, 77.71 FEET; THENCE S02°10'29"W, 68.02 FEET; THENCE S01°13'16"E, 68.44 FEET; THENCE S04°35'00"E, 67.77 FEET; THENCE S07°46'26"E, 68.16 FEET; THENCE S08°31'18"E, 70.00 FEET; THENCE S54°19'01"E, 59.93 FEET; THENCE S29°37'48"E, 64.79 FEET; THENCE S11°47'06"E, 74.65 FEET; THENCE S13°55'01"W, 139.13 FEET; THENCE S89°37'52"E, 179.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2398.64 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2044.30 FEET TO THE POINT OF BEGINNING; THENCE S00°12'51"E, 353.40 FEET; THENCE N77°43'31"W, 211.59 FEET; THENCE N10°47'09"E, 150.13 FEET; THENCE N61°42'13"W, 125.83 FEET; THENCE N10°47'09"E, 208.22 FEET; THENCE S68°36'07"E, 202.54 FEET; THENCE S64°08'56"E, 67.33 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2324.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1055.03 FEET TO THE POINT OF BEGINNING; THENCE S08°31'18"E, 195.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,840.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°52'55", AN ARC DISTANCE OF 92.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN S89°47'09"W, 28.84 FEET; THENCE S82°39'39"W, 40.31 FEET; THENCE S61°30'09"W, 45.42 FEET; THENCE S89°47'09"W, 202.00 FEET; THENCE N00°12'51"W, 323.36 FEET; THENCE S78°59'09"E, 5.81 FEET; THENCE S77°42'10"E, 63.35 FEET; THENCE S84°18'31"E, 68.94 FEET; THENCE N88°36'56"E, 68.95 FEET; THENCE N82°28'37"E, 67.10 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 695.48 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1286.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING AND DISTANCE OF S33°47'32"W, 206.13 FEET TO WHICH A RADIAL LINE BEARS S68°36'23"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°47'51", AN ARC DISTANCE OF 207.74 FEET TO THE POINT OF TANGENCY; THENCE S46°11'28"W, 49.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°10'49", AN ARC DISTANCE OF 344.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND

CONTINUED ON SHEET 16

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3125 LB8436

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 16\21) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS116 EXHIBITS.DWG 15 2/18/2026 3:23 PM BY: GWAETEPS

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 16 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 15

HAVING A RADIUS OF 830.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'25", AN ARC DISTANCE OF 130.72 FEET; THENCE ALONG A NON-TANGENT LINE RUN N12°11'49"W, 105.17 FEET; THENCE N21°12'53"W, 205.56 FEET; THENCE N21°13'19"W, 55.78 FEET; THENCE N53°40'28"W, 147.24 FEET; THENCE N59°53'17"W, 96.22 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 106.42 FEET AND A CHORD BEARING AND DISTANCE OF N00°55'34"W, 11.16 FEET TO WHICH A RADIAL LINE BEARS S87°55'15"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°00'37", AN ARC DISTANCE OF 11.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN N68°16'36"E, 53.43 FEET; THENCE N46°25'25"E, 56.49 FEET; THENCE N09°43'47"W, 61.06 FEET; THENCE N19°24'57"W, 140.02 FEET; THENCE N00°13'41"E, 52.13 FEET; THENCE N17°40'32"E, 41.41 FEET; THENCE N44°24'21"E, 57.84 FEET; THENCE N32°18'38"E, 99.34 FEET; THENCE N58°38'19"W, 109.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 137.50 FEET AND A CHORD BEARING AND DISTANCE OF N19°44'57"E, 79.68 FEET TO WHICH A RADIAL LINE BEARS S53°24'28"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°41'09", AN ARC DISTANCE OF 80.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 162.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°58'08", AN ARC DISTANCE OF 133.21 FEET; THENCE ALONG A NON-TANGENT LINE RUN S51°53'47"E, 114.37 FEET; THENCE N50°45'11"E, 63.07 FEET; THENCE N50°28'15"E, 84.30 FEET; THENCE N45°21'23"E, 88.29 FEET; THENCE N00°12'51"W, 756.29 FEET; THENCE N89°47'09"E, 10.00 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00' FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 184.94 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N68°36'07"W, 364.86 FEET; THENCE N45°24'12"W, 48.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 592.50 FEET AND A CHORD BEARING AND DISTANCE OF N41°44'55"E, 299.28 FEET TO WHICH A RADIAL LINE BEARS S33°37'21"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°15'28", AN ARC DISTANCE OF 302.56 FEET; THENCE ALONG A RADIAL LINE RUN S62°52'49"E, 194.92 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 392.74 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 2,574.23 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N89°47'09"E, 447.94 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 568.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2848.43 FEET TO THE POINT OF BEGINNING; THENCE S16°40'55"E, 205.11 FEET; THENCE S42°41'13"E, 403.43 FEET; THENCE S56°10'41"E, 120.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°38'10"W, 211.53 FEET TO WHICH A RADIAL LINE BEARS N52°55'01"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°53'38", AN ARC DISTANCE OF 212.30 FEET; THENCE ALONG A NON-TANGENT LINE RUN N80°47'31"W, 92.50 FEET; THENCE N85°02'39"W, 76.84 FEET; THENCE N89°17'46"W, 76.84 FEET; THENCE S86°27'07"W, 76.84 FEET; THENCE S82°12'00"W, 76.84 FEET; THENCE S77°56'52"W, 76.84 FEET; THENCE S79°17'35"W, 63.30 FEET; THENCE N63°49'58"W, 46.02 FEET; THENCE N03°18'03"W, 140.21 FEET; THENCE N08°06'47"W, 70.03 FEET; THENCE N06°13'20"W, 73.58 FEET; THENCE N08°39'08"W, 75.56 FEET; THENCE N12°28'51"W, 75.43 FEET; THENCE N15°32'19"W, 99.12 FEET; THENCE N56°00'13"E, 392.65 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 274.67 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1719.06 FEET TO THE POINT OF BEGINNING; THENCE S00°12'51"E, 438.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°49'37", AN ARC DISTANCE OF 83.08 FEET TO THE POINT OF TANGENCY; THENCE S33°02'28"E, 51.82 FEET; THENCE S56°57'32"W, 75.17 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 1,014.05 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N88°47'47"W, 36.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,295.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'58", AN ARC DISTANCE OF 13.17 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N00°12'51"W, 552.28 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S89°47'09"W, 177.32 FEET; THENCE N00°12'51"W, 249.41 FEET; THENCE N45°05'28"W, 94.08 FEET; THENCE N43°34'37"E, 352.16 FEET TO AFORESAID WESTERLY EASEMENT LINE; THENCE

CONTINUED ON SHEET 17

JOB SP2025.04647

CFB | CLYMER FARNER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3125 LB5438

DRAWING NAME: S:\SURVEY\DEVELOPMENT DISTRICTS\DISTRICTS\03-HACT (NV)\2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS1To EXISTING.DWG 11b 2/18/2026 3:23 PM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 17 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 16

ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 509.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00 FEET AND A CHORD BEARING AND DISTANCE OF N85°56'42"E, 38.33 FEET TO WHICH A RADIAL LINE BEARS N05°28'52"W; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'09", AN ARC DISTANCE OF 38.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'22", AN ARC DISTANCE OF 2.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°42'15", AN ARC DISTANCE OF 32.36 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 482.10 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2557.59 FEET TO THE POINT OF BEGINNING; THENCE S00°56'03"W, 185.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 420.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°42'03", AN ARC DISTANCE OF 173.74 FEET TO THE POINT OF TANGENCY; THENCE S24°38'06"W, 207.41 FEET; THENCE S88°06'49"W, 126.84 FEET; THENCE S83°38'48"W, 87.56 FEET; THENCE S79°10'10"W, 76.77 FEET; THENCE S74°50'48"W, 76.84 FEET; THENCE S70°56'14"W, 76.75 FEET; THENCE S67°24'43"W, 71.52 FEET; THENCE N62°07'25"W, 109.13 FEET; THENCE S41°22'39"W, 97.59 FEET; THENCE S35°23'58"W, 154.82 FEET; THENCE S16°31'40"W, 97.81 FEET; THENCE S06°07'29"W, 160.84 FEET; THENCE S18°53'50"E, 26.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 517.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°25'58"W, 48.21 FEET TO WHICH A RADIAL LINE BEARS N18°53'50"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°20'22", AN ARC DISTANCE OF 48.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°46'07", AN ARC DISTANCE OF 88.41 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°06'16"E, 50.05 FEET; THENCE N21°37'49"W, 53.36 FEET; THENCE N17°45'05"E, 72.87 FEET; THENCE N32°03'46"E, 60.27 FEET; THENCE N05°02'30"E, 129.53 FEET; THENCE N28°28'35"W, 37.46 FEET; THENCE N33°12'21"W, 112.46 FEET; THENCE N00°55'36"W, 68.75 FEET; THENCE N27°26'24"W, 143.58 FEET; THENCE S88°25'03"W, 53.52 FEET; THENCE S48°51'26"W, 106.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°25'02"W, 132.31 FEET TO WHICH A RADIAL LINE BEARS N48°40'27"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°10'59", AN ARC DISTANCE OF 132.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 302.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°41'34", AN ARC DISTANCE OF 82.85 FEET TO THE POINT OF TANGENCY; THENCE N41°48'58"W, 150.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 132.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'33", AN ARC DISTANCE OF 79.00 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°55'10"E, 111.36 FEET; THENCE N47°01'55"E, 112.68 FEET; THENCE N55°52'20"E, 70.58 FEET; THENCE N29°23'33"E, 73.94 FEET; THENCE N74°04'19"E, 77.77 FEET; THENCE N48°44'43"E, 181.40 FEET; THENCE S86°45'51"E, 138.80 FEET; THENCE N53°20'04"E, 7.30 FEET; THENCE N58°34'06"E, 58.52 FEET; THENCE S58°59'48"E, 53.63 FEET; THENCE S53°57'26"E, 118.20 FEET; THENCE S70°36'40"E, 172.08 FEET; THENCE S49°37'55"E, 105.04 FEET; THENCE S76°43'52"E, 103.86 FEET; THENCE N82°02'32"E, 117.48 FEET; THENCE N26°19'25"E, 63.69 FEET; THENCE N06°03'36"W, 57.50 FEET; THENCE S87°54'52"E, 77.20 FEET; THENCE S73°08'43"E, 153.87 FEET; THENCE S89°03'57"E, 28.02 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 721.15 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 790.16 FEET TO THE POINT OF BEGINNING; THENCE S06°46'59"E, 58.80 FEET; THENCE S00°49'36"W, 55.39 FEET; THENCE S03°19'20"W, 21.68 FEET; THENCE S79°02'25"W, 33.00 FEET; THENCE S60°46'29"W, 161.37 FEET; THENCE S56°06'44"W, 129.71 FEET; THENCE S84°12'24"W, 153.39 FEET; THENCE S47°09'27"W, 133.76 FEET; THENCE N83°09'52"W, 39.46 FEET; THENCE N83°19'53"W, 343.58 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 494.47 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°47'09"W, 50.00 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528;

CONTINUED ON SHEET 18

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB5436

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\V2 PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\35116 LEGS\ENGLDWG 17 11/18/2025 3:24 PM BY: GWALTERS
C:\E_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 18 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 17

THE FOLLOWING THREE (3) COURSES BEING ALONG THE WESTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3072, PAGE 528: RUN S00°12'51"E, 659.19 FEET; THENCE S14°17'16"E, 86.19 FEET; THENCE S28°21'43"E, 86.25 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S50°56'47"W, 45.48 FEET; THENCE N35°20'05"W, 62.52 FEET; THENCE N74°33'22"W, 52.13 FEET; THENCE N80°06'14"W, 174.66 FEET; THENCE S81°10'56"W, 58.01 FEET; THENCE N46°07'13"W, 60.69 FEET; THENCE N45°03'44"W, 81.02 FEET; THENCE N37°46'34"W, 166.44 FEET; THENCE N33°55'14"E, 34.52 FEET; THENCE N17°17'07"E, 73.40 FEET; THENCE N00°12'51"W, 430.00 FEET; THENCE S89°47'09"W, 261.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'27", AN ARC DISTANCE OF 39.12 FEET; THENCE ALONG A NON-TANGENT LINE RUN S08°43'07"W, 148.46 FEET; THENCE S23°18'32"E, 70.84 FEET; THENCE S10°32'13"W, 129.68 FEET; THENCE S01°40'21"E, 62.75 FEET; THENCE S21°23'30"W, 300.07 FEET; THENCE S09°21'32"E, 105.47 FEET; THENCE S39°27'18"E, 148.41 FEET; THENCE S26°28'14"W, 7.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 167.50 FEET AND A CHORD BEARING AND DISTANCE OF S60°36'41"E, 17.05 FEET TO WHICH A RADIAL LINE BEARS N26°28'14"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°50'09", AN ARC DISTANCE OF 17.06 FEET TO THE POINT OF TANGENCY; THENCE S57°41'36"E, 73.99 FEET; THENCE N32°18'24"E, 6.64 FEET; THENCE N86°00'44"E, 97.22 FEET; THENCE N74°57'57"E, 129.21 FEET; THENCE N32°18'24"E, 16.03 FEET; THENCE S40°00'28"E, 62.98 FEET; THENCE S57°41'36"E, 20.00 FEET; THENCE N32°23'10"E, 48.60 FEET; THENCE S55°22'27"E, 43.37 FEET; THENCE S30°10'20"E, 123.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°45'00", AN ARC DISTANCE OF 0.61 FEET TO THE POINT OF TANGENCY; THENCE S64°55'20"E, 46.89 FEET; THENCE S31°39'15"W, 169.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S66°34'00"W, 56.30 FEET TO WHICH A RADIAL LINE BEARS S57°41'36"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°31'12", AN ARC DISTANCE OF 59.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S09°40'50"W, 91.62 FEET; THENCE S77°11'14"W, 117.93 FEET; THENCE N64°28'25"W, 83.46 FEET; THENCE N24°47'49"W, 57.89 FEET; THENCE N34°38'11"W, 104.56 FEET; THENCE N41°17'26"W, 145.76 FEET; THENCE N79°58'22"W, 114.15 FEET; THENCE S74°43'32"W, 100.85 FEET; THENCE S48°44'27"W, 95.15 FEET; THENCE N88°00'49"W, 73.75 FEET; THENCE N16°23'05"W, 63.68 FEET; THENCE N38°03'07"W, 115.91 FEET; THENCE N56°42'05"W, 243.46 FEET; THENCE N33°06'59"W, 97.83 FEET; THENCE N46°36'18"W, 144.78 FEET; THENCE N50°38'02"W, 186.68 FEET; THENCE N72°04'52"W, 84.49 FEET; THENCE N33°05'24"W, 173.95 FEET; THENCE S56°54'36"W, 25.33 FEET TO THE POINT OF 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 26°56'38", AN ARC DISTANCE OF 456.15 FEET TO THE POINT OF TANGENCY; THENCE S29°57'58"W, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 870.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'59", AN ARC DISTANCE OF 227.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N75°20'02"W, 60.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 930.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°27'52"E, 242.84 FEET TO WHICH A RADIAL LINE BEARS N75°02'14"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'13", AN ARC DISTANCE OF 243.53 FEET TO THE POINT OF TANGENCY; THENCE N29°57'58"E, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°42'56", AN ARC DISTANCE OF 48.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN N50°46'04"W, 131.13 FEET; THENCE N14°56'27"W, 84.85 FEET; THENCE N12°30'15"E, 112.87 FEET; THENCE N47°40'39"E, 208.79 FEET; THENCE N33°05'24"W, 219.74 FEET; THENCE N76°37'57"W, 61.85 FEET; THENCE N11°20'08"W, 31.58 FEET; THENCE N73°37'15"E, 28.67 FEET; THENCE S67°51'24"E, 35.78 FEET; THENCE N65°15'19"E, 76.97 FEET; THENCE N69°14'44"E, 136.82 FEET; THENCE N56°54'36"E, 250.98 FEET; THENCE N42°25'37"E, 206.81 FEET; THENCE N17°00'07"W, 449.16 FEET; THENCE N66°59'28"E, 134.41 FEET; THENCE N56°35'10"E, 75.07 FEET; THENCE N56°20'11"E, 74.83 FEET; THENCE N20°55'23"W, 191.17 FEET; THENCE N69°01'13"E, 566.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'52", AN ARC DISTANCE OF 31.65 FEET; THENCE ALONG A RADIAL LINE RUN S21°25'39"E, 45.16 FEET; THENCE S88°47'39"E, 68.93 FEET; THENCE S72°54'54"E, 59.01 FEET; THENCE S57°02'10"E, 55.92 FEET; THENCE S42°17'03"E, 51.30 FEET; THENCE S27°31'57"E, 46.89 FEET; THENCE S16°59'34"E, 161.17 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD BEARING AND DISTANCE OF N23°19'36"E, 70.01 FEET TO WHICH A RADIAL LINE BEARS S62°48'49"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°43'11", AN ARC DISTANCE OF 70.06 FEET; THENCE ALONG A NON-TANGENT LINE RUN N21°29'53"E, 59.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 525.50 FEET AND A CHORD BEARING AND DISTANCE OF N01°55'36"E, 201.10 FEET TO WHICH A RADIAL LINE BEARS S77°02'32"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'44", AN ARC DISTANCE OF 202.35 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°10'39", AN ARC DISTANCE OF 126.43 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF N61°46'00"E, 158.58 FEET TO WHICH A RADIAL LINE BEARS S18°43'05"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF

CONTINUED ON SHEET 19

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DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 79\21 PETITIONS TO AMEND\ST AMENDMENT (NOV 2025)\DWGS\SHTS\EXHIBITS.DWG Tab: 2/18/2026 3:23 PM BY: GWALTERS
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DRAWING NAME: S:\SURVEY\NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 16\(2) PETITIONS\0 AMENDED\ST AMENDMENT (NOV 2025)\DWGS\DS11b EXISTING.DWG 12/18/2025 3:23 PM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 19 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 18

93°54'10", AN ARC DISTANCE OF 177.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°11'50", AN ARC DISTANCE OF 10.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4,065.00 FEET AND A CHORD BEARING AND DISTANCE OF N61°00'49"E, 174.49 FEET TO WHICH A RADIAL LINE BEARS S27°45'24"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'35", AN ARC DISTANCE OF 174.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,135.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°21'37", AN ARC DISTANCE OF 145.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S56°30'12"E, 117.47 FEET; THENCE S31°05'08"E, 72.17 FEET; THENCE S05°40'04"E, 72.17 FEET; THENCE S19°45'00"W, 79.41 FEET; THENCE S50°03'08"W, 83.37 FEET; THENCE S82°21'21"W, 90.53 FEET; THENCE S01°00'21"W, 120.91 FEET; THENCE S07°29'40"W, 84.36 FEET; THENCE N81°13'50"W, 101.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 707.50 FEET AND A CHORD BEARING AND DISTANCE OF S22°51'43"W, 293.82 FEET TO WHICH A RADIAL LINE BEARS S79°07'22"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°58'09", AN ARC DISTANCE OF 295.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°52'31", AN ARC DISTANCE OF 51.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°58'49", AN ARC DISTANCE OF 20.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°30'07", AN ARC DISTANCE OF 11.00 FEET; THENCE ALONG A NON-TANGENT LINE RUN S71°12'45"E, 90.11 FEET; THENCE S05°26'35"E, 27.91 FEET; THENCE S30°52'14"W, 114.47 FEET; THENCE S08°59'48"W, 17.46 FEET; THENCE S36°53'32"W, 167.48 FEET; THENCE S57°35'23"W, 45.05 FEET; THENCE S24°09'56"W, 125.75 FEET; THENCE S23°13'29"E, 93.53 FEET; THENCE S40°32'31"E, 70.83 FEET; THENCE S68°10'02"E, 117.60 FEET; THENCE N59°32'59"E, 60.85 FEET; THENCE N64°33'35"E, 128.78 FEET; THENCE N26°17'35"W, 105.19 FEET; THENCE N44°29'19"W, 56.82 FEET; THENCE N35°19'07"E, 99.34 FEET; THENCE N48°03'52"E, 113.80 FEET; THENCE N44°06'34"E, 112.76 FEET; THENCE N36°09'29"E, 82.95 FEET; THENCE N89°47'13"E, 116.26 FEET; THENCE N00°12'51"W, 1.00 FEET; THENCE N89°47'09"E, 279.33 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 636.00 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N89°47'09"E, 50.00 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 1,698.67 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S88°47'47"E, 351.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 509.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°56'21", AN ARC DISTANCE OF 18.85 FEET; THENCE ALONG A RADIAL LINE RUN S21°11'55"E, 15.00 FEET; THENCE S33°18'17"E, 220.13 FEET; THENCE S16°12'00"E, 188.54 FEET; THENCE S51°04'47"W, 141.60 FEET; THENCE S11°04'56"W, 30.79 FEET; THENCE S39°56'27"W, 88.64 FEET; THENCE S30°42'03"W, 96.43 FEET; THENCE S47°32'36"W, 75.60 FEET; THENCE S01°43'06"E, 83.06 FEET; THENCE S57°14'55"E, 76.15 FEET; THENCE S37°48'11"E, 110.66 FEET; THENCE S30°18'35"W, 80.86 FEET; THENCE S15°17'21"W, 93.38 FEET; THENCE S87°31'19"W, 122.61 FEET; THENCE N82°06'00"W, 125.14 FEET; THENCE S67°18'04"W, 112.09 FEET; THENCE S59°31'23"W, 140.35 FEET; THENCE S48°33'28"W, 100.92 FEET; THENCE S22°19'05"W, 97.58 FEET; THENCE S05°50'00"E, 206.61 FEET; THENCE S12°29'00"W, 93.23 FEET; THENCE S65°56'08"E, 82.85 FEET; THENCE S44°15'30"E, 96.09 FEET; THENCE N84°48'12"E, 105.29 FEET; THENCE N69°27'21"E, 88.57 FEET; THENCE N61°40'12"E, 118.22 FEET; THENCE N65°14'05"E, 22.24 FEET; THENCE S40°18'36"E, 43.51 FEET; THENCE N49°41'24"E, 1.00 FEET; THENCE S40°18'36"E, 182.16 FEET; THENCE S49°41'24"W, 1.00 FEET; THENCE S40°18'36"E, 39.73 FEET; THENCE S10°28'10"E, 49.11 FEET; THENCE S14°16'32"E, 108.24 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE WEST 1/2 OF SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 170.40 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 3012.44 FEET TO THE POINT OF BEGINNING; THENCE N78°25'02"W, 317.27 FEET; THENCE N76°41'08"W, 111.73 FEET; THENCE N17°00'07"W, 52.05 FEET; THENCE N47°23'28"E, 57.93 FEET; THENCE N53°06'07"E, 161.57 FEET; THENCE N61°06'21"E, 166.61 FEET; THENCE S83°20'29"E, 40.21 FEET; THENCE S60°02'28"E, 96.01 FEET; THENCE S53°48'42"E, 61.49 FEET; THENCE S53°06'28"E, 92.26 FEET; THENCE S36°53'32"W, 45.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°15'44", AN ARC DISTANCE OF 203.69 FEET TO THE POINT OF BEGINNING.

CONTINUED ON SHEET 20

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EXHIBIT " "
SHEET 20 OF 21

LEGAL DESCRIPTION

CONTINUED FROM SHEET 19

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 906.30 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2931.65 FEET TO THE POINT OF BEGINNING; THENCE N47°33'58"W, 124.78 FEET; THENCE N41°58'56"W, 228.78 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 655.00 FEET AND A CHORD BEARING AND DISTANCE OF N29°29'53"E, 352.14 FEET TO WHICH A RADIAL LINE BEARS S44°54'31"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°11'12", AN ARC DISTANCE OF 356.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°19'21", AN ARC DISTANCE OF 32.58 FEET TO THE POINT OF TANGENCY; THENCE S72°46'23"E, 57.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'31", AN ARC DISTANCE OF 161.63 FEET TO THE POINT OF REVERSE 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 10°58'45", AN ARC DISTANCE OF 81.44 FEET; THENCE ALONG A NON-TANGENT LINE RUN S20°32'48"W, 91.76 FEET; THENCE S50°38'39"W, 31.51 FEET; THENCE S02°58'57"W, 36.24 FEET; THENCE S04°23'32"W, 101.94 FEET; THENCE S06°35'27"W, 77.63 FEET; THENCE S33°46'59"W, 82.53 FEET; THENCE S74°28'28"W, 79.72 FEET TO THE POINT OF BEGINNING.

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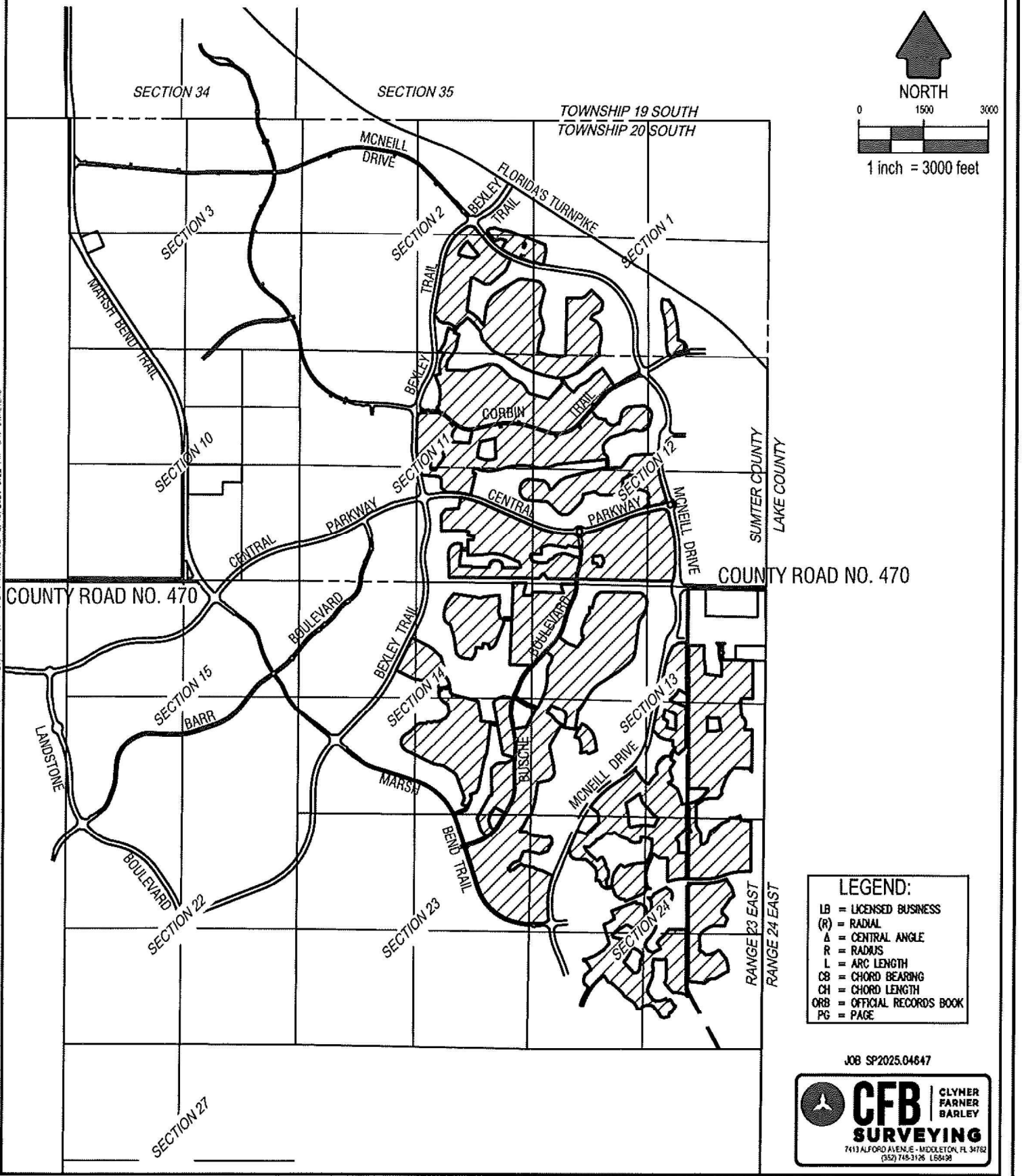
SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 21 OF 21



LEGEND:

LB	= LICENSED BUSINESS
(R)	= RADIAL
Δ	= CENTRAL ANGLE
R	= RADIUS
L	= ARC LENGTH
CB	= CHORD BEARING
CH	= CHORD LENGTH
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE

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Exhibit 3
Legal Description and Sketch of Deleted Boundaries

EXHIBIT 3

DESCRIPTION OF THE ADDED
DISTRICT 16 CDD (1ST AMENDMENT)
APPROXIMATELY 14.3 ACRES+/-

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'21"E, 269.26 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'39"W, 1869.18 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N81°31'49"W, 1888.47 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE S18°42'45"E, 57.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 56.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'02", AN ARC DISTANCE OF 24.11 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°26'58", AN ARC DISTANCE OF 23.32 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,286.00 FEET AND A CHORD BEARING AND DISTANCE OF S82°30'47"W, 39.25 FEET TO WHICH A RADIAL LINE BEARS N06°36'45"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°44'55", AN ARC DISTANCE OF 39.25 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS FOR THE FOLLOWING COURSES: THENCE ALONG A NON-TANGENT LINE RUN N09°26'24"W, 87.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°45'21", AN ARC DISTANCE OF 14.53 FEET TO THE POINT OF TANGENCY; THENCE N37°11'45"W, 16.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 42.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'28", AN ARC DISTANCE OF 7.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 167.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°05'45", AN ARC DISTANCE OF 190.30 FEET A POINT OF CUSP; THENCE DEPARTING SAID LANDS RUN N88°09'58"E, 43.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 134.54 FEET AND A CHORD BEARING AND DISTANCE OF S78°49'50"E, 62.98 FEET TO WHICH A RADIAL LINE BEARS N02°22'00"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°04'18", AN ARC DISTANCE OF 63.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 115.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°51'17", AN ARC DISTANCE OF 112.60 FEET TO THE POINT OF TANGENCY; THENCE S09°26'24"E, 19.61 FEET TO THE POINT

OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 46.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°16'21", AN ARC DISTANCE OF 7.53 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'21"E, 131.23 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'39"W, 2295.78 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; (SAID POINT BEARS N86°27'22"W, 2299.53 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE DEPARTING SAID LANDS RUN N28°53'12"W, 67.70 FEET; THENCE N32°01'48"W, 151.65 FEET; THENCE N27°30'54"E, 181.50 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°31'52"W, 49.47 FEET; THENCE S01°34'09"W, 49.49 FEET; THENCE S03°04'12"E, 57.97 FEET; THENCE S08°17'44"E, 194.01 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°14'44"E, 1007.25 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°45'16"W, 1299.51 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N51°58'31"W, 1644.17 FEET FROM SAID SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13); THENCE S89°47'09"W, 110.00 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS RUN N00°12'51"W, 324.46 FEET; THENCE DEPARTING SAID LANDS RUN S89°37'52"E, 29.58 FEET; THENCE S43°18'02"E, 117.73 FEET; THENCE S00°12'51"E, 238.18 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°14'44"E, 628.41 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°45'16"W, 1011.36 FEET TO THE

BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS N57°53'59"W, 1190.70 FEET FROM SAID SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 1.52 FEET; THENCE N81°03'32"W, 382.22 FEET; THENCE N08°32'36"E, 1.50 FEET; THENCE DEPARTING SAID LANDS RUN S81°03'32"E, 381.99 FEET TO THE TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°14'44"E, 997.77 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°45'16"W, 290.00 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N88°40'45"W, 681.10 FEET; THENCE DEPARTING SAID LANDS RUN S88°49'03"E, 681.07 FEET TO THE WESTERLY LINE OF AN EASEMENT PER OFFICIAL RECORDS BOOK 4907, PAGE 166, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; (SAID POINT BEARS N15°56'08"W, 1040.64 FEET FROM SAID SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13); THENCE ALONG SAID EASEMENT RUN S00°14'43"W, 1.65 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 801.34 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2353.72 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S71°28'42"W, 2486.39 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN N72°06'16"W, 0.25 FEET; THENCE N70°25'54"W, 51.38 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S70°26'23"E, 51.63 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 853.85 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2101.83 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR THE POINT OF BEGINNING; (SAID POINT BEARS S68°10'15"W, 2268.65 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN N84°04'20"W, 57.21 FEET; THENCE N77°43'31"W, 112.75 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S79°24'50"E, 32.69 FEET; THENCE S78°15'08"E, 79.92 FEET; THENCE S84°23'45"E, 57.17 FEET; THENCE S05°36'17"W, 2.03 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1222.10 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2161.04 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS FOR THE FOLLOWING COURSES: RUN S88°30'37"W, 119.25 FEET; THENCE S63°49'15"W, 71.29 FEET; THENCE S43°54'59"W, 89.31 FEET; (SAID POINT BEARS S61°27'36"W, 2745.92 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN N29°44'52"E, 0.12 FEET; THENCE N42°58'14"E, 89.39 FEET; THENCE N63°48'00"E, 71.96 FEET; THENCE N88°30'37"E, 119.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 102.50 FEET AND A CHORD BEARING AND DISTANCE OF S04°45'27"W, 1.51 FEET TO WHICH A RADIAL LINE BEARS S85°39'51"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°50'37", AN ARC DISTANCE OF 1.51 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1352.55 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2422.11 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE

BOUNDARY LINES OF SAID LANDS RUN S29°42'51"W, 69.81 FEET; (SAID POINT BEARS S60°21'54"W, 2834.00 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN N13°46'46"E, 0.15 FEET; THENCE N29°44'52"E, 69.67 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1453.38 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2466.03 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS FOR THE FOLLOWING COURSES: RUN S13°44'38"W, 64.52 FEET; THENCE S15°17'35"E, 104.54 FEET; THENCE DEPARTING SAID LANDS RUN N15°19'17"W, 104.53 FEET; (SAID POINT BEARS S58°51'06"W, 2907.67 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE N13°46'46"E, 64.55 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1352.86 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2057.22 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S56°57'02"W, 2462.19 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE S33°11'09"W, 99.71 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS FOR THE FOLLOWING COURSES: RUN N32°18'38"E, 98.95 FEET; THENCE N58°38'19"W, 109.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 137.50 FEET AND A CHORD BEARING AND DISTANCE OF N36°14'42"E, 1.67 FEET TO WHICH A RADIAL LINE BEARS S53°24'28"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°41'39", AN ARC DISTANCE OF 1.67 FEET; THENCE DEPARTING SAID LANDS AND ALONG A NON-TANGENT LINE RUN S58°09'10"E, 110.66 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1701.52 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2115.56 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S51°28'15"W, 2714.91 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE S09°43'47"E, 61.99 FEET; THENCE S46°25'25"W, 57.51 FEET; THENCE S68°14'49"W, 54.28 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 106.42 FEET AND A CHORD BEARING AND DISTANCE OF N03°30'15"W, 1.58 FEET TO WHICH A RADIAL LINE BEARS N86°55'16"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS FOR THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°51'01", AN ARC DISTANCE OF 1.58 FEET; THENCE ALONG A NON-TANGENT LINE RUN N68°16'36"E, 53.43 FEET; THENCE N46°25'25"E, 56.49 FEET; THENCE N09°43'47"W, 61.06 FEET; THENCE N19°24'57"W, 140.02 FEET; THENCE N00°13'41"E, 52.13 FEET; THENCE N17°40'32"E, 41.41 FEET; THENCE N44°24'21"E, 0.08 FEET; THENCE DEPARTING SAID LANDS RUN S17°39'35"W, 41.61 FEET; THENCE S01°24'28"E, 51.70 FEET; THENCE S19°24'57"E, 139.94 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 175.89 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2513.92 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N80°47'31"W, 1.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 680.00 FEET AND A CHORD BEARING AND DISTANCE OF N23°03'32"E, 10.39 FEET TO WHICH A RADIAL LINE BEARS N67°22'44"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°52'31", AN ARC DISTANCE OF 10.39 FEET TO THE POINT OF TANGENCY; THENCE N23°29'47"E, 31.44 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF S21°50'34"W, 41.56 FEET TO WHICH A RADIAL LINE BEARS N66°30'13"W; (SAID POINT BEARS S87°09'23"W, 2502.43 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°18'27", AN ARC DISTANCE OF 41.56 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 107.15 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3807.92 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS FOR THE FOLLOWING COURSES: RUN S48°12'33"W, 99.51 FEET; THENCE S48°01'28"W, 70.00 FEET; THENCE N41°48'58"W, 1.00 FEET; THENCE S48°11'02"W, 210.00 FEET; THENCE N71°33'14"W, 173.87 FEET; THENCE DEPARTING SAID LANDS RUN S71°48'03"E, 172.57 FEET; THENCE N48°11'02"E, 210.00 FEET; THENCE N48°07'58"E, 168.73 FEET; (SAID POINT BEARS S88°42'33"W, 3811.64 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N13°26'53"E, 62.51 FEET; THENCE N06°20'27"W, 103.37 FEET; THENCE N17°05'07"W, 73.97 FEET; THENCE N53°57'15"W, 168.18 FEET; THENCE N53°31'42"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,200.00 FEET AND A CHORD BEARING AND DISTANCE OF N36°29'59"E, 2.17 FEET TO WHICH A RADIAL LINE BEARS N53°31'42"W; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG SAID SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°03'23", AN ARC DISTANCE OF 2.17 FEET; THENCE ALONG A NON-TANGENT LINE RUN S53°57'15"E, 213.99 FEET; THENCE S17°05'07"E, 75.04 FEET; THENCE S06°20'27"E, 104.04 FEET; THENCE S13°26'53"W, 63.73 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 471.74 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3764.98 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN S72°57'23"W, 76.39 FEET; (SAID POINT BEARS S82°57'29"W, 3869.63 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S30°40'00"W, 70.38 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N29°23'33"E, 70.89 FEET; THENCE N74°04'19"E, 77.10 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 358.25 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3491.61 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN N86°47'09"W, 137.22 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S84°46'15"W, 3645.61 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N48°44'43"E, 0.07 FEET; THENCE S86°45'51"E, 137.16 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 475.88 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3129.69 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S81°39'15"W, 3165.66 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N72°11'24"W, 54.17 FEET; THENCE N70°36'40"W, 118.17 FEET; THENCE N53°57'26"W, 118.37 FEET; THENCE N57°24'21"W, 53.57 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N58°34'06"E, 0.01 FEET; THENCE S58°59'48"E, 53.63 FEET; THENCE S53°57'26"E, 118.20 FEET; THENCE S70°36'40"E, 172.08 FEET; THENCE S49°37'55"E, 0.02 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 459.79 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2659.61 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN N74°15'58"W, 76.48 FEET; THENCE N87°54'52"W, 75.29 FEET; THENCE S06°03'36"E, 56.21 FEET; THENCE S26°19'25"W, 64.92 FEET; THENCE S82°02'32"W, 118.56 FEET; THENCE N76°43'52"W, 104.52 FEET; THENCE N48°48'47"W, 105.38 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S81°39'15"W, 3165.66 FEET FROM SAID

NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S49°37'55"E, 105.02 FEET; THENCE S76°43'52"E, 103.86 FEET; THENCE N82°02'32"E, 117.48 FEET; THENCE N26°19'25"E, 63.69 FEET; THENCE N06°03'36"W, 57.50 FEET; THENCE S87°54'52"E, 77.20 FEET; THENCE S73°08'43"E, 76.68 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 482.10 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2557.59 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°56'03"W, 185.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 420.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°42'03", AN ARC DISTANCE OF 173.74 FEET TO THE POINT OF TANGENCY; THENCE S24°38'06"W, 34.98 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING AND DISTANCE OF N12°47'04"E, 197.14 FEET TO WHICH A RADIAL LINE BEARS S65°21'54"E; THENCE DEPARTING SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°42'03", AN ARC DISTANCE OF 198.55 FEET TO THE POINT OF TANGENCY; THENCE N00°56'03"E, 193.40 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S79°39'50"W, 2611.46 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S89°03'57"E, 9.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 914.19 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2201.48 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S00°12'51"E, 10.00 FEET; (SAID POINT BEARS S67°31'35"W, 2387.51 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S89°47'09"W, 185.19 FEET; THENCE N67°37'23"W, 104.71 FEET; THENCE N90°00'00"W, 59.60 FEET; THENCE N66°29'37"W, 9.90 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY

LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N24°38'06"E, 24.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°55'03", AN ARC DISTANCE OF 41.20 FEET; THENCE ALONG A NON-TANGENT LINE RUN S58°16'23"E, 178.80 FEET; THENCE N89°47'09"E, 172.88 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1456.65 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3759.73 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S69°07'19"W, 4032.05 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N82°17'17"W, 82.68 FEET; THENCE N37°17'17"W, 2.99 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N89°17'26"E, 83.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 185.00 FEET AND A CHORD BEARING AND DISTANCE OF S02°57'30"E, 14.52 FEET TO WHICH A RADIAL LINE BEARS S89°17'26"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°29'51", AN ARC DISTANCE OF 14.52 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1108.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3626.94 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S73°17'59"W, 3792.68 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S32°28'20"E, 114.49 FEET; THENCE S28°28'35"E, 0.35 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N33°12'21"W, 112.46 FEET; THENCE N00°55'36"W, 2.80 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1278.23 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3433.69 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S16°31'40"W, 97.81 FEET; THENCE DEPARTING SAID LANDS RUN N06°07'29"E, 0.01 FEET; (SAID POINT BEARS S68°40'26"W, 3723.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N16°31'42"E, 97.80 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1278.23 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3433.69 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN N16°31'40"E, 0.01 FEET; (SAID POINT BEARS S69°52'54"W, 3663.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N35°24'02"E, 154.37 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S35°23'58"W, 154.38 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1550.20 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2650.55 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 116.50 FEET AND A CHORD BEARING AND DISTANCE OF S44°56'30"E, 104.14 FEET TO WHICH A RADIAL LINE BEARS S71°36'28"W; (SAID POINT BEARS S59°58'42"W, 3070.59 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°05'56", AN ARC DISTANCE OF 107.97 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND

DISTANCE OF N73°26'55"W, 7.41 FEET TO WHICH A RADIAL LINE BEARS N18°30'32"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°54'55", AN ARC DISTANCE OF 7.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°54'59", AN ARC DISTANCE OF 117.76 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 675.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°34'18", AN ARC DISTANCE OF 218.95 FEET; THENCE ALONG A NON-TANGENT LINE RUN N08°23'54"E, 6.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 146.50 FEET AND A CHORD BEARING AND DISTANCE OF S14°10'44"E, 21.53 FEET TO WHICH A RADIAL LINE BEARS S80°02'08"W; THENCE DEPARTING SAID LANDS RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°25'44", AN ARC DISTANCE OF 21.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 153.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'52", AN ARC DISTANCE OF 39.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 662.83 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'48", AN ARC DISTANCE OF 172.14 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 2122.06 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2572.36 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S21°29'53"W, 59.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD BEARING AND DISTANCE OF N17°04'21"E, 43.45 FEET TO WHICH A RADIAL LINE BEARS S70°32'00"E; THENCE DEPARTING SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°47'19", AN ARC DISTANCE OF 43.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 104.09 FEET AND A CHORD BEARING AND DISTANCE OF N01°03'00"E, 35.31 FEET TO WHICH A RADIAL LINE BEARS S81°17'07"W; (SAID POINT BEARS S50°41'35"W, 3350.54 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°31'46", AN ARC DISTANCE OF 35.48 FEET TO THE POINT OF REVERSE

CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 514.16 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°31'35", AN ARC DISTANCE OF 184.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 116.43 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°35'53", AN ARC DISTANCE OF 135.34 FEET TO A POINT OF CUSP; THENCE S76°18'35"E, 27.54 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 S39°12'45"E, 116.88 FEET TO WHICH A RADIAL LINE BEARS N20°40'46"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°12'58", AN ARC DISTANCE OF 122.44 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 525.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°03'44", AN ARC DISTANCE OF 202.35 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 2242.06 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2621.30 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N16°59'34"W, 14.50 FEET; THENCE DEPARTING SAID LANDS RUN S63°58'55"E, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD BEARING AND DISTANCE OF S26°36'08"W, 10.60 FEET TO WHICH A RADIAL LINE BEARS S63°58'55"E; (SAID POINT BEARS S49°49'42"W, 3439.61 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°10'06", AN ARC DISTANCE OF 10.60 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE WEST 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 2608.35 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2883.98 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE

POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S36°53'32"W, 1.50 FEET; (SAID POINT BEARS S48°10'07"W, 3890.02 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N53°06'28"W, 92.25 FEET; THENCE N53°48'42"W, 61.40 FEET; THENCE N60°02'28"W, 95.62 FEET; THENCE N83°20'29"W, 39.42 FEET; THENCE S61°06'21"W, 166.02 FEET; THENCE S53°06'07"W, 161.39 FEET; THENCE S47°23'28"W, 58.57 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N17°00'07"W, 1.66 FEET; THENCE N47°23'28"E, 57.93 FEET; THENCE N53°06'07"E, 161.57 FEET; THENCE N61°06'21"E, 166.61 FEET; THENCE S83°20'29"E, 40.21 FEET; THENCE S60°02'28"E, 96.01 FEET; THENCE S53°48'42"E, 61.49 FEET; THENCE S53°06'28"E, 92.26 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 170.40 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 3012.44 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N78°25'02"W, 317.27 FEET; THENCE N76°41'08"W, 111.73 FEET; THENCE N17°00'07"W, 1.74 FEET; THENCE DEPARTING SAID LANDS RUN S76°41'08"E, 112.58 FEET; THENCE S78°25'02"E, 317.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 880.00 FEET AND A CHORD BEARING AND DISTANCE OF S23°40'48"W, 1.53 FEET TO WHICH A RADIAL LINE BEARS N66°16'12"W; (SAID POINT BEARS S87°04'02"W, 3016.57 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°06'00", AN ARC DISTANCE OF 1.53 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 345.37 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2332.24 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S64°33'35"W, 128.78 FEET; THENCE S59°32'59"W, 60.85 FEET; THENCE N68°10'02"W, 117.60 FEET; THENCE N40°32'31"W, 70.83 FEET;

THENCE N23°13'29"W, 93.53 FEET; THENCE N24°09'56"E, 125.75 FEET; THENCE N57°35'23"E, 45.05 FEET; THENCE N36°53'32"E, 167.48 FEET; THENCE N08°59'48"E, 17.46 FEET; THENCE N30°52'14"E, 114.47 FEET; THENCE N05°26'35"W, 27.91 FEET; THENCE N71°12'45"W, 90.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 60.00 FEET AND A CHORD BEARING AND DISTANCE OF N13°31'27"E, 1.51 FEET TO WHICH A RADIAL LINE BEARS S75°45'23"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°26'19", AN ARC DISTANCE OF 1.51 FEET; THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S71°12'45"E, 91.22 FEET; THENCE S05°26'35"E, 29.37 FEET; THENCE S30°52'14"W, 114.68 FEET; THENCE S08°59'48"W, 17.54 FEET; THENCE S36°53'32"W, 168.12 FEET; THENCE S57°35'23"W, 44.87 FEET; THENCE S24°09'56"W, 124.64 FEET; THENCE S23°13'29"E, 92.64 FEET; THENCE S40°32'31"E, 70.24 FEET; THENCE S68°10'02"E, 116.50 FEET; THENCE N59°32'59"E, 60.18 FEET; THENCE N64°33'35"E, 127.32 FEET; THENCE N26°17'35"W, 103.42 FEET; THENCE N44°29'19"W, 57.83 FEET; (SAID POINT BEARS S85°17'42"W, 2430.44 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N35°19'07"E, 100.77 FEET; THENCE N48°03'52"E, 113.92 FEET; THENCE N44°06'34"E, 112.60 FEET; THENCE N36°09'29"E, 83.60 FEET; THENCE N89°47'13"E, 117.02 FEET; THENCE S89°34'24"E, 44.55 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S89°47'09"W, 44.55 FEET; THENCE S00°12'51"E, 1.00 FEET; THENCE S89°47'13"W, 116.26 FEET; THENCE S36°09'29"W, 82.95 FEET; THENCE S44°06'34"W, 112.76 FEET; THENCE S48°03'52"W, 113.80 FEET; THENCE S35°19'07"W, 99.34 FEET; THENCE S44°29'19"E, 56.82 FEET; THENCE S26°17'35"E, 105.19 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 580.64 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2767.56 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S78°25'46"W, 2827.82 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S50°38'39"W, 31.51 FEET; THENCE S02°58'57"W, 36.24 FEET; THENCE S04°23'32"W, 101.94 FEET; THENCE S06°35'27"W, 77.63 FEET; THENCE S33°46'59"W, 82.53 FEET; THENCE S74°28'28"W, 79.72 FEET; THENCE N47°33'58"W, 124.78 FEET; THENCE N41°58'56"W, 228.78 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 655.00 FEET AND A CHORD BEARING AND DISTANCE OF N45°01'32"E, 1.50 FEET TO WHICH A RADIAL LINE BEARS S44°54'31"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°07'53", AN ARC DISTANCE OF 1.50 FEET; THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S41°58'56"E, 228.79 FEET; THENCE S47°33'58"E, 123.88 FEET; THENCE N74°28'28"E, 78.34 FEET; THENCE N33°46'59"E, 81.61 FEET; THENCE N06°35'27"E, 77.24 FEET; THENCE

N04°01'21"E, 138.10 FEET; THENCE N52°25'05"E, 32.64 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 481.55 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 3806.93 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S83°04'09"W, 3837.27 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S56°54'36"W, 70.98 FEET; THENCE S69°14'44"W, 136.82 FEET; THENCE S65°15'19"W, 76.97 FEET; THENCE N67°51'24"W, 35.78 FEET; THENCE S73°37'15"W, 28.67 FEET; THENCE S11°20'08"E, 31.58 FEET; THENCE S76°37'57"E, 61.85 FEET; THENCE S33°05'24"E, 219.74 FEET; THENCE DEPARTING SAID LANDS RUN N34°00'41"W, 93.29 FEET; THENCE N33°05'24"W, 125.87 FEET; THENCE N76°37'57"W, 62.21 FEET; THENCE N11°20'08"W, 33.91 FEET; THENCE N73°37'15"E, 30.56 FEET; THENCE S67°51'24"E, 35.66 FEET; THENCE N65°15'19"E, 76.38 FEET; THENCE N69°14'44"E, 136.71 FEET; THENCE N56°54'36"E, 16.06 FEET; THENCE N58°28'45"E, 54.78 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1820.66 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2115.55 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S49°33'46"W, 2791.12 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S09°40'50"W, 92.61 FEET; THENCE S77°11'14"W, 119.45 FEET; THENCE N64°28'25"W, 84.52 FEET; THENCE N24°47'49"W, 58.30 FEET; THENCE N34°38'11"W, 104.34 FEET; THENCE N41°17'26"W, 145.15 FEET; THENCE N79°58'22"W, 113.29 FEET; THENCE S74°43'32"W, 100.17 FEET; THENCE S48°44'27"W, 95.40 FEET; THENCE N88°00'49"W, 75.42 FEET; THENCE N16°23'05"W, 64.47 FEET; THENCE N38°03'07"W, 115.38 FEET; THENCE N56°42'05"W, 243.53 FEET; THENCE N33°06'59"W, 97.97 FEET; THENCE N46°36'18"W, 144.55 FEET; THENCE N50°38'02"W, 186.35 FEET; THENCE N72°04'52"W, 84.74 FEET; THENCE N33°05'24"W, 174.48 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N56°54'36"E, 1.50 FEET; THENCE S33°05'24"E, 173.95 FEET; THENCE S72°04'52"E, 84.49 FEET; THENCE S50°38'02"E, 186.68 FEET; THENCE S46°36'18"E, 144.78 FEET; THENCE S33°06'59"E, 97.83 FEET;

THENCE S56°42'05"E, 243.46 FEET; THENCE S38°03'07"E, 115.91 FEET; THENCE S16°23'05"E, 63.68 FEET; THENCE S88°00'49"E, 73.75 FEET; THENCE N48°44'27"E, 95.15 FEET; THENCE N74°43'32"E, 100.85 FEET; THENCE S79°58'22"E, 114.15 FEET; THENCE S41°17'26"E, 145.76 FEET; THENCE S34°38'11"E, 104.56 FEET; THENCE S24°47'49"E, 57.89 FEET; THENCE S64°28'25"E, 83.46 FEET; THENCE N77°11'14"E, 117.93 FEET; THENCE N09°40'50"E, 91.62 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 S80°01'58"E, 1.50 FEET TO WHICH A RADIAL LINE BEARS S10°49'36"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°43'08", AN ARC DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1797.77 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2065.49 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S49°14'33"W, 2738.29 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N31°39'15"E, 169.26 FEET; THENCE N64°55'20"W, 46.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°45'00", AN ARC DISTANCE OF 0.61 FEET TO THE POINT OF TANGENCY; THENCE N30°10'20"W, 123.37 FEET; THENCE N55°22'27"W, 43.37 FEET; THENCE S32°23'10"W, 48.60 FEET; THENCE N57°41'36"W, 20.00 FEET; THENCE N40°00'28"W, 62.98 FEET; THENCE S32°18'24"W, 16.03 FEET; THENCE S74°57'57"W, 129.21 FEET; THENCE S86°00'44"W, 97.22 FEET; THENCE DEPARTING SAID LANDS RUN N32°18'24"E, 1.86 FEET; THENCE N86°00'44"E, 95.97 FEET; THENCE N74°57'57"E, 128.48 FEET; THENCE N32°18'24"E, 17.50 FEET; THENCE S40°00'28"E, 64.55 FEET; THENCE S57°40'29"E, 20.05 FEET; THENCE N32°19'31"E, 48.54 FEET; THENCE S55°22'27"E, 43.77 FEET; THENCE S30°10'20"E, 123.55 FEET; THENCE S64°55'20"E, 48.42 FEET; THENCE S32°09'25"W, 170.94 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1172.64 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2583.84 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE

POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN S20°07'30"W, 24.05 FEET; THENCE S20°43'33"W, 82.96 FEET; (SAID POINT BEARS S64°22'23"W, 2913.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S09°21'32"E, 104.66 FEET; THENCE S39°27'18"E, 147.34 FEET; THENCE S26°28'14"W, 1.64 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N39°27'18"W, 148.41 FEET; THENCE N09°21'32"W, 105.47 FEET; THENCE N21°23'30"E, 107.41 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1022.86 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2526.01 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N21°23'30"E, 32.10 FEET; THENCE N01°40'21"W, 62.75 FEET; THENCE N10°32'13"E, 129.68 FEET; THENCE N23°18'32"W, 70.84 FEET; THENCE DEPARTING SAID LANDS RUN S24°30'51"E, 71.31 FEET; THENCE S10°32'13"W, 129.97 FEET; THENCE S01°40'21"E, 62.93 FEET; (SAID POINT BEARS S68°42'46"W, 2702.09 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S24°04'13"W, 32.40 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1020.03 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2196.09 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S65°21'53"W, 2421.42 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S17°17'07"W, 73.40 FEET; THENCE S33°55'14"W, 5.24 FEET; THENCE DEPARTING SAID LANDS RUN N17°17'07"E, 9.93 FEET; THENCE N18°32'23"E, 68.50 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1348.81 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2032.50 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S56°42'34"W, 2439.34 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N50°29'13"W, 20.25 FEET; THENCE N40°40'04"W, 16.23 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S46°07'13"E, 36.34 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1406.45 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 1681.17 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S50°21'47"W, 2191.90 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S50°56'47"W, 45.78 FEET; THENCE N35°20'05"W, 63.59 FEET; THENCE N74°33'22"W, 52.35 FEET; THENCE N80°07'49"W, 173.52 FEET; THENCE S81°10'56"W, 57.59 FEET; THENCE N15°33'21"W, 1.51 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N81°10'56"E, 58.01 FEET; THENCE S80°06'14"E, 174.66 FEET; THENCE S74°33'22"E, 52.13 FEET; THENCE S35°20'05"E, 62.52 FEET; THENCE N50°56'47"E, 44.46 FEET; THENCE DEPARTING SAID LANDS RUN S28°21'43"E, 1.53 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 476.31 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 903.88 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S62°29'28"W, 1021.70 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S41°26'22"E, 76.10 FEET; THENCE S40°18'36"E, 42.64 FEET; THENCE S10°28'01"E, 51.43 FEET; THENCE S14°16'32"E, 108.32 FEET; THENCE S06°46'59"E, 58.99 FEET; THENCE S00°49'36"W, 55.52 FEET; THENCE S03°19'20"W, 22.88 FEET; THENCE S79°02'25"W, 33.92 FEET; THENCE S60°46'29"W, 161.10 FEET; THENCE

S56°06'39"W, 129.98 FEET; THENCE S84°12'24"W, 153.26 FEET; THENCE S47°09'27"W, 133.96 FEET; THENCE N83°09'52"W, 40.15 FEET; THENCE N82°30'21"W, 104.13 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S83°19'53"E, 104.12 FEET; THENCE S83°09'52"E, 39.46 FEET; THENCE N47°09'27"E, 133.76 FEET; THENCE N84°12'24"E, 153.39 FEET; THENCE N56°06'44"E, 129.71 FEET; THENCE N60°46'29"E, 161.37 FEET; THENCE N79°02'25"E, 33.00 FEET; THENCE N03°19'20"E, 21.68 FEET; THENCE N00°49'36"E, 55.39 FEET; THENCE N06°46'59"W, 58.80 FEET; THENCE N14°16'32"W, 108.24 FEET; THENCE N10°28'10"W, 49.11 FEET; THENCE N40°18'36"W, 39.73 FEET; THENCE N49°41'24"E, 1.00 FEET; THENCE N40°18'36"W, 80.34 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 468.49 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 910.58 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S63°03'10"W, 1024.03 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N40°18'36"W, 91.53 FEET; THENCE S49°41'24"W, 1.00 FEET; THENCE N40°18'36"W, 43.51 FEET; THENCE S65°14'05"W, 22.24 FEET; THENCE S61°40'12"W, 118.22 FEET; THENCE S69°27'21"W, 88.57 FEET; THENCE S84°48'12"W, 105.29 FEET; THENCE N44°15'30"W, 96.09 FEET; THENCE N65°56'08"W, 82.85 FEET; THENCE N12°29'00"E, 93.23 FEET; THENCE N05°50'00"W, 206.61 FEET; THENCE N22°19'05"E, 97.58 FEET; THENCE N48°33'28"E, 100.92 FEET; THENCE N59°31'23"E, 140.35 FEET; THENCE N67°18'04"E, 112.09 FEET; THENCE S82°06'00"E, 125.14 FEET; THENCE N87°31'19"E, 122.61 FEET; THENCE N15°17'21"E, 93.38 FEET; THENCE N30°18'35"E, 80.86 FEET; THENCE N37°48'11"W, 110.66 FEET; THENCE N57°14'55"W, 76.15 FEET; THENCE N01°43'06"W, 83.06 FEET; THENCE N47°32'36"E, 75.60 FEET; THENCE N30°42'03"E, 96.43 FEET; THENCE N39°56'27"E, 88.64 FEET; THENCE N11°04'56"E, 30.79 FEET; THENCE N51°04'47"E, 141.60 FEET; THENCE N16°12'00"W, 188.54 FEET; THENCE DEPARTING SAID LANDS RUN S16°50'44"E, 133.14 FEET; THENCE S16°12'00"E, 56.42 FEET; THENCE S51°04'47"W, 142.05 FEET; THENCE S11°04'56"W, 30.63 FEET; THENCE S39°56'27"W, 88.90 FEET; THENCE S30°42'03"W, 96.53 FEET; THENCE S47°32'36"W, 75.14 FEET; THENCE S01°43'06"E, 81.58 FEET; THENCE S57°14'55"E, 75.62 FEET; THENCE S37°48'11"E, 111.93 FEET; THENCE S30°18'35"W, 81.68 FEET; THENCE S15°17'21"W, 94.27 FEET; THENCE S87°31'19"W, 123.84 FEET; THENCE N82°06'00"W, 124.87 FEET; THENCE S67°18'04"W, 111.57 FEET; THENCE S59°31'23"W, 140.11 FEET; THENCE S48°33'28"W, 100.42 FEET; THENCE S22°19'05"W, 96.85 FEET; THENCE S05°50'00"E, 206.48 FEET; THENCE S12°29'00"W, 92.25 FEET; THENCE S65°56'08"E, 81.91 FEET; THENCE S44°15'30"E, 95.66 FEET; THENCE N84°48'12"E, 104.37 FEET; THENCE N69°27'21"E, 88.27 FEET; THENCE N61°40'12"E, 118.16 FEET; THENCE N65°14'05"E, 24.46 FEET; THENCE S40°18'36"E, 44.37 FEET; THENCE S39°22'16"E, 91.54 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 591.46 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3923.93 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN S55°48'18"W, 11.30 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S81°39'26"W, 3978.42 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N47°01'55"E, 0.09 FEET; THENCE N55°52'20"E, 11.22 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, AND BEING A PORTION OF TRACTS "A" AND "E", VILLAGES OF SOUTHERN OAKS UNIT NO. 197, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 30, 30A THROUGH 30"I", PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID TRACT "E"; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID TRACT "A"; THENCE DEPARTING SAID TRACT "E" AND ALONG THE BOUNDARY LINE OF SAID TRACT "A" THE FOLLOWING COURSES: RUN S00°00'00"E, 14.54 FEET; THENCE S48°18'33"E, 236.25 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE BOUNDARY LINE OF SAID TRACT "A" RUN N27°31'23"W, 34.30 FEET; THENCE N32°48'56"W, 48.25 FEET; THENCE N38°06'28"W, 48.25 FEET; THENCE N42°58'57"W, 40.63 FEET; THENCE N66°08'31"W, 105.78 FEET; THENCE N16°54'06"E, 117.54 FEET; THENCE N34°07'06"E, 94.34 FEET; THENCE N12°45'29"E, 54.68 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID TRACT "E"; THENCE ALONG THE BOUNDARY LINES OF SAID TRACT "E" AND THE NORTHERLY EXTENSION THEREOF THE FOLLOWING TWO (2) COURSES: RUN N01°47'08"W, 111.61 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 S69°32'12"E, 189.05 FEET TO WHICH A RADIAL LINE BEARS S24°01'31"W; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CORBIN TRAIL PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 288, AS RECORDED IN PLAT BOOK 23, PAGES 11, 11A THROUGH 11G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINES OF SAID CORBIN TRAIL THE FOLLOWING TWELVE (12) COURSES: RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°07'25", AN ARC DISTANCE OF 189.17 FEET TO THE POINT OF TANGENCY; THENCE S73°05'54"E, 65.54 FEET; THENCE S69°55'38"E, 72.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE

EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'38", AN ARC DISTANCE OF 79.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,481.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°10'31", AN ARC DISTANCE OF 82.10 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°33'46"E, 26.81 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,476.50 FEET AND A CHORD BEARING AND DISTANCE OF S83°42'13"E, 25.95 FEET TO WHICH A RADIAL LINE BEARS S06°47'59"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'25", AN ARC DISTANCE OF 25.95 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°39'35", AN ARC DISTANCE OF 16.01 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°51'16", AN ARC DISTANCE OF 74.37 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°28'50", AN ARC DISTANCE OF 15.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,477.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'56", AN ARC DISTANCE OF 25.76 FEET TO THE POINT OF TANGENCY; THENCE S88°55'12"E, 63.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 46.50 FEET; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING NINE (9) COURSES: RUN 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 45.18 FEET AND A CHORD BEARING AND DISTANCE OF N72°43'01"W, 11.46 FEET TO WHICH A RADIAL LINE BEARS S09°59'45"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°34'28", 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 32°16'01", AN ARC DISTANCE OF 272.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 8.00 FEET; THENCE DEPARTING SAID LANDS RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°55'35", AN ARC DISTANCE OF 12.84 FEET TO THE POINT OF TANGENCY; THENCE N47°42'13"W, 81.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 224.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699; THENCE ALONG THE SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING FIVE (5) COURSES: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°10'09", AN ARC DISTANCE OF 172.68 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, 214.22 FEET; THENCE DEPARTING SAID LANDS RUN N11°58'45"W, 56.09 FEET; THENCE N22°13'51"W, 48.25 FEET; THENCE N27°31'23"W, 13.95 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, 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, 689.12 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1915.01 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; (SAID POINT BEARS N70°16'42"W, 2035.23 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S62°33'03"E, 125.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 475.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°04'25"W, 90.90 FEET TO WHICH A RADIAL LINE BEARS N54°26'08"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°58'53", AN ARC DISTANCE OF 91.04 FEET; THENCE ALONG A RADIAL LINE RUN N65°25'01"W, 121.00 FEET; THENCE DEPARTING SAID LANDS RUN N27°26'57"E, 96.85 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, 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, 2160.49 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°55'49"E, 248.67 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; (SAID POINT BEARS N06°29'46"E, 2174.76 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N11°54'27"E, 207.60 FEET; THENCE N10°28'51"W, 143.94 FEET; THENCE N69°04'12"W, 822.34 FEET; THENCE N72°29'34"W, 140.82 FEET; THENCE S89°04'20"W, 63.25 FEET; THENCE DEPARTING SAID LANDS RUN N86°46'22"E, 112.98 FEET; THENCE S72°29'34"E, 95.75 FEET; THENCE S69°04'12"E, 834.16 FEET; THENCE S10°28'51"E, 159.12 FEET; THENCE S11°54'27"W, 157.98 FEET; THENCE S32°22'37"W, 57.19 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 390.19 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 1508.31 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; (SAID POINT BEARS S75°32'41"W, 1557.97 FEET FROM SAID NORTHEAST CORNER OF SECTION 11); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N88°26'47"W, 205.93 FEET; THENCE DEPARTING SAID LANDS RUN N71°32'20"E, 74.50 FEET; THENCE S88°26'47"E, 70.00 FEET; THENCE S67°18'04"E, 70.68 FEET TO THE POINT OF BEGINNING.

EXHIBIT 3

DESCRIPTION OF THE DELETED
DISTRICT 16 CDD (1ST AMENDMENT)
APPROXIMATELY 0.7 ACRES+/-

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'21"E, 181.37 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'39"W, 1855.76 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS FOR THE FOLLOWING COURSES: RUN S09°26'24"E, 12.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 56.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°38'33", AN ARC DISTANCE OF 68.68 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,222.00 FEET AND A CHORD BEARING AND DISTANCE OF S73°10'52"W, 434.60 FEET TO WHICH A RADIAL LINE BEARS N06°34'33"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°29'09", AN ARC DISTANCE OF 436.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN N27°39'09"W, 64.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,286.00 FEET AND A CHORD BEARING AND DISTANCE OF N72°16'26"E, 418.53 FEET TO WHICH A RADIAL LINE BEARS N27°05'28"W; (SAID POINT BEARS N88°24'17"W, 2254.41 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE DEPARTING SAID LANDS RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°43'48", AN ARC DISTANCE OF 420.40 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1432.54 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3852.07 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S69°54'02"W, 4109.82 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S37°17'17"E, 13.98 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE

ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S89°17'26"W, 10.00 FEET; THENCE N07°42'43"E, 11.35 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 801.34 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2353.72 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S71°28'42"W, 2486.39 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN S72°06'16"E, 54.55 FEET; THENCE S77°43'31"E, 33.41 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N79°24'50"W, 37.32 FEET; THENCE N70°26'23"W, 50.80 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1323.69 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2405.81 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S61°27'36"W, 2745.92 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN S29°44'52"W, 33.15 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N29°42'51"E, 33.07 FEET; THENCE N43°54'59"E, 0.08 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1413.35 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2456.42 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S60°21'54"W, 2834.00 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN S13°46'46"W, 41.16 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N13°44'38"E, 41.07 FEET; THENCE N29°42'51"E, 0.09 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1436.57 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2111.39 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S56°02'56"W, 2553.76 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING COURSES: RUN S32°18'38"W, 0.39 FEET; THENCE S44°24'21"W, 57.76 FEET; THENCE DEPARTING SAID LANDS N17°39'35"E, 0.001 FEET; THENCE N44°21'19"E, 57.99 FEET; THENCE N33°11'09"E, 0.16 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 524.14 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 1294.09 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN S20°57'23"W, 0.08 FEET; (SAID POINT BEARS S68°14'54"W, 1396.26 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S54°04'04"W, 55.51 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N54°01'19"E, 55.57 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 386.05 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 1252.05 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S73°09'50"W, 1310.21 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S15°16'01"W, 94.59 FEET; THENCE S20°57'23"W, 0.30 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N15°17'06"E, 94.89 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 14.67 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 527.89 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S88°42'30"W, 528.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N14°17'47"W, 97.49 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N60°55'14"E, 0.03 FEET; THENCE S14°16'43"E, 97.50 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1695.07 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2714.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 116.50 FEET AND A CHORD BEARING AND DISTANCE OF S26°54'05"W, 39.29 FEET TO WHICH A RADIAL LINE BEARS S72°48'27"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S58°18'56"W, 3200.12 FEET FROM SAID

NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°25'05", AN ARC DISTANCE OF 39.48 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,950.00 FEET AND A CHORD BEARING AND DISTANCE OF S65°06'19"W, 2.00 FEET TO WHICH A RADIAL LINE BEARS S24°54'33"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°01'44", AN ARC DISTANCE OF 2.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 116.99 FEET AND A CHORD BEARING AND DISTANCE OF N28°38'01"E, 40.88 FEET TO WHICH A RADIAL LINE BEARS S51°18'14"E; THENCE DEPARTING SAID LANDS RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°07'30", AN ARC DISTANCE OF 41.09 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1372.14 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3461.02 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN S06°00'44"W, 83.80 FEET; THENCE S06°14'50"W, 77.03 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S66°31'17"W, 3799.92 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N06°07'29"E, 160.84 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1128.53 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3183.81 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S70°46'58"W, 3377.90 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N62°07'56"W, 109.14 FEET; THENCE S41°21'03"W, 98.00 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N35°23'58"E, 0.44 FEET; THENCE

N41°22'39"E, 97.59 FEET; THENCE S62°07'25"E, 109.13 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1832.15 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2635.63 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S55°29'42"W, 3209.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N76°18'35"W, 5.54 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 116.50 FEET AND A CHORD BEARING AND DISTANCE OF N70°18'05"W, 3.99 FEET TO WHICH A RADIAL LINE BEARS N20°40'46"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°57'41", AN ARC DISTANCE OF 3.99 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF S73°47'45"E, 9.52 FEET TO WHICH A RADIAL LINE BEARS S18°43'05"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°01'40", AN ARC DISTANCE OF 9.52 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1743.50 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2501.99 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 116.50 FEET AND A CHORD BEARING AND DISTANCE OF S18°31'25"W, 12.20 FEET TO WHICH A RADIAL LINE BEARS N68°28'33"W; (SAID POINT BEARS S55°25'46"W, 3049.55 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE DEPARTING SAID LANDS RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°00'03", AN ARC DISTANCE OF 12.20 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF N15°10'09"E, 1.34 FEET TO WHICH A RADIAL LINE

BEARS S74°28'36"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°42'29", AN ARC DISTANCE OF 1.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°11'50", AN ARC DISTANCE OF 10.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4,065.00 FEET AND A CHORD BEARING AND DISTANCE OF N62°14'25"E, 0.41 FEET TO WHICH A RADIAL LINE BEARS S27°45'24"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°00'21", AN ARC DISTANCE OF 0.41 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1235.22 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 3998.04 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S73°06'34"W, 4184.50 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S57°15'17"E, 10.00 FEET; THENCE S32°42'49"W, 1.14 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N50°46'04"W, 10.07 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1094.58 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2220.46 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN S17°17'07"W, 23.54 FEET; (SAID POINT BEARS S63°38'35"W, 2491.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S37°46'34"E, 161.52 FEET; THENCE S40°40'04"E, 105.22 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N46°07'13"W, 24.35 FEET; THENCE N45°03'44"W, 81.02 FEET; THENCE N37°46'34"W, 166.44 FEET; THENCE N33°55'14"E, 29.28 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1245.34 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 1744.14 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S54°45'03"W, 2143.10 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING COURSES: RUN S14°17'16"E, 86.19 FEET; THENCE S28°21'43"E, 86.25 FEET; THENCE S50°56'47"W, 1.02 FEET; THENCE DEPARTING SAID LANDS RUN N28°21'43"W, 86.56 FEET; THENCE N14°17'16"W, 62.29 FEET; THENCE N11°54'17"W, 24.05 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 882.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2552.30 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S24°38'06"W, 10.64 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 540.00 FEET AND A CHORD BEARING AND DISTANCE OF N24°04'14"E, 10.63 FEET TO WHICH A RADIAL LINE BEARS S65°21'55"E; THENCE DEPARTING SAID LANDS RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'42", AN ARC DISTANCE OF 10.63 FEET; (SAID POINT BEARS S71°13'11"W, 2700.77 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG A RADIAL LINE RUN S66°29'37"E, 0.10 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 353.95 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3484.15 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S84°29'58"W, 3502.08 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING COURSES: RUN S53°20'04"W, 7.30 FEET; THENCE N86°45'51"W, 1.64 FEET; THENCE DEPARTING SAID LANDS RUN S86°47'09"E, 0.47 FEET; THENCE N58°34'06"E, 8.23 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 471.53 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3764.31 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S83°09'37"W, 3793.73 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING COURSES: RUN S48°44'43"W, 0.03 FEET; THENCE S74°04'19"W, 0.67 FEET; THENCE DEPARTING SAID LANDS RUN N72°57'23"E, 0.70 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 555.24 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3873.48 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING COURSES: RUN S29°23'33"W, 3.05 FEET; THENCE S55°52'20"W, 59.36 FEET; THENCE DEPARTING SAID LANDS RUN N55°48'18"E, 59.35 FEET; (SAID POINT BEARS S82°06'29"W, 3914.96 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N30°40'00"E, 3.03 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK

4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1022.86 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2526.01 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S21°23'30"W, 160.56 FEET; THENCE DEPARTING SAID LANDS RUN N20°07'30"E, 56.75 FEET; THENCE N21°31'08"E, 80.85 FEET; (SAID POINT BEARS S67°53'57"W, 2741.79 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N24°04'13"E, 23.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

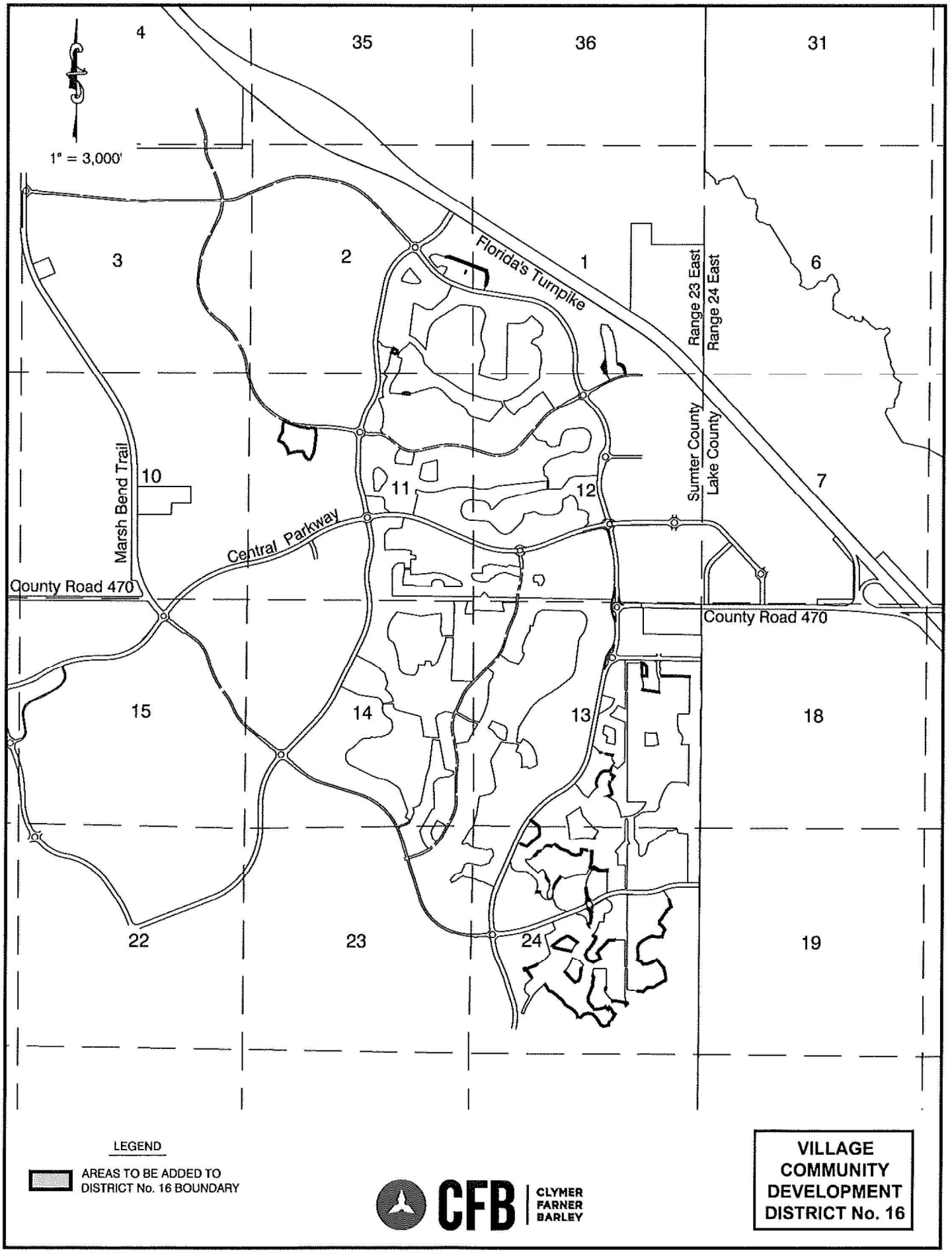
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 285.86 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 1189.65 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S76°37'27"W, 1223.51 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S10°05'56"E, 63.48 FEET; THENCE DEPARTING SAID LANDS RUN N34°23'32"W, 22.72 FEET; THENCE N10°05'56"W, 22.76 FEET; THENCE N14°56'02"E, 22.09 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN S00°02'56"W, 1323.42 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 2077.84 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S57°27'26"E, 2463.50 FEET FROM SAID NORTHWEST CORNER OF SECTION 12); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N29°07'01"E, 28.15 FEET; THENCE N44°33'59"E, 60.70 FEET; THENCE N60°00'58"E, 28.15 FEET; THENCE DEPARTING SAID LANDS RUN S44°33'59"W, 114.98 FEET TO THE POINT OF BEGINNING.

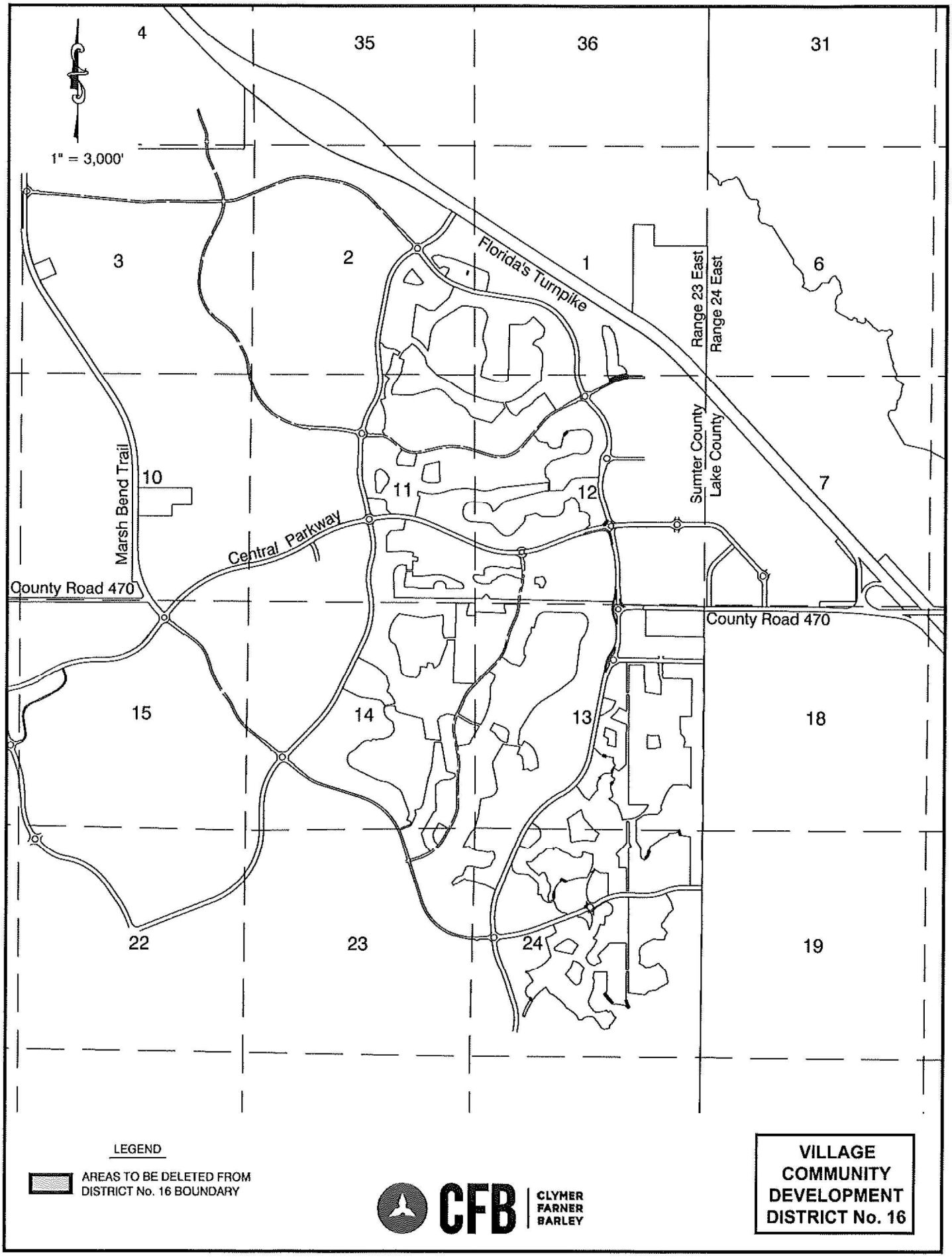
EXHIBIT 3



NET AREAS TO BE ADDED TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 16

3-1

EXHIBIT 3



NET AREAS TO BE DELETED FROM VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 16

3 -1

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

DISTRICT 16 CDD (1ST AMENDMENT) ADDED 14.3 ACRES±

EXHIBIT " "
SHEET 1 OF 16

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'21"E, 269.26 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'39"W, 1869.18 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N81°31'49"W, 1888.47 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE S18°42'45"E, 57.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 56.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'02", AN ARC DISTANCE OF 24.11 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°26'58", AN ARC DISTANCE OF 23.32 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,286.00 FEET AND A CHORD BEARING AND DISTANCE OF S82°30'47"W, 39.25 FEET TO WHICH A RADIAL LINE BEARS N06°36'45"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°44'55", AN ARC DISTANCE OF 39.25 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS FOR THE FOLLOWING COURSES: THENCE ALONG A NON-TANGENT LINE RUN N09°26'24"W, 87.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°45'21", AN ARC DISTANCE OF 14.53 FEET TO THE POINT OF TANGENCY; THENCE N37°11'45"W, 16.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 42.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'28", AN ARC DISTANCE OF 7.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 167.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°05'45", AN ARC DISTANCE OF 190.30 FEET A POINT OF CUSP; THENCE DEPARTING SAID LANDS RUN N88°09'58"E, 43.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 134.54 FEET AND A CHORD BEARING AND DISTANCE OF S78°49'50"E, 62.98 FEET TO WHICH A RADIAL LINE BEARS N02°22'00"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°04'18", AN ARC DISTANCE OF 63.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 115.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°51'17", AN ARC DISTANCE OF 112.60 FEET TO THE POINT OF TANGENCY; THENCE S09°26'24"E, 19.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 46.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°16'21", AN ARC DISTANCE OF 7.53 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'21"E, 131.23 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'39"W, 2295.78 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; (SAID POINT BEARS N86°27'22"W, 2299.53 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE DEPARTING SAID LANDS RUN N28°53'12"W, 67.70 FEET; THENCE N32°01'48"W, 151.65 FEET; THENCE N27°30'54"E, 181.50 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°31'52"W, 49.47 FEET; THENCE S01°34'09"W, 49.49 FEET; THENCE S03°04'12"E, 57.97 FEET; THENCE S08°17'44"E, 194.01 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°14'44"E, 1007.25 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°45'16"W, 1299.51 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N51°58'31"W, 1644.17 FEET FROM SAID SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13); THENCE S89°47'09"W, 110.00 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS RUN N00°12'51"W, 324.46 FEET; THENCE DEPARTING SAID LANDS RUN S89°37'52"E, 29.58 FEET; THENCE S43°18'02"E, 117.73 FEET; THENCE S00°12'51"E, 238.18 FEET TO THE POINT OF BEGINNING.

AND

CONTINUED ON SHEET 2

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

KAYE M. JAMESON LICENSED SURVEYOR No. 5912 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Kaye M. Jameson 03/04/26

KAYE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912 JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 749-3126 LB8498

DRAWING NAME: S:\SNP\NEW SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 16\V2 PETITIONS TO AMEND\1ST AMENDMENT ENV 2025\DWGS\DIST16 ADDL.DWG - 3/4/2026 8:38 AM BY: CWALTERS

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 2 OF 16

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°14'44"E, 628.41 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°45'16"W, 1011.36 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS N57°53'59"W, 1190.70 FEET FROM SAID SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 1.52 FEET; THENCE N81°03'32"W, 382.22 FEET; THENCE N08°32'36"E, 1.50 FEET; THENCE DEPARTING SAID LANDS RUN S81°03'32"E, 381.99 FEET TO THE TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°14'44"E, 997.77 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°45'16"W, 290.00 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N88°40'45"W, 681.10 FEET; THENCE DEPARTING SAID LANDS RUN S88°49'03"E, 681.07 FEET TO THE WESTERLY LINE OF AN EASEMENT PER OFFICIAL RECORDS BOOK 4907, PAGE 166, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; (SAID POINT BEARS N15°56'08"W, 1040.64 FEET FROM SAID SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13); THENCE ALONG SAID EASEMENT RUN S00°14'43"W, 1.65 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 801.34 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2353.72 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S71°28'42"W, 2486.39 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN N72°06'16"W, 0.25 FEET; THENCE N70°25'54"W, 51.38 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S70°26'23"E, 51.63 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 853.85 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2101.83 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR THE POINT OF BEGINNING; (SAID POINT BEARS S68°10'15"W, 2268.65 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN N84°04'20"W, 57.21 FEET; THENCE N77°43'31"W, 112.75 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S79°24'50"E, 32.69 FEET; THENCE S78°15'08"E, 79.92 FEET; THENCE S84°23'45"E, 57.17 FEET; THENCE S05°36'17"W, 2.03 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W,

CONTINUED ON SHEET 3

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8436

DRAWING NAME: S:\SURVEY REMS\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 1\V2\ PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS1b AOJED.DWG - 2/4/2026 8:31 AM BY: GWALLERS
---- CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 3 OF 16

LEGAL DESCRIPTION

CONTINUED FROM SHEET 2

1222.10 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2161.04 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS FOR THE FOLLOWING COURSES: RUN S88°30'37"W, 119.25 FEET; THENCE S63°49'15"W, 71.29 FEET; THENCE S43°54'59"W, 89.31 FEET; (SAID POINT BEARS S61°27'36"W, 2745.92 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN N29°44'52"E, 0.12 FEET; THENCE N42°58'14"E, 89.39 FEET; THENCE N63°48'00"E, 71.96 FEET; THENCE N88°30'37"E, 119.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 102.50 FEET AND A CHORD BEARING AND DISTANCE OF S04°45'27"W, 1.51 FEET TO WHICH A RADIAL LINE BEARS S85°39'51"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°50'37", AN ARC DISTANCE OF 1.51 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1352.55 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2422.11 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS RUN S29°42'51"W, 69.81 FEET; (SAID POINT BEARS S60°21'54"W, 2834.00 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN N13°46'46"E, 0.15 FEET; THENCE N29°44'52"E, 69.67 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1453.38 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2466.03 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS FOR THE FOLLOWING COURSES: RUN S13°44'38"W, 64.52 FEET; THENCE S15°17'35"E, 104.54 FEET; THENCE DEPARTING SAID LANDS RUN N15°19'17"W, 104.53 FEET; (SAID POINT BEARS S58°51'06"W, 2907.67 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE N13°46'46"E, 64.55 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1352.86 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2057.22 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S56°57'02"W, 2462.19 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE S33°11'09"W, 99.71 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS FOR THE FOLLOWING COURSES: RUN N32°18'38"E, 98.95 FEET; THENCE N58°38'19"W, 109.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 137.50 FEET AND A CHORD BEARING AND DISTANCE OF N36°14'42"E, 1.67 FEET TO WHICH A RADIAL LINE BEARS S53°24'28"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°41'39", AN ARC DISTANCE OF 1.67 FEET; THENCE DEPARTING SAID LANDS AND ALONG A NON-TANGENT LINE RUN S58°09'10"E, 110.66 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W,

CONTINUED ON SHEET 4

JOB SP2025.04847

CFB | CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DESIRE ISYDESIRE 1 NV(2) PETITIONS TO AMEND\1ST AMENDMENT TO NOV 2025\DWGS\DS115 ADDED.DWG 3/4/2026 8:31 AM STF. CHARLTON
CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 4 OF 16

LEGAL DESCRIPTION

CONTINUED FROM SHEET 3

1701.52 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2115.56 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S51°28'15"W, 2714.91 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE S09°43'47"E, 61.99 FEET; THENCE S46°25'25"W, 57.51 FEET; THENCE S68°14'49"W, 54.28 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 106.42 FEET AND A CHORD BEARING AND DISTANCE OF N03°30'15"W, 1.58 FEET TO WHICH A RADIAL LINE BEARS N86°55'16"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS FOR THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°51'01", AN ARC DISTANCE OF 1.58 FEET; THENCE ALONG A NON-TANGENT LINE RUN N68°16'36"E, 53.43 FEET; THENCE N46°25'25"E, 56.49 FEET; THENCE N09°43'47"W, 61.06 FEET; THENCE N19°24'57"W, 140.02 FEET; THENCE N00°13'41"E, 52.13 FEET; THENCE N17°40'32"E, 41.41 FEET; THENCE N44°24'21"E, 0.08 FEET; THENCE DEPARTING SAID LANDS RUN S17°39'35"W, 41.61 FEET; THENCE S01°24'28"E, 51.70 FEET; THENCE S19°24'57"E, 139.94 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 175.89 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2513.92 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N80°47'31"W, 1.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 680.00 FEET AND A CHORD BEARING AND DISTANCE OF N23°03'32"E, 10.39 FEET TO WHICH A RADIAL LINE BEARS N67°22'44"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°52'31", AN ARC DISTANCE OF 10.39 FEET TO THE POINT OF TANGENCY; THENCE N23°29'47"E, 31.44 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF S21°50'34"W, 41.56 FEET TO WHICH A RADIAL LINE BEARS N66°30'13"W; (SAID POINT BEARS S87°09'23"W, 2502.43 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°18'27", AN ARC DISTANCE OF 41.56 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 107.15 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3807.92 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS FOR THE FOLLOWING COURSES: RUN S48°12'33"W, 99.51 FEET; THENCE S48°01'28"W, 70.00 FEET; THENCE N41°48'58"W, 1.00 FEET; THENCE S48°11'02"W, 210.00 FEET; THENCE N71°33'14"W, 173.87 FEET; THENCE DEPARTING SAID LANDS RUN S71°48'03"E, 172.57 FEET; THENCE N48°11'02"E, 210.00 FEET; THENCE N48°07'58"E, 168.73 FEET; (SAID POINT BEARS S88°42'33"W, 3811.64 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N13°26'53"E, 62.51 FEET; THENCE N06°20'27"W, 103.37 FEET; THENCE N17°05'07"W, 73.97 FEET; THENCE N53°57'15"W, 168.18 FEET; THENCE N53°31'42"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,200.00 FEET AND A CHORD BEARING AND DISTANCE OF N36°29'59"E, 2.17 FEET TO WHICH A RADIAL LINE BEARS N53°31'42"W; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG SAID SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°03'23", AN ARC DISTANCE OF 2.17 FEET; THENCE ALONG A NON-TANGENT LINE RUN S53°57'15"E, 213.99 FEET; THENCE S17°05'07"E, 75.04 FEET; THENCE S06°20'27"E, 104.04 FEET; THENCE S13°26'53"W, 63.73 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 471.74 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3764.98 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS

CONTINUED ON SHEET 5

JOB SP2025.04647

CFB CLYNER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8436

DRAWING NAME: S:\SURVEY\NEWSURVEY\DEVELOPMENT DISTRICTS\DISTRICT (NOV 2025)\DWGS\DISTrb ADDED.DWG - 2/4/2026 8:31 AM BY: GWALTERS
---- : C:\fb_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 5 OF 16

LEGAL DESCRIPTION

CONTINUED FROM SHEET 4

RUN S72°57'23"W, 76.39 FEET; (SAID POINT BEARS S82°57'29"W, 3869.63 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S30°40'00"W, 70.38 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N29°23'33"E, 70.89 FEET; THENCE N74°04'19"E, 77.10 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 358.25 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3491.61 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN N86°47'09"W, 137.22 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S84°46'15"W, 3645.61 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N48°44'43"E, 0.07 FEET; THENCE S86°45'51"E, 137.16 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 475.88 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3129.69 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S81°39'15"W, 3165.66 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N72°11'24"W, 54.17 FEET; THENCE N70°36'40"W, 118.17 FEET; THENCE N53°57'26"W, 118.37 FEET; THENCE N57°24'21"W, 53.57 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N58°34'06"E, 0.01 FEET; THENCE S58°59'48"E, 53.63 FEET; THENCE S53°57'26"E, 118.20 FEET; THENCE S70°36'40"E, 172.08 FEET; THENCE S49°37'55"E, 0.02 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 459.79 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2659.61 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN N74°15'58"W, 76.48 FEET; THENCE N87°54'52"W, 75.29 FEET; THENCE S06°03'36"E, 56.21 FEET; THENCE S26°19'25"W, 64.92 FEET; THENCE S82°02'32"W, 118.56 FEET; THENCE N76°43'52"W, 104.52 FEET; THENCE N48°48'47"W, 105.38 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S81°39'15"W, 3165.66 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S49°37'55"E, 105.02 FEET; THENCE S76°43'52"E, 103.86 FEET; THENCE N82°02'32"E, 117.48 FEET; THENCE N26°19'25"E, 63.69 FEET; THENCE N06°03'36"W, 57.50 FEET; THENCE S87°54'52"E, 77.20 FEET; THENCE S73°08'43"E, 76.68 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 482.10 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2557.59 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°56'03"W, 185.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 420.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°42'03", AN ARC DISTANCE OF 173.74 FEET TO THE POINT OF TANGENCY; THENCE S24°38'06"W, 34.98 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE

CONTINUED ON SHEET 6

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICTS 16\12) PETITIONS TO AMEND\1ST AMENDMENT INDY 2025\DWGS\DS16 ADDED.DWG 3/4/2026 8:38 AM BY: OWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 6 OF 16

LEGAL DESCRIPTION

CONTINUED FROM SHEET 5

WESTERLY, HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING AND DISTANCE OF N12°47'04"E, 197.14 FEET TO WHICH A RADIAL LINE BEARS S65°21'54"E; THENCE DEPARTING SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°42'03", AN ARC DISTANCE OF 198.55 FEET TO THE POINT OF TANGENCY; THENCE N00°56'03"E, 193.40 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S79°39'50"W, 2611.46 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S89°03'57"E, 9.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 914.19 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2201.48 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S00°12'51"E, 10.00 FEET; (SAID POINT BEARS S67°31'35"W, 2387.51 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S89°47'09"W, 185.19 FEET; THENCE N67°37'23"W, 104.71 FEET; THENCE N90°00'00"W, 59.60 FEET; THENCE N66°29'37"W, 9.90 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N24°38'06"E, 24.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°55'03", AN ARC DISTANCE OF 41.20 FEET; THENCE ALONG A NON-TANGENT LINE RUN S58°16'23"E, 178.80 FEET; THENCE N89°47'09"E, 172.88 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1456.65 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3759.73 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S69°07'19"W, 4032.05 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N82°17'17"W, 82.68 FEET; THENCE N37°17'17"W, 2.99 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N89°17'26"E, 83.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 185.00 FEET AND A CHORD BEARING AND DISTANCE OF S02°57'30"E, 14.52 FEET TO WHICH A RADIAL LINE BEARS S89°17'26"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°29'51", AN ARC DISTANCE OF 14.52 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1108.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3626.94 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S73°17'59"W, 3792.68 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S32°28'20"E, 114.49 FEET; THENCE S28°28'35"E, 0.35 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N33°12'21"W, 112.46 FEET; THENCE N00°55'36"W, 2.80 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1278.23 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3433.69 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER

CONTINUED ON SHEET 7

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 749-3126 LB6498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DESIGNS\STAGE 1 (SV2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS116 ADDED.DWG - 3/4/2026 9:50 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 7 OF 16

CONTINUED FROM SHEET 6

OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S16°31'40"W, 97.81 FEET; THENCE DEPARTING SAID LANDS RUN N06°07'29"E, 0.01 FEET; (SAID POINT BEARS S68°40'26"W, 3723.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N16°31'42"E, 97.80 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1278.23 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3433.69 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN N16°31'40"E, 0.01 FEET; (SAID POINT BEARS S69°52'54"W, 3663.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N35°24'02"E, 154.37 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S35°23'58"W, 154.38 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1550.20 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2650.55 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 116.50 FEET AND A CHORD BEARING AND DISTANCE OF S44°56'30"E, 104.14 FEET TO WHICH A RADIAL LINE BEARS S71°36'28"W; (SAID POINT BEARS S59°58'42"W, 3070.59 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°05'56", AN ARC DISTANCE OF 107.97 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF N73°26'55"W, 7.41 FEET TO WHICH A RADIAL LINE BEARS N18°30'32"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°54'55", AN ARC DISTANCE OF 7.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°54'59", AN ARC DISTANCE OF 117.76 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 675.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°34'18", AN ARC DISTANCE OF 218.95 FEET; THENCE ALONG A NON-TANGENT LINE RUN N08°23'54"E, 6.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 146.50 FEET AND A CHORD BEARING AND DISTANCE OF S14°10'44"E, 21.53 FEET TO WHICH A RADIAL LINE BEARS S80°02'08"W; THENCE DEPARTING SAID LANDS RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°25'44", AN ARC DISTANCE OF 21.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 153.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'52", AN ARC DISTANCE OF 39.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 662.83 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'48", AN ARC DISTANCE OF 172.14 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 2122.06 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2572.36 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S21°29'53"W, 59.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD BEARING AND DISTANCE OF N17°04'21"E, 43.45 FEET TO WHICH A RADIAL LINE BEARS S70°32'00"E; THENCE DEPARTING SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°47'19", AN ARC DISTANCE OF 43.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 104.09 FEET AND A CHORD BEARING AND DISTANCE OF N01°03'00"E, 35.31 FEET TO WHICH A RADIAL LINE BEARS S81°17'07"W; (SAID POINT BEARS S50°41'35"W, 3350.54 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF

CONTINUED ON SHEET 8

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY\NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT No.12] PLOTTING TO AMENDMENT (NOV 2025)\DWGS\SHEETS ADDED.DWG - 1/5/2026 8:30 AM - BY: GWALTERS
----: CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 8 OF 16

LEGAL DESCRIPTION

CONTINUED FROM SHEET 7

SECTION 24); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°31'46", AN ARC DISTANCE OF 35.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 514.16 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°31'35", AN ARC DISTANCE OF 184.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 116.43 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°35'53", AN ARC DISTANCE OF 135.34 FEET TO A POINT OF CUSP; THENCE S76°18'35"E, 27.54 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 S39°12'45"E, 116.88 FEET TO WHICH A RADIAL LINE BEARS N20°40'46"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°12'58", AN ARC DISTANCE OF 122.44 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 525.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°03'44", AN ARC DISTANCE OF 202.35 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 2242.06 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2621.30 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N16°59'34"W, 14.50 FEET; THENCE DEPARTING SAID LANDS RUN S63°58'55"E, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD BEARING AND DISTANCE OF S26°36'08"W, 10.60 FEET TO WHICH A RADIAL LINE BEARS S63°58'55"E; (SAID POINT BEARS S49°49'42"W, 3439.61 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°10'06", AN ARC DISTANCE OF 10.60 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE WEST 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 2608.35 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2883.98 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S36°53'32"W, 1.50 FEET; (SAID POINT BEARS S48°10'07"W, 3890.02 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N53°06'28"W, 92.25 FEET; THENCE N53°48'42"W, 61.40 FEET; THENCE N60°02'28"W, 95.62 FEET; THENCE N83°20'29"W, 39.42 FEET; THENCE S61°06'21"W, 166.02 FEET; THENCE S53°06'07"W, 161.39 FEET; THENCE S47°23'28"W, 58.57 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N17°00'07"W, 1.66 FEET; THENCE N47°23'28"E, 57.93 FEET; THENCE N53°06'07"E, 161.57 FEET; THENCE N61°06'21"E, 166.61 FEET; THENCE S83°20'29"E, 40.21 FEET; THENCE S60°02'28"E, 96.01 FEET; THENCE S53°48'42"E, 61.49 FEET; THENCE S53°06'28"E, 92.26 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 170.40 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 3012.44 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N78°25'02"W, 317.27 FEET; THENCE N76°41'08"W, 111.73 FEET; THENCE N17°00'07"W, 1.74 FEET; THENCE DEPARTING SAID LANDS RUN S76°41'08"E, 112.58 FEET; THENCE S78°25'02"E, 317.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 880.00 FEET AND A CHORD BEARING AND DISTANCE OF S23°40'48"W, 1.53 FEET TO WHICH A RADIAL LINE BEARS N66°16'12"W; (SAID POINT BEARS S87°04'02"W, 3016.57 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°06'00", AN ARC DISTANCE OF 1.53 FEET TO THE POINT OF BEGINNING.

JOB SP2025.04647

AND

CONTINUED ON SHEET 9

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8436

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\21 PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST19 ADDED.DWG 3/4/2026 8:31 AM BY: SWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 9 OF 16

LEGAL DESCRIPTION

CONTINUED FROM SHEET 8

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 345.37 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2332.24 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S64°33'35"W, 128.78 FEET; THENCE S59°32'59"W, 60.85 FEET; THENCE N68°10'02"W, 117.60 FEET; THENCE N40°32'31"W, 70.83 FEET; THENCE N23°13'29"W, 93.53 FEET; THENCE N24°09'56"E, 125.75 FEET; THENCE N57°35'23"E, 45.05 FEET; THENCE N36°53'32"E, 167.48 FEET; THENCE N08°59'48"E, 17.46 FEET; THENCE N30°52'14"E, 114.47 FEET; THENCE N05°26'35"W, 27.91 FEET; THENCE N71°12'45"W, 90.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 60.00 FEET AND A CHORD BEARING AND DISTANCE OF N13°31'27"E, 1.51 FEET TO WHICH A RADIAL LINE BEARS S75°45'23"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°26'19", AN ARC DISTANCE OF 1.51 FEET; THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S71°12'45"E, 91.22 FEET; THENCE S05°26'35"E, 29.37 FEET; THENCE S30°52'14"W, 114.68 FEET; THENCE S08°59'48"W, 17.54 FEET; THENCE S36°53'32"W, 168.12 FEET; THENCE S57°35'23"W, 44.87 FEET; THENCE S24°09'56"W, 124.64 FEET; THENCE S23°13'29"E, 92.64 FEET; THENCE S40°32'31"E, 70.24 FEET; THENCE S68°10'02"E, 116.50 FEET; THENCE N59°32'59"E, 60.18 FEET; THENCE N64°33'35"E, 127.32 FEET; THENCE N26°17'35"W, 103.42 FEET; THENCE N44°29'19"W, 57.83 FEET; (SAID POINT BEARS S85°17'42"W, 2430.44 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N35°19'07"E, 100.77 FEET; THENCE N48°03'52"E, 113.92 FEET; THENCE N44°06'34"E, 112.60 FEET; THENCE N36°09'29"E, 83.60 FEET; THENCE N89°47'13"E, 117.02 FEET; THENCE S89°34'24"E, 44.55 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S89°47'09"W, 44.55 FEET; THENCE S00°12'51"E, 1.00 FEET; THENCE S89°47'13"W, 116.26 FEET; THENCE S36°09'29"W, 82.95 FEET; THENCE S44°06'34"W, 112.76 FEET; THENCE S48°03'52"W, 113.80 FEET; THENCE S35°19'07"W, 99.34 FEET; THENCE S44°29'19"E, 56.82 FEET; THENCE S26°17'35"E, 105.19 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 580.64 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2767.56 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S78°25'46"W, 2827.82 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S50°38'39"W, 31.51 FEET; THENCE S02°58'57"W, 36.24 FEET; THENCE S04°23'32"W, 101.94 FEET; THENCE S06°35'27"W, 77.63 FEET; THENCE S33°46'59"W, 82.53 FEET; THENCE S74°28'28"W, 79.72 FEET; THENCE N47°33'58"W, 124.78 FEET; THENCE N41°58'56"W, 228.78 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 655.00 FEET AND A CHORD BEARING AND DISTANCE OF N45°01'32"E, 1.50 FEET TO WHICH A RADIAL LINE BEARS S44°54'31"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°07'53", AN ARC DISTANCE OF 1.50 FEET; THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S41°58'56"E, 228.79 FEET; THENCE S47°33'58"E, 123.88 FEET; THENCE N74°28'28"E, 78.34 FEET; THENCE N33°46'59"E, 81.61 FEET; THENCE N06°35'27"E, 77.24 FEET; THENCE N04°01'21"E, 138.10 FEET; THENCE N52°25'05"E, 32.64 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 481.55 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 3806.93 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S83°04'09"W, 3837.27 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S56°54'36"W, 70.98 FEET; THENCE S69°14'44"W, 136.82 FEET; THENCE S65°15'19"W, 76.97 FEET; THENCE N67°51'24"W, 35.78 FEET; THENCE S73°37'15"W, 28.67 FEET; THENCE S11°20'08"E, 31.58 FEET; THENCE S76°37'57"E, 61.85 FEET; THENCE S33°05'24"E, 219.74 FEET; THENCE DEPARTING SAID LANDS RUN N34°00'41"W, 93.29 FEET; THENCE N33°05'24"W, 125.87 FEET; THENCE N76°37'57"W, 62.21 FEET; THENCE N11°20'08"W, 33.91 FEET; THENCE N73°37'15"E, 30.56 FEET; THENCE S67°51'24"E, 35.66 FEET; THENCE N65°15'19"E, 76.38 FEET; THENCE N69°14'44"E, 136.71 FEET; THENCE N56°54'36"E, 16.06 FEET; THENCE N58°28'45"E, 54.78 FEET TO THE POINT OF BEGINNING.

AND

CONTINUED ON SHEET 10

JOB SP2025.04647

CFB | CLYMER FARNER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8438

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 10\V2\ PETITIONS 10 AMENDV1\ST AMENDMENT (NOV 2025)\DWGS\DS376 ADDED.DWG 9 3/4/2026 8:31 AM BY: GWALTERS
---- C:\CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 10 OF 16

LEGAL DESCRIPTION

CONTINUED FROM SHEET 9

A PARCEL OF LAND LYING WITHIN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1820.66 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2115.55 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S49°33'46"W, 2791.12 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S09°40'50"W, 92.61 FEET; THENCE S77°11'14"W, 119.45 FEET; THENCE N64°28'25"W, 84.52 FEET; THENCE N24°47'49"W, 58.30 FEET; THENCE N34°38'11"W, 104.34 FEET; THENCE N41°17'26"W, 145.15 FEET; THENCE N79°58'22"W, 113.29 FEET; THENCE S74°43'32"W, 100.17 FEET; THENCE S48°44'27"W, 95.40 FEET; THENCE N88°00'49"W, 75.42 FEET; THENCE N16°23'05"W, 64.47 FEET; THENCE N38°03'07"W, 115.38 FEET; THENCE N56°42'05"W, 243.53 FEET; THENCE N33°06'59"W, 97.97 FEET; THENCE N46°36'18"W, 144.55 FEET; THENCE N50°38'02"W, 186.35 FEET; THENCE N72°04'52"W, 84.74 FEET; THENCE N33°05'24"W, 174.48 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N56°54'36"E, 1.50 FEET; THENCE S33°05'24"E, 173.95 FEET; THENCE S72°04'52"E, 84.49 FEET; THENCE S50°38'02"E, 186.68 FEET; THENCE S46°36'18"E, 144.78 FEET; THENCE S33°06'59"E, 97.83 FEET; THENCE S56°42'05"E, 243.46 FEET; THENCE S38°03'07"E, 115.91 FEET; THENCE S16°23'05"E, 63.68 FEET; THENCE S88°00'49"E, 73.75 FEET; THENCE N48°44'27"E, 95.15 FEET; THENCE N74°43'32"E, 100.85 FEET; THENCE S79°58'22"E, 114.15 FEET; THENCE S41°17'26"E, 145.76 FEET; THENCE S34°38'11"E, 104.56 FEET; THENCE S24°47'49"E, 57.89 FEET; THENCE S64°28'25"E, 83.46 FEET; THENCE N77°11'14"E, 117.93 FEET; THENCE N09°40'50"E, 91.62 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 S80°01'58"E, 1.50 FEET TO WHICH A RADIAL LINE BEARS S10°49'36"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°43'08", AN ARC DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1797.77 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2065.49 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S49°14'33"W, 2738.29 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N31°39'15"E, 169.26 FEET; THENCE N64°55'20"W, 46.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°45'00", AN ARC DISTANCE OF 0.61 FEET TO THE POINT OF TANGENCY; THENCE N30°10'20"W, 123.37 FEET; THENCE N55°22'27"W, 43.37 FEET; THENCE S32°23'10"W, 48.60 FEET; THENCE N57°41'36"W, 20.00 FEET; THENCE N40°00'28"W, 62.98 FEET; THENCE S32°18'24"W, 16.03 FEET; THENCE S74°57'57"W, 129.21 FEET; THENCE S86°00'44"W, 97.22 FEET; THENCE DEPARTING SAID LANDS RUN N32°18'24"E, 1.86 FEET; THENCE N86°00'44"E, 95.97 FEET; THENCE N74°57'57"E, 128.48 FEET; THENCE N32°18'24"E, 17.50 FEET; THENCE S40°00'28"E, 64.55 FEET; THENCE S57°40'29"E, 20.05 FEET; THENCE N32°19'31"E, 48.54 FEET; THENCE S55°22'27"E, 43.77 FEET; THENCE S30°10'20"E, 123.55 FEET; THENCE S64°55'20"E, 48.42 FEET; THENCE S32°09'25"W, 170.94 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1172.64 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2583.84 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN S20°07'30"W, 24.05 FEET; THENCE S20°43'33"W, 82.96 FEET; (SAID POINT BEARS S64°22'23"W, 2913.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S09°21'32"E, 104.66 FEET; THENCE S39°27'18"E, 147.34 FEET; THENCE S26°28'14"W, 1.64 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N39°27'18"W, 148.41 FEET; THENCE N09°21'32"W, 105.47 FEET; THENCE N21°23'30"E, 107.41 FEET TO THE POINT OF BEGINNING.

AND

CONTINUED ON SHEET 11

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 749-3126 LB8438

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\V2\ PETITIONS TO AMEND\1ST AMENDMENT (NOV 2024)\DWGS\DS19 ADDED.DWG - 10 3/4/2026 8:37 AM BY: GWALTERS
----- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 11 OF 16

LEGAL DESCRIPTION

CONTINUED FROM SHEET 10

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1022.86 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2526.01 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N21°23'30"E, 32.10 FEET; THENCE N01°40'21"W, 62.75 FEET; THENCE N10°32'13"E, 129.68 FEET; THENCE N23°18'32"W, 70.84 FEET; THENCE DEPARTING SAID LANDS RUN S24°30'51"E, 71.31 FEET; THENCE S10°32'13"W, 129.97 FEET; THENCE S01°40'21"E, 62.93 FEET; (SAID POINT BEARS S68°42'46"W, 2702.09 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S24°04'13"W, 32.40 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1020.03 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2196.09 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S65°21'53"W, 2421.42 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S17°17'07"W, 73.40 FEET; THENCE S33°55'14"W, 5.24 FEET; THENCE DEPARTING SAID LANDS RUN N17°17'07"E, 9.93 FEET; THENCE N18°32'23"E, 68.50 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1348.81 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2032.50 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S56°42'34"W, 2439.34 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N50°29'13"W, 20.25 FEET; THENCE N40°40'04"W, 16.23 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S46°07'13"E, 36.34 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1406.45 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 1681.17 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS S50°21'47"W, 2191.90 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S50°56'47"W, 45.78 FEET; THENCE N35°20'05"W, 63.59 FEET; THENCE N74°33'22"W, 52.35 FEET; THENCE N80°07'49"W, 173.52 FEET; THENCE S81°10'56"W, 57.59 FEET; THENCE N15°33'21"W, 1.51 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N81°10'56"E, 58.01 FEET; THENCE S80°06'14"E, 174.66 FEET; THENCE S74°33'22"E, 52.13 FEET; THENCE S35°20'05"E, 62.52 FEET; THENCE N50°56'47"E, 44.46 FEET; THENCE DEPARTING SAID LANDS RUN S28°21'43"E, 1.53 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

CONTINUED ON SHEET 12

JOB SP2025.04647

CFB | CLYMER FARNER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3125 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 1\V2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DISTb ADDED.DWG - LT 3/4/2026 8:31 AM BY GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 12 OF 16

LEGAL DESCRIPTION

CONTINUED FROM SHEET 11

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 476.31 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 903.88 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S62°29'28"W, 1021.70 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S41°26'22"E, 76.10 FEET; THENCE S40°18'36"E, 42.64 FEET; THENCE S10°28'01"E, 51.43 FEET; THENCE S14°16'32"E, 108.32 FEET; THENCE S06°46'59"E, 58.99 FEET; THENCE S00°49'36"W, 55.52 FEET; THENCE S03°19'20"W, 22.88 FEET; THENCE S79°02'25"W, 33.92 FEET; THENCE S60°46'29"W, 161.10 FEET; THENCE S56°06'39"W, 129.98 FEET; THENCE S84°12'24"W, 153.26 FEET; THENCE S47°09'27"W, 133.96 FEET; THENCE N83°09'52"W, 40.15 FEET; THENCE N82°30'21"W, 104.13 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S83°19'53"E, 104.12 FEET; THENCE S83°09'52"E, 39.46 FEET; THENCE N47°09'27"E, 133.76 FEET; THENCE N84°12'24"E, 153.39 FEET; THENCE N56°06'44"E, 129.71 FEET; THENCE N60°46'29"E, 161.37 FEET; THENCE N79°02'25"E, 33.00 FEET; THENCE N03°19'20"E, 21.68 FEET; THENCE N00°49'36"E, 55.39 FEET; THENCE N06°46'59"W, 58.80 FEET; THENCE N14°16'32"W, 108.24 FEET; THENCE N10°28'10"W, 49.11 FEET; THENCE N40°18'36"W, 39.73 FEET; THENCE N49°41'24"E, 1.00 FEET; THENCE N40°18'36"W, 80.34 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 468.49 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 910.58 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S63°03'10"W, 1024.03 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N40°18'36"W, 91.53 FEET; THENCE S49°41'24"W, 1.00 FEET; THENCE N40°18'36"W, 43.51 FEET; THENCE S65°14'05"W, 22.24 FEET; THENCE S61°40'12"W, 118.22 FEET; THENCE S69°27'21"W, 88.57 FEET; THENCE S84°48'12"W, 105.29 FEET; THENCE N44°15'30"W, 96.09 FEET; THENCE N65°56'08"W, 82.85 FEET; THENCE N12°29'00"E, 93.23 FEET; THENCE N05°50'00"W, 206.61 FEET; THENCE N22°19'05"E, 97.58 FEET; THENCE N48°33'28"E, 100.92 FEET; THENCE N59°31'23"E, 140.35 FEET; THENCE N67°18'04"E, 112.09 FEET; THENCE S82°06'00"E, 125.14 FEET; THENCE N87°31'19"E, 122.61 FEET; THENCE N15°17'21"E, 93.38 FEET; THENCE N30°18'35"E, 80.86 FEET; THENCE N37°48'11"W, 110.66 FEET; THENCE N57°14'55"W, 76.15 FEET; THENCE N01°43'06"W, 83.06 FEET; THENCE N47°32'36"E, 75.60 FEET; THENCE N30°42'03"E, 96.43 FEET; THENCE N39°56'27"E, 88.64 FEET; THENCE N11°04'56"E, 30.79 FEET; THENCE N51°04'47"E, 141.60 FEET; THENCE N16°12'00"W, 188.54 FEET; THENCE DEPARTING SAID LANDS RUN S16°50'44"E, 133.14 FEET; THENCE S16°12'00"E, 56.42 FEET; THENCE S51°04'47"W, 142.05 FEET; THENCE S11°04'56"W, 30.63 FEET; THENCE S39°56'27"W, 88.90 FEET; THENCE S30°42'03"W, 96.53 FEET; THENCE S47°32'36"W, 75.14 FEET; THENCE S01°43'06"E, 81.58 FEET; THENCE S57°14'55"E, 75.62 FEET; THENCE S37°48'11"E, 111.93 FEET; THENCE S30°18'35"W, 81.68 FEET; THENCE S15°17'21"W, 94.27 FEET; THENCE S87°31'19"W, 123.84 FEET; THENCE N82°06'00"W, 124.87 FEET; THENCE S67°18'04"W, 111.57 FEET; THENCE S59°31'23"W, 140.11 FEET; THENCE S48°33'28"W, 100.42 FEET; THENCE S22°19'05"W, 96.85 FEET; THENCE S05°50'00"E, 206.48 FEET; THENCE S12°29'00"W, 92.25 FEET; THENCE S65°56'08"E, 81.91 FEET; THENCE S44°15'30"E, 95.66 FEET; THENCE N84°48'12"E, 104.37 FEET; THENCE N69°27'21"E, 88.27 FEET; THENCE N61°40'12"E, 118.16 FEET; THENCE N65°14'05"E, 24.46 FEET; THENCE S40°18'36"E, 44.37 FEET; THENCE S39°22'16"E, 91.54 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 591.46 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3923.93 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN S55°48'18"W, 11.30 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S81°39'26"W, 3978.42 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N47°01'55"E, 0.09 FEET; THENCE N55°52'20"E, 11.22 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, AND BEING A PORTION OF TRACTS "A" AND "E", VILLAGES OF SOUTHERN OAKS UNIT NO. 197, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES

CONTINUED ON SHEET 13

JOB SP2025.04647

CFB CLYNER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 749-3126 LB8436

DRAWING NAME: S:\SURVEY\NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 76\2025 PETITIONS TO AMEND\1ST AMENDMENT TO\V 2025\DWGS\DS76 ADDED.DWG - 12/4/2025 8:31 AM BY: GWALTERS
C:\6_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 13 OF 16

LEGAL DESCRIPTION

CONTINUED FROM SHEET 12

30, 30A THROUGH 30"I", PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID TRACT "E"; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID TRACT "A"; THENCE DEPARTING SAID TRACT "E" AND ALONG THE BOUNDARY LINE OF SAID TRACT "A" THE FOLLOWING COURSES: RUN S00°00'00"E, 14.54 FEET; THENCE S48°18'33"E, 236.25 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE BOUNDARY LINE OF SAID TRACT "A" RUN N27°31'23"W, 34.30 FEET; THENCE N32°48'56"W, 48.25 FEET; THENCE N38°06'28"W, 48.25 FEET; THENCE N42°58'57"W, 40.63 FEET; THENCE N66°08'31"W, 105.78 FEET; THENCE N16°54'06"E, 117.54 FEET; THENCE N34°07'06"E, 94.34 FEET; THENCE N12°45'29"E, 54.68 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID TRACT "E"; THENCE ALONG THE BOUNDARY LINES OF SAID TRACT "E" AND THE NORTHERLY EXTENSION THEREOF THE FOLLOWING TWO (2) COURSES: RUN N01°47'08"W, 111.61 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 S69°32'12"E, 189.05 FEET TO WHICH A RADIAL LINE BEARS S24°01'31"W; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CORBIN TRAIL PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 288, AS RECORDED IN PLAT BOOK 23, PAGES 11, 11A THROUGH 11G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINES OF SAID CORBIN TRAIL THE FOLLOWING TWELVE (12) COURSES: RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°07'25", AN ARC DISTANCE OF 189.17 FEET TO THE POINT OF TANGENCY; THENCE S73°05'54"E, 65.54 FEET; THENCE S69°55'38"E, 72.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'38", AN ARC DISTANCE OF 79.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,481.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°10'31", AN ARC DISTANCE OF 82.10 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°33'46"E, 26.81 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,476.50 FEET AND A CHORD BEARING AND DISTANCE OF S83°42'13"E, 25.95 FEET TO WHICH A RADIAL LINE BEARS S06°47'59"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'25", AN ARC DISTANCE OF 25.95 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°39'35", AN ARC DISTANCE OF 16.01 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°51'16", AN ARC DISTANCE OF 74.37 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°28'50", AN ARC DISTANCE OF 15.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,477.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'56", AN ARC DISTANCE OF 25.76 FEET TO THE POINT OF TANGENCY; THENCE S88°55'12"E, 63.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 46.50 FEET; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING NINE (9) COURSES: RUN 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 45.18 FEET AND A CHORD BEARING AND DISTANCE OF N72°43'01"W, 11.46 FEET TO WHICH A RADIAL LINE BEARS S09°59'45"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°34'28", 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 32°16'01", AN ARC DISTANCE OF 272.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 8.00 FEET; THENCE DEPARTING SAID LANDS RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°55'35", AN ARC DISTANCE OF 12.84 FEET TO THE POINT OF TANGENCY; THENCE N47°42'13"W, 81.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 224.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699; THENCE ALONG THE SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING FIVE (5) COURSES: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°10'09", AN ARC DISTANCE OF 172.68 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, 214.22 FEET; THENCE DEPARTING SAID LANDS RUN N11°58'45"W, 56.09 FEET; THENCE N22°13'51"W, 48.25 FEET; THENCE N27°31'23"W, 13.95 FEET TO THE POINT OF BEGINNING.

AND

CONTINUED ON SHEET 14

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8496

DRAWING NAME: S:\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\21 PETITIONS TO AMEND\21 AMENDMENT (NOV 2025)\DWGS\DS19b ADDED.DWG 11/4/2025 8:31 AM BY: CWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 14 OF 16

LEGAL DESCRIPTION

CONTINUED FROM SHEET 13

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, 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, 689.12 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1915.01 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; (SAID POINT BEARS N70°16'42"W, 2035.23 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S62°33'03"E, 125.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 475.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°04'25"W, 90.90 FEET TO WHICH A RADIAL LINE BEARS N54°26'08"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°58'53", AN ARC DISTANCE OF 91.04 FEET; THENCE ALONG A RADIAL LINE RUN N65°25'01"W, 121.00 FEET; THENCE DEPARTING SAID LANDS RUN N27°26'57"E, 96.85 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, 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, 2160.49 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°55'49"E, 248.67 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; (SAID POINT BEARS N06°29'46"E, 2174.76 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N11°54'27"E, 207.60 FEET; THENCE N10°28'51"W, 143.94 FEET; THENCE N69°04'12"W, 822.34 FEET; THENCE N72°29'34"W, 140.82 FEET; THENCE S89°04'20"W, 63.25 FEET; THENCE DEPARTING SAID LANDS RUN N86°46'22"E, 112.98 FEET; THENCE S72°29'34"E, 95.75 FEET; THENCE S69°04'12"E, 834.16 FEET; THENCE S10°28'51"E, 159.12 FEET; THENCE S11°54'27"W, 157.98 FEET; THENCE S32°22'37"W, 57.19 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 390.19 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 1508.31 FEET TO THE BOUNDARY LINE OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; (SAID POINT BEARS S75°32'41"W, 1557.97 FEET FROM SAID NORTHEAST CORNER OF SECTION 11); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N88°26'47"W, 205.93 FEET; THENCE DEPARTING SAID LANDS RUN N71°32'20"E, 74.50 FEET; THENCE S88°26'47"E, 70.00 FEET; THENCE S67°18'04"E, 70.68 FEET TO THE POINT OF BEGINNING.

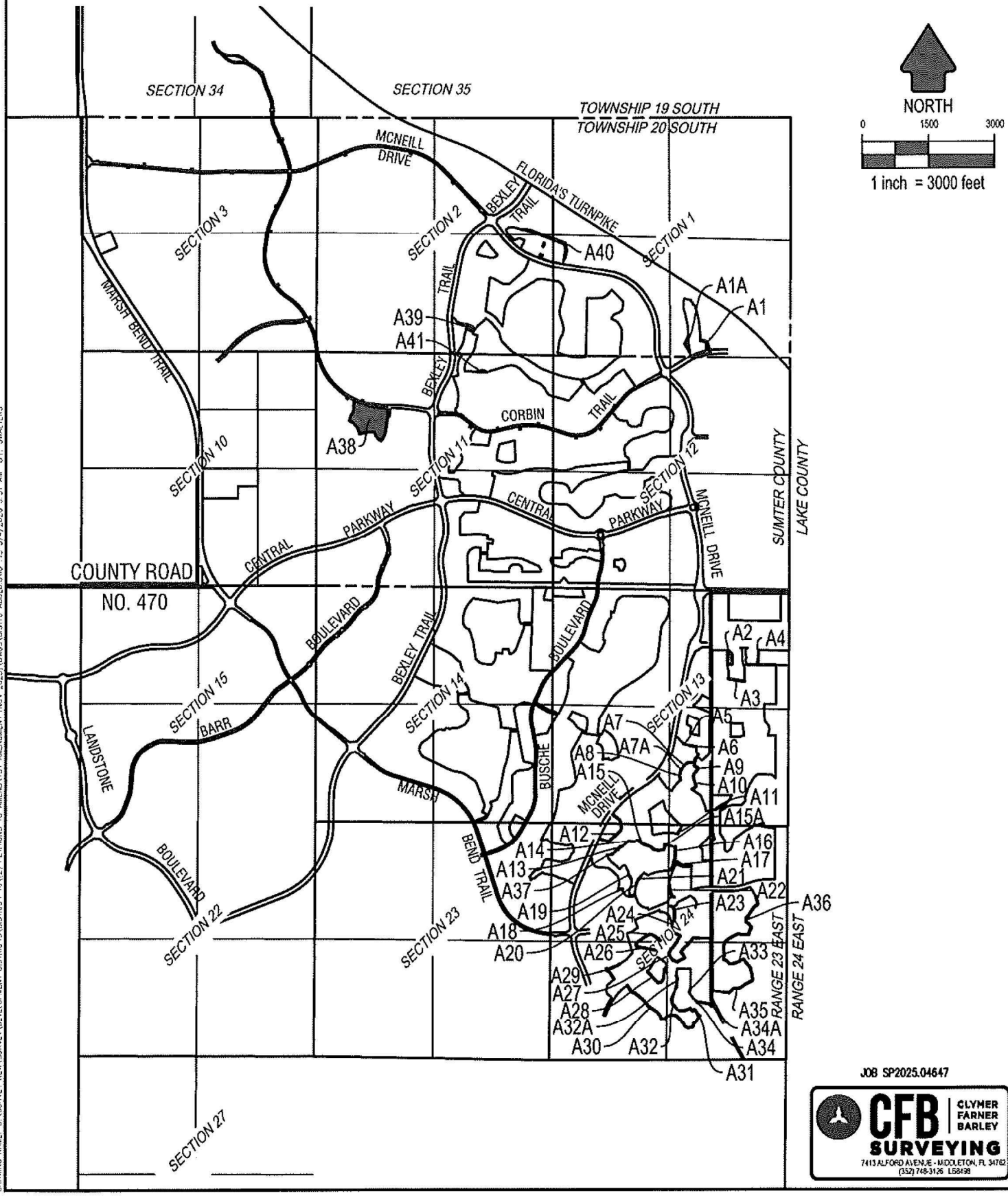
JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8496

DRAWING NAME: S:\SURVEY\NEW SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 16\(2) PETITIONS TO AMEND\1ST AMENDMENT TO MDV 2025\DWGS\DS16 ADDED.DWG 14 3/4/2026 8:31 AM BY: CWALTERS
---: CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 15 OF 16



JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 16\(2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST16 ADDED.DWG 15 3/4/2026 8:31 AM BY: GWALTERS

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 16 OF 16

ADDED TABLE	
#	AREA
A1	0.09 ACRES±
A1A	0.33 ACRES±
A2	0.74 ACRES±
A3	573.16 SQUARE FEET±
A4	560.79 SQUARE FEET±
A5	0.19 SQUARE FEET±
A6	228.94 SQUARE FEET±
A7	354.14 SQUARE FEET±
A7A	1.43 SQUARE FEET±
A8	3.97 SQUARE FEET±
A9	206.68 SQUARE FEET±
A10	508.28 SQUARE FEET±
A11	16.51 SQUARE FEET±
A12	1921.13 SQUARE FEET±
A13	112.81 SQUARE FEET±

ADDED TABLE	
#	AREA
A14	3.56 SQUARE FEET±
A15	435.82 SQUARE FEET±
A15A	765.87 SQUARE FEET±
A16	0.06 ACRES±
A17	0.17 ACRES±
A18	687.97 SQUARE FEET±
A19	85.42 SQUARE FEET±
A20	0.05 SQUARE FEET±
A21	0.22 SQUARE FEET±
A22	0.08 ACRES±
A23	0.09 ACRES±
A24	53.21 SQUARE FEET±
A25	1013.08 SQUARE FEET±
A26	644.36 SQUARE FEET±
A27	0.1 ACRES±

ADDED TABLE	
#	AREA
A28	1155.99 SQUARE FEET±
A29	884.81 SQUARE FEET±
A30	0.07 ACRES±
A31	940.98 SQUARE FEET±
A32	470.18 SQUARE FEET±
A32A	366.43 SQUARE FEET±
A33	62.50 SQUARE FEET±
A34	28.02 SQUARE FEET±
A34A	581.47 SQUARE FEET±
A35	1658.99 SQUARE FEET±
A36	0.09 ACRES±
A37	0.07 SQUARE FEET±
A38	11.26 ACRES±
A39	0.26 ACRES±
A40	0.59 ACRES±
A41	0.08 ACRES±

LEGEND:
LB = LICENSED BUSINESS
(R) = RADIAL
Δ = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
CH = CHORD LENGTH
ORB = OFFICIAL RECORDS BOOK
PG = PAGE

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3126 LB8498

DRAWING NAME: S:\SURVEY REVIT\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT (NYLE) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST16 ADDED.DWG - 16 3/4/2026 8:30 AM BY: GWALTERS

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

DISTRICT 16 CDD (1ST AMENDMENT) DELETED
0.7 ACRES±

EXHIBIT " "
SHEET 1 OF 7

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'21"E, 181.37 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'39"W, 1855.76 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS FOR THE FOLLOWING COURSES: RUN S09°26'24"E, 12.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 56.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°38'33", AN ARC DISTANCE OF 68.68 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,222.00 FEET AND A CHORD BEARING AND DISTANCE OF S73°10'52"W, 434.60 FEET TO WHICH A RADIAL LINE BEARS N06°34'33"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°29'09", AN ARC DISTANCE OF 436.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN N27°39'09"W, 64.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,286.00 FEET AND A CHORD BEARING AND DISTANCE OF N72°16'26"E, 418.53 FEET TO WHICH A RADIAL LINE BEARS N27°05'28"W; (SAID POINT BEARS N88°24'17"W, 2254.41 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE DEPARTING SAID LANDS RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°43'48", AN ARC DISTANCE OF 420.40 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1432.54 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3852.07 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S69°54'02"W, 4109.82 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S37°17'17"E, 13.98 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S89°17'26"W, 10.00 FEET; THENCE N07°42'43"E, 11.35 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 801.34 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2353.72 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S71°28'42"W, 2486.39 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN S72°06'16"E, 54.55 FEET; THENCE S77°43'31"E, 33.41 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N79°24'50"W, 37.32 FEET; THENCE N70°26'23"W, 50.80 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTINUED ON SHEET 2

KAYE M. JAMESON LICENSE NUMBER No. 5912 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Kaye M. Jameson 03/04/26

KAYE M. JAMESON PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912 JOB SP2025.04647

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8496

DRAWING NAME: S:\SURVEY\R&W\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 16\V2\ PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST16 DELETED.DWG :: 2/18/2026 1:29 PM BY: GWALTERS

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 2 OF 7

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1323.69 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2405.81 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S61°27'36"W, 2745.92 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN S29°44'52"W, 33.15 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N29°42'51"E, 33.07 FEET; THENCE N43°54'59"E, 0.08 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1413.35 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2456.42 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S60°21'54"W, 2834.00 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN S13°46'46"W, 41.16 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N13°44'38"E, 41.07 FEET; THENCE N29°42'51"E, 0.09 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1436.57 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2111.39 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S56°02'56"W, 2553.76 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING COURSES: RUN S32°18'38"W, 0.39 FEET; THENCE S44°24'21"W, 57.76 FEET; THENCE DEPARTING SAID LANDS N17°39'35"E, 0.001 FEET; THENCE N44°21'19"E, 57.99 FEET; THENCE N33°11'09"E, 0.16 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 524.14 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 1294.09 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN S20°57'23"W, 0.08 FEET; (SAID POINT BEARS S68°14'54"W, 1396.26 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S54°04'04"W, 55.51 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N54°01'19"E, 55.57 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 386.05 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 1252.05 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S73°09'50"W, 1310.21 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S15°16'01"W, 94.59 FEET; THENCE S20°57'23"W, 0.30 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N15°17'06"E, 94.89 FEET TO THE POINT OF BEGINNING.

AND

CONTINUED ON SHEET 3

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 7\2025 PETITIONS TO AMEND 1ST AMENDMENT (NOV 2025)\DWGS\DIST7b DELETED.DWG 2/18/2026 1:29 PM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 3 OF 7

LEGAL DESCRIPTION

CONTINUED FROM SHEET 2

A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 14.67 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 527.89 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S88°42'30"W, 528.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N14°17'47"W, 97.49 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N60°55'14"E, 0.03 FEET; THENCE S14°16'43"E, 97.50 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1695.07 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2714.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 116.50 FEET AND A CHORD BEARING AND DISTANCE OF S26°54'05"W, 39.29 FEET TO WHICH A RADIAL LINE BEARS S72°48'27"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S58°18'56"W, 3200.12 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°25'05", AN ARC DISTANCE OF 39.48 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,950.00 FEET AND A CHORD BEARING AND DISTANCE OF S65°06'19"W, 2.00 FEET TO WHICH A RADIAL LINE BEARS S24°54'33"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°01'44", AN ARC DISTANCE OF 2.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 116.99 FEET AND A CHORD BEARING AND DISTANCE OF N28°38'01"E, 40.88 FEET TO WHICH A RADIAL LINE BEARS S51°18'14"E; THENCE DEPARTING SAID LANDS RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°07'30", AN ARC DISTANCE OF 41.09 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1372.14 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3461.02 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN S06°00'44"W, 83.80 FEET; THENCE S06°14'50"W, 77.03 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S66°31'17"W, 3799.92 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N06°07'29"E, 160.84 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1128.53 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3183.81 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S70°46'58"W, 3377.90 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N62°07'56"W, 109.14 FEET; THENCE S41°21'03"W, 98.00 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N35°23'58"E, 0.44 FEET; THENCE N41°22'39"E, 97.59 FEET; THENCE S62°07'25"E, 109.13 FEET TO THE POINT OF BEGINNING.

AND

CONTINUED ON SHEET 4

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3126 LB8436

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 76\(2) PETITIONS TO AMEND\751 AMENDMENT (NOV 2025)\DWGS\DISTrb DESCRIED.DWG 2/18/2026 1:29 PM BY: GWALTERS
---- : C:\fb_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 4 OF 7

LEGAL DESCRIPTION

CONTINUED FROM SHEET 3

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1832.15 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2635.63 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; (SAID POINT BEARS S55°29'42"W, 3209.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N76°18'35"W, 5.54 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 116.50 FEET AND A CHORD BEARING AND DISTANCE OF N70°18'05"W, 3.99 FEET TO WHICH A RADIAL LINE BEARS N20°40'46"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°57'41", AN ARC DISTANCE OF 3.99 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF S73°47'45"E, 9.52 FEET TO WHICH A RADIAL LINE BEARS S18°43'05"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°01'40", AN ARC DISTANCE OF 9.52 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 1743.50 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2501.99 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 116.50 FEET AND A CHORD BEARING AND DISTANCE OF S18°31'25"W, 12.20 FEET TO WHICH A RADIAL LINE BEARS N68°28'33"W; (SAID POINT BEARS S55°25'46"W, 3049.55 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE DEPARTING SAID LANDS RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°00'03", AN ARC DISTANCE OF 12.20 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF N15°10'09"E, 1.34 FEET TO WHICH A RADIAL LINE BEARS S74°28'36"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°42'29", AN ARC DISTANCE OF 1.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°11'50", AN ARC DISTANCE OF 10.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4,065.00 FEET AND A CHORD BEARING AND DISTANCE OF N62°14'25"E, 0.41 FEET TO WHICH A RADIAL LINE BEARS S27°45'24"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°00'21", AN ARC DISTANCE OF 0.41 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1235.22 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 3998.04 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S73°06'34"W, 4184.50 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S57°15'17"E, 10.00 FEET; THENCE S32°42'49"W, 1.14 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N50°46'04"W, 10.07 FEET TO THE POINT OF BEGINNING.

AND

CONTINUED ON SHEET 5

JOB SP2025.04647

CFB | CLYMER FARNER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\21 PETITIONS TO AMEND\21ST AMENDMENT\NOV 2025\DWGS\DB319 DELETED.DWG - 2/18/2026 1:29 PM BY: CHRISTOPHER

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 5 OF 7

LEGAL DESCRIPTION

CONTINUED FROM SHEET 4

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1094.58 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2220.46 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LANDS RUN S17°17'07"W, 23.54 FEET; (SAID POINT BEARS S63°38'35"W, 2491.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S37°46'34"E, 161.52 FEET; THENCE S40°40'04"E, 105.22 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N46°07'13"W, 24.35 FEET; THENCE N45°03'44"W, 81.02 FEET; THENCE N37°46'34"W, 166.44 FEET; THENCE N33°55'14"E, 29.28 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1245.34 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 1744.14 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S54°45'03"W, 2143.10 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING COURSES: RUN S14°17'16"E, 86.19 FEET; THENCE S28°21'43"E, 86.25 FEET; THENCE S50°56'47"W, 1.02 FEET; THENCE DEPARTING SAID LANDS RUN N28°21'43"W, 86.56 FEET; THENCE N14°17'16"W, 62.29 FEET; THENCE N11°54'17"W, 24.05 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 882.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2552.30 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S24°38'06"W, 10.64 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 540.00 FEET AND A CHORD BEARING AND DISTANCE OF N24°04'14"E, 10.63 FEET TO WHICH A RADIAL LINE BEARS S65°21'55"E; THENCE DEPARTING SAID LANDS RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'42", AN ARC DISTANCE OF 10.63 FEET; (SAID POINT BEARS S71°13'11"W, 2700.77 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG A RADIAL LINE RUN S66°29'37"E, 0.10 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 353.95 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3484.15 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S84°29'58"W, 3502.08 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING COURSES: RUN S53°20'04"W, 7.30 FEET; THENCE N86°45'51"W, 1.64 FEET; THENCE DEPARTING SAID LANDS RUN S86°47'09"E, 0.47 FEET; THENCE N58°34'06"E, 8.23 FEET TO THE POINT OF BEGINNING.

AND

CONTINUED ON SHEET 6

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 749-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 76\121 PETITIONS TO AMEND\121 AMENDMENT (NOV 2025)\DWGS\DS116 DELETED.DWG - 12/18/2025 1:25 PM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 6 OF 7

CONTINUED FROM SHEET 5

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 471.53 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3764.31 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S83°09'37"W, 3793.73 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING COURSES: RUN S48°44'43"W, 0.03 FEET; THENCE S74°04'19"W, 0.67 FEET; THENCE DEPARTING SAID LANDS RUN N72°57'23"E, 0.70 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 555.24 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 3873.48 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING COURSES: RUN S29°23'33"W, 3.05 FEET; THENCE S55°52'20"W, 59.36 FEET; THENCE DEPARTING SAID LANDS RUN N55°48'18"E, 59.35 FEET; (SAID POINT BEARS S82°06'29"W, 3914.96 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N30°40'00"E, 3.03 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 1022.86 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2526.01 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S21°23'30"W, 160.56 FEET; THENCE DEPARTING SAID LANDS RUN N20°07'30"E, 56.75 FEET; THENCE N21°31'08"E, 80.85 FEET; (SAID POINT BEARS S67°53'57"W, 2741.79 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N24°04'13"E, 23.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 285.86 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 1189.65 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S76°37'27"W, 1223.51 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S10°05'56"E, 63.48 FEET; THENCE DEPARTING SAID LANDS RUN N34°23'32"W, 22.72 FEET; THENCE N10°05'56"W, 22.76 FEET; THENCE N14°56'02"E, 22.09 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS OF ORDINANCE 2025-4 PER OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN S00°02'56"W, 1323.42 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 2077.84 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS, FOR THE POINT OF BEGINNING; (SAID POINT BEARS S57°27'26"E, 2463.50 FEET FROM SAID NORTHWEST CORNER OF SECTION 12); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N29°07'01"E, 28.15 FEET; THENCE N44°33'59"E, 60.70 FEET; THENCE N60°00'58"E, 28.15 FEET; THENCE DEPARTING SAID LANDS RUN S44°33'59"W, 114.98 FEET TO THE POINT OF BEGINNING.

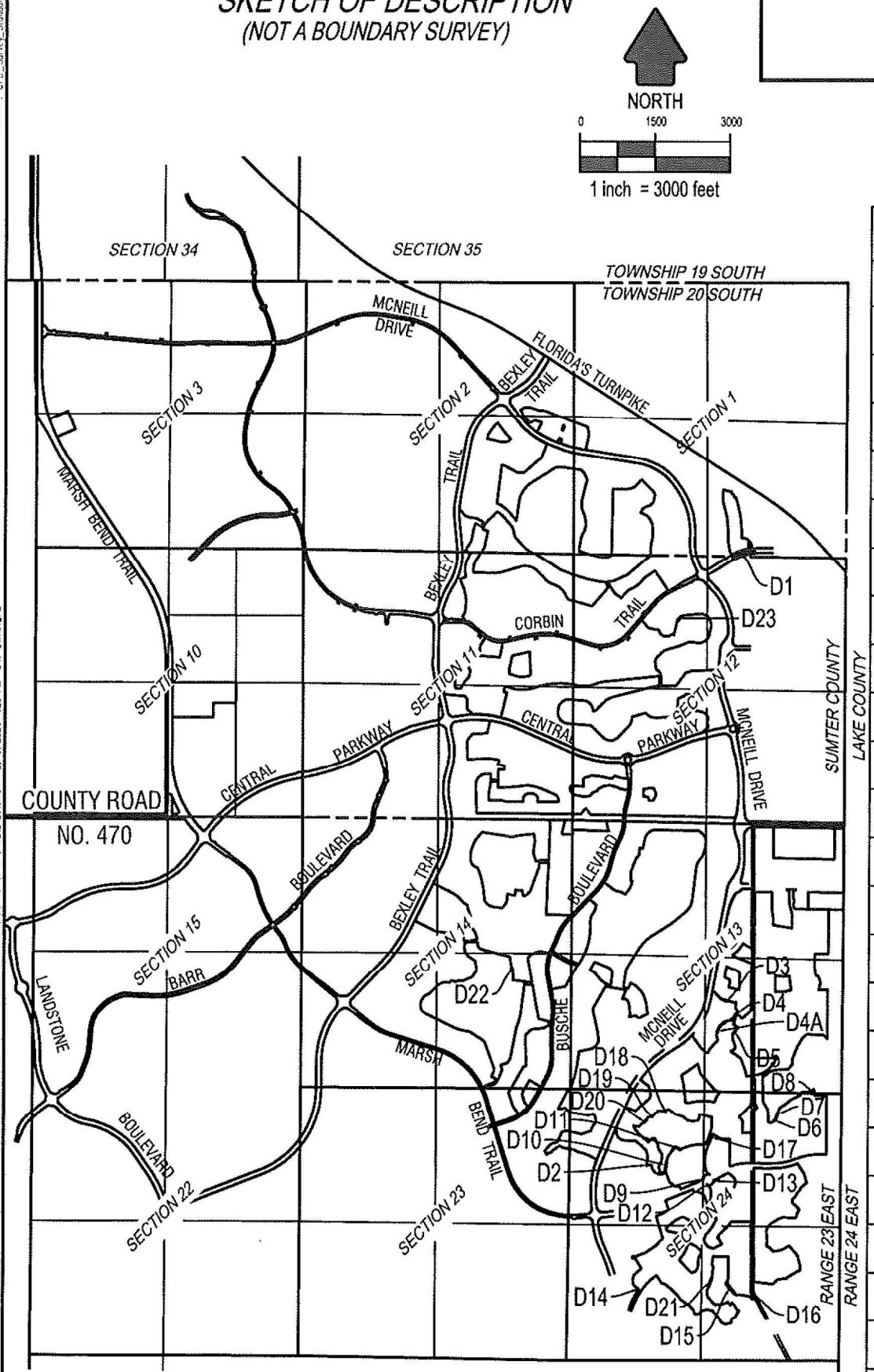
JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB5498

DRAWING NAME: S:\SURVEY\DEVELOPMENT\DISTRICTS\DISTRICT 1\V12\ PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST1b DELETED.DWG - JS 2/18/2026 1:29 PM BY: GWALTERS

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 7 OF 7



DELETED TABLE	
#	AREA
D1	0.61 ACRES±
D2	56.13 SQUARE FEET±
D3	58.62 SQUARE FEET±
D4	0.32 SQUARE FEET±
D4A	0.53 SQUARE FEET±
D5	1.50 SQUARE FEET±
D6	1.24 SQUARE FEET±
D7	1.41 SQUARE FEET±
D8	1.48 SQUARE FEET±
D9	18.93 SQUARE FEET±
D10	13.25 SQUARE FEET±
D11	3.11 SQUARE FEET±
D12	0.45 SQUARE FEET±
D13	1.55 SQUARE FEET±
D14	5.69 SQUARE FEET±
D15	1958.99 SQUARE FEET±
D16	160.65 SQUARE FEET±
D17	0.37 SQUARE FEET±
D18	2.74 SQUARE FEET±
D19	0.005 SQUARE FEET±
D20	2.17 SQUARE FEET±
D21	142.10 SQUARE FEET±
D22	403.01 SQUARE FEET±
D23	658.79 SQUARE FEET±

JOB SP2025.04647

CFB SURVEYING
CLYMER FARNER BARLEY
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB5498

Exhibit 4
Consent to Amend the Boundary Line of
Village Community Development District No. 16

The undersigned, being the owner of the property to be added and deleted from the Village Community Development District No. 16 as described in Exhibit 3 to the Petition to Amend the Boundary Line of Village Community Development District No. 16, hereby consent to the Petition dated this _____ day of March 2026.

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

By: VDC MANAGER, LLC, a Florida limited liability company, as its Manager

By: _____
Brandon Matulka, Manager

Exhibit 5
Board of Supervisors
Village Community Development District No. 16

1. Supervisor Seat 1 Jake Andres
2. Supervisor Seat 2 Carolyn Pruett-Isbill, Chair
3. Supervisor Seat 3 Justin Richey
4. Supervisor Seat 4 John Brinson
5. Supervisor Seat 5 Bobby Davenport, Vice Chair

Exhibit 6
Legal Description of Amended Boundaries

EXHIBIT 6

DESCRIPTION OF THE NEW
DISTRICT 16 CDD (1ST AMENDMENT)
APPROXIMATELY 1,329.7 ACRES+/-

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL 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, 2175.38 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 273.41 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N69°04'12"W, 191.29 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 13°53'56", AN ARC DISTANCE OF 339.61 FEET; THENCE ALONG A NON-TANGENT LINE RUN N33°23'07"E, 127.97 FEET; THENCE N20°55'48"E, 94.25 FEET; THENCE N74°22'09"W, 139.03 FEET; THENCE S67°13'59"W, 110.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,325.04 FEET AND A CHORD BEARING AND DISTANCE OF N41°52'45"W, 199.21 FEET TO WHICH A RADIAL LINE BEARS S43°48'35"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°37'20", AN ARC DISTANCE OF 199.40 FEET; THENCE ALONG A NON-TANGENT LINE RUN N24°59'13"W, 63.46 FEET; THENCE N38°03'40"W, 52.08 FEET; THENCE N51°55'54"E, 82.51 FEET; THENCE N83°10'40"E, 114.35 FEET; THENCE S72°29'34"E, 206.15 FEET; THENCE DEPARTING SAID LANDS RUN N86°46'22"E, 112.98 FEET; THENCE S72°29'34"E, 95.75 FEET; THENCE S69°04'12"E, 834.16 FEET; THENCE S10°28'51"E, 159.12 FEET; THENCE S11°54'27"W, 157.98 FEET; THENCE S32°22'37"W, 57.19 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N06°29'46"E, 2174.76 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S11°54'27"W, 109.46 FEET; THENCE N81°13'00"W, 101.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,950.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°08'48", AN ARC DISTANCE OF 413.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2439.27 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 218.39 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL

RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N69°04'12"W, 32.50 FEET; THENCE N20°55'48"E, 90.00 FEET; THENCE S69°04'12"E, 12.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; 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 S20°55'48"W, 70.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'21"E, 269.26 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'39"W, 1869.18 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N81°31'49"W, 1888.47 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE S18°42'45"E, 57.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 56.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'02", AN ARC DISTANCE OF 24.11 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°26'58", AN ARC DISTANCE OF 23.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,286.00 FEET AND A CHORD BEARING AND DISTANCE OF S73°08'53"W, 457.20 FEET TO WHICH A RADIAL LINE BEARS N06°36'45"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°28'43", AN ARC DISTANCE OF 459.64 FEET TO A POINT ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; (SAID POINT BEARS N88°24'17"W, 2254.41 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS, ALSO A NON-TANGENT LINE, RUN N27°39'09"W, 89.62 FEET; (SAID POINT BEARS N86°27'22"W, 2299.53 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE DEPARTING SAID LANDS RUN N28°53'12"W, 67.70 FEET; THENCE N32°01'48"W, 151.65 FEET; THENCE N27°30'54"E, 181.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE EASTERLY EXTENSION THEREOF FOR THE FOLLOWING COURSES: RUN N00°57'49"W, 49.48 FEET; THENCE N02°27'30"W, 49.47 FEET; THENCE N03°57'11"W, 49.48 FEET; THENCE N05°35'14"W, 58.71 FEET; THENCE N07°13'18"W, 49.47 FEET; THENCE N08°42'58"W, 49.47 FEET; THENCE N10°12'39"W, 49.47 FEET; THENCE N11°42'20"W, 49.47 FEET; THENCE N13°12'01"W, 49.47 FEET; THENCE N14°31'55"W, 49.74 FEET; THENCE N16°00'31"W, 50.00 FEET; THENCE N15°51'18"W, 84.57 FEET; THENCE N00°48'25"E, 168.41 FEET; THENCE N12°14'37"E, 54.66 FEET; THENCE

S77°45'23"E, 125.46 FEET; THENCE N12°14'37"E, 5.00 FEET; THENCE S77°45'23"E, 34.00 FEET; THENCE S12°14'37"W, 23.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°43'27", AN ARC DISTANCE OF 30.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°39'43", AN ARC DISTANCE OF 79.12 FEET; THENCE ALONG A RADIAL LINE RUN S73°49'07"E, 45.51 FEET; THENCE S16°12'34"E, 53.50 FEET; THENCE S14°06'24"E, 50.03 FEET; THENCE S15°36'19"E, 50.71 FEET; THENCE S14°14'32"E, 52.37 FEET; THENCE S12°51'19"E, 52.37 FEET; THENCE S11°28'06"E, 52.37 FEET; THENCE S10°04'54"E, 52.37 FEET; THENCE S08°41'41"E, 52.37 FEET; THENCE S07°18'29"E, 52.37 FEET; THENCE S05°55'16"E, 52.37 FEET; THENCE S04°32'03"E, 52.37 FEET; THENCE S03°08'51"E, 52.37 FEET; THENCE S01°45'38"E, 52.37 FEET; THENCE S00°33'14"E, 122.95 FEET; THENCE N88°09'58"E, 56.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 134.54 FEET AND A CHORD BEARING AND DISTANCE OF S78°49'50"E, 62.98 FEET TO WHICH A RADIAL LINE BEARS N02°22'00"W; THENCE DEPARTING SAID EASTERLY EXTENSION OF SAID LANDS RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°04'18", AN ARC DISTANCE OF 63.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 115.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°51'17", AN ARC DISTANCE OF 112.60 FEET TO THE POINT OF TANGENCY; THENCE S09°26'24"E, 19.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 46.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°16'21", AN ARC DISTANCE OF 7.53 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, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL 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, 2171.08 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 538.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S23°01'02"W, 294.10 FEET; THENCE S49°09'56"W, 459.87 FEET; THENCE N89°25'01"W, 123.47 FEET; THENCE N63°41'11"W, 108.66 FEET; THENCE N57°03'48"W, 66.63 FEET; THENCE N63°05'30"W, 66.61 FEET; THENCE N69°07'08"W, 66.61 FEET; THENCE N89°44'27"W, 36.86 FEET; THENCE S07°09'44"W, 752.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 672.50 FEET AND A CHORD BEARING AND DISTANCE OF S54°06'40"E, 330.47 FEET TO WHICH A RADIAL LINE BEARS N21°39'56"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°26'49", AN ARC DISTANCE OF 333.89 FEET TO

THE POINT OF TANGENCY; THENCE S39°53'16"E, 181.18 FEET; THENCE N08°07'24"E, 401.56 FEET; THENCE N15°20'19"E, 84.85 FEET; THENCE N25°16'29"E, 84.91 FEET; THENCE N34°28'22"E, 84.91 FEET; THENCE N43°40'16"E, 84.91 FEET; THENCE N54°11'30"E, 84.78 FEET; THENCE N58°08'47"E, 582.77 FEET; THENCE N84°59'52"E, 105.18 FEET; THENCE S81°41'48"E, 385.58 FEET; THENCE S47°08'38"E, 121.58 FEET; THENCE S21°43'10"E, 121.79 FEET; THENCE S14°17'03"W, 448.18 FEET; THENCE S03°15'53"E, 117.17 FEET; THENCE S18°26'59"E, 190.00 FEET; THENCE S12°19'03"E, 89.05 FEET; THENCE S01°28'54"W, 92.56 FEET; THENCE S15°33'54"W, 92.56 FEET; THENCE S29°18'14"W, 82.99 FEET; THENCE S19°58'27"W, 71.15 FEET; THENCE S09°28'13"W, 263.07 FEET; THENCE S72°14'28"E, 155.81 FEET; THENCE S72°02'19"E, 66.03 FEET; THENCE S75°59'23"E, 68.98 FEET; THENCE S75°47'32"E, 68.98 FEET; THENCE S79°44'06"E, 71.94 FEET; THENCE S80°29'19"E, 72.42 FEET; THENCE S82°38'07"E, 42.79 FEET; THENCE N76°05'28"E, 72.43 FEET; THENCE N61°12'09"E, 60.68 FEET; THENCE N01°07'27"E, 1,304.32 FEET; THENCE S88°52'33"E, 215.00 FEET; THENCE S89°29'50"E, 76.83 FEET; THENCE N77°40'40"E, 72.04 FEET; THENCE N63°48'57"E, 62.87 FEET; THENCE N51°35'42"E, 61.18 FEET; THENCE N44°01'52"E, 145.00 FEET; THENCE S45°58'08"E, 315.69 FEET; THENCE S39°10'12"E, 42.13 FEET; THENCE S14°23'10"E, 48.07 FEET; THENCE S10°23'52"W, 130.62 FEET; THENCE S34°39'28"W, 33.70 FEET; THENCE S48°26'43"W, 68.94 FEET; THENCE S70°26'19"W, 81.43 FEET; THENCE S60°24'51"W, 77.51 FEET; THENCE S29°41'31"W, 87.44 FEET; THENCE S65°46'53"E, 51.45 FEET; THENCE S62°12'33"E, 110.47 FEET; THENCE S35°47'47"E, 74.42 FEET; THENCE S27°38'16"E, 99.27 FEET; THENCE S03°25'01"E, 226.39 FEET; THENCE S11°09'50"W, 191.03 FEET; THENCE S01°48'51"W, 205.80 FEET; THENCE S49°51'24"W, 622.34 FEET; THENCE S66°13'49"W, 301.46 FEET; THENCE S85°28'56"W, 95.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°03'25"E, 417.63 FEET TO WHICH A RADIAL LINE BEARS S75°22'48"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°52'27", AN ARC DISTANCE OF 429.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N41°24'49"E, 114.27 FEET; THENCE N45°05'19"E, 107.64 FEET; THENCE N64°18'01"E, 138.46 FEET; THENCE N52°06'11"E, 131.03 FEET; THENCE N40°36'59"E, 140.01 FEET; THENCE N56°30'46"E, 241.33 FEET; THENCE S34°55'11"E, 480.04 FEET; THENCE N62°50'34"E, 179.64 FEET; THENCE N54°27'52"E, 112.25 FEET; THENCE N59°25'59"E, 61.29 FEET; THENCE N62°50'34"E, 234.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 114.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'20", AN ARC DISTANCE OF 92.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.50 FEET AND A CHORD BEARING AND DISTANCE OF S25°06'21"E, 147.43 FEET TO WHICH A RADIAL LINE BEARS N73°15'46"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°41'11", AN ARC DISTANCE OF 161.40 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 114.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°56'49"W, 97.16 FEET TO WHICH A RADIAL LINE BEARS N23°03'03"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°12'29", AN ARC DISTANCE OF 100.34 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 59.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF

REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°06'50", AN ARC DISTANCE OF 57.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 63.34 FEET; THENCE S65°10'02"W, 197.24 FEET; THENCE S62°50'34"W, 193.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°39'11", AN ARC DISTANCE OF 301.77 FEET TO THE POINT OF TANGENCY; THENCE S41°11'23"W, 471.48 FEET; THENCE S48°48'37"E, 77.15 FEET; THENCE S36°33'54"E, 96.42 FEET; THENCE S59°23'58"E, 73.63 FEET; THENCE S87°36'34"E, 41.05 FEET; THENCE S72°40'10"E, 50.71 FEET; THENCE S88°36'26"E, 68.02 FEET; THENCE S24°59'19"E, 92.55 FEET; THENCE S60°36'42"E, 94.87 FEET; THENCE S89°27'08"E, 98.74 FEET; THENCE N55°56'55"E, 76.97 FEET; THENCE S59°07'07"E, 39.67 FEET; THENCE N12°50'24"E, 262.41 FEET; THENCE N29°07'01"E, 30.81 FEET; (SAID POINT BEARS S57°27'26"E, 2463.50 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE DEPARTING SAID LANDS RUN N44°33'59"E, 114.98 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N60°00'58"E, 31.07 FEET; THENCE N77°11'10"E, 50.09 FEET; THENCE N84°04'25"E, 304.98 FEET; THENCE S81°27'45"E, 56.19 FEET; THENCE S65°35'29"E, 61.79 FEET; THENCE S49°43'14"E, 58.98 FEET; THENCE S33°50'59"E, 61.79 FEET; THENCE S17°58'44"E, 59.02 FEET; THENCE S01°56'57"E, 59.88 FEET; THENCE S12°52'24"W, 200.38 FEET; THENCE S27°51'47"W, 59.45 FEET; THENCE S43°45'44"W, 59.02 FEET; THENCE S59°37'59"W, 61.79 FEET; THENCE S75°30'14"W, 58.76 FEET; THENCE N89°23'26"W, 60.21 FEET; THENCE N74°41'26"W, 60.62 FEET; THENCE N87°09'57"W, 62.52 FEET; THENCE S79°39'32"W, 62.52 FEET; THENCE S66°28'59"W, 63.62 FEET; THENCE S66°06'57"W, 84.67 FEET; THENCE S73°25'50"W, 335.19 FEET; THENCE S59°34'18"W, 58.69 FEET; THENCE S45°42'46"W, 163.55 FEET; THENCE S25°21'24"W, 74.66 FEET; THENCE S08°27'15"E, 179.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 142.50 FEET AND A CHORD BEARING AND DISTANCE OF S36°01'44"E, 160.24 FEET TO WHICH A RADIAL LINE BEARS N19°45'33"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°25'27", AN ARC DISTANCE OF 170.18 FEET TO THE POINT OF TANGENCY; THENCE S01°49'00"E, 190.25 FEET; THENCE N88°11'00"E, 297.31 FEET; THENCE N41°11'11"E, 70.17 FEET; THENCE N37°13'53"E, 250.39 FEET; THENCE N71°04'44"E, 119.87 FEET; THENCE N87°49'18"E, 544.77 FEET; THENCE S03°53'08"W, 108.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°51'36", AN ARC DISTANCE OF 436.89 FEET TO THE POINT OF TANGENCY; THENCE S16°58'28"E, 503.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°10'44", AN ARC DISTANCE OF 70.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES

BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°58'14", AN ARC DISTANCE OF 4.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°05'19", AN ARC DISTANCE OF 68.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°09'47", AN ARC DISTANCE OF 435.64 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N15°50'27"W, 15.00 FEET; THENCE N51°55'52"E, 126.39 FEET; THENCE N12°25'26"W, 62.98 FEET; THENCE N10°21'00"W, 27.63 FEET; THENCE N12°25'26"W, 25.06 FEET; THENCE N22°36'04"E, 64.84 FEET; THENCE N13°29'46"W, 57.96 FEET; THENCE N47°33'46"W, 75.33 FEET; THENCE N69°13'20"W, 79.15 FEET; THENCE N78°02'44"W, 85.75 FEET; THENCE S67°33'02"W, 25.62 FEET; THENCE N04°54'27"W, 141.31 FEET; THENCE N17°46'30"W, 79.10 FEET; THENCE N27°57'58"W, 60.07 FEET; THENCE N34°17'06"W, 67.25 FEET; THENCE N79°17'11"W, 94.40 FEET; THENCE S45°55'25"W, 69.62 FEET; THENCE S66°18'44"W, 121.39 FEET; THENCE S03°42'51"W, 70.33 FEET; THENCE S01°49'00"E, 72.23 FEET; THENCE S14°33'18"W, 119.06 FEET; THENCE S47°12'09"W, 119.51 FEET; THENCE S78°20'00"W, 109.02 FEET; THENCE S88°11'00"W, 210.00 FEET; THENCE N85°13'03"W, 105.20 FEET; THENCE N59°12'27"W, 141.63 FEET; THENCE S75°29'43"W, 273.04 FEET; THENCE S00°48'54"E, 59.85 FEET; THENCE S17°01'12"W, 53.01 FEET; THENCE S27°45'29"W, 63.34 FEET; THENCE S44°18'30"W, 329.33 FEET; THENCE S50°07'51"W, 49.57 FEET; THENCE S66°42'14"W, 59.12 FEET; THENCE S82°34'29"W, 61.74 FEET; THENCE N81°33'16"W, 58.92 FEET; THENCE N65°41'01"W, 61.74 FEET; THENCE N49°48'46"W, 37.25 FEET; THENCE N45°41'30"W, 311.07 FEET; THENCE N62°27'10"W, 55.51 FEET; THENCE N85°40'43"W, 447.91 FEET; THENCE N76°29'19"W, 46.86 FEET; THENCE N60°37'04"W, 61.74 FEET; THENCE N44°44'49"W, 58.92 FEET; THENCE N28°52'34"W, 61.74 FEET; THENCE N13°00'19"W, 67.37 FEET; THENCE N06°51'22"E, 91.92 FEET; THENCE N16°25'33"E, 54.47 FEET; THENCE N32°58'34"E, 59.11 FEET; THENCE N48°50'49"E, 61.74 FEET; THENCE N64°43'05"E, 59.02 FEET; THENCE N80°55'37"E, 58.97 FEET; THENCE S85°40'43"E, 304.71 FEET; THENCE S74°13'30"E, 50.20 FEET; THENCE S58°56'28"E, 59.18 FEET; THENCE S43°39'25"E, 56.70 FEET; THENCE S29°33'32"E, 50.74 FEET; THENCE S15°27'38"E, 78.23 FEET; THENCE N81°41'40"E, 49.25 FEET; THENCE N44°18'30"E, 210.00 FEET; THENCE N48°12'59"E, 83.92 FEET; THENCE N61°31'18"E, 98.28 FEET; THENCE N73°51'04"E, 77.76 FEET; THENCE N75°29'43"E, 770.00 FEET; THENCE N80°05'16"E, 89.64 FEET; THENCE N88°11'00"E, 70.20 FEET; THENCE N01°49'00"W, 190.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 107.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°41'18", AN ARC DISTANCE OF 5.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN S84°09'45"W, 1,140.84 FEET; THENCE S79°01'35"W, 64.40 FEET; THENCE S69°16'34"W, 66.02 FEET; THENCE S70°57'35"W, 82.60 FEET; THENCE S78°53'12"W, 82.60 FEET; THENCE S86°48'48"W, 82.60 FEET; THENCE N85°15'35"W, 82.60 FEET; THENCE N78°39'46"W, 75.76 FEET; THENCE N79°45'26"W, 68.60 FEET; THENCE N82°15'25"W, 68.60 FEET; THENCE N84°45'24"W, 68.60 FEET; THENCE N87°15'23"W, 68.60 FEET; THENCE N89°45'22"W, 68.60 FEET; THENCE S87°44'39"W, 68.60 FEET; THENCE S85°14'40"W, 68.60 FEET; THENCE S82°44'41"W, 68.60 FEET; THENCE S80°14'42"W, 68.60 FEET; THENCE S77°44'43"W, 68.60 FEET; THENCE S75°14'44"W, 68.60 FEET; THENCE S72°44'45"W, 68.60 FEET; THENCE S73°12'05"W, 77.10 FEET; THENCE S78°51'51"W, 79.29 FEET; THENCE

S84°41'42"W, 79.29 FEET; THENCE N89°28'27"W, 79.29 FEET; THENCE N83°38'36"W, 79.29 FEET; THENCE N77°48'45"W, 79.29 FEET; THENCE N71°58'54"W, 79.29 FEET; THENCE N80°31'16"W, 64.95 FEET; THENCE S09°28'44"W, 105.70 FEET; THENCE S76°24'04"E, 63.66 FEET; THENCE S13°35'56"W, 502.87 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 N84°07'52"W, 573.78 FEET TO WHICH A RADIAL LINE BEARS N13°35'56"E; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID CENTRAL PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°27'34", AN ARC DISTANCE OF 575.53 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N01°51'39"W, 15.00 FEET; THENCE N50°23'55"W, 132.96 FEET; THENCE N01°30'22"W, 200.30 FEET; THENCE N39°13'33"W, 76.92 FEET; THENCE N84°37'00"W, 398.88 FEET; THENCE S76°21'32"W, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,550.15 FEET AND A CHORD BEARING AND DISTANCE OF N14°52'08"W, 237.85 FEET TO WHICH A RADIAL LINE BEARS N76°21'31"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'20", AN ARC DISTANCE OF 237.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; 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°04'58", AN ARC DISTANCE OF 92.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF N15°58'08"E, 156.45 FEET TO WHICH A RADIAL LINE BEARS S34°32'14"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°59'15", AN ARC DISTANCE OF 169.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S53°43'06"E, 102.60 FEET TO WHICH A RADIAL LINE BEARS S66°28'31"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°23'14", AN ARC DISTANCE OF 107.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°30'08", AN ARC DISTANCE OF 29.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°16'58", AN ARC DISTANCE OF 67.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC

DISTANCE OF 15.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'54", AN ARC DISTANCE OF 57.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 498.80 FEET AND A CHORD BEARING AND DISTANCE OF N88°35'01"E, 27.39 FEET TO WHICH A RADIAL LINE BEARS N02°59'23"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°08'48", AN ARC DISTANCE OF 27.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 403.50 FEET AND A CHORD BEARING AND DISTANCE OF S82°39'44"E, 100.89 FEET TO WHICH A RADIAL LINE BEARS N00°09'22"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°21'47", AN ARC DISTANCE OF 101.15 FEET TO THE POINT OF TANGENCY; THENCE S75°28'50"E, 23.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 496.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'33", AN ARC DISTANCE OF 17.55 FEET; THENCE ALONG A RADIAL LINE RUN N16°32'42"E, 15.00 FEET; THENCE N39°37'53"W, 92.14 FEET; THENCE N36°53'55"E, 85.23 FEET; THENCE N06°34'03"E, 210.42 FEET; THENCE N01°27'36"W, 67.04 FEET; THENCE N06°07'43"W, 67.03 FEET; THENCE N10°50'16"W, 67.03 FEET; THENCE N15°32'48"W, 67.03 FEET; THENCE N20°15'20"W, 67.03 FEET; THENCE N24°28'09"W, 70.38 FEET; THENCE N20°11'56"W, 82.13 FEET; THENCE N73°27'06"E, 120.00 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 N08°34'56"E, 445.92 FEET TO WHICH A RADIAL LINE BEARS S73°27'06"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°15'40", AN ARC DISTANCE OF 460.54 FEET TO THE POINT OF TANGENCY; THENCE N33°42'45"E, 44.40 FEET; THENCE N56°17'15"W, 121.00 FEET; THENCE N33°42'45"E, 140.00 FEET; THENCE N30°23'59"E, 63.62 FEET; THENCE N17°02'00"E, 61.29 FEET; THENCE N10°39'00"E, 140.00 FEET; THENCE N12°54'57"E, 79.90 FEET; THENCE N20°34'03"E, 83.48 FEET; THENCE DEPARTING SAID LANDS RUN N27°26'57"E, 96.85 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N70°16'42"W, 2035.23 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N62°33'03"W, 24.90 FEET; THENCE N79°30'06"W, 57.69 FEET; THENCE N82°50'16"W, 100.65 FEET; THENCE N68°36'12"W, 88.59 FEET; THENCE N36°51'42"W, 111.16 FEET; THENCE N88°57'38"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,400.00 FEET AND A CHORD BEARING AND DISTANCE OF N05°46'19"E, 231.01 FEET TO WHICH A RADIAL LINE BEARS N88°57'38"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°27'53", AN ARC DISTANCE OF 231.27 FEET TO THE POINT OF TANGENCY; 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; SAID POINT ALSO BEING ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4518, PAGE 424, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°08'15", AN ARC DISTANCE OF 924.18 FEET TO THE POINT OF TANGENCY; THENCE N58°38'31"E, 32.06 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°30'10", 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 11°42'53", AN ARC DISTANCE OF 25.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN 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 28°54'54", AN ARC DISTANCE OF 757.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2578.06 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1518.83 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S38°04'03"E, 211.08 FEET; THENCE S39°37'37"E, 73.69 FEET; THENCE S41°53'50"E, 73.69 FEET; THENCE S44°11'54"E, 45.81 FEET; THENCE S45°48'06"W, 62.31 FEET; THENCE S70°04'57"W, 58.70 FEET; THENCE N89°45'10"W, 69.09 FEET; THENCE N77°43'07"W, 49.53 FEET; THENCE N77°16'44"W, 60.00 FEET; THENCE N77°02'24"W, 194.47 FEET; THENCE N12°57'36"E, 74.13 FEET; THENCE N31°54'43"E, 107.00 FEET; THENCE N36°40'45"E, 68.04 FEET; THENCE N41°26'49"E, 68.06 FEET; THENCE N51°55'57"E, 61.23 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 SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 520.26 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1220.16 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S13°48'16"E, 188.64 FEET; THENCE S43°14'33"E, 309.98 FEET; THENCE S54°51'10"E, 87.94 FEET; THENCE S61°59'39"E, 89.62 FEET; THENCE S70°07'18"E, 78.37 FEET; THENCE S56°54'10"E, 563.98 FEET; THENCE S69°20'10"E, 301.45 FEET; THENCE S71°17'10"E, 72.57 FEET; THENCE S72°57'50"E, 72.57 FEET; THENCE S74°09'35"E, 72.57 FEET; THENCE S76°09'00"E, 70.73 FEET; THENCE S77°31'22"E, 72.57 FEET; THENCE

S79°14'15"E, 82.92 FEET; THENCE S80°53'24"E, 82.94 FEET; THENCE S83°00'38"E, 109.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 575.00 FEET AND A CHORD BEARING AND DISTANCE OF S20°44'15"E, 122.59 FEET TO WHICH A RADIAL LINE BEARS S75°22'55"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°14'21", AN ARC DISTANCE OF 122.83 FEET; THENCE ALONG A NON-TANGENT LINE RUN S41°11'23"W, 443.62 FEET; THENCE S50°20'43"W, 42.66 FEET; THENCE N74°29'57"W, 412.27 FEET; THENCE N69°13'06"W, 63.47 FEET; THENCE N41°25'02"W, 64.72 FEET; THENCE N24°09'13"W, 74.77 FEET; THENCE N36°06'14"W, 92.38 FEET; THENCE N50°09'39"W, 92.38 FEET; THENCE N63°54'55"W, 89.47 FEET; THENCE N69°20'10"W, 70.00 FEET; THENCE N65°26'07"W, 67.27 FEET; THENCE N46°10'36"W, 68.50 FEET; THENCE N45°01'28"W, 287.10 FEET; THENCE N58°16'11"W, 100.10 FEET; THENCE N77°50'57"W, 100.27 FEET; THENCE S82°03'45"W, 100.03 FEET; THENCE S73°27'23"W, 420.07 FEET; THENCE S75°25'25"W, 64.81 FEET; (SAID POINT BEARS S75°32'41"W, 1557.97 FEET FROM THE NORTHEAST CORNER OF AFORESAID SECTION 11); THENCE DEPARTING SAID LANDS RUN N67°18'04"W, 70.68 FEET; THENCE N88°26'47"W, 70.00 FEET; THENCE S71°32'20"W, 74.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N88°26'47"W, 280.00 FEET; THENCE N11°59'05"W, 43.16 FEET; THENCE N02°39'23"E, 63.49 FEET; THENCE N12°55'00"E, 63.49 FEET; THENCE N21°45'16"E, 63.65 FEET; THENCE N33°42'45"E, 206.84 FEET; THENCE N32°15'19"E, 78.13 FEET; THENCE N24°21'26"E, 84.78 FEET; THENCE N06°24'11"E, 84.80 FEET; THENCE N14°46'57"E, 140.83 FEET; THENCE N13°27'46"E, 65.46 FEET; THENCE N71°32'38"W, 117.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N36°37'55"E, 265.15 FEET TO WHICH A RADIAL LINE BEARS N71°32'38"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°21'07", AN ARC DISTANCE OF 269.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 645.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°43'02", AN ARC DISTANCE OF 154.42 FEET TO THE POINT OF TANGENCY; THENCE N41°05'26"E, 34.86 FEET; THENCE S56°12'14"E, 78.17 FEET; THENCE S49°02'04"E, 65.96 FEET; THENCE S42°00'58"E, 66.87 FEET; THENCE S39°53'16"E, 227.40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1941.25 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 871.09 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S02°08'58"E, 445.79 FEET; THENCE S04°11'42"E, 16.00 FEET; THENCE S59°54'32"W, 42.32 FEET; THENCE S79°05'22"W, 65.94 FEET; THENCE S86°17'51"W, 65.94 FEET; THENCE N86°29'40"W, 65.94 FEET; THENCE N79°17'11"W, 65.94 FEET; THENCE N72°04'42"W, 65.94 FEET; THENCE N70°33'33"W, 66.69 FEET; THENCE N02°07'19"W, 72.11 FEET; THENCE N11°47'13"E, 280.00 FEET;

THENCE N44°32'52"E, 22.84 FEET; THENCE N76°51'49"E, 343.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1758.72 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 1415.70 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S02°25'57"E, 45.00 FEET; THENCE S11°47'13"W, 253.28 FEET; THENCE N85°52'28"W, 396.62 FEET; THENCE N06°49'26"W, 84.15 FEET; THENCE N04°43'33"E, 67.28 FEET; THENCE N17°17'48"E, 66.29 FEET; THENCE N28°18'19"E, 57.73 FEET; THENCE N38°09'18"E, 68.51 FEET; THENCE N33°02'55"E, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 571.50 FEET AND A CHORD BEARING AND DISTANCE OF S74°41'31"E, 348.28 FEET TO WHICH A RADIAL LINE BEARS S33°02'55"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°28'52", AN ARC DISTANCE OF 353.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 2442.19 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 2080.32 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S41°25'47"W, 133.17 FEET; THENCE S30°19'20"W, 149.61 FEET; THENCE N84°37'00"W, 106.94 FEET; THENCE N08°25'52"W, 90.79 FEET; THENCE N02°22'44"E, 107.47 FEET; THENCE N13°40'54"W, 66.21 FEET; THENCE N09°01'24"W, 66.19 FEET; THENCE N02°24'42"E, 66.73 FEET; THENCE N08°00'36"E, 66.51 FEET; THENCE N17°40'30"E, 52.07 FEET; THENCE N65°07'19"E, 52.15 FEET; THENCE N74°22'40"E, 63.87 FEET; THENCE S53°07'58"E, 145.20 FEET; THENCE S31°59'10"E, 150.67 FEET; THENCE S13°36'54"W, 117.61 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, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1406.99 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 633.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,013.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°17'35"E, 370.73 FEET TO WHICH A RADIAL LINE BEARS S57°09'48"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°05'15", AN ARC DISTANCE OF 372.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,822.00 FEET; THENCE NORTHERLY 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 TANGENCY; THENCE N25°45'45"E, 122.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'52", AN ARC DISTANCE OF 362.24 FEET TO THE POINT OF TANGENCY; THENCE N01°05'53"E, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'51", AN ARC DISTANCE OF 25.05 FEET TO A POINT ON THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4277, PAGE 729, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN S88°54'07"E, 2,173.43 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN S74°11'39"E, 22.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 561.50 FEET AND A CHORD BEARING AND DISTANCE OF N16°42'51"E, 17.80 FEET TO WHICH A RADIAL LINE BEARS N74°11'39"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'01", AN ARC DISTANCE OF 17.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 788.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'27", AN ARC DISTANCE OF 159.97 FEET TO THE POINT OF TANGENCY; THENCE N05°59'54"E, 188.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,990.47 FEET AND A CHORD BEARING AND DISTANCE OF N04°49'33"E, 73.67 FEET TO WHICH A RADIAL LINE BEARS S84°06'50"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°07'15", AN ARC DISTANCE OF 73.68 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°52'01"W, 284.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,300.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°53'05", AN ARC DISTANCE OF 396.80 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE: RUN N10°45'06"W, 63.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 87.11 FEET TO THE POINT OF REVERSE

CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 144.63 FEET TO THE POINT OF TANGENCY; THENCE N10°45'06"W, 159.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 148.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'14", AN ARC DISTANCE OF 232.01 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,920.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER SAID OFFICIAL RECORDS BOOK 4648, PAGE 336; THE FOLLOWING TWELVE (12) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°22'45", AN ARC DISTANCE OF 368.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 812.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'46", AN ARC DISTANCE OF 42.70 FEET TO THE POINT OF TANGENCY; THENCE S77°03'41"W, 150.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 900.00 FEET; THENCE WESTERLY 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 S68°21'57"W, 702.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE WESTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY 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 WESTERLY 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 SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY 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 WESTERLY 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 TANGENCY; THENCE N66°16'58"W, 1,240.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°51'32", AN ARC DISTANCE OF 562.71 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY AND ALONG A RADIAL LINE RUN S07°51'30"W, 45.00 FEET; THENCE S11°32'08"W, 203.62 FEET; THENCE S82°38'43"W, 107.80 FEET; THENCE S88°00'19"W, 193.82 FEET; THENCE S38°30'16"W, 165.24 FEET; THENCE S01°16'42"E, 370.68 FEET; THENCE N88°00'40"E, 435.98 FEET; THENCE S82°21'53"E, 143.06 FEET; THENCE S71°37'43"E, 60.00 FEET; THENCE S15°48'25"W, 88.01 FEET; THENCE S79°51'07"E, 131.55 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 S07°29'39"W, 89.60 FEET TO WHICH A RADIAL LINE BEARS N79°51'07"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF

05°18'28", AN ARC DISTANCE OF 89.63 FEET; THENCE ALONG A RADIAL LINE RUN N85°09'35"W, 110.00 FEET; THENCE S02°47'20"W, 75.80 FEET; THENCE S00°13'09"E, 65.58 FEET; THENCE S01°03'57"W, 73.94 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 N87°19'53"W, 150.06 FEET TO WHICH A RADIAL LINE BEARS S01°03'57"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'20", AN ARC DISTANCE OF 150.08 FEET; THENCE ALONG A NON-TANGENT LINE RUN N01°03'57"E, 110.09 FEET; THENCE N84°51'40"W, 58.16 FEET; THENCE N86°10'37"W, 42.84 FEET; THENCE S77°47'41"W, 58.97 FEET; THENCE S61°55'26"W, 61.74 FEET; THENCE S46°03'11"W, 58.92 FEET; THENCE S30°10'56"W, 61.74 FEET; THENCE S14°18'41"W, 60.19 FEET; THENCE S01°50'38"E, 581.54 FEET TO THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER AFORESAID OFFICIAL RECORDS BOOK 4277, PAGE 729; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY EASEMENT LINE: RUN S89°27'00"E, 1,918.61 FEET; THENCE S88°54'07"E, 152.76 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN N40°39'03"E, 119.45 FEET; THENCE N52°54'57"E, 28.60 FEET; THENCE S44°09'30"E, 72.60 FEET; THENCE S36°44'07"E, 74.29 FEET TO AFORESAID NORTHERLY EASEMENT LINE; THENCE ALONG SAID NORTHERLY EASEMENT LINE RUN S88°54'07"E, 659.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 841.50 FEET AND A CHORD BEARING AND DISTANCE OF S01°57'03"W, 25.05 FEET TO WHICH A RADIAL LINE BEARS N87°11'46"W; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°42'21", AN ARC DISTANCE OF 25.05 FEET TO THE POINT OF TANGENCY; THENCE S01°05'53"W, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'23", AN ARC DISTANCE OF 4.50 FEET TO THE SOUTHERLY EASEMENT LINE OF A 45.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4532, PAGE 172, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N88°54'07"W, 323.99 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S01°05'53"W, 68.00 FEET; THENCE S17°42'06"E, 145.82 FEET; THENCE N88°02'51"W, 726.13 FEET; THENCE S01°57'09"W, 89.17 FEET; THENCE N88°02'51"W, 200.50 FEET; THENCE N01°28'20"E, 65.00 FEET; THENCE N14°48'38"E, 221.31 FEET TO THE SOUTHERLY EASEMENT LINE PER AFORESAID OFFICIAL RECORDS BOOK 4532, PAGE 172; THENCE ALONG SAID SOUTHERLY EASEMENT LINE RUN N89°27'00"W, 317.77 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S05°32'58"E, 107.56 FEET; THENCE S01°57'09"W, 692.71 FEET; THENCE N90°00'00"W, 188.62 FEET; THENCE S00°00'00"E, 7.18 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 S82°27'37"W, 67.75 FEET TO WHICH A RADIAL LINE BEARS N00°27'52"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°09'03", AN ARC DISTANCE OF 67.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN N17°16'03"W, 158.66 FEET; THENCE N04°40'41"E, 69.63 FEET; THENCE N06°55'01"E, 173.75 FEET; THENCE N06°49'53"W, 145.00 FEET; THENCE S83°10'07"W, 343.33 FEET; THENCE S75°16'40"W, 70.67 FEET; THENCE S83°10'07"W, 70.00 FEET; THENCE N59°59'37"W, 32.47 FEET; THENCE N81°12'02"W, 531.64 FEET; THENCE S40°48'47"W, 171.01 FEET; THENCE S34°21'57"W, 52.71 FEET; THENCE S27°56'02"W, 82.70 FEET; THENCE S20°04'23"W, 82.77 FEET; THENCE S12°12'31"W, 82.77 FEET; THENCE

S04°20'49"W, 83.38 FEET; THENCE S04°43'42"E, 71.04 FEET; THENCE S20°12'02"E, 82.95 FEET; THENCE S49°19'43"E, 82.12 FEET; THENCE S73°58'59"E, 47.75 FEET; THENCE S20°32'03"E, 112.41 FEET; THENCE S18°16'18"E, 65.35 FEET; THENCE S15°57'11"E, 72.05 FEET; THENCE S13°31'15"E, 72.03 FEET; THENCE S11°12'07"E, 65.37 FEET; THENCE S08°56'20"E, 68.70 FEET; THENCE S06°37'12"E, 224.63 FEET; THENCE S42°06'54"E, 82.71 FEET; THENCE S57°59'09"E, 62.00 FEET; THENCE S73°53'56"E, 44.50 FEET; THENCE S75°13'43"E, 54.21 FEET; THENCE S85°26'04"E, 151.76 FEET; THENCE N41°35'10"E, 87.68 FEET; THENCE N24°34'05"E, 62.39 FEET; THENCE N10°30'25"E, 55.11 FEET; THENCE N02°51'26"E, 93.72 FEET; THENCE S81°12'02"E, 148.74 FEET; THENCE N08°47'58"E, 110.00 FEET; THENCE S81°12'02"E, 83.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°49'14", AN ARC DISTANCE OF 42.42 FEET; THENCE ALONG A RADIAL LINE RUN S14°01'16"E, 109.80 FEET; THENCE N75°58'44"E, 30.87 FEET; THENCE N60°06'29"E, 58.92 FEET; THENCE N44°14'14"E, 77.15 FEET; THENCE N20°19'36"E, 509.64 FEET; THENCE N00°40'58"E, 86.91 FEET; THENCE N90°00'00"E, 186.91 FEET; THENCE S01°57'09"W, 233.22 FEET; THENCE S05°11'17"W, 106.30 FEET; THENCE S01°57'09"W, 683.67 FEET; THENCE S88°02'51"E, 463.39 FEET; THENCE S46°13'54"E, 25.00 FEET; THENCE S43°46'06"W, 115.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 346.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,243.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'00", AN ARC DISTANCE OF 299.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°41'12", AN ARC DISTANCE OF 98.21 FEET; THENCE ALONG A RADIAL LINE RUN N68°52'44"W, 42.00 FEET; THENCE N78°03'46"W, 149.00 FEET; THENCE S69°26'43"W, 184.62 FEET; THENCE S39°41'03"W, 100.44 FEET; THENCE S10°23'26"E, 483.94 FEET; THENCE N85°59'36"W, 138.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,100.34 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°45'40", AN ARC DISTANCE OF 247.85 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°46'06"E, 67.86 FEET; THENCE N10°05'56"W, 114.06 FEET; THENCE DEPARTING THE BOUNDARY LINE OF SAID LANDS RUN N34°23'32"W, 22.72 FEET; THENCE N10°05'56"W, 22.76 FEET; THENCE N14°56'02"E, 22.09 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S76°37'27"W, 1223.51 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N10°05'56"W, 226.81 FEET; THENCE N75°47'18"W, 575.11 FEET; THENCE N60°13'22"W, 70.11 FEET; THENCE N30°49'17"W, 55.59 FEET; THENCE N01°04'34"E, 63.14 FEET; THENCE N87°35'51"W, 110.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 312.52 FEET AND A CHORD BEARING AND DISTANCE OF N06°30'54"W, 30.69 FEET TO WHICH A RADIAL LINE BEARS N86°17'58"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°37'45", AN ARC DISTANCE OF 30.70 FEET; THENCE ALONG A NON-TANGENT LINE RUN N73°21'18"E, 111.61 FEET; THENCE N16°38'42"W, 70.00 FEET; THENCE N26°24'37"W, 88.58 FEET; THENCE N38°37'42"W, 90.06 FEET; THENCE N50°46'00"W, 89.07 FEET; THENCE N58°48'40"W, 10.78 FEET; THENCE N26°16'21"E, 81.77 FEET; THENCE

S76°14'50"E, 1.00 FEET; THENCE N13°45'10"E, 84.61 FEET; THENCE N20°10'50"W, 86.54 FEET; THENCE N14°38'21"W, 58.51 FEET; THENCE S75°21'39"W, 1.00 FEET; THENCE N14°38'21"W, 94.75 FEET; THENCE N53°58'51"W, 84.93 FEET; THENCE N42°00'50"W, 78.94 FEET; THENCE N47°14'45"W, 72.48 FEET; THENCE N52°01'13"W, 65.76 FEET; THENCE N59°10'11"W, 116.04 FEET; THENCE N63°43'38"W, 389.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4641, PAGE 433, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE RUN S26°16'21"W, 824.70 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S63°43'39"E, 408.37 FEET; THENCE S71°04'06"E, 90.62 FEET; THENCE S81°58'08"E, 417.35 FEET; THENCE S65°42'57"E, 65.64 FEET; THENCE S44°15'08"E, 65.60 FEET; THENCE S23°01'09"E, 67.84 FEET; THENCE N85°24'41"E, 109.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF S06°18'41"E, 20.01 FEET TO WHICH A RADIAL LINE BEARS N81°39'33"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°03'32", AN ARC DISTANCE OF 20.01 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°24'41"W, 109.04 FEET; THENCE S07°17'31"W, 93.41 FEET; THENCE S11°48'20"E, 102.63 FEET; THENCE S34°45'18"E, 101.76 FEET; THENCE S57°04'03"E, 165.05 FEET; THENCE S10°05'56"E, 103.14 FEET; THENCE S09°17'04"E, 72.15 FEET; THENCE S16°34'04"W, 42.58 FEET; THENCE S35°39'47"W, 128.66 FEET; THENCE S64°21'54"W, 78.80 FEET; THENCE S65°49'50"W, 62.56 FEET; THENCE S70°11'22"W, 62.56 FEET; THENCE N82°36'48"W, 69.29 FEET; THENCE S72°12'30"W, 94.07 FEET; THENCE N42°06'08"W, 25.17 FEET; THENCE S87°02'59"W, 66.16 FEET; THENCE S32°50'32"W, 40.41 FEET; THENCE N85°57'34"W, 97.74 FEET; THENCE S80°11'57"W, 58.78 FEET; THENCE S64°19'42"W, 67.01 FEET; THENCE S43°49'44"W, 137.90 FEET; THENCE S48°48'58"W, 67.20 FEET; THENCE S53°48'07"W, 67.20 FEET; THENCE S58°03'25"W, 72.94 FEET; THENCE S56°26'27"W, 30.95 FEET; THENCE S40°09'27"W, 59.04 FEET; THENCE S24°17'12"W, 61.74 FEET; THENCE S08°24'57"W, 58.94 FEET; THENCE S07°30'26"E, 62.10 FEET; THENCE S23°25'48"E, 58.94 FEET; THENCE S39°18'03"E, 61.74 FEET; THENCE S55°10'18"E, 46.43 FEET; THENCE S64°08'01"E, 592.27 FEET; THENCE S64°53'11"E, 64.77 FEET; THENCE S71°07'37"E, 87.75 FEET; THENCE S79°08'43"E, 87.75 FEET; THENCE S80°22'36"E, 65.70 FEET; THENCE S70°32'54"E, 64.40 FEET; THENCE S60°42'34"E, 65.29 FEET; THENCE S57°15'13"E, 208.37 FEET; THENCE S48°54'14"E, 61.54 FEET; THENCE S28°08'14"E, 61.54 FEET; THENCE S20°03'58"E, 488.50 FEET; THENCE S03°16'27"E, 51.45 FEET; THENCE S23°24'56"W, 129.80 FEET; THENCE S66°35'04"E, 110.00 FEET; THENCE S23°24'56"W, 37.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 71.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 59.27 FEET TO THE POINT OF TANGENCY; THENCE S70°54'47"W, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,017.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 125.27 FEET TO THE POINT OF TANGENCY; THENCE S63°51'33"W, 5.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'22", AN ARC DISTANCE OF 30.93 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF S26°03'01"E, 78.83 FEET TO WHICH A RADIAL LINE BEARS N62°27'55"E; THENCE SOUTHEASTERLY ALONG

THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 78.84 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N19°38'48"E, 34.87 FEET TO WHICH A RADIAL LINE BEARS S65°26'02"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°25'31", AN ARC DISTANCE OF 38.58 FEET TO THE POINT OF TANGENCY; THENCE N63°51'33"E, 0.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 982.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 120.96 FEET TO THE POINT OF TANGENCY; THENCE N70°54'47"E, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 88.29 FEET TO THE POINT OF TANGENCY; THENCE N23°24'56"E, 204.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHERLY 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 N20°03'58"W, 53.68 FEET; THENCE N69°56'02"E, 151.51 FEET; THENCE N29°07'34"E, 103.42 FEET; THENCE N11°02'30"E, 626.19 FEET; THENCE N21°25'07"E, 72.85 FEET; THENCE N18°01'33"E, 76.43 FEET; THENCE N14°12'55"E, 76.68 FEET; THENCE N08°53'15"E, 74.61 FEET; THENCE N06°40'59"E, 561.91 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,150.00 FEET AND A CHORD BEARING AND DISTANCE OF S85°47'57"E, 14.61 FEET TO WHICH A RADIAL LINE BEARS S04°23'44"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'22", AN ARC DISTANCE OF 14.61 FEET TO THE POINT OF TANGENCY; THENCE S85°59'38"E, 151.09 FEET; THENCE S10°23'26"E, 690.07 FEET; THENCE S74°27'46"E, 215.19 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 S04°46'32"W, 75.16 FEET TO WHICH A RADIAL LINE BEARS N84°22'54"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'08", AN ARC DISTANCE OF 75.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°15'48"W, 118.37 FEET; THENCE S85°00'11"W, 188.14 FEET; THENCE S75°09'50"W, 62.81 FEET; THENCE S47°04'41"W, 149.74 FEET; THENCE S01°23'54"E, 606.60 FEET; THENCE S71°14'09"W, 58.11 FEET; THENCE S29°28'46"W, 580.25 FEET; THENCE S17°28'35"E, 274.28 FEET; THENCE S33°31'09"E, 99.96 FEET; THENCE S41°56'27"E, 67.59 FEET; THENCE S34°11'13"E, 42.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.00 FEET AND A CHORD BEARING AND DISTANCE OF S56°20'03"W, 17.95 FEET TO WHICH A RADIAL LINE BEARS S34°11'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°02'32", AN ARC DISTANCE OF 17.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.83 FEET AND A CHORD BEARING AND DISTANCE OF S66°04'46"W, 196.78 FEET TO WHICH A RADIAL LINE BEARS S29°38'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°25'57", AN ARC DISTANCE OF 197.11 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°34'25"W, 48.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 981.00 FEET AND A CHORD BEARING AND DISTANCE OF S71°49'55"W, 23.69 FEET TO WHICH A RADIAL LINE BEARS S18°51'35"E; THENCE WESTERLY

ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°23'01", AN ARC DISTANCE OF 23.69 FEET TO THE POINT OF TANGENCY; THENCE S72°31'25"W, 210.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 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 CUSP; THENCE S17°28'35"E, 1,031.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,187.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°49'42", AN ARC DISTANCE OF 1,135.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,762.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°41'15", AN ARC DISTANCE OF 328.67 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°22'38"E, 99.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,746.33 FEET AND A CHORD BEARING AND DISTANCE OF N89°26'17"E, 264.66 FEET TO WHICH A RADIAL LINE BEARS S03°47'02"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'30", AN ARC DISTANCE OF 264.91 FEET TO THE POINT OF TANGENCY; THENCE N85°05'32"E, 72.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°55'24", AN ARC DISTANCE OF 95.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 108.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'12", AN ARC DISTANCE OF 8.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°36'40", AN ARC DISTANCE OF 37.84 FEET; THENCE ALONG A NON-TANGENT LINE RUN N04°58'48"W, 218.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'10", AN ARC DISTANCE OF 800.32 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°05'23"W, 270.23 FEET; THENCE N75°33'13"W, 140.00 FEET; THENCE N59°36'29"W, 72.80 FEET; THENCE N75°33'13"W, 95.76 FEET; THENCE N81°11'18"W, 152.77 FEET; THENCE N57°52'22"W, 54.27 FEET; THENCE S61°15'56"W, 96.28 FEET; THENCE S53°36'13"W, 81.83 FEET; THENCE S40°01'41"W, 51.35 FEET; THENCE N89°40'32"W, 49.69 FEET; THENCE S20°59'24"W, 14.43 FEET; THENCE S56°49'18"W, 34.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N27°43'29"W, 80.78 FEET TO WHICH A RADIAL LINE BEARS S56°49'18"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°54'26", AN ARC DISTANCE OF 80.91 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°16'59"E, 14.30 FEET; THENCE N36°15'45"E, 94.42 FEET; THENCE N47°55'36"E, 80.55 FEET; THENCE N71°39'34"E, 142.74 FEET; THENCE N19°48'13"E, 100.21 FEET; THENCE N29°47'26"E, 49.66 FEET; THENCE N01°27'28"W, 26.55 FEET; THENCE N42°13'58"E, 50.31 FEET; THENCE N81°05'11"E, 84.61 FEET; THENCE S78°42'27"E, 212.41 FEET; THENCE S77°05'35"E, 75.01 FEET; THENCE N73°14'44"E, 202.73 FEET; THENCE N23°56'35"E, 128.64 FEET; THENCE N45°22'40"E, 56.32 FEET; THENCE N15°39'43"E, 40.99 FEET; THENCE N10°14'13"W, 106.05 FEET; THENCE N47°37'20"W, 62.36 FEET; THENCE

S73°04'12"W, 93.41 FEET; THENCE N79°09'20"W, 161.14 FEET; THENCE N83°25'18"W, 117.55 FEET; THENCE N71°19'40"W, 113.75 FEET; THENCE N46°46'22"W, 95.78 FEET; THENCE S83°23'54"W, 133.84 FEET; THENCE N61°31'47"W, 13.65 FEET; THENCE N28°28'14"E, 362.52 FEET; THENCE N38°49'18"E, 150.70 FEET; THENCE N16°06'12"E, 267.72 FEET; THENCE N12°05'44"E, 75.70 FEET; THENCE N08°46'12"E, 73.71 FEET; THENCE N07°59'49"E, 282.97 FEET; THENCE N77°03'02"E, 259.22 FEET; THENCE N62°10'11"E, 30.92 FEET; THENCE N53°18'57"E, 59.11 FEET; THENCE N37°26'42"E, 61.74 FEET; THENCE N21°34'27"E, 58.92 FEET; THENCE N05°42'12"E, 30.87 FEET; THENCE N10°51'58"W, 65.63 FEET; THENCE N07°12'36"W, 102.09 FEET; THENCE N12°20'59"W, 417.06 FEET; THENCE N05°21'52"E, 55.63 FEET; THENCE N29°47'41"E, 489.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CHORD BEARING AND DISTANCE OF S75°50'10"E, 86.42 FEET TO WHICH A RADIAL LINE BEARS S20°21'56"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°24'12", AN ARC DISTANCE OF 86.59 FEET TO THE POINT OF TANGENCY; THENCE S82°02'16"E, 228.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'34", AN ARC DISTANCE OF 100.85 FEET; THENCE ALONG A RADIAL LINE RUN S23°22'18"W, 179.26 FEET; THENCE S83°56'52"E, 57.56 FEET; THENCE S52°28'46"E, 65.66 FEET; THENCE S20°23'35"E, 86.23 FEET; THENCE S03°51'49"E, 140.86 FEET; THENCE S07°36'56"E, 61.42 FEET; THENCE S32°50'36"W, 48.53 FEET; THENCE N80°44'18"E, 142.49 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 S62°24'43"E, 77.64 FEET TO WHICH A RADIAL LINE BEARS S78°31'19"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°52'03", AN ARC DISTANCE OF 88.90 FEET TO THE POINT OF TANGENCY; THENCE N66°39'16"E, 185.85 FEET; THENCE N12°35'15"W, 61.44 FEET; THENCE N06°32'26"W, 75.08 FEET; THENCE N07°17'22"W, 75.04 FEET; THENCE N14°32'33"W, 91.49 FEET; THENCE N22°03'49"W, 88.29 FEET; THENCE N31°08'08"W, 88.83 FEET; THENCE N43°26'54"W, 88.04 FEET; THENCE N52°31'19"W, 87.25 FEET; THENCE N61°41'48"W, 92.61 FEET; THENCE S26°32'35"W, 120.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N70°06'49"W, 98.53 FEET TO WHICH A RADIAL LINE BEARS N26°32'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°18'46", AN ARC DISTANCE OF 98.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN N07°57'44"E, 341.68 FEET; THENCE N31°34'46"E, 62.25 FEET; THENCE N31°53'24"E, 419.73 FEET; THENCE N34°36'35"E, 67.51 FEET; THENCE N39°01'07"E, 67.51 FEET; THENCE N43°27'11"E, 67.51 FEET; THENCE N47°53'15"E, 67.51 FEET; THENCE N52°19'19"E, 67.51 FEET; THENCE N56°41'12"E, 67.99 FEET; THENCE N58°07'52"E, 424.38 FEET; THENCE N52°33'54"E, 75.58 FEET; THENCE N51°59'08"E, 280.00 FEET; THENCE N45°13'45"E, 91.62 FEET; THENCE N31°15'25"E, 92.06 FEET; THENCE N17°40'45"E, 92.20 FEET; THENCE N06°44'37"E, 702.82 FEET; THENCE N20°45'50"E, 60.97 FEET; THENCE N36°04'13"E, 61.84 FEET; THENCE N36°46'37"E, 87.57 FEET; THENCE N25°40'17"E, 87.57 FEET; THENCE N14°34'39"E, 87.59 FEET; THENCE N08°28'42"E, 134.95 FEET; THENCE N09°07'47"W, 65.02 FEET; THENCE N25°00'02"W, 58.92 FEET; THENCE N40°52'17"W, 61.74 FEET; THENCE N56°27'57"W, 91.17 FEET; THENCE N88°54'07"W, 876.48 FEET; THENCE S83°09'22"W, 30.72 FEET; THENCE S69°32'57"W, 59.11 FEET; THENCE S53°40'42"W, 61.74 FEET; THENCE S37°48'27"W, 59.13 FEET; THENCE S26°16'36"W, 30.80 FEET; THENCE S13°48'24"W, 243.22 FEET; THENCE N76°11'36"W, 71.06 FEET;

THENCE S00°02'46"E, 137.69 FEET; THENCE S44°11'04"W, 78.37 FEET; THENCE S22°47'49"W, 66.89 FEET; THENCE S25°15'41"W, 88.29 FEET; THENCE S14°11'12"W, 88.29 FEET; THENCE S28°11'46"W, 64.09 FEET; THENCE S01°57'15"E, 110.32 FEET; THENCE S05°10'57"W, 57.58 FEET; THENCE S76°03'40"E, 40.41 FEET; THENCE S16°23'32"W, 78.97 FEET; THENCE S24°23'27"W, 86.72 FEET; THENCE S38°11'31"W, 131.59 FEET; THENCE N66°50'51"W, 78.48 FEET; THENCE N75°44'46"W, 123.55 FEET; THENCE N58°43'20"W, 88.35 FEET; THENCE N49°57'55"W, 75.45 FEET; THENCE N57°09'48"W, 121.51 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 THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE EAST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN N00°02'56"E, 367.47 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 278.50 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S79°38'01"W, 71.29 FEET; THENCE N89°27'00"W, 350.00 FEET; THENCE N00°33'00"E, 78.73 FEET; THENCE N29°28'45"W, 60.03 FEET; THENCE N59°30'29"W, 65.65 FEET; THENCE N89°27'00"W, 118.85 FEET; THENCE S60°36'28"W, 65.65 FEET; THENCE S30°34'44"W, 60.94 FEET; THENCE S00°33'00"W, 77.95 FEET; THENCE N89°27'00"W, 349.10 FEET; THENCE N73°30'17"W, 72.80 FEET; THENCE N89°27'00"W, 259.38 FEET; 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 S82°51'04"E, 67.03 FEET; THENCE S77°32'03"E, 67.01 FEET; THENCE S72°13'05"E, 67.01 FEET; THENCE S67°16'33"E, 68.16 FEET; THENCE S66°16'58"E, 310.60 FEET; THENCE S27°42'07"E, 82.19 FEET; THENCE S00°33'00"W, 44.38 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 THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 881.88 FEET; THENCE DEPARTING SAID WEST

LINE RUN S89°57'04"E, 370.43 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S86°42'11"E, 137.98 FEET; THENCE S79°37'35"E, 276.93 FEET; THENCE N49°25'07"E, 71.00 FEET; THENCE S75°17'25"E, 133.94 FEET; THENCE S83°39'42"E, 85.64 FEET; THENCE N86°41'31"E, 46.78 FEET; THENCE S20°31'31"E, 27.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 96.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°30'36", AN ARC DISTANCE OF 32.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°04'08", AN ARC DISTANCE OF 181.36 FEET; THENCE ALONG A NON-TANGENT LINE RUN N78°13'28"W, 160.82 FEET; THENCE N63°58'11"W, 71.15 FEET; THENCE N76°32'08"W, 137.86 FEET; THENCE N88°23'07"W, 37.93 FEET; THENCE S80°15'28"W, 103.83 FEET; THENCE S65°30'55"W, 103.68 FEET; THENCE S36°26'37"W, 67.21 FEET; THENCE S71°20'43"W, 82.73 FEET; THENCE S33°06'33"W, 72.19 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 S87°08'59"E, 239.64 FEET; THENCE N03°34'49"W, 133.85 FEET; THENCE N37°39'04"E, 37.54 FEET; THENCE N71°08'29"E, 156.26 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 THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 388.46 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 1518.40 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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, 70.80 FEET; THENCE N88°27'45"E, 87.46 FEET; THENCE N70°54'47"E, 58.13 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; THENCE N88°54'07"W, 90.00 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 SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1075.38 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 343.10 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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, 123.02 FEET; THENCE S15°03'06"W, 97.94 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 SOUTHERLY, HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF N71°00'14"W, 187.97 FEET TO WHICH A RADIAL LINE BEARS N25°09'44"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°19'56", AN ARC DISTANCE OF 188.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 36.53 FEET TO THE POINT OF TANGENCY; THENCE N60°25'33"W, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'38", AN ARC DISTANCE OF 12.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°53'05", AN ARC DISTANCE OF 31.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°28'34", AN ARC DISTANCE OF 6.64 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 07°39'00", AN ARC DISTANCE OF 305.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 329.05 FEET TO THE POINT OF TANGENCY; THENCE N43°46'06"E, 613.38 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 SOUTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN S00°08'08"W, 324.94 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°51'52"E, 365.72 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N29°47'41"E, 186.47 FEET; 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 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 653.02 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 126.06 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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 04°20'24", AN ARC DISTANCE OF 77.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°25'31", AN ARC DISTANCE OF 493.70 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 97°10'02", AN ARC DISTANCE OF 33.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'45", AN ARC DISTANCE OF 5.23 FEET TO THE POINT OF TANGENCY; THENCE S60°25'33"E, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 51.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 825.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°19'56", AN ARC DISTANCE OF 163.17 FEET; THENCE ALONG A NON-TANGENT LINE RUN

S29°47'41"W, 347.26 FEET; THENCE S23°20'58"W, 70.45 FEET; THENCE S37°39'54"W, 57.75 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 2503.62 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 826.86 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S61°31'47"E, 254.45 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°03'25", AN ARC DISTANCE OF 224.92 FEET; THENCE ALONG A RADIAL LINE RUN N48°28'22"W, 42.00 FEET; THENCE N41°56'27"W, 68.76 FEET; THENCE N17°33'54"W, 135.43 FEET; THENCE N03°08'09"W, 50.98 FEET; THENCE N26°04'37"E, 70.12 FEET; THENCE N29°28'46"E, 220.64 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2052.32 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 290.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°16'48"W, 967.30 FEET; THENCE N47°11'45"W, 104.73 FEET; THENCE N87°35'47"W, 267.23 FEET; THENCE S88°02'18"W, 69.66 FEET; THENCE S49°34'49"W, 56.64 FEET; THENCE S48°04'13"W, 47.10 FEET; THENCE S31°08'34"W, 47.78 FEET; THENCE S30°55'10"W, 140.30 FEET; THENCE S22°16'02"W, 129.58 FEET; THENCE S20°59'21"W, 67.24 FEET; THENCE S22°14'52"W, 71.61 FEET; THENCE S09°31'20"W, 54.23 FEET; THENCE S17°55'00"E, 51.36 FEET; THENCE S42°05'55"W, 133.92 FEET; THENCE S84°03'49"W, 72.00 FEET; THENCE S89°13'00"W, 138.76 FEET; THENCE S79°36'17"W, 126.07 FEET; THENCE S46°11'28"W, 2.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 539.95 FEET AND A CHORD BEARING AND DISTANCE OF S56°31'36"W, 193.77 FEET TO WHICH A RADIAL LINE BEARS S43°48'36"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°40'23", AN ARC DISTANCE OF 194.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN S03°29'10"W, 102.80 FEET; THENCE S03°43'49"E, 70.13 FEET; THENCE S00°12'51"E, 280.00 FEET; THENCE

S07°17'20"E, 57.90 FEET; THENCE S33°02'28"E, 62.04 FEET; THENCE S33°29'10"E, 50.85 FEET; THENCE S31°48'12"E, 64.57 FEET; THENCE S02°22'23"E, 204.62 FEET; THENCE S11°42'16"E, 43.17 FEET; THENCE S66°08'13"E, 47.93 FEET; THENCE N58°31'55"E, 56.93 FEET; THENCE DEPARTING SAID LANDS RUN N54°04'04"E, 55.51 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF AFORESAID LANDS; (SAID POINT BEARS S68°14'54"W, 1396.26 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24); THENCE ALONG SAID SOUTHERLY EXTENSION, THE BOUNDARY LINE OF SAID LANDS AND THE NORTHERLY EXTENSION THEREOF, RESPECTIVELY, RUN N20°57'23"E, 50.00 FEET; THENCE DEPARTING SAID NORTHERLY EXTENSION RUN N15°16'01"E, 94.59 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°09'50"W, 1310.21 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N15°16'01"E, 100.26 FEET; THENCE N56°16'26"E, 162.22 FEET; THENCE N50°21'08"E, 91.70 FEET; THENCE N57°03'08"E, 82.98 FEET; THENCE N63°53'52"E, 82.98 FEET; THENCE N69°48'38"E, 62.00 FEET; THENCE N27°50'04"E, 72.42 FEET; THENCE S89°56'24"E, 110.29 FEET; THENCE N70°06'04"E, 103.91 FEET; THENCE N60°55'14"E, 29.68 FEET; THENCE DEPARTING SAID LANDS RUN S14°17'47"E, 97.49 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S88°42'30"W, 528.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S81°40'23"E, 240.24 FEET; THENCE S00°18'00"W, 1,162.70 FEET; THENCE N89°42'00"W, 138.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'16", AN ARC DISTANCE OF 489.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 468.49 FEET TO THE POINT OF TANGENCY; THENCE N88°47'47"W, 391.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°58'36", AN ARC DISTANCE OF 435.83 FEET; THENCE ALONG A RADIAL LINE RUN N18°46'23"W, 45.00 FEET; THENCE N00°12'51"W, 488.05 FEET; (SAID POINT BEARS S67°31'35"W, 2387.51 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S89°47'09"W, 185.19 FEET; THENCE N67°37'23"W, 104.71 FEET; THENCE N90°00'00"W, 59.60 FEET; THENCE N66°29'37"W, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 540.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°04'14"W, 10.64 FEET TO WHICH A RADIAL LINE BEARS S66°29'37"E; (SAID POINT BEARS S71°13'11"W, 2700.77 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'42", AN ARC DISTANCE OF 10.64 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S24°38'06"W, 185.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 670.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°14'11", AN ARC DISTANCE OF 189.86 FEET TO THE POINT OF TANGENCY; THENCE S08°23'54"W, 79.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT

CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 146.50 FEET AND A CHORD BEARING AND DISTANCE OF S14°10'44"E, 21.53 FEET TO WHICH A RADIAL LINE BEARS S80°02'08"W; THENCE DEPARTING SAID LANDS RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°25'44", AN ARC DISTANCE OF 21.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 153.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'52", AN ARC DISTANCE OF 39.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 662.83 FEET; (SAID POINT BEARS S59°58'42"W, 3070.59 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'48", AN ARC DISTANCE OF 172.14 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°05'56", AN ARC DISTANCE OF 107.97 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF S62°51'02"W, 155.20 FEET TO WHICH A RADIAL LINE BEARS N18°30'32"E; (SAID POINT BEARS S58°18'56"W, 3200.12 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE EASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG SAID EASTERLY EXTENSION AND BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°19'00", AN ARC DISTANCE OF 172.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 116.99 FEET AND A CHORD BEARING AND DISTANCE OF S28°38'01"W, 40.88 FEET TO WHICH A RADIAL LINE BEARS S71°25'44"E; THENCE DEPARTING SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°07'30", AN ARC DISTANCE OF 41.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,950.00 FEET AND A CHORD BEARING AND DISTANCE OF S67°04'12"W, 268.84 FEET TO WHICH A RADIAL LINE BEARS S24°52'48"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°54'01", AN ARC DISTANCE OF 268.89 FEET TO THE POINT OF TANGENCY; THENCE S69°01'13"W, 194.15 FEET; THENCE N20°58'47"W, 45.00 FEET; THENCE N83°37'14"W, 102.93 FEET; THENCE N54°00'24"W, 136.23 FEET; THENCE N21°24'58"W, 196.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 482.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°00'58"W, 37.94 FEET TO WHICH A RADIAL LINE BEARS N19°43'51"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°30'22", AN ARC DISTANCE OF 37.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 109°01'47", AN ARC DISTANCE OF 352.04 FEET; (SAID POINT BEARS S69°07'19"W, 4032.05 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN N82°17'17"W, 82.68 FEET; THENCE N37°17'17"W, 16.97 FEET TO POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S69°54'02"W, 4109.82 FEET FROM SAID

NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N07°42'43"E, 64.41 FEET; THENCE N08°55'24"E, 57.80 FEET; THENCE N02°40'17"W, 57.93 FEET; THENCE N12°18'15"W, 57.93 FEET; THENCE N21°56'13"W, 57.93 FEET; THENCE N51°04'39"W, 59.68 FEET; THENCE N42°00'18"W, 63.64 FEET; THENCE N53°10'28"W, 65.06 FEET; THENCE N50°42'54"W, 87.83 FEET; THENCE N87°03'57"W, 231.10 FEET; THENCE N73°28'58"W, 75.15 FEET; THENCE N47°53'37"W, 66.57 FEET; THENCE N21°50'56"W, 77.50 FEET; THENCE N03°41'27"E, 64.19 FEET; THENCE N66°23'20"W, 32.95 FEET; THENCE N23°36'40"E, 491.37 FEET; THENCE S66°23'20"E, 45.00 FEET; THENCE DEPARTING SAID LANDS RUN S71°48'03"E, 172.57 FEET; THENCE N48°11'02"E, 210.00 FEET; THENCE N48°07'58"E, 168.73 FEET; (SAID POINT BEARS S88°42'33"W, 3811.64 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N13°26'53"E, 62.51 FEET; THENCE N06°20'27"W, 103.37 FEET; THENCE N17°05'07"W, 73.97 FEET; THENCE N53°57'15"W, 168.18 FEET; THENCE N53°31'42"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,200.00 FEET AND A CHORD BEARING AND DISTANCE OF N48°42'12"E, 932.21 FEET TO WHICH A RADIAL LINE BEARS N53°31'42"W; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG SAID SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°27'48", AN ARC DISTANCE OF 939.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,425.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°40'50", AN ARC DISTANCE OF 414.86 FEET; THENCE ALONG A NON-TANGENT LINE RUN S45°44'43"E, 45.00 FEET; THENCE S37°15'43"E, 285.59 FEET; THENCE S51°18'49"E, 60.63 FEET; THENCE S59°54'12"E, 79.47 FEET; THENCE N32°22'31"E, 78.39 FEET; THENCE N36°38'25"E, 80.37 FEET; THENCE N42°29'17"E, 79.42 FEET; THENCE N49°04'00"E, 79.38 FEET; THENCE DEPARTING SAID LANDS RUN N15°19'17"W, 104.53 FEET; (SAID POINT BEARS S58°51'06"W, 2907.67 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13); THENCE N13°46'46"E, 105.71 FEET; (SAID POINT BEARS S60°21'54"W, 2834.00 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N13°46'46"E, 0.15 FEET; THENCE N29°44'52"E, 102.81 FEET; (SAID POINT BEARS S61°27'36"W, 2745.92 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N29°44'52"E, 0.12 FEET; THENCE N42°58'14"E, 89.39 FEET; THENCE N63°48'00"E, 71.96 FEET; THENCE N88°30'37"E, 119.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 102.50 FEET AND A CHORD BEARING AND DISTANCE OF N03°37'16"E, 2.56 FEET TO WHICH A RADIAL LINE BEARS S85°39'51"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°25'47", AN ARC DISTANCE OF 2.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 197.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°29'37", AN ARC DISTANCE OF 167.16 FEET TO THE POINT OF TANGENCY; THENCE N51°23'59"E, 49.26 FEET; THENCE N38°36'01"W, 100.43 FEET; THENCE N05°36'17"E, 112.38 FEET; (SAID POINT BEARS S68°10'15"W, 2268.65 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN N84°04'20"W, 57.21

FEET; THENCE N77°43'31"W, 146.16 FEET; THENCE N72°06'16"W, 54.55 FEET; (SAID POINT BEARS S71°28'42"W, 2486.39 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N72°06'16"W, 0.25 FEET; THENCE N70°25'54"W, 51.38 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE EASTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN N44°14'21"W, 182.92 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 791.61 FEET; THENCE S79°11'53"E, 45.00 FEET; THENCE N57°33'05"E, 183.30 FEET; THENCE N59°37'03"E, 66.77 FEET; THENCE N42°39'37"E, 66.75 FEET; THENCE N25°42'10"E, 66.77 FEET; THENCE N25°55'38"E, 65.29 FEET; THENCE N21°10'04"E, 39.56 FEET; THENCE N72°40'04"W, 262.01 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 319.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°26'53", AN ARC DISTANCE OF 441.56 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 44°50'38", AN ARC DISTANCE OF 79.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°13'40", AN ARC DISTANCE OF 64.89 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 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S89°37'52"E, 147.10 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3130, PAGE 599, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 726.88 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3130, PAGE 599; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 664.86 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°37'52"E, 379.60 FEET; THENCE DEPARTING SAID EASTERLY EXTENSION OF SAID LANDS RUN S43°18'02"E, 117.73 FEET; THENCE S00°12'51"E, 238.18 FEET; (SAID POINT BEARS N51°58'31"W, 1644.17 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE S89°47'09"W, 110.00 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 22.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 182.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°10'16", AN ARC DISTANCE OF 51.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 517.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°55'42", AN ARC DISTANCE OF 225.16 FEET TO THE POINT OF TANGENCY; THENCE S08°32'36"W, 24.21 FEET; THENCE DEPARTING SAID LANDS RUN S81°03'32"E, 381.99 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N57°53'59"W, 1190.70 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°12'51"W, 281.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY

AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'08", AN ARC DISTANCE OF 37.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 307.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'22", AN ARC DISTANCE OF 47.81 FEET TO THE POINT OF TANGENCY; THENCE N12°54'36"W, 115.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°04'32", AN ARC DISTANCE OF 83.53 FEET TO THE POINT OF TANGENCY; THENCE N01°09'56"E, 159.58 FEET; THENCE N51°57'53"W, 70.00 FEET; THENCE S88°50'04"E, 185.00 FEET; THENCE S55°12'18"W, 63.01 FEET; THENCE S01°09'56"W, 136.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°39'15", AN ARC DISTANCE OF 14.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 52.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°04'42", AN ARC DISTANCE OF 83.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°29'59", AN ARC DISTANCE OF 19.01 FEET TO THE POINT OF TANGENCY; THENCE S12°54'36"E, 100.64 FEET; THENCE DEPARTING SAID LANDS RUN S88°49'03"E, 681.07 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE AFORESAID LANDS; (SAID POINT BEARS N15°56'08"W, 1040.64 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE ALONG THE NORTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°14'44"W, 879.55 FEET; THENCE N89°45'17"W, 261.00 FEET; THENCE S05°47'10"W, 77.71 FEET; THENCE S02°10'29"W, 68.02 FEET; THENCE S01°13'16"E, 68.44 FEET; THENCE S04°35'00"E, 67.77 FEET; THENCE S07°46'26"E, 68.16 FEET; THENCE S08°31'18"E, 70.00 FEET; THENCE S54°19'01"E, 59.93 FEET; THENCE S29°37'48"E, 64.79 FEET; THENCE S11°47'06"E, 74.65 FEET; THENCE S13°55'01"W, 139.13 FEET; THENCE S89°37'52"E, 179.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2398.64 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2044.30 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 353.40 FEET; THENCE N77°43'31"W, 211.59 FEET; THENCE N10°47'09"E, 150.13 FEET; THENCE N61°42'13"W, 125.83 FEET; THENCE N10°47'09"E, 208.22 FEET; THENCE S68°36'07"E, 202.54 FEET; THENCE S64°08'56"E, 67.33 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2324.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1055.03 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S08°31'18"E, 195.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,840.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°52'55", AN ARC DISTANCE OF 92.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN S89°47'09"W, 28.84 FEET; THENCE S82°39'39"W, 40.31 FEET; THENCE S61°30'09"W, 45.42 FEET; THENCE S89°47'09"W, 202.00 FEET; THENCE N00°12'51"W, 323.36 FEET; THENCE S78°59'09"E, 5.81 FEET; THENCE S77°42'10"E, 63.35 FEET; THENCE S84°18'31"E, 68.94 FEET; THENCE N88°36'56"E, 68.95 FEET; THENCE N82°28'37"E, 67.10 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 695.48 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1286.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING AND DISTANCE OF S33°47'32"W, 206.13 FEET TO WHICH A RADIAL LINE BEARS S68°36'23"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°47'51", AN ARC DISTANCE OF 207.74 FEET TO THE POINT OF TANGENCY; THENCE S46°11'28"W, 49.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°10'49", AN ARC DISTANCE OF 344.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 830.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'25", AN ARC DISTANCE OF 130.72 FEET; THENCE ALONG A NON-TANGENT LINE RUN N12°11'49"W, 105.17 FEET; THENCE N21°12'53"W, 205.56 FEET; THENCE N21°13'19"W, 55.78 FEET; THENCE N53°40'28"W, 147.24 FEET; THENCE N59°53'17"W, 96.22 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 106.42 FEET AND A CHORD BEARING AND DISTANCE OF N00°30'03"W, 9.58 FEET TO WHICH A RADIAL LINE BEARS S87°55'15"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°09'36", AN ARC DISTANCE OF 9.58 FEET;

THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN N68°14'49"E, 54.28 FEET; THENCE N46°25'25"E, 57.51 FEET; THENCE N09°43'47"W, 61.99 FEET; (SAID POINT BEARS S51°28'15"W, 2714.91 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE N19°24'57"W, 139.94 FEET; THENCE N01°24'28"W, 51.70 FEET; THENCE N17°39'35"E, 41.62 FEET; THENCE N44°21'19"E, 57.99 FEET; THENCE N33°11'09"E, 0.16 FEET; (SAID POINT BEARS S56°02'56"W, 2553.76 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N33°11'09"E, 99.71 FEET; (SAID POINT BEARS S56°57'02"W, 2462.19 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE N58°09'10"W, 110.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 137.50 FEET AND A CHORD BEARING AND DISTANCE OF N19°24'07"E, 78.09 FEET TO WHICH A RADIAL LINE BEARS S54°06'08"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°59'30", AN ARC DISTANCE OF 79.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 162.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°58'08", AN ARC DISTANCE OF 133.21 FEET; THENCE ALONG A NON-TANGENT LINE RUN S51°53'47"E, 114.37 FEET; THENCE N50°45'11"E, 63.07 FEET; THENCE N50°28'15"E, 84.30 FEET; THENCE N45°21'23"E, 88.29 FEET; THENCE N00°12'51"W, 756.29 FEET; THENCE N89°47'09"E, 10.00 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00' FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 184.94 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N68°36'07"W, 364.86 FEET; THENCE N45°24'12"W, 48.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 592.50 FEET AND A CHORD BEARING AND DISTANCE OF N41°44'55"E, 299.28 FEET TO WHICH A RADIAL LINE BEARS S33°37'21"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°15'28", AN ARC DISTANCE OF 302.56 FEET; THENCE ALONG A RADIAL LINE RUN S62°52'49"E, 194.92 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 392.74 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 2,574.23 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N89°47'09"E, 447.94 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 568.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2848.43 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE

BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S16°40'55"E, 205.11 FEET; THENCE S42°41'13"E, 403.43 FEET; THENCE S56°10'41"E, 120.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°17'23"W, 170.33 FEET TO WHICH A RADIAL LINE BEARS N52°55'01"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°35'12", AN ARC DISTANCE OF 170.73 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS S87°09'23"W, 2502.43 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S23°29'47"W, 31.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 680.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°52'31", AN ARC DISTANCE OF 10.39 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: THENCE ALONG A NON-TANGENT LINE RUN N80°47'31"W, 91.34 FEET; THENCE N85°02'39"W, 76.84 FEET; THENCE N89°17'46"W, 76.84 FEET; THENCE S86°27'07"W, 76.84 FEET; THENCE S82°12'00"W, 76.84 FEET; THENCE S77°56'52"W, 76.84 FEET; THENCE S79°17'35"W, 63.30 FEET; THENCE N63°49'58"W, 46.02 FEET; THENCE N03°18'03"W, 140.21 FEET; THENCE N08°06'47"W, 70.03 FEET; THENCE N06°13'20"W, 73.58 FEET; THENCE N08°39'08"W, 75.56 FEET; THENCE N12°28'51"W, 75.43 FEET; THENCE N15°32'19"W, 99.12 FEET; THENCE N56°00'13"E, 392.65 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 274.67 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1719.06 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 438.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°49'37", AN ARC DISTANCE OF 83.08 FEET TO THE POINT OF TANGENCY; THENCE S33°02'28"E, 51.82 FEET; THENCE S56°57'32"W, 75.17 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 1,014.05 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N88°47'47"W, 36.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,295.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'58", AN ARC DISTANCE OF 13.17 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N00°12'51"W, 552.28 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S89°47'09"W, 177.32 FEET; THENCE N00°12'51"W, 249.41 FEET; THENCE N45°05'28"W, 94.08 FEET; THENCE N43°34'37"E, 352.16 FEET TO AFORESAID WESTERLY

EASEMENT LINE; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 509.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00 FEET AND A CHORD BEARING AND DISTANCE OF N85°56'42"E, 38.33 FEET TO WHICH A RADIAL LINE BEARS N05°28'52"W; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'09", AN ARC DISTANCE OF 38.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'22", AN ARC DISTANCE OF 2.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°42'15", AN ARC DISTANCE OF 32.36 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 482.00 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2566.59 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; (SAID POINT BEARS S79°39'50"W, 2611.46 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S00°56'03"W, 193.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°42'03", AN ARC DISTANCE OF 198.55 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S24°38'06"W, 172.43 FEET; THENCE S88°06'49"W, 126.84 FEET; THENCE S83°38'48"W, 87.56 FEET; THENCE S79°10'10"W, 76.77 FEET; THENCE S74°50'48"W, 76.84 FEET; THENCE S70°56'14"W, 76.75 FEET; THENCE S67°24'43"W, 71.52 FEET; (SAID POINT BEARS S70°46'58"W, 3377.90 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N62°07'56"W, 109.14 FEET; THENCE S41°21'03"W, 98.00 FEET; THENCE S35°24'02"W, 154.37 FEET; (SAID POINT BEARS S69°52'54"W, 3663.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S16°31'42"W, 97.81 FEET; (SAID POINT BEARS S68°40'26"W, 3723.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S06°00'44"W, 83.81 FEET; THENCE S06°14'50"W, 77.03 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S66°31'17"W, 3799.92 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE NORTHWESTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN S18°53'50"E, 26.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 517.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°25'58"W, 48.21 FEET TO WHICH A RADIAL LINE BEARS N18°53'50"W; THENCE WESTERLY ALONG THE ARC OF SAID

CURVE, THROUGH A CENTRAL ANGLE OF 05°20'22", AN ARC DISTANCE OF 48.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°46'07", AN ARC DISTANCE OF 88.41 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°06'16"E, 50.05 FEET; THENCE N21°37'49"W, 53.36 FEET; THENCE N17°45'05"E, 72.87 FEET; THENCE N32°03'46"E, 60.27 FEET; THENCE N05°02'30"E, 129.53 FEET; THENCE N28°28'35"W, 37.81 FEET; THENCE DEPARTING SAID NORTHWESTERLY EXTENSION OF SAID LANDS RUN N32°28'20"W, 114.49 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°17'59"W, 3792.68 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°55'36"W, 65.95 FEET; THENCE N27°26'24"W, 143.58 FEET; THENCE S88°25'03"W, 53.52 FEET; THENCE S48°51'26"W, 106.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°25'02"W, 132.31 FEET TO WHICH A RADIAL LINE BEARS N48°40'27"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°10'59", AN ARC DISTANCE OF 132.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 302.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°41'34", AN ARC DISTANCE OF 82.85 FEET TO THE POINT OF TANGENCY; THENCE N41°48'58"W, 150.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 132.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'33", AN ARC DISTANCE OF 79.00 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°55'10"E, 111.36 FEET; THENCE N47°01'55"E, 112.59 FEET; (SAID POINT BEARS S81°39'26"W, 3978.42 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N55°48'18"E, 70.65 FEET; (SAID POINT BEARS S82°06'29"W, 3914.96 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N30°40'00"E, 73.40 FEET; (SAID POINT BEARS S82°57'29"W, 3869.63 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N72°57'23"E, 77.09 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S83°09'37"W, 3793.73 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N48°44'43"E, 181.29 FEET; (SAID POINT BEARS S84°46'15"W, 3645.61 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S86°47'09"E, 137.68 FEET; THENCE N58°34'06"E, 8.23 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S84°29'58"W, 3502.08 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N58°34'06"E, 58.51 FEET; THENCE DEPARTING SAID LANDS RUN S57°24'21"E, 53.57 FEET; THENCE S53°57'26"E, 118.37 FEET; THENCE S70°36'40"E, 118.17 FEET; THENCE S72°11'24"E, 54.17 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S81°39'15"W, 3165.66 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S48°48'47"E, 105.38 FEET; THENCE S76°43'52"E, 104.52 FEET; THENCE N82°02'32"E, 118.56 FEET; THENCE N26°19'25"E, 64.92 FEET; THENCE N06°03'36"W, 56.21 FEET; THENCE S87°54'52"E, 75.29 FEET; THENCE S74°15'58"E, 76.48 FEET TO A POINT ON

THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S73°08'43"E, 77.20 FEET; THENCE S89°03'57"E, 19.02 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 720.87 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 788.68 FEET TO THE POINT OF BEGINNING; THENCE S06°46'59"E, 58.99 FEET; THENCE S00°49'36"W, 55.52 FEET; THENCE S03°19'20"W, 22.88 FEET; THENCE S79°02'25"W, 33.92 FEET; THENCE S60°46'29"W, 161.10 FEET; THENCE S56°06'39"W, 129.98 FEET; THENCE S84°12'24"W, 153.26 FEET; THENCE S47°09'27"W, 133.96 FEET; THENCE N83°09'52"W, 40.15 FEET; THENCE N82°30'21"W, 104.13 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N83°19'53"W, 239.46 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 494.47 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°47'09"W, 50.00 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THE FOLLOWING THREE (3) COURSES BEING ALONG THE WESTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3072, PAGE 528: RUN S00°12'51"E, 659.19 FEET; (SAID POINT BEARS S54°45'03"W, 2143.10 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S11°54'17"E, 24.05 FEET; THENCE S14°17'16"E, 62.29 FEET; THENCE S28°21'43"E, 88.09 FEET; (SAID POINT BEARS S50°21'47"W, 2191.90 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S50°56'47"W, 45.78 FEET; THENCE N35°20'05"W, 63.59 FEET; THENCE N74°33'22"W, 52.35 FEET; THENCE N80°07'49"W, 173.52 FEET; THENCE S81°10'56"W, 57.59 FEET; THENCE N15°33'21"W, 1.51 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S56°42'34"W, 2439.34 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N50°29'13"W, 20.25 FEET; THENCE N40°40'04"W, 121.44 FEET; THENCE N37°46'34"W, 161.52 FEET; (SAID POINT BEARS S63°38'35"W, 2491.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N17°17'07"E, 33.47 FEET; THENCE N18°32'23"E, 68.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S65°21'53"W, 2421.42 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°12'51"W, 430.00 FEET; THENCE S89°47'09"W, 261.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'27", AN ARC DISTANCE OF 39.12 FEET; THENCE ALONG

A NON-TANGENT LINE RUN S08°43'07"W, 148.46 FEET; THENCE DEPARTING SAID LANDS RUN S24°30'51"E, 71.31 FEET; THENCE S10°32'13"W, 129.97 FEET; THENCE S01°40'21"E, 62.93 FEET; (SAID POINT BEARS S68°42'46"W, 2702.09 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S24°04'13"W, 55.40 FEET; (SAID POINT BEARS S67°53'57"W, 2741.79 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S21°31'08"W, 80.85 FEET; THENCE S20°07'30"W, 80.80 FEET; THENCE S20°43'33"W, 82.96 FEET; (SAID POINT BEARS S64°22'23"W, 2913.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S09°21'32"E, 104.66 FEET; THENCE S39°27'18"E, 147.34 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE NORTHEASTERLY EXTENSION, THE BOUNDARY LINES AND THE NORTHEASTERLY EXTENSION, RESPECTIVELY, OF SAID LANDS THE FOLLOWING COURSES: RUN S26°28'14"W, 9.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 167.50 FEET AND A CHORD BEARING AND DISTANCE OF S60°36'41"E, 17.05 FEET TO WHICH A RADIAL LINE BEARS N26°28'14"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°50'09", AN ARC DISTANCE OF 17.06 FEET TO THE POINT OF TANGENCY; THENCE S57°41'36"E, 73.99 FEET; THENCE N32°18'24"E, 8.50 FEET; THENCE DEPARTING NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF SAID LANDS RUN N86°00'44"E, 95.97 FEET; THENCE N74°57'57"E, 128.48 FEET; THENCE N32°18'24"E, 17.50 FEET; THENCE S40°00'28"E, 64.55 FEET; THENCE S57°40'29"E, 20.05 FEET; THENCE N32°19'31"E, 48.54 FEET; THENCE S55°22'27"E, 43.77 FEET; THENCE S30°10'20"E, 123.55 FEET; THENCE S64°55'20"E, 48.42 FEET; THENCE S32°09'25"W, 170.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S65°42'26"W, 55.05 FEET TO WHICH A RADIAL LINE BEARS S57°41'36"E; (SAID POINT BEARS S49°14'33"W, 2738.29 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°48'04", AN ARC DISTANCE OF 58.30 FEET; (SAID POINT BEARS S49°33'46"W, 2791.12 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S09°40'50"W, 92.61 FEET; THENCE S77°11'14"W, 119.45 FEET; THENCE N64°28'25"W, 84.52 FEET; THENCE N24°47'49"W, 58.30 FEET; THENCE N34°38'11"W, 104.34 FEET; THENCE N41°17'26"W, 145.15 FEET; THENCE N79°58'22"W, 113.29 FEET; THENCE S74°43'32"W, 100.17 FEET; THENCE S48°44'27"W, 95.40 FEET; THENCE N88°00'49"W, 75.42 FEET; THENCE N16°23'05"W, 64.47 FEET; THENCE N38°03'07"W, 115.38 FEET; THENCE N56°42'05"W, 243.53 FEET; THENCE N33°06'59"W, 97.97 FEET; THENCE N46°36'18"W, 144.55 FEET; THENCE N50°38'02"W, 186.35 FEET; THENCE N72°04'52"W, 84.74 FEET; THENCE N33°05'24"W, 174.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE NORTHEASTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN S56°54'36"W, 23.83 FEET TO THE POINT OF 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 26°56'38", AN ARC DISTANCE OF 456.15 FEET TO THE POINT OF TANGENCY; THENCE S29°57'58"W, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 870.00 FEET; THENCE

SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'59", AN ARC DISTANCE OF 227.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N75°20'02"W, 60.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 930.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°27'52"E, 242.84 FEET TO WHICH A RADIAL LINE BEARS N75°02'14"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'13", AN ARC DISTANCE OF 243.53 FEET TO THE POINT OF TANGENCY; THENCE N29°57'58"E, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'44", AN ARC DISTANCE OF 49.96 FEET; THENCE DEPARTING THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS ALONG A RADIAL LINE RUN N57°15'17"W, 10.00 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°06'34"W, 4184.50 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N50°46'04"W, 121.07 FEET; THENCE N14°56'27"W, 84.85 FEET; THENCE N12°30'15"E, 112.87 FEET; THENCE N47°40'39"E, 208.79 FEET; THENCE DEPARTING SAID LANDS RUN N34°00'41"W, 93.29 FEET; THENCE N33°05'24"W, 125.87 FEET; THENCE N76°37'57"W, 62.21 FEET; THENCE N11°20'08"W, 33.91 FEET; THENCE N73°37'15"E, 30.56 FEET; THENCE S67°51'24"E, 35.66 FEET; THENCE N65°15'19"E, 76.38 FEET; THENCE N69°14'44"E, 136.71 FEET; THENCE N56°54'36"E, 16.06 FEET; N58°28'45"E, 54.78 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S83°04'09"W, 3837.27 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N56°54'36"E, 180.00 FEET; THENCE N42°25'37"E, 206.81 FEET; THENCE N17°00'07"W, 449.16 FEET; THENCE N66°59'28"E, 134.41 FEET; THENCE N56°35'10"E, 75.07 FEET; THENCE N56°20'11"E, 74.83 FEET; THENCE N20°55'23"W, 191.17 FEET; THENCE N69°01'13"E, 566.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'52", AN ARC DISTANCE OF 31.65 FEET; THENCE ALONG A RADIAL LINE RUN S21°25'39"E, 45.16 FEET; THENCE S88°47'39"E, 68.93 FEET; THENCE S72°54'54"E, 59.01 FEET; THENCE S57°02'10"E, 55.92 FEET; THENCE S42°17'03"E, 51.30 FEET; THENCE S27°31'57"E, 46.89 FEET; THENCE S16°59'34"E, 146.67 FEET; THENCE DEPARTING SAID LANDS RUN S63°58'55"E, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD BEARING AND DISTANCE OF N20°20'53"E, 102.75 FEET TO WHICH A RADIAL LINE BEARS S63°58'55"E; (SAID POINT BEARS S49°49'42"W, 3439.61 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS AND THE NORTHEASTERLY EXTENSION THEREOF RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°20'23", AN ARC DISTANCE OF 102.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 104.09 FEET AND A CHORD BEARING AND DISTANCE OF N01°03'00"E, 35.31 FEET TO WHICH A RADIAL LINE BEARS S81°17'07"W; (SAID POINT BEARS S50°41'35"W, 3350.54 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID

CURVE, THROUGH A CENTRAL ANGLE OF 19°31'46", AN ARC DISTANCE OF 35.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 514.16 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°31'35", AN ARC DISTANCE OF 184.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 116.43 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°35'53", AN ARC DISTANCE OF 135.34 FEET TO A POINT OF CUSP; THENCE S76°18'35"E, 33.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 108.50 FEET; (SAID POINT BEARS S55°29'42"W, 3209.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°10'01", AN ARC DISTANCE OF 166.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE DEPARTING SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'03", AN ARC DISTANCE OF 12.20 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4,065.00 FEET AND A CHORD BEARING AND DISTANCE OF N61°00'38"E, 174.08 FEET TO WHICH A RADIAL LINE BEARS S27°45'45"E; (SAID POINT BEARS S55°25'46"W, 3049.55 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'14", AN ARC DISTANCE OF 174.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,135.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°21'37", AN ARC DISTANCE OF 145.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S56°30'12"E, 117.47 FEET; THENCE S31°05'08"E, 72.17 FEET; THENCE S05°40'04"E, 72.17 FEET; THENCE S19°45'00"W, 79.41 FEET; THENCE S50°03'08"W, 83.37 FEET; THENCE S82°21'21"W, 90.53 FEET; THENCE S01°00'21"W, 120.91 FEET; THENCE S07°29'40"W, 84.36 FEET; THENCE N81°13'50"W, 101.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 707.50 FEET AND A CHORD BEARING AND DISTANCE OF S22°51'43"W, 293.82 FEET TO WHICH A RADIAL LINE BEARS S79°07'22"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°58'09", AN ARC DISTANCE OF 295.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°52'31", AN ARC DISTANCE OF 51.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°58'49", AN ARC DISTANCE OF 20.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°03'48", AN ARC DISTANCE OF 9.49 FEET; THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S71°12'45"E, 91.22 FEET; THENCE S05°26'35"E, 29.37 FEET; THENCE S30°52'14"W, 114.68 FEET; THENCE

S08°59'48"W, 17.54 FEET; THENCE S36°53'32"W, 168.12 FEET; THENCE S57°35'23"W, 44.87 FEET; THENCE S24°09'56"W, 124.64 FEET; THENCE S23°13'29"E, 92.64 FEET; THENCE S40°32'31"E, 70.24 FEET; THENCE S68°10'02"E, 116.50 FEET; THENCE N59°32'59"E, 60.18 FEET; THENCE N64°33'35"E, 127.32 FEET; THENCE N26°17'35"W, 103.42 FEET; THENCE N44°29'19"W, 57.83 FEET; (SAID POINT BEARS S85°17'42"W, 2430.44 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N35°19'07"E, 100.77 FEET; THENCE N48°03'52"E, 113.92 FEET; THENCE N44°06'34"E, 112.60 FEET; THENCE N36°09'29"E, 83.60 FEET; THENCE N89°47'13"E, 117.02 FEET; THENCE S89°34'24"E, 44.67 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N89°47'08"E, 234.66 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 636.00 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N89°47'09"E, 50.00 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 1,698.67 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S88°47'47"E, 351.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 509.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°56'21", AN ARC DISTANCE OF 18.85 FEET; THENCE ALONG A RADIAL LINE RUN S21°11'55"E, 15.00 FEET; THENCE S33°18'17"E, 220.13 FEET; THENCE DEPARTING SAID LANDS RUN S16°50'44"E, 133.14 FEET; THENCE S16°12'00"E, 56.42 FEET; THENCE S51°04'47"W, 142.05 FEET; THENCE S11°04'56"W, 30.63 FEET; THENCE S39°56'27"W, 88.90 FEET; THENCE S30°42'03"W, 96.53 FEET; THENCE S47°32'36"W, 75.14 FEET; THENCE S01°43'06"E, 81.58 FEET; THENCE S57°14'55"E, 75.62 FEET; THENCE S37°48'11"E, 111.93 FEET; THENCE S30°18'35"W, 81.68 FEET; THENCE S15°17'21"W, 94.27 FEET; THENCE S87°31'19"W, 123.84 FEET; THENCE N82°06'00"W, 124.87 FEET; THENCE S67°18'04"W, 111.57 FEET; THENCE S59°31'23"W, 140.11 FEET; THENCE S48°33'28"W, 100.42 FEET; THENCE S22°19'05"W, 96.85 FEET; THENCE S05°50'00"E, 206.48 FEET; THENCE S12°29'00"W, 92.25 FEET; THENCE S65°56'08"E, 81.91 FEET; THENCE S44°15'30"E, 95.66 FEET; THENCE N84°48'12"E, 104.37 FEET; THENCE N69°27'21"E, 88.27 FEET; THENCE N61°40'12"E, 118.16 FEET; THENCE N65°14'05"E, 24.46 FEET; THENCE S40°18'36"E, 44.37 FEET; THENCE N39°22'16"E, 91.54 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S63°03'10"W, 1024.03 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S40°18'36"E, 10.29 FEET; (SAID POINT BEARS S62°29'28"W, 1021.70 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S41°26'22"E, 76.10 FEET; THENCE S40°18'36"E, 42.64 FEET; THENCE S10°28'10"E, 51.43 FEET; THENCE S14°16'32"E, 108.32 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE WEST 1/2 OF SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 168.99 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 3011.83 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR THE POINT OF BEGINNING; (SAID POINT BEARS S87°04'02"W, 3016.57 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N78°25'02"W, 317.57 FEET; THENCE N76°41'08"W, 112.58 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N17°00'07"W, 48.65 FEET; THENCE DEPARTING SAID LANDS RUN N47°23'28"E, 58.57 FEET; THENCE N53°06'07"E, 161.39 FEET; THENCE N61°06'21"E, 166.02 FEET; THENCE S83°20'29"E, 39.42 FEET; THENCE S60°02'28"E, 95.62 FEET; THENCE S53°48'42"E, 61.40 FEET; THENCE S53°06'28"E, 92.25 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S48°10'07"W, 3890.02 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S36°53'32"W, 43.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'45", AN ARC DISTANCE OF 202.16 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 904.63 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2931.26 FEET TO THE POINT OF BEGINNING; THENCE N47°33'58"W, 123.88 FEET; THENCE N41°58'56"W, 228.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 655.00 FEET AND A CHORD BEARING AND DISTANCE OF N29°25'56"E, 350.69 FEET TO WHICH A RADIAL LINE BEARS S45°02'24"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°03'19", AN ARC DISTANCE OF 355.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°19'21", AN ARC DISTANCE OF 32.58 FEET TO THE POINT OF TANGENCY; THENCE S72°46'23"E, 57.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'31", AN ARC DISTANCE OF 161.63 FEET TO THE POINT OF REVERSE 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 10°58'45", AN ARC DISTANCE OF 81.44 FEET; THENCE ALONG A NON-TANGENT LINE RUN S20°32'48"W, 91.76 FEET; (SAID POINT BEARS S78°25'46"W, 2827.82 FEET

FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S52°25'05"W, 32.64 FEET; THENCE S04°01'21"W, 138.10 FEET; THENCE S06°35'27"W, 77.24 FEET; THENCE S33°46'59"W, 81.61 FEET; THENCE S74°28'28"W, 78.34 FEET TO THE POINT OF BEGINNING.

AND

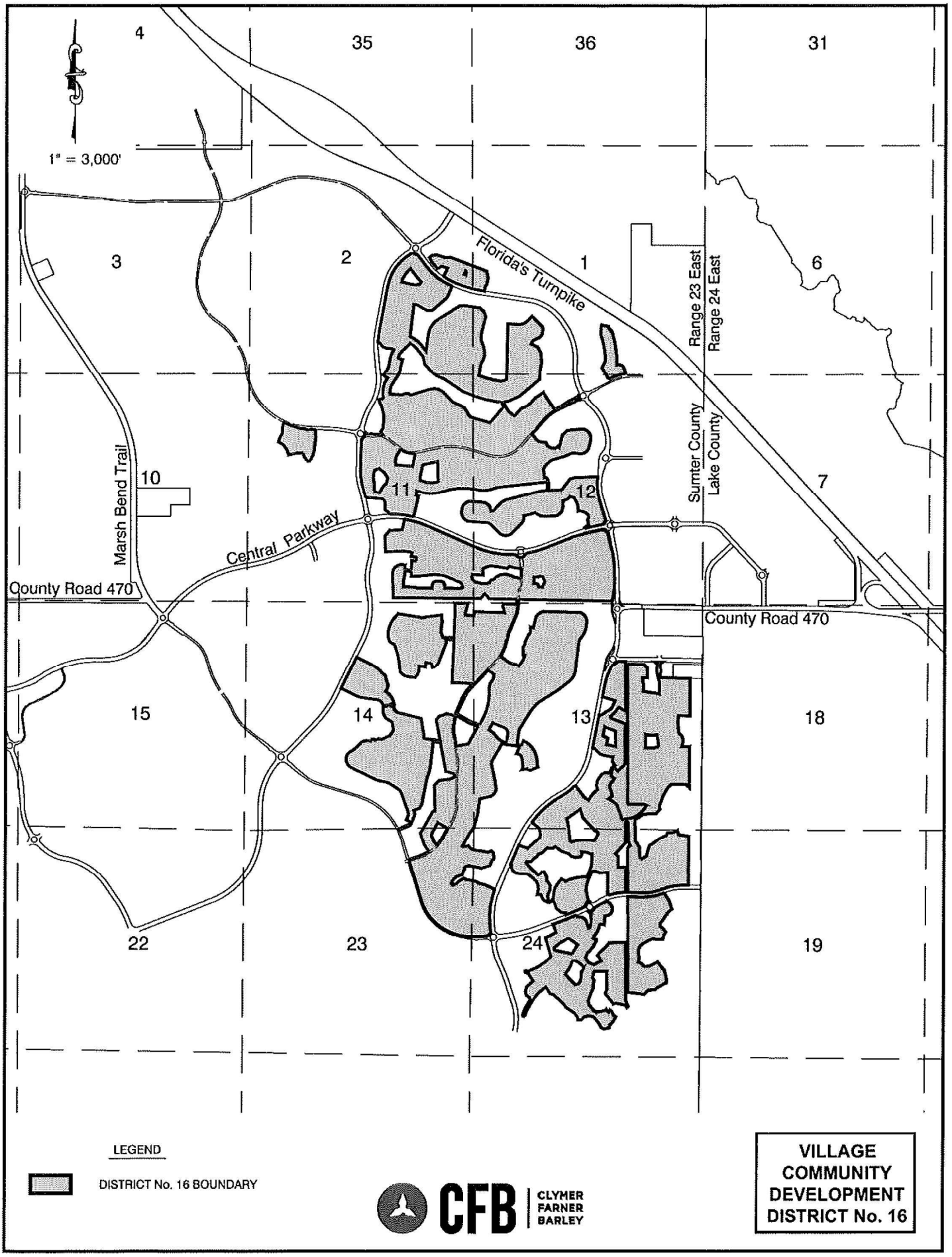
A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF TRACTS "A" AND "E", VILLAGES OF SOUTHERN OAKS UNIT NO. 197, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 30, 30A THROUGH 30"I", PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID TRACT "E"; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID TRACT "A"; THENCE DEPARTING SAID TRACT "E" AND ALONG THE BOUNDARY LINE OF SAID TRACT "A" THE FOLLOWING COURSES: RUN S00°00'00"E, 14.54 FEET; THENCE S48°18'33"E, 236.25 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE BOUNDARY LINE OF SAID TRACT "A" RUN N27°31'23"W, 34.30 FEET; THENCE N32°48'56"W, 48.25 FEET; THENCE N38°06'28"W, 48.25 FEET; THENCE N42°58'57"W, 40.63 FEET; THENCE N66°08'31"W, 105.78 FEET; THENCE N16°54'06"E, 117.54 FEET; THENCE N34°07'06"E, 94.34 FEET; THENCE N12°45'29"E, 54.68 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID TRACT "E"; THENCE ALONG THE BOUNDARY LINES OF SAID TRACT "E" AND THE NORTHERLY EXTENSION THEREOF THE FOLLOWING TWO (2) COURSES: RUN N01°47'08"W, 111.61 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 S69°32'12"E, 189.05 FEET TO WHICH A RADIAL LINE BEARS S24°01'31"W; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CORBIN TRAIL PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 288, AS RECORDED IN PLAT BOOK 23, PAGES 11, 11A THROUGH 11G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINES OF SAID CORBIN TRAIL THE FOLLOWING TWELVE (12) COURSES: RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°07'25", AN ARC DISTANCE OF 189.17 FEET TO THE POINT OF TANGENCY; THENCE S73°05'54"E, 65.54 FEET; THENCE S69°55'38"E, 72.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'38", AN ARC DISTANCE OF 79.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,481.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°10'31", AN ARC DISTANCE OF 82.10 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°33'46"E, 26.81 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,476.50 FEET AND A CHORD BEARING AND DISTANCE OF S83°42'13"E, 25.95 FEET TO WHICH A RADIAL LINE BEARS S06°47'59"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'25", AN ARC DISTANCE OF 25.95 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°39'35", AN ARC DISTANCE OF 16.01 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°51'16", AN ARC DISTANCE OF 74.37 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°28'50", AN ARC DISTANCE OF 15.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,477.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'56", AN ARC DISTANCE OF 25.76 FEET TO THE POINT OF TANGENCY; THENCE S88°55'12"E, 63.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 46.50 FEET; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING NINE (9) COURSES: RUN 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 45.18 FEET AND A CHORD BEARING AND DISTANCE OF N72°43'01"W, 11.46 FEET TO WHICH A RADIAL LINE BEARS S09°59'45"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°34'28", 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 32°16'01", AN ARC DISTANCE OF 272.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 8.00 FEET; THENCE DEPARTING SAID LANDS RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°55'35", AN ARC DISTANCE OF 12.84 FEET TO THE POINT OF TANGENCY; THENCE N47°42'13"W, 81.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 224.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699; THENCE ALONG THE SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING FIVE (5) COURSES: RUN

NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°10'09", AN ARC DISTANCE OF 172.68 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, 214.22 FEET; THENCE DEPARTING SAID LANDS RUN N11°58'45"W, 56.09 FEET; THENCE N22°13'51"W, 48.25 FEET; THENCE N27°31'23"W, 13.95 FEET TO THE POINT OF BEGINNING.

EXHIBIT 6



AMENDED VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 16

6-1

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

DISTRICT 16 CDD (1ST AMENDMENT) NEW
1,329.7 ACRES±

EXHIBIT " "
SHEET 1 OF 24

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL 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, 2175.38 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 273.41 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N69°04'12"W, 191.29 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 13°53'56", AN ARC DISTANCE OF 339.61 FEET; THENCE ALONG A NON-TANGENT LINE RUN N33°23'07"E, 127.97 FEET; THENCE N20°55'48"E, 94.25 FEET; THENCE N74°22'09"W, 139.03 FEET; THENCE S67°13'59"W, 110.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,325.04 FEET AND A CHORD BEARING AND DISTANCE OF N41°52'45"W, 199.21 FEET TO WHICH A RADIAL LINE BEARS S43°48'35"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°37'20", AN ARC DISTANCE OF 199.40 FEET; THENCE ALONG A NON-TANGENT LINE RUN N24°59'13"W, 63.46 FEET; THENCE N38°03'40"W, 52.08 FEET; THENCE N51°55'54"E, 82.51 FEET; THENCE N83°10'40"E, 114.35 FEET; THENCE S72°29'34"E, 206.15 FEET; THENCE DEPARTING SAID LANDS RUN N86°46'22"E, 112.98 FEET; THENCE S72°29'34"E, 95.75 FEET; THENCE S69°04'12"E, 834.16 FEET; THENCE S10°28'51"E, 159.12 FEET; THENCE S11°54'27"W, 157.98 FEET; THENCE S32°22'37"W, 57.19 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N06°29'46"E, 2174.76 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S11°54'27"W, 109.46 FEET; THENCE N81°13'00"W, 101.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,950.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°08'48", AN ARC DISTANCE OF 413.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2439.27 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 218.39 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N69°04'12"W, 32.50 FEET; THENCE N20°55'48"E, 90.00 FEET; THENCE S69°04'12"E, 12.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; 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 S20°55'48"W, 70.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'21"E, 269.26 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'39"W, 1869.18 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N81°31'49"W, 1888.47 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE S18°42'45"E, 57.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 56.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'02", AN ARC DISTANCE OF 24.11 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°26'58", AN ARC DISTANCE OF 23.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,286.00 FEET AND A CHORD BEARING AND DISTANCE OF S73°08'53"W, 457.20 FEET TO WHICH A RADIAL LINE BEARS N06°36'45"W; THENCE WESTERLY ALONG THE ARC OF SAID

CONTINUED ON SHEET 2

KAYE M. JAMESON LICENSE NUMBER No. 5912 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Kaye M. Jameson 03/04/26

KAYE M. JAMESON – PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB SP2025.04647

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CFB | CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY REVISIONS\DEVELOPMENT DISTRICTS\DISTRICT 16\(2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\16DR03.DWG 3/4/2026 8:28 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 2 OF 24

CONTINUED FROM SHEET 1

CURVE, THROUGH A CENTRAL ANGLE OF 20°28'43", AN ARC DISTANCE OF 459.64 FEET TO A POINT ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; (SAID POINT BEARS N88°24'17"W, 2254.41 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS, ALSO A NON-TANGENT LINE, RUN N27°39'09"W, 89.62 FEET; (SAID POINT BEARS N86°27'22"W, 2299.53 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE DEPARTING SAID LANDS RUN N28°53'12"W, 67.70 FEET; THENCE N32°01'48"W, 151.65 FEET; THENCE N27°30'54"E, 181.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE EASTERLY EXTENSION THEREOF FOR THE FOLLOWING COURSES: RUN N00°57'49"W, 49.48 FEET; THENCE N02°27'30"W, 49.47 FEET; THENCE N03°57'11"W, 49.48 FEET; THENCE N05°35'14"W, 58.71 FEET; THENCE N07°13'18"W, 49.47 FEET; THENCE N08°42'58"W, 49.47 FEET; THENCE N10°12'39"W, 49.47 FEET; THENCE N11°42'20"W, 49.47 FEET; THENCE N13°12'01"W, 49.47 FEET; THENCE N14°31'55"W, 49.74 FEET; THENCE N16°00'31"W, 50.00 FEET; THENCE N15°51'18"W, 84.57 FEET; THENCE N00°48'25"E, 168.41 FEET; THENCE N12°14'37"E, 54.66 FEET; THENCE S77°45'23"E, 125.46 FEET; THENCE N12°14'37"E, 5.00 FEET; THENCE S77°45'23"E, 34.00 FEET; THENCE S12°14'37"W, 23.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°43'27", AN ARC DISTANCE OF 30.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°39'43", AN ARC DISTANCE OF 79.12 FEET; THENCE ALONG A RADIAL LINE RUN S73°49'07"E, 45.51 FEET; THENCE S16°12'34"E, 53.50 FEET; THENCE S14°06'24"E, 50.03 FEET; THENCE S15°36'19"E, 50.71 FEET; THENCE S14°14'32"E, 52.37 FEET; THENCE S12°51'19"E, 52.37 FEET; THENCE S11°28'06"E, 52.37 FEET; THENCE S10°04'54"E, 52.37 FEET; THENCE S08°41'41"E, 52.37 FEET; THENCE S07°18'29"E, 52.37 FEET; THENCE S05°55'16"E, 52.37 FEET; THENCE S04°32'03"E, 52.37 FEET; THENCE S03°08'51"E, 52.37 FEET; THENCE S01°45'38"E, 52.37 FEET; THENCE S00°33'14"E, 122.95 FEET; THENCE N88°09'58"E, 56.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 134.54 FEET AND A CHORD BEARING AND DISTANCE OF S78°49'50"E, 62.98 FEET TO WHICH A RADIAL LINE BEARS N02°22'00"W; THENCE DEPARTING SAID EASTERLY EXTENSION OF SAID LANDS RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°04'18", AN ARC DISTANCE OF 63.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 115.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°51'17", AN ARC DISTANCE OF 112.60 FEET TO THE POINT OF TANGENCY; THENCE S09°26'24"E, 19.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 46.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°16'21", AN ARC DISTANCE OF 7.53 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, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL 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, 2171.08 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 538.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S23°01'02"W, 294.10 FEET; THENCE S49°09'56"W, 459.87 FEET; THENCE N89°25'01"W, 123.47 FEET; THENCE N63°41'11"W, 108.66 FEET; THENCE N57°03'48"W, 66.63 FEET; THENCE N63°05'30"W, 66.61 FEET; THENCE N69°07'08"W, 66.61 FEET; THENCE N89°44'27"W, 36.86 FEET; THENCE S07°09'44"W, 752.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 672.50 FEET AND A CHORD BEARING AND DISTANCE OF S54°06'40"E, 330.47 FEET TO WHICH A RADIAL LINE BEARS N21°39'56"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°26'49", AN ARC DISTANCE OF 333.89 FEET TO THE POINT OF TANGENCY; THENCE S39°53'16"E, 181.18 FEET; THENCE N08°07'24"E, 401.56 FEET; THENCE N15°20'19"E, 84.85 FEET; THENCE N25°16'29"E, 84.91 FEET; THENCE N34°28'22"E, 84.91 FEET; THENCE N43°40'16"E, 84.91 FEET; THENCE N54°11'30"E, 84.78 FEET; THENCE N58°08'47"E, 582.77 FEET; THENCE N84°59'52"E, 105.18 FEET; THENCE S81°41'48"E, 385.58 FEET; THENCE S47°08'38"E, 121.58 FEET; THENCE S21°43'10"E, 121.79 FEET; THENCE S14°17'03"W, 448.18 FEET; THENCE S03°15'53"E, 117.17 FEET; THENCE S18°26'59"E, 190.00 FEET; THENCE S12°19'03"E, 89.05 FEET; THENCE S01°28'54"W, 92.56 FEET; THENCE S15°33'54"W, 92.56 FEET; THENCE S29°18'14"W, 82.99 FEET; THENCE S19°58'27"W, 71.15 FEET; THENCE S09°28'13"W, 263.07 FEET; THENCE S72°14'28"E, 155.81 FEET; THENCE S72°02'19"E, 66.03 FEET; THENCE S75°59'23"E, 68.98 FEET; THENCE S75°47'32"E, 68.98 FEET; THENCE S79°44'06"E, 71.94 FEET; THENCE S80°29'19"E, 72.42 FEET; THENCE S82°38'07"E, 42.79 FEET; THENCE N76°05'28"E, 72.43 FEET; THENCE N61°12'09"E, 60.68 FEET; THENCE N01°07'27"E, 1,304.32 FEET; THENCE S88°52'33"E, 215.00 FEET; THENCE S89°29'50"E, 76.83 FEET; THENCE N77°40'40"E, 72.04 FEET; THENCE N63°48'57"E, 62.87 FEET; THENCE N51°35'42"E, 61.18 FEET; THENCE N44°01'52"E, 145.00 FEET; THENCE S45°58'08"E, 315.69 FEET; THENCE S39°10'12"E, 42.13 FEET; THENCE S14°23'10"E, 48.07 FEET; THENCE S10°23'52"W, 130.62 FEET; THENCE S34°39'28"W, 33.70 FEET; THENCE S48°26'43"W, 68.94 FEET; THENCE S70°26'19"W, 81.43 FEET; THENCE S60°24'51"W, 77.51 FEET; THENCE S29°41'31"W, 87.44 FEET; THENCE S65°46'53"E, 51.45 FEET; THENCE S62°12'33"E, 110.47 FEET; THENCE S35°47'47"E, 74.42 FEET; THENCE S27°38'16"E, 99.27 FEET; THENCE S03°25'01"E, 226.39 FEET; THENCE S11°09'50"W, 191.03 FEET; THENCE S01°48'51"W, 205.80 FEET; THENCE S49°51'24"W, 622.34 FEET; THENCE S66°13'49"W, 301.46 FEET; THENCE S85°28'56"W, 95.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE

CONTINUED ON SHEET 3

J08 SP2025.04647

CFB | CLYMER FARNER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB6498

DRAWING NAME: S:\SURVEY REVS\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\(2) PETITIONS TO AMEND\1ST AMENDMENT 19\DV 2025\DWGS\DST19 REVDWG (2 3/4/2026 8:29 AM ISY GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 3 OF 24

CONTINUED FROM SHEET 2

CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°03'25"E, 417.63 FEET TO WHICH A RADIAL LINE BEARS S75°22'48"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°52'27", AN ARC DISTANCE OF 429.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N41°24'49"E, 114.27 FEET; THENCE N45°05'19"E, 107.64 FEET; THENCE N64°18'01"E, 138.46 FEET; THENCE N52°06'11"E, 131.03 FEET; THENCE N40°36'59"E, 140.01 FEET; THENCE N56°30'46"E, 241.33 FEET; THENCE S34°55'11"E, 480.04 FEET; THENCE N62°50'34"E, 179.64 FEET; THENCE N54°27'52"E, 112.25 FEET; THENCE N59°25'59"E, 61.29 FEET; THENCE N62°50'34"E, 234.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 114.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'20", AN ARC DISTANCE OF 92.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.50 FEET AND A CHORD BEARING AND DISTANCE OF S25°06'21"E, 147.43 FEET TO WHICH A RADIAL LINE BEARS N73°15'46"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°41'11", AN ARC DISTANCE OF 161.40 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 114.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°56'49"W, 97.16 FEET TO WHICH A RADIAL LINE BEARS N23°03'03"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°12'29", AN ARC DISTANCE OF 100.34 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 59.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°06'50", AN ARC DISTANCE OF 57.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 63.34 FEET; THENCE S65°10'02"W, 197.24 FEET; THENCE S62°50'34"W, 193.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°39'11", AN ARC DISTANCE OF 301.77 FEET TO THE POINT OF TANGENCY; THENCE S41°11'23"W, 471.48 FEET; THENCE S48°48'37"E, 77.15 FEET; THENCE S36°33'54"E, 96.42 FEET; THENCE S59°23'58"E, 73.63 FEET; THENCE S87°36'34"E, 41.05 FEET; THENCE S72°40'10"E, 50.71 FEET; THENCE S88°36'26"E, 68.02 FEET; THENCE S24°59'19"E, 92.55 FEET; THENCE S60°36'42"E, 94.87 FEET; THENCE S89°27'08"E, 98.74 FEET; THENCE N55°56'55"E, 76.97 FEET; THENCE S59°07'07"E, 39.67 FEET; THENCE N12°50'24"E, 262.41 FEET; THENCE N29°07'01"E, 30.81 FEET; (SAID POINT BEARS S57°27'26"E, 2463.50 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE DEPARTING SAID LANDS RUN N44°33'59"E, 114.98 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N60°00'58"E, 31.07 FEET; THENCE N77°11'10"E, 50.09 FEET; THENCE N84°04'25"E, 304.98 FEET; THENCE S81°27'45"E, 56.19 FEET; THENCE S65°35'29"E, 61.79 FEET; THENCE S49°43'14"E, 58.98 FEET; THENCE S33°50'59"E, 61.79 FEET; THENCE S17°58'44"E, 59.02 FEET; THENCE S01°56'57"E, 59.88 FEET; THENCE S12°52'24"W, 200.38 FEET; THENCE S27°51'47"W, 59.45 FEET; THENCE S43°45'44"W, 59.02 FEET; THENCE S59°37'59"W, 61.79 FEET; THENCE S75°30'14"W, 58.76 FEET; THENCE N89°23'26"W, 60.21 FEET; THENCE N74°41'26"W, 60.62 FEET; THENCE N87°09'57"W, 62.52 FEET; THENCE S79°39'32"W, 62.52 FEET; THENCE S66°28'59"W, 63.62 FEET; THENCE S66°06'57"W, 84.67 FEET; THENCE S73°25'50"W, 335.19 FEET; THENCE S59°34'18"W, 58.69 FEET; THENCE S45°42'46"W, 163.55 FEET; THENCE S25°21'24"W, 74.66 FEET; THENCE S08°27'15"E, 179.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 142.50 FEET AND A CHORD BEARING AND DISTANCE OF S36°01'44"E, 160.24 FEET TO WHICH A RADIAL LINE BEARS N19°45'33"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°25'27", AN ARC DISTANCE OF 170.18 FEET TO THE POINT OF TANGENCY; THENCE S01°49'00"E, 190.25 FEET; THENCE N88°11'00"E, 297.31 FEET; THENCE N41°11'11"E, 70.17 FEET; THENCE N37°13'53"E, 250.39 FEET; THENCE N71°04'44"E, 119.87 FEET; THENCE N87°49'18"E, 544.77 FEET; THENCE S03°53'08"W, 108.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°51'36", AN ARC DISTANCE OF 436.89 FEET TO THE POINT OF TANGENCY; THENCE S16°58'28"E, 503.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°10'44", AN ARC DISTANCE OF 70.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°58'14", AN ARC DISTANCE OF 4.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°05'19", AN ARC DISTANCE OF 68.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°09'47", AN ARC DISTANCE OF 435.64 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N15°50'27"W, 15.00 FEET; THENCE N51°55'52"E, 126.39 FEET; THENCE N12°25'26"W, 62.98 FEET; THENCE N10°21'00"W, 27.63 FEET; THENCE N12°25'26"W, 25.06 FEET; THENCE N22°36'04"E, 64.84 FEET; THENCE N13°29'46"W, 57.96 FEET; THENCE N47°33'46"W, 75.33 FEET; THENCE N69°13'20"W, 79.15 FEET; THENCE N78°02'44"W, 85.75 FEET; THENCE S67°33'02"W, 25.62 FEET; THENCE N04°54'27"W, 141.31 FEET; THENCE N17°46'30"W, 79.10 FEET; THENCE N27°57'58"W, 60.07 FEET; THENCE N34°17'06"W, 67.25 FEET; THENCE N79°17'11"W, 94.40 FEET; THENCE S45°55'25"W, 69.62 FEET; THENCE S66°18'44"W, 121.39 FEET; THENCE S03°42'51"W, 70.33 FEET; THENCE S01°49'00"E, 72.23 FEET; THENCE S14°33'18"W, 119.06 FEET; THENCE S47°12'09"W, 119.51 FEET; THENCE S78°20'00"W, 109.02 FEET; THENCE S88°11'00"W, 210.00 FEET; THENCE N85°13'03"W, 105.20 FEET; THENCE N59°12'27"W, 141.63 FEET; THENCE S75°29'43"W, 273.04 FEET; THENCE

CONTINUED ON SHEET 4

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8436

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 1\2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\SD1b NEWDWG 13 3/4/2026 8:29 AM BY: CHALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 4 OF 24

CONTINUED FROM SHEET 3

S00°48'54"E, 59.85 FEET; THENCE S17°01'12"W, 53.01 FEET; THENCE S27°45'29"W, 63.34 FEET; THENCE S44°18'30"W, 329.33 FEET; THENCE S50°07'51"W, 49.57 FEET; THENCE S66°42'14"W, 59.12 FEET; THENCE S82°34'29"W, 61.74 FEET; THENCE N81°33'16"W, 58.92 FEET; THENCE N65°41'01"W, 61.74 FEET; THENCE N49°48'46"W, 37.25 FEET; THENCE N45°41'30"W, 311.07 FEET; THENCE N62°27'10"W, 55.51 FEET; THENCE N85°40'43"W, 447.91 FEET; THENCE N76°29'19"W, 46.86 FEET; THENCE N60°37'04"W, 61.74 FEET; THENCE N44°44'49"W, 58.92 FEET; THENCE N28°52'34"W, 61.74 FEET; THENCE N13°00'19"W, 67.37 FEET; THENCE N06°51'22"E, 91.92 FEET; THENCE N16°25'33"E, 54.47 FEET; THENCE N32°58'34"E, 59.11 FEET; THENCE N48°50'49"E, 61.74 FEET; THENCE N64°43'05"E, 59.02 FEET; THENCE N80°55'37"E, 58.97 FEET; THENCE S85°40'43"E, 304.71 FEET; THENCE S74°13'30"E, 50.20 FEET; THENCE S58°56'28"E, 59.18 FEET; THENCE S43°39'25"E, 56.70 FEET; THENCE S29°33'32"E, 50.74 FEET; THENCE S15°27'38"E, 78.23 FEET; THENCE N81°41'40"E, 49.25 FEET; THENCE N44°18'30"E, 210.00 FEET; THENCE N48°12'59"E, 83.92 FEET; THENCE N61°31'18"E, 98.28 FEET; THENCE N73°51'04"E, 77.76 FEET; THENCE N75°29'43"E, 770.00 FEET; THENCE N80°05'16"E, 89.64 FEET; THENCE N88°11'00"E, 70.20 FEET; THENCE N01°49'00"W, 190.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 107.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°41'18", AN ARC DISTANCE OF 5.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN S84°09'45"W, 1,140.84 FEET; THENCE S79°01'35"W, 64.40 FEET; THENCE S69°16'34"W, 66.02 FEET; THENCE S70°57'35"W, 82.60 FEET; THENCE S78°53'12"W, 82.60 FEET; THENCE S86°48'48"W, 82.60 FEET; THENCE N85°15'35"W, 82.60 FEET; THENCE N78°39'46"W, 75.76 FEET; THENCE N79°45'26"W, 68.60 FEET; THENCE N82°15'25"W, 68.60 FEET; THENCE N84°45'24"W, 68.60 FEET; THENCE N87°15'23"W, 68.60 FEET; THENCE N89°45'22"W, 68.60 FEET; THENCE S87°44'39"W, 68.60 FEET; THENCE S85°14'40"W, 68.60 FEET; THENCE S82°44'41"W, 68.60 FEET; THENCE S80°14'42"W, 68.60 FEET; THENCE S77°44'43"W, 68.60 FEET; THENCE S75°14'44"W, 68.60 FEET; THENCE S72°44'45"W, 68.60 FEET; THENCE S73°12'05"W, 77.10 FEET; THENCE S78°51'51"W, 79.29 FEET; THENCE S84°41'42"W, 79.29 FEET; THENCE N89°28'27"W, 79.29 FEET; THENCE N83°38'36"W, 79.29 FEET; THENCE N77°48'45"W, 79.29 FEET; THENCE N71°58'54"W, 79.29 FEET; THENCE N80°31'16"W, 64.95 FEET; THENCE S09°28'44"W, 105.70 FEET; THENCE S76°24'04"E, 63.66 FEET; THENCE S13°35'56"W, 502.87 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 N84°07'52"W, 573.78 FEET TO WHICH A RADIAL LINE BEARS N13°35'56"E; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID CENTRAL PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°27'34", AN ARC DISTANCE OF 575.53 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N01°51'39"W, 15.00 FEET; THENCE N50°23'55"W, 132.96 FEET; THENCE N01°30'22"W, 200.30 FEET; THENCE N39°13'33"W, 76.92 FEET; THENCE N84°37'00"W, 398.88 FEET; THENCE S76°21'32"W, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,550.15 FEET AND A CHORD BEARING AND DISTANCE OF N14°52'08"W, 237.85 FEET TO WHICH A RADIAL LINE BEARS N76°21'31"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'20", AN ARC DISTANCE OF 237.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; 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°04'58", AN ARC DISTANCE OF 92.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF N15°58'08"E, 156.45 FEET TO WHICH A RADIAL LINE BEARS S34°32'14"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°59'15", AN ARC DISTANCE OF 169.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S53°43'06"E, 102.60 FEET TO WHICH A RADIAL LINE BEARS S66°28'31"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°23'14", AN ARC DISTANCE OF 107.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°30'08", AN ARC DISTANCE OF 29.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°16'58", AN ARC DISTANCE OF 67.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'54", AN ARC DISTANCE OF 57.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 498.80 FEET AND A CHORD BEARING AND DISTANCE OF N88°35'01"E, 27.39 FEET TO WHICH A RADIAL LINE BEARS N02°59'23"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°08'48", AN ARC DISTANCE OF 27.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 403.50 FEET AND A CHORD BEARING AND DISTANCE OF S82°39'44"E, 100.89 FEET TO WHICH A RADIAL LINE BEARS N00°09'22"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°21'47", AN ARC DISTANCE OF 101.15 FEET TO THE POINT OF TANGENCY; THENCE S75°28'50"E, 23.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 496.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'33", AN ARC DISTANCE OF 17.55 FEET; THENCE ALONG A RADIAL LINE RUN N16°32'42"E, 15.00 FEET; THENCE N39°37'53"W, 92.14 FEET; THENCE N36°53'55"E, 85.23 FEET; THENCE N06°34'03"E, 210.42 FEET; THENCE N01°27'36"W, 67.04 FEET; THENCE N06°07'43"W, 67.03 FEET; THENCE

CONTINUED ON SHEET 5

JOB SP2025.04647

CFB | CLYMER FARNER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8436

DRAWING NAME: S:\SUPPLY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 76\22 PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DISTb NEW.DWG - 4 3/4/2026 8:29 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 5 OF 24

CONTINUED FROM SHEET 4

N10°50'16"W, 67.03 FEET; THENCE N15°32'48"W, 67.03 FEET; THENCE N20°15'20"W, 67.03 FEET; THENCE N24°28'09"W, 70.38 FEET; THENCE N20°11'56"W, 82.13 FEET; THENCE N73°27'06"E, 120.00 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 N08°34'56"E, 445.92 FEET TO WHICH A RADIAL LINE BEARS S73°27'06"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°15'40", AN ARC DISTANCE OF 460.54 FEET TO THE POINT OF TANGENCY; THENCE N33°42'45"E, 44.40 FEET; THENCE N56°17'15"W, 121.00 FEET; THENCE N33°42'45"E, 140.00 FEET; THENCE N30°23'59"E, 63.62 FEET; THENCE N17°02'00"E, 61.29 FEET; THENCE N10°39'00"E, 140.00 FEET; THENCE N12°54'57"E, 79.90 FEET; THENCE N20°34'03"E, 83.48 FEET; THENCE DEPARTING SAID LANDS RUN N27°26'57"E, 96.85 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N70°16'42"W, 2035.23 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N62°33'03"W, 24.90 FEET; THENCE N79°30'06"W, 57.69 FEET; THENCE N82°50'16"W, 100.65 FEET; THENCE N68°36'12"W, 88.59 FEET; THENCE N36°51'42"W, 111.16 FEET; THENCE N88°57'38"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,400.00 FEET AND A CHORD BEARING AND DISTANCE OF N05°46'19"E, 231.01 FEET TO WHICH A RADIAL LINE BEARS N88°57'38"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°27'53", AN ARC DISTANCE OF 231.27 FEET TO THE POINT OF TANGENCY; 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; SAID POINT ALSO BEING ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4518, PAGE 424, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°08'15", AN ARC DISTANCE OF 924.18 FEET TO THE POINT OF TANGENCY; THENCE N58°38'31"E, 32.06 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°30'10", 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 11°42'53", AN ARC DISTANCE OF 25.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN 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 28°54'54", AN ARC DISTANCE OF 757.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2578.06 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1518.83 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S38°04'03"E, 211.08 FEET; THENCE S39°37'37"E, 73.69 FEET; THENCE S41°53'50"E, 73.69 FEET; THENCE S44°11'54"E, 45.81 FEET; THENCE S45°48'06"W, 62.31 FEET; THENCE S70°04'57"W, 58.70 FEET; THENCE N89°45'10"W, 69.09 FEET; THENCE N77°43'07"W, 49.53 FEET; THENCE N77°16'44"W, 60.00 FEET; THENCE N77°02'24"W, 194.47 FEET; THENCE N12°57'36"E, 74.13 FEET; THENCE N31°54'43"E, 107.00 FEET; THENCE N36°40'45"E, 68.04 FEET; THENCE N41°26'49"E, 68.06 FEET; THENCE N51°55'57"E, 61.23 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 SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 520.26 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1220.16 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S13°48'16"E, 188.64 FEET; THENCE S43°14'33"E, 309.98 FEET; THENCE S54°51'10"E, 87.94 FEET; THENCE S61°59'39"E, 89.62 FEET; THENCE S70°07'18"E, 78.37 FEET; THENCE S56°54'10"E, 563.98 FEET; THENCE S69°20'10"E, 301.45 FEET; THENCE S71°17'10"E, 72.57 FEET; THENCE S72°57'50"E, 72.57 FEET; THENCE S74°09'35"E, 72.57 FEET; THENCE S76°09'00"E, 70.73 FEET; THENCE S77°31'22"E, 72.57 FEET; THENCE S79°14'15"E, 82.92 FEET; THENCE S80°53'24"E, 82.94 FEET; THENCE S83°00'38"E, 109.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 575.00 FEET AND A CHORD BEARING AND DISTANCE OF S20°44'15"E, 122.59 FEET TO WHICH A RADIAL LINE BEARS S75°22'55"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°14'21", AN ARC DISTANCE OF 122.83 FEET; THENCE ALONG A NON-TANGENT LINE RUN S41°11'23"W, 443.62 FEET; THENCE S50°20'43"W, 42.66 FEET; THENCE N74°29'57"W, 412.27 FEET; THENCE N69°13'06"W, 63.47 FEET; THENCE N41°25'02"W, 64.72 FEET; THENCE N24°09'13"W, 74.77 FEET; THENCE N36°06'14"W, 92.38 FEET; THENCE N50°09'39"W, 92.38 FEET; THENCE N63°54'55"W, 89.47 FEET; THENCE N69°20'10"W, 70.00 FEET; THENCE N65°26'07"W, 67.27 FEET; THENCE N46°10'36"W, 68.50 FEET; THENCE N45°01'28"W, 287.10 FEET; THENCE N58°16'11"W, 100.10 FEET; THENCE

CONTINUED ON SHEET 6

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\12) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST19 NEW.DWG 15 3/4/2026 6:29 AM BY: CARALIERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 6 OF 24

CONTINUED FROM SHEET 5

N77°50'57"W, 100.27 FEET; THENCE S82°03'45"W, 100.03 FEET; THENCE S73°27'23"W, 420.07 FEET; THENCE S75°25'25"W, 64.81 FEET; (SAID POINT BEARS S75°32'41"W, 1557.97 FEET FROM THE NORTHEAST CORNER OF AFORESAID SECTION 11); THENCE DEPARTING SAID LANDS RUN N67°18'04"W, 70.68 FEET; THENCE N88°26'47"W, 70.00 FEET; THENCE S71°32'20"W, 74.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N88°26'47"W, 280.00 FEET; THENCE N11°59'05"W, 43.16 FEET; THENCE N02°39'23"E, 63.49 FEET; THENCE N12°55'00"E, 63.49 FEET; THENCE N21°45'16"E, 63.65 FEET; THENCE N33°42'45"E, 206.84 FEET; THENCE N32°15'19"E, 78.13 FEET; THENCE N24°21'26"E, 84.78 FEET; THENCE N06°24'11"E, 84.80 FEET; THENCE N14°46'57"E, 140.83 FEET; THENCE N13°27'46"E, 65.46 FEET; THENCE N71°32'38"W, 117.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N36°37'55"E, 265.15 FEET TO WHICH A RADIAL LINE BEARS N71°32'38"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°21'07", AN ARC DISTANCE OF 269.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 645.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°43'02", AN ARC DISTANCE OF 154.42 FEET TO THE POINT OF TANGENCY; THENCE N41°05'26"E, 34.86 FEET; THENCE S56°12'14"E, 78.17 FEET; THENCE S49°02'04"E, 65.96 FEET; THENCE S42°00'58"E, 66.87 FEET; THENCE S39°53'16"E, 227.40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1941.25 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 871.09 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S02°08'58"E, 445.79 FEET; THENCE S04°11'42"E, 16.00 FEET; THENCE S59°54'32"W, 42.32 FEET; THENCE S79°05'22"W, 65.94 FEET; THENCE S86°17'51"W, 65.94 FEET; THENCE N86°29'40"W, 65.94 FEET; THENCE N79°17'11"W, 65.94 FEET; THENCE N72°04'42"W, 65.94 FEET; THENCE N70°33'33"W, 66.69 FEET; THENCE N02°07'19"W, 72.11 FEET; THENCE N11°47'13"E, 280.00 FEET; THENCE N44°32'52"E, 22.84 FEET; THENCE N76°51'49"E, 343.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1758.72 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 1415.70 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S02°25'57"E, 45.00 FEET; THENCE S11°47'13"W, 253.28 FEET; THENCE N85°52'28"W, 396.62 FEET; THENCE N06°49'26"W, 84.15 FEET; THENCE N04°43'33"E, 67.28 FEET; THENCE N17°17'48"E, 66.29 FEET; THENCE N28°18'19"E, 57.73 FEET; THENCE N38°09'18"E, 68.51 FEET; THENCE N33°02'55"E, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 571.50 FEET AND A CHORD BEARING AND DISTANCE OF S74°41'31"E, 348.28 FEET TO WHICH A RADIAL LINE BEARS S33°02'55"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°28'52", AN ARC DISTANCE OF 353.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 2442.19 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 2080.32 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S41°25'47"W, 133.17 FEET; THENCE S30°19'20"W, 149.61 FEET; THENCE N84°37'00"W, 106.94 FEET; THENCE N08°25'52"W, 90.79 FEET; THENCE N02°22'44"E, 107.47 FEET; THENCE N13°40'54"W, 66.21 FEET; THENCE N09°01'24"W, 66.19 FEET; THENCE N02°24'42"E, 66.73 FEET; THENCE N08°00'36"E, 66.51 FEET; THENCE N17°40'30"E, 52.07 FEET; THENCE N65°07'19"E, 52.15 FEET; THENCE N74°22'40"E, 63.87 FEET; THENCE S53°07'58"E, 145.20 FEET; THENCE S31°59'10"E, 150.67 FEET; THENCE S13°36'54"W, 117.61 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, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1406.99 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 633.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE

CONTINUED ON SHEET 7

DRAWING NAME: S:\SURVEY\NEW\SURVEY\DEVELOPMENT DISTRICT\DVZ1 PETITIONS TO AMEND\1ST AMENDMENT\DVZ 2025\DWGS\DS116 NEW.DWG - 3/4/2025 5:28 AM BY: GWALTERS

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 745-3126 LB8436

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 7 OF 24

CONTINUED FROM SHEET 6

WESTERLY, HAVING A RADIUS OF 1,013.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°17'35"E, 370.73 FEET TO WHICH A RADIAL LINE BEARS S57°09'48"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°05'15", AN ARC DISTANCE OF 372.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,822.00 FEET; THENCE NORTHERLY 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 TANGENCY; THENCE N25°45'45"E, 122.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'52", AN ARC DISTANCE OF 362.24 FEET TO THE POINT OF TANGENCY; THENCE N01°05'53"E, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'51", AN ARC DISTANCE OF 25.05 FEET TO A POINT ON THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4277, PAGE 729, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN S88°54'07"E, 2,173.43 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN S74°11'39"E, 22.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 561.50 FEET AND A CHORD BEARING AND DISTANCE OF N16°42'51"E, 17.80 FEET TO WHICH A RADIAL LINE BEARS N74°11'39"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'01", AN ARC DISTANCE OF 17.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 788.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'27", AN ARC DISTANCE OF 159.97 FEET TO THE POINT OF TANGENCY; THENCE N05°59'54"E, 188.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,990.47 FEET AND A CHORD BEARING AND DISTANCE OF N04°49'33"E, 73.67 FEET TO WHICH A RADIAL LINE BEARS S84°06'50"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°07'15", AN ARC DISTANCE OF 73.68 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°52'01"W, 284.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,300.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°53'05", AN ARC DISTANCE OF 396.80 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE: RUN N10°45'06"W, 63.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 87.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 144.63 FEET TO THE POINT OF TANGENCY; THENCE N10°45'06"W, 159.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 148.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'14", AN ARC DISTANCE OF 232.01 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,920.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER SAID OFFICIAL RECORDS BOOK 4648, PAGE 336; THE FOLLOWING TWELVE (12) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°22'45", AN ARC DISTANCE OF 368.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 812.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'46", AN ARC DISTANCE OF 42.70 FEET TO THE POINT OF TANGENCY; THENCE S77°03'41"W, 150.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 900.00 FEET; THENCE WESTERLY 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 S68°21'57"W, 702.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE WESTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY 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 WESTERLY 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 SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY 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 WESTERLY 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 TANGENCY; THENCE N66°16'58"W, 1,240.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°51'32", AN ARC DISTANCE OF 562.71 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY AND ALONG A RADIAL LINE RUN S07°51'30"W, 45.00 FEET; THENCE S11°32'08"W, 203.62 FEET; THENCE S82°38'43"W, 107.80 FEET; THENCE S88°00'19"W, 193.82 FEET; THENCE S38°30'16"W, 165.24 FEET; THENCE S01°16'42"E, 370.68 FEET; THENCE N88°00'40"E, 435.98 FEET; THENCE S82°21'53"E, 143.06 FEET; THENCE S71°37'43"E, 60.00 FEET; THENCE S15°48'25"W, 88.01 FEET; THENCE S79°51'07"E, 131.55 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 S07°29'39"W, 89.60 FEET TO WHICH A RADIAL LINE BEARS N79°51'07"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°18'28", AN ARC DISTANCE OF 89.63 FEET; THENCE ALONG A RADIAL LINE RUN N85°09'35"W, 110.00 FEET; THENCE S02°47'20"W, 75.80 FEET; THENCE S00°13'09"E, 65.58 FEET; THENCE S01°03'57"W, 73.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,682.50 FEET AND A

CONTINUED ON SHEET 8

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\(2) PETITIONS TO AMEND\(1) AMENDMENT 1\NOV 2025\DWGS\DS19 NEW.DWG - 3/4/2026 8:26 AM - BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 8 OF 24

CONTINUED FROM SHEET 7

CHORD BEARING AND DISTANCE OF N87°19'53"W, 150.06 FEET TO WHICH A RADIAL LINE BEARS S01°03'57"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'20", AN ARC DISTANCE OF 150.08 FEET; THENCE ALONG A NON-TANGENT LINE RUN N01°03'57"E, 110.09 FEET; THENCE N84°51'40"W, 58.16 FEET; THENCE N86°10'37"W, 42.84 FEET; THENCE S77°47'41"W, 58.97 FEET; THENCE S61°55'26"W, 61.74 FEET; THENCE S46°03'11"W, 58.92 FEET; THENCE S30°10'56"W, 61.74 FEET; THENCE S14°18'41"W, 60.19 FEET; THENCE S01°50'38"E, 581.54 FEET TO THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER AFORESAID OFFICIAL RECORDS BOOK 4277, PAGE 729; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY EASEMENT LINE: RUN S89°27'00"E, 1,918.61 FEET; THENCE S88°54'07"E, 152.76 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN N40°39'03"E, 119.45 FEET; THENCE N52°54'57"E, 28.60 FEET; THENCE S44°09'30"E, 72.60 FEET; THENCE S36°44'07"E, 74.29 FEET TO AFORESAID NORTHERLY EASEMENT LINE; THENCE ALONG SAID NORTHERLY EASEMENT LINE RUN S88°54'07"E, 659.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 841.50 FEET AND A CHORD BEARING AND DISTANCE OF S01°57'03"W, 25.05 FEET TO WHICH A RADIAL LINE BEARS N87°11'46"W; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°42'21", AN ARC DISTANCE OF 25.05 FEET TO THE POINT OF TANGENCY; THENCE S01°05'53"W, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'23", AN ARC DISTANCE OF 4.50 FEET TO THE SOUTHERLY EASEMENT LINE OF A 45.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4532, PAGE 172, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N88°54'07"W, 323.99 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S01°05'53"W, 68.00 FEET; THENCE S17°42'06"E, 145.82 FEET; THENCE N88°02'51"W, 726.13 FEET; THENCE S01°57'09"W, 89.17 FEET; THENCE N88°02'51"W, 200.50 FEET; THENCE N01°28'20"E, 65.00 FEET; THENCE N14°48'38"E, 221.31 FEET TO THE SOUTHERLY EASEMENT LINE PER AFORESAID OFFICIAL RECORDS BOOK 4532, PAGE 172; THENCE ALONG SAID SOUTHERLY EASEMENT LINE RUN N89°27'00"W, 317.77 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S05°32'58"E, 107.56 FEET; THENCE S01°57'09"W, 692.71 FEET; THENCE N90°00'00"W, 188.62 FEET; THENCE S00°00'00"E, 7.18 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 S82°27'37"W, 67.75 FEET TO WHICH A RADIAL LINE BEARS N00°27'52"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°09'03", AN ARC DISTANCE OF 67.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN N17°16'03"W, 158.66 FEET; THENCE N04°40'41"E, 69.63 FEET; THENCE N06°55'01"E, 173.75 FEET; THENCE N06°49'53"W, 145.00 FEET; THENCE S83°10'07"W, 343.33 FEET; THENCE S75°16'40"W, 70.67 FEET; THENCE S83°10'07"W, 70.00 FEET; THENCE N59°59'37"W, 32.47 FEET; THENCE N81°12'02"W, 531.64 FEET; THENCE S40°48'47"W, 171.01 FEET; THENCE S34°21'57"W, 52.71 FEET; THENCE S27°56'02"W, 82.70 FEET; THENCE S20°04'23"W, 82.77 FEET; THENCE S12°12'31"W, 82.77 FEET; THENCE S04°20'49"W, 83.38 FEET; THENCE S04°43'42"E, 71.04 FEET; THENCE S20°12'02"E, 82.95 FEET; THENCE S49°19'43"E, 82.12 FEET; THENCE S73°58'59"E, 47.75 FEET; THENCE S20°32'03"E, 112.41 FEET; THENCE S18°16'18"E, 65.35 FEET; THENCE S15°57'11"E, 72.05 FEET; THENCE S13°31'15"E, 72.03 FEET; THENCE S11°12'07"E, 65.37 FEET; THENCE S08°56'20"E, 68.70 FEET; THENCE S06°37'12"E, 224.63 FEET; THENCE S42°06'54"E, 82.71 FEET; THENCE S57°59'09"E, 62.00 FEET; THENCE S73°53'56"E, 44.50 FEET; THENCE S75°13'43"E, 54.21 FEET; THENCE S85°26'04"E, 151.76 FEET; THENCE N41°35'10"E, 87.68 FEET; THENCE N24°34'05"E, 62.39 FEET; THENCE N10°30'25"E, 55.11 FEET; THENCE N02°51'26"E, 93.72 FEET; THENCE S81°12'02"E, 148.74 FEET; THENCE N08°47'58"E, 110.00 FEET; THENCE S81°12'02"E, 83.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°49'14", AN ARC DISTANCE OF 42.42 FEET; THENCE ALONG A RADIAL LINE RUN S14°01'16"E, 109.80 FEET; THENCE N75°58'44"E, 30.87 FEET; THENCE N60°06'29"E, 58.92 FEET; THENCE N44°14'14"E, 77.15 FEET; THENCE N20°19'36"E, 509.64 FEET; THENCE N00°40'58"E, 86.91 FEET; THENCE N90°00'00"E, 186.91 FEET; THENCE S01°57'09"W, 233.22 FEET; THENCE S05°11'17"W, 106.30 FEET; THENCE S01°57'09"W, 683.67 FEET; THENCE S88°02'51"E, 463.39 FEET; THENCE S46°13'54"E, 25.00 FEET; THENCE S43°46'06"W, 115.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 346.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,243.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'00", AN ARC DISTANCE OF 299.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°41'12", AN ARC DISTANCE OF 98.21 FEET; THENCE ALONG A RADIAL LINE RUN N68°52'44"W, 42.00 FEET; THENCE N78°03'46"W, 149.00 FEET; THENCE S69°26'43"W, 184.62 FEET; THENCE S39°41'03"W, 100.44 FEET; THENCE S10°23'26"E, 483.94 FEET; THENCE N85°59'36"W, 138.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,100.34 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°45'40", AN ARC DISTANCE OF 247.85 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°46'06"E, 67.86 FEET; THENCE N10°05'56"W, 114.06 FEET; THENCE DEPARTING THE BOUNDARY LINE OF SAID LANDS RUN N34°23'32"W, 22.72 FEET; THENCE N10°05'56"W, 22.76 FEET; THENCE N14°56'02"E, 22.09 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S76°37'27"W, 1223.51 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N10°05'56"W, 226.81 FEET; THENCE N75°47'18"W, 575.11 FEET; THENCE N60°13'22"W, 70.11 FEET; THENCE N30°49'17"W, 55.59 FEET; THENCE N01°04'34"E, 63.14 FEET; THENCE N87°35'51"W, 110.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 312.52 FEET AND A CHORD BEARING AND DISTANCE OF N06°30'54"W, 30.69 FEET TO WHICH A RADIAL LINE BEARS N86°17'58"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°37'45", AN ARC DISTANCE OF 30.70 FEET; THENCE ALONG A NON-TANGENT LINE RUN N73°21'18"E, 111.61 FEET; THENCE N16°38'42"W, 70.00 FEET; THENCE N26°24'37"W, 88.58 FEET; THENCE N38°37'42"W, 90.06

CONTINUED ON SHEET 9

JOB SP2025.04647

CFB | CLYMER FARNER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8436

DRAWING NAME: S:\SURVEY NEW\30SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\(2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS11b NEW.DWG 26 3/4/2026 8:29 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT "___"
SHEET 9 OF 24

CONTINUED FROM SHEET 8

FEET; THENCE N50°46'00"W, 89.07 FEET; THENCE N58°48'40"W, 10.78 FEET; THENCE N26°16'21"E, 81.77 FEET; THENCE S76°14'50"E, 1.00 FEET; THENCE N13°45'10"E, 84.61 FEET; THENCE N20°10'50"W, 86.54 FEET; THENCE N14°38'21"W, 58.51 FEET; THENCE S75°21'39"W, 1.00 FEET; THENCE N14°38'21"W, 94.75 FEET; THENCE N53°58'51"W, 84.93 FEET; THENCE N42°00'50"W, 78.94 FEET; THENCE N47°14'45"W, 72.48 FEET; THENCE N52°01'13"W, 65.76 FEET; THENCE N59°10'11"W, 116.04 FEET; THENCE N63°43'38"W, 389.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4641, PAGE 433, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE RUN S26°16'21"W, 824.70 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S63°43'39"E, 408.37 FEET; THENCE S71°04'06"E, 90.62 FEET; THENCE S81°58'08"E, 417.35 FEET; THENCE S65°42'57"E, 65.64 FEET; THENCE S44°15'08"E, 65.60 FEET; THENCE S23°01'09"E, 67.84 FEET; THENCE N85°24'41"E, 109.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF S06°18'41"E, 20.01 FEET TO WHICH A RADIAL LINE BEARS N81°39'33"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°03'32", AN ARC DISTANCE OF 20.01 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°24'41"W, 109.04 FEET; THENCE S07°17'31"W, 93.41 FEET; THENCE S11°48'20"E, 102.63 FEET; THENCE S34°45'18"E, 101.76 FEET; THENCE S57°04'03"E, 165.05 FEET; THENCE S10°05'56"E, 103.14 FEET; THENCE S09°17'04"E, 72.15 FEET; THENCE S16°34'04"W, 42.58 FEET; THENCE S35°39'47"W, 128.66 FEET; THENCE S64°21'54"W, 78.80 FEET; THENCE S65°49'50"W, 62.56 FEET; THENCE S70°11'22"W, 62.56 FEET; THENCE N82°36'48"W, 69.29 FEET; THENCE S72°12'30"W, 94.07 FEET; THENCE N42°06'08"W, 25.17 FEET; THENCE S87°02'59"W, 66.16 FEET; THENCE S32°50'32"W, 40.41 FEET; THENCE N85°57'34"W, 97.74 FEET; THENCE S80°11'57"W, 58.78 FEET; THENCE S64°19'42"W, 67.01 FEET; THENCE S43°49'44"W, 137.90 FEET; THENCE S48°48'58"W, 67.20 FEET; THENCE S53°48'07"W, 67.20 FEET; THENCE S58°03'25"W, 72.94 FEET; THENCE S56°26'27"W, 30.95 FEET; THENCE S40°09'27"W, 59.04 FEET; THENCE S24°17'12"W, 61.74 FEET; THENCE S08°24'57"W, 58.94 FEET; THENCE S07°30'26"E, 62.10 FEET; THENCE S23°25'48"E, 58.94 FEET; THENCE S39°18'03"E, 61.74 FEET; THENCE S55°10'18"E, 46.43 FEET; THENCE S64°08'01"E, 592.27 FEET; THENCE S64°53'11"E, 64.77 FEET; THENCE S71°07'37"E, 87.75 FEET; THENCE S79°08'43"E, 87.75 FEET; THENCE S80°22'36"E, 65.70 FEET; THENCE S70°32'54"E, 64.40 FEET; THENCE S60°42'34"E, 65.29 FEET; THENCE S57°15'13"E, 208.37 FEET; THENCE S48°54'14"E, 61.54 FEET; THENCE S28°08'14"E, 61.54 FEET; THENCE S20°03'58"E, 488.50 FEET; THENCE S03°16'27"E, 51.45 FEET; THENCE S23°24'56"W, 129.80 FEET; THENCE S66°35'04"E, 110.00 FEET; THENCE S23°24'56"W, 37.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 71.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 59.27 FEET TO THE POINT OF TANGENCY; THENCE S70°54'47"W, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,017.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 125.27 FEET TO THE POINT OF TANGENCY; THENCE S63°51'33"W, 5.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'22", AN ARC DISTANCE OF 30.93 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF S26°03'01"E, 78.83 FEET TO WHICH A RADIAL LINE BEARS N62°27'55"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 78.84 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N19°38'48"E, 34.87 FEET TO WHICH A RADIAL LINE BEARS S65°26'02"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°25'31", AN ARC DISTANCE OF 38.58 FEET TO THE POINT OF TANGENCY; THENCE N63°51'33"E, 0.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 982.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 120.96 FEET TO THE POINT OF TANGENCY; THENCE N70°54'47"E, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 88.29 FEET TO THE POINT OF TANGENCY; THENCE N23°24'56"E, 204.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHERLY 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 N20°03'58"W, 53.68 FEET; THENCE N69°56'02"E, 151.51 FEET; THENCE N29°07'34"E, 103.42 FEET; THENCE N11°02'30"E, 626.19 FEET; THENCE N21°25'07"E, 72.85 FEET; THENCE N18°01'33"E, 76.43 FEET; THENCE N14°12'55"E, 76.68 FEET; THENCE N08°53'15"E, 74.61 FEET; THENCE N06°40'59"E, 561.91 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,150.00 FEET AND A CHORD BEARING AND DISTANCE OF S85°47'57"E, 14.61 FEET TO WHICH A RADIAL LINE BEARS S04°23'44"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'22", AN ARC DISTANCE OF 14.61 FEET TO THE POINT OF TANGENCY; THENCE S85°59'38"E, 151.09 FEET; THENCE S10°23'26"E, 690.07 FEET; THENCE S74°27'46"E, 215.19 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 S04°46'32"W, 75.16 FEET TO WHICH A RADIAL LINE BEARS N84°22'54"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'08", AN ARC DISTANCE OF 75.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°15'48"W, 118.37 FEET; THENCE S85°00'11"W, 188.14 FEET; THENCE S75°09'50"W, 62.81 FEET; THENCE S47°04'41"W, 149.74 FEET; THENCE S01°23'54"E, 606.60 FEET; THENCE S71°14'09"W, 58.11 FEET; THENCE S29°28'46"W, 580.25 FEET; THENCE S17°28'35"E, 274.28 FEET; THENCE S33°31'09"E, 99.96 FEET; THENCE S41°56'27"E, 67.59 FEET; THENCE S34°11'13"E, 42.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.00 FEET AND A CHORD BEARING AND DISTANCE OF S56°20'03"W, 17.95 FEET TO WHICH A RADIAL LINE BEARS S34°11'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°02'32", AN ARC DISTANCE OF 17.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.83 FEET AND A CHORD BEARING AND DISTANCE OF S66°04'46"W, 196.78

CONTINUED ON SHEET 10

JOB SP2025.04647

CFB | CLYMER FARNER BARLEY
SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 16\(2) PETITIONS TO AMEND\1ST AMENDMENT\NOV 2025\DWGS\DIST16 NEW.DWG 19: 3/4/2026 8:28 AM BY: OWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 10 OF 24

CONTINUED FROM SHEET 9

FEET TO WHICH A RADIAL LINE BEARS S29°38'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°25'57", AN ARC DISTANCE OF 197.11 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°34'25"W, 48.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 981.00 FEET AND A CHORD BEARING AND DISTANCE OF S71°49'55"W, 23.69 FEET TO WHICH A RADIAL LINE BEARS S18°51'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°23'01", AN ARC DISTANCE OF 23.69 FEET TO THE POINT OF TANGENCY; THENCE S72°31'25"W, 210.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 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 CUSP; THENCE S17°28'35"E, 1,031.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,187.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°49'42", AN ARC DISTANCE OF 1,135.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,762.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°41'15", AN ARC DISTANCE OF 328.67 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°22'38"E, 99.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,746.33 FEET AND A CHORD BEARING AND DISTANCE OF N89°26'17"E, 264.66 FEET TO WHICH A RADIAL LINE BEARS S03°47'02"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'30", AN ARC DISTANCE OF 264.91 FEET TO THE POINT OF TANGENCY; THENCE N85°05'32"E, 72.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°55'24", AN ARC DISTANCE OF 95.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 108.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'12", AN ARC DISTANCE OF 8.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°36'40", AN ARC DISTANCE OF 37.84 FEET; THENCE ALONG A NON-TANGENT LINE RUN N04°58'48"W, 218.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'10", AN ARC DISTANCE OF 800.32 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°05'23"W, 270.23 FEET; THENCE N75°33'13"W, 140.00 FEET; THENCE N59°36'29"W, 72.80 FEET; THENCE N75°33'13"W, 95.76 FEET; THENCE N81°11'18"W, 152.77 FEET; THENCE N57°52'22"W, 54.27 FEET; THENCE S61°15'56"W, 96.28 FEET; THENCE S53°36'13"W, 81.83 FEET; THENCE S40°01'41"W, 51.35 FEET; THENCE N89°40'32"W, 49.69 FEET; THENCE S20°59'24"W, 14.43 FEET; THENCE S56°49'18"W, 34.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N27°43'29"W, 80.78 FEET TO WHICH A RADIAL LINE BEARS S56°49'18"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°54'26", AN ARC DISTANCE OF 80.91 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°16'59"E, 14.30 FEET; THENCE N36°15'45"E, 94.42 FEET; THENCE N47°55'36"E, 80.55 FEET; THENCE N71°39'34"E, 142.74 FEET; THENCE N19°48'13"E, 100.21 FEET; THENCE N29°47'26"E, 49.66 FEET; THENCE N01°27'28"W, 26.55 FEET; THENCE N42°13'58"E, 50.31 FEET; THENCE N81°05'11"E, 84.61 FEET; THENCE S78°42'27"E, 212.41 FEET; THENCE S77°05'35"E, 75.01 FEET; THENCE N73°14'44"E, 202.73 FEET; THENCE N23°56'35"E, 128.64 FEET; THENCE N45°22'40"E, 56.32 FEET; THENCE N15°39'43"E, 40.99 FEET; THENCE N10°14'13"W, 106.05 FEET; THENCE N47°37'20"W, 62.36 FEET; THENCE S73°04'12"W, 93.41 FEET; THENCE N79°09'20"W, 161.14 FEET; THENCE N83°25'18"W, 117.55 FEET; THENCE N71°19'40"W, 113.75 FEET; THENCE N46°46'22"W, 95.78 FEET; THENCE S83°23'54"W, 133.84 FEET; THENCE N61°31'47"W, 13.65 FEET; THENCE N28°28'14"E, 362.52 FEET; THENCE N38°49'18"E, 150.70 FEET; THENCE N16°06'12"E, 267.72 FEET; THENCE N12°05'44"E, 75.70 FEET; THENCE N08°46'12"E, 73.71 FEET; THENCE N07°59'49"E, 282.97 FEET; THENCE N77°03'02"E, 259.22 FEET; THENCE N62°10'11"E, 30.92 FEET; THENCE N53°18'57"E, 59.11 FEET; THENCE N37°26'42"E, 61.74 FEET; THENCE N21°34'27"E, 58.92 FEET; THENCE N05°42'12"E, 30.87 FEET; THENCE N10°51'58"W, 65.63 FEET; THENCE N07°12'36"W, 102.09 FEET; THENCE N12°20'59"W, 417.06 FEET; THENCE N05°21'52"E, 55.63 FEET; THENCE N29°47'41"E, 489.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CHORD BEARING AND DISTANCE OF S75°50'10"E, 86.42 FEET TO WHICH A RADIAL LINE BEARS S20°21'56"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°24'12", AN ARC DISTANCE OF 86.59 FEET TO THE POINT OF TANGENCY; THENCE S82°02'16"E, 228.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'34", AN ARC DISTANCE OF 100.85 FEET; THENCE ALONG A RADIAL LINE RUN S23°22'18"W, 179.26 FEET; THENCE S83°56'52"E, 57.56 FEET; THENCE S52°28'46"E, 65.66 FEET; THENCE S20°23'35"E, 86.23 FEET; THENCE S03°51'49"E, 140.86 FEET; THENCE S07°36'56"E, 61.42 FEET; THENCE S32°50'36"W, 48.53 FEET; THENCE N80°44'18"E, 142.49 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 S62°24'43"E, 77.64 FEET TO WHICH A RADIAL LINE BEARS S78°31'19"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°52'03", AN ARC DISTANCE OF 88.90 FEET TO THE POINT OF TANGENCY; THENCE N66°39'16"E, 185.85 FEET; THENCE N12°35'15"W, 61.44 FEET; THENCE N06°32'26"W, 75.08 FEET; THENCE N07°17'22"W, 75.04 FEET; THENCE N14°32'33"W, 91.49 FEET; THENCE N22°03'49"W, 88.29 FEET; THENCE N31°08'08"W, 88.83 FEET; THENCE N43°26'54"W, 88.04 FEET; THENCE N52°31'19"W, 87.25 FEET; THENCE N61°41'48"W, 92.61 FEET; THENCE S26°32'35"W, 120.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N70°06'49"W, 98.53 FEET TO WHICH A RADIAL LINE BEARS N26°32'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°18'46", AN ARC DISTANCE OF 98.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN N07°57'44"E, 341.68 FEET; THENCE N31°34'46"E, 62.25 FEET; THENCE N31°53'24"E, 419.73 FEET; THENCE N34°36'35"E, 67.51 FEET; THENCE N39°01'07"E, 67.51 FEET; THENCE N43°27'11"E, 67.51 FEET; THENCE N47°53'15"E, 67.51 FEET; THENCE N52°19'19"E, 67.51 FEET; THENCE

CONTINUED ON SHEET 11

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8436

DRAWING NAME: S:\SURVEY REVIEW\SURVEY\DEVELOPMENT (BISTRO DISTRICT 1 & 2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS1b NEW.DWG 10/24/2025 8:29 AM BY: GWALTERS

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 11 OF 24

CONTINUED FROM SHEET 10

N56°41'12"E, 67.99 FEET; THENCE N58°07'52"E, 424.38 FEET; THENCE N52°33'54"E, 75.58 FEET; THENCE N51°59'08"E, 280.00 FEET; THENCE N45°13'45"E, 91.62 FEET; THENCE N31°15'25"E, 92.06 FEET; THENCE N17°40'45"E, 92.20 FEET; THENCE N06°44'37"E, 702.82 FEET; THENCE N20°45'50"E, 60.97 FEET; THENCE N36°04'13"E, 61.84 FEET; THENCE N36°46'37"E, 87.57 FEET; THENCE N25°40'17"E, 87.57 FEET; THENCE N14°34'39"E, 87.59 FEET; THENCE N08°28'42"E, 134.95 FEET; THENCE N09°07'47"W, 65.02 FEET; THENCE N25°00'02"W, 58.92 FEET; THENCE N40°52'17"W, 61.74 FEET; THENCE N56°27'57"W, 91.17 FEET; THENCE N88°54'07"W, 876.48 FEET; THENCE S83°09'22"W, 30.72 FEET; THENCE S69°32'57"W, 59.11 FEET; THENCE S53°40'42"W, 61.74 FEET; THENCE S37°48'27"W, 59.13 FEET; THENCE S26°16'36"W, 30.80 FEET; THENCE S13°48'24"W, 243.22 FEET; THENCE N76°11'36"W, 71.06 FEET; THENCE S00°02'46"E, 137.69 FEET; THENCE S44°11'04"W, 78.37 FEET; THENCE S22°47'49"W, 66.89 FEET; THENCE S25°15'41"W, 88.29 FEET; THENCE S14°11'12"W, 88.29 FEET; THENCE S28°11'46"W, 64.09 FEET; THENCE S01°57'15"E, 110.32 FEET; THENCE S05°10'57"W, 57.58 FEET; THENCE S76°03'40"E, 40.41 FEET; THENCE S16°23'32"W, 78.97 FEET; THENCE S24°23'27"W, 86.72 FEET; THENCE S38°11'31"W, 131.59 FEET; THENCE N66°50'51"W, 78.48 FEET; THENCE N75°44'46"W, 123.55 FEET; THENCE N58°43'20"W, 88.35 FEET; THENCE N49°57'55"W, 75.45 FEET; THENCE N57°09'48"W, 121.51 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 THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE EAST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN N00°02'56"E, 367.47 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 278.50 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S79°38'01"W, 71.29 FEET; THENCE N89°27'00"W, 350.00 FEET; THENCE N00°33'00"E, 78.73 FEET; THENCE N29°28'45"W, 60.03 FEET; THENCE N59°30'29"W, 65.65 FEET; THENCE N89°27'00"W, 118.85 FEET; THENCE S60°36'28"W, 65.65 FEET; THENCE S30°34'44"W, 60.94 FEET; THENCE S00°33'00"W, 77.95 FEET; THENCE N89°27'00"W, 349.10 FEET; THENCE N73°30'17"W, 72.80 FEET; THENCE N89°27'00"W, 259.38 FEET; 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 S82°51'04"E, 67.03 FEET; THENCE S77°32'03"E, 67.01 FEET; THENCE S72°13'05"E, 67.01 FEET; THENCE S67°16'33"E, 68.16 FEET; THENCE S66°16'58"E, 310.60 FEET; THENCE S27°42'07"E, 82.19 FEET; THENCE S00°33'00"W, 44.38 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 THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 881.88 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 370.43 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S86°42'11"E, 137.98 FEET; THENCE S79°37'35"E, 276.93 FEET; THENCE N49°25'07"E, 71.00 FEET; THENCE S75°17'25"E, 133.94 FEET; THENCE S83°39'42"E, 85.64 FEET; THENCE N86°41'31"E, 46.78 FEET; THENCE S20°31'31"E, 27.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 96.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°30'36", AN ARC DISTANCE OF 32.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°04'08", AN ARC DISTANCE OF 181.36 FEET; THENCE ALONG A NON-TANGENT LINE RUN N78°13'28"W, 160.82 FEET; THENCE N63°58'11"W, 71.15 FEET; THENCE N76°32'08"W, 137.86 FEET; THENCE N88°23'07"W, 37.93 FEET; THENCE S80°15'28"W, 103.83 FEET; THENCE S65°30'55"W, 103.68 FEET; THENCE S36°26'37"W, 67.21 FEET; THENCE S71°20'43"W, 82.73 FEET; THENCE S33°06'33"W, 72.19 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 S87°08'59"E, 239.64 FEET; THENCE N03°34'49"W, 133.85 FEET; THENCE N37°39'04"E, 37.54 FEET; THENCE N71°08'29"E, 156.26 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:

CONTINUED ON SHEET 12

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3126 LB8438

DRAWING NAME: S:\SURVEY\NEW\SURVEY\DEVELOPMENT DISTRICT\19\21 PETITIONS TO AMEND\1ST AMENDMENT 1\NOV 2025\19DWGS\DS19a NEW.DWG, 11/7/2025 8:59 AM, BY: GWALTERS
---- CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 12 OF 24

CONTINUED FROM SHEET 11

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 388.46 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 1518.40 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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, 70.80 FEET; THENCE N88°27'45"E, 87.46 FEET; THENCE N70°54'47"E, 58.13 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; THENCE N88°54'07"W, 90.00 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 SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1075.38 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 343.10 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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, 123.02 FEET; THENCE S15°03'06"W, 97.94 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 SOUTHERLY, HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF N71°00'14"W, 187.97 FEET TO WHICH A RADIAL LINE BEARS N25°09'44"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°19'56", AN ARC DISTANCE OF 188.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 36.53 FEET TO THE POINT OF TANGENCY; THENCE N60°25'33"W, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'38", AN ARC DISTANCE OF 12.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°53'05", AN ARC DISTANCE OF 31.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°28'34", AN ARC DISTANCE OF 6.64 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 07°39'00", AN ARC DISTANCE OF 305.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 329.05 FEET TO THE POINT OF TANGENCY; THENCE N43°46'06"E, 613.38 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 SOUTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN S00°08'08"W, 324.94 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°51'52"E, 365.72 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N29°47'41"E, 186.47 FEET; 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 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 653.02 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 126.06 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN

CONTINUED ON SHEET 13

JOB SP2025.04647

CFB | CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY\NEWSURVEY\DEVELOPMENT DISTRICTS\DISTRICT 15\21 PETITIONS TO AMEND\1ST AMENDMENT\NOV 2025\DWGS\DS15 NEWDWG 12 2/4/2026 8:29 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 13 OF 24

CONTINUED FROM SHEET 12

OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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 04°20'24", AN ARC DISTANCE OF 77.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°25'31", AN ARC DISTANCE OF 493.70 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 97°10'02", AN ARC DISTANCE OF 33.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'45", AN ARC DISTANCE OF 5.23 FEET TO THE POINT OF TANGENCY; THENCE S60°25'33"E, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 51.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 825.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°19'56", AN ARC DISTANCE OF 163.17 FEET; THENCE ALONG A NON-TANGENT LINE RUN S29°47'41"W, 347.26 FEET; THENCE S23°20'58"W, 70.45 FEET; THENCE S37°39'54"W, 57.75 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 2503.62 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 826.86 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S61°31'47"E, 254.45 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°03'25", AN ARC DISTANCE OF 224.92 FEET; THENCE ALONG A RADIAL LINE RUN N48°28'22"W, 42.00 FEET; THENCE N41°56'27"W, 68.76 FEET; THENCE N17°33'54"W, 135.43 FEET; THENCE N03°08'09"W, 50.98 FEET; THENCE N26°04'37"E, 70.12 FEET; THENCE N29°28'46"E, 220.64 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2052.32 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 290.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°16'48"W, 967.30 FEET; THENCE N47°11'45"W, 104.73 FEET; THENCE N87°35'47"W, 267.23 FEET; THENCE S88°02'18"W, 69.66 FEET; THENCE S49°34'49"W, 56.64 FEET; THENCE S48°04'13"W, 47.10 FEET; THENCE S31°08'34"W, 47.78 FEET; THENCE S30°55'10"W, 140.30 FEET; THENCE S22°16'02"W, 129.58 FEET; THENCE S20°59'21"W, 67.24 FEET; THENCE S22°14'52"W, 71.61 FEET; THENCE S09°31'20"W, 54.23 FEET; THENCE S17°55'00"E, 51.36 FEET; THENCE S42°05'55"W, 133.92 FEET; THENCE S84°03'49"W, 72.00 FEET; THENCE S89°13'00"W, 138.76 FEET; THENCE S79°36'17"W, 126.07 FEET; THENCE S46°11'28"W, 2.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 539.95 FEET AND A CHORD BEARING AND DISTANCE OF S56°31'36"W, 193.77 FEET TO WHICH A RADIAL LINE BEARS S43°48'36"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°40'23", AN ARC DISTANCE OF 194.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN S03°29'10"W, 102.80 FEET; THENCE S03°43'49"E, 70.13 FEET; THENCE S00°12'51"E, 280.00 FEET; THENCE S07°17'20"E, 57.90 FEET; THENCE S33°02'28"E, 62.04 FEET; THENCE S33°29'10"E, 50.85 FEET; THENCE S31°48'12"E, 64.57 FEET; THENCE S02°22'23"E, 204.62 FEET; THENCE S11°42'16"E, 43.17 FEET; THENCE S66°08'13"E, 47.93 FEET; THENCE N58°31'55"E, 56.93 FEET; THENCE DEPARTING SAID LANDS RUN N54°04'04"E, 55.51 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF AFORESAID LANDS; (SAID POINT BEARS S68°14'54"W, 1396.26 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24); THENCE ALONG SAID SOUTHERLY EXTENSION, THE BOUNDARY LINE OF SAID LANDS AND THE NORTHERLY EXTENSION THEREOF, RESPECTIVELY, RUN N20°57'23"E, 50.00 FEET; THENCE DEPARTING SAID NORTHERLY EXTENSION RUN N15°16'01"E, 94.59 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°09'50"W, 1310.21 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N15°16'01"E, 100.26 FEET; THENCE N56°16'26"E, 162.22 FEET; THENCE N50°21'08"E, 91.70 FEET; THENCE N57°03'08"E, 82.98 FEET; THENCE N63°53'52"E, 82.98 FEET; THENCE N69°48'38"E, 62.00 FEET; THENCE N27°50'04"E, 72.42 FEET; THENCE S89°56'24"E, 110.29 FEET; THENCE N70°06'04"E, 103.91 FEET; THENCE N60°55'14"E, 29.68 FEET; THENCE DEPARTING SAID LANDS RUN S14°17'47"E, 97.49 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS

CONTINUED ON SHEET 14

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3126 LB8436

DRAWING NAME: S:\SURVEY DEVELOPMENT DISTRICTS\DISTRICT 1 (V2) - PETITIONS TO AMEND\DIST AMENDMENT (NOV 2025)\DWGS\DIST6 NEW.DWG 12/4/2025 8:29 AM BY: GWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 14 OF 24

CONTINUED FROM SHEET 13

S88°42'30"W, 528.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S81°40'23"E, 240.24 FEET; THENCE S00°18'00"W, 1,162.70 FEET; THENCE N89°42'00"W, 138.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'16", AN ARC DISTANCE OF 489.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 468.49 FEET TO THE POINT OF TANGENCY; THENCE N88°47'47"W, 391.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°58'36", AN ARC DISTANCE OF 435.83 FEET; THENCE ALONG A RADIAL LINE RUN N18°46'23"W, 45.00 FEET; THENCE N00°12'51"W, 488.05 FEET; (SAID POINT BEARS S67°31'35"W, 2387.51 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S89°47'09"W, 185.19 FEET; THENCE N67°37'23"W, 104.71 FEET; THENCE N90°00'00"W, 59.60 FEET; THENCE N66°29'37"W, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 540.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°04'14"W, 10.64 FEET TO WHICH A RADIAL LINE BEARS S66°29'37"E; (SAID POINT BEARS S71°13'11"W, 2700.77 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'42", AN ARC DISTANCE OF 10.64 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S24°38'06"W, 185.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 670.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°14'11", AN ARC DISTANCE OF 189.86 FEET TO THE POINT OF TANGENCY; THENCE S08°23'54"W, 79.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 146.50 FEET AND A CHORD BEARING AND DISTANCE OF S14°10'44"E, 21.53 FEET TO WHICH A RADIAL LINE BEARS S80°02'08"W; THENCE DEPARTING SAID LANDS RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°25'44", AN ARC DISTANCE OF 21.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 153.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'52", AN ARC DISTANCE OF 39.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 662.83 FEET; (SAID POINT BEARS S59°58'42"W, 3070.59 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'48", AN ARC DISTANCE OF 172.14 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°05'56", AN ARC DISTANCE OF 107.97 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF S62°51'02"W, 155.20 FEET TO WHICH A RADIAL LINE BEARS N18°30'32"E; (SAID POINT BEARS S58°18'56"W, 3200.12 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE EASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG SAID EASTERLY EXTENSION AND BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°19'00", AN ARC DISTANCE OF 172.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 116.99 FEET AND A CHORD BEARING AND DISTANCE OF S28°38'01"W, 40.88 FEET TO WHICH A RADIAL LINE BEARS S71°25'44"E; THENCE DEPARTING SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°07'30", AN ARC DISTANCE OF 41.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,950.00 FEET AND A CHORD BEARING AND DISTANCE OF S67°04'12"W, 268.84 FEET TO WHICH A RADIAL LINE BEARS S24°52'48"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°54'01", AN ARC DISTANCE OF 268.89 FEET TO THE POINT OF TANGENCY; THENCE S69°01'13"W, 194.15 FEET; THENCE N20°58'47"W, 45.00 FEET; THENCE N83°37'14"W, 102.93 FEET; THENCE N54°00'24"W, 136.23 FEET; THENCE N21°24'58"W, 196.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 482.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°00'58"W, 37.94 FEET TO WHICH A RADIAL LINE BEARS N19°43'51"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°30'22", AN ARC DISTANCE OF 37.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 109°01'47", AN ARC DISTANCE OF 352.04 FEET; (SAID POINT BEARS S69°07'19"W, 4032.05 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN N82°17'17"W, 82.68 FEET; THENCE N37°17'17"W, 16.97 FEET TO POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S69°54'02"W, 4109.82 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N07°42'43"E, 64.41 FEET; THENCE N08°55'24"E, 57.80 FEET; THENCE N02°40'17"W, 57.93 FEET; THENCE N12°18'15"W, 57.93 FEET; THENCE N21°56'13"W, 57.93 FEET; THENCE N51°04'39"W, 59.68 FEET; THENCE N42°00'18"W, 63.64 FEET; THENCE N53°10'28"W, 65.06 FEET; THENCE N50°42'54"W, 87.83 FEET; THENCE N87°03'57"W, 231.10 FEET; THENCE N73°28'58"W, 75.15 FEET; THENCE N47°53'37"W, 66.57 FEET; THENCE N21°50'56"W, 77.50 FEET; THENCE N03°41'27"E, 64.19 FEET; THENCE N66°23'20"W, 32.95 FEET; THENCE N23°36'40"E, 491.37 FEET; THENCE S66°23'20"E, 45.00 FEET; THENCE DEPARTING SAID LANDS RUN S71°48'03"E, 172.57 FEET; THENCE N48°11'02"E, 210.00 FEET; THENCE N48°07'58"E, 168.73 FEET; (SAID POINT BEARS S88°42'33"W, 3811.64 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N13°26'53"E, 62.51 FEET; THENCE N06°20'27"W, 103.37 FEET; THENCE N17°05'07"W, 73.97 FEET; THENCE N53°57'15"W, 168.18 FEET; THENCE N53°31'42"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,200.00 FEET AND A CHORD BEARING AND DISTANCE OF N48°42'12"E, 932.21 FEET TO WHICH A

CONTINUED ON SHEET 15

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3126 LB8498

DRAWING NAME: S:\SURVEY REVIT\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 19\(2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS19 NEW.DWG | 14 3/4/2026 8:28 AM BY: CWALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 15 OF 24

CONTINUED FROM SHEET 14

RADIAL LINE BEARS N53°31'42"W; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG SAID SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°27'48", AN ARC DISTANCE OF 939.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,425.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°40'50", AN ARC DISTANCE OF 414.86 FEET; THENCE ALONG A NON-TANGENT LINE RUN S45°44'43"E, 45.00 FEET; THENCE S37°15'43"E, 285.59 FEET; THENCE S51°18'49"E, 60.63 FEET; THENCE S59°54'12"E, 79.47 FEET; THENCE N32°22'31"E, 78.39 FEET; THENCE N36°38'25"E, 80.37 FEET; THENCE N42°29'17"E, 79.42 FEET; THENCE N49°04'00"E, 79.38 FEET; THENCE DEPARTING SAID LANDS RUN N15°19'17"W, 104.53 FEET; (SAID POINT BEARS S58°51'06"W, 2907.67 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13); THENCE N13°46'46"E, 105.71 FEET; (SAID POINT BEARS S60°21'54"W, 2834.00 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N13°46'46"E, 0.15 FEET; THENCE N29°44'52"E, 102.81 FEET; (SAID POINT BEARS S61°27'36"W, 2745.92 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N29°44'52"E, 0.12 FEET; THENCE N42°58'14"E, 89.39 FEET; THENCE N63°48'00"E, 71.96 FEET; THENCE N88°30'37"E, 119.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 102.50 FEET AND A CHORD BEARING AND DISTANCE OF N03°37'16"E, 2.56 FEET TO WHICH A RADIAL LINE BEARS S85°39'51"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°25'47", AN ARC DISTANCE OF 2.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 197.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°29'37", AN ARC DISTANCE OF 167.16 FEET TO THE POINT OF TANGENCY; THENCE N51°23'59"E, 49.26 FEET; THENCE N38°36'01"W, 100.43 FEET; THENCE N05°36'17"E, 112.38 FEET; (SAID POINT BEARS S68°10'15"W, 2268.65 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN N84°04'20"W, 57.21 FEET; THENCE N77°43'31"W, 146.16 FEET; THENCE N72°06'16"W, 54.55 FEET; (SAID POINT BEARS S71°28'42"W, 2486.39 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N72°06'16"W, 0.25 FEET; THENCE N70°25'54"W, 51.38 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE EASTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN N44°14'21"W, 182.92 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 791.61 FEET; THENCE S79°11'53"E, 45.00 FEET; THENCE N57°33'05"E, 183.30 FEET; THENCE N59°37'03"E, 66.77 FEET; THENCE N42°39'37"E, 66.75 FEET; THENCE N25°42'10"E, 66.77 FEET; THENCE N25°55'38"E, 65.29 FEET; THENCE N21°10'04"E, 39.56 FEET; THENCE N72°40'04"W, 262.01 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 319.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°26'53", AN ARC DISTANCE OF 441.56 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 44°50'38", AN ARC DISTANCE OF 79.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°13'40", AN ARC DISTANCE OF 64.89 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 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S89°37'52"E, 147.10 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3130, PAGE 599, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 726.88 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3130, PAGE 599; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 664.86 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°37'52"E, 379.60 FEET; THENCE DEPARTING SAID EASTERLY EXTENSION OF SAID LANDS RUN S43°18'02"E, 117.73 FEET; THENCE S00°12'51"E, 238.18 FEET; (SAID POINT BEARS N51°58'31"W, 1644.17 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE S89°47'09"W, 110.00 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 22.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 182.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°10'16", AN ARC DISTANCE OF 51.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 517.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°55'42", AN ARC DISTANCE OF 225.16 FEET TO THE POINT OF TANGENCY; THENCE S08°32'36"W, 24.21 FEET; THENCE DEPARTING SAID LANDS RUN S81°03'32"E, 381.99 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N57°53'59"W, 1190.70 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°12'51"W, 281.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'08", AN ARC DISTANCE OF 37.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 307.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'22", AN ARC DISTANCE OF 47.81 FEET TO THE POINT OF TANGENCY; THENCE N12°54'36"W, 115.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°04'32", AN ARC DISTANCE OF 83.53 FEET TO THE POINT OF TANGENCY; THENCE N01°09'56"E, 159.58 FEET; THENCE N51°57'53"W, 70.00 FEET; THENCE S88°50'04"E, 185.00 FEET; THENCE S55°12'18"W, 63.01 FEET; THENCE S01°09'56"W, 136.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°39'15", AN ARC DISTANCE OF 14.34

CONTINUED ON SHEET 16

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8436

DRAWING NAME: S:\SURVEY\NEWSURVEY\DEVELOPMENT DISTRICTS\DISTRICT 15\V21 PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS116.NEW.DWG 15 3/4/2026 8:29 AM BY: GWALTERS
---- : C:\H_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 16 OF 24

CONTINUED FROM SHEET 15

FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 52.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°04'42", AN ARC DISTANCE OF 83.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°29'59", AN ARC DISTANCE OF 19.01 FEET TO THE POINT OF TANGENCY; THENCE S12°54'36"E, 100.64 FEET; THENCE DEPARTING SAID LANDS RUN S88°49'03"E, 681.07 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE AFORESAID LANDS; (SAID POINT BEARS N15°56'08"W, 1040.64 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE ALONG THE NORTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°14'44"W, 879.55 FEET; THENCE N89°45'17"W, 261.00 FEET; THENCE S05°47'10"W, 77.71 FEET; THENCE S02°10'29"W, 68.02 FEET; THENCE S01°13'16"E, 68.44 FEET; THENCE S04°35'00"E, 67.77 FEET; THENCE S07°46'26"E, 68.16 FEET; THENCE S08°31'18"E, 70.00 FEET; THENCE S54°19'01"E, 59.93 FEET; THENCE S29°37'48"E, 64.79 FEET; THENCE S11°47'06"E, 74.65 FEET; THENCE S13°55'01"W, 139.13 FEET; THENCE S89°37'52"E, 179.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2398.64 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2044.30 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 353.40 FEET; THENCE N77°43'31"W, 211.59 FEET; THENCE N10°47'09"E, 150.13 FEET; THENCE N61°42'13"W, 125.83 FEET; THENCE N10°47'09"E, 208.22 FEET; THENCE S68°36'07"E, 202.54 FEET; THENCE S64°08'56"E, 67.33 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2324.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1055.03 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S08°31'18"E, 195.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,840.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°52'55", AN ARC DISTANCE OF 92.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN S89°47'09"W, 28.84 FEET; THENCE S82°39'39"W, 40.31 FEET; THENCE S61°30'09"W, 45.42 FEET; THENCE S89°47'09"W, 202.00 FEET; THENCE N00°12'51"W, 323.36 FEET; THENCE S78°59'09"E, 5.81 FEET; THENCE S77°42'10"E, 63.35 FEET; THENCE S84°18'31"E, 68.94 FEET; THENCE N88°36'56"E, 68.95 FEET; THENCE N82°28'37"E, 67.10 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 695.48 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1286.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING AND DISTANCE OF S33°47'32"W, 206.13 FEET TO WHICH A RADIAL LINE BEARS S68°36'23"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°47'51", AN ARC DISTANCE OF 207.74 FEET TO THE POINT OF TANGENCY; THENCE S46°11'28"W, 49.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°10'49", AN ARC DISTANCE OF 344.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 830.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'25", AN ARC DISTANCE OF 130.72 FEET; THENCE ALONG A NON-TANGENT LINE RUN N12°11'49"W, 105.17 FEET; THENCE N21°12'53"W, 205.56 FEET; THENCE N21°13'19"W, 55.78 FEET; THENCE N53°40'28"W, 147.24 FEET; THENCE N59°53'17"W, 96.22 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 106.42 FEET AND A CHORD BEARING AND DISTANCE OF N00°30'03"W, 9.58 FEET TO WHICH A RADIAL LINE BEARS S87°55'15"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°09'36", AN ARC DISTANCE OF 9.58 FEET; THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN N68°14'49"E, 54.28 FEET; THENCE N46°25'25"E, 57.51 FEET; THENCE N09°43'47"W, 61.99 FEET; (SAID POINT BEARS S51°28'15"W, 2714.91 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE N19°24'57"W, 139.94 FEET; THENCE N01°24'28"W, 51.70 FEET; THENCE N17°39'35"E, 41.62 FEET; THENCE N44°21'19"E, 57.99 FEET; THENCE N33°11'09"E, 0.16 FEET; (SAID POINT BEARS S56°02'56"W, 2553.76 FEET

CONTINUED ON SHEET 17

JOB SP2025.04647

CFB | CLYMER FARNER BARLEY
SURVEYING
7413 ALFORD AVENUE · MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY REVIT\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT INFO\2 PETITIONS TO AMEND\1ST AMENDMENT INDIV 2022\FLDWGS\DIST6 REVIT.DWG 10 3/4/2026 8:29 AM BY: CWALTERS
---- - CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 17 OF 24

CONTINUED FROM SHEET 16

FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N33°11'09"E, 99.71 FEET; (SAID POINT BEARS S56°57'02"W, 2462.19 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE N58°09'10"W, 110.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 137.50 FEET AND A CHORD BEARING AND DISTANCE OF N19°24'07"E, 78.09 FEET TO WHICH A RADIAL LINE BEARS S54°06'08"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°59'30", AN ARC DISTANCE OF 79.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 162.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°58'08", AN ARC DISTANCE OF 133.21 FEET; THENCE ALONG A NON-TANGENT LINE RUN S51°53'47"E, 114.37 FEET; THENCE N50°45'11"E, 63.07 FEET; THENCE N50°28'15"E, 84.30 FEET; THENCE N45°21'23"E, 88.29 FEET; THENCE N00°12'51"W, 756.29 FEET; THENCE N89°47'09"E, 10.00 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00' FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 184.94 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N68°36'07"W, 364.86 FEET; THENCE N45°24'12"W, 48.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 592.50 FEET AND A CHORD BEARING AND DISTANCE OF N41°44'55"E, 299.28 FEET TO WHICH A RADIAL LINE BEARS S33°37'21"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°15'28", AN ARC DISTANCE OF 302.56 FEET; THENCE ALONG A RADIAL LINE RUN S62°52'49"E, 194.92 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 392.74 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 2,574.23 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N89°47'09"E, 447.94 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 568.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2848.43 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S16°40'55"E, 205.11 FEET; THENCE S42°41'13"E, 403.43 FEET; THENCE S56°10'41"E, 120.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°17'23"W, 170.33 FEET TO WHICH A RADIAL LINE BEARS N52°55'01"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°35'12", AN ARC DISTANCE OF 170.73 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS S87°09'23"W, 2502.43 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S23°29'47"W, 31.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 680.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°52'31", AN ARC DISTANCE OF 10.39 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: THENCE ALONG A NON-TANGENT LINE RUN N80°47'31"W, 91.34 FEET; THENCE N85°02'39"W, 76.84 FEET; THENCE N89°17'46"W, 76.84 FEET; THENCE S86°27'07"W, 76.84 FEET; THENCE S82°12'00"W, 76.84 FEET; THENCE S77°56'52"W, 76.84 FEET; THENCE S79°17'35"W, 63.30 FEET; THENCE N63°49'58"W, 46.02 FEET; THENCE N03°18'03"W, 140.21 FEET; THENCE N08°06'47"W, 70.03 FEET; THENCE N06°13'20"W, 73.58 FEET; THENCE N08°39'08"W, 75.56 FEET; THENCE N12°28'51"W, 75.43 FEET; THENCE N15°32'19"W, 99.12 FEET; THENCE N56°00'13"E, 392.65 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 274.67 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1719.06 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 438.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°49'37", AN ARC DISTANCE OF 83.08 FEET TO THE POINT OF TANGENCY; THENCE S33°02'28"E, 51.82 FEET; THENCE S56°57'32"W, 75.17 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 1,014.05 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N88°47'47"W, 36.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,295.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'58", AN ARC DISTANCE OF 13.17 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N00°12'51"W, 552.28 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S89°47'09"W, 177.32 FEET; THENCE N00°12'51"W, 249.41 FEET; THENCE N45°05'28"W, 94.08 FEET; THENCE N43°34'37"E, 352.16 FEET TO AFORESAID WESTERLY EASEMENT LINE; THENCE ALONG SAID WESTERLY

CONTINUED ON SHEET 18

JOB SP2025.04647

CFB CLYNER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY\NEW\SURVEY\DEVELOPMENT DISTRICT\2025\PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS115 NEW.DWG, 17, 12/4/2025 8:28 AM, BY: GWALTERS

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 18 OF 24

CONTINUED FROM SHEET 17

EASEMENT LINE RUN N00°12'51"W, 509.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00 FEET AND A CHORD BEARING AND DISTANCE OF N85°56'42"E, 38.33 FEET TO WHICH A RADIAL LINE BEARS N05°28'52"W; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'09", AN ARC DISTANCE OF 38.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'22", AN ARC DISTANCE OF 2.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°42'15", AN ARC DISTANCE OF 32.36 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 482.00 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2566.59 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; (SAID POINT BEARS S79°39'50"W, 2611.46 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S00°56'03"W, 193.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°42'03", AN ARC DISTANCE OF 198.55 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S24°38'06"W, 172.43 FEET; THENCE S88°06'49"W, 126.84 FEET; THENCE S83°38'48"W, 87.56 FEET; THENCE S79°10'10"W, 76.77 FEET; THENCE S74°50'48"W, 76.84 FEET; THENCE S70°56'14"W, 76.75 FEET; THENCE S67°24'43"W, 71.52 FEET; (SAID POINT BEARS S70°46'58"W, 3377.90 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N62°07'56"W, 109.14 FEET; THENCE S41°21'03"W, 98.00 FEET; THENCE S35°24'02"W, 154.37 FEET; (SAID POINT BEARS S69°52'54"W, 3663.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S16°31'42"W, 97.81 FEET; (SAID POINT BEARS S68°40'26"W, 3723.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S06°00'44"W, 83.81 FEET; THENCE S06°14'50"W, 77.03 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S66°31'17"W, 3799.92 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE NORTHWESTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN S18°53'50"E, 26.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 517.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°25'58"W, 48.21 FEET TO WHICH A RADIAL LINE BEARS N18°53'50"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°20'22", AN ARC DISTANCE OF 48.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°46'07", AN ARC DISTANCE OF 88.41 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°06'16"E, 50.05 FEET; THENCE N21°37'49"W, 53.36 FEET; THENCE N17°45'05"E, 72.87 FEET; THENCE N32°03'46"E, 60.27 FEET; THENCE N05°02'30"E, 129.53 FEET; THENCE N28°28'35"W, 37.81 FEET; THENCE DEPARTING SAID NORTHWESTERLY EXTENSION OF SAID LANDS RUN N32°28'20"W, 114.49 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°17'59"W, 3792.68 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°55'36"W, 65.95 FEET; THENCE N27°26'24"W, 143.58 FEET; THENCE S88°25'03"W, 53.52 FEET; THENCE S48°51'26"W, 106.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°25'02"W, 132.31 FEET TO WHICH A RADIAL LINE BEARS N48°40'27"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°10'59", AN ARC DISTANCE OF 132.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 302.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°41'34", AN ARC DISTANCE OF 82.85 FEET TO THE POINT OF TANGENCY; THENCE N41°48'58"W, 150.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 132.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'33", AN ARC DISTANCE OF 79.00 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°55'10"E, 111.36 FEET; THENCE N47°01'55"E, 112.59 FEET; (SAID POINT BEARS S81°39'26"W, 3978.42 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N55°48'18"E, 70.65 FEET; (SAID POINT BEARS S82°06'29"W, 3914.96 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N30°40'00"E, 73.40 FEET; (SAID POINT BEARS S82°57'29"W, 3869.63 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N72°57'23"E, 77.09 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S83°09'37"W, 3793.73 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N48°44'43"E, 181.29 FEET; (SAID POINT BEARS S84°46'15"W, 3645.61 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S86°47'09"E, 137.68 FEET; THENCE N58°34'06"E, 8.23 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S84°29'58"W, 3502.08 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N58°34'06"E, 58.51 FEET; THENCE DEPARTING SAID LANDS RUN S57°24'21"E, 53.57 FEET; THENCE S53°57'26"E, 118.37 FEET; THENCE S70°36'40"E, 118.17 FEET; THENCE S72°11'24"E, 54.17 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S81°39'15"W, 3165.66 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE

CONTINUED ON SHEET 19

JOB SP2025.04647

CFB CLYNER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DESIRE ISSUES\REC 1\V(2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\NOV2025 1b NEW.DWG 1:1 1/7/2026 8:25 AM BY: GWALTERS
CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 19 OF 24

CONTINUED FROM SHEET 18

DEPARTING SAID LANDS RUN S48°48'47"E, 105.38 FEET; THENCE S76°43'52"E, 104.52 FEET; THENCE N82°02'32"E, 118.56 FEET; THENCE N26°19'25"E, 64.92 FEET; THENCE N06°03'36"W, 56.21 FEET; THENCE S87°54'52"E, 75.29 FEET; THENCE S74°15'58"E, 76.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S73°08'43"E, 77.20 FEET; THENCE S89°03'57"E, 19.02 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 720.87 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 788.68 FEET TO THE POINT OF BEGINNING; THENCE S06°46'59"E, 58.99 FEET; THENCE S00°49'36"W, 55.52 FEET; THENCE S03°19'20"W, 22.88 FEET; THENCE S79°02'25"W, 33.92 FEET; THENCE S60°46'29"W, 161.10 FEET; THENCE S56°06'39"W, 129.98 FEET; THENCE S84°12'24"W, 153.26 FEET; THENCE S47°09'27"W, 133.96 FEET; THENCE N83°09'52"W, 40.15 FEET; THENCE N82°30'21"W, 104.13 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N83°19'53"W, 239.46 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 494.47 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°47'09"W, 50.00 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THE FOLLOWING THREE (3) COURSES BEING ALONG THE WESTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3072, PAGE 528: RUN S00°12'51"E, 659.19 FEET; (SAID POINT BEARS S54°45'03"W, 2143.10 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S11°54'17"E, 24.05 FEET; THENCE S14°17'16"E, 62.29 FEET; THENCE S28°21'43"E, 88.09 FEET; (SAID POINT BEARS S50°21'47"W, 2191.90 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S50°56'47"W, 45.78 FEET; THENCE N35°20'05"W, 63.59 FEET; THENCE N74°33'22"W, 52.35 FEET; THENCE N80°07'49"W, 173.52 FEET; THENCE S81°10'56"W, 57.59 FEET; THENCE N15°33'21"W, 1.51 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S56°42'34"W, 2439.34 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N50°29'13"W, 20.25 FEET; THENCE N40°40'04"W, 121.44 FEET; THENCE N37°46'34"W, 161.52 FEET; (SAID POINT BEARS S63°38'35"W, 2491.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N17°17'07"E, 33.47 FEET; THENCE N18°32'23"E, 68.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S65°21'53"W, 2421.42 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°12'51"W, 430.00 FEET; THENCE S89°47'09"W, 261.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'27", AN ARC DISTANCE OF 39.12 FEET; THENCE ALONG A NON-TANGENT LINE RUN S08°43'07"W, 148.46 FEET; THENCE DEPARTING SAID LANDS RUN S24°30'51"E, 71.31 FEET; THENCE S10°32'13"W, 129.97 FEET; THENCE S01°40'21"E, 62.93 FEET; (SAID POINT BEARS S68°42'46"W, 2702.09 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S24°04'13"W, 55.40 FEET; (SAID POINT BEARS S67°53'57"W, 2741.79 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S21°31'08"W, 80.85 FEET; THENCE S20°07'30"W, 80.80 FEET; THENCE S20°43'33"W, 82.96 FEET; (SAID POINT BEARS S64°22'23"W, 2913.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S09°21'32"E, 104.66 FEET; THENCE S39°27'18"E, 147.34 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE NORTHEASTERLY EXTENSION, THE BOUNDARY LINES AND THE NORTHEASTERLY EXTENSION, RESPECTIVELY, OF SAID LANDS THE FOLLOWING COURSES: RUN S26°28'14"W, 9.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 167.50 FEET AND A CHORD BEARING AND DISTANCE OF S60°36'41"E, 17.05 FEET TO WHICH A RADIAL LINE BEARS N26°28'14"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°50'09", AN ARC DISTANCE OF 17.06 FEET TO THE POINT OF TANGENCY; THENCE S57°41'36"E, 73.99 FEET; THENCE N32°18'24"E, 8.50 FEET; THENCE DEPARTING NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF SAID LANDS RUN N86°00'44"E, 95.97 FEET; THENCE N74°57'57"E, 128.48 FEET; THENCE N32°18'24"E, 17.50 FEET; THENCE S40°00'28"E, 64.55 FEET; THENCE S57°40'29"E, 20.05 FEET; THENCE N32°19'31"E, 48.54 FEET; THENCE S55°22'27"E, 43.77 FEET; THENCE S30°10'20"E, 123.55 FEET; THENCE S64°55'20"E, 48.42 FEET; THENCE S32°09'25"W, 170.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S65°42'26"W, 55.05 FEET TO WHICH A RADIAL LINE BEARS S57°41'36"E; (SAID POINT BEARS S49°14'33"W, 2738.29 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°48'04", AN ARC DISTANCE OF 58.30 FEET; (SAID POINT BEARS S49°33'46"W, 2791.12 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S09°40'50"W, 92.61 FEET; THENCE S77°11'14"W, 119.45 FEET; THENCE N64°28'25"W, 84.52 FEET; THENCE N24°47'49"W, 58.30 FEET; THENCE N34°38'11"W, 104.34 FEET; THENCE N41°17'26"W, 145.15 FEET; THENCE N79°58'22"W, 113.29 FEET; THENCE S74°43'32"W, 100.17 FEET; THENCE S48°44'27"W, 95.40 FEET; THENCE N88°00'49"W, 75.42 FEET; THENCE N16°23'05"W, 64.47 FEET;

CONTINUED ON SHEET 20

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8436

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DESIGNS\DISTRICT 19\(2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\SD3119 NEW.DWG 11/19/2025 8:29 AM BY: GMALDEN

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 20 OF 24

CONTINUED FROM SHEET 19

THENCE N38°03'07"W, 115.38 FEET; THENCE N56°42'05"W, 243.53 FEET; THENCE N33°06'59"W, 97.97 FEET; THENCE N46°36'18"W, 144.55 FEET; THENCE N50°38'02"W, 186.35 FEET; THENCE N72°04'52"W, 84.74 FEET; THENCE N33°05'24"W, 174.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE NORTHEASTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN S56°54'36"W, 23.83 FEET TO THE POINT OF 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 26°56'38", AN ARC DISTANCE OF 456.15 FEET TO THE POINT OF TANGENCY; THENCE S29°57'58"W, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 870.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'59", AN ARC DISTANCE OF 227.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N75°20'02"W, 60.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 930.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°27'52"E, 242.84 FEET TO WHICH A RADIAL LINE BEARS N75°02'14"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'13", AN ARC DISTANCE OF 243.53 FEET TO THE POINT OF TANGENCY; THENCE N29°57'58"E, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'44", AN ARC DISTANCE OF 49.96 FEET; THENCE DEPARTING THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS ALONG A RADIAL LINE RUN N57°15'17"W, 10.00 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°06'34"W, 4184.50 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N50°46'04"W, 121.07 FEET; THENCE N14°56'27"W, 84.85 FEET; THENCE N12°30'15"E, 112.87 FEET; THENCE N47°40'39"E, 208.79 FEET; THENCE DEPARTING SAID LANDS RUN N34°00'41"W, 93.29 FEET; THENCE N33°05'24"W, 125.87 FEET; THENCE N76°37'57"W, 62.21 FEET; THENCE N11°20'08"W, 33.91 FEET; THENCE N73°37'15"E, 30.56 FEET; THENCE S67°51'24"E, 35.66 FEET; THENCE N65°15'19"E, 76.38 FEET; THENCE N69°14'44"E, 136.71 FEET; THENCE N56°54'36"E, 16.06 FEET; N58°28'45"E, 54.78 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S83°04'09"W, 3837.27 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N56°54'36"E, 180.00 FEET; THENCE N42°25'37"E, 206.81 FEET; THENCE N17°00'07"W, 449.16 FEET; THENCE N66°59'28"E, 134.41 FEET; THENCE N56°35'10"E, 75.07 FEET; THENCE N56°20'11"E, 74.83 FEET; THENCE N20°55'23"W, 191.17 FEET; THENCE N69°01'13"E, 566.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'52", AN ARC DISTANCE OF 31.65 FEET; THENCE ALONG A RADIAL LINE RUN S21°25'39"E, 45.16 FEET; THENCE S88°47'39"E, 68.93 FEET; THENCE S72°54'54"E, 59.01 FEET; THENCE S57°02'10"E, 55.92 FEET; THENCE S42°17'03"E, 51.30 FEET; THENCE S27°31'57"E, 46.89 FEET; THENCE S16°59'34"E, 146.67 FEET; THENCE DEPARTING SAID LANDS RUN S63°58'55"E, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD BEARING AND DISTANCE OF N20°20'53"E, 102.75 FEET TO WHICH A RADIAL LINE BEARS S63°58'55"E; (SAID POINT BEARS S49°49'42"W, 3439.61 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS AND THE NORTHEASTERLY EXTENSION THEREOF RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°20'23", AN ARC DISTANCE OF 102.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 104.09 FEET AND A CHORD BEARING AND DISTANCE OF N01°03'00"E, 35.31 FEET TO WHICH A RADIAL LINE BEARS S81°17'07"W; (SAID POINT BEARS S50°41'35"W, 3350.54 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°31'46", AN ARC DISTANCE OF 35.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 514.16 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°31'35", AN ARC DISTANCE OF 184.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 116.43 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°35'53", AN ARC DISTANCE OF 135.34 FEET TO A POINT OF CUSP; THENCE S76°18'35"E, 33.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 108.50 FEET; (SAID POINT BEARS S55°29'42"W, 3209.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°10'01", AN ARC DISTANCE OF 166.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE DEPARTING SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'03", AN ARC DISTANCE OF 12.20 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4,065.00 FEET AND A CHORD BEARING AND DISTANCE OF N61°00'38"E, 174.08 FEET TO WHICH A RADIAL LINE BEARS S27°45'45"E; (SAID POINT BEARS S55°25'46"W, 3049.55 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'14", AN ARC DISTANCE OF 174.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,135.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°21'37", AN ARC DISTANCE OF 145.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S56°30'12"E, 117.47 FEET; THENCE S31°05'08"E, 72.17 FEET; THENCE S05°40'04"E, 72.17 FEET; THENCE S19°45'00"W, 79.41 FEET; THENCE S50°03'08"W, 83.37 FEET; THENCE S82°21'21"W, 90.53 FEET; THENCE S01°00'21"W, 120.91 FEET; THENCE S07°29'40"W, 84.36 FEET; THENCE N81°13'50"W, 101.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 707.50 FEET AND A CHORD BEARING AND DISTANCE OF S22°51'43"W, 293.82 FEET TO WHICH A RADIAL LINE BEARS S79°07'22"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A

CONTINUED ON SHEET 21

JOB SP2025.04647

CFB CLYNER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT (5)\(2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DS116 NEW.DWG 2:30 3/4/2026 8:29 AM BY: GMALTERS
---- : CFB_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 21 OF 24

CONTINUED FROM SHEET 20

CENTRAL ANGLE OF 23°58'09", AN ARC DISTANCE OF 295.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°52'31", AN ARC DISTANCE OF 51.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°58'49", AN ARC DISTANCE OF 20.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°03'48", AN ARC DISTANCE OF 9.49 FEET; THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S71°12'45"E, 91.22 FEET; THENCE S05°26'35"E, 29.37 FEET; THENCE S30°52'14"W, 114.68 FEET; THENCE S08°59'48"W, 17.54 FEET; THENCE S36°53'32"W, 168.12 FEET; THENCE S57°35'23"W, 44.87 FEET; THENCE S24°09'56"W, 124.64 FEET; THENCE S23°13'29"E, 92.64 FEET; THENCE S40°32'31"E, 70.24 FEET; THENCE S68°10'02"E, 116.50 FEET; THENCE N59°32'59"E, 60.18 FEET; THENCE N64°33'35"E, 127.32 FEET; THENCE N26°17'35"W, 103.42 FEET; THENCE N44°29'19"W, 57.83 FEET; (SAID POINT BEARS S85°17'42"W, 2430.44 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N35°19'07"E, 100.77 FEET; THENCE N48°03'52"E, 113.92 FEET; THENCE N44°06'34"E, 112.60 FEET; THENCE N36°09'29"E, 83.60 FEET; THENCE N89°47'13"E, 117.02 FEET; THENCE S89°34'24"E, 44.67 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N89°47'08"E, 234.66 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 636.00 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N89°47'09"E, 50.00 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 1,698.67 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S88°47'47"E, 351.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 509.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°56'21", AN ARC DISTANCE OF 18.85 FEET; THENCE ALONG A RADIAL LINE RUN S21°11'55"E, 15.00 FEET; THENCE S33°18'17"E, 220.13 FEET; THENCE DEPARTING SAID LANDS RUN S16°50'44"E, 133.14 FEET; THENCE S16°12'00"E, 56.42 FEET; THENCE S51°04'47"W, 142.05 FEET; THENCE S11°04'56"W, 30.63 FEET; THENCE S39°56'27"W, 88.90 FEET; THENCE S30°42'03"W, 96.53 FEET; THENCE S47°32'36"W, 75.14 FEET; THENCE S01°43'06"E, 81.58 FEET; THENCE S57°14'55"E, 75.62 FEET; THENCE S37°48'11"E, 111.93 FEET; THENCE S30°18'35"W, 81.68 FEET; THENCE S15°17'21"W, 94.27 FEET; THENCE S87°31'19"W, 123.84 FEET; THENCE N82°06'00"W, 124.87 FEET; THENCE S67°18'04"W, 111.57 FEET; THENCE S59°31'23"W, 140.11 FEET; THENCE S48°33'28"W, 100.42 FEET; THENCE S22°19'05"W, 96.85 FEET; THENCE S05°50'00"E, 206.48 FEET; THENCE S12°29'00"W, 92.25 FEET; THENCE S65°56'08"E, 81.91 FEET; THENCE S44°15'30"E, 95.66 FEET; THENCE N84°48'12"E, 104.37 FEET; THENCE N69°27'21"E, 88.27 FEET; THENCE N61°40'12"E, 118.16 FEET; THENCE N65°14'05"E, 24.46 FEET; THENCE S40°18'36"E, 44.37 FEET; THENCE N39°22'16"E, 91.54 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S63°03'10"W, 1024.03 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S40°18'36"E, 10.29 FEET; (SAID POINT BEARS S62°29'28"W, 1021.70 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S41°26'22"E, 76.10 FEET; THENCE S40°18'36"E, 42.64 FEET; THENCE S10°28'10"E, 51.43 FEET; THENCE S14°16'32"E, 108.32 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE WEST 1/2 OF SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 168.99 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 3011.83 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR THE POINT OF BEGINNING; (SAID POINT BEARS S87°04'02"W, 3016.57 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N78°25'02"W, 317.57 FEET; THENCE N76°41'08"W, 112.58 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N17°00'07"W, 48.65 FEET; THENCE DEPARTING SAID LANDS RUN N47°23'28"E, 58.57 FEET; THENCE N53°06'07"E, 161.39 FEET; THENCE N61°06'21"E, 166.02 FEET; THENCE S83°20'29"E, 39.42 FEET; THENCE S60°02'28"E, 95.62 FEET; THENCE S53°48'42"E, 61.40 FEET; THENCE S53°06'28"E, 92.25 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S48°10'07"W, 3890.02 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S36°53'32"W, 43.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'45", AN ARC DISTANCE OF 202.16 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 904.63 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2931.26 FEET TO THE POINT OF BEGINNING; THENCE N47°33'58"W, 123.88 FEET;

CONTINUED ON SHEET 22

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(352) 748-3126 LB3436

DRAWING NAME: S:\SURVEY\DEVELOPMENT\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 1\N12) PETITIONS TO AMEND\1ST AMENDMENT\NOV 2025\DWGS\DIST6 NEW.DWG - 21 3/4/2026 8:29 AM - SYS_GWALTERS
---- : Cfb_Survey_Standard.ctb

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 22 OF 24

CONTINUED FROM SHEET 21

THENCE N41°58'56"W, 228.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 655.00 FEET AND A CHORD BEARING AND DISTANCE OF N29°25'56"E, 350.69 FEET TO WHICH A RADIAL LINE BEARS S45°02'24"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°03'19", AN ARC DISTANCE OF 355.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°19'21", AN ARC DISTANCE OF 32.58 FEET TO THE POINT OF TANGENCY; THENCE S72°46'23"E, 57.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'31", AN ARC DISTANCE OF 161.63 FEET TO THE POINT OF REVERSE 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 10°58'45", AN ARC DISTANCE OF 81.44 FEET; THENCE ALONG A NON-TANGENT LINE RUN S20°32'48"W, 91.76 FEET; (SAID POINT BEARS S78°25'46"W, 2827.82 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S52°25'05"W, 32.64 FEET; THENCE S04°01'21"W, 138.10 FEET; THENCE S06°35'27"W, 77.24 FEET; THENCE S33°46'59"W, 81.61 FEET; THENCE S74°28'28"W, 78.34 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, AND BEING A PORTION OF TRACTS "A" AND "E", VILLAGES OF SOUTHERN OAKS UNIT NO. 197, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 30, 30A THROUGH 30"I", PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID TRACT "E"; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID TRACT "A"; THENCE DEPARTING SAID TRACT "E" AND ALONG THE BOUNDARY LINE OF SAID TRACT "A" THE FOLLOWING COURSES: RUN S00°00'00"E, 14.54 FEET; THENCE S48°18'33"E, 236.25 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE BOUNDARY LINE OF SAID TRACT "A" RUN N27°31'23"W, 34.30 FEET; THENCE N32°48'56"W, 48.25 FEET; THENCE N38°06'28"W, 48.25 FEET; THENCE N42°58'57"W, 40.63 FEET; THENCE N66°08'31"W, 105.78 FEET; THENCE N16°54'06"E, 117.54 FEET; THENCE N34°07'06"E, 94.34 FEET; THENCE N12°45'29"E, 54.68 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID TRACT "E"; THENCE ALONG THE BOUNDARY LINES OF SAID TRACT "E" AND THE NORTHERLY EXTENSION THEREOF THE FOLLOWING TWO (2) COURSES: RUN N01°47'08"W, 111.61 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 S69°32'12"E, 189.05 FEET TO WHICH A RADIAL LINE BEARS S24°01'31"W; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CORBIN TRAIL PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 288, AS RECORDED IN PLAT BOOK 23, PAGES 11, 11A THROUGH 11G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINES OF SAID CORBIN TRAIL THE FOLLOWING TWELVE (12) COURSES: RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°07'25", AN ARC DISTANCE OF 189.17 FEET TO THE POINT OF TANGENCY; THENCE S73°05'54"E, 65.54 FEET; THENCE S69°55'38"E, 72.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'38", AN ARC DISTANCE OF 79.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,481.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°10'31", AN ARC DISTANCE OF 82.10 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°33'46"E, 26.81 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,476.50 FEET AND A CHORD BEARING AND DISTANCE OF S83°42'13"E, 25.95 FEET TO WHICH A RADIAL LINE BEARS S06°47'59"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'25", AN ARC DISTANCE OF 25.95 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°39'35", AN ARC DISTANCE OF 16.01 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°51'16", AN ARC DISTANCE OF 74.37 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°28'50", AN ARC DISTANCE OF 15.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,477.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'56", AN ARC DISTANCE OF 25.76 FEET TO THE POINT OF TANGENCY; THENCE S88°55'12"E, 63.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 46.50 FEET; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING NINE (9) COURSES: RUN 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,

CONTINUED ON SHEET 23

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DRAWING NAME: S:\SURVEY\NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 10\(2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST10 NEW.DWG - 2/4/2026 5:29 AM BY: GWALTERS
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SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "___"
SHEET 23 OF 24

LEGAL DESCRIPTION

CONTINUED FROM SHEET 22

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 45.18 FEET AND A CHORD BEARING AND DISTANCE OF N72°43'01"W, 11.46 FEET TO WHICH A RADIAL LINE BEARS S09°59'45"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°34'28", 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 32°16'01", AN ARC DISTANCE OF 272.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 8.00 FEET; THENCE DEPARTING SAID LANDS RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°55'35", AN ARC DISTANCE OF 12.84 FEET TO THE POINT OF TANGENCY; THENCE N47°42'13"W, 81.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 224.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699; THENCE ALONG THE SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING FIVE (5) COURSES: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°10'09", AN ARC DISTANCE OF 172.68 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, 214.22 FEET; THENCE DEPARTING SAID LANDS RUN N11°58'45"W, 56.09 FEET; THENCE N22°13'51"W, 48.25 FEET; THENCE N27°31'23"W, 13.95 FEET TO THE POINT OF BEGINNING.

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7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8436

DRAWING NAME: S:\SURVEY NEW\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 16\(2) PETITIONS TO AMEND\1ST AMENDMENT (NOV 2025)\DWGS\DIST16 NEW.DWG :23 3/4/2026 8:28 AM BY: GWALTERS
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SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 24 OF 24

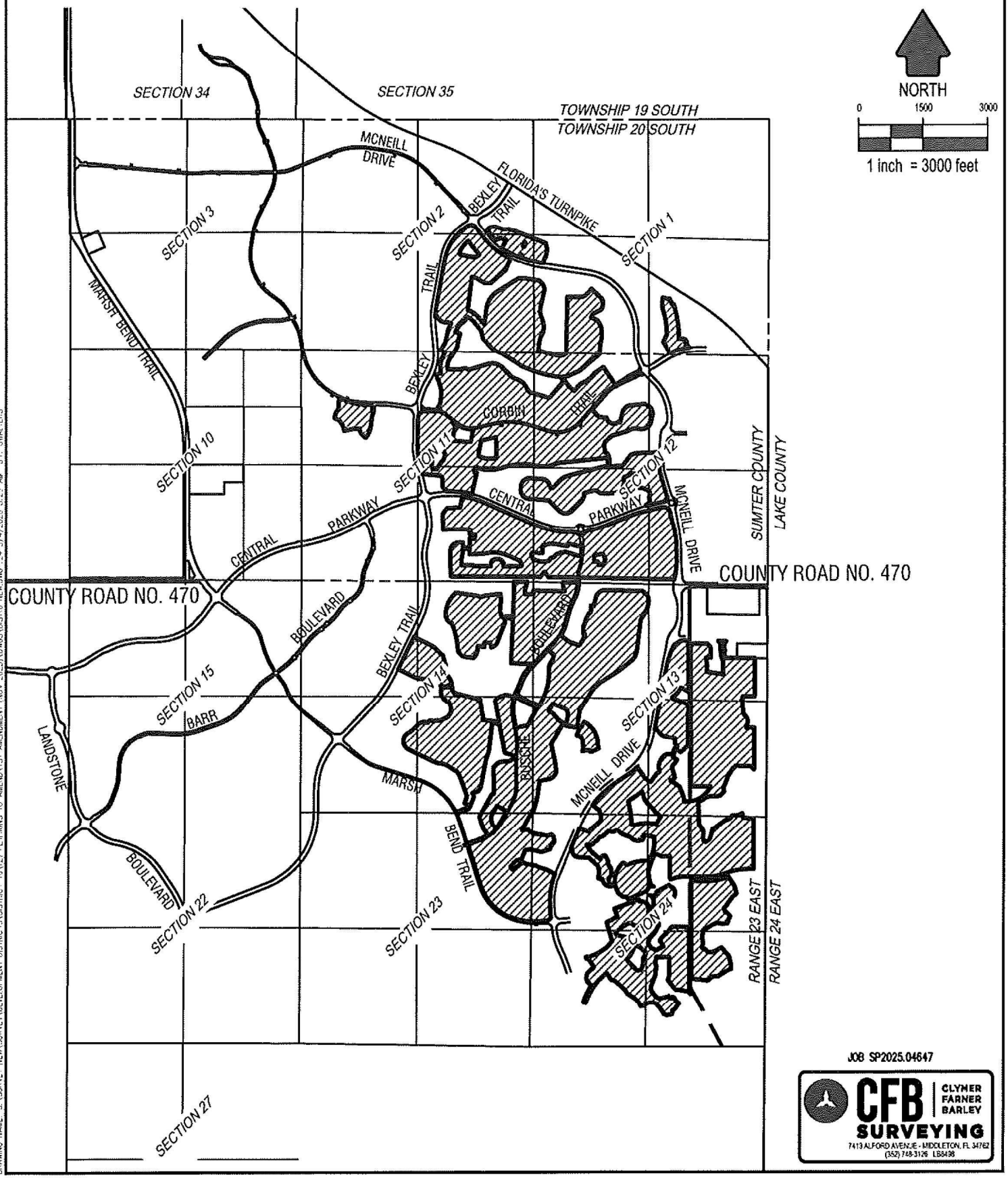

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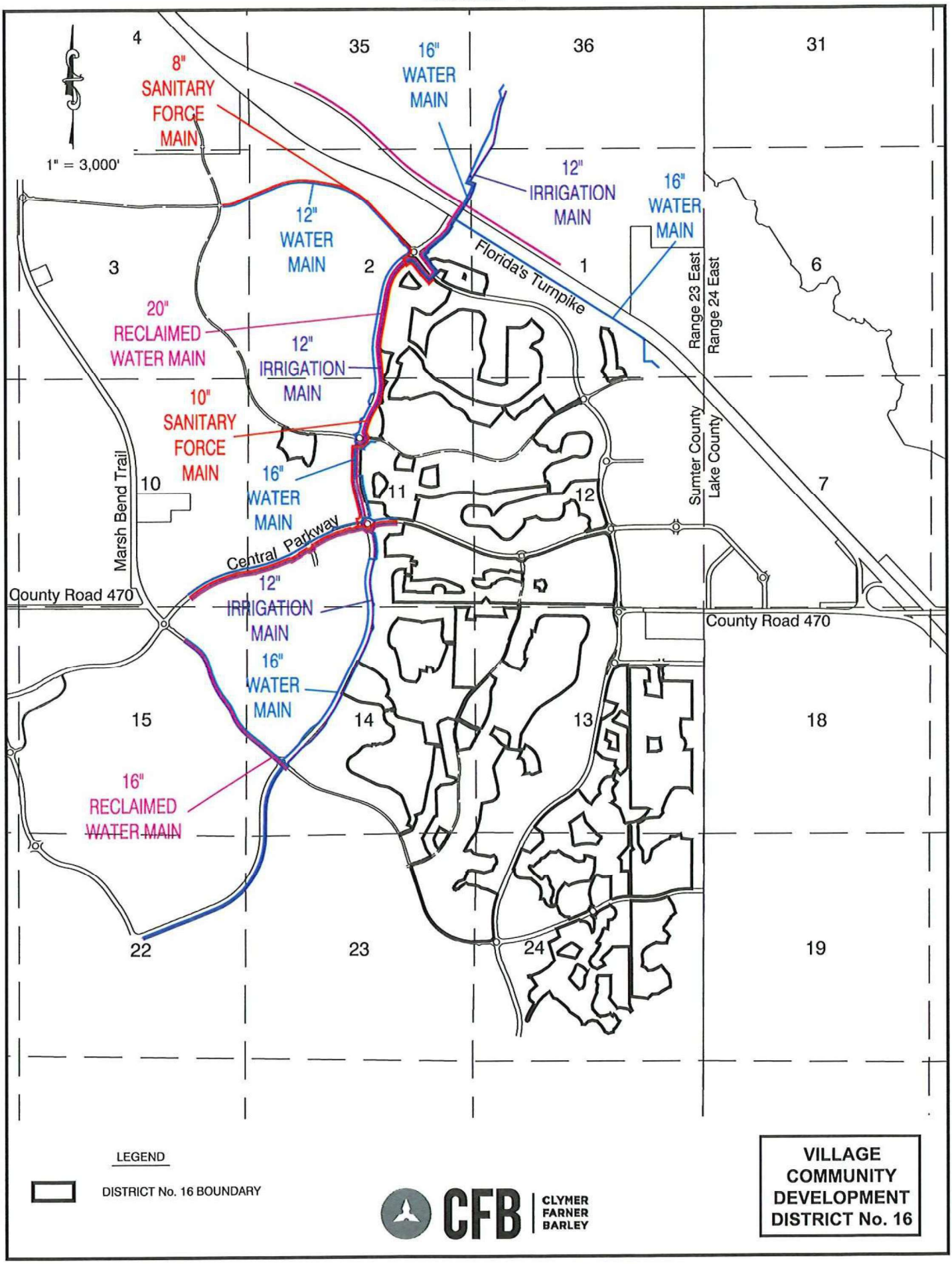
Exhibit 7

Major Trunk Lines

EXHIBIT 7



VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 16

7 -1

Exhibit 8

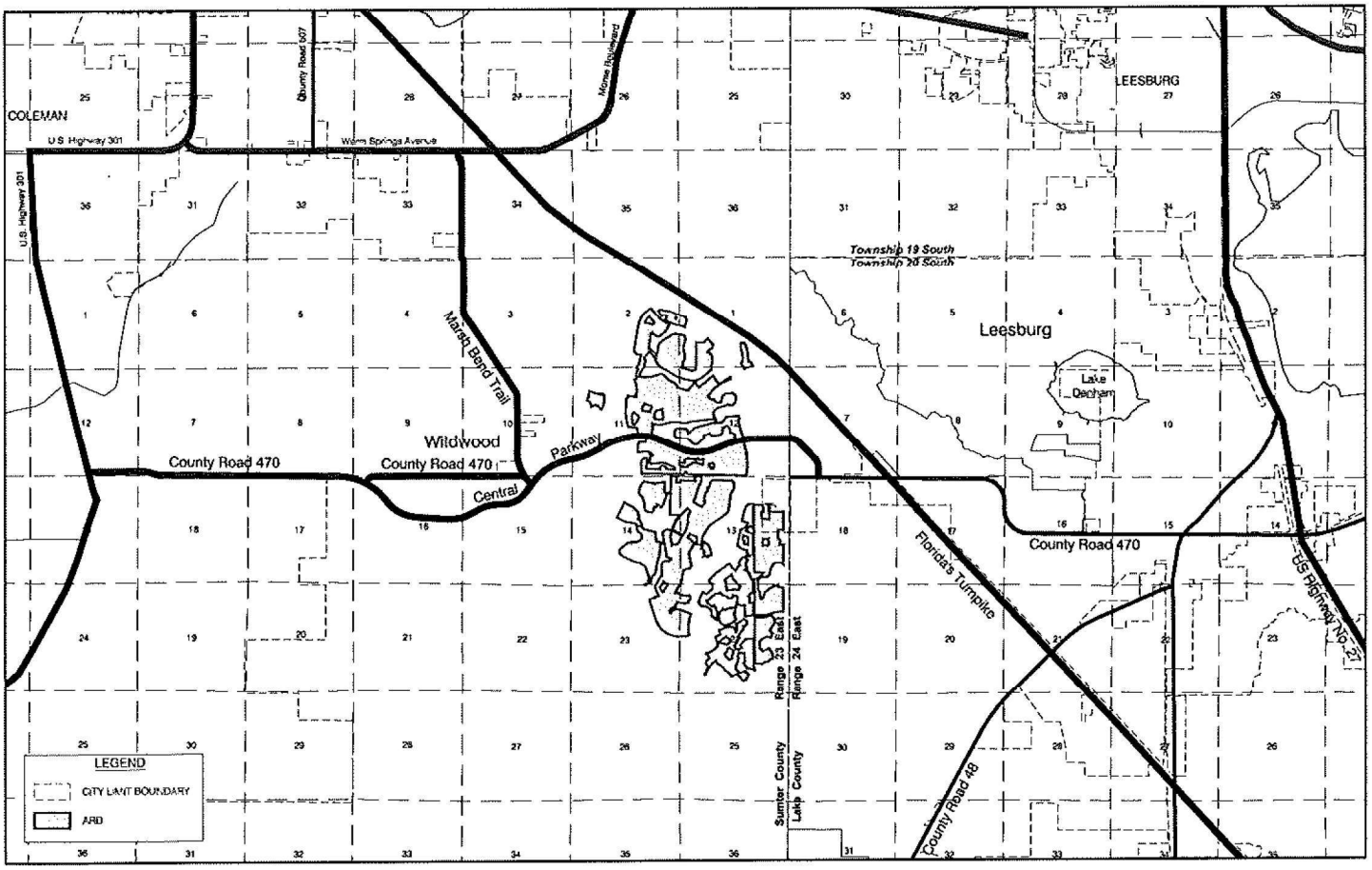
PROPOSED TIMETABLES AND RELATED ESTIMATES OF COST[1] OF THE DISTRICT SERVICES AND FACILITIES OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16

ITEM	ANTICIPATED SCHEDULE	ESTIMATED COST
Subdivision Infrastructure Roads & Drainage	2026-2031	$24,869,123
Collector Road Infrastructure Roads & Drainage	2026-2031	$107,614,320
Multi-Use Trails & Paths, Golf Cart Bridges & Tunnels	2026-2031	$26,000,774
Landscaping & Irrigation in Common Areas[2]	2026-2031	$25,483,218
Boundary Security Buffers/Walls & Fencing in Common Areas	2026-2031	$10,261,395
Master Earthwork and Stormwater Collection Systems	2026-2031	$301,834,500
Wetland & Wildlife Mitigation/Protection Measures	2026-2031	$532,118
Project Entry Features	2026-2031	$4,004,688
TOTAL:		**$500,600,136**

[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.

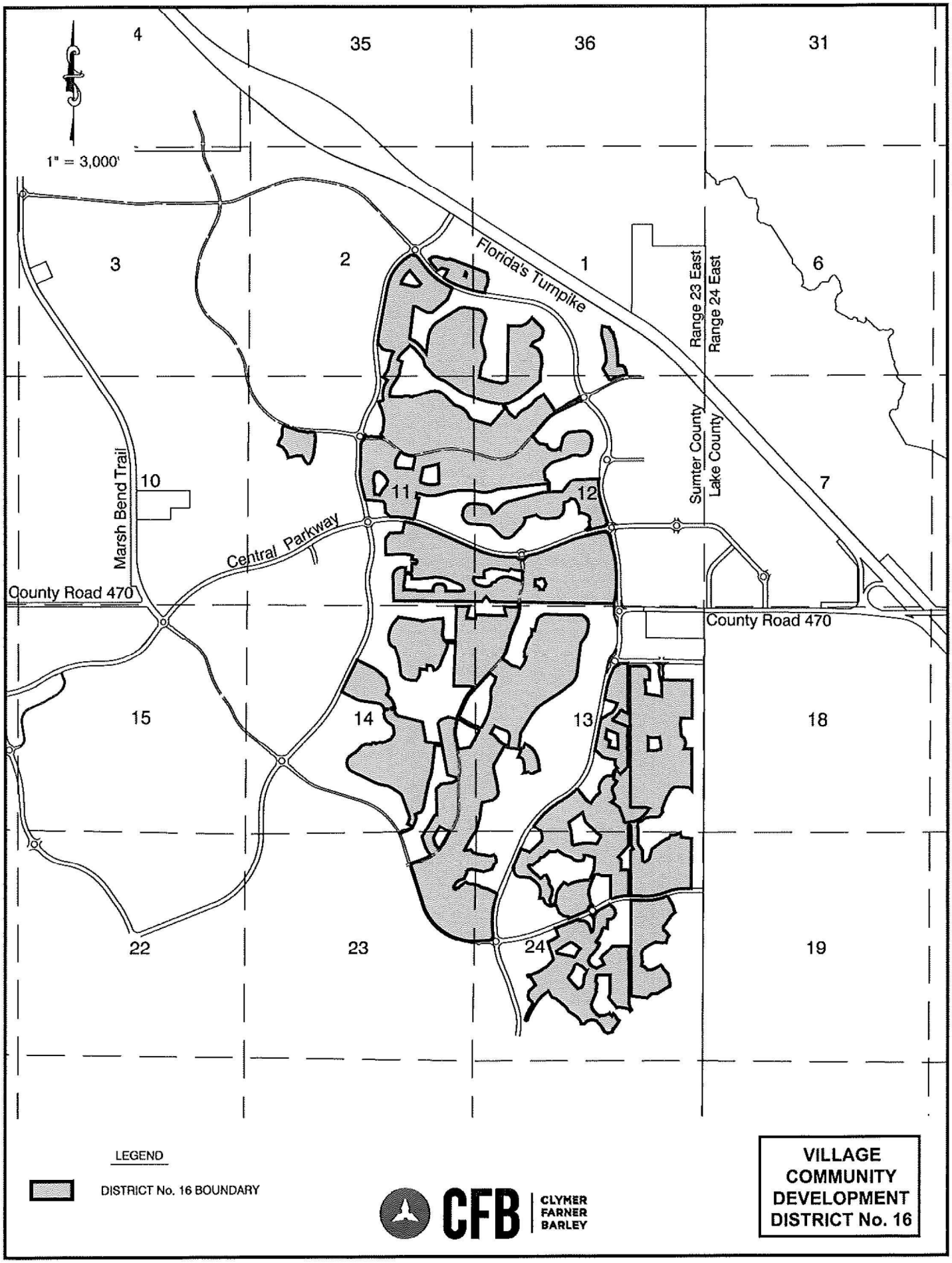
EXHIBIT 9

The Village Community Development District No. 16 (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 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, March 27, 2023, and again on February 10, 2025.



LAND USE AND ZONING MAP

Exhibit A



VILLAGE COMMUNITY DEVELOPMENT DISTRICT No. 16

Exhibit 10
Statement of Estimated Regulatory Costs of the Establishment of Village Community Development District No. 1

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs (SERC) supports the petition to amend the Village Community Development District No. 16 (the "District"). The amended District will include approximately1,329.7 acres of land. This amendment will delete approximately 0.7 net acres and add 14.3 acres to the existing District. The District proposes to provide infrastructure and community services to 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. 16

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 amendment deletes approximately 0.7 acres and adds 14.2 acres making the entire District 1,329.6 acres.

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, County 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 amendment of the District will not have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

The amendment of the District may 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 commercial development of the land close to 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 the Village Community Development District No. 16 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 a total of 7,500 dwelling units. Establishment of the District put all of the residents under the jurisdiction of the 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 virtually no costs to various Florida ("State") governmental entities due to the fact that the District already exists, and the amendment will have no effect on various Florida governmental entities. The District consists of less than 2,500 acres; therefore, the City of Wildwood, Florida (the "City") is the reviewing agency, pursuant to Florida Statutes Section 190.005(2). The State will incur no costs in reviewing the petition to amend 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 amended 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 Commerce to offset such processing costs.

The City of Wildwood

City staff will process, analyze, and conduct public hearing(s) on the petition to amend 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 amend 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 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	Landowner
Utilities	Landowner	Landowner	Landowner
Drainage	Landowner	CDD	Landowner
Landscape/Lakes	Landowner	CDD	Landowner

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 $500,600,136.

Table 3. Summary of Estimated Capital Costs for New Infrastructure

Improvement/Facility	Schedule	Estimated Cost
Roadways	2026-2031	$67,620,228
Landscaping & Irrigation in Common Areas	2026-2031	$5,987,554
Master Earthwork and Stormwater Collection	2026-2031	$301,834,500

The District may 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 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 to the District by businesses 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.

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 estimate 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 amendment 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. Other 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 amended as proposed.

With a District, businesses (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 commercial and residential 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

ORDINANCE NO. O2026-[ ]

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE BOUNDARIES OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 16 PURSUANT TO FLORIDA STATUTE 190.046; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Wildwood, Florida establishes the Village Community Development District No. 16 (the "District") by Ordinance No. O2025-4; and

WHEREAS, the District has approved a Petition to the City of Wildwood requesting that the legal description included in Exhibit "A" to Ordinance No. O2025-4 be further amended to reflect a net increase in the size of the District by 13.6 acres, such that the resulting District will total 1,329.7 acres, more or less; and

WHEREAS, in the Petition, the District requests that the City pass an ordinance amending Ordinance No. O2025-4 to reflect the new legal description and amend boundary of the District.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, that:

SECTION 1. The foregoing recitals are true and correct and are hereby fully incorporated by this reference.

SECTION 2. The "Petition to Amend the Boundaries of Village Community Development District No. 16" pursuant to Florida Statutes 190.046 as submitted to the City of Wildwood Commissioners, is hereby GRANTED.

SECTION 3. Ordinance O2025-4, is hereby amended so that the external boundary of the District shall be as per Exhibit "A" attached hereto.

SECTION 4. All ordinances and resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 5. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Wildwood, Florida.

DONE AND ORDAINED this _____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

ATTEST:

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Jessica Barnes, City Clerk

_____
Ed Wolf, Mayor

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

Exhibit "A"
Amended Boundary

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

DISTRICT 16 CDD (1ST AMENDMENT) NEW
1,329.7 ACRES±

EXHIBIT " "
SHEET 1 OF 24

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL 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, 2175.38 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 273.41 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N69°04'12"W, 191.29 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 13°53'56", AN ARC DISTANCE OF 339.61 FEET; THENCE ALONG A NON-TANGENT LINE RUN N33°23'07"E, 127.97 FEET; THENCE N20°55'48"E, 94.25 FEET; THENCE N74°22'09"W, 139.03 FEET; THENCE S67°13'59"W, 110.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,325.04 FEET AND A CHORD BEARING AND DISTANCE OF N41°52'45"W, 199.21 FEET TO WHICH A RADIAL LINE BEARS S43°48'35"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°37'20", AN ARC DISTANCE OF 199.40 FEET; THENCE ALONG A NON-TANGENT LINE RUN N24°59'13"W, 63.46 FEET; THENCE N38°03'40"W, 52.08 FEET; THENCE N51°55'54"E, 82.51 FEET; THENCE N83°10'40"E, 114.35 FEET; THENCE S72°29'34"E, 206.15 FEET; THENCE DEPARTING SAID LANDS RUN N86°46'22"E, 112.98 FEET; THENCE S72°29'34"E, 95.75 FEET; THENCE S69°04'12"E, 834.16 FEET; THENCE S10°28'51"E, 159.12 FEET; THENCE S11°54'27"W, 157.98 FEET; THENCE S32°22'37"W, 57.19 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N06°29'46"E, 2174.76 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S11°54'27"W, 109.46 FEET; THENCE N81°13'00"W, 101.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,950.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°08'48", AN ARC DISTANCE OF 413.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2439.27 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 218.39 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N69°04'12"W, 32.50 FEET; THENCE N20°55'48"E, 90.00 FEET; THENCE S69°04'12"E, 12.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; 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 S20°55'48"W, 70.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 1 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 1; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'21"E, 269.26 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'39"W, 1869.18 FEET TO THE POINT OF BEGINNING; (SAID POINT BEARS N81°31'49"W, 1888.47 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE S18°42'45"E, 57.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 56.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'02", AN ARC DISTANCE OF 24.11 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°26'58", AN ARC DISTANCE OF 23.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,286.00 FEET AND A CHORD BEARING AND DISTANCE OF S73°08'53"W, 457.20 FEET TO WHICH A RADIAL LINE BEARS N06°36'45"W; THENCE WESTERLY ALONG THE ARC OF SAID

CONTINUED ON SHEET 2

KAYE M. JAMESON LICENSE NUMBER No. 5912 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Kaye M. Jameson 03/04/26

KAYE M. JAMESON - PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB SP2025.04647

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CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3125 LB8458

DRAWING NAME: S:\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 16\21 PLTOOBS\ 10 AMENDED 1ST AMENDMENT (NOV 2025)\DWG\SD2516 NEW.DWG 12/4/2025 8:26 AM KYLE.SWALLEY

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 2 OF 24

CONTINUED FROM SHEET 1

CURVE, THROUGH A CENTRAL ANGLE OF 20°28'43", AN ARC DISTANCE OF 459.64 FEET TO A POINT ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; (SAID POINT BEARS N88°24'17"W, 2254.41 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS, ALSO A NON-TANGENT LINE, RUN N27°39'09"W, 89.62 FEET; (SAID POINT BEARS N86°27'22"W, 2299.53 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1); THENCE DEPARTING SAID LANDS RUN N28°53'12"W, 67.70 FEET; THENCE N32°01'48"W, 151.65 FEET; THENCE N27°30'54"E, 181.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE EASTERLY EXTENSION THEREOF FOR THE FOLLOWING COURSES: RUN N00°57'49"W, 49.48 FEET; THENCE N02°27'30"W, 49.47 FEET; THENCE N03°57'11"W, 49.48 FEET; THENCE N05°35'14"W, 58.71 FEET; THENCE N07°13'18"W, 49.47 FEET; THENCE N08°42'58"W, 49.47 FEET; THENCE N10°12'39"W, 49.47 FEET; THENCE N11°42'20"W, 49.47 FEET; THENCE N13°12'01"W, 49.47 FEET; THENCE N14°31'55"W, 49.74 FEET; THENCE N16°00'31"W, 50.00 FEET; THENCE N15°51'18"W, 84.57 FEET; THENCE N00°48'25"E, 168.41 FEET; THENCE N12°14'37"E, 54.66 FEET; THENCE S77°45'23"E, 125.46 FEET; THENCE N12°14'37"E, 5.00 FEET; THENCE S77°45'23"E, 34.00 FEET; THENCE S12°14'37"W, 23.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°43'27", AN ARC DISTANCE OF 30.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°39'43", AN ARC DISTANCE OF 79.12 FEET; THENCE ALONG A RADIAL LINE RUN S73°49'07"E, 45.51 FEET; THENCE S16°12'34"E, 53.50 FEET; THENCE S14°06'24"E, 50.03 FEET; THENCE S15°36'19"E, 50.71 FEET; THENCE S14°14'32"E, 52.37 FEET; THENCE S12°51'19"E, 52.37 FEET; THENCE S11°28'06"E, 52.37 FEET; THENCE S10°04'54"E, 52.37 FEET; THENCE S08°41'41"E, 52.37 FEET; THENCE S07°18'29"E, 52.37 FEET; THENCE S05°55'16"E, 52.37 FEET; THENCE S04°32'03"E, 52.37 FEET; THENCE S03°08'51"E, 52.37 FEET; THENCE S01°45'38"E, 52.37 FEET; THENCE S00°33'14"E, 122.95 FEET; THENCE N88°09'58"E, 56.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 134.54 FEET AND A CHORD BEARING AND DISTANCE OF S78°49'50"E, 62.98 FEET TO WHICH A RADIAL LINE BEARS N02°22'00"W; THENCE DEPARTING SAID EASTERLY EXTENSION OF SAID LANDS RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°04'18", AN ARC DISTANCE OF 63.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 115.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°51'17", AN ARC DISTANCE OF 112.60 FEET TO THE POINT OF TANGENCY; THENCE S09°26'24"E, 19.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 46.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°16'21", AN ARC DISTANCE OF 7.53 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, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL 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, 2171.08 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 538.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S23°01'02"W, 294.10 FEET; THENCE S49°09'56"W, 459.87 FEET; THENCE N89°25'01"W, 123.47 FEET; THENCE N63°41'11"W, 108.66 FEET; THENCE N57°03'48"W, 66.63 FEET; THENCE N63°05'30"W, 66.61 FEET; THENCE N69°07'08"W, 66.61 FEET; THENCE N89°44'27"W, 36.86 FEET; THENCE S07°09'44"W, 752.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 672.50 FEET AND A CHORD BEARING AND DISTANCE OF S54°06'40"E, 330.47 FEET TO WHICH A RADIAL LINE BEARS N21°39'56"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°26'49", AN ARC DISTANCE OF 333.89 FEET TO THE POINT OF TANGENCY; THENCE S39°53'16"E, 181.18 FEET; THENCE N08°07'24"E, 401.56 FEET; THENCE N15°20'19"E, 84.85 FEET; THENCE N25°16'29"E, 84.91 FEET; THENCE N34°28'22"E, 84.91 FEET; THENCE N43°40'16"E, 84.91 FEET; THENCE N54°11'30"E, 84.78 FEET; THENCE N58°08'47"E, 582.77 FEET; THENCE N84°59'52"E, 105.18 FEET; THENCE S81°41'48"E, 385.58 FEET; THENCE S47°08'38"E, 121.58 FEET; THENCE S21°43'10"E, 121.79 FEET; THENCE S14°17'03"W, 448.18 FEET; THENCE S03°15'53"E, 117.17 FEET; THENCE S18°26'59"E, 190.00 FEET; THENCE S12°19'03"E, 89.05 FEET; THENCE S01°28'54"W, 92.56 FEET; THENCE S15°33'54"W, 92.56 FEET; THENCE S29°18'14"W, 82.99 FEET; THENCE S19°58'27"W, 71.15 FEET; THENCE S09°28'13"W, 263.07 FEET; THENCE S72°14'28"E, 155.81 FEET; THENCE S72°02'19"E, 66.03 FEET; THENCE S75°59'23"E, 68.98 FEET; THENCE S75°47'32"E, 68.98 FEET; THENCE S79°44'06"E, 71.94 FEET; THENCE S80°29'19"E, 72.42 FEET; THENCE S82°38'07"E, 42.79 FEET; THENCE N76°05'28"E, 72.43 FEET; THENCE N61°12'09"E, 60.68 FEET; THENCE N01°07'27"E, 1,304.32 FEET; THENCE S88°52'33"E, 215.00 FEET; THENCE S89°29'50"E, 76.83 FEET; THENCE N77°40'40"E, 72.04 FEET; THENCE N63°48'57"E, 62.87 FEET; THENCE N51°35'42"E, 61.18 FEET; THENCE N44°01'52"E, 145.00 FEET; THENCE S45°58'08"E, 315.69 FEET; THENCE S39°10'12"E, 42.13 FEET; THENCE S14°23'10"E, 48.07 FEET; THENCE S10°23'52"W, 130.62 FEET; THENCE S34°39'28"W, 33.70 FEET; THENCE S48°26'43"W, 68.94 FEET; THENCE S70°26'19"W, 81.43 FEET; THENCE S60°24'51"W, 77.51 FEET; THENCE S29°41'31"W, 87.44 FEET; THENCE S65°46'53"E, 51.45 FEET; THENCE S62°12'33"E, 110.47 FEET; THENCE S35°47'47"E, 74.42 FEET; THENCE S27°38'16"E, 99.27 FEET; THENCE S03°25'01"E, 226.39 FEET; THENCE S11°09'50"W, 191.03 FEET; THENCE S01°48'51"W, 205.80 FEET; THENCE S49°51'24"W, 622.34 FEET; THENCE S66°13'49"W, 301.46 FEET; THENCE S85°28'56"W, 95.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE

CONTINUED ON SHEET 3

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8458

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 3 OF 24

CONTINUED FROM SHEET 2

CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°03'25"E, 417.63 FEET TO WHICH A RADIAL LINE BEARS S75°22'48"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°52'27", AN ARC DISTANCE OF 429.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N41°24'49"E, 114.27 FEET; THENCE N45°05'19"E, 107.64 FEET; THENCE N64°18'01"E, 138.46 FEET; THENCE N52°06'11"E, 131.03 FEET; THENCE N40°36'59"E, 140.01 FEET; THENCE N56°30'46"E, 241.33 FEET; THENCE S34°55'11"E, 480.04 FEET; THENCE N62°50'34"E, 179.64 FEET; THENCE N54°27'52"E, 112.25 FEET; THENCE N59°25'59"E, 61.29 FEET; THENCE N62°50'34"E, 234.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 114.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'20", AN ARC DISTANCE OF 92.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.50 FEET AND A CHORD BEARING AND DISTANCE OF S25°06'21"E, 147.43 FEET TO WHICH A RADIAL LINE BEARS N73°15'46"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°41'11", AN ARC DISTANCE OF 161.40 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 114.50 FEET AND A CHORD BEARING AND DISTANCE OF S87°56'49"W, 97.16 FEET TO WHICH A RADIAL LINE BEARS N23°03'03"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°12'29", AN ARC DISTANCE OF 100.34 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 59.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°06'50", AN ARC DISTANCE OF 57.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 19.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°33'25", AN ARC DISTANCE OF 11.08 FEET TO THE POINT OF TANGENCY; THENCE S62°50'34"W, 63.34 FEET; THENCE S65°10'02"W, 197.24 FEET; THENCE S62°50'34"W, 193.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°39'11", AN ARC DISTANCE OF 301.77 FEET TO THE POINT OF TANGENCY; THENCE S41°11'23"W, 471.48 FEET; THENCE S48°48'37"E, 77.15 FEET; THENCE S36°33'54"E, 96.42 FEET; THENCE S59°23'58"E, 73.63 FEET; THENCE S87°36'34"E, 41.05 FEET; THENCE S72°40'10"E, 50.71 FEET; THENCE S88°36'26"E, 68.02 FEET; THENCE S24°59'19"E, 92.55 FEET; THENCE S60°36'42"E, 94.87 FEET; THENCE S89°27'08"E, 98.74 FEET; THENCE N55°56'55"E, 76.97 FEET; THENCE S59°07'07"E, 39.67 FEET; THENCE N12°50'24"E, 262.41 FEET; THENCE N29°07'01"E, 30.81 FEET; (SAID POINT BEARS S57°27'26"E, 2463.50 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE DEPARTING SAID LANDS RUN N44°33'59"E, 114.98 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N60°00'58"E, 31.07 FEET; THENCE N77°11'10"E, 50.09 FEET; THENCE N84°04'25"E, 304.98 FEET; THENCE S81°27'45"E, 56.19 FEET; THENCE S65°35'29"E, 61.79 FEET; THENCE S49°43'14"E, 58.98 FEET; THENCE S33°50'59"E, 61.79 FEET; THENCE S17°58'44"E, 59.02 FEET; THENCE S01°56'57"E, 59.88 FEET; THENCE S12°52'24"W, 200.38 FEET; THENCE S27°51'47"W, 59.45 FEET; THENCE S43°45'44"W, 59.02 FEET; THENCE S59°37'59"W, 61.79 FEET; THENCE S75°30'14"W, 58.76 FEET; THENCE N89°23'26"W, 60.21 FEET; THENCE N74°41'26"W, 60.62 FEET; THENCE N87°09'57"W, 62.52 FEET; THENCE S79°39'32"W, 62.52 FEET; THENCE S66°28'59"W, 63.62 FEET; THENCE S66°06'57"W, 84.67 FEET; THENCE S73°25'50"W, 335.19 FEET; THENCE S59°34'18"W, 58.69 FEET; THENCE S45°42'46"W, 163.55 FEET; THENCE S25°21'24"W, 74.66 FEET; THENCE S08°27'15"E, 179.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 142.50 FEET AND A CHORD BEARING AND DISTANCE OF S36°01'44"E, 160.24 FEET TO WHICH A RADIAL LINE BEARS N19°45'33"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°25'27", AN ARC DISTANCE OF 170.18 FEET TO THE POINT OF TANGENCY; THENCE S01°49'00"E, 190.25 FEET; THENCE N88°11'00"E, 297.31 FEET; THENCE N41°11'11"E, 70.17 FEET; THENCE N37°13'53"E, 250.39 FEET; THENCE N71°04'44"E, 119.87 FEET; THENCE N87°49'18"E, 544.77 FEET; THENCE S03°53'08"W, 108.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°51'36", AN ARC DISTANCE OF 436.89 FEET TO THE POINT OF TANGENCY; THENCE S16°58'28"E, 503.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°10'44", AN ARC DISTANCE OF 70.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°58'14", AN ARC DISTANCE OF 4.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°05'19", AN ARC DISTANCE OF 68.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°09'47", AN ARC DISTANCE OF 435.64 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N15°50'27"W, 15.00 FEET; THENCE N51°55'52"E, 126.39 FEET; THENCE N12°25'26"W, 62.98 FEET; THENCE N10°21'00"W, 27.63 FEET; THENCE N12°25'26"W, 25.06 FEET; THENCE N22°36'04"E, 64.84 FEET; THENCE N13°29'46"W, 57.96 FEET; THENCE N47°33'46"W, 75.33 FEET; THENCE N69°13'20"W, 79.15 FEET; THENCE N78°02'44"W, 85.75 FEET; THENCE S67°33'02"W, 25.62 FEET; THENCE N04°54'27"W, 141.31 FEET; THENCE N17°46'30"W, 79.10 FEET; THENCE N27°57'58"W, 60.07 FEET; THENCE N34°17'06"W, 67.25 FEET; THENCE N79°17'11"W, 94.40 FEET; THENCE S45°55'25"W, 69.62 FEET; THENCE S66°18'44"W, 121.39 FEET; THENCE S03°42'51"W, 70.33 FEET; THENCE S01°49'00"E, 72.23 FEET; THENCE S14°33'18"W, 119.06 FEET; THENCE S47°12'09"W, 119.51 FEET; THENCE S78°20'00"W, 109.02 FEET; THENCE S88°11'00"W, 210.00 FEET; THENCE N85°13'03"W, 105.20 FEET; THENCE N59°12'27"W, 141.63 FEET; THENCE S75°29'43"W, 273.04 FEET; THENCE

CONTINUED ON SHEET 4

JOB SP2025.04647

CFB CLYNER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY\DEVELOPMENT\DISTRICTS\CPD\AMENDMENT 1\2025\DWGS\CPD1S AMENDMENT 1.DWG 2/4/2026 8:29 AM BY: GWALTERS

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 4 OF 24

CONTINUED FROM SHEET 3

S00°48'54"E, 59.85 FEET; THENCE S17°01'12"W, 53.01 FEET; THENCE S27°45'29"W, 63.34 FEET; THENCE S44°18'30"W, 329.33 FEET; THENCE S50°07'51"W, 49.57 FEET; THENCE S66°42'14"W, 59.12 FEET; THENCE S82°34'29"W, 61.74 FEET; THENCE N81°33'16"W, 58.92 FEET; THENCE N65°41'01"W, 61.74 FEET; THENCE N49°48'46"W, 37.25 FEET; THENCE N45°41'30"W, 311.07 FEET; THENCE N62°27'10"W, 55.51 FEET; THENCE N85°40'43"W, 447.91 FEET; THENCE N76°29'19"W, 46.86 FEET; THENCE N60°37'04"W, 61.74 FEET; THENCE N44°44'49"W, 58.92 FEET; THENCE N28°52'34"W, 61.74 FEET; THENCE N13°00'19"W, 67.37 FEET; THENCE N06°51'22"E, 91.92 FEET; THENCE N16°25'33"E, 54.47 FEET; THENCE N32°58'34"E, 59.11 FEET; THENCE N48°50'49"E, 61.74 FEET; THENCE N64°43'05"E, 59.02 FEET; THENCE N80°55'37"E, 58.97 FEET; THENCE S85°40'43"E, 304.71 FEET; THENCE S74°13'30"E, 50.20 FEET; THENCE S58°56'28"E, 59.18 FEET; THENCE S43°39'25"E, 56.70 FEET; THENCE S29°33'32"E, 50.74 FEET; THENCE S15°27'38"E, 78.23 FEET; THENCE N81°41'40"E, 49.25 FEET; THENCE N44°18'30"E, 210.00 FEET; THENCE N48°12'59"E, 83.92 FEET; THENCE N61°31'18"E, 98.28 FEET; THENCE N73°51'04"E, 77.76 FEET; THENCE N75°29'43"E, 770.00 FEET; THENCE N80°05'16"E, 89.64 FEET; THENCE N88°11'00"E, 70.20 FEET; THENCE N01°49'00"W, 190.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 107.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°41'18", AN ARC DISTANCE OF 5.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN S84°09'45"W, 1,140.84 FEET; THENCE S79°01'35"W, 64.40 FEET; THENCE S69°16'34"W, 66.02 FEET; THENCE S70°57'35"W, 82.60 FEET; THENCE S78°53'12"W, 82.60 FEET; THENCE S86°48'48"W, 82.60 FEET; THENCE N85°15'35"W, 82.60 FEET; THENCE N78°39'46"W, 75.76 FEET; THENCE N79°45'26"W, 68.60 FEET; THENCE N82°15'25"W, 68.60 FEET; THENCE N84°45'24"W, 68.60 FEET; THENCE N87°15'23"W, 68.60 FEET; THENCE N89°45'22"W, 68.60 FEET; THENCE S87°44'39"W, 68.60 FEET; THENCE S85°14'40"W, 68.60 FEET; THENCE S82°44'41"W, 68.60 FEET; THENCE S80°14'42"W, 68.60 FEET; THENCE S77°44'43"W, 68.60 FEET; THENCE S75°14'44"W, 68.60 FEET; THENCE S72°44'45"W, 68.60 FEET; THENCE S73°12'05"W, 77.10 FEET; THENCE S78°51'51"W, 79.29 FEET; THENCE S84°41'42"W, 79.29 FEET; THENCE N89°28'27"W, 79.29 FEET; THENCE N83°38'36"W, 79.29 FEET; THENCE N77°48'45"W, 79.29 FEET; THENCE N71°58'54"W, 79.29 FEET; THENCE N80°31'16"W, 64.95 FEET; THENCE S09°28'44"W, 105.70 FEET; THENCE S76°24'04"E, 63.66 FEET; THENCE S13°35'56"W, 502.87 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 N84°07'52"W, 573.78 FEET TO WHICH A RADIAL LINE BEARS N13°35'56"E; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID CENTRAL PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°27'34", AN ARC DISTANCE OF 575.53 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG A RADIAL LINE RUN N01°51'39"W, 15.00 FEET; THENCE N50°23'55"W, 132.96 FEET; THENCE N01°30'22"W, 200.30 FEET; THENCE N39°13'33"W, 76.92 FEET; THENCE N84°37'00"W, 398.88 FEET; THENCE S76°21'32"W, 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,550.15 FEET AND A CHORD BEARING AND DISTANCE OF N14°52'08"W, 237.85 FEET TO WHICH A RADIAL LINE BEARS N76°21'31"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'20", AN ARC DISTANCE OF 237.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; 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°04'58", AN ARC DISTANCE OF 92.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF N15°58'08"E, 156.45 FEET TO WHICH A RADIAL LINE BEARS S34°32'14"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°59'15", AN ARC DISTANCE OF 169.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF S53°43'06"E, 102.60 FEET TO WHICH A RADIAL LINE BEARS S66°28'31"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°23'14", AN ARC DISTANCE OF 107.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°30'08", AN ARC DISTANCE OF 29.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 48.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°16'58", AN ARC DISTANCE OF 67.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 21.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'35", AN ARC DISTANCE OF 15.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'54", AN ARC DISTANCE OF 57.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 498.80 FEET AND A CHORD BEARING AND DISTANCE OF N88°35'01"E, 27.39 FEET TO WHICH A RADIAL LINE BEARS N02°59'23"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°08'48", AN ARC DISTANCE OF 27.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 403.50 FEET AND A CHORD BEARING AND DISTANCE OF S82°39'44"E, 100.89 FEET TO WHICH A RADIAL LINE BEARS N00°09'22"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°21'47", AN ARC DISTANCE OF 101.15 FEET TO THE POINT OF TANGENCY; THENCE S75°28'50"E, 23.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 496.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'33", AN ARC DISTANCE OF 17.55 FEET; THENCE ALONG A RADIAL LINE RUN N16°32'42"E, 15.00 FEET; THENCE N39°37'53"W, 92.14 FEET; THENCE N36°53'55"E, 85.23 FEET; THENCE N06°34'03"E, 210.42 FEET; THENCE N01°27'36"W, 67.04 FEET; THENCE N06°07'43"W, 67.03 FEET; THENCE

CONTINUED ON SHEET 5

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3128 LB5458

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 5 OF 24

CONTINUED FROM SHEET 4

N10°50'16"W, 67.03 FEET; THENCE N15°32'48"W, 67.03 FEET; THENCE N20°15'20"W, 67.03 FEET; THENCE N24°28'09"W, 70.38 FEET; THENCE N20°11'56"W, 82.13 FEET; THENCE N73°27'06"E, 120.00 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 N08°34'56"E, 445.92 FEET TO WHICH A RADIAL LINE BEARS S73°27'06"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°15'40", AN ARC DISTANCE OF 460.54 FEET TO THE POINT OF TANGENCY; THENCE N33°42'45"E, 44.40 FEET; THENCE N56°17'15"W, 121.00 FEET; THENCE N33°42'45"E, 140.00 FEET; THENCE N30°23'59"E, 63.62 FEET; THENCE N17°02'00"E, 61.29 FEET; THENCE N10°39'00"E, 140.00 FEET; THENCE N12°54'57"E, 79.90 FEET; THENCE N20°34'03"E, 83.48 FEET; THENCE DEPARTING SAID LANDS RUN N27°26'57"E, 96.85 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N70°16'42"W, 2035.23 FEET FROM SAID SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N62°33'03"W, 24.90 FEET; THENCE N79°30'06"W, 57.69 FEET; THENCE N82°50'16"W, 100.65 FEET; THENCE N68°36'12"W, 88.59 FEET; THENCE N36°51'42"W, 111.16 FEET; THENCE N88°57'38"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,400.00 FEET AND A CHORD BEARING AND DISTANCE OF N05°46'19"E, 231.01 FEET TO WHICH A RADIAL LINE BEARS N88°57'38"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°27'53", AN ARC DISTANCE OF 231.27 FEET TO THE POINT OF TANGENCY; 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; SAID POINT ALSO BEING ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4518, PAGE 424, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°08'15", AN ARC DISTANCE OF 924.18 FEET TO THE POINT OF TANGENCY; THENCE N58°38'31"E, 32.06 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°30'10", 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 11°42'53", AN ARC DISTANCE OF 25.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN 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 28°54'54", AN ARC DISTANCE OF 757.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 2, 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, 2578.06 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1518.83 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S38°04'03"E, 211.08 FEET; THENCE S39°37'37"E, 73.69 FEET; THENCE S41°53'50"E, 73.69 FEET; THENCE S44°11'54"E, 45.81 FEET; THENCE S45°48'06"W, 62.31 FEET; THENCE S70°04'57"W, 58.70 FEET; THENCE N89°45'10"W, 69.09 FEET; THENCE N77°43'07"W, 49.53 FEET; THENCE N77°16'44"W, 60.00 FEET; THENCE N77°02'24"W, 194.47 FEET; THENCE N12°57'36"E, 74.13 FEET; THENCE N31°54'43"E, 107.00 FEET; THENCE N36°40'45"E, 68.04 FEET; THENCE N41°26'49"E, 68.06 FEET; THENCE N51°55'57"E, 61.23 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 SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 2; THENCE ALONG THE EAST LINE THEREOF RUN N00°04'11"W, 520.26 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°55'49"W, 1220.16 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S13°48'16"E, 188.64 FEET; THENCE S43°14'33"E, 309.98 FEET; THENCE S54°51'10"E, 87.94 FEET; THENCE S61°59'39"E, 89.62 FEET; THENCE S70°07'18"E, 78.37 FEET; THENCE S56°54'10"E, 563.98 FEET; THENCE S69°20'10"E, 301.45 FEET; THENCE S71°17'10"E, 72.57 FEET; THENCE S72°57'50"E, 72.57 FEET; THENCE S74°09'35"E, 72.57 FEET; THENCE S76°09'00"E, 70.73 FEET; THENCE S77°31'22"E, 72.57 FEET; THENCE S79°14'15"E, 82.92 FEET; THENCE S80°53'24"E, 82.94 FEET; THENCE S83°00'38"E, 109.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 575.00 FEET AND A CHORD BEARING AND DISTANCE OF S20°44'15"E, 122.59 FEET TO WHICH A RADIAL LINE BEARS S75°22'55"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°14'21", AN ARC DISTANCE OF 122.83 FEET; THENCE ALONG A NON-TANGENT LINE RUN S41°11'23"W, 443.62 FEET; THENCE S50°20'43"W, 42.66 FEET; THENCE N74°29'57"W, 412.27 FEET; THENCE N69°13'06"W, 63.47 FEET; THENCE N41°25'02"W, 64.72 FEET; THENCE N24°09'13"W, 74.77 FEET; THENCE N36°06'14"W, 92.38 FEET; THENCE N50°09'39"W, 92.38 FEET; THENCE N63°54'55"W, 89.47 FEET; THENCE N69°20'10"W, 70.00 FEET; THENCE N65°26'07"W, 67.27 FEET; THENCE N46°10'36"W, 68.50 FEET; THENCE N45°01'28"W, 287.10 FEET; THENCE N58°16'11"W, 100.10 FEET; THENCE

CONTINUED ON SHEET 6

JOB SP2025.04647

CFB CLYNER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3129 LB8456

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 6 OF 24

CONTINUED FROM SHEET 5

N77°50'57"W, 100.27 FEET; THENCE S82°03'45"W, 100.03 FEET; THENCE S73°27'23"W, 420.07 FEET; THENCE S75°25'25"W, 64.81 FEET; (SAID POINT BEARS S75°32'41"W, 1557.97 FEET FROM THE NORTHEAST CORNER OF AFORESAID SECTION 11); THENCE DEPARTING SAID LANDS RUN N67°18'04"W, 70.68 FEET; THENCE N88°26'47"W, 70.00 FEET; THENCE S71°32'20"W, 74.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N88°26'47"W, 280.00 FEET; THENCE N11°59'05"W, 43.16 FEET; THENCE N02°39'23"E, 63.49 FEET; THENCE N12°55'00"E, 63.49 FEET; THENCE N21°45'16"E, 63.65 FEET; THENCE N33°42'45"E, 206.84 FEET; THENCE N32°15'19"E, 78.13 FEET; THENCE N24°21'26"E, 84.78 FEET; THENCE N06°24'11"E, 84.80 FEET; THENCE N14°46'57"E, 140.83 FEET; THENCE N13°27'46"E, 65.46 FEET; THENCE N71°32'38"W, 117.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N36°37'55"E, 265.15 FEET TO WHICH A RADIAL LINE BEARS N71°32'38"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°21'07", AN ARC DISTANCE OF 269.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 645.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°43'02", AN ARC DISTANCE OF 154.42 FEET TO THE POINT OF TANGENCY; THENCE N41°05'26"E, 34.86 FEET; THENCE S56°12'14"E, 78.17 FEET; THENCE S49°02'04"E, 65.96 FEET; THENCE S42°00'58"E, 66.87 FEET; THENCE S39°53'16"E, 227.40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1941.25 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 871.09 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S02°08'58"E, 445.79 FEET; THENCE S04°11'42"E, 16.00 FEET; THENCE S59°54'32"W, 42.32 FEET; THENCE S79°05'22"W, 65.94 FEET; THENCE S86°17'51"W, 65.94 FEET; THENCE N86°29'40"W, 65.94 FEET; THENCE N79°17'11"W, 65.94 FEET; THENCE N72°04'42"W, 65.94 FEET; THENCE N70°33'33"W, 66.69 FEET; THENCE N02°07'19"W, 72.11 FEET; THENCE N11°47'13"E, 280.00 FEET; THENCE N44°32'52"E, 22.84 FEET; THENCE N76°51'49"E, 343.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 1758.72 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 1415.70 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S02°25'57"E, 45.00 FEET; THENCE S11°47'13"W, 253.28 FEET; THENCE N85°52'28"W, 396.62 FEET; THENCE N06°49'26"W, 84.15 FEET; THENCE N04°43'33"E, 67.28 FEET; THENCE N17°17'48"E, 66.29 FEET; THENCE N28°18'19"E, 57.73 FEET; THENCE N38°09'18"E, 68.51 FEET; THENCE N33°02'55"E, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 571.50 FEET AND A CHORD BEARING AND DISTANCE OF S74°41'31"E, 348.28 FEET TO WHICH A RADIAL LINE BEARS S33°02'55"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°28'52", AN ARC DISTANCE OF 353.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN S00°02'56"W, 2442.19 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 2080.32 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S41°25'47"W, 133.17 FEET; THENCE S30°19'20"W, 149.61 FEET; THENCE N84°37'00"W, 106.94 FEET; THENCE N08°25'52"W, 90.79 FEET; THENCE N02°22'44"E, 107.47 FEET; THENCE N13°40'54"W, 66.21 FEET; THENCE N09°01'24"W, 66.19 FEET; THENCE N02°24'42"E, 66.73 FEET; THENCE N08°00'36"E, 66.51 FEET; THENCE N17°40'30"E, 52.07 FEET; THENCE N65°07'19"E, 52.15 FEET; THENCE N74°22'40"E, 63.87 FEET; THENCE S53°07'58"E, 145.20 FEET; THENCE S31°59'10"E, 150.67 FEET; THENCE S13°36'54"W, 117.61 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, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1406.99 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 633.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE

CONTINUED ON SHEET 7

JOB #2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB3458

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " ___ "
SHEET 7 OF 24

CONTINUED FROM SHEET 6

WESTERLY, HAVING A RADIUS OF 1,013.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°17'35"E, 370.73 FEET TO WHICH A RADIAL LINE BEARS S57°09'48"E; SAID POINT ALSO BEING THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°05'15", AN ARC DISTANCE OF 372.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,822.00 FEET; THENCE NORTHERLY 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 TANGENCY; THENCE N25°45'45"E, 122.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'52", AN ARC DISTANCE OF 362.24 FEET TO THE POINT OF TANGENCY; THENCE N01°05'53"E, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°47'51", AN ARC DISTANCE OF 25.05 FEET TO A POINT ON THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4277, PAGE 729, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN S88°54'07"E, 2,173.43 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN S74°11'39"E, 22.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 561.50 FEET AND A CHORD BEARING AND DISTANCE OF N16°42'51"E, 17.80 FEET TO WHICH A RADIAL LINE BEARS N74°11'39"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'01", AN ARC DISTANCE OF 17.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 788.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'27", AN ARC DISTANCE OF 159.97 FEET TO THE POINT OF TANGENCY; THENCE N05°59'54"E, 188.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,990.47 FEET AND A CHORD BEARING AND DISTANCE OF N04°49'33"E, 73.67 FEET TO WHICH A RADIAL LINE BEARS S84°06'50"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°07'15", AN ARC DISTANCE OF 73.68 FEET; THENCE ALONG A NON-TANGENT LINE RUN N00°52'01"W, 284.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2,300.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°53'05", AN ARC DISTANCE OF 396.80 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE PER OFFICIAL RECORDS BOOK 4648, PAGE 336, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE OF MCNEILL DRIVE: RUN N10°45'06"W, 63.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 87.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'00", AN ARC DISTANCE OF 144.63 FEET TO THE POINT OF TANGENCY; THENCE N10°45'06"W, 159.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 148.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'14", AN ARC DISTANCE OF 232.01 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,920.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY PER SAID OFFICIAL RECORDS BOOK 4648, PAGE 336; THE FOLLOWING TWELVE (12) COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY: RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°22'45", AN ARC DISTANCE OF 368.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 812.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'46", AN ARC DISTANCE OF 42.70 FEET TO THE POINT OF TANGENCY; THENCE S77°03'41"W, 150.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 900.00 FEET; THENCE WESTERLY 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 S68°21'57"W, 702.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE WESTERLY 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 REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY 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 WESTERLY 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 SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY 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 WESTERLY 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 TANGENCY; THENCE N66°16'58"W, 1,240.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°51'32", AN ARC DISTANCE OF 562.71 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF CENTRAL PARKWAY AND ALONG A RADIAL LINE RUN S07°51'30"W, 45.00 FEET; THENCE S11°32'08"W, 203.62 FEET; THENCE S82°38'43"W, 107.80 FEET; THENCE S88°00'19"W, 193.82 FEET; THENCE S38°30'16"W, 165.24 FEET; THENCE S01°16'42"E, 370.68 FEET; THENCE N88°00'40"E, 435.98 FEET; THENCE S82°21'53"E, 143.06 FEET; THENCE S71°37'43"E, 60.00 FEET; THENCE S15°48'25"W, 88.01 FEET; THENCE S79°51'07"E, 131.55 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 S07°29'39"W, 89.60 FEET TO WHICH A RADIAL LINE BEARS N79°51'07"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°18'28", AN ARC DISTANCE OF 89.63 FEET; THENCE ALONG A RADIAL LINE RUN N85°09'35"W, 110.00 FEET; THENCE S02°47'20"W, 75.80 FEET; THENCE S00°13'09"E, 65.58 FEET; THENCE S01°03'57"W, 73.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,682.50 FEET AND A

CONTINUED ON SHEET 8

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8458

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 8 OF 24

CONTINUED FROM SHEET 7

CHORD BEARING AND DISTANCE OF N87°19'53"W, 150.06 FEET TO WHICH A RADIAL LINE BEARS S01°03'57"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'20", AN ARC DISTANCE OF 150.08 FEET; THENCE ALONG A NON-TANGENT LINE RUN N01°03'57"E, 110.09 FEET; THENCE N84°51'40"W, 58.16 FEET; THENCE N86°10'37"W, 42.84 FEET; THENCE S77°47'41"W, 58.97 FEET; THENCE S61°55'26"W, 61.74 FEET; THENCE S46°03'11"W, 58.92 FEET; THENCE S30°10'56"W, 61.74 FEET; THENCE S14°18'41"W, 60.19 FEET; THENCE S01°50'38"E, 581.54 FEET TO THE NORTHERLY EASEMENT LINE OF A 15.00 FOOT WIDE EASEMENT PER AFORESAID OFFICIAL RECORDS BOOK 4277, PAGE 729; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY EASEMENT LINE: RUN S89°27'00"E, 1,918.61 FEET; THENCE S88°54'07"E, 152.76 FEET; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN N40°39'03"E, 119.45 FEET; THENCE N52°54'57"E, 28.60 FEET; THENCE S44°09'30"E, 72.60 FEET; THENCE S36°44'07"E, 74.29 FEET TO AFORESAID NORTHERLY EASEMENT LINE; THENCE ALONG SAID NORTHERLY EASEMENT LINE RUN S88°54'07"E, 659.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 841.50 FEET AND A CHORD BEARING AND DISTANCE OF S01°57'03"W, 25.05 FEET TO WHICH A RADIAL LINE BEARS N87°11'46"W; THENCE DEPARTING SAID NORTHERLY EASEMENT LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°42'21", AN ARC DISTANCE OF 25.05 FEET TO THE POINT OF TANGENCY; THENCE S01°05'53"W, 85.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°19'23", AN ARC DISTANCE OF 4.50 FEET TO THE SOUTHERLY EASEMENT LINE OF A 45.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 4532, PAGE 172, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N88°54'07"W, 323.99 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S01°05'53"W, 68.00 FEET; THENCE S17°42'06"E, 145.82 FEET; THENCE N88°02'51"W, 726.13 FEET; THENCE S01°57'09"W, 89.17 FEET; THENCE N88°02'51"W, 200.50 FEET; THENCE N01°28'20"E, 65.00 FEET; THENCE N14°48'38"E, 221.31 FEET TO THE SOUTHERLY EASEMENT LINE PER AFORESAID OFFICIAL RECORDS BOOK 4532, PAGE 172; THENCE ALONG SAID SOUTHERLY EASEMENT LINE RUN N89°27'00"W, 317.77 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE RUN S05°32'58"E, 107.56 FEET; THENCE S01°57'09"W, 692.71 FEET; THENCE N90°00'00"W, 188.62 FEET; THENCE S00°00'00"E, 7.18 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 S82°27'37"W, 67.75 FEET TO WHICH A RADIAL LINE BEARS N00°27'52"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°09'03", AN ARC DISTANCE OF 67.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN N17°16'03"W, 158.66 FEET; THENCE N04°40'41"E, 69.63 FEET; THENCE N06°55'01"E, 173.75 FEET; THENCE N06°49'53"W, 145.00 FEET; THENCE S83°10'07"W, 343.33 FEET; THENCE S75°16'40"W, 70.67 FEET; THENCE S83°10'07"W, 70.00 FEET; THENCE N59°59'37"W, 32.47 FEET; THENCE N81°12'02"W, 531.64 FEET; THENCE S40°48'47"W, 171.01 FEET; THENCE S34°21'57"W, 52.71 FEET; THENCE S27°56'02"W, 82.70 FEET; THENCE S20°04'23"W, 82.77 FEET; THENCE S12°12'31"W, 82.77 FEET; THENCE S04°20'49"W, 83.38 FEET; THENCE S04°43'42"E, 71.04 FEET; THENCE S20°12'02"E, 82.95 FEET; THENCE S49°19'43"E, 82.12 FEET; THENCE S73°58'59"E, 47.75 FEET; THENCE S20°32'03"E, 112.41 FEET; THENCE S18°16'18"E, 65.35 FEET; THENCE S15°57'11"E, 72.05 FEET; THENCE S13°31'15"E, 72.03 FEET; THENCE S11°12'07"E, 65.37 FEET; THENCE S08°56'20"E, 68.70 FEET; THENCE S06°37'12"E, 224.63 FEET; THENCE S42°06'54"E, 82.71 FEET; THENCE S57°59'09"E, 62.00 FEET; THENCE S73°53'56"E, 44.50 FEET; THENCE S75°13'43"E, 54.21 FEET; THENCE S85°26'04"E, 151.76 FEET; THENCE N41°35'10"E, 87.68 FEET; THENCE N24°34'05"E, 62.39 FEET; THENCE N10°30'25"E, 55.11 FEET; THENCE N02°51'26"E, 93.72 FEET; THENCE S81°12'02"E, 148.74 FEET; THENCE N08°47'58"E, 110.00 FEET; THENCE S81°12'02"E, 83.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°49'14", AN ARC DISTANCE OF 42.42 FEET; THENCE ALONG A RADIAL LINE RUN S14°01'16"E, 109.80 FEET; THENCE N75°58'44"E, 30.87 FEET; THENCE N60°06'29"E, 58.92 FEET; THENCE N44°14'14"E, 77.15 FEET; THENCE N20°19'36"E, 509.64 FEET; THENCE N00°40'58"E, 86.91 FEET; THENCE N90°00'00"E, 186.91 FEET; THENCE S01°57'09"W, 233.22 FEET; THENCE S05°11'17"W, 106.30 FEET; THENCE S01°57'09"W, 683.67 FEET; THENCE S88°02'51"E, 463.39 FEET; THENCE S46°13'54"E, 25.00 FEET; THENCE S43°46'06"W, 115.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 346.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,243.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'00", AN ARC DISTANCE OF 299.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 841.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°41'12", AN ARC DISTANCE OF 98.21 FEET; THENCE ALONG A RADIAL LINE RUN N68°52'44"W, 42.00 FEET; THENCE N78°03'46"W, 149.00 FEET; THENCE S69°26'43"W, 184.62 FEET; THENCE S39°41'03"W, 100.44 FEET; THENCE S10°23'26"E, 483.94 FEET; THENCE N85°59'36"W, 138.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,100.34 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°45'40", AN ARC DISTANCE OF 247.85 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°46'06"E, 67.86 FEET; THENCE N10°05'56"W, 114.06 FEET; THENCE DEPARTING THE BOUNDARY LINE OF SAID LANDS RUN N34°23'32"W, 22.72 FEET; THENCE N10°05'56"W, 22.76 FEET; THENCE N14°56'02"E, 22.09 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S76°37'27"W, 1223.51 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N10°05'56"W, 226.81 FEET; THENCE N75°47'18"W, 575.11 FEET; THENCE N60°13'22"W, 70.11 FEET; THENCE N30°49'17"W, 55.59 FEET; THENCE N01°04'34"E, 63.14 FEET; THENCE N87°35'51"W, 110.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 312.52 FEET AND A CHORD BEARING AND DISTANCE OF N06°30'54"W, 30.69 FEET TO WHICH A RADIAL LINE BEARS N86°17'58"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°37'45", AN ARC DISTANCE OF 30.70 FEET; THENCE ALONG A NON-TANGENT LINE RUN N73°21'18"E, 111.61 FEET; THENCE N16°38'42"W, 70.00 FEET; THENCE N26°24'37"W, 88.58 FEET; THENCE N38°37'42"W, 90.06

CONTINUED ON SHEET 9

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8456

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT "___"
SHEET 9 OF 24

CONTINUED FROM SHEET 8

FEET; THENCE N50°46'00"W, 89.07 FEET; THENCE N58°48'40"W, 10.78 FEET; THENCE N26°16'21"E, 81.77 FEET; THENCE S76°14'50"E, 1.00 FEET; THENCE N13°45'10"E, 84.61 FEET; THENCE N20°10'50"W, 86.54 FEET; THENCE N14°38'21"W, 58.51 FEET; THENCE S75°21'39"W, 1.00 FEET; THENCE N14°38'21"W, 94.75 FEET; THENCE N53°58'51"W, 84.93 FEET; THENCE N42°00'50"W, 78.94 FEET; THENCE N47°14'45"W, 72.48 FEET; THENCE N52°01'13"W, 65.76 FEET; THENCE N59°10'11"W, 116.04 FEET; THENCE N63°43'38"W, 389.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF BEXLEY TRAIL PER OFFICIAL RECORDS BOOK 4641, PAGE 433, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE RUN S26°16'21"W, 824.70 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S63°43'39"E, 408.37 FEET; THENCE S71°04'06"E, 90.62 FEET; THENCE S81°58'08"E, 417.35 FEET; THENCE S65°42'57"E, 65.64 FEET; THENCE S44°15'08"E, 65.60 FEET; THENCE S23°01'09"E, 67.84 FEET; THENCE N85°24'41"E, 109.14 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF S06°18'41"E, 20.01 FEET TO WHICH A RADIAL LINE BEARS N81°39'33"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°03'32", AN ARC DISTANCE OF 20.01 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°24'41"W, 109.04 FEET; THENCE S07°17'31"W, 93.41 FEET; THENCE S11°48'20"E, 102.63 FEET; THENCE S34°45'18"E, 101.76 FEET; THENCE S57°04'03"E, 165.05 FEET; THENCE S10°05'56"E, 103.14 FEET; THENCE S09°17'04"E, 72.15 FEET; THENCE S16°34'04"W, 42.58 FEET; THENCE S35°39'47"W, 128.66 FEET; THENCE S64°21'54"W, 78.80 FEET; THENCE S65°49'50"W, 62.56 FEET; THENCE S70°11'22"W, 62.56 FEET; THENCE N82°36'48"W, 69.29 FEET; THENCE S72°12'30"W, 94.07 FEET; THENCE N42°06'08"W, 25.17 FEET; THENCE S87°02'59"W, 66.16 FEET; THENCE S32°50'32"W, 40.41 FEET; THENCE N85°57'34"W, 97.74 FEET; THENCE S80°11'57"W, 58.78 FEET; THENCE S64°19'42"W, 67.01 FEET; THENCE S43°49'44"W, 137.90 FEET; THENCE S48°48'58"W, 67.20 FEET; THENCE S53°48'07"W, 67.20 FEET; THENCE S58°03'25"W, 72.94 FEET; THENCE S56°26'27"W, 30.95 FEET; THENCE S40°09'27"W, 59.04 FEET; THENCE S24°17'12"W, 61.74 FEET; THENCE S08°24'57"W, 58.94 FEET; THENCE S07°30'26"E, 62.10 FEET; THENCE S23°25'48"E, 58.94 FEET; THENCE S39°18'03"E, 61.74 FEET; THENCE S55°10'18"E, 46.43 FEET; THENCE S64°08'01"E, 592.27 FEET; THENCE S64°53'11"E, 64.77 FEET; THENCE S71°07'37"E, 87.75 FEET; THENCE S79°08'43"E, 87.75 FEET; THENCE S80°22'36"E, 65.70 FEET; THENCE S70°32'54"E, 64.40 FEET; THENCE S60°42'34"E, 65.29 FEET; THENCE S57°15'13"E, 208.37 FEET; THENCE S48°54'14"E, 61.54 FEET; THENCE S28°08'14"E, 61.54 FEET; THENCE S20°03'58"E, 488.50 FEET; THENCE S03°16'27"E, 51.45 FEET; THENCE S23°24'56"W, 129.80 FEET; THENCE S66°35'04"E, 110.00 FEET; THENCE S23°24'56"W, 37.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 71.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 59.27 FEET TO THE POINT OF TANGENCY; THENCE S70°54'47"W, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,017.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 125.27 FEET TO THE POINT OF TANGENCY; THENCE S63°51'33"W, 5.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'22", AN ARC DISTANCE OF 30.93 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,521.50 FEET AND A CHORD BEARING AND DISTANCE OF S26°03'01"E, 78.83 FEET TO WHICH A RADIAL LINE BEARS N62°27'55"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 78.84 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N19°38'48"E, 34.87 FEET TO WHICH A RADIAL LINE BEARS S65°26'02"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°25'31", AN ARC DISTANCE OF 38.58 FEET TO THE POINT OF TANGENCY; THENCE N63°51'33"E, 0.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 982.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'14", AN ARC DISTANCE OF 120.96 FEET TO THE POINT OF TANGENCY; THENCE N70°54'47"E, 89.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'51", AN ARC DISTANCE OF 88.29 FEET TO THE POINT OF TANGENCY; THENCE N23°24'56"E, 204.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE NORTHERLY 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 N20°03'58"W, 53.68 FEET; THENCE N69°56'02"E, 151.51 FEET; THENCE N29°07'34"E, 103.42 FEET; THENCE N11°02'30"E, 626.19 FEET; THENCE N21°25'07"E, 72.85 FEET; THENCE N18°01'33"E, 76.43 FEET; THENCE N14°12'55"E, 76.68 FEET; THENCE N08°53'15"E, 74.61 FEET; THENCE N06°40'59"E, 561.91 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,150.00 FEET AND A CHORD BEARING AND DISTANCE OF S85°47'57"E, 14.61 FEET TO WHICH A RADIAL LINE BEARS S04°23'44"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°23'22", AN ARC DISTANCE OF 14.61 FEET TO THE POINT OF TANGENCY; THENCE S85°59'38"E, 151.09 FEET; THENCE S10°23'26"E, 690.07 FEET; THENCE S74°27'46"E, 215.19 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 S04°46'32"W, 75.16 FEET TO WHICH A RADIAL LINE BEARS N84°22'54"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'08", AN ARC DISTANCE OF 75.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°15'48"W, 118.37 FEET; THENCE S85°00'11"W, 188.14 FEET; THENCE S75°09'50"W, 62.81 FEET; THENCE S47°04'41"W, 149.74 FEET; THENCE S01°23'54"E, 606.60 FEET; THENCE S71°14'09"W, 58.11 FEET; THENCE S29°28'46"W, 580.25 FEET; THENCE S17°28'35"E, 274.28 FEET; THENCE S33°31'09"E, 99.96 FEET; THENCE S41°56'27"E, 67.59 FEET; THENCE S34°11'13"E, 42.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.00 FEET AND A CHORD BEARING AND DISTANCE OF S56°20'03"W, 17.95 FEET TO WHICH A RADIAL LINE BEARS S34°11'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°02'32", AN ARC DISTANCE OF 17.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 987.83 FEET AND A CHORD BEARING AND DISTANCE OF S66°04'46"W, 196.78

CONTINUED ON SHEET 10

JOB SP2025.04647

CFB CLYHER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3125 LB#458

DRAWING NAME: S:\SURVEY\DEVELOPMENT DISTRICTS\DISTRICT 15\21 FILINGS TO AMEND\21 AMENDMENT 1\SP2025\DWGS\DIST15 NE FILING 3 SP 3/4/2026 8:28 AM BY: GWALTERS

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 10 OF 24

CONTINUED FROM SHEET 9

FEET TO WHICH A RADIAL LINE BEARS S29°38'13"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°25'57", AN ARC DISTANCE OF 197.11 FEET; THENCE ALONG A NON-TANGENT LINE RUN S62°34'25"W, 48.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 981.00 FEET AND A CHORD BEARING AND DISTANCE OF S71°49'55"W, 23.69 FEET TO WHICH A RADIAL LINE BEARS S18°51'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°23'01", AN ARC DISTANCE OF 23.69 FEET TO THE POINT OF TANGENCY; THENCE S72°31'25"W, 210.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 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 CUSP; THENCE S17°28'35"E, 1,031.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,187.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°49'42", AN ARC DISTANCE OF 1,135.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,762.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°41'15", AN ARC DISTANCE OF 328.67 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°22'38"E, 99.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,746.33 FEET AND A CHORD BEARING AND DISTANCE OF N89°26'17"E, 264.66 FEET TO WHICH A RADIAL LINE BEARS S03°47'02"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'30", AN ARC DISTANCE OF 264.91 FEET TO THE POINT OF TANGENCY; THENCE N85°05'32"E, 72.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°55'24", AN ARC DISTANCE OF 95.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 108.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'12", AN ARC DISTANCE OF 8.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°36'40", AN ARC DISTANCE OF 37.84 FEET; THENCE ALONG A NON-TANGENT LINE RUN N04°58'48"W, 218.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'10", AN ARC DISTANCE OF 800.32 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°05'23"W, 270.23 FEET; THENCE N75°33'13"W, 140.00 FEET; THENCE N59°36'29"W, 72.80 FEET; THENCE N75°33'13"W, 95.76 FEET; THENCE N81°11'18"W, 152.77 FEET; THENCE N57°52'22"W, 54.27 FEET; THENCE S61°15'56"W, 96.28 FEET; THENCE S53°36'13"W, 81.83 FEET; THENCE S40°01'41"W, 51.35 FEET; THENCE N89°40'32"W, 49.69 FEET; THENCE S20°59'24"W, 14.43 FEET; THENCE S56°49'18"W, 34.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N27°43'29"W, 80.78 FEET TO WHICH A RADIAL LINE BEARS S56°49'18"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°54'26", AN ARC DISTANCE OF 80.91 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°16'59"E, 14.30 FEET; THENCE N36°15'45"E, 94.42 FEET; THENCE N47°55'36"E, 80.55 FEET; THENCE N71°39'34"E, 142.74 FEET; THENCE N19°48'13"E, 100.21 FEET; THENCE N29°47'26"E, 49.66 FEET; THENCE N01°27'28"W, 26.55 FEET; THENCE N42°13'58"E, 50.31 FEET; THENCE N81°05'11"E, 84.61 FEET; THENCE S78°42'27"E, 212.41 FEET; THENCE S77°05'35"E, 75.01 FEET; THENCE N73°14'44"E, 202.73 FEET; THENCE N23°56'35"E, 128.64 FEET; THENCE N45°22'40"E, 56.32 FEET; THENCE N15°39'43"E, 40.99 FEET; THENCE N10°14'13"W, 106.05 FEET; THENCE N47°37'20"W, 62.36 FEET; THENCE S73°04'12"W, 93.41 FEET; THENCE N79°09'20"W, 161.14 FEET; THENCE N83°25'18"W, 117.55 FEET; THENCE N71°19'40"W, 113.75 FEET; THENCE N46°46'22"W, 95.78 FEET; THENCE S83°23'54"W, 133.84 FEET; THENCE N61°31'47"W, 13.65 FEET; THENCE N28°28'14"E, 362.52 FEET; THENCE N38°49'18"E, 150.70 FEET; THENCE N16°06'12"E, 267.72 FEET; THENCE N12°05'44"E, 75.70 FEET; THENCE N08°46'12"E, 73.71 FEET; THENCE N07°59'49"E, 282.97 FEET; THENCE N77°03'02"E, 259.22 FEET; THENCE N62°10'11"E, 30.92 FEET; THENCE N53°18'57"E, 59.11 FEET; THENCE N37°26'42"E, 61.74 FEET; THENCE N21°34'27"E, 58.92 FEET; THENCE N05°42'12"E, 30.87 FEET; THENCE N10°51'58"W, 65.63 FEET; THENCE N07°12'36"W, 102.09 FEET; THENCE N12°20'59"W, 417.06 FEET; THENCE N05°21'52"E, 55.63 FEET; THENCE N29°47'41"E, 489.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CHORD BEARING AND DISTANCE OF S75°50'10"E, 86.42 FEET TO WHICH A RADIAL LINE BEARS S20°21'56"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°24'12", AN ARC DISTANCE OF 86.59 FEET TO THE POINT OF TANGENCY; THENCE S82°02'16"E, 228.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'34", AN ARC DISTANCE OF 100.85 FEET; THENCE ALONG A RADIAL LINE RUN S23°22'18"W, 179.26 FEET; THENCE S83°56'52"E, 57.56 FEET; THENCE S52°28'46"E, 65.66 FEET; THENCE S20°23'35"E, 86.23 FEET; THENCE S03°51'49"E, 140.86 FEET; THENCE S07°36'56"E, 61.42 FEET; THENCE S32°50'36"W, 48.53 FEET; THENCE N80°44'18"E, 142.49 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 S62°24'43"E, 77.64 FEET TO WHICH A RADIAL LINE BEARS S78°31'19"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°52'03", AN ARC DISTANCE OF 88.90 FEET TO THE POINT OF TANGENCY; THENCE N66°39'16"E, 185.85 FEET; THENCE N12°35'15"W, 61.44 FEET; THENCE N06°32'26"W, 75.08 FEET; THENCE N07°17'22"W, 75.04 FEET; THENCE N14°32'33"W, 91.49 FEET; THENCE N22°03'49"W, 88.29 FEET; THENCE N31°08'08"W, 88.83 FEET; THENCE N43°26'54"W, 88.04 FEET; THENCE N52°31'19"W, 87.25 FEET; THENCE N61°41'48"W, 92.61 FEET; THENCE S26°32'35"W, 120.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF N70°06'49"W, 98.53 FEET TO WHICH A RADIAL LINE BEARS N26°32'35"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°18'46", AN ARC DISTANCE OF 98.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN N07°57'44"E, 341.68 FEET; THENCE N31°34'46"E, 62.25 FEET; THENCE N31°53'24"E, 419.73 FEET; THENCE N34°36'35"E, 67.51 FEET; THENCE N39°01'07"E, 67.51 FEET; THENCE N43°27'11"E, 67.51 FEET; THENCE N47°53'15"E, 67.51 FEET; THENCE N52°19'19"E, 67.51 FEET; THENCE

CONTINUED ON SHEET 11

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 749-3128 LB8456

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 11 OF 24

CONTINUED FROM SHEET 10

N56°41'12"E, 67.99 FEET; THENCE N58°07'52"E, 424.38 FEET; THENCE N52°33'54"E, 75.58 FEET; THENCE N51°59'08"E, 280.00 FEET; THENCE N45°13'45"E, 91.62 FEET; THENCE N31°15'25"E, 92.06 FEET; THENCE N17°40'45"E, 92.20 FEET; THENCE N06°44'37"E, 702.82 FEET; THENCE N20°45'50"E, 60.97 FEET; THENCE N36°04'13"E, 61.84 FEET; THENCE N36°46'37"E, 87.57 FEET; THENCE N25°40'17"E, 87.57 FEET; THENCE N14°34'39"E, 87.59 FEET; THENCE N08°28'42"E, 134.95 FEET; THENCE N09°07'47"W, 65.02 FEET; THENCE N25°00'02"W, 58.92 FEET; THENCE N40°52'17"W, 61.74 FEET; THENCE N56°27'57"W, 91.17 FEET; THENCE N88°54'07"W, 876.48 FEET; THENCE S83°09'22"W, 30.72 FEET; THENCE S69°32'57"W, 59.11 FEET; THENCE S53°40'42"W, 61.74 FEET; THENCE S37°48'27"W, 59.13 FEET; THENCE S26°16'36"W, 30.80 FEET; THENCE S13°48'24"W, 243.22 FEET; THENCE N76°11'36"W, 71.06 FEET; THENCE S00°02'46"E, 137.69 FEET; THENCE S44°11'04"W, 78.37 FEET; THENCE S22°47'49"W, 66.89 FEET; THENCE S25°15'41"W, 88.29 FEET; THENCE S14°11'12"W, 88.29 FEET; THENCE S28°11'46"W, 64.09 FEET; THENCE S01°57'15"E, 110.32 FEET; THENCE S05°10'57"W, 57.58 FEET; THENCE S76°03'40"E, 40.41 FEET; THENCE S16°23'32"W, 78.97 FEET; THENCE S24°23'27"W, 86.72 FEET; THENCE S38°11'31"W, 131.59 FEET; THENCE N66°50'51"W, 78.48 FEET; THENCE N75°44'46"W, 123.55 FEET; THENCE N58°43'20"W, 88.35 FEET; THENCE N49°57'55"W, 75.45 FEET; THENCE N57°09'48"W, 121.51 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 THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE EAST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHEAST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF RUN N00°02'56"E, 367.47 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'04"W, 278.50 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S79°38'01"W, 71.29 FEET; THENCE N89°27'00"W, 350.00 FEET; THENCE N00°33'00"E, 78.73 FEET; THENCE N29°28'45"W, 60.03 FEET; THENCE N59°30'29"W, 65.65 FEET; THENCE N89°27'00"W, 118.85 FEET; THENCE S60°36'28"W, 65.65 FEET; THENCE S30°34'44"W, 60.94 FEET; THENCE S00°33'00"W, 77.95 FEET; THENCE N89°27'00"W, 349.10 FEET; THENCE N73°30'17"W, 72.80 FEET; THENCE N89°27'00"W, 259.38 FEET; 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 S82°51'04"E, 67.03 FEET; THENCE S77°32'03"E, 67.01 FEET; THENCE S72°13'05"E, 67.01 FEET; THENCE S67°16'33"E, 68.16 FEET; THENCE S66°16'58"E, 310.60 FEET; THENCE S27°42'07"E, 82.19 FEET; THENCE S00°33'00"W, 44.38 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 THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 881.88 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 370.43 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S86°42'11"E, 137.98 FEET; THENCE S79°37'35"E, 276.93 FEET; THENCE N49°25'07"E, 71.00 FEET; THENCE S75°17'25"E, 133.94 FEET; THENCE S83°39'42"E, 85.64 FEET; THENCE N86°41'31"E, 46.78 FEET; THENCE S20°31'31"E, 27.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 96.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°30'36", AN ARC DISTANCE OF 32.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°04'08", AN ARC DISTANCE OF 181.36 FEET; THENCE ALONG A NON-TANGENT LINE RUN N78°13'28"W, 160.82 FEET; THENCE N63°58'11"W, 71.15 FEET; THENCE N76°32'08"W, 137.86 FEET; THENCE N88°23'07"W, 37.93 FEET; THENCE S80°15'28"W, 103.83 FEET; THENCE S65°30'55"W, 103.68 FEET; THENCE S36°26'37"W, 67.21 FEET; THENCE S71°20'43"W, 82.73 FEET; THENCE S33°06'33"W, 72.19 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 S87°08'59"E, 239.64 FEET; THENCE N03°34'49"W, 133.85 FEET; THENCE N37°39'04"E, 37.54 FEET; THENCE N71°08'29"E, 156.26 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:

CONTINUED ON SHEET 12

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3126 LB8436

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 12 OF 24

CONTINUED FROM SHEET 11

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 2639.78 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF RUN N00°02'56"E, 388.46 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°57'04"E, 1518.40 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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, 70.80 FEET; THENCE N88°27'45"E, 87.46 FEET; THENCE N70°54'47"E, 58.13 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; THENCE N88°54'07"W, 90.00 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 SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN N00°10'20"E, 1075.38 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'40"E, 343.10 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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, 123.02 FEET; THENCE S15°03'06"W, 97.94 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 SOUTHERLY, HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF N71°00'14"W, 187.97 FEET TO WHICH A RADIAL LINE BEARS N25°09'44"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°19'56", AN ARC DISTANCE OF 188.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 36.53 FEET TO THE POINT OF TANGENCY; THENCE N60°25'33"W, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'38", AN ARC DISTANCE OF 12.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°53'05", AN ARC DISTANCE OF 31.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°28'34", AN ARC DISTANCE OF 6.64 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 07°39'00", AN ARC DISTANCE OF 305.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'38", AN ARC DISTANCE OF 329.05 FEET TO THE POINT OF TANGENCY; THENCE N43°46'06"E, 613.38 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 SOUTHWEST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE WEST LINE THEREOF RUN S00°08'08"W, 324.94 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°51'52"E, 365.72 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N29°47'41"E, 186.47 FEET; 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 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 653.02 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 126.06 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN

CONTINUED ON SHEET 13

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8456

DRAWING NAME: S:\SURVEY - NEW\SURVEY\JOB\SP2025.04647 DISTRICT\Tract 12 PETITIONS TO AMEND\1st AMENDMENT (NOV 2025)\DWGS\SP2025.04647 SKETCH OF DESCRIPTION.dwg LAYOUT: 1 SAVED: 11/7/2025 8:29 AM BY: DANIELLE

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 13 OF 24

CONTINUED FROM SHEET 12

OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN 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 04°20'24", AN ARC DISTANCE OF 77.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 798.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°25'31", AN ARC DISTANCE OF 493.70 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 97°10'02", AN ARC DISTANCE OF 33.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'45", AN ARC DISTANCE OF 5.23 FEET TO THE POINT OF TANGENCY; THENCE S60°25'33"E, 332.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°44'39", AN ARC DISTANCE OF 51.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 825.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°19'56", AN ARC DISTANCE OF 163.17 FEET; THENCE ALONG A NON-TANGENT LINE RUN S29°47'41"W, 347.26 FEET; THENCE S23°20'58"W, 70.45 FEET; THENCE S37°39'54"W, 57.75 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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 14; THENCE ALONG THE EAST LINE THEREOF RUN S00°08'08"W, 2503.62 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°51'52"W, 826.86 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S61°31'47"E, 254.45 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°03'25", AN ARC DISTANCE OF 224.92 FEET; THENCE ALONG A RADIAL LINE RUN N48°28'22"W, 42.00 FEET; THENCE N41°56'27"W, 68.76 FEET; THENCE N17°33'54"W, 135.43 FEET; THENCE N03°08'09"W, 50.98 FEET; THENCE N26°04'37"E, 70.12 FEET; THENCE N29°28'46"E, 220.64 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2052.32 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 290.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFOREMENTIONED LANDS PER OFFICIAL RECORDS BOOK 4818, PAGE 545; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°16'48"W, 967.30 FEET; THENCE N47°11'45"W, 104.73 FEET; THENCE N87°35'47"W, 267.23 FEET; THENCE S88°02'18"W, 69.66 FEET; THENCE S49°34'49"W, 56.64 FEET; THENCE S48°04'13"W, 47.10 FEET; THENCE S31°08'34"W, 47.78 FEET; THENCE S30°55'10"W, 140.30 FEET; THENCE S22°16'02"W, 129.58 FEET; THENCE S20°59'21"W, 67.24 FEET; THENCE S22°14'52"W, 71.61 FEET; THENCE S09°31'20"W, 54.23 FEET; THENCE S17°55'00"E, 51.36 FEET; THENCE S42°05'55"W, 133.92 FEET; THENCE S84°03'49"W, 72.00 FEET; THENCE S89°13'00"W, 138.76 FEET; THENCE S79°36'17"W, 126.07 FEET; THENCE S46°11'28"W, 2.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 539.95 FEET AND A CHORD BEARING AND DISTANCE OF S56°31'36"W, 193.77 FEET TO WHICH A RADIAL LINE BEARS S43°48'36"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°40'23", AN ARC DISTANCE OF 194.82 FEET; THENCE ALONG A NON-TANGENT LINE RUN S03°29'10"W, 102.80 FEET; THENCE S03°43'49"E, 70.13 FEET; THENCE S00°12'51"E, 280.00 FEET; THENCE S07°17'20"E, 57.90 FEET; THENCE S33°02'28"E, 62.04 FEET; THENCE S33°29'10"E, 50.85 FEET; THENCE S31°48'12"E, 64.57 FEET; THENCE S02°22'23"E, 204.62 FEET; THENCE S11°42'16"E, 43.17 FEET; THENCE S66°08'13"E, 47.93 FEET; THENCE N58°31'55"E, 56.93 FEET; THENCE DEPARTING SAID LANDS RUN N54°04'04"E, 55.51 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF AFORESAID LANDS; (SAID POINT BEARS S68°14'54"W, 1396.26 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24); THENCE ALONG SAID SOUTHERLY EXTENSION, THE BOUNDARY LINE OF SAID LANDS AND THE NORTHERLY EXTENSION THEREOF, RESPECTIVELY, RUN N20°57'23"E, 50.00 FEET; THENCE DEPARTING SAID NORTHERLY EXTENSION RUN N15°16'01"E, 94.59 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°09'50"W, 1310.21 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N15°16'01"E, 100.26 FEET; THENCE N56°16'26"E, 162.22 FEET; THENCE N50°21'08"E, 91.70 FEET; THENCE N57°03'08"E, 82.98 FEET; THENCE N63°53'52"E, 82.98 FEET; THENCE N69°48'38"E, 62.00 FEET; THENCE N27°50'04"E, 72.42 FEET; THENCE S89°56'24"E, 110.29 FEET; THENCE N70°06'04"E, 103.91 FEET; THENCE N60°55'14"E, 29.68 FEET; THENCE DEPARTING SAID LANDS RUN S14°17'47"E, 97.49 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS

CONTINUED ON SHEET 14

JOB SP2025.04647

CFB CLYKER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3125 LB8458

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 14 OF 24

CONTINUED FROM SHEET 13

S88°42'30"W, 528.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S81°40'23"E, 240.24 FEET; THENCE S00°18'00"W, 1,162.70 FEET; THENCE N89°42'00"W, 138.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'16", AN ARC DISTANCE OF 489.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 468.49 FEET TO THE POINT OF TANGENCY; THENCE N88°47'47"W, 391.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°58'36", AN ARC DISTANCE OF 435.83 FEET; THENCE ALONG A RADIAL LINE RUN N18°46'23"W, 45.00 FEET; THENCE N00°12'51"W, 488.05 FEET; (SAID POINT BEARS S67°31'35"W, 2387.51 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S89°47'09"W, 185.19 FEET; THENCE N67°37'23"W, 104.71 FEET; THENCE N90°00'00"W, 59.60 FEET; THENCE N66°29'37"W, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 540.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°04'14"W, 10.64 FEET TO WHICH A RADIAL LINE BEARS S66°29'37"E; (SAID POINT BEARS S71°13'11"W, 2700.77 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'42", AN ARC DISTANCE OF 10.64 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S24°38'06"W, 185.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 670.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°14'11", AN ARC DISTANCE OF 189.86 FEET TO THE POINT OF TANGENCY; THENCE S08°23'54"W, 79.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 146.50 FEET AND A CHORD BEARING AND DISTANCE OF S14°10'44"E, 21.53 FEET TO WHICH A RADIAL LINE BEARS S80°02'08"W; THENCE DEPARTING SAID LANDS RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°25'44", AN ARC DISTANCE OF 21.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 153.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'52", AN ARC DISTANCE OF 39.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 662.83 FEET; (SAID POINT BEARS S59°58'42"W, 3070.59 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'48", AN ARC DISTANCE OF 172.14 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°05'56", AN ARC DISTANCE OF 107.97 FEET TO A POINT OF CUSP ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 108.50 FEET AND A CHORD BEARING AND DISTANCE OF S62°51'02"W, 155.20 FEET TO WHICH A RADIAL LINE BEARS N18°30'32"E; (SAID POINT BEARS S58°18'56"W, 3200.12 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE EASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG SAID EASTERLY EXTENSION AND BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°19'00", AN ARC DISTANCE OF 172.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 116.99 FEET AND A CHORD BEARING AND DISTANCE OF S28°38'01"W, 40.88 FEET TO WHICH A RADIAL LINE BEARS S71°25'44"E; THENCE DEPARTING SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°07'30", AN ARC DISTANCE OF 41.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,950.00 FEET AND A CHORD BEARING AND DISTANCE OF S67°04'12"W, 268.84 FEET TO WHICH A RADIAL LINE BEARS S24°52'48"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°54'01", AN ARC DISTANCE OF 268.89 FEET TO THE POINT OF TANGENCY; THENCE S69°01'13"W, 194.15 FEET; THENCE N20°58'47"W, 45.00 FEET; THENCE N83°37'14"W, 102.93 FEET; THENCE N54°00'24"W, 136.23 FEET; THENCE N21°24'58"W, 196.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 482.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°00'58"W, 37.94 FEET TO WHICH A RADIAL LINE BEARS N19°43'51"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°30'22", AN ARC DISTANCE OF 37.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 109°01'47", AN ARC DISTANCE OF 352.04 FEET; (SAID POINT BEARS S69°07'19"W, 4032.05 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN N82°17'17"W, 82.68 FEET; THENCE N37°17'17"W, 16.97 FEET TO POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S69°54'02"W, 4109.82 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N07°42'43"E, 64.41 FEET; THENCE N08°55'24"E, 57.80 FEET; THENCE N02°40'17"W, 57.93 FEET; THENCE N12°18'15"W, 57.93 FEET; THENCE N21°56'13"W, 57.93 FEET; THENCE N51°04'39"W, 59.68 FEET; THENCE N42°00'18"W, 63.64 FEET; THENCE N53°10'28"W, 65.06 FEET; THENCE N50°42'54"W, 87.83 FEET; THENCE N87°03'57"W, 231.10 FEET; THENCE N73°28'58"W, 75.15 FEET; THENCE N47°53'37"W, 66.57 FEET; THENCE N21°50'56"W, 77.50 FEET; THENCE N03°41'27"E, 64.19 FEET; THENCE N66°23'20"W, 32.95 FEET; THENCE N23°36'40"E, 491.37 FEET; THENCE S66°23'20"E, 45.00 FEET; THENCE DEPARTING SAID LANDS RUN S71°48'03"E, 172.57 FEET; THENCE N48°11'02"E, 210.00 FEET; THENCE N48°07'58"E, 168.73 FEET; (SAID POINT BEARS S88°42'33"W, 3811.64 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N13°26'53"E, 62.51 FEET; THENCE N06°20'27"W, 103.37 FEET; THENCE N17°05'07"W, 73.97 FEET; THENCE N53°57'15"W, 168.18 FEET; THENCE N53°31'42"W, 45.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,200.00 FEET AND A CHORD BEARING AND DISTANCE OF N48°42'12"E, 932.21 FEET TO WHICH A

CONTINUED ON SHEET 15

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
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(352) 748-3126 LB5456

DRAWING NAME: S:\SURVEY\DEVELOPMENT PROJECTS\SURVEY\15122 PETITIONS TO AMENDMENT TRUV 2025\DWGS\SUB116 NEWDWG 24 3/4/2026 8:26 AM BY: GWALTERS

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 15 OF 24

CONTINUED FROM SHEET 14

RADIAL LINE BEARS N53°31'42"W; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG SAID SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°27'48", AN ARC DISTANCE OF 939.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,425.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°40'50", AN ARC DISTANCE OF 414.86 FEET; THENCE ALONG A NON-TANGENT LINE RUN S45°44'43"E, 45.00 FEET; THENCE S37°15'43"E, 285.59 FEET; THENCE S51°18'49"E, 60.63 FEET; THENCE S59°54'12"E, 79.47 FEET; THENCE N32°22'31"E, 78.39 FEET; THENCE N36°38'25"E, 80.37 FEET; THENCE N42°29'17"E, 79.42 FEET; THENCE N49°04'00"E, 79.38 FEET; THENCE DEPARTING SAID LANDS RUN N15°19'17"W, 104.53 FEET; (SAID POINT BEARS S58°51'06"W, 2907.67 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13); THENCE N13°46'46"E, 105.71 FEET; (SAID POINT BEARS S60°21'54"W, 2834.00 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N13°46'46"E, 0.15 FEET; THENCE N29°44'52"E, 102.81 FEET; (SAID POINT BEARS S61°27'36"W, 2745.92 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N29°44'52"E, 0.12 FEET; THENCE N42°58'14"E, 89.39 FEET; THENCE N63°48'00"E, 71.96 FEET; THENCE N88°30'37"E, 119.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 102.50 FEET AND A CHORD BEARING AND DISTANCE OF N03°37'16"E, 2.56 FEET TO WHICH A RADIAL LINE BEARS S85°39'51"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°25'47", AN ARC DISTANCE OF 2.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 197.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°29'37", AN ARC DISTANCE OF 167.16 FEET TO THE POINT OF TANGENCY; THENCE N51°23'59"E, 49.26 FEET; THENCE N38°36'01"W, 100.43 FEET; THENCE N05°36'17"E, 112.38 FEET; (SAID POINT BEARS S68°10'15"W, 2268.65 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE DEPARTING SAID LANDS RUN N84°04'20"W, 57.21 FEET; THENCE N77°43'31"W, 146.16 FEET; THENCE N72°06'16"W, 54.55 FEET; (SAID POINT BEARS S71°28'42"W, 2486.39 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N72°06'16"W, 0.25 FEET; THENCE N70°25'54"W, 51.38 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE EASTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN N44°14'21"W, 182.92 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 791.61 FEET; THENCE S79°11'53"E, 45.00 FEET; THENCE N57°33'05"E, 183.30 FEET; THENCE N59°37'03"E, 66.77 FEET; THENCE N42°39'37"E, 66.75 FEET; THENCE N25°42'10"E, 66.77 FEET; THENCE N25°55'38"E, 65.29 FEET; THENCE N21°10'04"E, 39.56 FEET; THENCE N72°40'04"W, 262.01 FEET; THENCE N79°11'53"W, 45.00 FEET; THENCE N10°48'07"E, 319.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,450.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°26'53", AN ARC DISTANCE OF 441.56 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 44°50'38", AN ARC DISTANCE OF 79.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°13'40", AN ARC DISTANCE OF 64.89 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 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S89°37'52"E, 147.10 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3130, PAGE 599, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 726.88 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3130, PAGE 599; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 664.86 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°37'52"E, 379.60 FEET; THENCE DEPARTING SAID EASTERLY EXTENSION OF SAID LANDS RUN S43°18'02"E, 117.73 FEET; THENCE S00°12'51"E, 238.18 FEET; (SAID POINT BEARS N51°58'31"W, 1644.17 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE S89°47'09"W, 110.00 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 22.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 182.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°10'16", AN ARC DISTANCE OF 51.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 517.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°55'42", AN ARC DISTANCE OF 225.16 FEET TO THE POINT OF TANGENCY; THENCE S08°32'36"W, 24.21 FEET; THENCE DEPARTING SAID LANDS RUN S81°03'32"E, 381.99 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS N57°53'59"W, 1190.70 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°12'51"W, 281.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'08", AN ARC DISTANCE OF 37.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 307.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'22", AN ARC DISTANCE OF 47.81 FEET TO THE POINT OF TANGENCY; THENCE N12°54'36"W, 115.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°04'32", AN ARC DISTANCE OF 83.53 FEET TO THE POINT OF TANGENCY; THENCE N01°09'56"E, 159.58 FEET; THENCE N51°57'53"W, 70.00 FEET; THENCE S88°50'04"E, 185.00 FEET; THENCE S55°12'18"W, 63.01 FEET; THENCE S01°09'56"W, 136.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°39'15", AN ARC DISTANCE OF 14.34

CONTINUED ON SHEET 16

JOB SP2025.04647

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(352) 749-3126 LB8458

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 16 OF 24

CONTINUED FROM SHEET 15

FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 52.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°04'42", AN ARC DISTANCE OF 83.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°29'59", AN ARC DISTANCE OF 19.01 FEET TO THE POINT OF TANGENCY; THENCE S12°54'36"E, 100.64 FEET; THENCE DEPARTING SAID LANDS RUN S88°49'03"E, 681.07 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE AFORESAID LANDS; (SAID POINT BEARS N15°56'08"W, 1040.64 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE ALONG THE NORTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°14'44"W, 879.55 FEET; THENCE N89°45'17"W, 261.00 FEET; THENCE S05°47'10"W, 77.71 FEET; THENCE S02°10'29"W, 68.02 FEET; THENCE S01°13'16"E, 68.44 FEET; THENCE S04°35'00"E, 67.77 FEET; THENCE S07°46'26"E, 68.16 FEET; THENCE S08°31'18"E, 70.00 FEET; THENCE S54°19'01"E, 59.93 FEET; THENCE S29°37'48"E, 64.79 FEET; THENCE S11°47'06"E, 74.65 FEET; THENCE S13°55'01"W, 139.13 FEET; THENCE S89°37'52"E, 179.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2398.64 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2044.30 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 353.40 FEET; THENCE N77°43'31"W, 211.59 FEET; THENCE N10°47'09"E, 150.13 FEET; THENCE N61°42'13"W, 125.83 FEET; THENCE N10°47'09"E, 208.22 FEET; THENCE S68°36'07"E, 202.54 FEET; THENCE S64°08'56"E, 67.33 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 2324.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1055.03 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S08°31'18"E, 195.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,840.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°52'55", AN ARC DISTANCE OF 92.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN S89°47'09"W, 28.84 FEET; THENCE S82°39'39"W, 40.31 FEET; THENCE S61°30'09"W, 45.42 FEET; THENCE S89°47'09"W, 202.00 FEET; THENCE N00°12'51"W, 323.36 FEET; THENCE S78°59'09"E, 5.81 FEET; THENCE S77°42'10"E, 63.35 FEET; THENCE S84°18'31"E, 68.94 FEET; THENCE N88°36'56"E, 68.95 FEET; THENCE N82°28'37"E, 67.10 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 13, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 695.48 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1286.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING AND DISTANCE OF S33°47'32"W, 206.13 FEET TO WHICH A RADIAL LINE BEARS S68°36'23"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°47'51", AN ARC DISTANCE OF 207.74 FEET TO THE POINT OF TANGENCY; THENCE S46°11'28"W, 49.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°10'49", AN ARC DISTANCE OF 344.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 830.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'25", AN ARC DISTANCE OF 130.72 FEET; THENCE ALONG A NON-TANGENT LINE RUN N12°11'49"W, 105.17 FEET; THENCE N21°12'53"W, 205.56 FEET; THENCE N21°13'19"W, 55.78 FEET; THENCE N53°40'28"W, 147.24 FEET; THENCE N59°53'17"W, 96.22 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 106.42 FEET AND A CHORD BEARING AND DISTANCE OF N00°30'03"W, 9.58 FEET TO WHICH A RADIAL LINE BEARS S87°55'15"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°09'36", AN ARC DISTANCE OF 9.58 FEET; THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN N68°14'49"E, 54.28 FEET; THENCE N46°25'25"E, 57.51 FEET; THENCE N09°43'47"W, 61.99 FEET; (SAID POINT BEARS S51°28'15"W, 2714.91 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE N19°24'57"W, 139.94 FEET; THENCE N01°24'28"W, 51.70 FEET; THENCE N17°39'35"E, 41.62 FEET; THENCE N44°21'19"E, 57.99 FEET; THENCE N33°11'09"E, 0.16 FEET; (SAID POINT BEARS S56°02'56"W, 2553.76 FEET

CONTINUED ON SHEET 17

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3128 LB2458

DRAWING NAME: S:\SURVEY - PROJECTS\DEVELOPMENT DESIGNS\DESIGNS\13191 - 1 HOMES, 10 AMENITIES\AVE\PLANNING\13191 AVE BOUNDARY.dwg 3/4/2026 8:29 AM

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 17 OF 24

CONTINUED FROM SHEET 16

FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE CONTINUE N33°11'09"E, 99.71 FEET; (SAID POINT BEARS S56°57'02"W, 2462.19 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13); THENCE N58°09'10"W, 110.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 137.50 FEET AND A CHORD BEARING AND DISTANCE OF N19°24'07"E, 78.09 FEET TO WHICH A RADIAL LINE BEARS S54°06'08"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°59'30", AN ARC DISTANCE OF 79.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 162.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°58'08", AN ARC DISTANCE OF 133.21 FEET; THENCE ALONG A NON-TANGENT LINE RUN S51°53'47"E, 114.37 FEET; THENCE N50°45'11"E, 63.07 FEET; THENCE N50°28'15"E, 84.30 FEET; THENCE N45°21'23"E, 88.29 FEET; THENCE N00°12'51"W, 756.29 FEET; THENCE N89°47'09"E, 10.00 FEET TO THE WESTERLY EASEMENT LINE OF A 50.00' FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 184.94 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N68°36'07"W, 364.86 FEET; THENCE N45°24'12"W, 48.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 592.50 FEET AND A CHORD BEARING AND DISTANCE OF N41°44'55"E, 299.28 FEET TO WHICH A RADIAL LINE BEARS S33°37'21"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°15'28", AN ARC DISTANCE OF 302.56 FEET; THENCE ALONG A RADIAL LINE RUN S62°52'49"E, 194.92 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN N00°12'51"W, 392.74 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S88°30'41"E, 50.02 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 2,574.23 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N89°47'09"E, 447.94 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 568.90 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 2848.43 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S16°40'55"E, 205.11 FEET; THENCE S42°41'13"E, 403.43 FEET; THENCE S56°10'41"E, 120.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 720.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°17'23"W, 170.33 FEET TO WHICH A RADIAL LINE BEARS N52°55'01"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°35'12", AN ARC DISTANCE OF 170.73 FEET TO THE POINT OF TANGENCY; (SAID POINT BEARS S87°09'23"W, 2502.43 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S23°29'47"W, 31.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 680.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°52'31", AN ARC DISTANCE OF 10.39 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: THENCE ALONG A NON-TANGENT LINE RUN N80°47'31"W, 91.34 FEET; THENCE N85°02'39"W, 76.84 FEET; THENCE N89°17'46"W, 76.84 FEET; THENCE S86°27'07"W, 76.84 FEET; THENCE S82°12'00"W, 76.84 FEET; THENCE S77°56'52"W, 76.84 FEET; THENCE S79°17'35"W, 63.30 FEET; THENCE N63°49'58"W, 46.02 FEET; THENCE N03°18'03"W, 140.21 FEET; THENCE N08°06'47"W, 70.03 FEET; THENCE N06°13'20"W, 73.58 FEET; THENCE N08°39'08"W, 75.56 FEET; THENCE N12°28'51"W, 75.43 FEET; THENCE N15°32'19"W, 99.12 FEET; THENCE N56°00'13"E, 392.65 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 24, 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 13; THENCE ALONG THE EAST LINE THEREOF RUN N00°16'48"E, 274.67 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'12"W, 1719.06 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S00°12'51"E, 438.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°49'37", AN ARC DISTANCE OF 83.08 FEET TO THE POINT OF TANGENCY; THENCE S33°02'28"E, 51.82 FEET; THENCE S56°57'32"W, 75.17 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN S00°12'51"E, 1,014.05 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN N88°47'47"W, 36.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,295.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'58", AN ARC DISTANCE OF 13.17 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE AND ALONG A NON-TANGENT LINE RUN N00°12'51"W, 552.28 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S89°47'09"W, 177.32 FEET; THENCE N00°12'51"W, 249.41 FEET; THENCE N45°05'28"W, 94.08 FEET; THENCE N43°34'37"E, 352.16 FEET TO AFORESAID WESTERLY EASEMENT LINE; THENCE ALONG SAID WESTERLY

CONTINUED ON SHEET 18

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
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(352) 748-3126 LB8458

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 18 OF 24

CONTINUED FROM SHEET 17

EASEMENT LINE RUN N00°12'51"W, 509.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00 FEET AND A CHORD BEARING AND DISTANCE OF N85°56'42"E, 38.33 FEET TO WHICH A RADIAL LINE BEARS N05°28'52"W; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'09", AN ARC DISTANCE OF 38.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'22", AN ARC DISTANCE OF 2.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°42'15", AN ARC DISTANCE OF 32.36 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°18'00"W, 482.00 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°42'00"W, 2566.59 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; (SAID POINT BEARS S79°39'50"W, 2611.46 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S00°56'03"W, 193.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°42'03", AN ARC DISTANCE OF 198.55 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S24°38'06"W, 172.43 FEET; THENCE S88°06'49"W, 126.84 FEET; THENCE S83°38'48"W, 87.56 FEET; THENCE S79°10'10"W, 76.77 FEET; THENCE S74°50'48"W, 76.84 FEET; THENCE S70°56'14"W, 76.75 FEET; THENCE S67°24'43"W, 71.52 FEET; (SAID POINT BEARS S70°46'58"W, 3377.90 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N62°07'56"W, 109.14 FEET; THENCE S41°21'03"W, 98.00 FEET; THENCE S35°24'02"W, 154.37 FEET; (SAID POINT BEARS S69°52'54"W, 3663.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S16°31'42"W, 97.81 FEET; (SAID POINT BEARS S68°40'26"W, 3723.09 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE S06°00'44"W, 83.81 FEET; THENCE S06°14'50"W, 77.03 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S66°31'17"W, 3799.92 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE NORTHWESTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN S18°53'50"E, 26.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 517.50 FEET AND A CHORD BEARING AND DISTANCE OF S68°25'58"W, 48.21 FEET TO WHICH A RADIAL LINE BEARS N18°53'50"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°20'22", AN ARC DISTANCE OF 48.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°46'07", AN ARC DISTANCE OF 88.41 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°06'16"E, 50.05 FEET; THENCE N21°37'49"W, 53.36 FEET; THENCE N17°45'05"E, 72.87 FEET; THENCE N32°03'46"E, 60.27 FEET; THENCE N05°02'30"E, 129.53 FEET; THENCE N28°28'35"W, 37.81 FEET; THENCE DEPARTING SAID NORTHWESTERLY EXTENSION OF SAID LANDS RUN N32°28'20"W, 114.49 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°17'59"W, 3792.68 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°55'36"W, 65.95 FEET; THENCE N27°26'24"W, 143.58 FEET; THENCE S88°25'03"W, 53.52 FEET; THENCE S48°51'26"W, 106.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°25'02"W, 132.31 FEET TO WHICH A RADIAL LINE BEARS N48°40'27"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°10'59", AN ARC DISTANCE OF 132.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 302.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°41'34", AN ARC DISTANCE OF 82.85 FEET TO THE POINT OF TANGENCY; THENCE N41°48'58"W, 150.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 132.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'33", AN ARC DISTANCE OF 79.00 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°55'10"E, 111.36 FEET; THENCE N47°01'55"E, 112.59 FEET; (SAID POINT BEARS S81°39'26"W, 3978.42 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N55°48'18"E, 70.65 FEET; (SAID POINT BEARS S82°06'29"W, 3914.96 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N30°40'00"E, 73.40 FEET; (SAID POINT BEARS S82°57'29"W, 3869.63 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE N72°57'23"E, 77.09 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S83°09'37"W, 3793.73 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N48°44'43"E, 181.29 FEET; (SAID POINT BEARS S84°46'15"W, 3645.61 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S86°47'09"E, 137.68 FEET; THENCE N58°34'06"E, 8.23 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S84°29'58"W, 3502.08 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N58°34'06"E, 58.51 FEET; THENCE DEPARTING SAID LANDS RUN S57°24'21"E, 53.57 FEET; THENCE S53°57'26"E, 118.37 FEET; THENCE S70°36'40"E, 118.17 FEET; THENCE S72°11'24"E, 54.17 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S81°39'15"W, 3165.66 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE

CONTINUED ON SHEET 19

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 749-3126 LB8458

DRAWING NAME: S:\SURVEY - NEW\SURVEY\DEVELOPMENT DESCRIPTIONS\SUBJECT\SP2025\DWG\SP2025.04647 SOD.DWG - FEB 24, 2026 8:28 AM - HTT_GABLETT

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 19 OF 24

CONTINUED FROM SHEET 18

DEPARTING SAID LANDS RUN S48°48'47"E, 105.38 FEET; THENCE S76°43'52"E, 104.52 FEET; THENCE N82°02'32"E, 118.56 FEET; THENCE N26°19'25"E, 64.92 FEET; THENCE N06°03'36"W, 56.21 FEET; THENCE S87°54'52"E, 75.29 FEET; THENCE S74°15'58"E, 76.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S73°08'43"E, 77.20 FEET; THENCE S89°03'57"E, 19.02 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 720.87 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 788.68 FEET TO THE POINT OF BEGINNING; THENCE S06°46'59"E, 58.99 FEET; THENCE S00°49'36"W, 55.52 FEET; THENCE S03°19'20"W, 22.88 FEET; THENCE S79°02'25"W, 33.92 FEET; THENCE S60°46'29"W, 161.10 FEET; THENCE S56°06'39"W, 129.98 FEET; THENCE S84°12'24"W, 153.26 FEET; THENCE S47°09'27"W, 133.96 FEET; THENCE N83°09'52"W, 40.15 FEET; THENCE N82°30'21"W, 104.13 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N83°19'53"W, 239.46 FEET TO THE EASTERLY EASEMENT LINE OF A 50.00 FOOT WIDE EASEMENT PER OFFICIAL RECORDS BOOK 3072, PAGE 528, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 494.47 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S89°47'09"W, 50.00 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THE FOLLOWING THREE (3) COURSES BEING ALONG THE WESTERLY EASEMENT LINE OF SAID OFFICIAL RECORDS BOOK 3072, PAGE 528: RUN S00°12'51"E, 659.19 FEET; (SAID POINT BEARS S54°45'03"W, 2143.10 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S11°54'17"E, 24.05 FEET; THENCE S14°17'16"E, 62.29 FEET; THENCE S28°21'43"E, 88.09 FEET; (SAID POINT BEARS S50°21'47"W, 2191.90 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN S50°56'47"W, 45.78 FEET; THENCE N35°20'05"W, 63.59 FEET; THENCE N74°33'22"W, 52.35 FEET; THENCE N80°07'49"W, 173.52 FEET; THENCE S81°10'56"W, 57.59 FEET; THENCE N15°33'21"W, 1.51 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S56°42'34"W, 2439.34 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N50°29'13"W, 20.25 FEET; THENCE N40°40'04"W, 121.44 FEET; THENCE N37°46'34"W, 161.52 FEET; (SAID POINT BEARS S63°38'35"W, 2491.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N17°17'07"E, 33.47 FEET; THENCE N18°32'23"E, 68.50 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S65°21'53"W, 2421.42 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N00°12'51"W, 430.00 FEET; THENCE S89°47'09"W, 261.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'27", AN ARC DISTANCE OF 39.12 FEET; THENCE ALONG A NON-TANGENT LINE RUN S08°43'07"W, 148.46 FEET; THENCE DEPARTING SAID LANDS RUN S24°30'51"E, 71.31 FEET; THENCE S10°32'13"W, 129.97 FEET; THENCE S01°40'21"E, 62.93 FEET; (SAID POINT BEARS S68°42'46"W, 2702.09 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S24°04'13"W, 55.40 FEET; (SAID POINT BEARS S67°53'57"W, 2741.79 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S21°31'08"W, 80.85 FEET; THENCE S20°07'30"W, 80.80 FEET; THENCE S20°43'33"W, 82.96 FEET; (SAID POINT BEARS S64°22'23"W, 2913.78 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE S09°21'32"E, 104.66 FEET; THENCE S39°27'18"E, 147.34 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE NORTHEASTERLY EXTENSION, THE BOUNDARY LINES AND THE NORTHEASTERLY EXTENSION, RESPECTIVELY, OF SAID LANDS THE FOLLOWING COURSES: RUN S26°28'14"W, 9.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 167.50 FEET AND A CHORD BEARING AND DISTANCE OF S60°36'41"E, 17.05 FEET TO WHICH A RADIAL LINE BEARS N26°28'14"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°50'09", AN ARC DISTANCE OF 17.06 FEET TO THE POINT OF TANGENCY; THENCE S57°41'36"E, 73.99 FEET; THENCE N32°18'24"E, 8.50 FEET; THENCE DEPARTING NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF SAID LANDS RUN N86°00'44"E, 95.97 FEET; THENCE N74°57'57"E, 128.48 FEET; THENCE N32°18'24"E, 17.50 FEET; THENCE S40°00'28"E, 64.55 FEET; THENCE S57°40'29"E, 20.05 FEET; THENCE N32°19'31"E, 48.54 FEET; THENCE S55°22'27"E, 43.77 FEET; THENCE S30°10'20"E, 123.55 FEET; THENCE S64°55'20"E, 48.42 FEET; THENCE S32°09'25"W, 170.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S65°42'26"W, 55.05 FEET TO WHICH A RADIAL LINE BEARS S57°41'36"E; (SAID POINT BEARS S49°14'33"W, 2738.29 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°48'04", AN ARC DISTANCE OF 58.30 FEET; (SAID POINT BEARS S49°33'46"W, 2791.12 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S09°40'50"W, 92.61 FEET; THENCE S77°11'14"W, 119.45 FEET; THENCE N64°28'25"W, 84.52 FEET; THENCE N24°47'49"W, 58.30 FEET; THENCE N34°38'11"W, 104.34 FEET; THENCE N41°17'26"W, 145.15 FEET; THENCE N79°58'22"W, 113.29 FEET; THENCE S74°43'32"W, 100.17 FEET; THENCE S48°44'27"W, 95.40 FEET; THENCE N88°00'49"W, 75.42 FEET; THENCE N16°23'05"W, 64.47 FEET;

CONTINUED ON SHEET 20

JOB SP2025.04647

CFB CLYKER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3126 LB5456

DRAWING NAME: N:\SURVEY\DEVELOPMENT DRAWINGS\SKETCH 19-21 OF 24.DWG 10 AMENDMENT THRU 2025\AMENDMENT THRU 2025.DWG 5/7/2026 8:29 AM BY: GWALTERS

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 20 OF 24

CONTINUED FROM SHEET 19

THENCE N38°03'07"W, 115.38 FEET; THENCE N56°42'05"W, 243.53 FEET; THENCE N33°06'59"W, 97.97 FEET; THENCE N46°36'18"W, 144.55 FEET; THENCE N50°38'02"W, 186.35 FEET; THENCE N72°04'52"W, 84.74 FEET; THENCE N33°05'24"W, 174.48 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS AND THE NORTHEASTERLY EXTENSION THEREOF THE FOLLOWING COURSES: RUN S56°54'36"W, 23.83 FEET TO THE POINT OF 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 26°56'38", AN ARC DISTANCE OF 456.15 FEET TO THE POINT OF TANGENCY; THENCE S29°57'58"W, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 870.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'59", AN ARC DISTANCE OF 227.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N75°20'02"W, 60.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 930.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°27'52"E, 242.84 FEET TO WHICH A RADIAL LINE BEARS N75°02'14"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'13", AN ARC DISTANCE OF 243.53 FEET TO THE POINT OF TANGENCY; THENCE N29°57'58"E, 153.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'44", AN ARC DISTANCE OF 49.96 FEET; THENCE DEPARTING THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS ALONG A RADIAL LINE RUN N57°15'17"W, 10.00 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S73°06'34"W, 4184.50 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N50°46'04"W, 121.07 FEET; THENCE N14°56'27"W, 84.85 FEET; THENCE N12°30'15"E, 112.87 FEET; THENCE N47°40'39"E, 208.79 FEET; THENCE DEPARTING SAID LANDS RUN N34°00'41"W, 93.29 FEET; THENCE N33°05'24"W, 125.87 FEET; THENCE N76°37'57"W, 62.21 FEET; THENCE N11°20'08"W, 33.91 FEET; THENCE N73°37'15"E, 30.56 FEET; THENCE S67°51'24"E, 35.66 FEET; THENCE N65°15'19"E, 76.38 FEET; THENCE N69°14'44"E, 136.71 FEET; THENCE N56°54'36"E, 16.06 FEET; THENCE N58°28'45"E, 54.78 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S83°04'09"W, 3837.27 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N56°54'36"E, 180.00 FEET; THENCE N42°25'37"E, 206.81 FEET; THENCE N17°00'07"W, 449.16 FEET; THENCE N66°59'28"E, 134.41 FEET; THENCE N56°35'10"E, 75.07 FEET; THENCE N56°20'11"E, 74.83 FEET; THENCE N20°55'23"W, 191.17 FEET; THENCE N69°01'13"E, 566.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'52", AN ARC DISTANCE OF 31.65 FEET; THENCE ALONG A RADIAL LINE RUN S21°25'39"E, 45.16 FEET; THENCE S88°47'39"E, 68.93 FEET; THENCE S72°54'54"E, 59.01 FEET; THENCE S57°02'10"E, 55.92 FEET; THENCE S42°17'03"E, 51.30 FEET; THENCE S27°31'57"E, 46.89 FEET; THENCE S16°59'34"E, 146.67 FEET; THENCE DEPARTING SAID LANDS RUN S63°58'55"E, 10.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND A CHORD BEARING AND DISTANCE OF N20°20'53"E, 102.75 FEET TO WHICH A RADIAL LINE BEARS S63°58'55"E; (SAID POINT BEARS S49°49'42"W, 3439.61 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS AND THE NORTHEASTERLY EXTENSION THEREOF RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°20'23", AN ARC DISTANCE OF 102.92 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 104.09 FEET AND A CHORD BEARING AND DISTANCE OF N01°03'00"E, 35.31 FEET TO WHICH A RADIAL LINE BEARS S81°17'07"W; (SAID POINT BEARS S50°41'35"W, 3350.54 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE DEPARTING THE NORTHEASTERLY EXTENSION OF THE BOUNDARY LINE OF SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°31'46", AN ARC DISTANCE OF 35.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 514.16 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°31'35", AN ARC DISTANCE OF 184.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 116.43 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°35'53", AN ARC DISTANCE OF 135.34 FEET TO A POINT OF CUSP; THENCE S76°18'35"E, 33.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 108.50 FEET; (SAID POINT BEARS S55°29'42"W, 3209.88 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°10'01", AN ARC DISTANCE OF 166.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE DEPARTING SAID LANDS RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°00'03", AN ARC DISTANCE OF 12.20 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4,065.00 FEET AND A CHORD BEARING AND DISTANCE OF N61°00'38"E, 174.08 FEET TO WHICH A RADIAL LINE BEARS S27°45'45"E; (SAID POINT BEARS S55°25'46"W, 3049.55 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'14", AN ARC DISTANCE OF 174.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,135.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°21'37", AN ARC DISTANCE OF 145.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S56°30'12"E, 117.47 FEET; THENCE S31°05'08"E, 72.17 FEET; THENCE S05°40'04"E, 72.17 FEET; THENCE S19°45'00"W, 79.41 FEET; THENCE S50°03'08"W, 83.37 FEET; THENCE S82°21'21"W, 90.53 FEET; THENCE S01°00'21"W, 120.91 FEET; THENCE S07°29'40"W, 84.36 FEET; THENCE N81°13'50"W, 101.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 707.50 FEET AND A CHORD BEARING AND DISTANCE OF S22°51'43"W, 293.82 FEET TO WHICH A RADIAL LINE BEARS S79°07'22"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A

JOB SP2025.04647

CONTINUED ON SHEET 21

CFB CLYHER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3125 LB#4

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " "
SHEET 21 OF 24

CONTINUED FROM SHEET 20

CENTRAL ANGLE OF 23°58'09", AN ARC DISTANCE OF 295.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 106.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°52'31", AN ARC DISTANCE OF 51.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°58'49", AN ARC DISTANCE OF 20.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°03'48", AN ARC DISTANCE OF 9.49 FEET; THENCE DEPARTING SAID LANDS ALONG A NON-TANGENT LINE RUN S71°12'45"E, 91.22 FEET; THENCE S05°26'35"E, 29.37 FEET; THENCE S30°52'14"W, 114.68 FEET; THENCE S08°59'48"W, 17.54 FEET; THENCE S36°53'32"W, 168.12 FEET; THENCE S57°35'23"W, 44.87 FEET; THENCE S24°09'56"W, 124.64 FEET; THENCE S23°13'29"E, 92.64 FEET; THENCE S40°32'31"E, 70.24 FEET; THENCE S68°10'02"E, 116.50 FEET; THENCE N59°32'59"E, 60.18 FEET; THENCE N64°33'35"E, 127.32 FEET; THENCE N26°17'35"W, 103.42 FEET; THENCE N44°29'19"W, 57.83 FEET; (SAID POINT BEARS S85°17'42"W, 2430.44 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE N35°19'07"E, 100.77 FEET; THENCE N48°03'52"E, 113.92 FEET; THENCE N44°06'34"E, 112.60 FEET; THENCE N36°09'29"E, 83.60 FEET; THENCE N89°47'13"E, 117.02 FEET; THENCE S89°34'24"E, 44.67 FEET TO THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN N89°47'08"E, 234.66 FEET TO THE WESTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID WESTERLY EASEMENT LINE RUN S00°12'51"E, 636.00 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE RUN N89°47'09"E, 50.00 FEET TO THE EASTERLY EASEMENT LINE OF AFORESAID OFFICIAL RECORDS BOOK 3072, PAGE 528; THENCE ALONG SAID EASTERLY EASEMENT LINE RUN N00°12'51"W, 1,698.67 FEET; THENCE DEPARTING SAID EASTERLY EASEMENT LINE RUN S88°47'47"E, 351.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,250.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'29", AN ARC DISTANCE OF 509.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°56'21", AN ARC DISTANCE OF 18.85 FEET; THENCE ALONG A RADIAL LINE RUN S21°11'55"E, 15.00 FEET; THENCE S33°18'17"E, 220.13 FEET; THENCE DEPARTING SAID LANDS RUN S16°50'44"E, 133.14 FEET; THENCE S16°12'00"E, 56.42 FEET; THENCE S51°04'47"W, 142.05 FEET; THENCE S11°04'56"W, 30.63 FEET; THENCE S39°56'27"W, 88.90 FEET; THENCE S30°42'03"W, 96.53 FEET; THENCE S47°32'36"W, 75.14 FEET; THENCE S01°43'06"E, 81.58 FEET; THENCE S57°14'55"E, 75.62 FEET; THENCE S37°48'11"E, 111.93 FEET; THENCE S30°18'35"W, 81.68 FEET; THENCE S15°17'21"W, 94.27 FEET; THENCE S87°31'19"W, 123.84 FEET; THENCE N82°06'00"W, 124.87 FEET; THENCE S67°18'04"W, 111.57 FEET; THENCE S59°31'23"W, 140.11 FEET; THENCE S48°33'28"W, 100.42 FEET; THENCE S22°19'05"W, 96.85 FEET; THENCE S05°50'00"E, 206.48 FEET; THENCE S12°29'00"W, 92.25 FEET; THENCE S65°56'08"E, 81.91 FEET; THENCE S44°15'30"E, 95.66 FEET; THENCE N84°48'12"E, 104.37 FEET; THENCE N69°27'21"E, 88.27 FEET; THENCE N61°40'12"E, 118.16 FEET; THENCE N65°14'05"E, 24.46 FEET; THENCE S40°18'36"E, 44.37 FEET; THENCE N39°22'16"E, 91.54 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S63°03'10"W, 1024.03 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN S40°18'36"E, 10.29 FEET; (SAID POINT BEARS S62°29'28"W, 1021.70 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S41°26'22"E, 76.10 FEET; THENCE S40°18'36"E, 42.64 FEET; THENCE S10°28'10"E, 51.43 FEET; THENCE S14°16'32"E, 108.32 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE WEST 1/2 OF SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 168.99 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 3011.83 FEET TO A POINT ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR THE POINT OF BEGINNING; (SAID POINT BEARS S87°04'02"W, 3016.57 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN N78°25'02"W, 317.57 FEET; THENCE N76°41'08"W, 112.58 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS RUN N17°00'07"W, 48.65 FEET; THENCE DEPARTING SAID LANDS RUN N47°23'28"E, 58.57 FEET; THENCE N53°06'07"E, 161.39 FEET; THENCE N61°06'21"E, 166.02 FEET; THENCE S83°20'29"E, 39.42 FEET; THENCE S60°02'28"E, 95.62 FEET; THENCE S53°48'42"E, 61.40 FEET; THENCE S53°06'28"E, 92.25 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID LANDS; (SAID POINT BEARS S48°10'07"W, 3890.02 FEET FROM SAID NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24); THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN S36°53'32"W, 43.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 880.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'45", AN ARC DISTANCE OF 202.16 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 24, 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 24; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'42"W, 904.63 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'18"W, 2931.26 FEET TO THE POINT OF BEGINNING; THENCE N47°33'58"W, 123.88 FEET;

CONTINUED ON SHEET 22

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
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(352) 749-3126 LB8458

DRAWING NAME: S:\SURVEY - NEW\SURVEY DEVELOPMENT DISTRICTS\DISTRICT 15\21 PETITION TO AMEND\AMENDMENT 1\2025\04647 SKETCH OF DESCRIPTION.dwg LAYOUT: 21 3/4/2026 8:29 AM BY: DAVID ERES

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION

EXHIBIT " ___ "
SHEET 22 OF 24

CONTINUED FROM SHEET 21

THENCE N41°58'56"W, 228.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 655.00 FEET AND A CHORD BEARING AND DISTANCE OF N29°25'56"E, 350.69 FEET TO WHICH A RADIAL LINE BEARS S45°02'24"E; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4818, PAGE 545, PUBLIC RECORDS OF SUMTER COUNTY; THENCE ALONG THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING COURSES: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°03'19", AN ARC DISTANCE OF 355.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°19'21", AN ARC DISTANCE OF 32.58 FEET TO THE POINT OF TANGENCY; THENCE S72°46'23"E, 57.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'31", AN ARC DISTANCE OF 161.63 FEET TO THE POINT OF REVERSE 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 10°58'45", AN ARC DISTANCE OF 81.44 FEET; THENCE ALONG A NON-TANGENT LINE RUN S20°32'48"W, 91.76 FEET; (SAID POINT BEARS S78°25'46"W, 2827.82 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24); THENCE DEPARTING SAID LANDS RUN S52°25'05"W, 32.64 FEET; THENCE S04°01'21"W, 138.10 FEET; THENCE S06°35'27"W, 77.24 FEET; THENCE S33°46'59"W, 81.61 FEET; THENCE S74°28'28"W, 78.34 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, AND BEING A PORTION OF TRACTS "A" AND "E", VILLAGES OF SOUTHERN OAKS UNIT NO. 197, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 30, 30A THROUGH 30"I", PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID TRACT "E"; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF AFORESAID TRACT "A"; THENCE DEPARTING SAID TRACT "E" AND ALONG THE BOUNDARY LINE OF SAID TRACT "A" THE FOLLOWING COURSES: RUN S00°00'00"E, 14.54 FEET; THENCE S48°18'33"E, 236.25 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE BOUNDARY LINE OF SAID TRACT "A" RUN N27°31'23"W, 34.30 FEET; THENCE N32°48'56"W, 48.25 FEET; THENCE N38°06'28"W, 48.25 FEET; THENCE N42°58'57"W, 40.63 FEET; THENCE N66°08'31"W, 105.78 FEET; THENCE N16°54'06"E, 117.54 FEET; THENCE N34°07'06"E, 94.34 FEET; THENCE N12°45'29"E, 54.68 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID TRACT "E"; THENCE ALONG THE BOUNDARY LINES OF SAID TRACT "E" AND THE NORTHERLY EXTENSION THEREOF THE FOLLOWING TWO (2) COURSES: RUN N01°47'08"W, 111.61 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 S69°32'12"E, 189.05 FEET TO WHICH A RADIAL LINE BEARS S24°01'31"W; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CORBIN TRAIL PER THE PLAT OF VILLAGES OF SOUTHERN OAKS UNIT NO. 288, AS RECORDED IN PLAT BOOK 23, PAGES 11, 11A THROUGH 11G, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINES OF SAID CORBIN TRAIL THE FOLLOWING TWELVE (12) COURSES: RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°07'25", AN ARC DISTANCE OF 189.17 FEET TO THE POINT OF TANGENCY; THENCE S73°05'54"E, 65.54 FEET; THENCE S69°55'38"E, 72.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'38", AN ARC DISTANCE OF 79.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,481.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°10'31", AN ARC DISTANCE OF 82.10 FEET; THENCE ALONG A NON-TANGENT LINE RUN N86°33'46"E, 26.81 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,476.50 FEET AND A CHORD BEARING AND DISTANCE OF S83°42'13"E, 25.95 FEET TO WHICH A RADIAL LINE BEARS S06°47'59"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'25", AN ARC DISTANCE OF 25.95 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°39'35", AN ARC DISTANCE OF 16.01 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°51'16", AN ARC DISTANCE OF 74.37 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°28'50", AN ARC DISTANCE OF 15.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,477.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'56", AN ARC DISTANCE OF 25.76 FEET TO THE POINT OF TANGENCY; THENCE S88°55'12"E, 63.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 46.50 FEET; SAID POINT ALSO BEING ON THE BOUNDARY LINE OF LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID LANDS THE FOLLOWING NINE (9) COURSES: RUN 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,

CONTINUED ON SHEET 23

JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETOWN, FL 34762
(352) 748-3128 LB8458

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " "
SHEET 23 OF 24

LEGAL DESCRIPTION

CONTINUED FROM SHEET 22

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 45.18 FEET AND A CHORD BEARING AND DISTANCE OF N72°43'01"W, 11.46 FEET TO WHICH A RADIAL LINE BEARS S09°59'45"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°34'28", 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 32°16'01", AN ARC DISTANCE OF 272.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 8.00 FEET; THENCE DEPARTING SAID LANDS RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°55'35", AN ARC DISTANCE OF 12.84 FEET TO THE POINT OF TANGENCY; THENCE N47°42'13"W, 81.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 224.00 FEET; SAID POINT ALSO BEING ON THE SOUTHERLY EXTENSION OF THE BOUNDARY LINE OF AFORESAID LANDS PER OFFICIAL RECORDS BOOK 4451, PAGE 699; THENCE ALONG THE SOUTHERLY EXTENSION AND THE BOUNDARY LINES OF SAID LANDS THE FOLLOWING FIVE (5) COURSES: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°10'09", AN ARC DISTANCE OF 172.68 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, 214.22 FEET; THENCE DEPARTING SAID LANDS RUN N11°58'45"W, 56.09 FEET; THENCE N22°13'51"W, 48.25 FEET; THENCE N27°31'23"W, 13.95 FEET TO THE POINT OF BEGINNING.

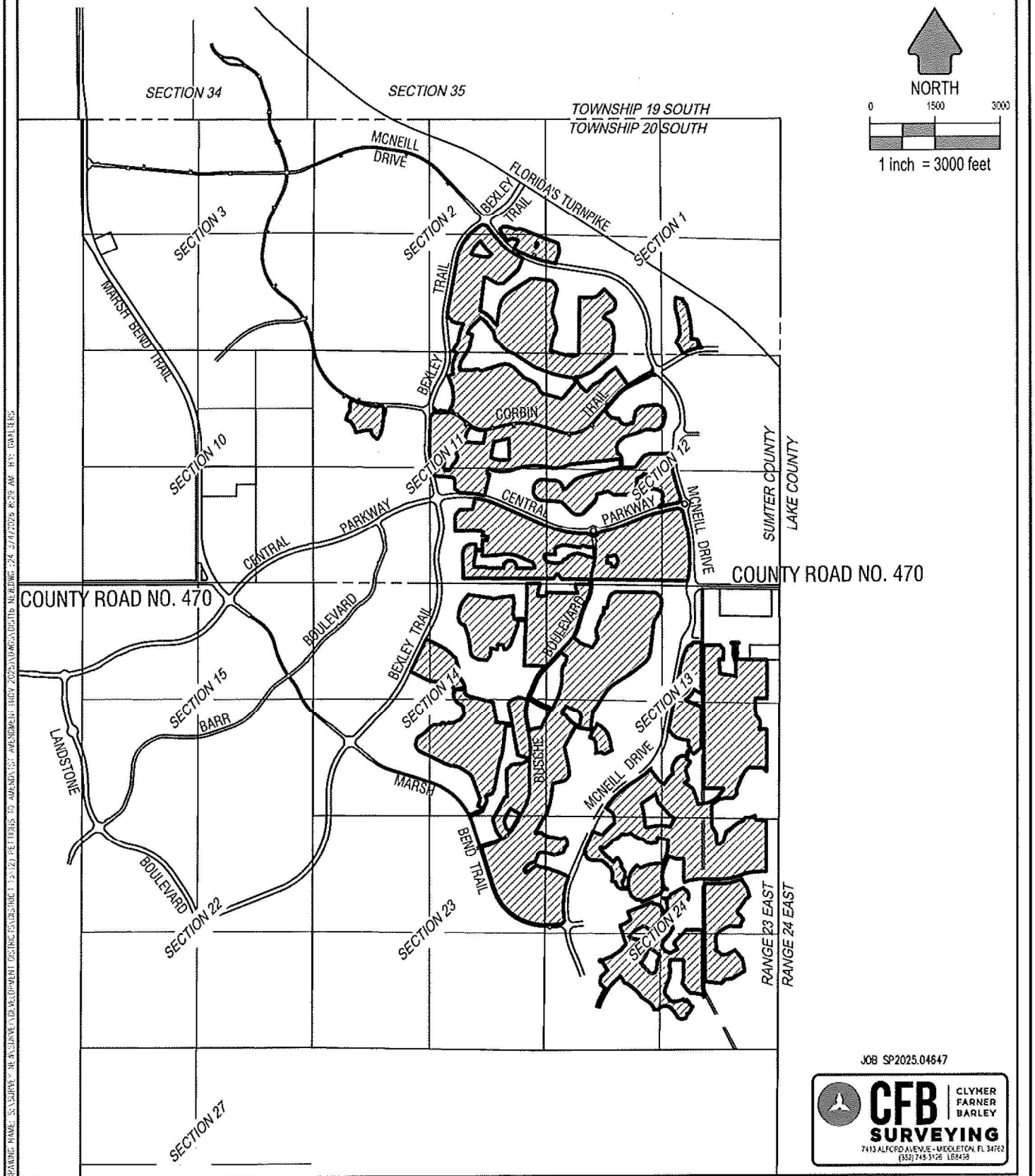
JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 743-3125 LB3498

DRAWING NAME: S:\SURVEY - NEW\CURVE\DEVELOPMENT DESIGN\SHEET FILES\SP2025.04647 SHEETS 23 AMENDMENT (NOV 2025)\DWG\SP2025.04647 SHEETS 23 AMENDMENT (NOV 2025).DWG 25-3/4/2026 8:28 AM EST DAWLERS

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT " ___ "
SHEET 24 OF 24



JOB SP2025.04647

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8459

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Duke Energy Franchise Agreement**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity: Duke Energy

Effective Date: April 27, 2026. Termination Date: April 27, 2056

Managing Division/Department: Finance

BUDGET IMPACT: Continued franchise fee and utility tax revenues.

HISTORY/FACTS/ISSUES:

The City has a long-standing partnership with Duke Energy for electric service within the City, and the franchise agreement between the parties is set to expire later this year. The attached ordinance grants Duke Energy a franchise agreement in which Duke shall maintain the right to place its facilities within the City's rights-of-way to provide electric service within their service area. The terms of the franchise agreement are consistent with the requirements of the City's Charter and the previous franchise agreement. The franchise would be granted for a period of 30 years. If approved, the City will continue to receive a 6% franchise fee and utility tax revenues.

ORDINANCE NO. O2026-17

AN ORDINANCE GRANTING TO DUKE ENERGY FLORIDA, LLC d/b/a DUKE ENERGY, A NON-EXCLUSIVE UTILITY RIGHTS OF WAY UTILIZATION FRANCHISE; PRESCRIBING THE TERMS AND CONDITIONS RELATED TO THE OCCUPANCY OF MUNICIPAL STREETS AND RIGHTS OF WAY IN THE CITY OF WILDWOOD, FLORIDA, FOR THE PURPOSE OF PROVIDING ELECTRIC SERVICE; PROVIDING FOR SEVERABILITY OF PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF WILDWOOD, FLORIDA:

SECTION 1 – Findings

The City of Wildwood, Florida ("City" or "Grantor") deems it necessary, desirable and in the interest of its citizens to establish by ordinance a rights of way utilization franchise (sometimes referred to herein as the "Franchise") granting Duke Energy Florida, LLC d/b/a Duke Energy ("Company" or "Grantee") permission to occupy the Rights of Way in the City for the purpose of providing electric services.

SECTION 2 - Short Title

This Ordinance shall be known and may be cited as the "Duke Energy Rights of Way Utilization Franchise."

SECTION 3 – Definitions

For the purposes of this Ordinance, the following terms, phrases, words, and their derivatives shall have the meaning given herein. When not inconsistent with the context, words in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not merely permissive.

(A) "Adversely Affected" – For the Company, a loss of one percent (1%) of Base Revenues within the corporate City limits due to Retail Wheeling. For the City, a loss of one percent (1%) of Franchise Fees due to Retail Wheeling.

(B) "Base Revenues" – All of Company's revenues from the retail sale of electricity, net of customer credits, to residential, commercial and industrial customers and City sponsored street lighting, all within the corporate limits of the City.

(C) "Electric Energy Provider" – Every legal entity or association of any kind (including their lessees, trustees or receivers), including any unit of state, federal or local

government (including City herein), which owns, maintains, or operates an electric generation, transmission, or distribution system or facilities, or which otherwise provides, arranges for, or supplies electricity or electric energy to the public, or which supplies electricity to itself utilizing Company's distribution or other facilities. Without limitation of the foregoing, "Electric Energy Provider" shall also include every Electric Utility, electric power marketer or electric power aggregator. It shall also include every entity providing such services as metering, customer billing, payment collection and processing, and customer information and data processing.

(D) "Electric Utility" – Shall have the meaning set out in Section 366.02(2), *Florida Statutes* (2020), and shall also include every electric "Public Utility" as defined in Section 366.02(1), *Florida Statutes* (2020). "Electric Utility" shall further include every investor owned, municipally or governmentally owned, or cooperatively owned electric utility (including their lessees, trustees or receivers), which owns, maintains, or operates an electric generation, transmission, or distribution system in any State or County.

(E) "Electric Utility System" – An electric power system installed and operated in the Franchise Area in accordance with the provisions of the Florida Public Service Commission establishing technical standards, service areas, tariffs and operating standards, which shall include, but not be limited to, electric light, heat, power and energy facilities, and a generation, transmission, and distribution system, with such extensions thereof and additions hereto as shall hereafter be made.

(F) "Franchise Area" – That area for which Company provides electric utility service within the corporate City limits of the City.

(G) "Franchise Fees" – Shall have the meaning set forth in Section 6 of this Ordinance.

(H) "Facilities" – Conduits, cables, poles, wires, street lighting, supports and such other structures, appurtenances or accessories as may be reasonably necessary for the construction, maintenance and operation of an electric generation, transmission and distribution system, including information, telecommunication, and video transmission used solely for the provision of electric service.

(I) "Ordinance" – The ordinance titled and described in the preamble herein and ordained by the City Commission of Wildwood, Florida.

(J) "Person" – Any person, firm, partnership, association, corporation, company or organization of any kind.

(K) "Public Service Commission" – The Florida Public Service Commission.

(L) "Rights of Way" – All of the public streets, alleys, highways, waterways, easements, bridges, sidewalks, and any other public ways owned by the City, as they

now exist or may be hereafter constructed, opened, laid out or extended within the present limits of the City, or in such territory as may hereafter be added, consolidated or annexed to the City. It is understood that there are within the Franchise Area certain rights of ways, streets and easements which the City does not have the sole and unqualified right to authorize the Company to use, because of reservations in favor of the dedicators or because of legal impediments. Therefore, in making any grant hereunder the City does not warrant or represent as to any particular street or portion of a street or easement that it has the sole and unqualified right to authorize the Company to install or maintain portions of its Electric Utility System therein; provided that City shall work with Company in good faith and to the extent reasonably practical to resolve any issues arising out of the City's possession of a qualified right to authorize Company to use a street or easement.

(M) "Retail Wheeling" – A customer/supplier arrangement whereby an Electric Energy Provider utilizes transmission and/or distribution facilities of Company to make energy sales directly to an end use customer located within the Franchise Area.

SECTION 4 - <u>Grant of Authority</u>

(A) This grant of authority is limited to the provision by Company to have, maintain, or place its Facilities within the Rights of Way for its electric utility services. Accordingly, the City hereby grants to the Company, its successors and assigns the non-exclusive right, authority, and franchise to lay, erect, construct, maintain, repair and operate its Facilities in, under, upon, over and across the present and future Rights of Way, as they now exist or may be hereafter constructed, opened, laid out or extended within the present and future limits of the City, provided that all portions of the same shall conform to accepted industry standards, including but not limited to, the National Electrical Safety Code. Nothing in this Ordinance shall require Grantee to remove, de-energize, or cease using any poles, wires, or other things or Facilities identified hereinabove that were in place under previous ordinances or permits prior to the Effective Date (as defined in Section 5) of this Ordinance, regardless of whether such poles, wires or other Facilities are located outside "Rights of Way" as defined herein. Nor shall anything in this Ordinance prohibit Company from performing upgrades, replacements, maintenance or servicing of such poles, wires, or other Facilities after the Effective Date of this Ordinance. Rather, all such preexisting poles, wires, or other Facilities shall be authorized under this Ordinance. Because this Franchise is intended to grant Company the non-exclusive, but unrestricted right to place its Facilities within the Rights of Way, the City expressly acknowledges and agrees that Company shall not be required to apply for, obtain, or pay for permits to construct, operate, maintain, or remove its Facilities within the Rights of Way.

(B) <u>Annexation or Contraction</u>. City represents that as of the date of the adoption of this Ordinance, it has provided Company with accurate information for all residential, commercial and industrial customers and City sponsored street lighting that are within the Franchise Area. Company shall be responsible for remitting the Franchise

Fee only to service and billing addresses identified as being within the Franchise Area as of the date of this Ordinance. However, City and Company agree that the Franchise Area is subject to expansion or reduction by annexation and contraction of municipal boundaries. If City approves any Franchise Area expansion or reduction by annexation or contraction, City shall provide written notice to Company's Annexation Coordinator, at the address provided below, within sixty (60) days of such approval, and this Franchise shall automatically extend to include any such annexed areas. Nothing herein shall be construed as preventing City from providing supplemental written notice to Company's Annexation Coordinator at any time in the event that City determines that its original notification was incomplete, in which case this Franchise shall be automatically extended to include such annexed areas upon Company's receipt of such supplemental notice.

Additionally, within sixty (60) days of any such annexation or contraction, City shall provide to Company an updated list containing the new or removed street names, known street name aliases, street addresses, street address number ranges, applicable directional and zip codes associated with each street name, all zip codes assigned to geographic areas located entirely within the City (including zip codes assigned to post office boxes), and all post office box number ranges and the city names and zip codes associated therewith. For a range of street address numbers located within City which consists only of odd or even street numbers, the list must specify whether the street numbers in the range are odd or even. Subject to the first paragraph, Company shall be responsible for remitting the Franchise Fee only to service and billing addresses identified as being within the Franchise Area contained in a list which includes all the required elements in this subsection. Nothing herein shall be construed as preventing City from providing a supplemental list to Company's Annexation Coordinator at any time in the event that City determines that its original list was incomplete.. If City's record system is unable to provide lists containing the detailed address information described above, City shall coordinate with Company to provide the best alternative address or location information describing such annexation or contraction.

The lists shall be provided by email; except that if a list is available on another medium, the City shall, upon request, furnish the list on such medium in addition to, or in lieu of, the emailed list. The municipality shall be responsible for updating the lists as changes occur and for furnishing this information to the Company.

All notices of annexation or contraction and address listings shall be addressed to the Annexation Coordinator as follows, with the address subject to change:

Duke Energy
Tax Team DT02-V
9642 David Taylor Drive
Charlotte NC 28262
And by email to: TaxTeam@duke-energy.com

Company must revise its payments due to any annexation or contraction within a

reasonable time after Company has received such notice and updated list from City, but no later than sixty (60) days after receipt of notice and the list. City understands and affirmatively acknowledges that the Company will exclusively rely upon the City to provide timely and accurate information to the Company regarding any such annexations or contractions, and that failure to do so will impair, inhibit, and/or preclude the Company's ability to revise any payments due to the City that are impacted by such annexations or contractions. Further, City acknowledges that if such information is not timely furnished to Company as required herein, any related obligation to collect payments for such impacted customers shall be suspended during the period of delay.

(C) Use of the Rights of Way. During the term of the Franchise granted herein, Company shall be the sole Electric Utility allowed to use and occupy the Rights of Way for the provision of electric energy service to customers located within the Franchise Area; provided, however, the Company's right to use and occupy Rights of Way for the purposes set forth herein shall be non-exclusive as to entities not engaged in the provision of electric energy service to customers located within the Franchise Area, and the City reserves the right to grant the right to utilize the Rights of Way to any person at any time during the period of this Franchise so long as such grant does not create an unsafe condition or unreasonably conflict with the rights granted to Company herein. In addition to any other rights and/or remedies Company may have under this Ordinance or at law or in equity, should City permit an Electric Utility other than Company to use and occupy the Rights of Way for the provision of electric energy service to customers located within the Franchise Area, City agrees that Company shall be entitled to injunctive relief.

(D) The parties acknowledge certain areas within the incorporated areas of the City are provided electric service by Sumter Electric Cooperative, Inc. ("SECO"). The Parties further acknowledge certain areas in the surrounding unincorporated area of Sumter County which are currently being served by SECO may be annexed into the corporate limits of the City. Nothing in this Ordinance is intended nor shall be construed to interfere with or disallow SECO from providing such electrical service within those areas currently being served by SECO or using the Rights of Way for such purpose.

SECTION 5 - Notice of Acceptance and Term of Franchise

(A) This Ordinance shall become effective upon being legally passed and adopted ("Effective Date") by the City Commission; and it is further agreed that Grantee shall accept this Franchise as of the date of the passage and adoption by the City Commission and shall signify its acceptance in writing within thirty (30) days after the City Commission's approval of this Ordinance by filing its written acceptance with the City Clerk. If Grantee fails to accept this Franchise within thirty (30) days of its date of passage and adoption, then this Ordinance shall be null and void, and of no force and effect of any kind.

(B) Commencing on the Effective Date, the term of the Franchise granted herein shall be for a period of thirty (30) years. The Franchise granted by this Ordinance may be extended upon mutual agreement of the Parties for one (1) successive ten (10)-year period, subject to approval by the City Commission, in accordance with the City Charter. Said extension shall take place no sooner than ten (10) years after execution of this Ordinance, but no later than twelve (12) months prior to the expiration of this Ordinance.

If the Franchise expires without the parties entering a new franchise agreement, then the Company will continue to pay unto the City Franchise Fees, as provided in this agreement, during the period of such negotiations, provided that City is actively engaged in good faith negotiations toward the execution of a new franchise agreement.

SECTION 6 - <u>Payment to City</u>

(A) Effective the first day of the second month beginning after the Effective Date of this Ordinance, City shall be entitled to receive from Company a monthly franchise amount that will equal six percent (6%) of Company's Base Revenues (the "Franchise Fee") for the preceding month, which amount shall be the total compensation due City for any and all rights, authority and privileges granted by this Franchise, including compensation for any required permits, parking fees, or any other fee or cost related to the rights granted hereunder. Any Franchise Fees that will be paid to the City will be collected by the Company from Company's customers in the Franchise Area and paid to the City in the manner described herein. The City expressly acknowledges that no additional or other amounts shall be due or remitted by Company for the exercise of its rights granted hereunder.

Payment shall be made to City for each month no later than the twentieth (20th) day of the following month. The monthly payment shall be made by wire transfer. Any monthly payment or any portion thereof made twenty (20) days after the due date without good cause shall be subject to interest at the rate of ten percent (10%) per annum.

(B) Only disputed amounts shall be allowed to be withheld by Company, and any such amount shall not accrue any interest during the pendency of any such dispute.

(C) The City acknowledges that all classifications and categories of retail customers of Company shall be subject to the payment of the Franchise Fee due hereunder.

SECTION 7 - <u>Favored Nations</u>

(A) In the event Grantee shall hereafter accept an electric utility franchise ordinance from any municipality providing for the payment of a franchise fee in excess of that provided for in Section 6 above, Grantee shall notify Grantor, and Grantor reserves the right to amend this Franchise to increase the Franchise Fee payable under this

Ordinance to no more than the greater franchise fee that Grantee has agreed to pay to such other municipality. Grantee's obligation to pay such greater franchise fee to Grantor shall apply prospectively beginning with the next monthly Franchise Fee payment following Grantor's timely notice of its exercise of its amendment right to which Grantee may collect such increased franchise fee from its customers. Grantee's failure to notify Grantor of such additional payments does not limit Grantor's right to amend to require such additional franchise fees.

(B) It is the intent and agreement of Grantor and Grantee that should applicable laws change to expressly prohibit Company from being the sole Electric Utility servicing the Franchise Area, Grantee shall not be required to pay Grantor a franchise fee under Section 6 of a percentage greater than that paid to Grantor by any other Electric Utility or Electric Energy Provider utilizing Grantor's Rights of Way on such Electric Utility's or Electric Energy Provider's revenues attributable to services that are the same or substantially the same as those performed by Grantee in its Franchise Area. It is further the intent and agreement of Grantor and Grantee that Grantee should not be placed at a competitive disadvantage by the payments required by Section 6 of this Ordinance in the event other Electric Utilities or Electric Energy Providers provide services in competition with Grantee without utilizing Grantor's Rights of Way.

(C) In the event applicable laws change to expressly prohibit Company from being the sole Electric Utility servicing the Franchise Area, and in any case if Grantor imposes a lesser fee, no fee, or is unable to impose a fee on another Electric Utility or Electric Energy Provider providing or seeking to provide services in competition with Grantee to customers within Grantor’s municipal boundaries, whether utilizing Grantor’s Rights of Way or not utilizing Grantor’s Rights of Way, Grantee’s Franchise Fee under Section 6 for such services shall be automatically reduced to the lesser fee charged the other Electric Utility or Electric Energy Provider (or to zero (0), if no fee is charged such other Electric Utility or Electric Energy Provider). In all events, City shall not grant more favorable treatment to other Electric Energy Providers than is granted to Company under this Ordinance; it being the intent of the parties that no future provider of electric service, be it generation, transmission or distribution service, to customers within the corporate limits of the City shall be given a competitive advantage over Company.

SECTION 8 - <u>Grantor Rights</u>

(A) The right is hereby reserved to the City to adopt such regulations as it shall find necessary in the exercise of its police power, provided that such regulations, by ordinance or otherwise, shall be reasonable, within the power of the City, shall not be in conflict with the laws of the State of Florida or the lawful regulations of any state agency possessing the power to regulate the activities of the Company, and shall not conflict with or otherwise interfere with the benefits conferred on the Company hereunder. In the event of a conflict between this Ordinance and any other ordinance or regulation adopted by the City or actions (or inactions) of the City relating to Company’s rights to perform work in and/or occupancy of the Rights of Way as permitted hereunder, the rights under this

Ordinance shall govern and control. In the event of such conflict, the City and Company agree to work together in good faith to address and resolve such conflict; provided, however, that Company shall be permitted to continue to exercise the rights granted herein during the resolution of any conflict.

SECTION 9 - Work in Rights of Way

The Company is hereby granted the right, authority and privilege to perform all necessary work and excavations in said Rights of Way of the City related to its Facilities and necessary or incidental to carrying out such rights and obligations as permitted hereunder. The Company shall have the right to fasten, stretch and lay along the lines of said poles, conduits, pipes and cables necessary for transmitting and conveying the electric current to be used in the Company's business, together with all the rights and privileges necessary or convenient for the full use including the right to trim, cut, remove and keep clear all trees and limbs near or along Company's Facilities that may in any way endanger the proper operation or access of same. The City's governing body has resolved and granted permission that the Grantee may engage in vegetation maintenance and tree pruning or trimming. Moreover, the Company shall have the right to construct, erect, operate and maintain within the City an electric system consisting of its Facilities for carrying on the Company's business; provided that, in accomplishing these purposes, the streets of said City shall not be unnecessarily obstructed for an unreasonable amount of time and work in connection therewith shall be done and carried on in conformity with such reasonable rules, standards, regulations and local ordinances with reference thereto as may be adopted by the City for the protection of the public and which are not in conflict with or otherwise interfere with the benefits conferred on the Company hereunder.

SECTION 10 - Indemnification

(A) Excluding damages caused by the negligence or willful misconduct of City or its employees, agents or contractors, City shall in no way be liable or responsible for any accident or damage that may occur in the construction, operation or maintenance by Company of its facilities thereunder. The acceptance of this Ordinance by Company shall be deemed an agreement on the part of the Company to indemnify City and hold it harmless against any and all liability, loss, cost, damage or expense which City may incur arising out of the death of or bodily injury to any person or the destruction of or damage to any property caused by the negligence, default under this Ordinance, or willful misconduct of Company in the construction, operation or maintenance of its electric utility facilities hereunder. Notwithstanding the above, the Company's indemnification of the City shall be limited to the extent that the City's liability is found to be limited by §768.28, Florida Statutes, nor is any part of this Ordinance intended to be a waiver of sovereign immunity with respect to claims described in this subparagraph. Company shall not be required to indemnify and hold harmless City for any liabilities, losses, costs, damages, or expenses arising out of or resulting from the negligence or willful misconduct of City, its employees, contractors and/or agents. In no event shall Company be liable to City for any consequential, incidental, punitive, exemplary, multiple, or indirect damages, lost

profits or other business interruption damages, by statute, in tort (including negligence or strict liability), in contract, or under any indemnity provision or otherwise.

(B) Company shall maintain throughout the term of this Franchise sufficient financial resources to provide self-insurance insuring City and Company with regard to all damages set forth in Section 10 (A) in the minimum amounts of:

(i) $1,000,000 for bodily injury or death to a person;
$3,000,000 for bodily injury or death resulting from any one accident;
(ii) $500,000 for property damage resulting from any one accident; and
(iii) $1,000,000 for all other types of liability.

(C) City acknowledges that Company provides its own liability insurance (self-insured).

SECTION 11 - Records and Reports

(A) Company Rules and Regulations. The following documents shall be available to City upon City's reasonable request: copies of rules, regulations, and procedures adopted by Company that relate to Company's use of City's Rights of Way.

(B) Accounting. Company shall use the system of accounts and the form of books, accounts, records, and memoranda prescribed by the Florida Public Service Commission or such other applicable governing agency having jurisdiction over Company, as determined by Company.

(C) Reports. Company will submit monthly a statement of its estimated Base Revenues for the period on which such payment is based. The acceptance of any statement or payment shall not prevent the City from asserting that the amount paid is not the amount due, or from recovering any deficit by any lawful proceeding, including interest to be applied at the rate set forth in Section 6 (A).

(D)
Records and Audit. Company shall supply information that City or its representatives may from time to time reasonably request relative to the calculation of Franchise Fees for the immediately prior three (3) years, subject to the Company's obligation to keep certain records confidential. City may require an audit of Company's books related to this Ordinance upon prior written notice and during Company's normal business hours not more than once every three (3) years and then only for the preceding three (3) years. Company will reimburse City's audit costs if the audit identifies errors in Company's Franchise Base Revenues of five percent (5%) or more for the period audited. If an underpayment of Franchise Fees has occurred due to the Company's error, interest will be calculated at the rate of five percent (5%) per annum. Both the underpayment and interest shall be paid within ninety (90) days from completion of the audit. Subject to the foregoing provisions of this Section 11(D), any audit of the calculation of Franchise Fees

shall be completed in accordance with the procedures, rights, conditions, and limitations applicable to the audit of certain public service taxes as set forth in Section 166.234 Florida Statutes, as it exists now and as may be amended from time to time, notwithstanding that such statute governs audits of certain public service taxes rather than franchise fees.

(E) Customer Report. In addition to City's obligations in Section 4 (B), within ninety (90) days of the Effective Date of this Ordinance, City shall provide to Company a report in a format acceptable to Company setting forth a list containing the new or removed street names, known street name aliases, street addresses, street address number ranges, and applicable directional and zip codes associated with each street name. City shall annually thereafter provide a report identifying any changes to the address listing provided the previous year. For a range of street address numbers located within City which consists only of odd or even street numbers, the list must specify whether the street numbers in the range are odd or even. Nothing herein shall be construed as preventing City from providing a supplemental report to at any time in the event that City determines that its original report was incomplete.

SECTION 12 - Retail Wheeling

In the event the appropriate governmental authorities authorize Retail Wheeling, then either party, if Adversely Affected thereby, may reopen this Ordinance upon thirty (30) days written notice to the other for the sole purpose of addressing the Franchise Fee payments between Company and the City. If the parties are unable to agree within ninety (90) days of reopening, either party may declare an impasse and may file an action in the Circuit Court in Sumter County, Florida for declaratory relief as to the proper Franchise Fee in light of Retail Wheeling.

SECTION 13 – Severability

Should any section or provision of this Ordinance or any portion thereof, the deletion of which would not adversely affect the receipt of any material benefits or, substantially increase the burden of any party hereunder, be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder, as a whole or any part thereof, other than the part declared to be invalid. In the event of any such partial invalidity, City and Company shall meet and negotiate in good faith to obtain a replacement provision that is in compliance with the judicial authority's decision.

SECTION 14 - Governing Law and Venue

(A) The rights and privileges granted to Company by this Ordinance shall at all times be subordinate and inferior to the rights of the public in and to the ordinary use of City's Rights-of Way and nothing in this Ordinance shall be

considered as a surrender by City of its right and power to use and relocate the use of its Rights-of-Way.

(B) The Franchise and rights herein granted are subject to the provisions of existing Federal laws and the laws of the State of Florida and those hereafter enacted.

(C) In the event that any legal proceeding is brought to enforce the terms of this Ordinance, the same shall be brought in the appropriate state court in Sumter County, Florida, or, if a federal claim, in the U.S. District Court in and for the Middle District of Florida, Ocala Division.

SECTION 15 – Merger

This Ordinance is the full, complete and entire understanding and agreements of the parties as to its subject matter, and the written terms supersede all prior contemporaneous representations, discussions, negotiations, understanding and agreements relating to the subject matter of this agreement. The parties shall not be bound or liable for any statement, prior negotiations, correspondence, representation, promise, draft agreements, inducements, or other understanding of any kind or nature not set forth or provided herein.

SECTION 16 – Notices

Except in exigent circumstances, all notices by either City or Company to the other shall be made by depositing such notice in the United States Mail, Certified Mail return receipt requested, or by recognized commercial delivery with delivery receipt requested (e.g., FedEx, UPS or DHL). Any such notice shall be deemed to have been given when received by the recipient based on the delivery receipt. All notices shall be addressed as follows:

To City:
City Clerk
Jessica Barnes
Dept.
100 N. Main Street
Wildwood, FL 34785
Phone: (352) 330-1331

To Company:
Duke Energy
Government & Community Relations
299 1st Avenue North – FL163
St. Petersburg, FL 33701
Phone: (727) 820-5141

SECTION 17 - Non-Waiver Provision

The failure of either party to insist in any one or more instances upon the strict performance of any one or more of the terms or provisions of this Ordinance shall not be construed as a waiver or relinquishment for the future of any such term or provision, and the same shall continue in full force and effect. No waiver or relinquishment shall be

deemed to have been made by either party unless said waiver or relinquishment is in writing and signed by the parties.

SECTION 18 - Repealer and Superseding Provision

This Ordinance shall supersede, as to the rights, privileges, and obligations between City and Company, all ordinances and parts of ordinances in conflict with the terms of this Ordinance. Ordinance No. 289 and any amendments thereto, are hereby deemed null and void and/or repealed upon the effective date of this Ordinance and none of the provisions of such repealed Ordinance No. 289 and any amendments thereto shall have any further force and effect.

SECTION 19 - Dispute Resolution

The parties to this Ordinance agree that it is in each of their respective best interests to avoid costly litigation as a means of resolving disputes which may arise hereunder. Accordingly, the parties agree that prior to pursuing their available legal remedies they will meet in an attempt to resolve any differences. If such informal effort is unsuccessful, then the Parties may exercise any of their available legal remedies.

FIRST READING: _____, 2026.

SECOND READING, ADOPTION, AND PUBLIC HEARING: _____, 2026.

ATTEST:

_____ _____

Jessica Barnes, City Clerk Dwight Edward 'Ed' Wolf, City Mayor

Approved as to form and legality
for the use and reliance of the
City of Wildwood, Florida, only.

_____

City Attorney

_____

Melissa Seixas, State President
Duke Energy Florida, LLC

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-17

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☒ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-1203- AN - 72 Seminole Path**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant and owner, Carl D. Sgro and Doreen D. Sgro, have submitted a voluntary annexation application for parcel G22AO009. The property to be annexed totals 0.16 acres MOL and is located on Seminole Path, approximately 0.92 miles southwest of E SR 44.

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."

City water and sewer are available to the subject property. The applicant would like to place a mobile home on the property. The property has an existing utility connect to both water and sewer.

Staff recommends approval of Ordinance O2026-11.

Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2026-11

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 0.16 ACRES LOCATED ON SEMINOLE PATH, APPROXIMATELY 0.92 MILES SOUTHWEST OF E SR 44, IN SECTION 22, TOWNSHIP 19 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 on Seminole Path, approximately 0.92 miles southwest of E SR 44, 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 Carl D. Sgro and Doreen D. Sgro, is more particularly described as follows:

Parcel G22AO009
Carl D. Sgro and Doreen D. Sgro
0.16 Acres +/-

LEGAL DESCRIPTION

Lot 9, Block O, Continental Country Club, Inc. Resorts according to the Plat thereof, recorded in Plat Book 4, Page(s) 59, 59A and 59B, of the 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 ordinances 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.

SECTION 8. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

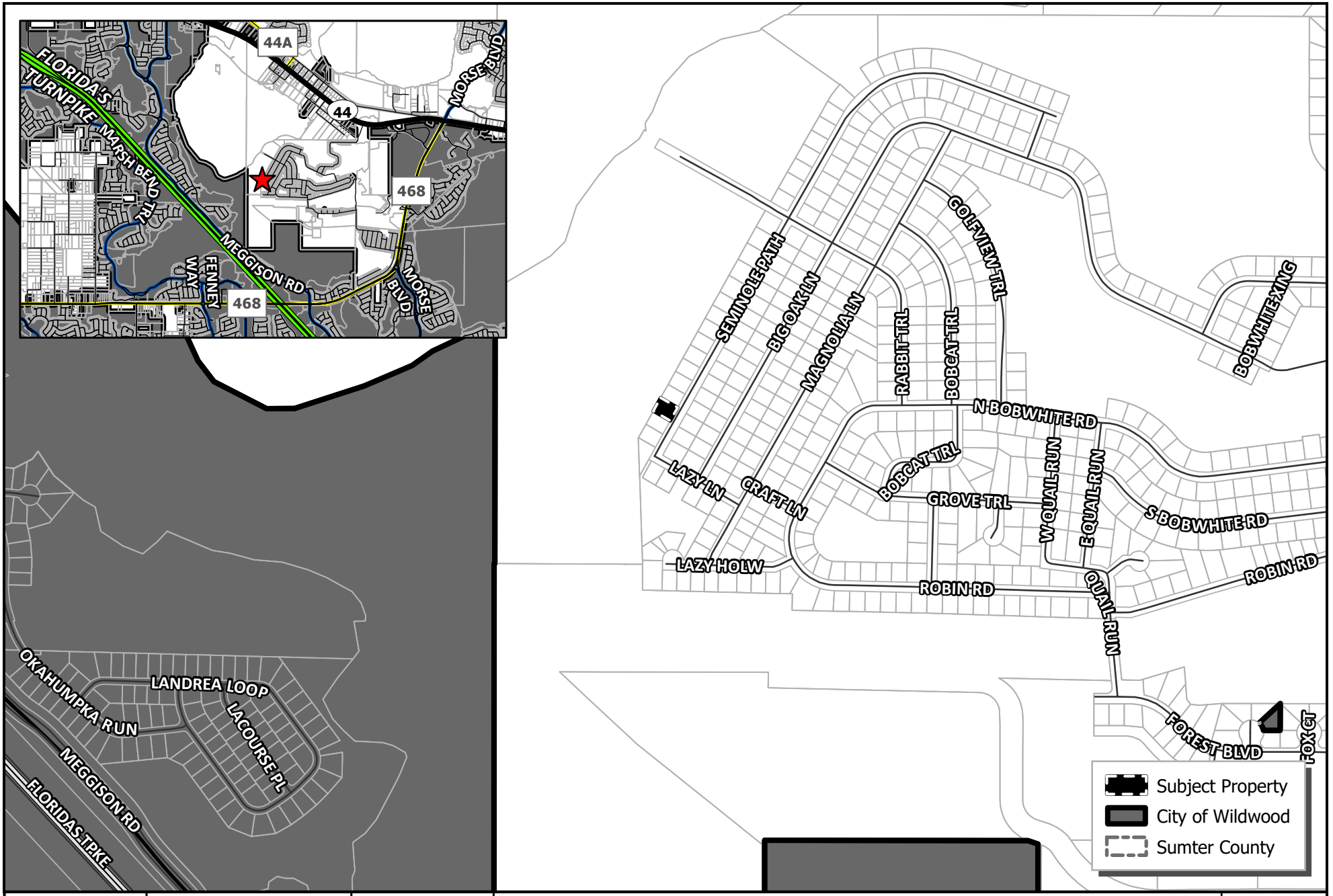
First Reading: _____

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

N
US Feet
0 140 280 560

#26-1203

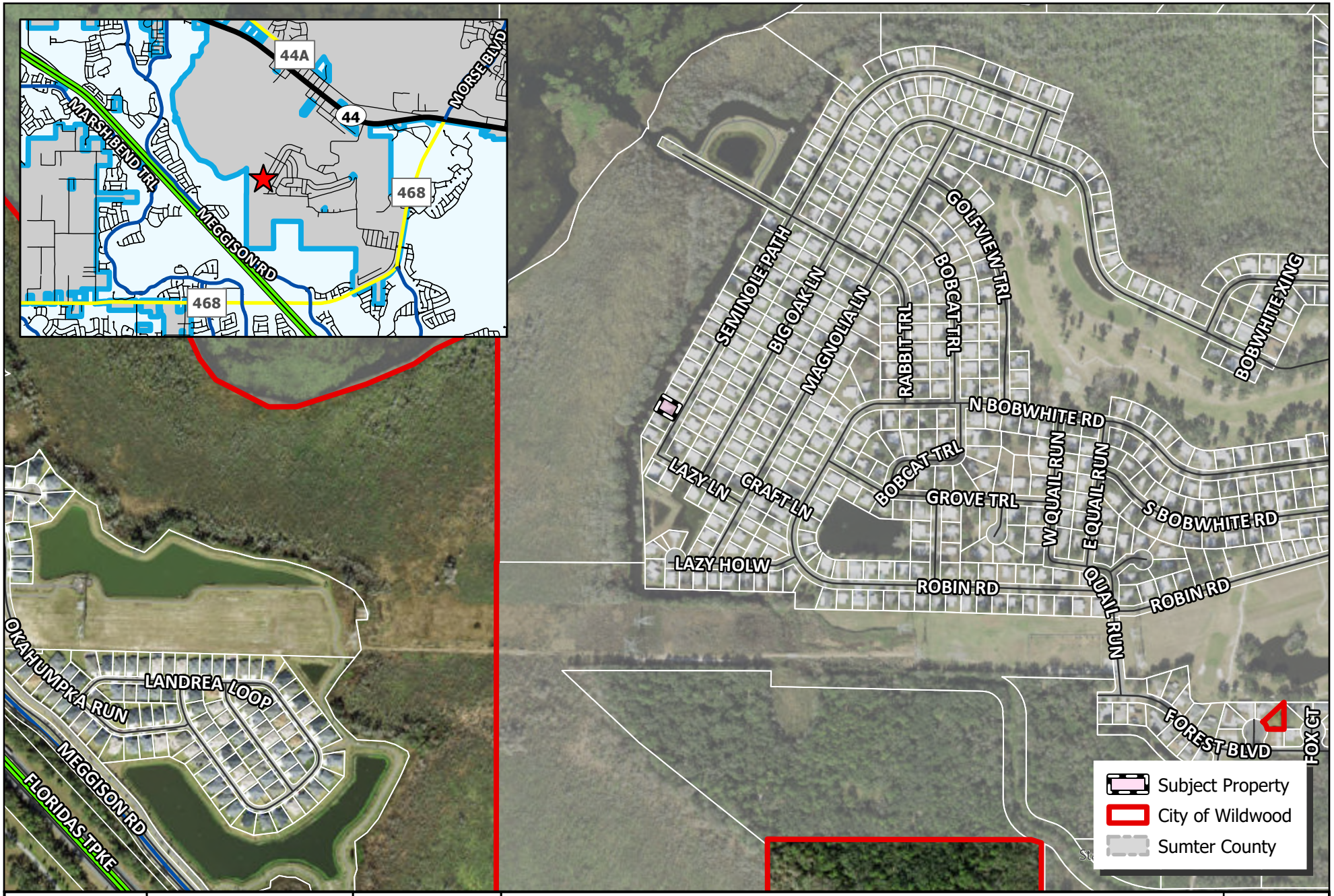
72 SEMINOLE PATH

PARCEL G22AO009

MAP 1A

LOCATION MAP

MAR 2026



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

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US Feet
0 145 290 580

#26-1203

72 SEMINOLE PATH

PARCEL G22AO009

MAP 1B

LOCATION MAP

MAR 2026

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

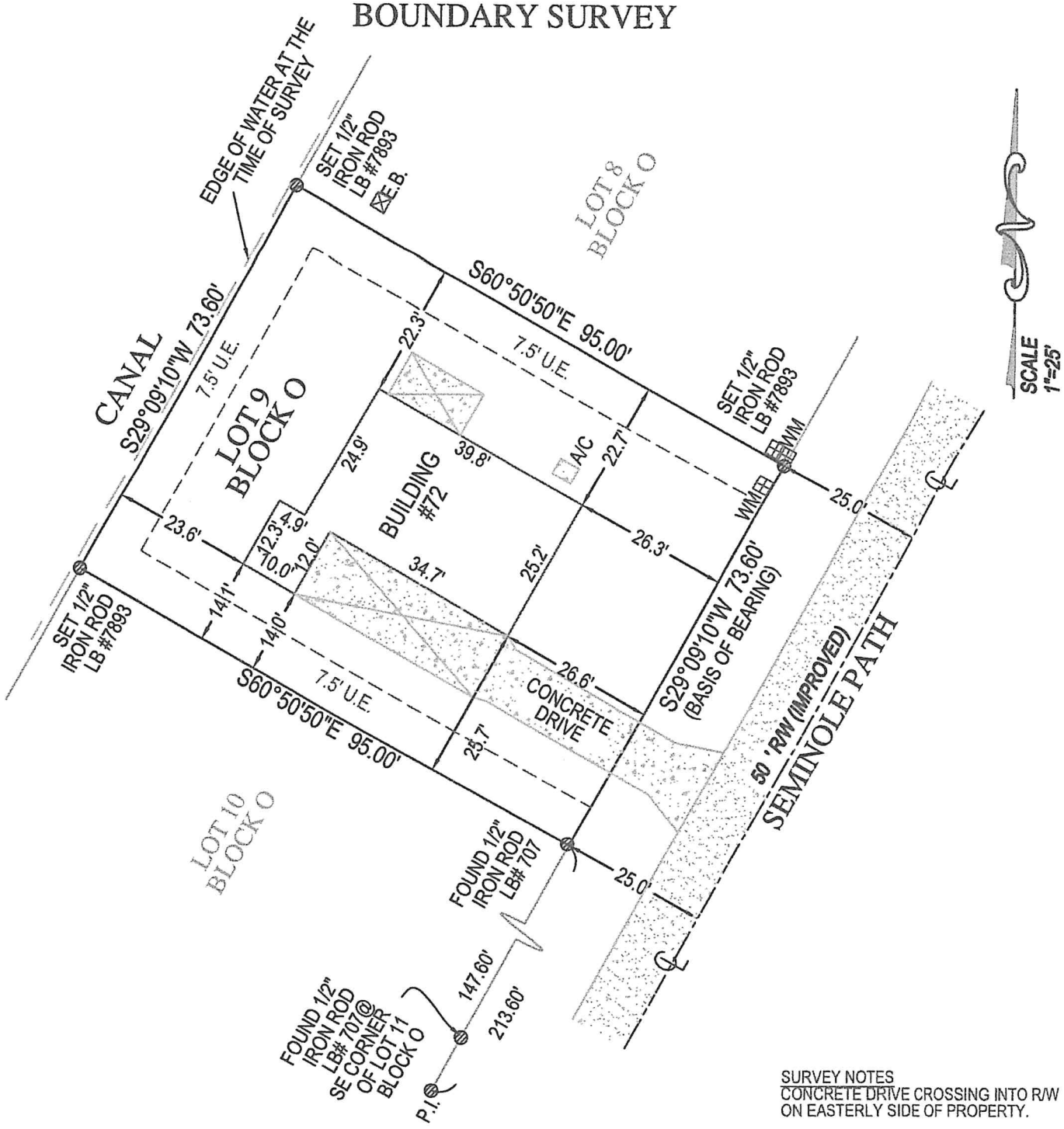
Proposed ordinance's title/reference: O2026-11

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

BOUNDARY SURVEY



SURVEY NOTES
CONCRETE DRIVE CROSSING INTO R/W ON EASTERLY SIDE OF PROPERTY.

EB = ELECTRIC BOX

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

SURVEY NUMBER:
721221

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.A.V.D. 1988
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

March 18, 2026

RECEIVED

APR 13 2026

City Of Wildwood
Development Services Dept

ALTMAN JANET L (LE)
180 BIG OAK LN
WILDWOOD, FL 34785

Your Parcel Number(s): G22AN019

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS.

NO CHANGES WILL BE MADE TO YOUR PROPERTY.

TO: Property owners in the vicinity of a property which is being considered by the City Commission for annexation.

APPLICANT:	Carl Sgro
OWNERS:	Carl D. Sgro and Doreen D. Sgro
CASE NUMBER:	26-1203 – AN – 72 Seminole Path
PARCEL NUMBERS:	G22AO009

The subject property is generally located on Seminole Path, approximately 0.92 miles southwest of E SR 44.

A first hearing before the City Commission will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Monday April 13th, 2026 at 9am** and a final reading to be held on **Monday April 27th, 2026 at 7pm.**

O2026-11 proposes a voluntary annexation of the above listed parcel.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

The proposed Ordinance may be inspected by the public at the Development Services Department, Wildwood City Hall, between the hours of 8:00 a.m. to 5:00 p.m. weekdays.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

____ I support this request.

____ I do not object to this request.

__X__ I do not support this request for the following reason(s) I believe this will result in higher taxes

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **25-4603-SSCP-Small RV Wildwood**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate, acting as the Local Planning Agency, recommends **denial**.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	25-4603 - SSCP - Small RV Wildwood
Ordinance Number	O2026-8
Owner(s)	Lien Nails, LLC
Applicant(s)	Eddie Small of E Small Developing, LLC
Property Location	The subject property is generally located approximately 0.38 miles east of the E C 462 and CR 128 intersection, with a portion north along E C 462 and a portion west along CR 121.
Parcel(s)	D32-173
Date	April 7, 2026

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 Public Facilities to Mobile Home Park (City of Wildwood) for the parcel listed above on 10 acres MOL. This request is accompanied by a rezoning request 25-4602 (Ordinance O2026-9).

ANALYSIS: The applicant is requesting the future land use of Mobile Home Park which permits the use of an RV Park not to exceed 99 spaces.

While the staff report is structured in a familiar way, it starts with the applicant's justification followed by staff's justification. The applicant believes the proposed amendment should be granted based on the following criteria as presented in the justification attached within the staff report and summarized below pursuant to Land Development

Regulations (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;
The applicant has submitted justification for the proposed request to change the Future Land Use from Public Facilities to Mobile Home Park (City of Wildwood). The 2050 Comprehensive Plan Policy 1.1.1.a. accommodates the development of a mobile home park at 10 units per acre with a maximum of 0.3 FAR. Per the Land Development Regulations (LDR) Table 3-6, a recreational vehicle (RV) park is an allowed use under the mobile home park land use designation. The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern and manage growth according to Policy 1.2.5. and the proposed development is located within the municipal boundary.

(2) The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan;
The applicant believes the amendment is constituent with the goals, objectives, and policies of the comprehensive plan. Policy 1.2.1. “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.” A Joint Planning Area (JPA) and Municipal Service Area (MSA) have been established between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern and manage growth according to Policy 7.4.2., in which the proposed development is located within both established areas. The proposed amendment meets the intent and policies of the comprehensive plan as outlined within Policy 8.3.1.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern;
Per F.S. Chapter 163.3177(6)(a)(9)(b) The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
The proposed development is located along CR 462 within the City of Wildwood’s JPA and MSA. There are no environmental restrictions located on the subject property.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
Existing water and sewer facilities are available to the subject property.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
The subject property is located within a half a mile of the downtown area and surrounded by a mix of uses including industrial, residential and institutional. A multi-modal transportation system is in place along CR 462, which includes sidewalks and bicycle paths. The LDR requires access management techniques which include cross access.

(IV) Promotes conservation of water and energy.
When approved, the proposed development would be required to utilize water and sewer from the City of Wildwood.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
The subject property does not have agricultural operations as the property is currently vacant.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.
When approved, the proposed development would be required to meet the open space requirements as per the LDR.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
The applicant has stated that the proposed development encourages a transition between higher intensity land use of industrial around CR 127/128 to lower intensities east of CR 127/128 for institutional and residential uses.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.
The existing development pattern along C 462 is a low density single-use development pattern which contributes to urban sprawl. The proposed land use allows for a transition of densities consistent with urban development.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;
An environmental assessment was conducted by Stillwater Environmental, Inc in November 2025. The findings within the environmental assessment were no signs of endangered avian species or flora and areas classified as wetland/surface waters were not observed within, or immediately adjacent to the subject property. There were zero potentially occupied gopher tortoise burrows, although it is recommended a thorough survey be conducted prior to any construction activities. No eastern indigo snakes were found on the property, although the conditions are a suitable habitat and a combination of posters/pamphlets and verbal educational instructions to the contractor should be given by management prior to any clearing/land alteration activities.

(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: A transportation impact analysis was conducted by Walsh Traffic Engineering LLC in January 2026 which indicated the roadway segments available to this property currently operate at levels D and F, with the CR 462 and CR 121 westbound intersection operating at level C. At the build-out year of 2029, the level of service for the roadway segments are to continue to operate acceptably at the current level of service D and F. The intersection is projected to become a level of service D but is still able to operate acceptability with no required improvements. There is a two-way continuous turn lane. Thus, an eastbound left-

turning lane is not needed as the development could use the existing two-way continuous turn lane.

Potable Water & Sewer: The subject property is within the City of Wildwood's Utility Service Area. An analysis was conducted for both potable water and sanitary sewer and the proposed amendment will not cause a deficiency in the level of service, based on Policy 8.3.1.e. This policy states the level of service requirements which for sanitary sewer is 250 GPD for 1 ERU and potable water is 300 GPD for 1 ERU.

Schools: The proposed land use could contribute a total of 17 students based on the school impact analysis provided. The applicant states that the requested use type of RV Park is temporary housing and, therefore, considered a commercial use which should not contribute to any students.

Staff believes the proposed amendment should NOT be granted based on the following criteria found in Land Development Regulations (LDR) §1.7(D).

(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: A decrease in the level of service was identified at the intersection of CR 121 and C 462, with current roadway segments operating at a level of service D and F. Although at buildout year 2029, the TIA states the roadways and intersection are acceptable at this level, staff is concerned about safety issues with the recreational vehicles (RV) or delivery trucks for manufactured homes accessing the roads and accessing the driveway. The average length of an RV is around 33 feet while a typical single wide manufactured home starts at 40 feet and in each instance requires a larger turn radius. The main entrance for the proposed development is along the curve on C 462, posing potential safety issues for the westbound traffic.

Sumter County's Public Works Department, on behalf of the City as the outsourced traffic reviewer, reviewed the driveway access, roadways, and intersections for safety issues, and it was determined that the development would not be able to have full access to C 462 as originally proposed in the TIA. The TIA mentions the development will use the existing two-way continuous left turn lane for eastbound traffic, but this turn lane ends approximately 150 feet west of the proposed entrance. Directly in front of the property is a gored median, and it is unlawful to drive in this area as it is a signalization of a change in the roadway design, which in this case, is a curved road. The Sumter County Code of Ordinances, Chapter 13–603 states that access for all new driveway connections "shall be located, designed and constructed so that vehicles can enter and exit from the parcel in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling on abutting streets, and so that interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized." This chapter also states that "direct access from driveways onto arterial and collector roads shall be minimized where possible to increase safety and reduce conflicts points." As indicated by the Sumter County Code of Ordinances, CR 121 should have been the main entrance, but the roadway is a narrow 30-foot paved road making this entrance not ideal for larger vehicles.

Based on Sumter County's findings, it was determined that whether access is granted right-in/right-out only on C 462 or to CR 121, each scenario poses potential hazards deriving from the adverse conditions. The accepted TIA by Sumter County is considered invalid, as the TIA was accepted under the condition that the development would have full access off of C 462.

The City Commission previously assessed mobile home park land uses, designating most along major roadways, such as SR 44, to minimize the potential of mobile home and RV transport along local minor roads. Policy 2.2.3. “The City shall strive to reduce the number of traffic crashes and eliminate fatalities and serious injuries.”

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern;

The proposed amendment would allow 10 units per acre and is not considered compatible with the area. The surrounding neighborhood that has direct access off of CR 121 and C 462 is lower density residential land uses such as Low Density Residential, allowing 4 units per acre, and Medium Density Residential, allowing 9 units per acre, but limited by R-2 zoning, which allows 6 units per acre. Although the land use designation would allow for a mobile home park, the applicant's proposal is for an RV Park, in which, an RV Park should not be considered as providing “housing diversity” since, by definition, these recreational resorts are intended to provide temporary, non-permanent, recreational amenities as per the City's Land Development Regulations.

Prior to the existing Public Facilities land use, the parcel was Low Density Residential, allowing a maximum of 4 units per acre. The current land use of Public Facilities with Institutional zoning was approved in 2024 with the intention of the development being an assisted living facility with the main entrance off of CR 121 per Sumter County’s Code of Ordinances. The existing Public Facilities' land uses along C 462 are designated as churches, which is a relatively lower use due to limited operating hours and days during the week. Although there are industrial uses in the area, these are mainly west towards N US 301. Industrial uses could be considered of higher intensity due to truck traffic for larger scale operations, but the entrances of the uses are not along a curve and have designated left-turn lanes, which reduces vehicle conflicts and enhances overall roadway safety.

Conclusion: Sumter County’s Public Works Department has determined that whether the access is right-in/right-out off of C 462 or CR 121, each scenario poses potential hazards deriving from the adverse conditions. The requested future land use of Mobile Home Park is not considered compatible with the surrounding area, as stated by staff in the report, and **staff is recommending denial.**



Amanda Bondi
Planning Manager, Development Services

ORDINANCE NO. O2026-8

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:

D32-173
Lien Nails, LLC
10 +/-

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EST, SUMTER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON ROD AND CAP MARKED “LB 6514” AT THE INTERSECTION OF THE WEST LINE OF SAID EAST ½ OF NORTHEAST ¼ OF NORTHEAST ¼ WITH THE SOUTH LINE OF THE NORTH 191.07 FEET OF SAID EAST ½ OF NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 32; THENCE ALONG THE AFORESAID SOUTH LINE OF THE NORTH 191.07 FEET RUN N 89°50’14”E A DISTANCE OF 82.70 FEET TO AN IRON ROD AND CAP MARKED “B 4709”; THENCE PARALLEL WITH SAID WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ RUN S 00°13’05”W A DISTANCE OF 211.60 FEET TO AN IRON ROD AND CAP MARKED “LB 4709”; THENCE S89°48’57”E A DISTANCE OF 325.60 FEET TO AN IRON ROD AND CAP MARKED “LB4709”; SAID POINT BEING ON THE WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3542, PAGE 677, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE RUN S 00°10’25”W A DISTANCE OF 174.45 FEET TO AN IRON ROD AND CAP MARKED “PSM 3522” AT THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY RUN S 87°05’31”E A DISTANCE OF 252.76 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 32; THENCE ALONG SAID EAST LINE RUN S 00°11’22”W A DISTANCE OF 92.59 FEET TO THE NORTH LINE OF THE SOUTH 210 YARDS OF SAID NORTHEAST ¼ OF NORTHEAST 1/4; THENCE ALONG SAID

NORTH LINE RUN N 89°41’48”W A DISTANCE OF 210.76 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE EAST 70 YARDS OF THE SOUTH 210 YARDS OF SAID NORTHEAST ¼ OF NORTHEAST ¼ OF SECTION 32; THENCE ALONG THE WEST LINE OF SAID EAST 70 YARDS RUN S 00°7’36” W A DISTANCE OF 629.98 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE SOUTH LINE OF AFORESAID EAST ½ OF NORTHEAST ¼ OF NORTHEAST ¼; THENCE ALONG SAID SOUTH LINE RUN N 89°40’41”W A DISTANCE OF 315.43 FEET TO AN IRON ROD AND CAP MARKED “LB 6514” ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 462; SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 749.78 FEET WITH A CHORD BEARING AND DISTANCE OF N 79°51’30”W, 137.84 FEET TO WHICH A RADIAL LINE BEARS N 15°24’57”E; THENCE WESTERLY 138.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32’53” TO AN IRON ROD AND CAP MARKED “LB 6514” ON THE WEST LINE OF SAID EAST ½ OF NORTHEAST ¼ OF NORTHEAST ¼; THENCE DEPARTING SAID RIGHT-OF-WAY AND CURVE ALONG A NON-TANGENT LINE AND ALONG AFORESAID WEST LINE RUN N 00°13’05”E A DISTANCE OF 1095.10 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD 121 ALONG THE EAST SIDE THEREOF.

This property is to be reclassified from Public Facilities to Mobile Home Park (City of Wildwood).

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 affect 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.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

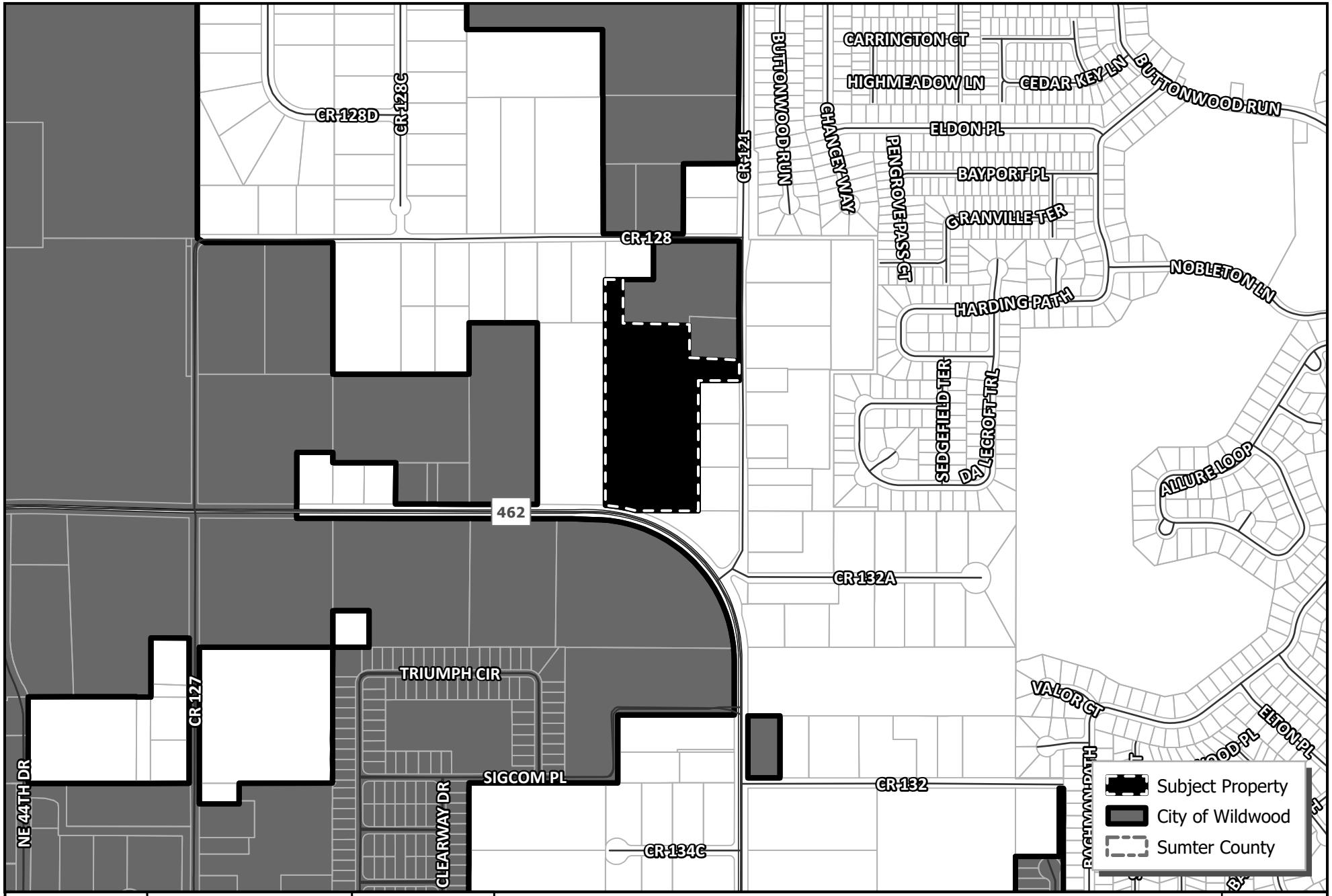
First Reading: _____

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

N

US Feet
0 140 280 560

#A25-4603

SMALL RV WILDWOOD

PARCEL D32-173

MAP 1A

LOCATION MAP

JAN 2026

Business Impact Estimate

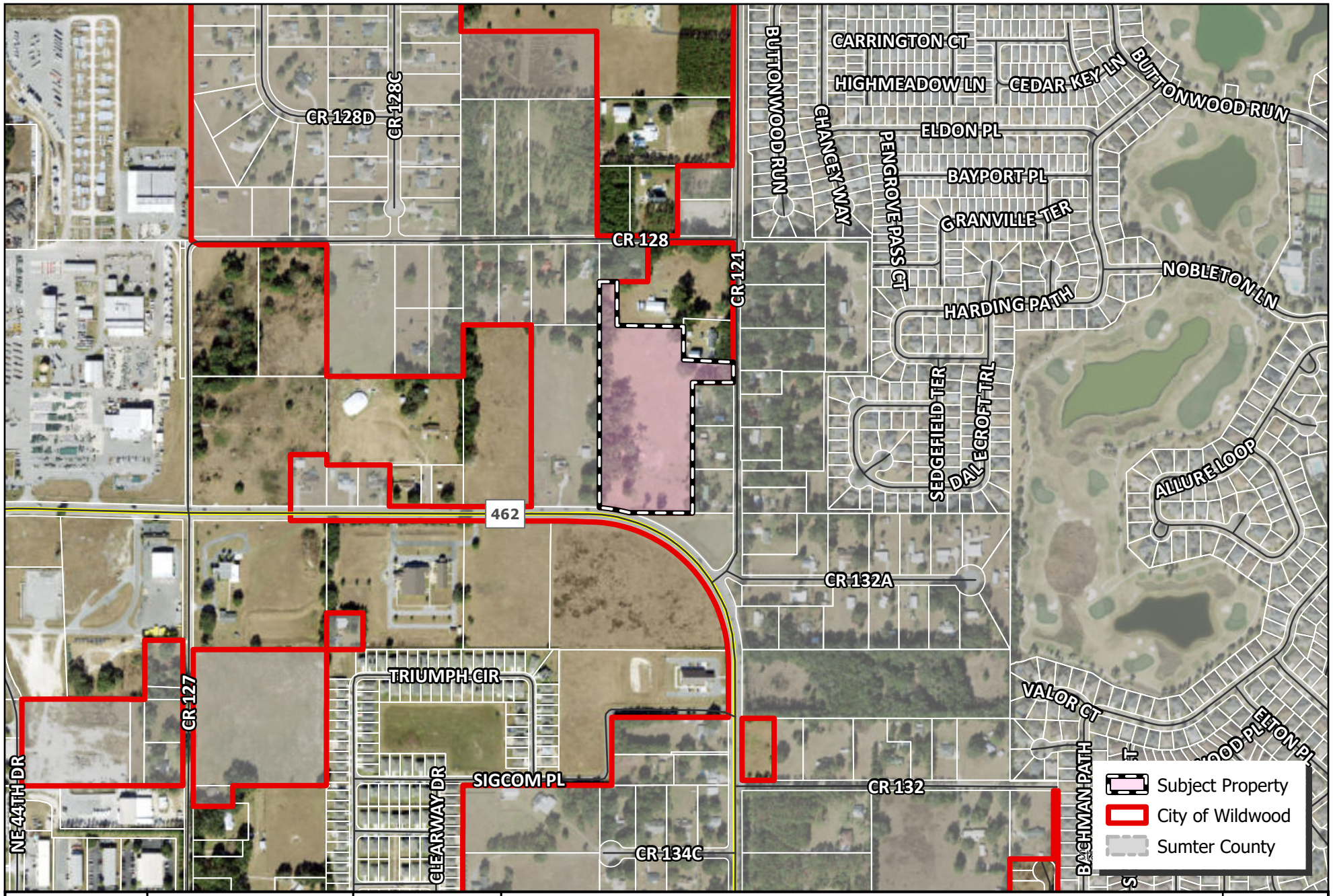
This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-8

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

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US Feet
0 145 290 580

#A25-4603

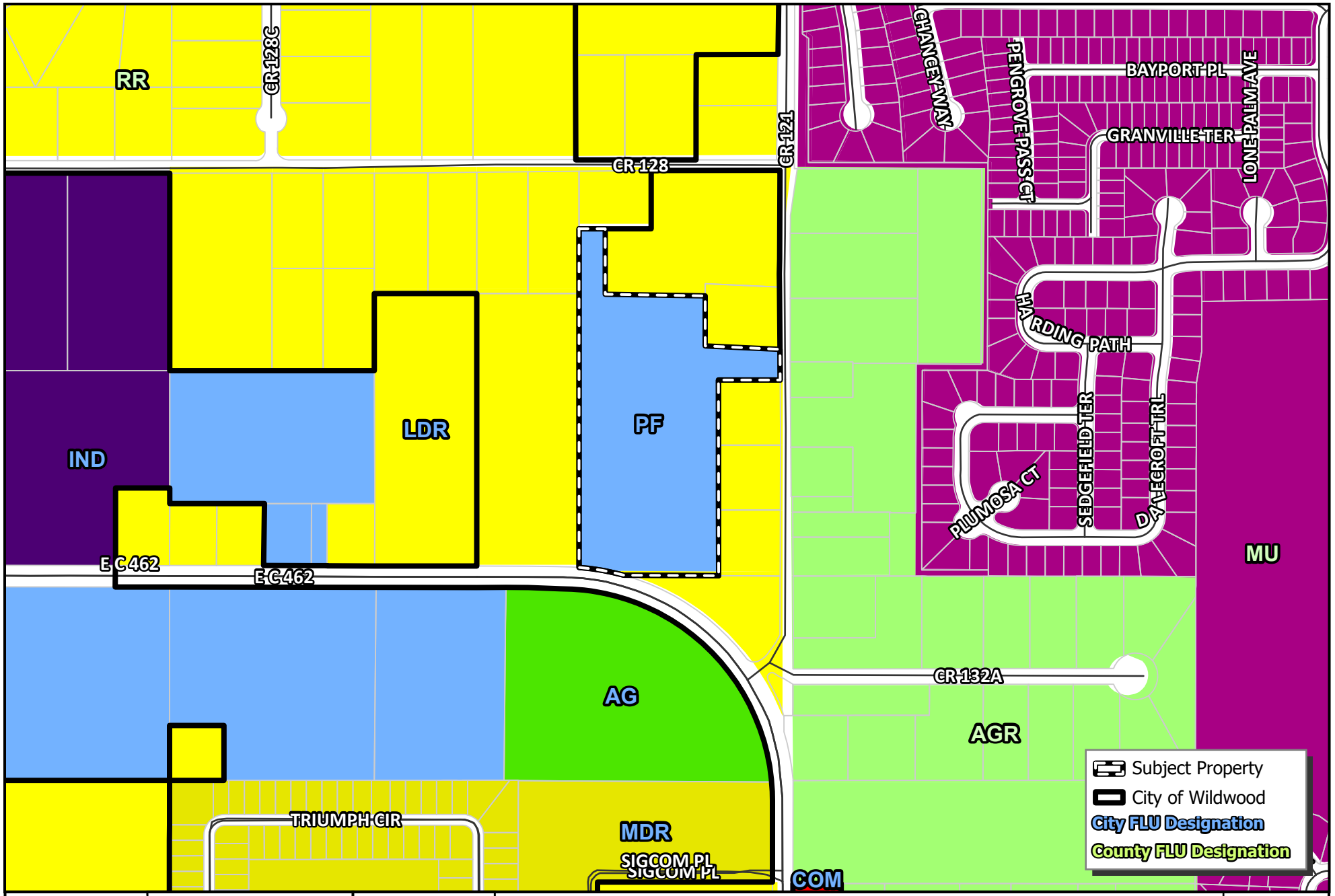
SMALL RV WILDWOOD

PARCEL D32-173

MAP 1B

LOCATION MAP

JAN 2026



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N
US Feet
0 90 180 360

#A25-4603

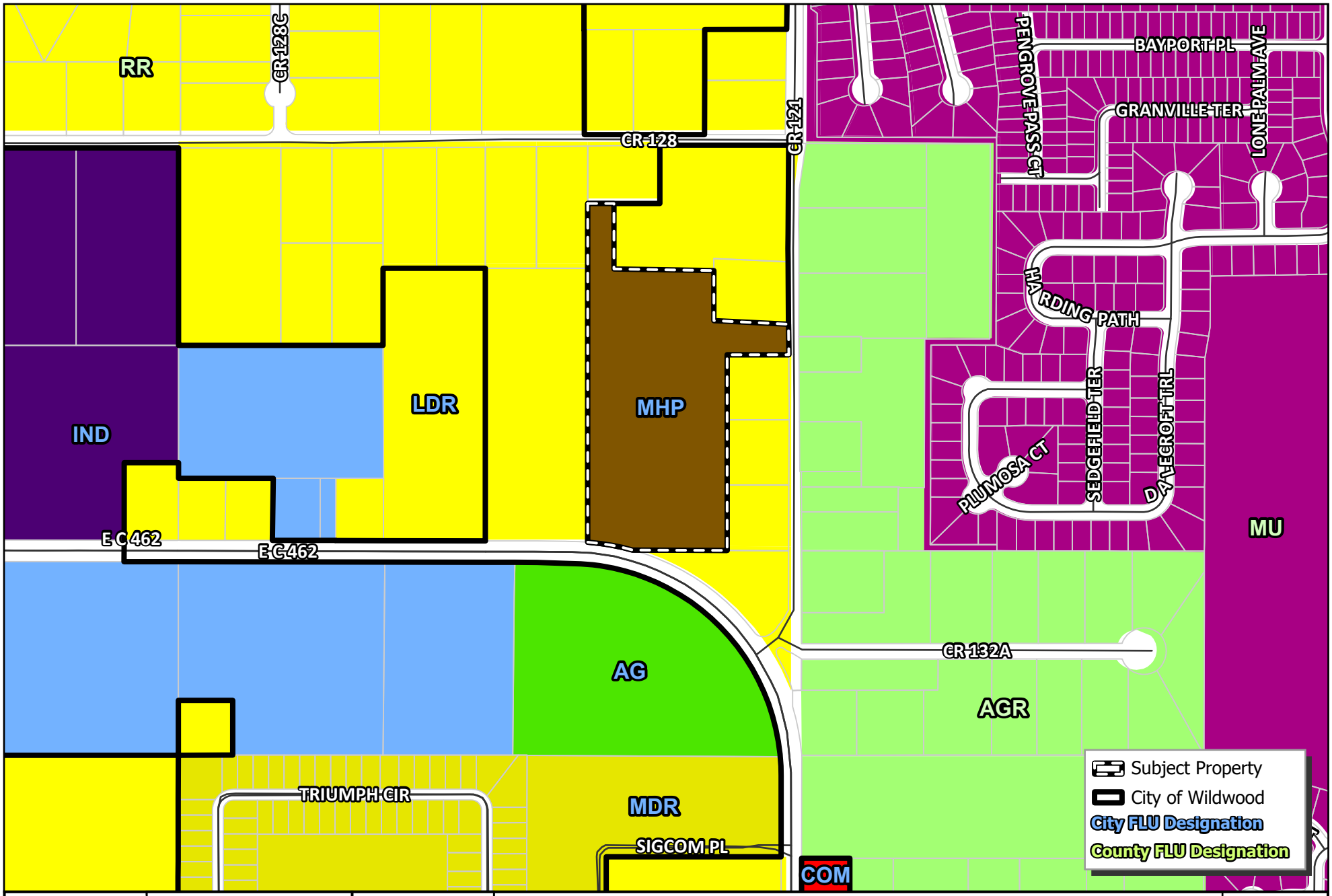
SMALL RV WILDWOOD

PARCEL D32-173

MAP 2A

EXISTING LAND USE

JAN 2026



WILDWOOD FLORIDA EST. 1877

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US Feet
0 90 180 360

#A25-4603

SMALL RV WILDWOOD

PARCEL D32-173

MAP 2B

PROPOSED LAND USE

JAN 2026

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, April 7, 2026, by the Special Magistrate. The applicant seeks a 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 Public Facilities to Mobile Home Park (City) on 10 acres MOL. The subject property is generally located approximately 0.38 miles east of the E C 462 and CR 128 intersection, with a portion north along E C 462 and a portion west along CR 121.

Case Number: 25-4603 – SSCP – Small RV Wildwood

Applicant(s): Eddie Small of E Small Developing, LLC

Owner(s): Lien Nails, LLC

Parcel(s): D32-173

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.

☐ recommends approval with the following conditions:

_____

☒ recommends denial.

☐ recommends other:_____

Dated: April 7, 2026

Lindsay C.T. Holt
Special Magistrate City of Wildwood

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

RECEIVED

MAR 03 2026

City Of Wildwood
Development Services Dept

February 19, 2026

REIDY MARTIN J & BONITA M
4903 CR 128
WILDWOOD, FL 34785

Your Parcel Number(s): D32-073

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Institutional to Mobile Home Park (City of Wildwood) and to change the Zoning Map designation from IN to MHP (City of Wildwood).

OWNER:	Lien Nails, LLC
APPLICANT:	Eddie Small of E Small Developing LLC
CASE NUMBERS:	25-4603 (CP) & 25-4602 (RZ)
PARCEL NUMBER:	D32-173

The subject property is generally located approximately 0.38 miles east of the E C 462 and CR 128 intersection, with a portion north along E C 462 and a portion west along CR 121.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, March 3, 2026, at 2:00pm.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday, March 23, 2026, at 7:00pm** and the final hearing to be held in the City Hall Commission Chamber on **Monday, April 13, 2026, at 9:00am.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

____ I support this request.

____ I do not object to this request.

__X__ I do not support this request for the following reason(s) Traffic congestion, drainage.

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

March 20, 2026

RECEIVED

APR 1 2026

City Of Wildwood
Development Services Dept

MOORE MICHAEL & DANIELLE
8865 CR 121
WILDWOOD, FL 34785

Your Parcel Number(s): D33-006

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Public Facilities to Mobile Home Park (City of Wildwood) and to change the Zoning Map designation from IN to MHP (City of Wildwood).

OWNER:	Lien Nails, LLC
APPLICANT:	Eddie Small of E Small Developing LLC
CASE NUMBERS:	25-4603 (CP) & 25-4602 (RZ)
PARCEL NUMBER:	D32-173

The subject property is generally located approximately 0.38 miles east of the E C 462 and CR 128 intersection, with a portion north along E C 462 and a portion west along CR 121.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, April 7, 2026, at 2:00pm.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday, April 27, 2026, at 7:00pm** and the final hearing to be held in the City Hall Commission Chamber on **Monday, May 11, 2026, at 9:00am.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

____ I support this request.

____ I do not object to this request.

X I do not support this request for the following reason(s) traffic & safety concerns, for protection of our community. No entrance or exit should be permitted on CR 121.

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

RECEIVED

APR - 7 2026

City Of Wildwood
Development Services Dept

March 20, 2026

GROOMS EDDIE & TINA
4869 CR 128
WILDWOOD, FL 34785

Your Parcel Number(s): D32-085

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Public Facilities to Mobile Home Park (City of Wildwood) and to change the Zoning Map designation from IN to MHP (City of Wildwood).

OWNER:	Lien Nails, LLC
APPLICANT:	Eddie Small of E Small Developing LLC
CASE NUMBERS:	25-4603 (CP) & 25-4602 (RZ)
PARCEL NUMBER:	D32-173

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APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

____ I support this request.
____ I do not object to this request.
X I do not support this request for the following reason(s) Concerned about property values

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

RECEIVED

APR - 7 2026

City Of Wildwood
Development Services Dept

February 19, 2026

ROBINSON KENDA J & DEBRA S LAS
8802 CR 121
WILDWOOD, FL 34785

Your Parcel Number(s): D32-003

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

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OWNER:	Lien Nails, LLC
APPLICANT:	Eddie Small of E Small Developing LLC
CASE NUMBERS:	25-4603 (CP) & 25-4602 (RZ)
PARCEL NUMBER:	D32-173

The subject property is generally located approximately 0.38 miles east of the E C 462 and CR 128 intersection, with a portion north along E C 462 and a portion west along CR 121.

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APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

____ I support this request.
____ I do not object to this request.
X I do not support this request for the following reason(s) Recent traffic density, growth, trees

LIEN NAILS, LLC
SSCPA AND REZONING
JANUARY 2026

Prepared By:

LPG Urban & Regional Planners, LLC
1162 Camp Avenue
Mt. Dora, Florida 32757
(352) 385-1940

Small Scale Comprehensive Plan Amendment & Rezoning
LIEN NAILS, LLC

Executive Summary

A 9.92 ± acre site (Parcel ID D32-173) located north of CR 462 and west of CR 127/128 (Figures 1 and 2). The subject property is located within the City of Wildwood's MSA.

The subject property is within the City of Wildwood with a Public Faculties Future Land Use (FLU) designation (Figure 3) and is zoned Institutional (Figure 4). A small-scale comprehensive plan amendment (SSCPA) is requested to amend the Public Facilities FLU to Mobile Home Park (MHP) (Figure 5) and concurrently rezone the subject property from IN to Mobile Home Park (MHP) pursuant to FLU Policy 1.1.1(a) (Figure 6). Under the IN land use the property could have been developed at a maximum scenario of 259,269 square feet (0.6 Floor Area Ratio (FAR)). The proposed SSCPA and rezoning will permit development of an RV Park not to exceed 99 spaces (10 units/acre). The amendment results in a decrease of 259,269 square feet and an increase of 99 recreational units. The proposed small-scale comprehensive plan amendment is compatible with adjacent land uses and is consistent with the comprehensive plan. The amendment will not cause a deficiency in the adopted level of services established for public facilities as outlined below.

Potable Water Analysis

Policy 8.3.1.e – LEVEL OF SERVICE (LOS)

> *"The following adopted LOS Standards for facilities and services required by the City of Wildwood:*
> *Sanitary Sewer: 250 gallons per day per ERU*
> *Potable Water: 300 gallons per day per ERU"*

The subject property is within the City of Wildwood Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The maximum pumping capacity of these facilities is limited by the City's Water Use Permit (permit no. 8135.012) as issued by the Southwest Florida Water Management District (SWFWMD). This permit, which expires in March 31, 2035, allows for a combined annual withdrawal from the Floridian Aquifer of 6.44 mgpd (annual average).

The City has a current available capacity of 0.211 mgpd (which includes Summers project). An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 2). The estimated water demand is 0.014 mgpd. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.197 mgpd.

Table 2: Water Analysis

Project Name	Acres	Existing Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						0.211
Lien Nails	9.92 ±	IN	MHP	99 RV spaces	0.014	0.197

Water demand was calculated at 300 gallons per ERC pursuant to City's LOS standard.
Maximum Density–
ERU for RV park- .500 per space

Sanitary Sewer Analysis

The subject property is within the City of Wildwood Utility Service Area. The City of Wildwood currently owns, operates, and maintains a central sanitary sewer system. The current facility is currently permitted through the Florida Department of Environmental Protection to treat up to 3.55 million gallons per day. The City Commission released a memorandum on May 20, 2024 noting that comprehensive plan amendments are subject to delays due to wastewater treatment facility capacity concerns. Wastewater treatment facility upgrades are expected to bring the city's total treatment capacity to 5.5 million gallons per day upon completion, scheduled for early 2027. As such, development permit approval will not be sought until the completion of the needed improvements to bring the facility up to standard pursuant to Policy 4.1.8.

An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 3). Wastewater demand was calculated at 250 gallons per ERU pursuant to City's LOS standard. The estimated wastewater demand is 0.012 mgpd. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 1.094 mgpd based on the current facilities and 3.032 mgpd based on the proposed improvements in 2027.

Table 3: Wastewater Analysis

Project Name	Acres	Existing Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						1.094*
Proposed Capacity Improvements - 2027						1.95
Lein Nails	9.92 ±	IN	MHP	99 RV spaces	0.012	3.032

*Includes Namit Jesus Amendment
Wastewater demand was calculated at 250 gallons per ERC pursuant to City's LOS standard.
Maximum Density –
ERU for RV park- .500 per space

Solid Waste Analysis

The City of Wildwood's solid waste level of service is 5 lbs per day per capita. Solid waste was estimated based on 2.1 persons per household (pph) x 99 units, which equates to 208 people. The proposed amendment is estimated to generate 1,040 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Transportation Impact Analysis

The traffic impact analysis prepared by Walsh Traffic Engineering indicates that the land use and rezoning will not adversely impact area roadways and the subject rezoning will not adversely impact the level of service of adjacent roadways as outlined below.

Utility Analysis

The subject site will be connected to the City of Wildwood central water & sanitary sewer systems.

FLU Policy 1.2.5: The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas of the County. The JPA shall also serve as the Municipal Service Area (MSA), as defined in Section 171.202, F.S.

a. The proposed development is located within the Joint Planning Area and within the boundaries of the Municipal Service Area. The applicant will connect to central water and sewer utilities.

FLU Policy 4.1.12: The City will use its land development regulations and development review process to: (a) promote zoning and development consistent with the City's Future Land Use Map Series and (b) require new development to offset impacts on the public utilities systems.

a. The proposed development does not degrade any of the City's current Level of Service outlined in FLU Policy 7.4.1 nor the City's capacity with regards to municipal sewer and water.

FLU Policy 4.3.5: The City shall ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate or occupancy. Where the development is to be served by another water supplier, the City shall consult with that supplier prior to

approving a building permit to determine availability by the anticipated issuance date of the certificate of occupancy.

a. *The proposed development will be connected to central water and sewer utilities.*

School Impact Analysis

The change will result in no students produced, as the proposed RV Park being is considered resort residential units are temporary in nature and considered a commercial use which is not subject to school concurrency.

Land Development Regulation Compliance

The proposed conceptual plan is in compliance with the Land Development Regulations (LDR), Article IV, Section 13-422.

According to Table 3-2: Permitted Zoning Districts, the request for a Small Scale Comprehensive Plan Amendment to Mobile Home Park (MHP) and a request for a Rezoning to MHP is an appropriate designation together.

According to Table 3-4: Density, Intensity, and Lot Standards, the MHP Zoning district allows for the following:

- Maximum Floor to Area ratio (FAR) of .3
- Minimum Open Space Dedication of 15%
- Front setback of 25 feet, Rear setback of 15 feet, and a side setback of 10 feet.

Environmental Analysis

The subject site contains no floodplains or wetlands (Figure 7). The topography of the site ranges from a high of 68' to a low of 50' (Figure 8). All the onsite soil consist of Candler sand and Millhopper sand (Figure 9). An environmental assessment was performed by Stillwater Environmental (Appendix A). Results of the analysis indicate that no protected species, wetlands or 100 year flood areas are located on the subject site.

Comprehensive Plan Compliance

In response to City of Wildwood Land Development Regulation (LDR) 1.7:

1. **Justification of the proposed amendment has been adequately presented:**

The proposed amendment changing the Future Land Use designation of the subject property from City of Wildwood Low Density Residential to City of Wildwood Public Facilities would specifically comply with the following Comprehensive Plan Goals, Objectives, and Policies, among others:

FLU Policy 1.2.5: The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas of the County. The JPA shall also serve as the Municipal Service Area (MSA), as defined in Section 171.202, F.S.

Response: *The proposed development is located within the Joint Planning Area, and within the boundaries of the Municipal Service Area. The applicant will connect to central water and sewer utilities.*

FLU Policy 1.1.4 The City's zoning map shall be consistent with the Wildwood FLUM Series and further refine the densities, intensities, and uses permitted within each property.

Response: *The request before staff and the City Commission is for an RV Park. The applicant is requesting a small scale comprehensive plan amendment to MHP with a corresponding rezoning to MHP in compliance with FLU Policy 1.1.4.*

2. The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

FLU Policy 1.2.1 The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.

Response: *Central water and sewer are available in the immediate vicinity. If approved, the applicant will utilize a directional bore under County Road 462 and extend the water and sewer lines approximately 680 feet to the property boundary.*

FLU Policy 7.4.2: A Joint Planning Area and Municipal Services Area has been established between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas within the county. The Joint Planning Area, as shown on Map 1-11, shall serve as the Municipal Services Area, more specifically defined in Sections 171.202(11) and 163.3171, Florida Statutes.

a. *The proposed development is located within Wildwood's JPA and concurrent MSA.*

Policy 8.3.1: All plan amendments and requests for new development shall meet at a minimum:

a. The intent and polices of the Comprehensive Plan.
b. The economic feasibility requirements of the Capital Improvements Element of the Comprehensive Plan.

c. The requirements of appropriate state and regional agency plans.
d. The minimum requirements for concurrency as set forth in this Comprehensive Plan.
e. The following adopted LOS Standards for facilities and services required by the City of Wildwood: Sanitary Sewer: 250 gallons per day per ERC Potable Water: 300 gallons per day per ERC Solid Waste: 5 pounds per capita per day (in accordance with the level of service established by the County – Source: Sumter County Infrastructure Element) Recreation: Neighborhood Parks*: 2 acres per 1,000 population Community Parks*: 3 acres per 1,000 population *Defined in the Recreation and Open Space Element Data & Analysis.

Response: *The requested small scale comprehensive plan amendment and rezoning meets the intent and policies of the Comprehensive Plan. The City of Wildwood has adequate capacity to serve the development as demonstrated throughout the report.*

3. The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern:

According to Section 163.3177(6)(a)(9)(b), the future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
    a. *The proposed development is located along CR 462 E within the City of Wildwood's JPA and MSA. There are no environmental restrictions located on the subject property.*

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
    a. Existing water and sewer facilities are available to the subject site.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
    a. *The subject site is located within a ½ mile of the downtown area within an existing area of mixed use including industrial, residential and institutional uses. Multi-modal transportation system is in place along CR 462 which includes sidewalks and bicycle paths. The LDRs require access management techniques which include cross access.*

4. Promotes conservation of water and energy.

a. *The proposed development will utilize central water and sewer from the City of Wildwood.*

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
    a. *The proposed site does not have agricultural operations. The proposed development is being proposed on a vacant parcel.*

6. Preserves open space and natural lands and provides for public open space and recreation needs.
    a. *The proposed development will meet the open space requirements of the City of Wildwood.*

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
    a. *The development encourages a transition of higher intensity of land uses from Industrial to the West of County Road 127/128 prior to residential on the East of County Road 127/128.*

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.
    a. *The existing development pattern between C 462 and CR 128 is a low density single use development pattern which contributes to urban sprawl. The proposed MHP land use allows for a transition of densities consistent with urban development.*

4. The proposed amendment will not have an adverse effect on environmentally sensitive systems; and

The proposed amendment will not have an adverse effect on environmentally sensitive systems. There are no endangered or threatened flora or fauna. The Environmental Assessment done by Stillwater Environmental did not indicate any onsite springs, creeks, tributaries, marshes, wetlands, or protected flora or fauna.

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.

The proposed development will not degrade the level of service of roadways, potable water, sewer, or schools.

Transportation Impact Analysis

The traffic impact analysis prepared by Walsh Traffic Engineering submitted with the rezoning indicates that the project will not adversely impact area roadways and the subject rezoning will not adversely impact the level of service of adjacent roadways as outlined below. The proposed

FLU/rezoning will have a significant net trip generation on the adjacent network and therefore provide an overall transportation impact benefit.

Table 3 – Total Trip Generation Potential for Proposed FLU/Zoning

Land Use	ITE Land Use Code	Intensity	Daily Total Trips		
			In	Out	Total
Mobile Home Park	240	100 DU	394	393	787

Land Use	ITE Land Use Code	Intensity	AM Peak Hour Total Trips		
			In	Out	Total
Mobile Home Park	240	100 DU	8	18	26

Land Use	ITE Land Use Code	Intensity	PM Peak Hour Total Trips		
			In	Out	Total
Mobile Home Park	240	100 DU	29	17	46

Table 4 – Trip Generation Comparison Summary

Scenario	AM Peak Hour Net New External Trips		
	In	Out	Total
Existing FLU/Zoning	140	67	207
Proposed FLU/Zoning	8	18	26

Scenario	PM Peak Hour Net New External Trips		
	In	Out	Total
Existing FLU/Zoning	76	149	225
Proposed FLU/zoning	29	17	46

Utility Analysis

The subject site will connect to the City of Wildwood central water & sanitary sewer.

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Municipal Service Area (MSA), as defined in Section 171.202, F.S.

b. The proposed development is located within the Joint Planning Area and within the boundaries of the Municipal Service Area. The applicant will connect to central water and sewer utilities.

FLU Policy 4.1.12: The City will use its land development regulations and development review process to: (a) promote zoning and development consistent with the City's Future Land Use Map Series and (b) require new development to offset impacts on the public utilities systems.

b. The proposed development does not degrade any of the City's current Level of Service outlined in FLU Policy 7.4.1 nor the City's capacity with regards to municipal sewer and water.

FLU Policy 4.3.5: The City shall ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate or occupancy. Where the development is to be served by another water supplier, the City shall consult with that supplier prior to approving a building permit to determine availability by the anticipated issuance date of the certificate of occupancy.

b. The proposed development will be connected to central water and sewer utilities.

Figure 1

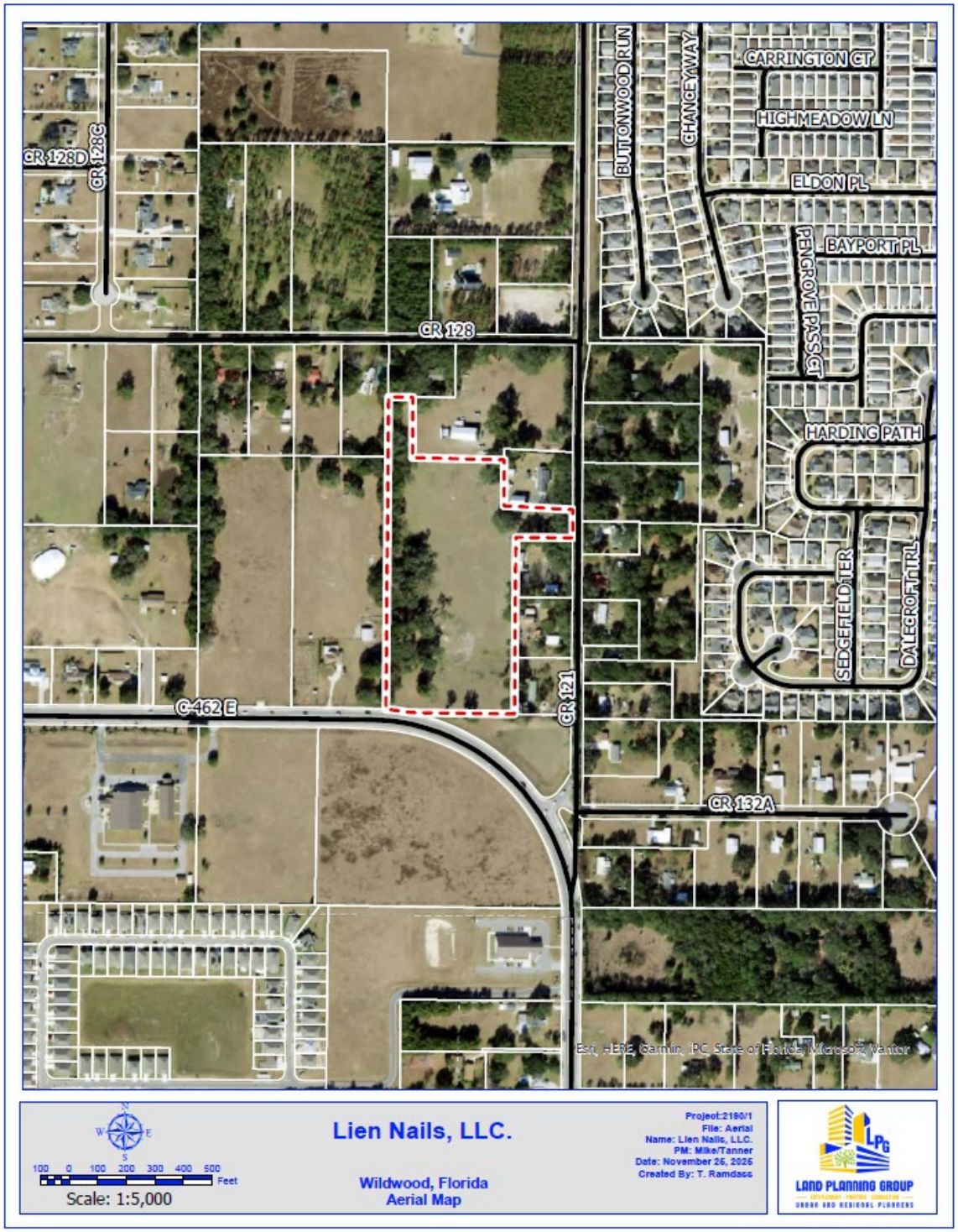

CR 128D
CR 128G
CR 128
BUTTONWOOD RUN
CHANGEYAWAY
CARRINGTON CT
HIGH MEADOW LN
ELDON PL
BAYPORT PL
PENGROVE PASS CT
HARDING PATH
SEDGEFIELD TER
DALECROFT TRL
CR 121
C-462 E
CR 132A
Esri, HERE, Garmin, IPC, State of Florida, Maxar, Vantor
Lien Nails, LLC.
Wildwood, Florida
Aerial Map
Project:2190/1
File: Aerial
Name: Lien Nails, LLC.
PM: Mike/Tanner
Date: November 26, 2025
Created By: T. Ramdass
100 0 100 200 300 400 500 Feet
Scale: 1:5,000
LAND PLANNING GROUP

Figure 2

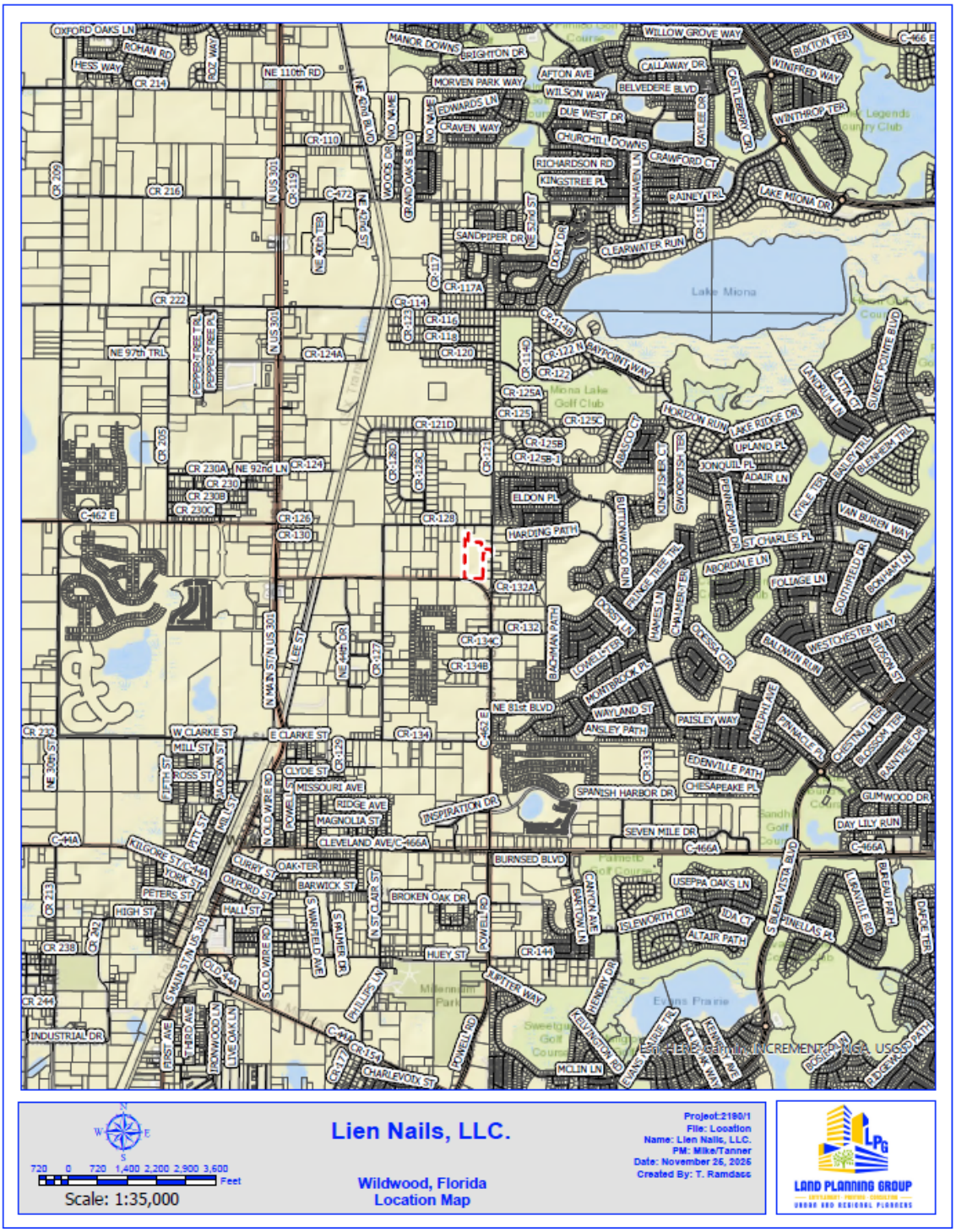

Lien Nails, LLC.
Wildwood, Florida
Location Map
Project:2190/1
File: Location
Name: Lien Nails, LLC.
PM: Mike/Tanner
Date: November 26, 2025
Created By: T. Ramdass
Scale: 1:35,000
720 0 720 1,400 2,200 2,900 3,600 Feet
LAND PLANNING GROUP
Lake Miona
Miona Lake Golf Club
Legends Country Club
Millennium Park
Evans Prairie
Palmetto Golf Course
Sandhill Golf Course
Sweetgum Golf Course
NE 110th RD
CR 110
CR 216
CR 222
NE 97th TRL
CR 230A
NE 92nd LN
CR 230
CR 230B
CR 230C
C-462 E
CR 124
CR 124A
CR 126
CR 130
CR 128
CR 132A
CR 132
CR 134C
CR 134B
CR 134
C-466 E
NE 81st BLVD
CR 232
W CLARKE ST
E CLARKE ST
MILL ST
ROSS ST
CLYDE ST
MISSOURI AVE
RIDGE AVE
MAGNOLIA ST
CLEVELAND AVE/C-466A
C-44A
KILGORE ST
YORK ST
PETERS ST
HIGH ST
OAK TER
CURRY ST
OXFORD ST
HALL ST
BARWICK ST
BROKEN OAK DR
HUEY ST
CR 144
CR 154
CHARLEVOIX ST
INDUSTRIAL DR
OLD 44A
SOLD WIRE RD
N MAIN ST/N US 301
S MAIN ST/S US 301
N US 301
S US 301
N ST CLAIR ST
S WARFIELD AVE
S PALMER DR
POWELL RD
PHILLIPS LN
IRONWOOD LN
LIVE OAK LN
FIRST AVE
THIRD AVE
HARDING PATH
ELDON PL
BACHMAN PATH
LOWELL TER
MORTIMER PL
WAYLAND ST
ANSLEY PATH
PAISLEY WAY
EDENVILLE PATH
CHESAPEAKE PL
SPANISH HARBOR DR
INSPIRATION DR
SEVEN MILE DR
BURNSED BLVD
USEPPA OAKS LN
ISLEWORTH CIR
IDA CT
ALTAIR PATH
PINELLAS PL
S BAHIA VISTA BLVD
BAYPOINT WAY
HORIZON RUN
LAKE RIDGE DR
UPLAND PL
JONQUIL PL
ADAIR LN
ABORDALE LN
FOLIAGE LN
ST CHARLES PL
WESTCHESTER WAY
BALDWIN RUN
CHESTNUT TER
BLOSSOM TER
GUMWOOD DR
DAY LILY RUN
CLEARWATER RUN
RAINEY TRL
LAKE MIONA DR
WINTHROP TER
WINFRED WAY
BUXTON TER
CALLAWAY DR
BELVEDERE BLVD
AFTON AVE
WILSON WAY
DUE WEST DR
CHURCHILL DOWNS
CRAWFORD CT
RICHARDSON RD
KINGSTREE PL
SANDPIPER DR
CRAVEN WAY
EDWARDS LN
MORVEN PARK WAY
BRIGHTON DR
MANOR DOWNS
WILLOW GROVE WAY
OXFORD OAKS LN
ROHAN RD
HESS WAY
CR 214
CR 209
CR 205
CR 213
CR 238
CR 244
CR 117A
CR 114
CR 116
CR 118
CR 120
CR 121D
CR 122
CR 125A
CR 125
CR 125C
CR 125B
CR 125B-1
CR 133
CR 135
CR 115
CR 117
CR 119
CR 122A
CR 114B
CR 114A
CR 472
GRAND OAKS BLVD
MOODS DR
NO NAME
LANNAHAN LN
KAYLEE DR
CASTLEBERRY CIR
LANDRUM LN
SUNSET POINTE BLVD
BAILEY TRL
BLENHEIM TRL
KIRKLE TER
VAN BUREN WAY
COURTFIELD PL
BONHAM LN
KINGFISHER CT
SWORDFISH TER
BUTTONWOOD RUN
PENNECAMP CT
ARAGO CT
PRINCETREE TRL
HAWES LN
CHALMERTER
CHESSA CIR
DORSET LN
PINNACLE PL
ADELPHI AVE
BRANDYWINE DR
BRANFORD PATH
GRANVILLE PL
BAYFIELD PATH
DARE TER
HENRY DR
KENSINGTON RD
MCLIN LN
JANE ELLEN LN
KENNEDY AVE
BOSTON PL
RIDGEWAY PATH
PEPPERTREE TRL
PEPPERTREE PL
NE 40th TER
NE 44th DR
NE 45th DR
NE 46th PL
NE 30th ST
CR 209
CR 219
CR 223
CR 227
CR 229
CR 235
CR 237
CR 239
CR 241
CR 243
CR 245
CR 247
CR 249
CR 251
CR 253
CR 255
CR 257
CR 259
CR 261
CR 263
CR 265
CR 267
CR 269
CR 271
CR 273
CR

Figure 3

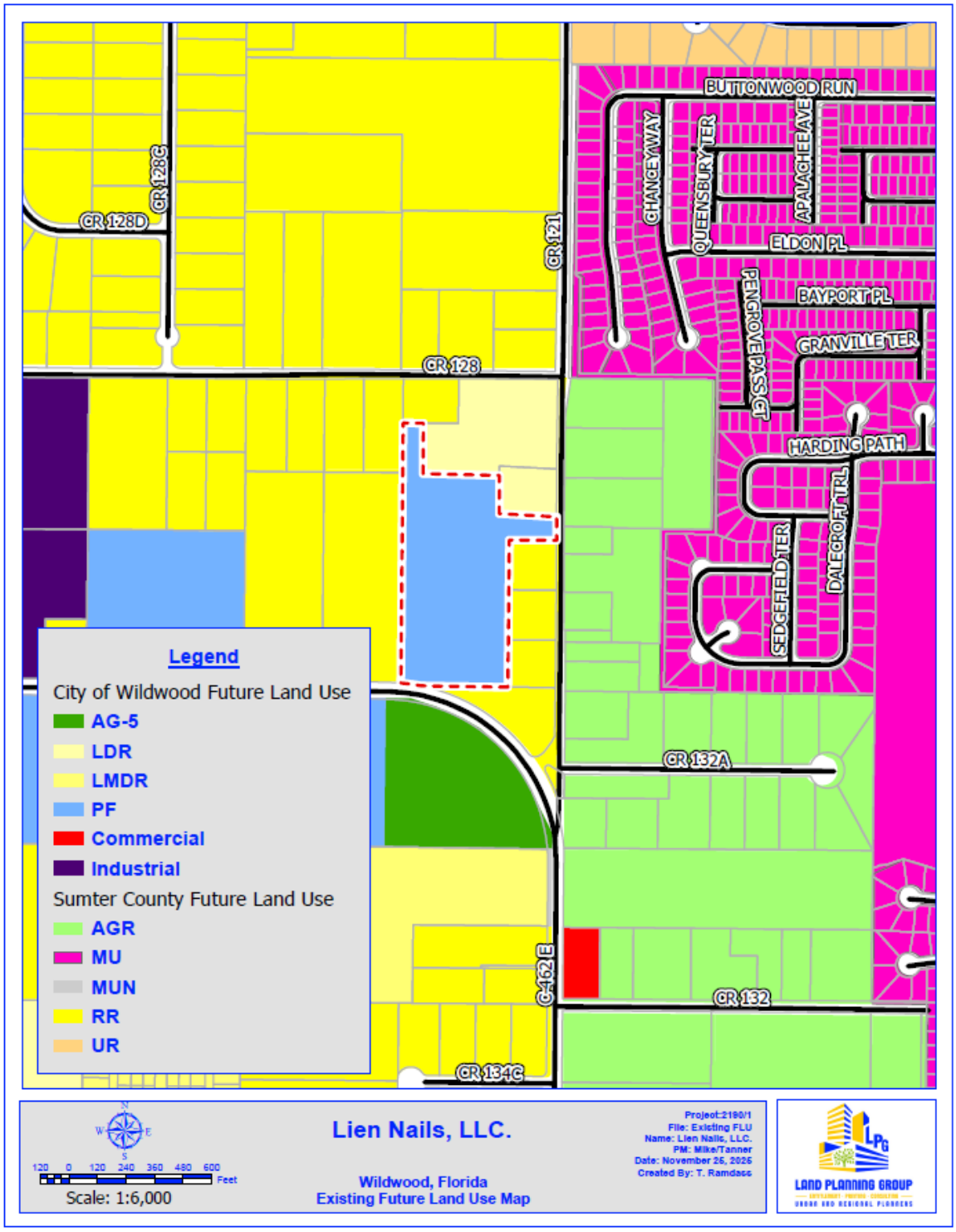

BUTTONWOOD RUN
CHANCEYWAY
QUEENSBURY TER
APALACHEE AVE
ELDON PL
BAYPORT PL
PENGROVE PASS CT
GRANVILLE TER
HARDING PATH
DALECROFT TRL
SEDGEFIELD TER
CR 128C
CR 128D
CR 121
CR 128
CR 132A
CR 462E
CR 132
CR 134C
Legend
City of Wildwood Future Land Use
AG-5
LDR
LMDR
PF
Commercial
Industrial
Sumter County Future Land Use
AGR
MU
MUN
RR
UR
120 0 120 240 360 480 600
Feet
Scale: 1:6,000
Lien Nails, LLC.
Wildwood, Florida
Existing Future Land Use Map
Project:2190/1
File: Existing FLU
Name: Lien Nails, LLC.
PM: Mike/Tanner
Date: November 25, 2025
Created By: T. Ramdass
LAND PLANNING GROUP

Figure 4

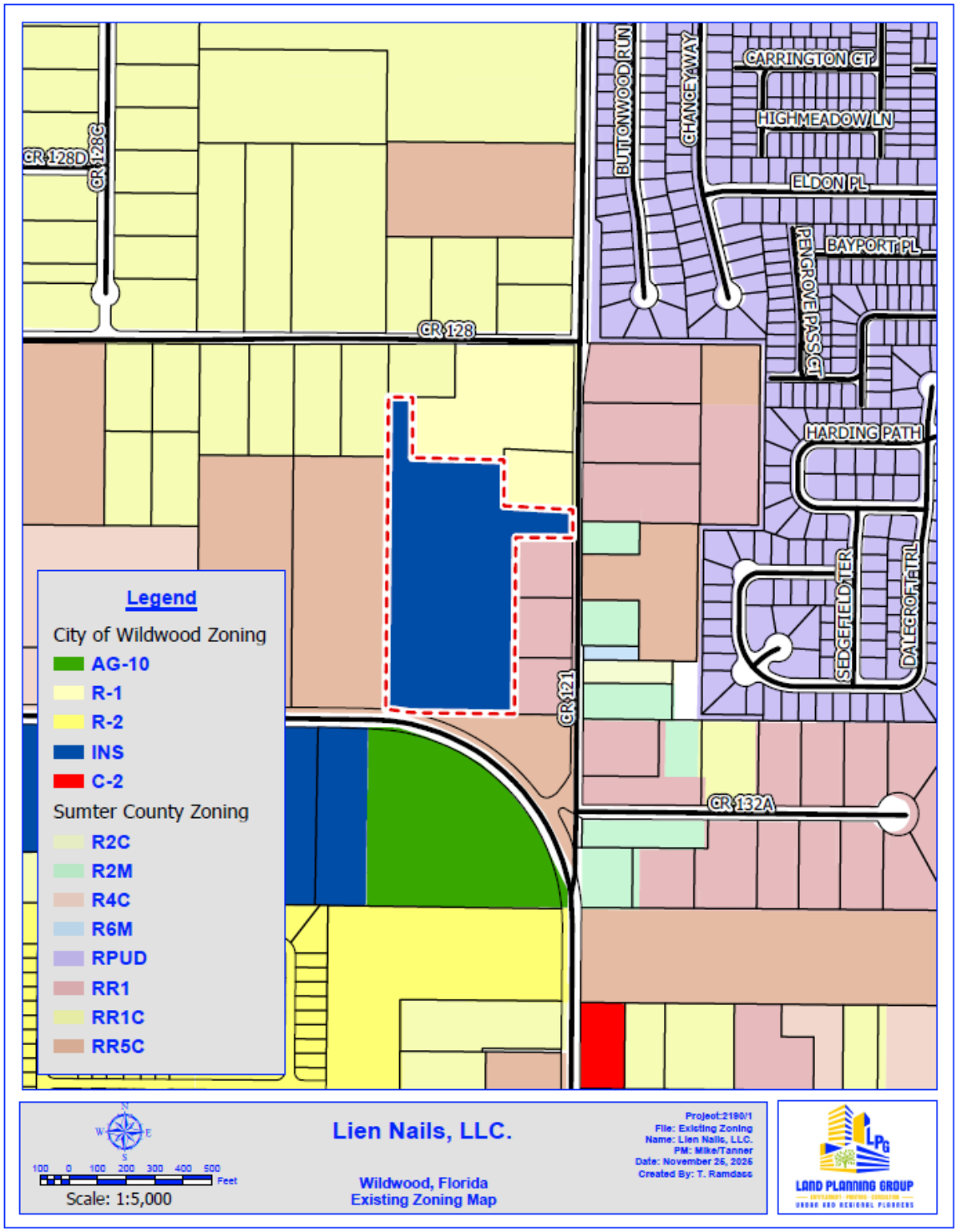

CR 128D
CR 128C
CR 128
BUTTONWOOD RUN
CHANCEYAWAY
CARRINGTON CT
HIGHMEADOW LN
ELDON PL
BAYPORT PL
PENGROVE PASS CT
HARDING PATH
SEDGEFIELD TER
DALEGROFT TRL
CR 121
CR 132A
Legend
City of Wildwood Zoning
AG-10
R-1
R-2
INS
C-2
Sumter County Zoning
R2C
R2M
R4C
R6M
RPUD
RR1
RR1C
RR5C
100 0 100 200 300 400 500 Feet
Scale: 1:5,000
Lien Nails, LLC.
Wildwood, Florida
Existing Zoning Map
Project:2180/1
File: Existing Zoning
Name: Lien Nails, LLC.
PM: Mike/Tanner
Date: November 26, 2025
Created By: T. Ramdass
LAND PLANNING GROUP

Figure 5

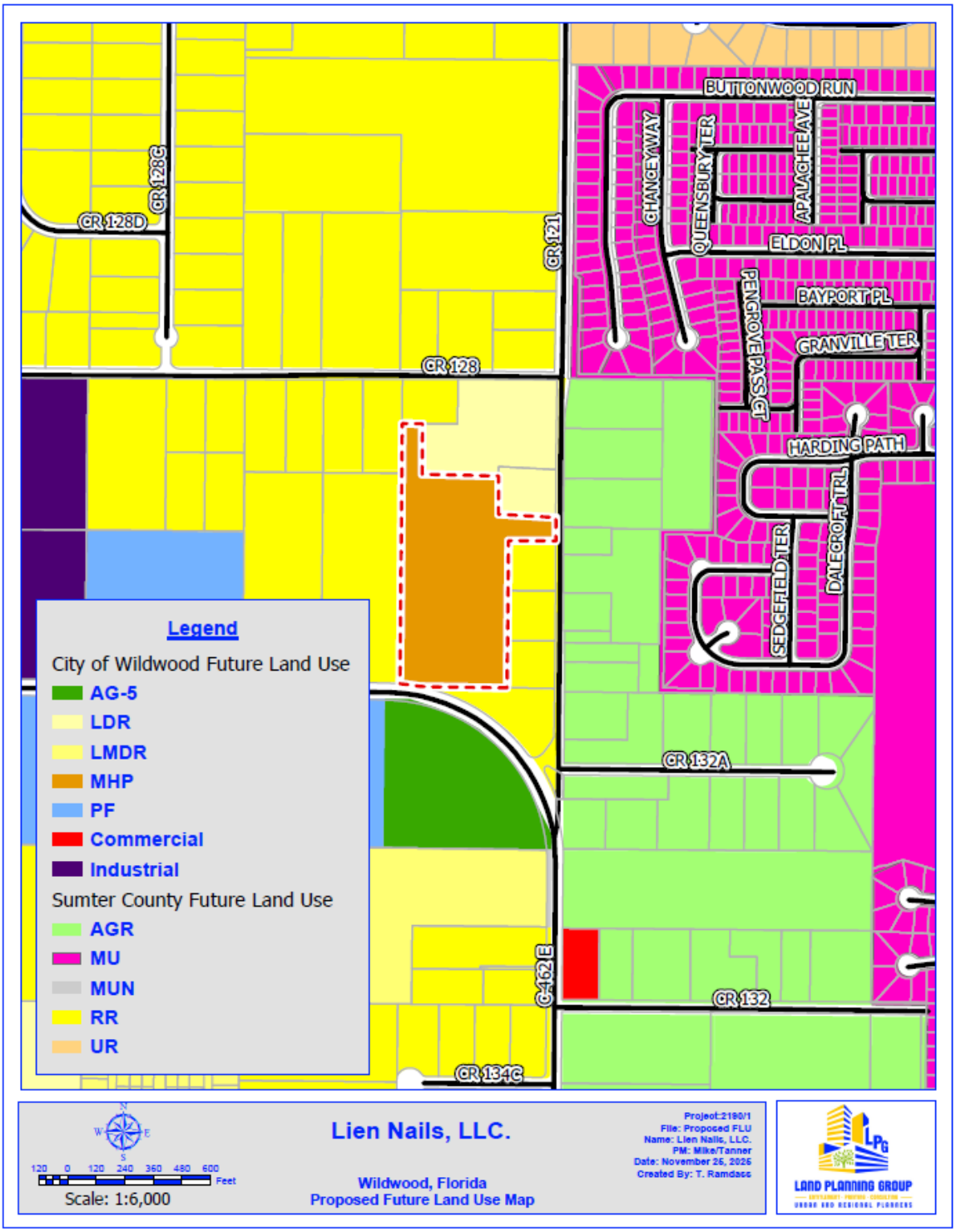

BUTTONWOOD RUN
CHANGEAWAY
QUEENSBURY TER
APALACHEE AVE
ELDON PL
BAYPORT PL
PENGROVE PASS CT
GRANVILLE TER
HARDING PATH
DALEGROFT TRL
SEDGEFIELD TER
CR 128C
CR 128D
CR 121
CR 128
CR 132A
CR 132
CR 134C
C-462 E
Legend
City of Wildwood Future Land Use
AG-5
LDR
LMDR
MHP
PF
Commercial
Industrial
Sumter County Future Land Use
AGR
MU
MUN
RR
UR
Scale: 1:6,000
Lien Nails, LLC.
Wildwood, Florida
Proposed Future Land Use Map
Project:2160/1
File: Proposed FLU
Name: Lien Nails, LLC.
PM: Mike/Tanner
Date: November 26, 2025
Created By: T. Ramdass
LAND PLANNING GROUP

Figure 6

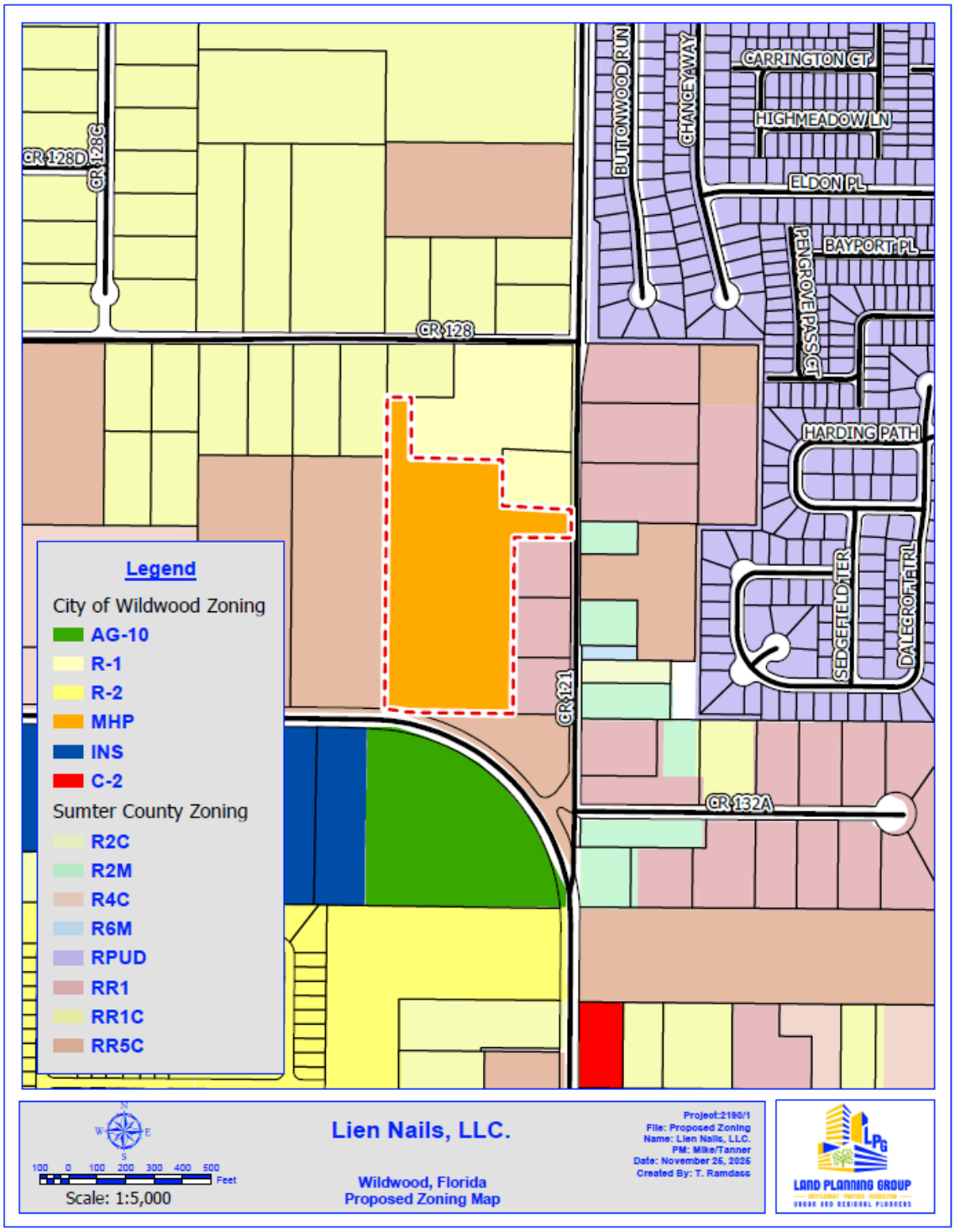

BUTTONWOOD RUN
CHANCEY WAY
CARRINGTON CT
HIGHMEADOW LN
ELDON PL
BAYPORT PL
PENGROVE PASS CT
HARDING PATH
SEDGEFIELD TER
DALEGROFT TRL
CR 128D
CR 128C
CR 128
CR 121
CR 132A
Legend
City of Wildwood Zoning
AG-10
R-1
R-2
MHP
INS
C-2
Sumter County Zoning
R2C
R2M
R4C
R6M
RPUD
RR1
RR1C
RR5C
100 0 100 200 300 400 500 Feet
Scale: 1:5,000
Lien Nails, LLC.
Wildwood, Florida
Proposed Zoning Map
Project:2180/1
File: Proposed Zoning
Name: Lien Nails, LLC.
PM: Mike/Tanner
Date: November 25, 2026
Created By: T. Ramdass
LAND PLANNING GROUP

Figure 7


CR 128D
CR 128C
CR 128
BUTTONWOOD RUN
CHANGEWAY
CARRINGTON CT
HIGH MEADOW LN
ELDON PL
BAYPORT PL
PENGROVE PASS CT
HARDING PATH
SEDGEFIELD TER
DALECROFT FURL
CR 121
C-462 E
CR 132A
Legend
Flood Zones
A - Undetermined Elevation
Wetlands
Lake or pond
Marsh, wetland, swamp, bog
Stream
Submerged or sunken
100 0 100 200 300 400 500 Feet
Scale: 1:5,000
Lien Nails, LLC.
Wildwood, Florida
Environmental Constraints Map
Project:2180/1
File: ENV
Name: Lien Nails, LLC.
PM: Mike/Tanner
Date: November 26, 2025
Created By: T. Ramdass
LAND PLANNING GROUP

Figure 8

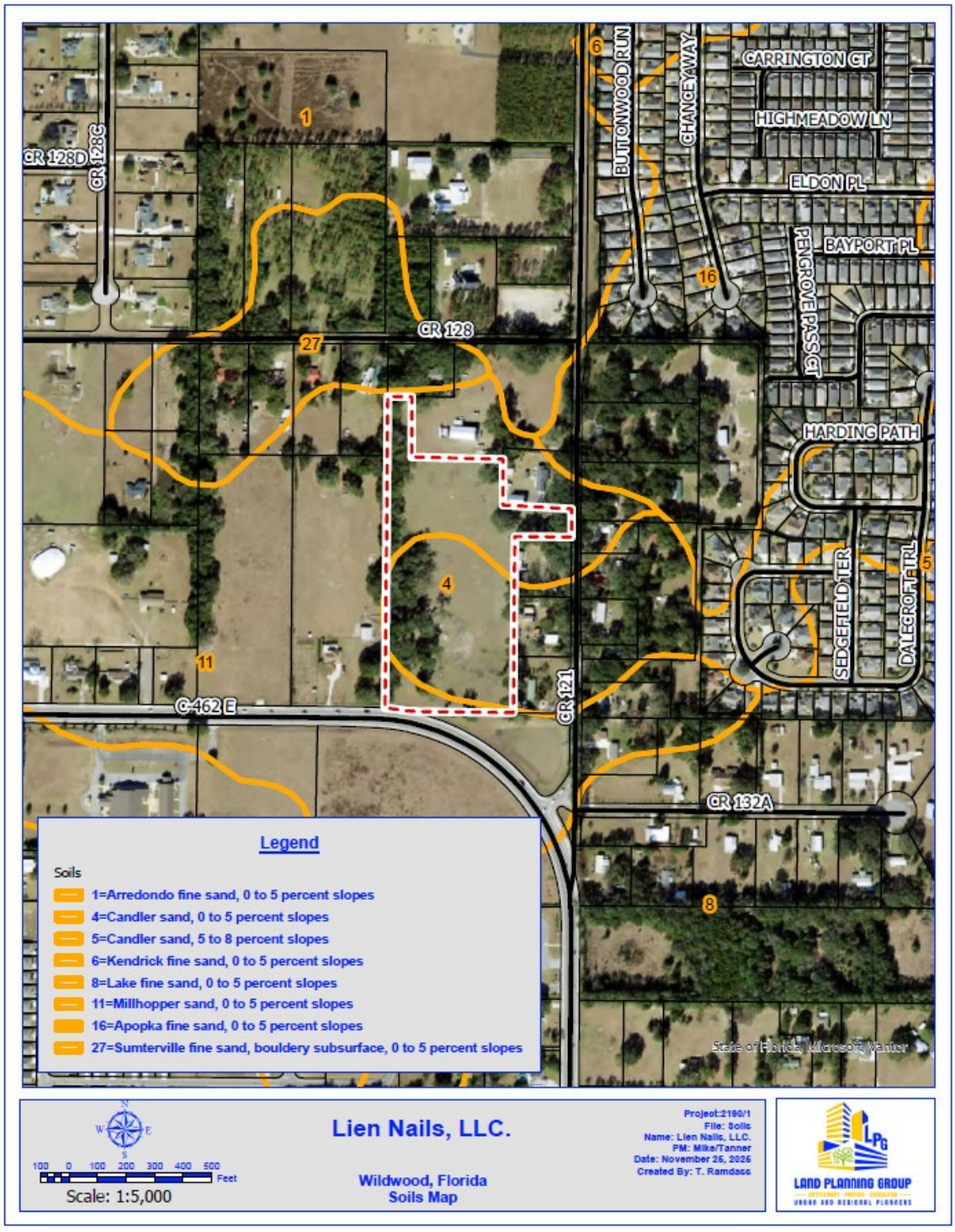

CR 128D
CR 128C
CR 128
27
1
6
BUTTONWOOD RUN
CHANCEY WAY
CARRINGTON CT
HIGH MEADOW LN
ELDON PL
BAYPORT PL
PENGROVE PASS CT
16
HARDING PATH
SEDGEFIELD TER
DALECROFT TRL
5
4
11
C-462 E
CR 121
CR 132A
8
Legend
Soils
1=Arredondo fine sand, 0 to 5 percent slopes
4=Candler sand, 0 to 5 percent slopes
5=Candler sand, 5 to 8 percent slopes
6=Kendrick fine sand, 0 to 5 percent slopes
8=Lake fine sand, 0 to 5 percent slopes
11=Millhopper sand, 0 to 5 percent slopes
16=Apopka fine sand, 0 to 5 percent slopes
27=Sumterville fine sand, bouldery subsurface, 0 to 5 percent slopes
State of Florida, Maxar
N
W
E
S
100 0 100 200 300 400 500
Feet
Scale: 1:5,000
Lien Nails, LLC.
Wildwood, Florida
Soils Map
Project:2180/1
File: Soils
Name: Lien Nails, LLC.
PM: Mike/Tanner
Date: November 25, 2025
Created By: T. Ramdass
LPG
LAND PLANNING GROUP

Figure 9

CITY OF WILDWOOD – WELL PROTECTION ZONES MAP

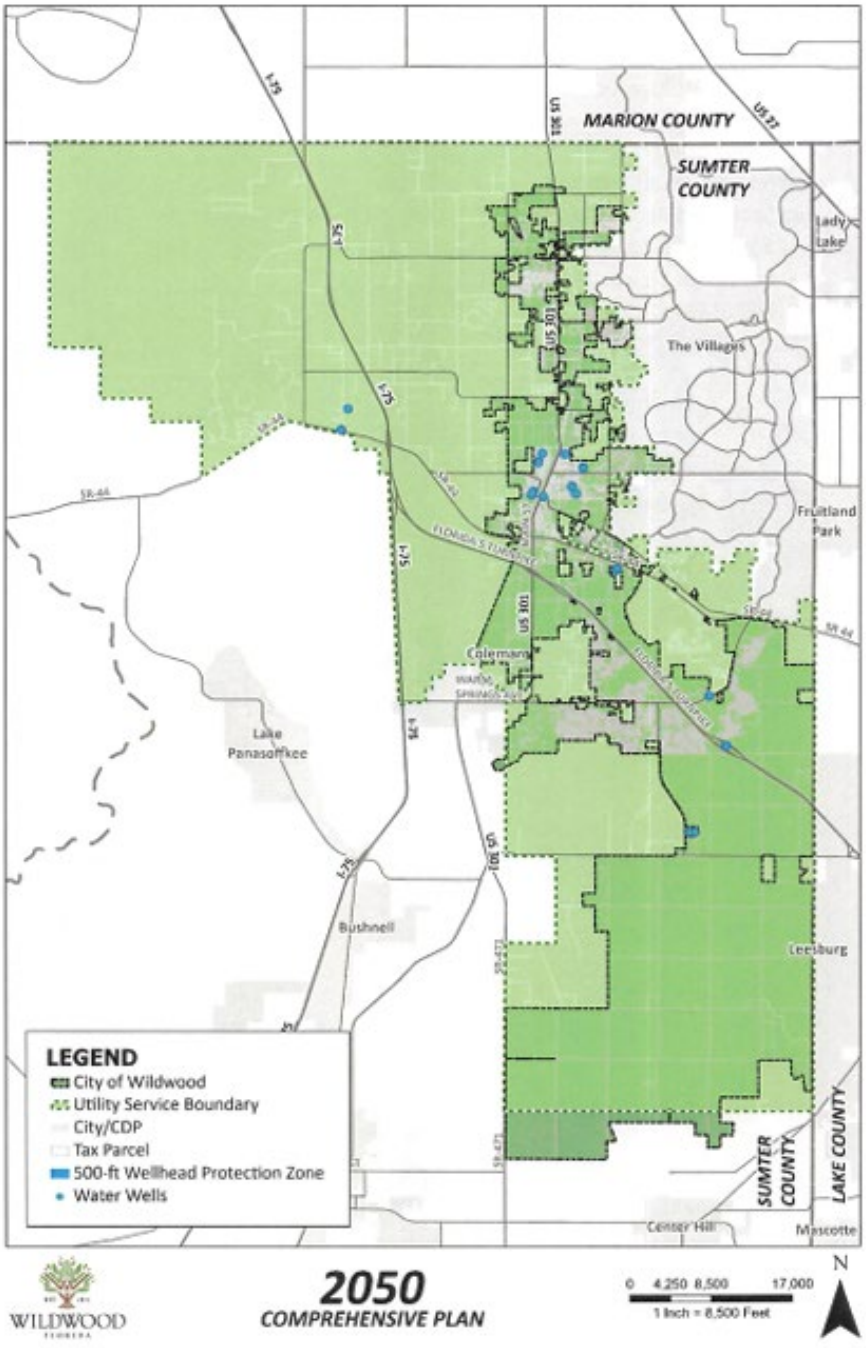


Figure 10

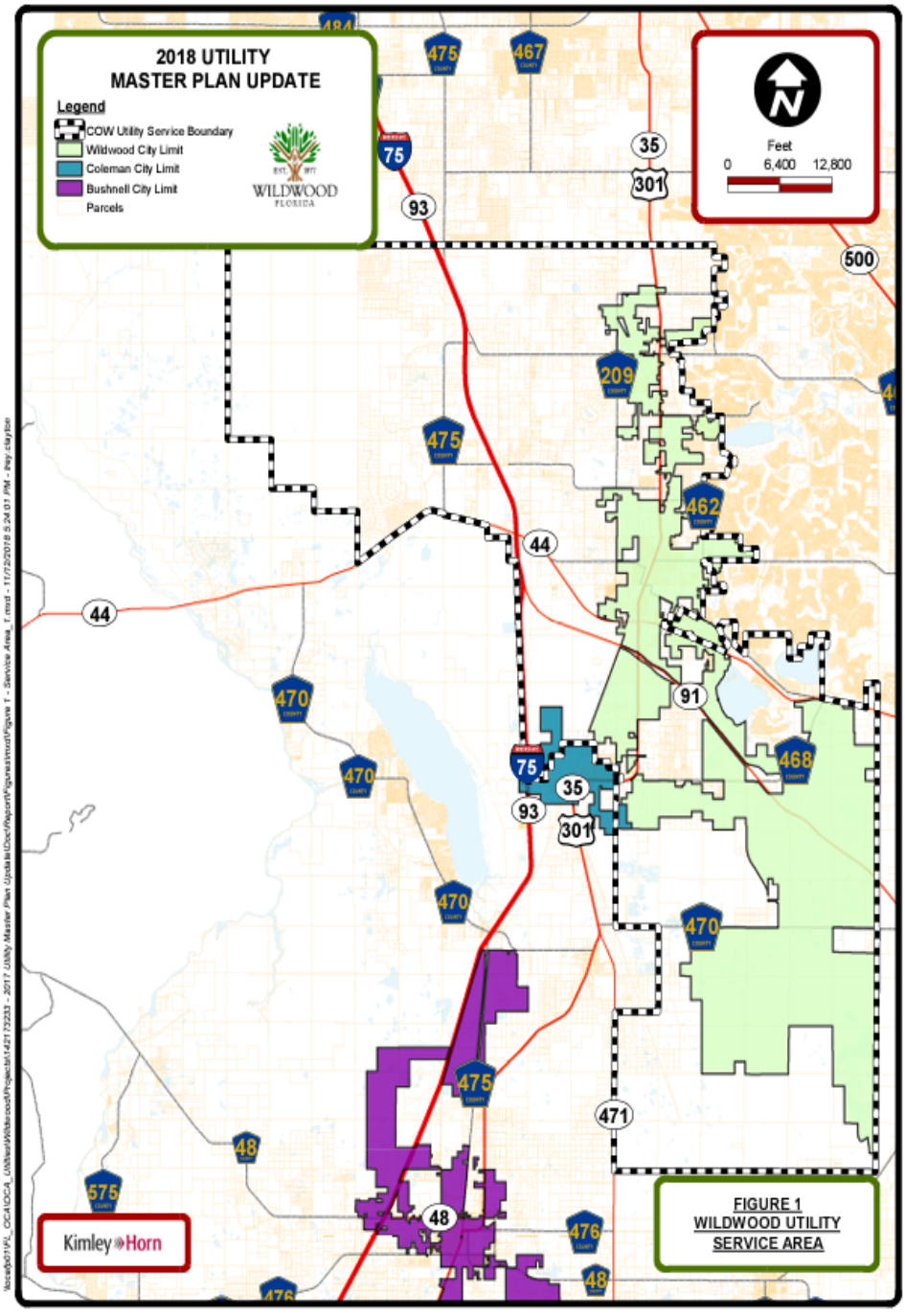

2018 UTILITY
MASTER PLAN UPDATE
Legend
COW Utility Service Boundary
Wildwood City Limit
Coleman City Limit
Bushnell City Limit
Parcels
WILDWOOD
FLORIDA
N
Feet
0 6,400 12,800
FIGURE 1
WILDWOOD UTILITY
SERVICE AREA
Kimley»Horn
WILDWOOD
City of Wildwood
2019 Utility System Master Plan Update

Figure 11

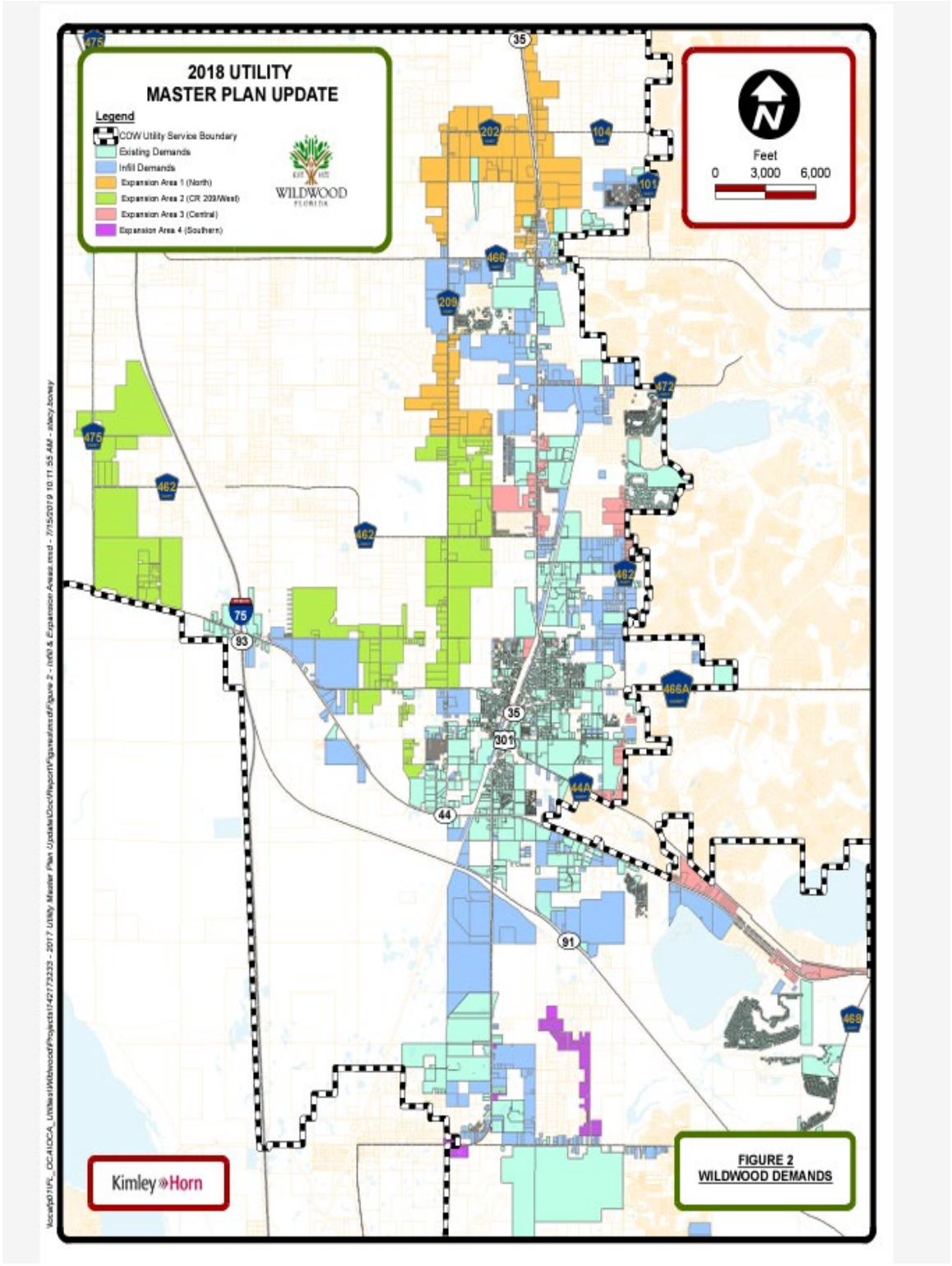

2018 UTILITY
MASTER PLAN UPDATE
Legend
COW Utility Service Boundary
Existing Demands
Infill Demands
Expansion Area 1 (North)
Expansion Area 2 (CR 209/West)
Expansion Area 3 (Central)
Expansion Area 4 (Southern)
WILDWOOD
FLORIDA
N
Feet
0
3,000
6,000
Kimley»Horn
FIGURE 2
WILDWOOD DEMANDS

Figure 12

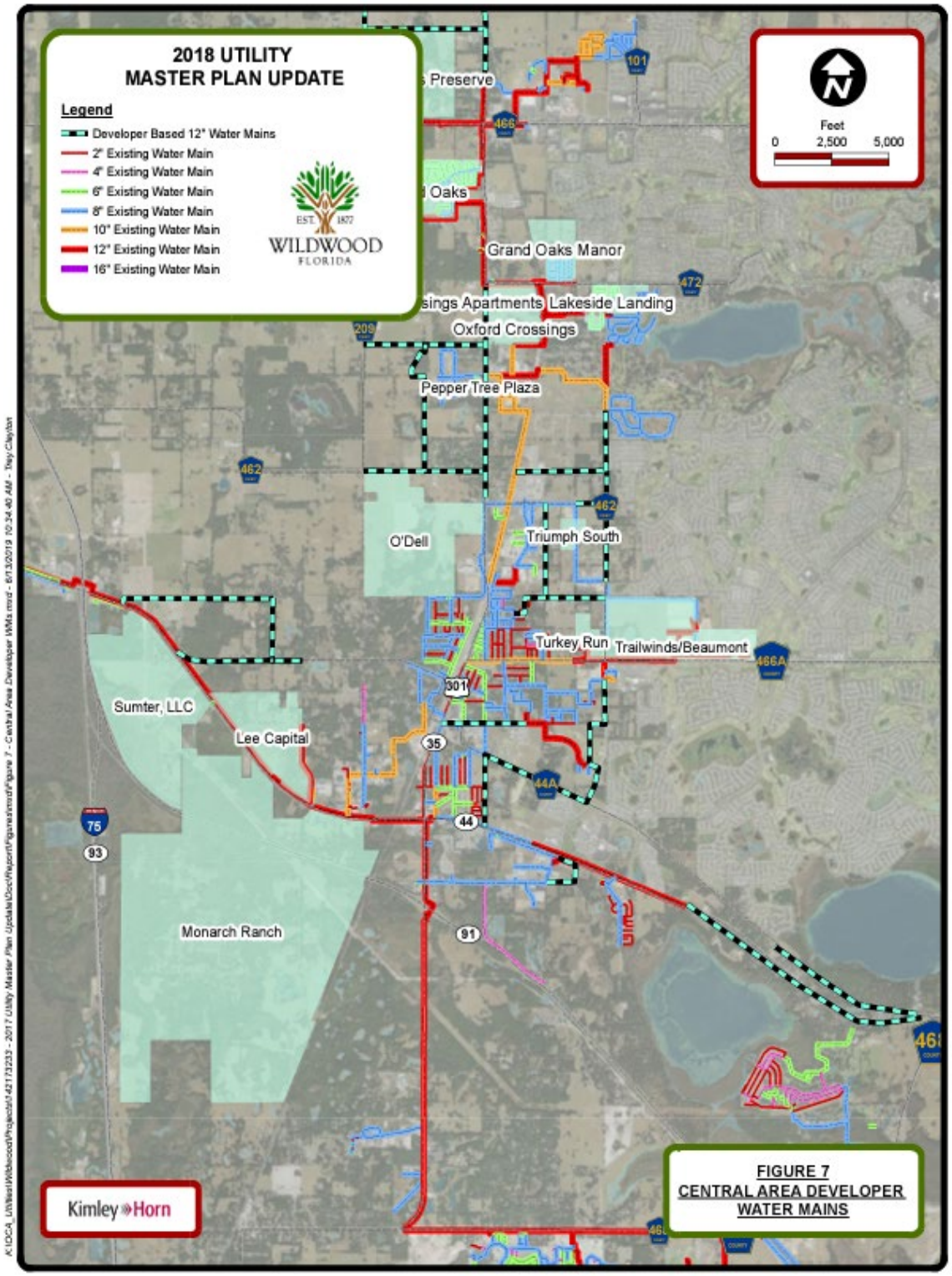
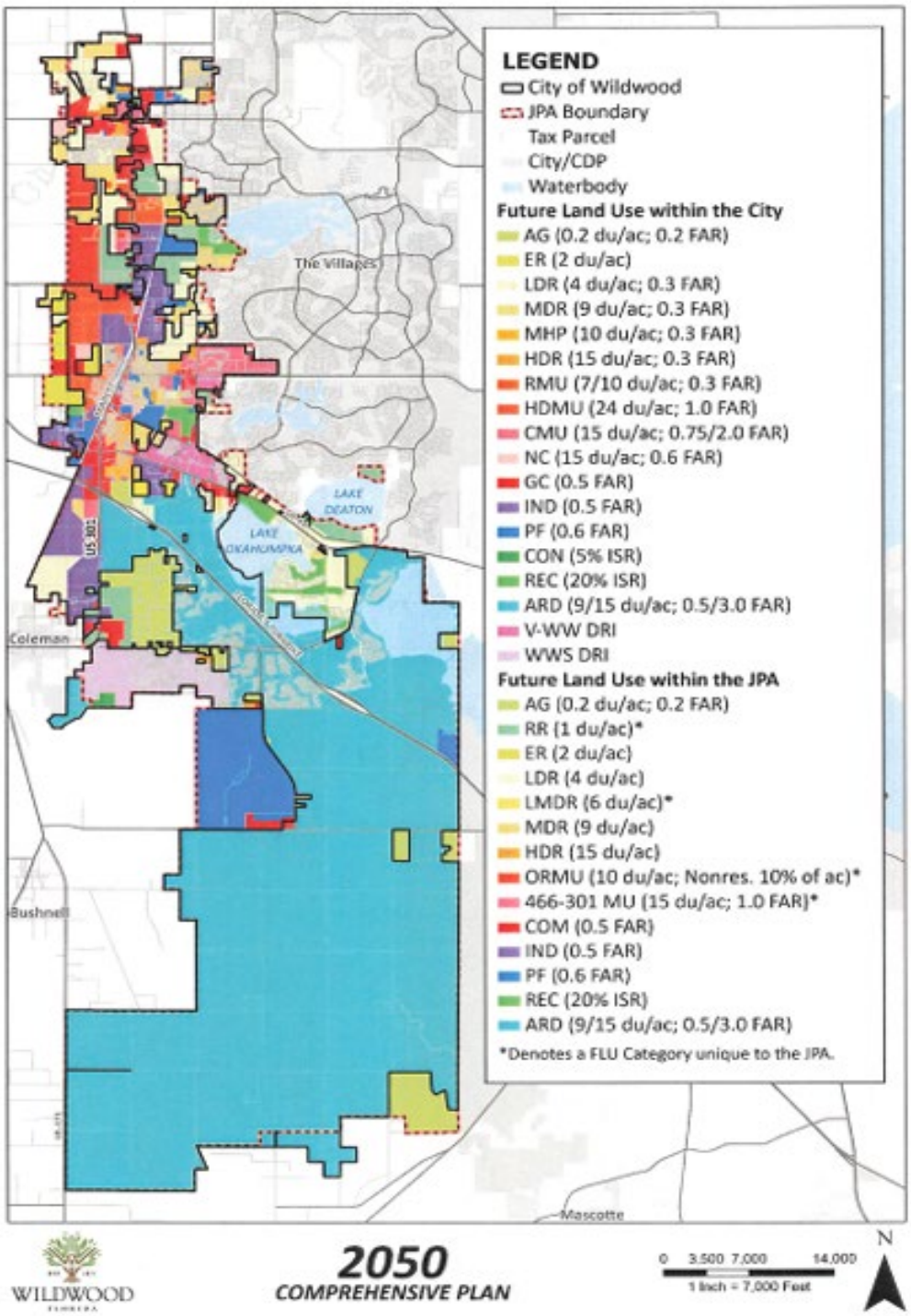

2018 UTILITY
MASTER PLAN UPDATE
Legend
Developer Based 12" Water Mains
2" Existing Water Main
4" Existing Water Main
6" Existing Water Main
8" Existing Water Main
10" Existing Water Main
12" Existing Water Main
16" Existing Water Main
WILDWOOD
FLORIDA
Feet
0
2,500
5,000
Preserve
Oaks
Grand Oaks Manor
Lakeside Landing
Oxford Crossings
Pepper Tree Plaza
O'Dell
Triumph South
Turkey Run
Trailwinds/Beaumont
Sumter, LLC
Lee Capital
Monarch Ranch
FIGURE 7
CENTRAL AREA DEVELOPER
WATER MAINS
Kimley»Horn

Figure 13

CITY OF WILDWOOD – JPA FUTURE LAND USE MAP



LIEN NAILS PROPERTY
CR 462, WILDWOOD FL 34785
SUMTER COUNTY, FLORIDA



ENVIRONMENTAL ASSESSMENT REPORT

Prepared for:
Mr. Eddie Small
E Small Developing, LLC
5366 Central Florida Parkway
Orlando, Florida 32821

Prepared by:
Stillwater Environmental, Inc.
971 Smokerise Blvd.
Port Orange, Florida 32127
SEI File No. 1399.01.25

November 5, 2025

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Table 2: Protected Flora Found in Sumter County, Florida, and Their Expected Occurrence on the Lien Nails Property

APPENDICES

Appendix A: Sumter County Property Appraiser Record Card

Appendix B: National Wetlands Inventory Map

Appendix C: Photographs of the Subject Property

LIEN NAILS PROPERTY
CR 462, WILDWOOD FL 34785
SUMTER COUNTY, FLORIDA

ENVIRONMENTAL ASSESSMENT REPORT

1.0 INTRODUCTION

The Lien Nails Property project site is approximately 9.92 +/- acres in size. The Sumter County Property Appraiser's website lists the Parcel ID no. as D32-173 (Appendix A). The project is located 0.9 miles east of the intersection of US 301 and E. CR 462, in Section 32, Township 18 South, Range 23 East at latitude 28.885359 North and longitude -82.021941 West, Wildwood, Sumter County, Florida (Figure 1). An aerial image of the property is provided on Figure 2.

Review of historical and current aerial photography, the Natural Resources Conservation Service/National Cooperative Soil Report for Sumter County, National Wetlands Inventory Map, and examination of existing site conditions revealed that the subject property historically has remained undeveloped. Historic aerials were researched back to 1964 and USGS topographic maps were researched back to 1895. Early aerial photographs show the property as undeveloped maintained pastureland with hardwoods scattered throughout. Over the decades, it seems little change has occurred onsite except for the clearing of some of the onsite hardwood community. Today, the property sits vacant with several southern live oaks still present throughout. During field surveys for this report, review of historical topographic maps, and National Wetlands Inventory Map (Appendix B), areas classified as wetland/surface waters were not observed within, or adjacent to the subject property.

The project site was reviewed to determine the geological features of the landscape (e.g. soils and topography), to identify the vegetative communities that occur within the project boundary, and to determine the occurrence of threatened and endangered flora and fauna within the project boundary.

2.0 NATURAL RESOURCE ANALYSIS

2.1 Topography

According to the U.S.G.S. 7.5 Minute Topographic Map, "Wildwood, Florida" Quadrangle 2018, the project area elevations sit around approximately 70' msl (Figure 3). Onsite elevations are found to be almost uniform throughout.

2.2 Soils

Soil composition information for the subject property was obtained from the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey for Sumter County (Figure 4). Two (2) soil types lie within the subject property boundary. A brief description of these soil types is presented below.

4) Candler Sand, 0 to 5 percent slopes (5.18 ac/52.22%)

Candler sand consist of very deep, excessively drained, very rapid to rapidly permeable soils found on uplands on the south-central Florida ridge. The water table is at depths greater than 80 inches. Many areas are used for citrus crops and tame pasture. Native vegetation consists of bluejack oak (*Quercus incana*), turkey oak (*Quercus laevis*), sand post oak (*Quercus margaretta*), and longleaf pine (*Pinus palustris*), sand pine (*Pinus clausa*), chapman oak (*Quercus chapmanii*) and myrtle oak (*Quercus myrtifolia*), with a sparse understory of logsided Indiangrass (*Sorghastrum secundum*), gopher apple (*Liania michauxii*), pineland threeawn, hairy panicum (*Panicum virgatum*), and other forbs. This soil type is found in the northern portions of the property.

11) Millhopper Sand, 0 to 5 percent slopes (4.74 ac/47.78%)

Millhopper sands consists of very deep, moderately well drained, moderately permeable soils that formed in thick beds of sandy and loamy marine sediments. They occur in Central and Southern Florida. The water table is at depths of 48 to 60 inches for periods of 1 to 4 months and at 60 to 72 inches for 2 to 4 months during most years. It may be at 30 to 48 inches for cumulative periods of 1 to 3 weeks during some years. Most areas of Millhopper soils are cleared and used for improved pasture or for cultivated crops. Native vegetation consists of live oak (*Quercus virginiana*), longleaf pine *(Pinus palustris*), slash pine (*Pinus elliottii*), loblolly pine (*Pinus taeda*), magnolia (*Magnolia grandiflora*), dogwood (*Cornus sp*.), hickory (*Carya sp.*), laurel oak (*Quercus virginiana*), sweetgum (*Liquidambar styraciflua*), and water oak (*Quercus nigra*). This soil is found throughout the subject property.

2.3 Vegetative Community Analysis – Habitat Characterizations

Pedestrian surveys of the subject property were conducted on October 16, 2025 to qualitatively document the existing vegetation and to assess the present land use patterns according to the *Florida Land Use, Cover and Forms Classification System, Department of Transportation* (FLUCFCS; DOT). One (1) land-use type was determined for the subject property (Figure 5). A brief description of the FLUCFCS community follows. Photographs are provided in Appendix C:

FLUCFCS No. 211 – Improved Pasture (9.92 ac/100%)

This category in most cases is composed of land which has been cleared, tilled, and reseeded with specific grass types and periodically improved with brush control and fertilizer application. Water ponds, troughs, feed bunkers and, in some

cases, cow trails are evident. This land use type is found throughout the entirety of the site. Vegetation consists of bahia grass (*Paspalum notatum*), lantana *(Lantana sp*), and dogfennel *(Eupatorium capillifolium)* scattered throughout the site.

3.0 THREATENED AND ENDANGERED SPECIES

Preliminary ecological investigations included review of published and unpublished literature concerning the subject property and surrounding areas, solicitation of databases on protected species, field investigations to generally delineate and characterize the habitats, and a preliminary field survey for the occurrence of protected flora and fauna.

The following is a list of all wildlife species identified during the evaluation of the site:

Reptiles and Amphibians
Brown anole (*Norops sagrei)*
Eastern black racer (*Coluber constrictor*)

Birds
Mourning Dove (*Zenaida macroura*)
Northern Mockingbird (*Agelaius phoeniceus*)

Mammals
Eastern Gray Squirrel (*Sciurus carolinensis*)

Using methodologies outlined in the *Florida's Fragile Wildlife (Wood,2001)*; *Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FFWCC) Gopher Tortoise Permitting Guidelines (April 2008 – revised January 2017*); an assessment for "listed" floral and faunal species was most recently conducted on the subject property on October 16, 2025 (Figure 6). This assessment included direct observations and indirect evidence, such as tracks, burrows, tree markings, and birdcalls. The assessment focused on species that are "listed" by the *FFWCC's Official Lists - Florida's Endangered Species, Threatened Species, and Species* of *Special Concern (May 2017)* that have the potential to occur in Sumter County (Table 1).

Pedestrian transects were established throughout the site to assess the occurrence, or potential for occurrence of flora and fauna listed as a species of special concern (SSC), threatened, or endangered by the Florida Fish and Wildlife Conservation Commission (FFWCC), the United State Fish and Wildlife Service (USFWS) and the Florida Department of Agriculture (FDA) (Figure 6). The results of these surveys are presented in the following sections.

Table No. 1 and Table No. 2 list those species that were surveyed based on their probability of occurrence in Lake County.

3.1 Regulatory Review

U.S. Fish and Wildlife Service

The U.S. Fish and Wildlife Service (USFWS) is the federal agency responsible for protecting the nation's fish and wildlife resources through implementation of the Endangered Species Act of 1973, as amended ("ESA"), 16 U.S.G. 1531-1543. The USFWS has the responsibility for terrestrial and freshwater species. The Department of Commerce, National Marine Fisheries Service has the responsibility for marine and estuarine species. In Florida, approximately 60 species of animals and 65 species of plants are federally listed by the USFWS as threatened or endangered.

Florida Fish and Wildlife Conservation Commission

Article IV, Section 9 of the Florida Constitution authorizes the FFWCC to "exercise the regulatory and executive powers in the state with regard to wild animal life and freshwater aquatic life." In addition, the FFWCC regulates the taking of species listed as endangered, threatened, or of special concern and their nests through Rules listed in 68A-27 Florida Administrative Code. The FFWCC also provides technical assistance to other agencies that have regulatory authority over activities, which may affect fish and wildlife, and their habitat. The FFWCC's direct regulatory role is currently restricted to protecting animals, not their habitats. However, current FFWCC policies allow for habitat protection as compensation for the "taking" of individuals of the species. The FFWCC Office of Environmental Services (OES) provides technical assistance to other agencies that regulate development activities. These agencies include the Department of Community Affairs, The Department of Environmental Protection, the U.S. Army Corps of Engineers, the state of Florida Water Management Districts, regional planning councils and local governments.

Florida Department of Agriculture and Consumer Services

In Section 581.185, F.S. the Florida Legislature delegated to the Florida Department of Agriculture and Consumer Service (FDACS) authority to designate and regulate plants listed as "endangered," "commercially exploited", and "threatened". FDACS protection of listed plant species centers around preventing the illegal collection, transport, and sale of "listed species". FDACS only issues a permit for collection purposes and neither regulates nor prohibits the destruction of state-listed flora species as a result of development activities. With respect to the USFWS, an endangered/threatened plant on private property belongs to the landowner so long as it continues to grow on his land. The only exception is if the landowner uses federal funds to develop the land. Then the federal agency

participation in the action must ensure that federal funds are not being used to destroy a federally listed plant. If private money is being utilized, there is no such requirement. Otherwise, the endangered species law means little unless/until the plant is moved from the land to be sold or traded. At that point the plant is no longer part of the land and may be protected by the endangered species law. Additionally, it is illegal to collect or maliciously harm listed plants on Federal land.

3.2 Avian Species

A survey to indicate the presence of listed wading birds such as little blue heron (*Egretta caerulea*), wood stork (*Mycteria americana*), tricolored heron (*Egretta tricolor*), and the Florida sandhill crane (*Grus Canadensis pratensis*) was performed on the project site. Suitable habitat for foraging or nesting was not located within the limits of the project site. During the field surveys no listed wading birds were observed.

Red-cockaded Woodpecker (Leuconotopicus borealis)
Federally listed as "Endangered" by the USFWS

No suitable habitat for red-cockaded woodpeckers (*Picoides borealis*) (RCW's) was identified on the project site during field surveys. The property is considered to be unsuitable for RCW's because of the lack of old growth pine trees necessary for nest cavity construction. The general onsite conditions preclude the establishment of RCW's. No further action is required pertaining to the red-cockaded woodpecker.

Sandhill Crane (Grus Canadensis pratensis)
State Listed as "Threatened" by the FFWCC

FFWCC developed the *Imperiled Species Management Plan* to address the needs of state listed species that did not already have a management plan or specific program in place. These species also have Commission approved Species *Conservation Measures and Permitting Guidelines* that have been developed to clarify what is needed for conservation and permitting of these species. Cranes typically nest from February through April. Suitable foraging and/or nesting habitat was not identified on the project site. When habitat is available, a survey of these areas is recommended and would need to be initiated in February and continued through April including pedestrian transects and aerial reconnaissance conducted by drone if construction activities are to occur during the nesting season. The survey methodology prescribed by the FFWCC would be employed. No signs or individuals were observed during surveys for this report. No further action is required pertaining to the Florida sandhill crane at this time.

Bald Eagle (Haliaeetus leucocephalus)
Protected Under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

In August of 2007, the USFWS removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (F.A.C. 68A-16.002 Bald Eagle (*Haliaeetus leuchocephalus*). In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. Under FFWCC's new management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. A FFWCC Eagle permit is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest during the nesting season, October 1 through May 15 or when eagles are present at the nest.

The Southeastern American kestrel (*Falco sparverius paulus*), Everglade snail kite (*Rostrhamus sociabilis plumbeus*), or any other listed birds of prey were not observed on the project site. Two sources were used to identify any bald eagle nests in the vicinity of the project site. They included the FFWCC Historical Bald Eagle Nesting Areas, which has information for the years of the first observation and last, and the Audubon Florida Eagle Watch Nest App which includes the nesting number and the Latitude and Longitude information. The closest nest located to the subject property that has been located by these sources is nest No: SU018 located approximately 2.25 miles to the north, northeast at latitude 28.891500 and longitude -81.983667 (Figure 7). Its first observation is unknown and was listed unknown for the 2025 nesting season. Current USFWS Bald Eagle Management Guidelines state that if there is sufficient natural or man-made landscape buffers between the proposed construction site and the nest preventing a visual connection between the two and the clearing and external construction that is to occur is more than 660 feet from the location of the nest, then there are no restrictions during breeding season (October 1 through March 15). Nest No. SU018 is approximately 2.25 miles from the proposed project, in addition to the natural vegetative buffer that exists. As a result, it is not necessary to submit a Bald Eagle Management Plan.2

Wood Stork (Mycteria Americana)
Federally Listed as "Threatened" by USFWS and the FFWCC

Wood Storks are listed as Threatened by FFWCC and USFWS. According to the *FWC Wood Stork Introduction*, due to loss of wetlands, which the storks rely on for foraging, a decline in range and numbers was evident in the early to mid

1990's. Based on statewide surveys conducted by FFWCC personnel, stork colonies increased from 32 colonies during 1976-78 to 52 colonies during 1986-87 but decreased to 34 colonies in 1999. The most recent survey indicated about 7,216 nesting pairs in Florida during 2005. According to the *Wood Stork Nesting Colonies and Core Foraging Areas Active Within 2009-2018 in Florida* (Figure 8), the subject property is located outside a core foraging area for this species as well as the USFWS consultation area. No wood storks were observed foraging onsite and there is no nesting habitat available. No further action pertaining to the wood stork is required.

Everglade Snail Kite (Rostrhamus socialbilis)
Federally Listed as "Endangered" by USFWS and FFWCC

The Everglade Snail Kite (*Rostrhamus socialbilis*) is listed as Endangered by the USFWS and the FFWCC. The subject property falls inside the USFWS Consultation Area for the Everglade Snail Kite. Everglade Snail Kites are similar in size to Red-Shouldered Hawks. They have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown. The females always have white on their chin. Kites vocalize mainly during courtship and nesting. Snail kites' nest year-round in shallow marshes and along grassy shorelines of lakes. They typically nest over water to reduce opportunities for predators to sneak up on them. A survey of any suitable habit is necessary to confirm no nesting activities are present. At the time of the survey, suitable habitat for nesting or foraging was not located on site, and no signs or individual Snail kites were observed. No further action is required pertaining to the Everglade Snail Kite.

Florida Scrub-Jay (Aphelocoma coerulescens)
Federally Listed as "Threatened" by USFWS and FFWCC

Currently the Florida scrub-jay (*Aphelocoma c. coerulescens*) is listed as "threatened" at state and federal levels. Florida scrub-jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They typically avoid wetlands and forests, including canopied sand pine stands. Optimal scrub-jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90% of the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy over (Fitzpatrick et al. 1991).

Habitat suitable for scrub jay nesting and foraging activities is not available on the subject site. The subject property falls inside the known distribution area for scrub-jays in Sumter County as mapped by the USFWS. Per the guidelines outlined in the *Ecology and Development – Related Habitat Requirements of the Florida Scrub Jay, Nongame Wildlife Program, Technical Report No. 8* surveys will not be

required by the USFWS. No further action is required pertaining to the Florida scrub-jay.

Audubon's Crested Caracara (Polyborus plancus audubonii)
Federally Listed as "Threatened" by USFWS and FFWCC

The project site falls outside the USFWS Consultation Areas for the species Audubon's Crested Caracara (*Polyborus planeus auduconii*). Currently the Audubon's Crested Caracara is listed as threatened by the USFWS and the FFWCC primarily due to habitat loss. The Audubon's Crested Caracara commonly occurs in dry or wet prairie areas with scattered cabbage palm, lightly wooded areas with saw palmetto, scrub-oaks, and cypress. The Audubon's Crested Caracara also uses improved or semi-improved pasture with seasonal wetlands. Audubon's Crested Caracaras construct new nest each nesting season, often in the same tree as the previous year. The subject site does not fall within the USFWS Audubon's Crested Caracara consultation area and no crested caracaras were observed during the field surveys. Suitable foraging habitat for this species does not exist within the project boundaries. No further action is required pertaining to this species.

Florida Grasshopper Sparrow (Ammodramus savannarum floridanus)
Federally Listed as "Endangered" by USFWS and FFWCC

The subject property falls outside the USFWS Consultation Areas for the Florida grasshopper sparrow *(Ammodramus savannarum floridanus)*. This species is currently listed endangered by the USFWS and FFWCC. The Florida grasshopper sparrow is a small bird that can reach a length of five inches (13 centimeters) with a wingspan of eight inches (20 centimeters) *(Smithsonian National Zoological Park, n.d.)*. This species is drab colored with a pale median stripe on top of its flattened head, and a light brown breast. Florida grasshopper sparrows inhabit dry open prairies that contain bunch grasses, low shrubs, and saw palmetto. Adults are sedentary, using the same territory during successive years. Nests are made of grass, dome shaped and are usually located in a slight depression in the ground, well-concealed by clumps of dwarf live oak, wire grass, or saw palmetto. Grasshopper sparrows are bimodal breeders – they breed throughout the year *(Vickery 1996)*. They can be found in south-central Florida in the counties of Polk, Osceola, Highlands, and Okeechobee *(Florida Natural Areas Inventory 2001)*. Suitable foraging and nesting habitat for this species does not exist within the project boundaries. No further action is required pertaining to this species.

Eastern Black Rail (Laterallus jamaicensis jamaicensis)
Federally Listed as "Threatened" by USFWS and FFWCC

The eastern black rail is a wetland dependent bird found in a variety of salt, brackish, and freshwater wetland habitats and is currently listed threatened by the USFWS and FFWCC. An adult eastern black rail is gray-black in coloration, with white speckled upperparts, and has a grayish crown, a chestnut-colored nape of the neck, and a short tail, as described by Cornell University in 2019. These

secretive birds have red eyes, black bills and dusty pink or wine-colored legs. This species requires dense overhead cover and soils that are moist to saturated (occasionally dry) and interspersed with or adjacent to very shallow water to support its resource needs. Suitable habitat does not exist within the boundary of the subject property and no signs or individuals were observed during field investigations for this report. No further action is required pertaining to this species at this time.

3.3 Amphibians, Reptiles, and Mammals

About thirty (30) species of Florida's amphibians and reptiles are protected. Only a few could occur on this site. A survey was conducted for the presence of these species throughout the habitat of their known distribution (Figure 6). On October 16, 2025, SEI biologists surveyed linear transects throughout portions of the upland habitats in the project area. The project site was surveyed in accordance with the guidelines set forth by the FFWCC and the USFWS. Mr. Timothy Talbot, of Stillwater Environmental, Inc., FWC Authorized Gopher tortoise Agent Permit No. GTA-14-00053D, and Ms. Jessica Azpurua, FWC Authorized Gopher Tortoise Permit No. GTA-22-00073, participated in all the surveys including the gopher tortoise surveys. There were no (0) "potentially occupied" gopher tortoise burrows located within the project boundary. The presence of gopher tortoise burrows increases the potential for the commensal species, the Florida mouse (*Podomys floridanus*), the gopher frog (*Rana areolata*), and the Eastern indigo snake (*Drymarchon corais couperi*), federally listed as "Threatened", to occur on the property.

3.3.1 Gopher Tortoises

Gopher Tortoise (Gopherus polyphemus)
State Listed as "Threatened" by the FFWCC
Gopher tortoises are listed as threatened by the FFWCC and are protected by state law Chapter 68A-27 and Chapter 39-27.002(4) Florida Administrative Code. The gopher tortoise is found throughout Florida and is generally associated with longleaf pine and xeric oak sand hills but is also found in scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands, and dunes. If the gopher tortoise is observed, or signs of the tortoise such as burrows are observed, their presence must be addressed prior to onsite construction activities. The FFWCC is the state agency responsible for overseeing the management of this species.

At the time of the surveys conducted for this report there were no (0) "potentially occupied" burrows located on the site (Figure 6). It is recommended that a more thorough survey be performed before the initiation of any construction activities to ensure that no additional gopher tortoise burrows exist on the subject property.

Currently there are four (4) options to conduct activities that may adversely impact tortoises and they are as follows:

1. Avoid developing the areas occupied by the tortoises.
2. Avoid individual burrow entrances to ensure the protection of the burrow. A radius of 25' surrounding each burrow is required.
3. Capture and relocate each tortoise to a FFWCC Long Term Protected Recipient Site.
4. If ten (10) or fewer burrows are affected and some habitat will exist on the site following construction, tortoises may be captured and released back onto the site.

Based on future plans for the subject property, option no. 3 is the most viable option. If any burrows are located prior to the initiation of any development activities, an application for a relocation permit will need to be prepared and submitted to the FFWCC. Once the permit has been issued and received, relocation efforts will be scheduled. The tortoises would then be excavated and relocated to a FFWCC Long Term Protected Recipient Site.

3.3.2 Florida Sand Skink

Sand Skink (Plestiodon reynoldsi)
Federally Listed as "Threatened" by USFWS
The sand skink was listed as "Threatened" under the Endangered Species Act (ESA) in 1987. Sumter County does not fall within the USFWS Consultation Area for the Florida sand skink. The three most important factors in determining the presence of sand skinks are location, elevation, and suitable soils. Skinks are found typically at elevations of 80 feet or more above sea level in excessively drained, well-drained, and moderately well-drained sandy soils. The subject property does not occur within the USFWS consultation area for this species. Based on the USFWS protocol, a survey for sand skinks will not be required.

3.3.3 Eastern Indigo Snake

Eastern indigo snake (*Drymarchon couperi*)
Federally Listed as "Threatened" by USFWS & FFWCC
The Eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. The Eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they prefer uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other

animal burrows, stumps, roots, and debris piles (*USFWS Florida Ecological Services Field Office Species Survey Guidelines - Eastern Indigo Snake*).

The U.S. Fish and Wildlife Service's Standard Protection Measures for the Eastern Indigo Snake state that 30 days prior to any clearing/land alteration activities, the appropriate USFWS Field Office will require notification that an eastern indigo snake protection/education plan will be implemented during the development process. The Plan materials should consist of 1) a combination of posters and pamphlets; and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated. Suitable habitat for this species was identified on the subject property, though no signs or individuals were observed. No further action pertaining to this species is required at this time.

3.3.4 Florida Pine Snake

Florida pine snake (Pituophis melanoleucus mugitus)
State Listed as "Threatened" by FFWCC
The Florida pine snake is one of the largest snakes in eastern North America (*Bartlett and Bartlett 2003*). This species can reach a length of up to 84 inches (213 centimeters). It has a brown back with dark blotches, white belly, ridged scales, small head, and pointed snout (*Florida Natural Areas Inventory 2001*).

The Florida pine snake inhabits areas that feature well-drained sandy soils with a moderate to open canopy (*Franz 1992, Ernst and Ernst 2003).* This species can be found from southwest South Carolina, west to Mobile Bay in Alabama, south to Florida (excluding the Everglades) (*Conant and Collins 1991, Ernst and Ernst 2003, Florida Natural Areas Inventory 2001*).

Habitat loss has been an issue for the Florida pine snake. By 1987, 88% of scrub habitat in Florida had been lost to development (*Kautz et al. 1993*). Other habitat for this species includes the longleaf pine community, of which 97% has been converted to agriculture, pine plantations, and urban areas (*Noss et al. 1995*). Habitat loss and fragmentation is a result of commercial and residential development, silviculture (controlling the growth and quality of forests through timber management), mining, and road construction. The alteration of its fire-dependent habitat can cause less favorable living conditions for the Florida pine snake due to the encroachment of hardwoods (*Means 2005*).

On the date of the onsite assessment, suitable habitat for this species was not identified, and no signs or individuals were observed. No further action pertaining to this species is required at this time.

3.3.5 Short-Tailed Snake

Short-tailed snake (Lampropeltis extenuate)
State Listed as "Threatened" by FFWCC
The short-tailed snake (also called the short-tailed kingsnake) is a small, slender fossorial (adapted to digging and living underground) snake. It can reach a length of up to 20 inches (51 centimeters). Its body is gray colored with 50-80 brown spots that are separated by yellow to red sections. This species has a small head that is indistinct from its body, smooth scales, and a tail that makes up less than 10% of the body (*Florida Natural Areas Inventory 2001, Campbell and Moler 1992*).

Short-tailed snakes can primarily be found burrowed in sandy soils, particularly longleaf pine and xeric (habitat that needs little water) oak sandhills, but they may also be found in scrub and xeric hammock habitats (*Van Duyn 1939, Carr 1940, Campbell and Moler 1992, Enge 1997*). This species is endemic to Florida, as they can only be found from the Suwannee River south to Highlands County (*records from museums, FNAI, and the literature*).

Alterations and destruction of xeric uplands seem to be the biggest threat to the short-tailed snake. The clear cutting of longleaf pine and turkey oak in their habitat is thought to seriously affect the short-tailed snake (*Campbell and Moler 1992*). Crowned snakes are abundant in xeric habitats and this loss of habitat affects their main food supply (*Mushinsky and Witz 1993, Enge 1997*). Increased predation from red fire ants is also a potential threat to the short-tailed snake (*Mount 1981*).

On the date of the onsite assessment, suitable habitat for this species was not identified, and no signs or individuals were observed. No further action pertaining to this species is required at this time.

3.3.6 Florida Bonneted Bat

Florida bonneted bat (Eumops floridanus)
Federally Listed as "Endangered" by USFWS and FFWCC
Also known as the Florida mastiff bat, this species is the largest bat found in Florida (*Belwood, 1992*). It can reach a length of 6.5 inches (16.5 centimeters) and a wingspan of 20 inches (51 centimeters). The pelage (hair) color ranges from black to brown to grayish or cinnamon brown (*Belwood, 1992; Best, 1997; Timm and Genoways, 2004; J. Gore, pers. comm., 2011*).

Florida bonneted bats are thought to be exceedingly rare, only occurring in a handful of counties in south Florida, and have one of the most restrictive ranges of any bat species in the U.S. To date, only a few bonneted bat nursery roosts have been documented. Bonneted bats have been detected foraging in a variety of habitats including semitropical forests with tropical hardwood, pineland, and mangrove habitats, as well as man-made areas such as golf courses and neighborhoods (*Robson, 1989*). They are thought to have unusual roosting habits

in that one male will roost with several different females at one time (*Belwood 1981; Belwood 1992; Best 1997*).

The subject property does not occur within the USFWS consultation area for this species. At this time, no further action is required.

3.4. Flora

There were no protected plant species found on the project site. Currently, there are no technical reports available by the USFWS mentioned in this report for the survey of protected plant species. None of the agencies require relocation or mitigation for protected plant species. Please see Table 2 for a list of plant species that are "listed" for Sumter County.

4.0 REGULATORY CONSIDERATIONS

According to wetland delineation methodologies outlined in the Corps of Engineers Wetland Delineation Manual (1987), the 2008 Corps Interim Regional Supplement to the Corps Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region and the State of Florida Unified Wetland Delineation Manual (section 62-340.300, F.A.C.), areas classified as wetland/surface waters were not observed within, or immediately adjacent to, the subject property.

4.1 Southwest Florida Water Management District

The Southwest Florida Water Management District (SWFWMD) regulates wetlands that are isolated and those considered within or connected to "Waters of the State" pursuant to Chapter 403 of the Florida Statutes, Rules 62-302 and 62-330 of the Florida Administrative Code (F.A.C.). Development activities altering wetlands and/or drainage will require an Environmental Resource Permit (ERP) from the Southwest Florida Water Management District. Different ERP Permits for various activities, General Permits, and exemptions can be found in the *State of Florida Environmental Resource Permit Applicant's Handbook, Volume I*. Specific design standards, basin specific criteria and procedures can be found in the *State of Florida Environmental Resource Permit II.* The U.S Environmental Protection Agency (EPA) requires coverage under the National Pollutant Discharge Elimination System (NPDES) generic permit for discharge from large and small construction activities for any project that results in the clearing of one or more acres, pursuant to 40 CFR parts 122 and 124. The EPA has delegated responsibility to the FDEP to administer the NPDES permits for the State of Florida. The primary functions of the NPDES requirements are to ensure that sediment and erosion during construction of the project is controlled. The NPDES usually requires the use of Best Management Practices to ensure compliance with water quality standards. In addition, coverage under the generic permit for discharge of produced ground water from a non-contaminated site activity must be secured for any construction-related dewatering activity pursuant to Rule 62-621.302.

4.2 U.S. Army Corps of Engineers

The ACOE regulates wetlands connected to “Waters of the United States” and “Adjacent Waters” under Section 404 of the Clean Water Act. Following recent regulatory changes, jurisdiction over Section 404 permitting has been transferred back to the ACOE, in part due to the U.S. Supreme Court decision in Sackett v. Environmental Protection Agency, 598 U.S. 651 (2023). This decision significantly narrowed the definition of "waters of the United States" by restricting federal regulatory reach over wetlands that do not have a continuous surface connection to larger, navigable waters. Based on previous Supreme Court rulings, such as Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers, No. 99-1178 (2001) (SWANCC), and Rapanos v. United States and Carabell v. United States, 126 S. Ct. 2208 (2006), isolated wetlands are non-jurisdictional, and the ACOE must demonstrate a physical, biological, or chemical nexus to navigable waters to claim jurisdiction. A consultation with ACOE staff may be necessary to confirm that no Waters of the United States (WOTUS) occur on the subject property.

5.0 WETLAND/SURFACE WATER ANALYSIS

According to wetland delineation methodologies outlined in the Corps of Engineers Wetland Delineation Manual (1987), the 2008 Corps Interim Regional Supplement to the Corps Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region and the State of Florida Unified Wetland Delineation Manual (section 62-340.300, F.A.C.), areas classified as wetland/surface waters were not observed within, or immediately adjacent to, the subject property.

6.0 SUMMARY AND RECOMMENDATIONS

The Lien Nails Property project site is approximately 9.92 +/- acres in size. The Sumter County Property Appraiser’s website lists the Parcel ID no. as D32-173 (Appendix A). The project is located 0.9 miles east of the intersection of US 301 and E. CR 462, in Section 32, Township 18 South, Range 23 East at latitude 28.885359 North and longitude -82.021941 West, Wildwood, Sumter County, Florida (Figure 1). An aerial image of the property is provided on Figure 2.

On October 16, 2025, the Lien Nails Property project site was surveyed for the presence of flora and fauna protected by county, state, and federal government agencies as well as any protected wetland habitats. Targeted fauna species included the gopher tortoise and commensal species, as well as the avian species discussed in Sections 3.2. The surveys resulted in the location of zero (0) “potentially occupied” gopher tortoise burrows. It is recommended that a 100% survey be conducted prior to the initiation of any construction activities to determine the total population. The survey is good for 90 days but can be revisited any time after the 90-day period. None of the above-mentioned avian species were observed during onsite investigations. Areas classified as wetland/surface waters were not observed within, or immediately adjacent to, the subject property.

The environmental limitations described in this document are based on observations and technical information on the date of the on-site evaluation. Failure to detect a listed species does not necessarily infer species absence as wildlife is mobile and exhibit seasonality of occurrence. It is recommended that the subject property be revisited prior to the initiation of construction activities to determine if there have been any changes related to the listed flora and fauna species found in Sumter County. Should you have any questions or require any additional information, please do not hesitate to contact us at (407) 489-6898. Thank you.

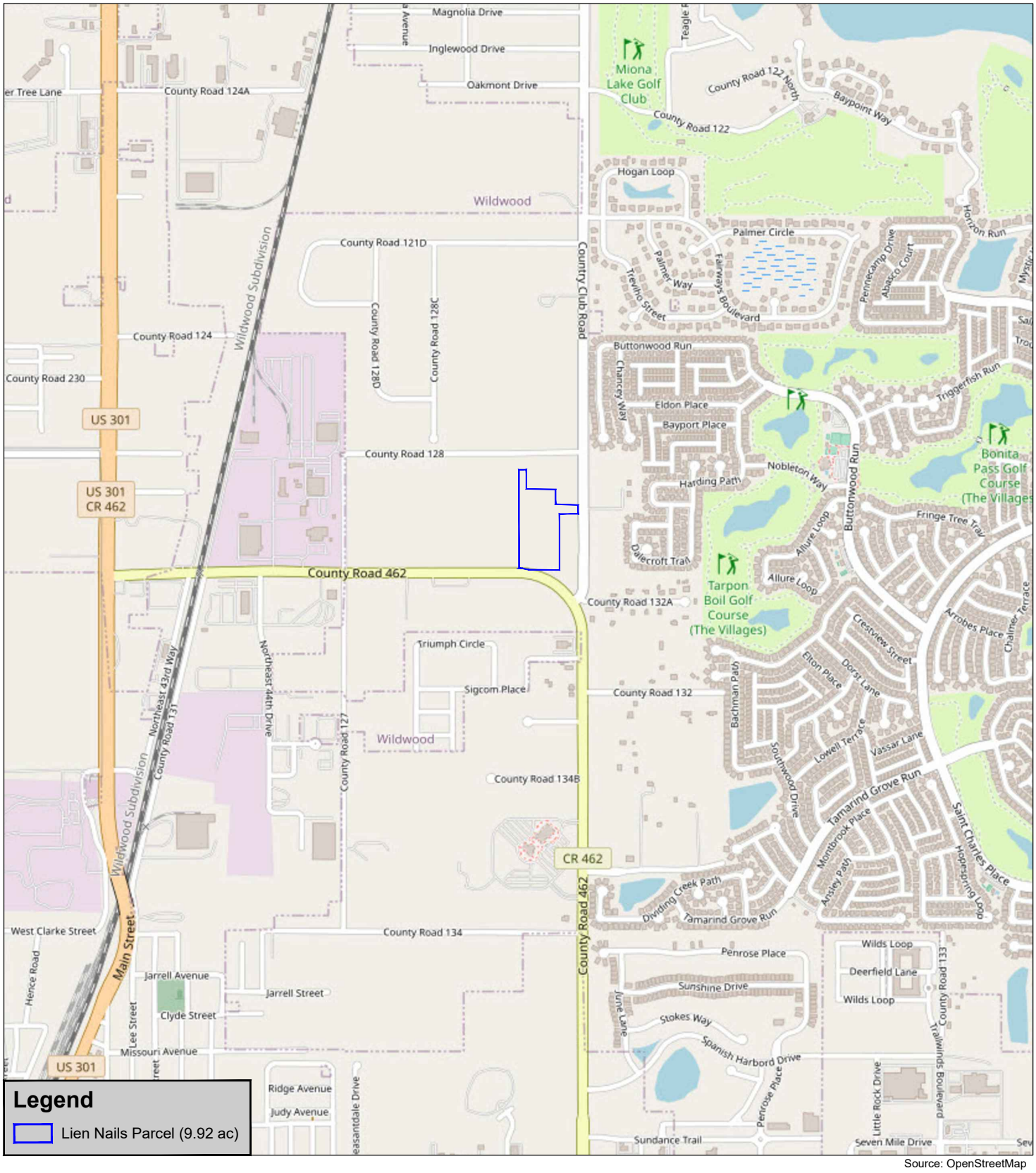
Regards,

Alexander Talbot
Environmental Specialist

Timothy J. Talbot
President

Stillwater Environmental

FIGURES



Source: OpenStreetMap

Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Lien Nails Property
CR 462
Wildwood, Florida 34785
Figure #1

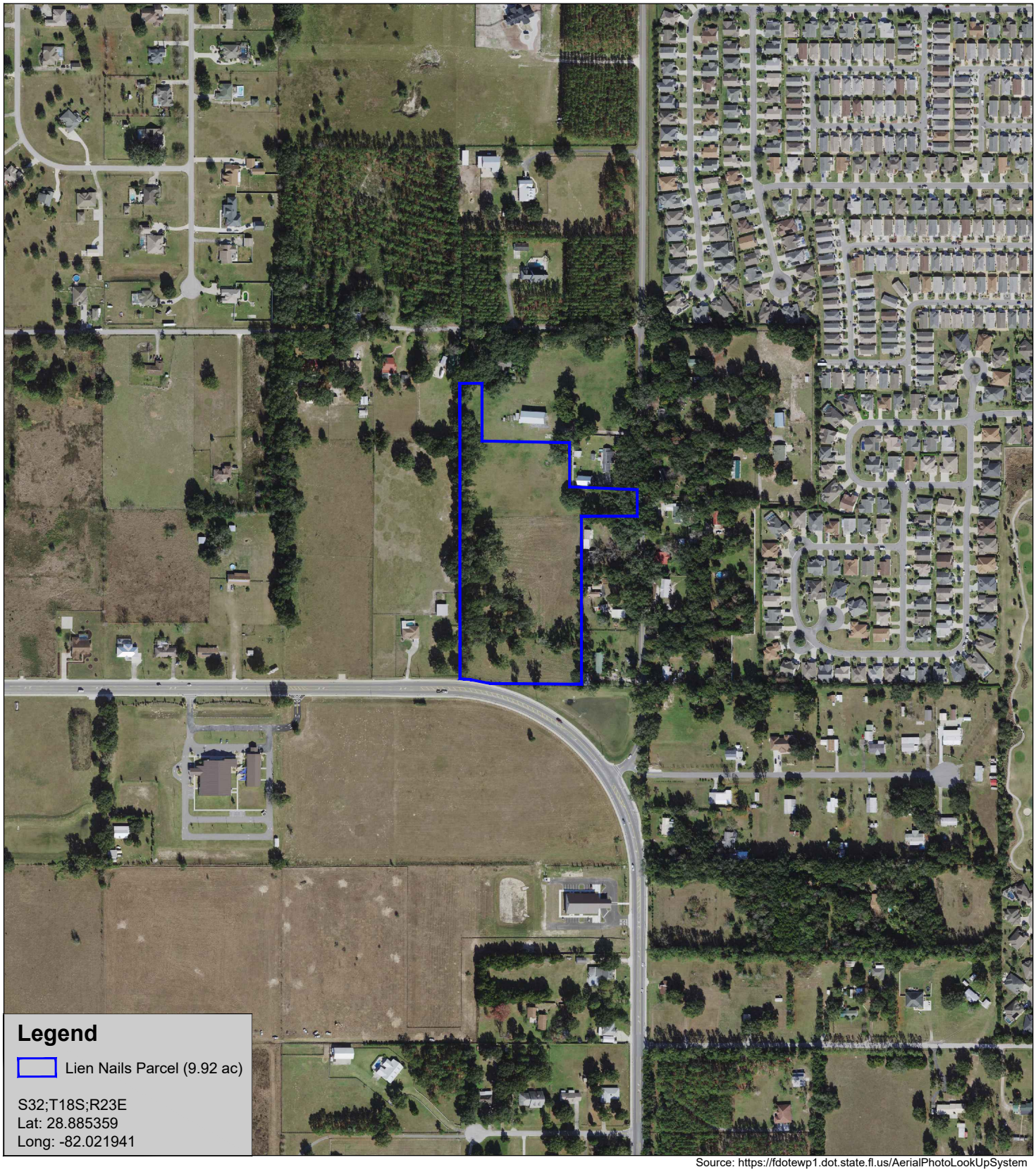
Location Map

Environmental Assessment

1500 Feet

N

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025



Source: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem

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Lien Nails Property
CR 462
Wildwood, Florida 34785

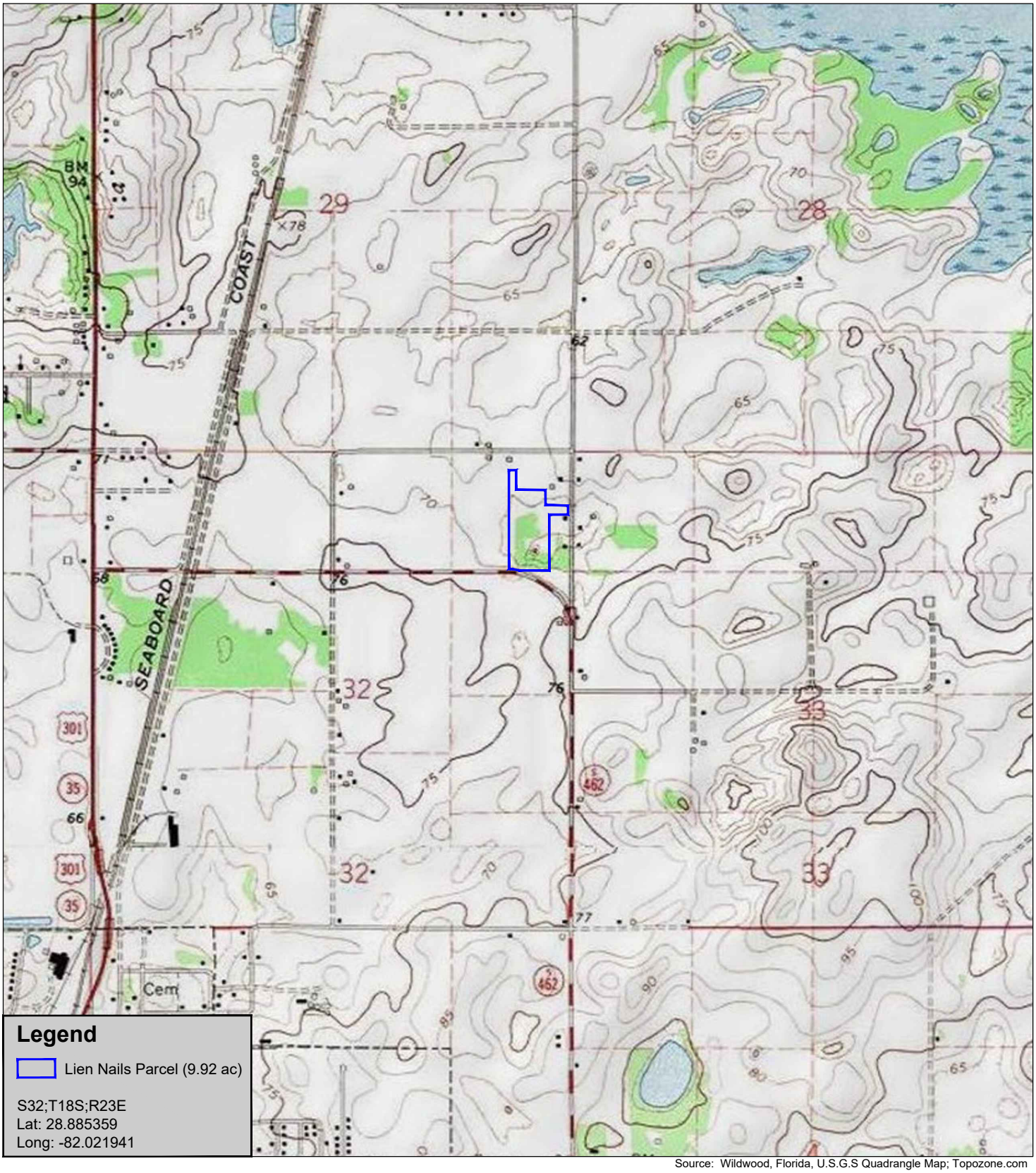
Figure #2

Aerial Photograph (2023)

Environmental Assessment

500 Feet

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025



Source: Wildwood, Florida, U.S.G.S Quadrangle Map; Topozone.com

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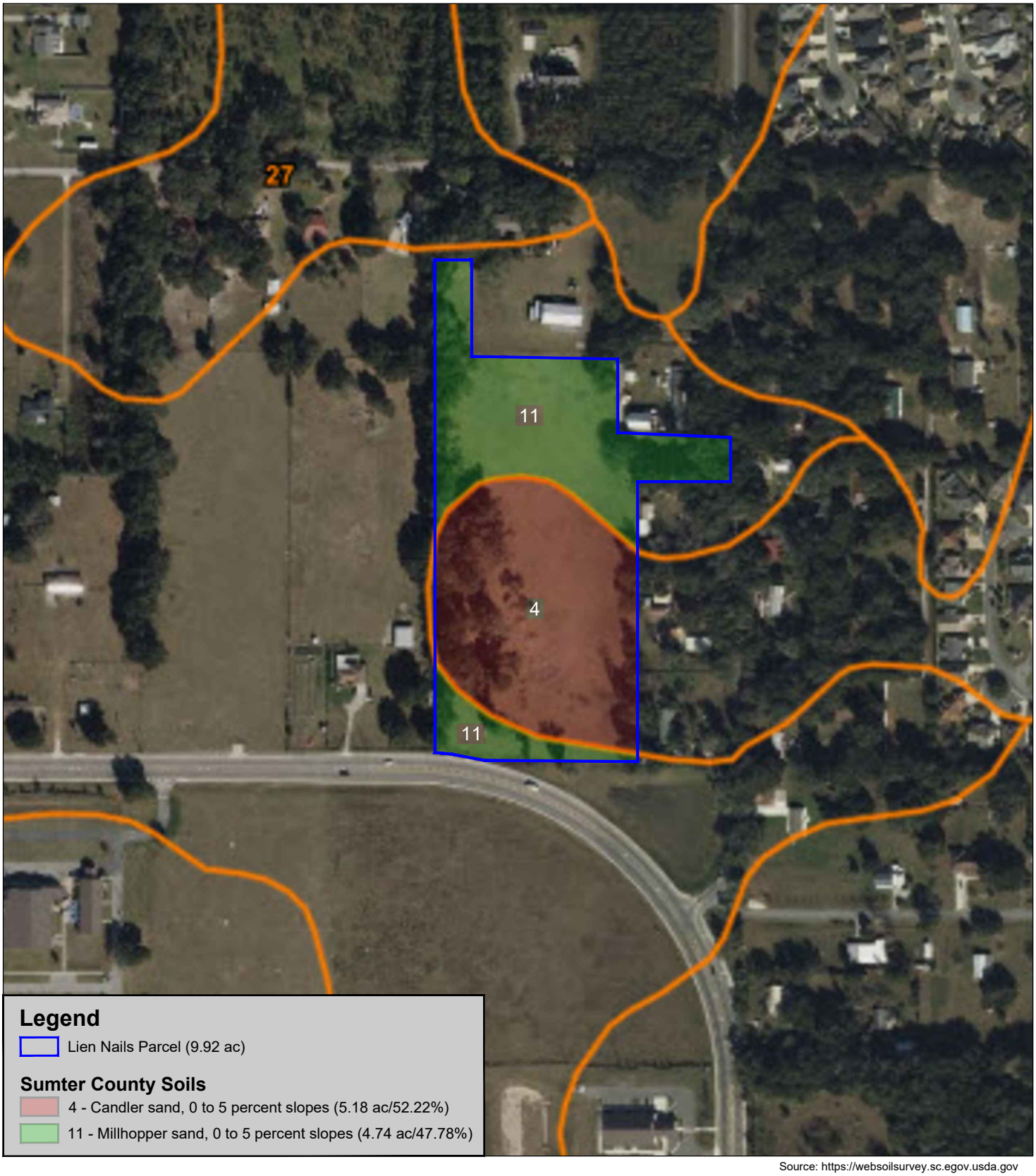
Lien Nails Property
CR 462
Wildwood, Florida 34785
Figure #3

U.S.G.S. Topographic Map

Environmental Assessment

1500 Feet

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025



Source: https://websoilsurvey.sc.egov.usda.gov

Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
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Lien Nails Property
CR 462
Wildwood, Florida 34785

Figure #4

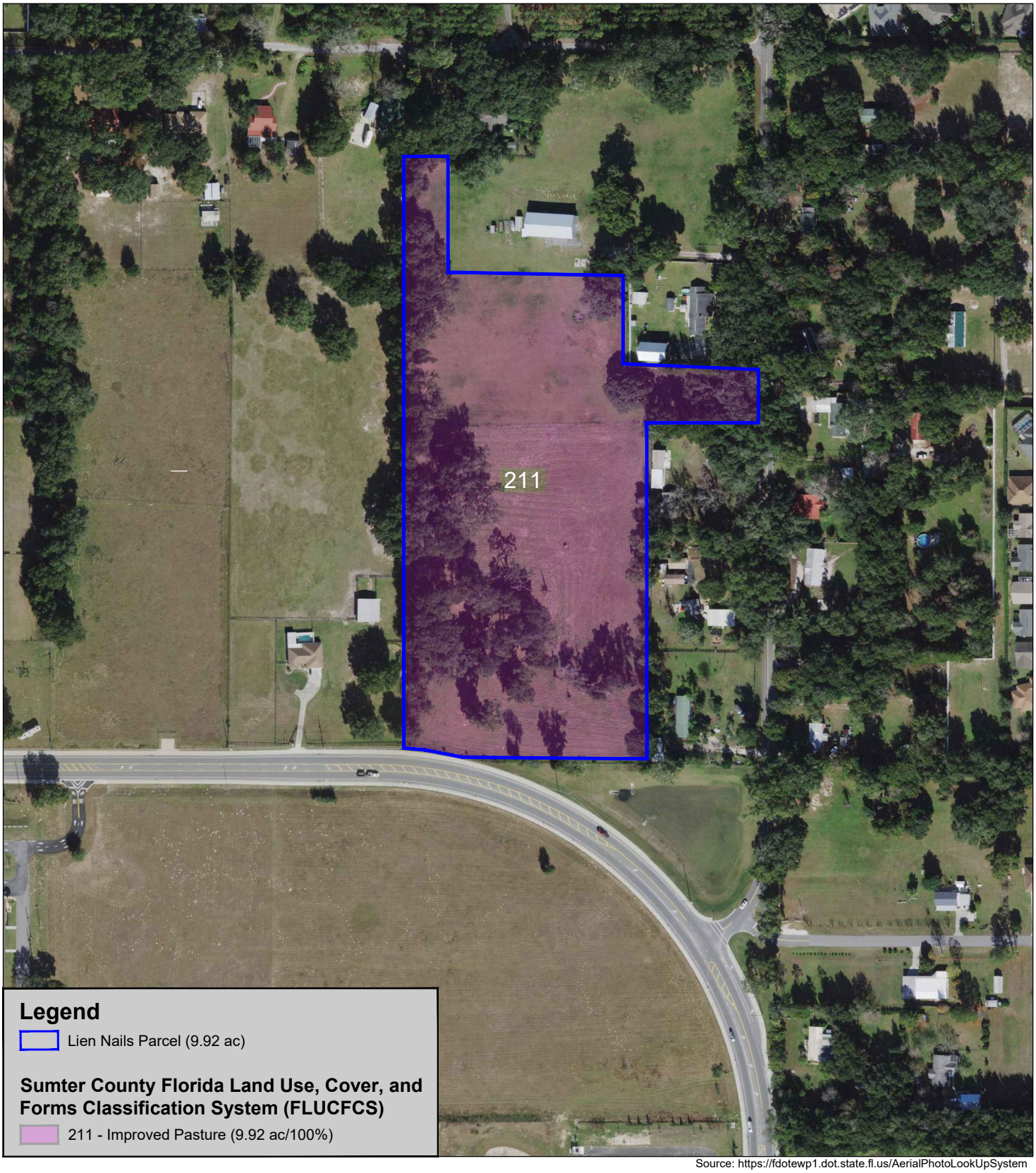
USDA - NRCS Soil Map

Environmental Assessment

300 Feet

N

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025



Source: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem

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971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
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Lien Nails Property
CR 462
Wildwood, Florida 34785

Figure #5

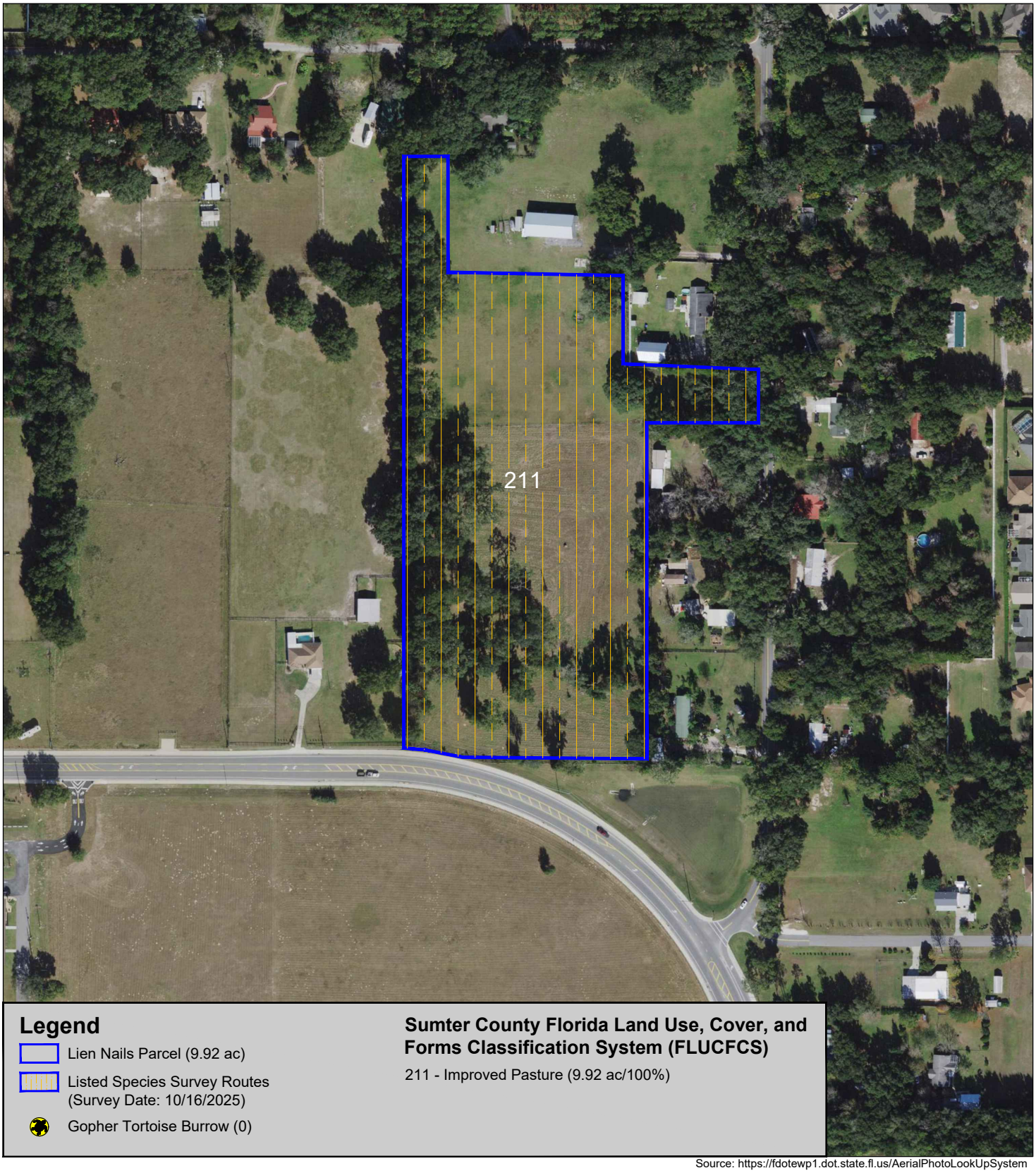
FLUCFCS Map

Environmental Assessment

250 Feet

N

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025



Legend

- Lien Nails Parcel (9.92 ac)
- Listed Species Survey Routes (Survey Date: 10/16/2025)
- Gopher Tortoise Burrow (0)

Sumter County Florida Land Use, Cover, and Forms Classification System (FLUCFCS)

211 - Improved Pasture (9.92 ac/100%)

Source: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem

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Website: www.stillwaterenvironmental.com

Lien Nails Property
CR 462
Wildwood, Florida 34785
Figure #6

Listed Species Survey Routes

Environmental Assessment

200 Feet

N



Sources: https://myfwc.maps.arcgis.com/apps/webappviewer; https://audubon.maps.arcgis.com/apps/webappviewer; https://geodata.myfwc.com/datasets/wading-bird-rookeries-1999; https://myfwc.maps.arcgis.com/apps/webappviewer/index.html?id=0c634d5ba4cc47baa82de0ed2782426c

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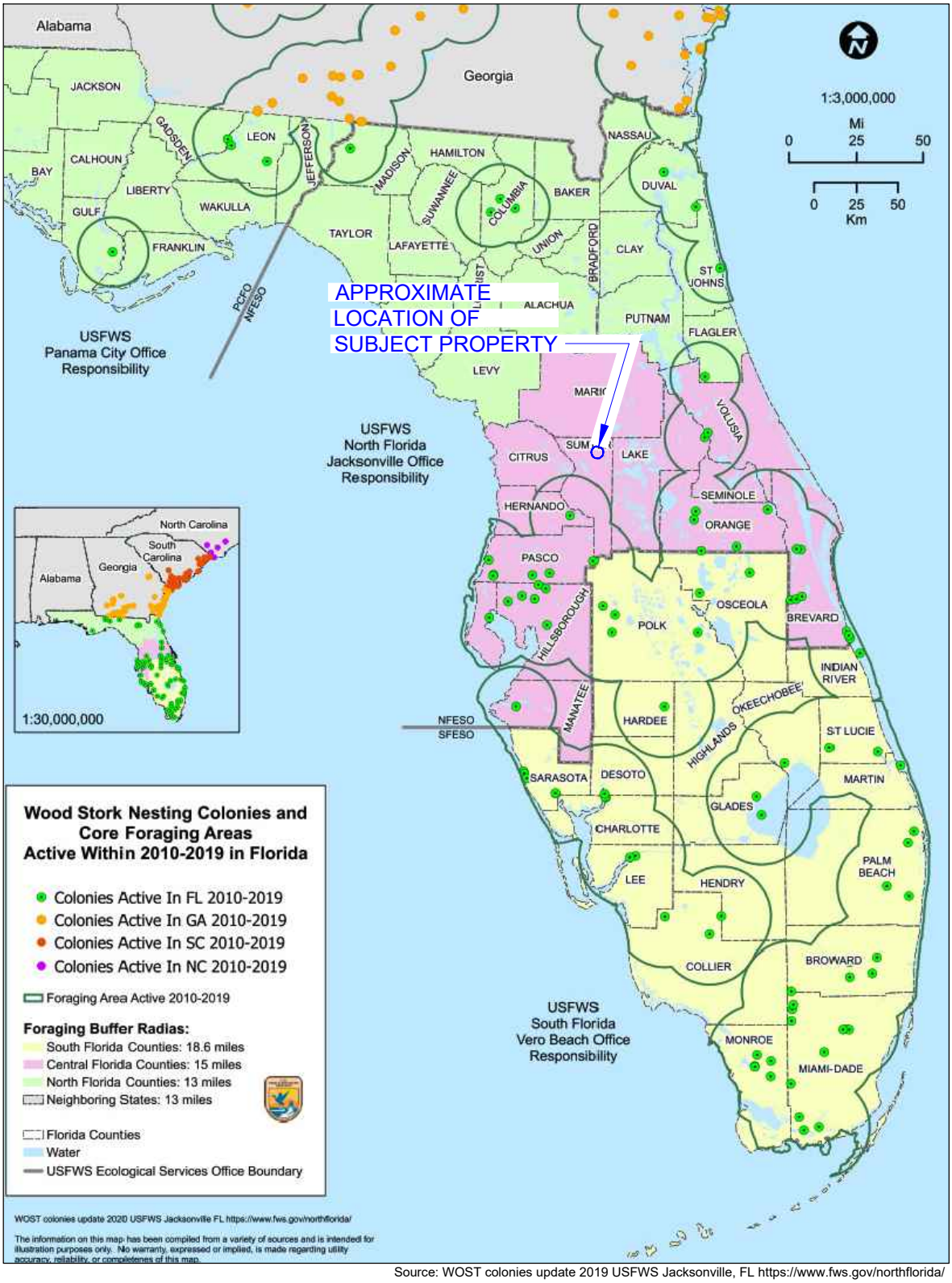
Lien Nails Property
CR 462
Wildwood, Florida 34785
Figure #7

Wildlife Proximity Map

Environmental Assessment

0.6 Miles

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025



Source: WOST colonies update 2019 USFWS Jacksonville, FL https://www.fws.gov/northflorida/

Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Lien Nails Property
CR 462
Wildwood, Florida 34785

Figure #8

Wood Stork Foraging Areas

Environmental Assessment

58 Miles

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025

TABLES

TABLE 1

TABLE 1: PROTECTED FAUNA FOUND IN SUMTER COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE LEIN NAILS PROJECT SITE

SPECIES	FWC STATUS	USFWS STATUS	PREFERRED HABITAT	PROBABLILITY OF OCCURANCE
REPTILES				
Alligator mississippiensis American alligator	FT(S/A)	T	Vegetated lakes and deepwater swamps	Low: No habitat available, none sighted
Drymarchon corais couperi Eastern indigo snake	FT	T	Dry habitats bordered by water; often occupy *G. polyphemus* burrows	Low: No habitat available, none sighted
Gopherus polyphemus Gopher tortoise	ST	_	Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods	Med: Habitat available, no burrows located
Pituophis melanoleucus mugitus Florida pine snake	ST	_	Dry, sandy barrens in xeric oak and pine-wooded sandhills	Low: No habitat available, none sighted
Plestiodon reynoldsi Sand skink	FT	T	Xeric habitats along sandy Florida ridges. Found in Osceola, Polk, Lake, Highlands, Putnam, Orange and Marion counties.	Low: No habitat available. Outside USFWS Consultation Area
Stilosoma extenuatum Short-tailed snake	ST	_	Sandy upland ridges; xeric oak pine woods; xeric oak hammocks	Low: No habitat available, none sighted
AMPHIBIANS				
Rana capito Florida gopher frog	SSC	_	Dry, xeric habitats with wetlands such as isolated permanent ponds and cypress domes	Low: No habitat available, no gopher tortoise burrows observed
BIRDS				
Aphelocoma coerulescens Florida scrub jay	FT	T	Level, sterile, white sand with low, xeric oak scrub	Low: No habitat available, none sighted.
Athene cunicularia floridana Florida Burrowing Owl	ST	_	These areas include golf courses, airports, pastures, agriculture fields, and vacant lots.	Low: Minimal habitat available, none sighted.
Egretta caerulea Little blue heron	ST	_	Lake littorus; shallow ponds and marshes	Low: No habitat available, no birds sighted.

TABLE 1: PROTECTED FAUNA FOUND IN SUMTER COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE LEIN NAILS PROJECT SITE

SPECIES	FWC STATUS	USFWS STATUS	PREFERRED HABITAT	PROBABLILITY OF OCCURANCE
BIRDS (cont.)				
Egretta tricolor Tricolored heron	ST	_	Lake littorus; shallow ponds and marshes	Low: No habitat available, no birds sighted
Falco sparverius paulus Southeastern American kestrel	ST	_	Forest edges, and clearings; nests in mature pines	Low: No habitat available, none sighted
Grus canadensis pratensis Florida sandhill crane	ST	_	Marshes, wet prairies, pastures, and open herbaceous rangeland	Low: No habitat available, birds sighted on adjacent property
Haliaeetus leucocephalus * Bald eagle	_	_	Open (<60% canopy cover), mature pine forests <2 km from expansive open waters	Low: No habitat available, no nests or birds sighted
Mycteria Americana Wood stork	FT	T	Nests in cypress swamps; forage sites range from shallow marshes to roadway borrow pits	Low: No habitat available, none sighted
Picoides borealis Red-cockaded Woodpecker	FE	E	Old-growth pine flatwoods with regular fire occurrence are required for nesting	Low: No habitat available, none sighted
Rostrhamus sociabilis plumbeus Everglade snail kite	FE	E	Shallow freshwater marshes; shallow grassy shorelines of lakes.	Low: No habitat available, no birds sighted
Laterallus jamaicensis jamaicensis Eastern Black Rail	FT	T	Wetland dependent; requires dense overhead cover and soils that are moist to saturated (occasionally dry).	Low: No habitat available, none sighted
Ammodramus savannarum floridanus Florida grasshopper sparrow	FE	E	Large treeless grasslands dominated by bunch grasses, low shrubs, and saw palmetto	Low: No habitat available, none sighted

MAMMALS				
Trichechus manatus West Indian manatee (Florida manatee)	FT	T	Coastal waters, rivers and springs.	Low: No habitat available
Puma concolor coryi Florida Panther	FE	E	Pinelands, tropical hardwood hammocks, and mixed freshwater swamp forests	Low: No habitat available, none sighted

*Protected under the Bald and Golden Eagle Protection Act (BGEPA), and the Migratory Bird Treaty Act (MBTA).

KEY TO ABBREVIATIONS

FWC Florida Fish and Wildlife Conservation Commission

- FE Federally-designated Endangered
- FT Federally-designated Threatened
- FXN Federally-designated Threatened Nonessential Experimental Population
- FT(S/A) Federally-designated Threatened species due to similarity of appearance
- ST State-designated Threatened
- SSC State Species of Special Concern

TABLE 2

TABLE 2: PROTECTED FLORA FOUND IN SUMTER COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE LIENS NAILS PROJECT SITE

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABLILITY OF OCCURANCE (4)
Calopogon barbatus – Bearded grass pink	T	-	Damp pinelands	Low: no habitat available, none found
Calopogon multiflorus – Many flowered grass pink	E	-	Open, damp, occasionally recently burned pinelands and meadows	Low: No habitat available, none found
Deerinfothamnus rugelii – Rugel's pawpaw	E	E	Mesic flatwoods	Low: No habitat available, none found
Dennstaedtia bipinnata – Hayscented Fern	E	-	Rare on mucky soil in shaded forests in Seminole, Dunal, and Palm Beach counties	Low: Not found in the area; none found
Encyclia tampensis – Butterfly orchid	CE	-	Cypress swamps, hardwood swamps and hammocks	Low: No habitat available, none found
Epidendrum conopseum – Greenfly orcid	CE	_	Cypress swamps, hardwood swamps, and hammocks	Low: No habitat available, none found
Hartwrightia floridiana – Florida Hartwrightia	T	-	Wet, open areas, moist grasslands, and sphagnum bogs	Low: No habitat available, none found
Lilium catesbael – Southern red lily	T	_	Mesic flatwoods, wet prairies, usually in graminoid systems	Low: No habitat available on site, none found
Listera australis – southern tway blade	T	_	Hammocks, low moist woods in deep humus, ravines, shady stream banks, sphagnum	Low: No habitat available, none found
Nemastylis floridana	E	_	Marshes, grassy openings of wet hammocks moist flatwoods	Low: No habitat available, none found

TABLE 2: PROTECTED FLORA FOUND IN SUMTER COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE LIEN NAILS PROJECT SITE

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABLILITY OF OCCURANCE (4)
Platanthera blephariglottis – Large white fringed orchid	T	_	Inhabits sphagnum bogs, meadows, damp fields and woods	Low: No habitat available, none found
Platanthera cristata – Golden fringed orchid	T	_	Low moist meadows and damp pine woods	Low: No habitat available, none found
Platanthera flava – Southern tubercled orchid	T	_	Very wet habitats such as swamps, bogs and wet forests with thick black mud	Low: No habitat available, none found
Platanthera integra – Southern yellow fringeless orchid	E	_	Marshes and wet pine flatwoods	Low: No habitat available, none found
Platanthera nivea – Snowy orchid	T	_	Open bogs and sunny, wet meadows	Low: No habitat available, none found
Pogonia ophioglossoides – Rose pogonia	T	-	Open, wet meadows and sphagnum bogs, poorly drained roadside ditches	Low: No habitat available, none found
Polygala lewtonii – Scrub (Lewtons's) milkwort	E	E	Dry oak woodlands and scrub	Low: No habitat available, none found
Rhapidophyluum hystrix – Needle palm	CE	-	Wet to mesic woods and hammocks; spring fed stream bottoms	Low: No habitat available, none found
Spiranthes breyilabris floridana – Florida Ladies' tresses	E	_	Open meadows and damp pinelands, road shoulders, ditches	Low: No habitat available, none found
Spiranthes laciniata – Lace-tip ladies tresses	T	_	Marshes and cypress swamps; road banks and ditches	Low: No habitat available, none found
Spiranthes longilabirs – Long-tip ladies tresses	T	_	Marshes and prairies	Low: No habitat available, none sighted

APPENDICES

APPENDIX A

Summary

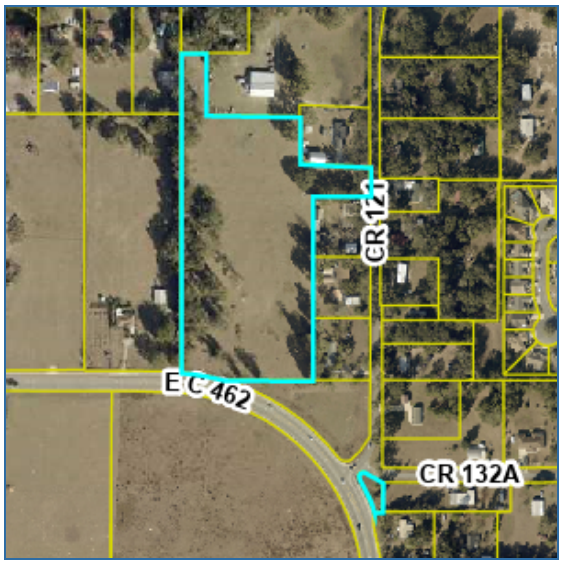


Parcel Number	D32-173
Site Location	Unassigned Location RE
City	
Zip	
Tax District	CITY OF WILDWOOD (2002C)
City Code	WILDWOOD - COUNTY FIRE
NeighborhoodCode	1001
Section Twp Range	32-18-23
Property Usage	AGRI/COMMERCIAL
Legal Description	BEG AT INTERSECTION OF W LINE OF E 1/2 OF NE 1/4 NE 1/4 WITH S LINE OF N 191.07 FT OF E 1/2 OF NE 1/4 OF NE 1/4 RUN N 89 DEG 50'14"E 82.70 FT THENCE S 00 DEG 13'05"W 211.60 FT S 89 DEG 48'57"E 325.60 FT THENCE RUN S 00 DEG 10'25"W 174.45 FT S 87 DEG 05'31"E 252.76 FT S 00 DEG 11'22"W 92.59 FT THENCE N 89 DEG 41'48"W 210.76 FT S 00 DEG 07'36"W 629.98 FT RUN N 89 DEG 40'41"W
Brief Tax Description	(Note: The Description above is not to be used on legal documents.)
Acres	10

Owner

LIEN NAILS LLC
38634 LAKEVIEW WALK
LADY LAKE,FL 32159

Map



Land

Line #	Use	Frontage	Depth	Units	Unit Type
1	6010V - Improved Pasture	0	0	10	AC

Sales

Due to the Sumter Clerk's conversion to a new system, some older documents may not be available online. Should you need a copy of a document, please, call the Clerk's office at 352-569-6600, and they will assist you. The Property Appraiser's staff is unable to provide you with the image.

Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantee
2/28/2021	$170,000	WARRANTY DEED	3934/13	Q	Vacant	LIEN NAILS LLC

Valuation

Assessed Year	2025	2024	2023	2022
+ Land Value	$120,000.00	$89,280.00	$89,280.00	$69,440.00
+ Improvement Value	$0.00	$0.00	$0.00	$0.00
+ Total Misc. Value	$0.00	$0.00	$0.00	$0.00
= Total Market Value	**$120,000.00**	**$89,280.00**	**$89,280.00**	**$69,440.00**
- SOH/deferred	$0.00	$0.00	$0.00	$0.00
= Assessed Value	**$1,400.00**	**$1,390.00**	**$1,390.00**	**$1,390.00**
- Exempt Value	$0.00	$0.00	$0.00	$0.00
= Taxable Value	**$1,400.00**	**$1,390.00**	**$1,390.00**	**$1,390.00**



TRIM Notices

TRIM Notice (PDF)

PRC (2024 Final Roll)

PRC (PDF)

Tax Bill

My Tax Bill

Property Valuation Review

Property Valuation Review

Estimate Taxes

Estimate Taxes

No data available for the following modules: Building Data, Miscellaneous Features, Sketch, Comp Search (Residential), Comp Search (Commercial), Comp Search (Vacant).

DISCLAIMER This information was derived from data which was compiled by the Sumter County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data on file
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Contact Us

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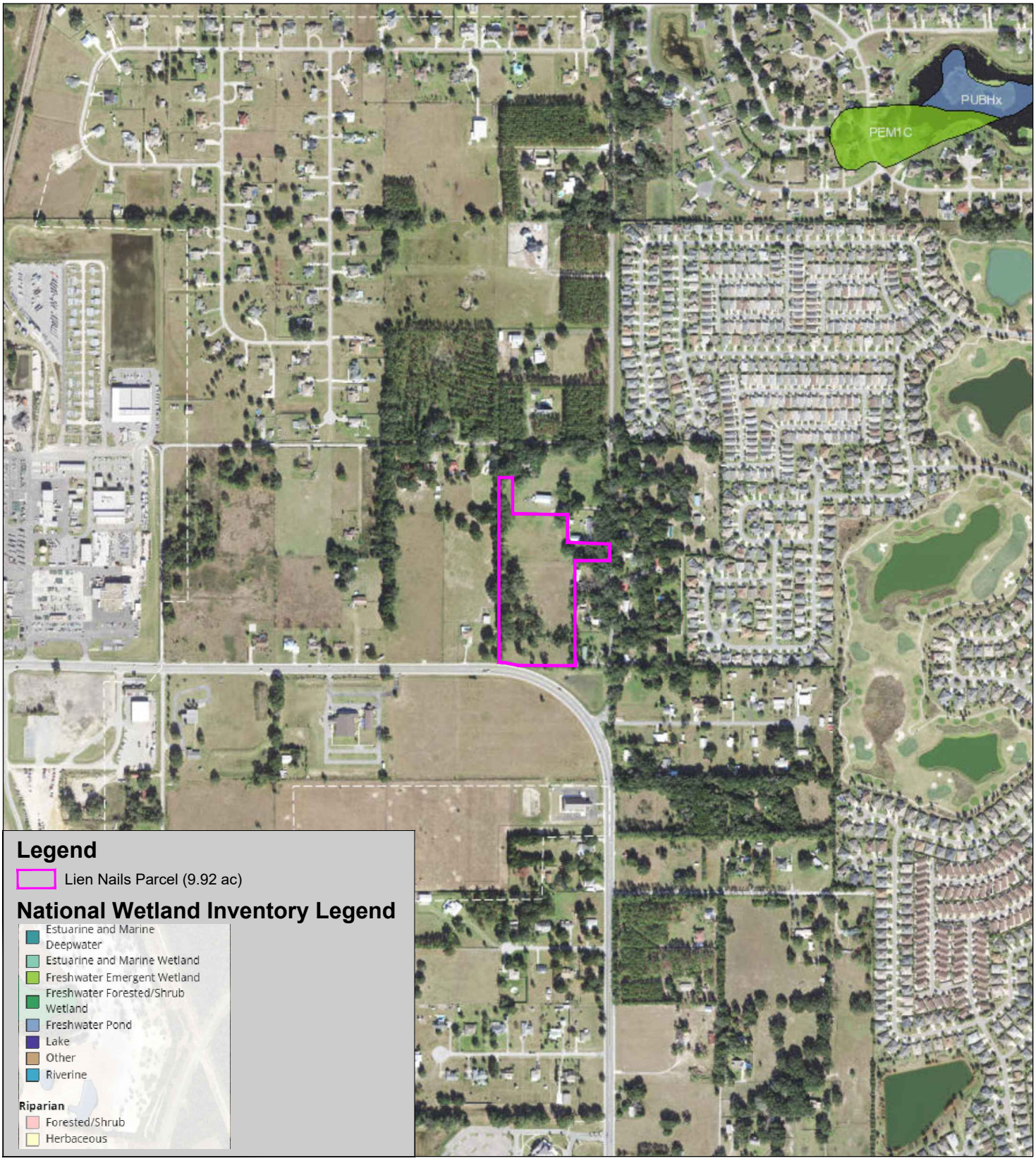
SCHNEIDER GEOSPATIAL

APPENDIX B



Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Lien Nails Property
CR 462
Wildwood, Florida 34785
Appendix B

National Wetland Inventory Map

Environmental Assessment

800 Feet

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025

APPENDIX C



Subject Property – Improved Pasture (FLUCFCS 211)



Subject Property – Improved Pasture (FLUCFCS 211)



Subject Property



Subject Property

APPROVED
Matthew Tadlock
Assistant Public Works Director - Planning and Design
01/21/2026

MEMORANDUM

To: Mr. Matthew Tadlock – Assistant Public Works Director, Sumter County

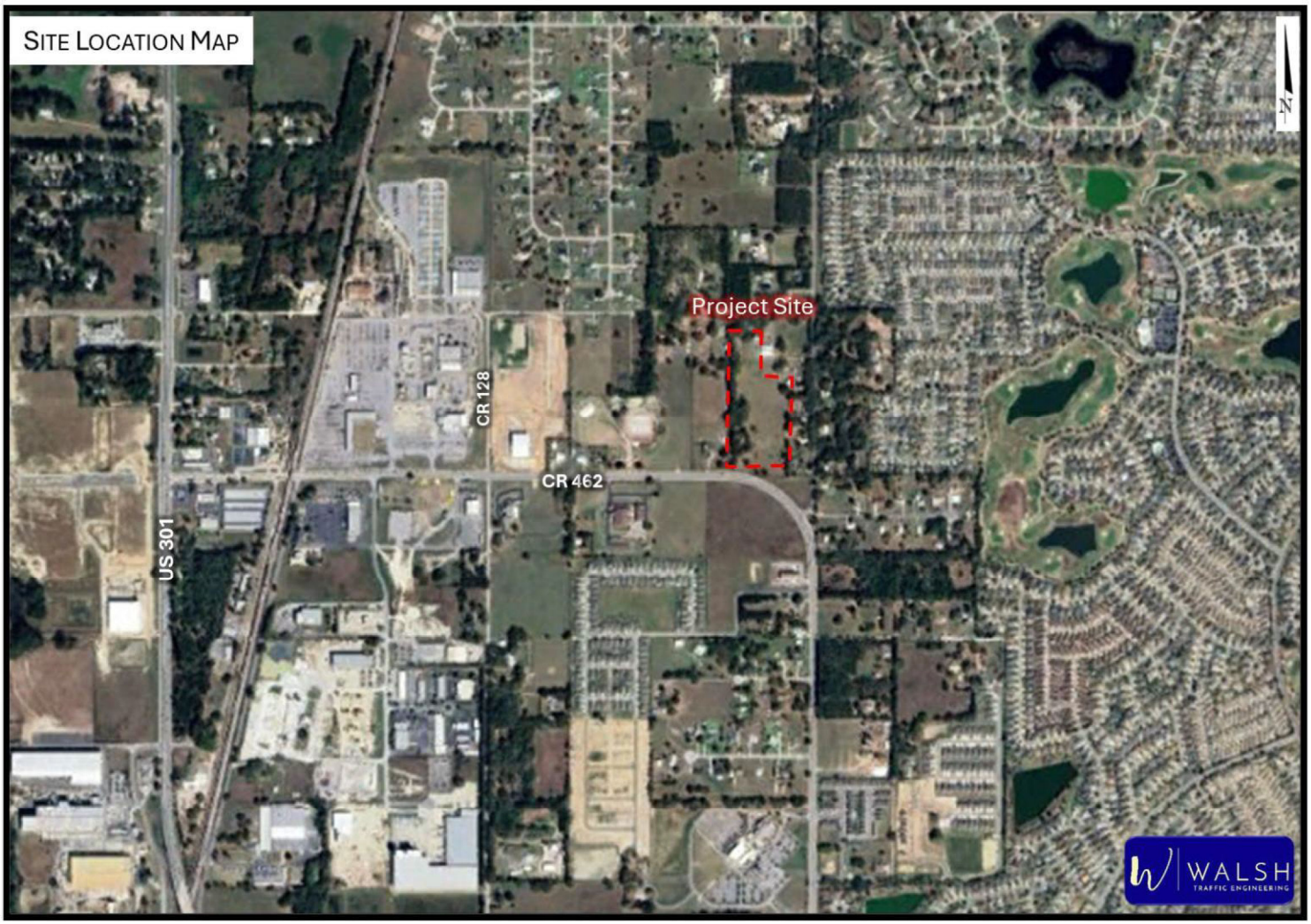
From: Mr. Chris J. Walsh, P.E.

Date: January 9, 2026

Subject: CR 462 Mobile Park Future Land Use Change/Rezoning Traffic Analysis (Revised) Wildwood, Florida

---

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a traffic analysis for the proposed future land use (FLU) amendment and rezoning of property located on the north side of CR 462 approximately 0.4 miles east of CR 128 in Wildwood, Florida (see ***Site Location Map*** below). The property, which encompasses approximately 10 acres, is currently undeveloped. It is ultimately proposed to develop a 79-unit mobile home park. Details of the proposed FLU change and the rezoning are provided on the following page. This memorandum provides a trip generation comparison between the existing FLU/zoning and the proposed FLU/zoning. This memorandum also serves as a minor traffic impact analysis per the Sumter County TIA Guidelines. The analysis year for this study is 2029.



Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Existing and Proposed Future Land Use/Zoning

The subject property currently has an existing FLU of Public Facility with an Institutional zoning. It is proposed to change the FLU and zoning to Mobile Home Park. The existing and proposed Future Land Use and zoning along with the maximum development intensity allowed under each are summarized in ***Table 1*** below:

Table 1 – Existing and Proposed Future Land Use & Zoning

Scenario	Use	Maximum Density	Maximum Development
Existing Future Land Use - Public Facility (PF)			
10 acres	Hospital	0.6 FAR	261.36 SF
Existing Zoning - Institutional (IN)			
10 acres	Hospital	0.6 FAR*	261.36 SF
Proposed Future Land Use/Zoning - Planned Unit Development			
10 acres	Mobile Home Park	10 units/AC	100 DU

* A maximum development intensity is not identified for the Institutional zoning. Thus, the maximum development was limited based on the 0.6 FAR limation of the Public Facility FLU.

Trip Generation

Existing Future Land Use/Zoning - Trip generation for the maximum development allowed under the existing Future Land Use (FLU) and zoning was estimated based on trip generation rates/equations provided in the Institute of Transportation Engineer's, *Trip Generation Manual, 12th Edition*. Various uses such as governmental facilities, hospitals, and schools can be developed under the Public Facilities FLU and Institutional zoning. For this analysis, a hospital was assumed as the use as it is a higher potential generator of trips. Per ***Table 1***, the maximum allowable development is 261,360 square feet. As summarized in ***Table 2*** below, the maximum development under the existing FLU is projected to generate 2,797 total daily trips, 207 total AM peak-hour trips (140 in, 67 out), and 225 total PM peak-hour trips (76 in, 149 out).

Table 2 – Total Trip Generation Potential for Existing FLU

Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Hospital	610	261.4 KSF	1,398	1,399	2,797

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Hospital	610	261.4 KSF	140	67	207

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Hospital	610	261.4 KSF	76	149	225

Proposed FLU/Zoning - Trip generation for the maximum development allowed under the proposed FLU/zoning was estimated based on trip generation rates/equations provided in the Institute of Transportation Engineer's, *Trip Generation Manual, 12th Edition* for Land Use Code 240 (Mobile Home Park). Per ***Table 1***, the maximum allowable development is 100 dwelling units. As summarized in ***Table 3*** below, the maximum development under the proposed FLU/zoning is projected to generate 787 total daily trips, 26 total AM peak-hour trips (8 in, 18 out), and 46 total PM peak-hour trips (29 in, 17 out).

Table 3 – Total Trip Generation Potential for Proposed FLU/Zoning

Land Use	ITE Land Use Code	Intensity	Daily Total Trips		
			In	Out	Total
Mobile Home Park	240	100 DU	394	393	787

Land Use	ITE Land Use Code	Intensity	AM Peak Hour Total Trips		
			In	Out	Total
Mobile Home Park	240	100 DU	8	18	26

Land Use	ITE Land Use Code	Intensity	PM Peak Hour Total Trips		
			In	Out	Total
Mobile Home Park	240	100 DU	29	17	46

Based on the trip generation projections, and as summarized in ***Table 4***, the maximum development allowed under the proposed FLU/Zoning is projected to generate far less new external trips than the maximum development allowed under the existing FLU and zoning. Therefore, the proposed FLU/rezoning will have a significant net trip reduction on the adjacent roadway network and therefore provide an overall transportation impact benefit.

Table 4 – Trip Generation Comparison Summary

Scenario	AM Peak Hour Net New External Trips		
	In	Out	Total
Existing FLU/Zoning	140	67	207
Proposed FLU/Zoning	8	18	26

Scenario	PM Peak Hour Net New External Trips		
	In	Out	Total
Existing FLU/Zoning	76	149	225
Proposed FLU/zoning	29	17	46

Minor Traffic Impact Analysis

Although the proposed rezoning will result in net reduction in traffic impacts, a minor traffic impact analysis was conducted for the proposed 100-unit RV park.

Access

As can be seen by the preliminary site plan attached herein, access to the development will be provided via a full-access driveway connection on CR 462 and on CR 121. Both intersections will be minor-street STOP-controlled.

Study Area

Per the Sumter County TIA Guidelines, for minor TIA's the study area is to include the roadway that abuts the development and major intersections located within 1,320 feet of the site access. Based on coordination with County staff, the study roadways include the following the segments:

- CR 462 – from CR 131 to CR 121
- CR 462 – from CR 121 to CR 134
- CR 121 – from CR 462 to CR 114

The study intersections include the following:

- CR 462 at project driveway
- CR 462 at CR 121
- CR 121 at project driveway

Trip Distribution

The trip distribution for the new external trips was estimated based on engineering judgment taking into consideration the development's proximity to trip attractors, the adjacent roadway network, and existing travel patterns. The applied trip distribution is shown below.



Roadway Segment Analyses

Existing Conditions Analyses - For purposes of this study, AM and PM peak-period turning movement counts, from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM, were conducted at the CR 462/CR 121 intersection. Existing roadway segment capacities were obtained from the Sumter County 2023 CMP Database. Printouts of the turning movement counts are attached.

The operating conditions of the roadway segments were then analyzed by comparing the PM peak-hour volumes against the generalized service volumes. As summarized in ***Table 2***, the existing roadway segment volumes are below the generalized service volumes thus indicating that the study roadways currently have acceptable operating conditions.

Table 2 – Existing Conditions Roadway Segment Analyses (PM Peak Hour)

Roadway Segment	ID	# of Lanes	Adopted LOS	Service Volume (vph)	Source	Existing Volume (vph)		Year	Source	Service Volume	V/C		Volume Exceeds Svc Vol?	
						NB/EB	SB/WB				NB/EB	SB/WB	NB/EB	SB/WB
CR 462														
CR 131 to CR 121	35411101	2	F	1,074	CMPx0.55x.09	446	580	2025	CMP	1,074	0.42	0.54	no	no
CR 121 to CR 134	35411002	2	F	1,109	CMPx0.55x.09	560	477	2025	CMP	1,109	0.50	0.43	no	no
CR 121														
CR 462 to CR 114	3224000	2	D	799	CMP	238	147	2025	CMP	799	0.30	0.18	no	no

Source: CMP = Sumter County 2023 CMP Database; CMPx0.55x0.09 = CMP daily service volumes multipled by a k-factor of 0.09 and d-factor of 0.55

Future Conditions Analyses - Existing roadway segment and intersection volumes were factored to year 2029 by applying the lower of the annual growth rate as obtained from the Sumter County 2023 CMP Database or a 2% minimum annual growth rate. ***Table 3*** summarizes the future background volume calculations and operating conditions for the study roadway segments. The future background volume projections are below the generalized service volumes thereby indicating that the study roadway segments are projected to operate acceptably under future background conditions in year 2029.

Table 3 – Future Background Conditions Roadway Segment Analyses (PM Peak Hour)

Roadway Segment	# of Lanes	Adopt. LOS	Applicable Annual Growth Rate	Applied Annual Growth Rate	Existing Volume (vph)			Buildout Year	Applied Growth		Total Background Vol. (vph)		Service Volume (vph)	V/C		Volume Exceeds Svc Vol?	
					NB/EB	SB/WB	Year		NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
CR 462																	
CR 131 to CR 121	2	F	5.25%	5.25%	446	580	2023	2029	140	183	586	763	1,074	0.55	0.71	no	no
CR 121 to CR 134	2	F	6.5%	6.5%	560	477	2023	2029	218	186	778	663	1,109	0.70	0.60	no	no
CR 121																	
CR 462 to CR 114	2	D	1.0%	2.0%	238	147	2023	2029	29	18	267	165	799	0.33	0.21	no	no

Project trips were then added to obtain the future total volumes on the study roadway segments at buildout of the proposed development in 2029. The total volumes were then compared against each roadway's service volume. As summarized in ***Table 4*** on the following page, the future buildout volume projections on the study roadway segments are below the generalized service volumes. Therefore, consistent with the existing and future background conditions analyses, the study roadway segments are projected to have acceptable operating conditions at buildout of the development in year 2029.

Table 4 – Future Buildout Conditions Roadway Segment Analyses (PM Peak Hour)

Roadway Segment	ID	# of Lanes	Adopted LOS	Total Background Volume (vph)		Project Trips			Total Buildout Volume (vph)		Service Volume (vph)	V/C		Volume Exceeds Svc Vol?	
				NB/EB	SB/WB	% Assign	Volume (vph)		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
							NB/EB	SB/WB							
CR 462															
CR 131 to CR 121	35411101	2	F	586	763	40.0%	12	6	598	769	1,074	0.56	0.72	no	no
CR 121 to CR 134	35411002	2	F	778	663	55.0%	16	9	794	672	1,109	0.72	0.61	no	no
CR 121															
CR 462 to CR 114	3224000	2	D	267	165	5.0%	1	1	268	166	799	0.34	0.21	no	no

Intersection Analyses

Existing Conditions Analyses - The study intersections were analyzed based on *Highway Capacity Manual* methodologies using Synchro 12 software. Based on the Synchro printouts, and as summarized in ***Table 5*** below, the westbound STOP-controlled approach at the CR 462/CR 121 intersection currently operates at level of service (LOS) C with volume-to-capacity (v/c) ratios less than 0.6. Printouts of the operational analyses are attached.

Table 5 – Intersection Analysis Summary

Intersection	Control	MOE	AM Peak Hour					PM Peak Hour				
			Approach				Overall	Approach				Overall
			EB	WB	NB	SB	Intxn	EB	WB	NB	SB	Intxn
Existing Conditions												
CR 462 at CR 121	STOP	Delay (sec/veh)	-	18.5	-	-	-	-	17.4	-	-	-
		LOS	-	C	-	-	-	-	C	-	-	-
		Highest V/C	-	0.538	-	-	-	-	0.409	-	-	-
Background Conditions												
CR 462 at CR 121	STOP	Delay (sec/veh)	-	26.7	-	-	-	-	23.4	-	-	-
		LOS	-	D	-	-	-	-	C	-	-	-
		Highest V/C	-	0.706	-	-	-	-	0.558	-	-	-
Buildout Conditions												
CR 462 at Driveway #1	STOP	Delay (sec/veh)	-	-	-	11.4	-	-	-	-	12.6	-
		LOS	-	-	-	B	-	-	-	-	B	-
		Highest V/C	-	-	-	0.031	-	-	-	-	0.034	-
CR 462 at CR 121	STOP	Delay (sec/veh)	-	27.4	-	-	-	-	24.3	-	-	-
		LOS	-	D	-	-	-	-	C	-	-	-
		Highest V/C	-	0.715	-	-	-	-	0.57	-	-	-
CR 121 at Driveway #2	STOP	Delay (sec/veh)	12.4	-	-	-	-	12.4	-	-	-	-
		LOS	B	-	-	-	-	B	-	-	-	-
		Highest V/C	0.002	-	-	-	-	0.002	-	-	-	-

Future Conditions Analyses - Existing intersection volumes were factored to year 2029 by the lower of the annual growth rate as obtained from the Sumter County 2023 CMP Database or a 2% minimum annual growth rate. Project trips were then added to obtain the future total volumes at the study intersections at buildout of the proposed development in 2029.

The study intersections were then analyzed under future background and buildout conditions in year 2029. Based on the Synchro printouts, and as summarized in ***Table 5***, all STOP-controlled movements at each unsignalized study intersection are projected to operate acceptably at LOS D or better with v/c ratios of 0.715 or less.

Turn-Lane Analysis

CR 462 at Project Driveway (Driveway #1) – At the project driveway, CR 462 is a three-lane roadway with an eastbound travel lane, westbound travel lane, and a two-way continuous left-turn lane and a posted speed limit of 40 miles per hour. Thus, eastbound left-turning vehicles into the project on CR 462 can perform a left turn from the two-way continuous left-turn lane.

The need for a westbound right-turn lane on CR 462 was evaluated using procedures documented in the NCHRP Report 457: Evaluating Intersection Improvements. Based on the analysis, a westbound right-turn lane is not warranted on CR 462 at the project driveway. Printouts of the turn-lane analysis worksheets are attached.

CR 121 at Project Driveway (Driveway #2) – Northbound left turns are not projected at this intersection. Thus, a northbound left-turn lane is not warranted. Only one southbound right-turn vehicle is projected at this driveway in the AM and PM peak hour. This low volume does not even register a point on the graph used in the NCHRP Report 457: Evaluating Intersection Improvements for determining the need for a right-turn lane. Therefore, a southbound right-turn lane is not warranted.

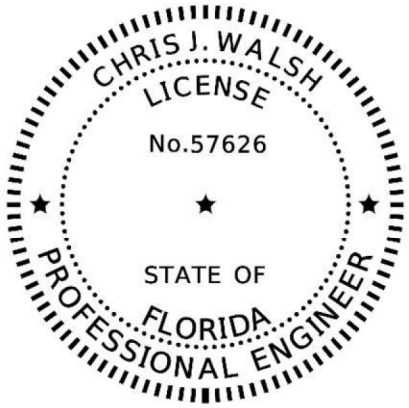
Conclusion

A traffic analysis was conducted for the proposed future land use (FLU) amendment and rezoning of 10 acres of property located on the north side of CR 462 approximately 0.4 miles east of CR 128 in Wildwood, Florida. Based on the trip generation projections, the maximum development allowed under the proposed FLU/rezoning is projected to result in a significant overall net trip reduction on the adjacent roadway network and therefore provide an overall transportation impact benefit.

Based on the analysis, all study roadway segments currently operate acceptably and are projected to continue to operate acceptably at buildout of the development in year 2029. Similarly, all study intersections currently operate acceptably and are projected to continue to operate acceptably at buildout of the development in year 2029.

With regard to the project driveways, a westbound right-turn lane is not warranted on CR 462 at Driveway #1. Additionally, neither a northbound left-turn lane nor a southbound right-turn lane is warranted on CR 121 at the project driveway.

Please let us know if you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2026.01.09 16:48:40 -05'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Attachments

Preliminary Concept Plan

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Owner:
Lien Nails, LLC
38634 Lakeview Walk
Lady Lake, FL 32159

Agent/Consultant:
LPG Urban & Regional Planners, LLC
Michael Rankin,
Managing Member
2050 Classique Lane.
Tavares, FL 32778
352-385-1940

Notes:

Site: 10 acres (435,600 sf)

Existing FLU: PF
Existing Zoning: IN

Proposed FLU: MHP (Mobile Home Park)
Proposed Zoning: MHP (Mobile Home Park)

Adjacent Land Use and Zoning
North: Wildwood LDR & R1/Sumter County RR & RR1C
South: Wildwood AG & AG-10
East: Sumter County RR & AGR/RR1; R2M; R6M; R2C; RR5C
West: Sumter County RR/RR1C & RR5C

Proposed Uses:
RV Park
Clubhouse
Water Retention
Dog Park

Density:
Maximum: 100 Units (10 / Acre)
Proposed: 79 units (7.9 / Acre)

Intensity:
Maximum FAR: .3
Proposed ISR: 60%

Open Space:
Required: 15%
Proposed: 40%

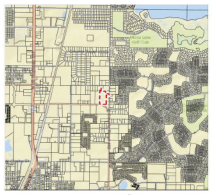
Setbacks:
Front: 8'
Rear: 8'
Side: 8'

Site Lighting shall comply with IESNA Guidelines

Utilities:
Water and Sewer Provider: City of Wildwood
Electric & Natural Gas Provider: City of Wildwood
Fire Protection: Provided by the City of Wildwood

Buffers (Width)
North -15 feet
South-15 feet
East-15 feet
West-15 feet





Location

Legal Description:

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT AN IRON ROD AND CAP MARKED "LB 8514" AT THE INTERSECTION OF THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 WITH THE SOUTH LINE OF THE NORTH 191.07 FEET OF SAID EAST 1/2 OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32;
THENCE ALONG THE AFORESAID SOUTH LINE OF THE NORTH 191.07 FEET RUN N89°57'48"E A DISTANCE OF 83.70 FEET TO AN IRON ROD AND CAP MARKED "LB 4709";
THENCE PARALLEL WITH SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN S00°13'52"W A DISTANCE OF 211.09 FEET TO AN IRON ROD AND CAP MARKED "LB 4709";
THENCE S89°47'08"E A DISTANCE OF 325.00 FEET TO AN IRON ROD AND CAP MARKED "LB 4709";
SAID POINT BEING ON THE WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3248, PAGE 677, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA;
THENCE ALONG SAID WEST LINE RUN S00°09'40"W A DISTANCE OF 174.45 FEET TO AN IRON ROD AND CAP MARKED "PSM 3552" AT THE SOUTHWEST CORNER OF SAID PROPERTY;
THENCE ALONG THE SOUTH LINE OF SAID PROPERTY RUN S89°57'08"E A DISTANCE OF 232.76 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32;
THENCE ALONG SAID EAST LINE RUN S00°05'04"E A DISTANCE OF 238.16 FEET TO THE NORTH LINE OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4;
THENCE ALONG SAID NORTH LINE RUN N89°41'48"W A DISTANCE OF 210.76 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE EAST 70 YARDS OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 32;
THENCE ALONG THE WEST LINE OF SAID EAST 70 YARDS RUN S00°07'34"W A DISTANCE OF 209.58 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE SOUTH LINE OF AFORESAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4;
THENCE ALONG SAID SOUTH LINE RUN N89°40'47"W A DISTANCE OF 315.43 FEET TO AN IRON ROD AND CAP MARKED "LB 8514" ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 121;
SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 746.78 FEET WITH A CHORD BEARING AND DISTANCE OF N76°51'30"W, 137.84 FEET TO WHICH A RADIAL LINE BEARS N12°24'57"E;
THENCE WESTERLY 138.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'13" TO AN IRON ROD AND CAP MARKED "LB 8514" ON THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4;
THENCE DEPARTING SAID RIGHT-OF-WAY AND CURVE ALONG A NON-TANGENT LINE AND ALONG AFORESAID WEST LINE RUN N00°13'50"E A DISTANCE OF 1095.10 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD 121 ALONG THE EAST SIDE THEREOF.
CONTAINING 10 ACRES, MORE OR LESS.



N
W E
S

65 0 65 195

(IN FEET)
1 inch = 65 ft.

*Plan is Conceptual by Design and is subject to Engineering and Other Outside Influences.

Lien Nails LLC

Conceptual Plan

Wildwood, FL

LPG
LAND PLANNING GROUP
ENTITLEMENT · PLANNING · CONSULTING
URBAN AND REGIONAL PLANNERS

Project #: 2190/2
Parcel ID: D32-173
11/5/2025

1 of 1

Traffic Count Data

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 121 & CR 462
City: Wildwood
Control: 1-Way Stop(SB)

Project ID: 25-130409-001
Date: 12/16/2025

Data - Total

NS/EW Streets:	CR 121				CR 121				CR 462				CR 462				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	53	0	8	0	3	44	0	0	0	77	20	0	205
7:15 AM	0	0	0	0	62	0	14	0	6	61	0	0	0	69	30	0	242
7:30 AM	0	0	0	0	67	0	8	0	4	79	0	0	0	68	31	0	257
7:45 AM	0	0	0	0	66	0	12	0	6	58	0	0	0	47	35	0	224
8:00 AM	0	0	0	0	51	0	5	0	1	75	0	0	0	67	36	0	235
8:15 AM	0	0	0	0	40	0	9	0	7	65	0	0	0	51	22	0	194
8:30 AM	0	0	0	0	42	0	6	0	2	54	0	0	0	77	36	0	217
8:45 AM	0	0	0	0	32	0	10	0	2	63	0	0	0	99	32	0	238
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	413	0	72	0	31	499	0	0	0	555	242	0	1812
APPROACH %'s :					85.15%	0.00%	14.85%	0.00%	5.85%	94.15%	0.00%	0.00%	0.00%	69.64%	30.36%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	246	0	39	0	17	273	0	0	0	251	132	0	958
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.918	0.000	0.696	0.000	0.708	0.864	0.000	0.000	0.000	0.909	0.917	0.000	0.932
					0.913				0.873				0.930				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	43	0	7	0	5	64	0	0	0	107	63	0	289
4:15 PM	0	0	0	0	37	0	5	0	5	72	0	0	0	107	53	0	279
4:30 PM	0	0	0	0	44	0	9	0	7	76	0	0	0	88	57	0	281
4:45 PM	0	0	0	0	36	0	6	0	3	66	0	0	0	111	51	0	273
5:00 PM	0	0	0	0	36	0	6	0	6	72	0	0	0	98	68	0	286
5:15 PM	0	0	0	0	52	0	0	0	6	61	0	0	0	108	57	0	284
5:30 PM	0	0	0	0	38	0	11	0	7	68	0	0	0	82	63	0	269
5:45 PM	0	0	0	0	37	0	6	0	10	58	0	0	0	99	61	0	271
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	323	0	50	0	49	537	0	0	0	800	473	0	2232
APPROACH %'s :					86.60%	0.00%	13.40%	0.00%	8.36%	91.64%	0.00%	0.00%	0.00%	62.84%	37.16%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	168	0	21	0	22	275	0	0	0	405	233	0	1124
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.808	0.000	0.583	0.000	0.786	0.905	0.000	0.000	0.000	0.912	0.857	0.000	0.983
					0.892				0.895				0.961				

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 121 & CR 462
City: Wildwood
Control: 1-Way Stop(SB)

Project ID: 25-130409-001
Date: 12/16/2025

Data - Cars

NS/EW Streets:	CR 121				CR 121				CR 462				CR 462				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	51	0	8	0	3	39	0	0	0	74	20	0	195
7:15 AM	0	0	0	0	60	0	13	0	6	53	0	0	0	64	30	0	226
7:30 AM	0	0	0	0	67	0	8	0	4	69	0	0	0	62	30	0	240
7:45 AM	0	0	0	0	65	0	11	0	6	55	0	0	0	45	34	0	216
8:00 AM	0	0	0	0	49	0	5	0	1	67	0	0	0	57	36	0	215
8:15 AM	0	0	0	0	39	0	9	0	5	57	0	0	0	47	22	0	179
8:30 AM	0	0	0	0	42	0	5	0	2	45	0	0	0	68	36	0	198
8:45 AM	0	0	0	0	31	0	9	0	2	55	0	0	0	95	32	0	224
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	404	0	68	0	29	440	0	0	0	512	240	0	1693
APPROACH %'s :					85.59%	0.00%	14.41%	0.00%	6.18%	93.82%	0.00%	0.00%	0.00%	68.09%	31.91%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	241	0	37	0	17	244	0	0	0	228	130	0	897
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.899	0.000	0.712	0.000	0.708	0.884	0.000	0.000	0.000	0.891	0.903	0.000	0.934
					0.914				0.894				0.952				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	43	0	7	0	5	62	0	0	0	97	62	0	276
4:15 PM	0	0	0	0	34	0	5	0	5	70	0	0	0	102	51	0	267
4:30 PM	0	0	0	0	43	0	5	0	7	73	0	0	0	87	57	0	272
4:45 PM	0	0	0	0	35	0	5	0	3	63	0	0	0	107	51	0	264
5:00 PM	0	0	0	0	36	0	6	0	6	70	0	0	0	93	67	0	278
5:15 PM	0	0	0	0	52	0	0	0	6	60	0	0	0	103	57	0	278
5:30 PM	0	0	0	0	38	0	11	0	7	66	0	0	0	77	63	0	262
5:45 PM	0	0	0	0	37	0	6	0	10	57	0	0	0	97	61	0	268
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	318	0	45	0	49	521	0	0	0	763	469	0	2165
APPROACH %'s :					87.60%	0.00%	12.40%	0.00%	8.60%	91.40%	0.00%	0.00%	0.00%	61.93%	38.07%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	166	0	16	0	22	266	0	0	0	390	232	0	1092
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.798	0.000	0.667	0.000	0.786	0.911	0.000	0.000	0.000	0.911	0.866	0.000	0.982
					0.875				0.900				0.972				

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 121 & CR 462
City: Wildwood
Control: 1-Way Stop(SB)

Project ID: 25-130409-001
Date: 12/16/2025

Data - HT

NS/EW Streets:	CR 121				CR 121				CR 462				CR 462				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	2	0	0	0	0	5	0	0	0	3	0	0	10
7:15 AM	0	0	0	0	2	0	1	0	0	8	0	0	0	5	0	0	16
7:30 AM	0	0	0	0	0	0	0	0	0	10	0	0	0	6	1	0	17
7:45 AM	0	0	0	0	1	0	1	0	0	3	0	0	0	2	1	0	8
8:00 AM	0	0	0	0	2	0	0	0	0	8	0	0	0	10	0	0	20
8:15 AM	0	0	0	0	1	0	0	0	2	8	0	0	0	4	0	0	15
8:30 AM	0	0	0	0	0	0	1	0	0	9	0	0	0	9	0	0	19
8:45 AM	0	0	0	0	1	0	1	0	0	8	0	0	0	4	0	0	14
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	9	0	4	0	2	59	0	0	0	43	2	0	119
APPROACH %'s :					69.23%	0.00%	30.77%	0.00%	3.28%	96.72%	0.00%	0.00%	0.00%	95.56%	4.44%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	5	0	2	0	0	29	0	0	0	23	2	0	61
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.625	0.000	0.500	0.000	0.000	0.725	0.000	0.000	0.000	0.575	0.500	0.000	0.763
					0.583				0.725				0.625				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	10	1	0	13
4:15 PM	0	0	0	0	3	0	0	0	0	2	0	0	0	5	2	0	12
4:30 PM	0	0	0	0	1	0	4	0	0	3	0	0	0	1	0	0	9
4:45 PM	0	0	0	0	1	0	1	0	0	3	0	0	0	4	0	0	9
5:00 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	5	1	0	8
5:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	5	0	0	6
5:30 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	5	0	0	7
5:45 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0	0	3
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	5	0	5	0	0	16	0	0	0	37	4	0	67
APPROACH %'s :					50.00%	0.00%	50.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	90.24%	9.76%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	2	0	5	0	0	9	0	0	0	15	1	0	32
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.500	0.000	0.313	0.000	0.000	0.750	0.000	0.000	0.000	0.750	0.250	0.000	0.889
					0.350				0.750				0.667				

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 121 & CR 462
City: Wildwood
Control: 1-Way Stop(SB)

Project ID: 25-130409-001
Date: 12/16/2025

Data - Bikes

NS/EW Streets:	CR 121				CR 121				CR 462				CR 462				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
APPROACH %'s :					0.00%	0.00%	100.00%	0.00%									
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
							0.250										

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
APPROACH %'s :													0.00%	100.00%	0.00%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.250
														0.250			

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 121 & CR 462
City: Wildwood

Project ID: 25-130409-001
Date: 12/16/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	CR 121		CR 121		CR 462		CR 462		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	07:15 AM - 08:15 AM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	04:30 PM - 05:30 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

Prepared by National Data & Surveying Services

CR 121 & CR 462

Peak Hour Turning Movement Count

ID: 25-130409-001
City: Wildwood

Day: Tuesday
Date: 12/16/2025

PEAK HOURS	COUNT PERIODS
07:15 AM - 08:15 AM	7:00 AM - 09:00 AM
NONE	NONE
04:30 PM - 05:30 PM	4:00 PM - 06:00 PM

CONTROL: 1-Way Stop(SB)

	AM	NOON	PM
TEV	958	0	1124
PHF	0.93		0.98

SOUTHBOUND (CR 121)

	Left	Thru	Right	U-Turn	
AM	39	0	246	0	149 AM
NOON	0	0	0	0	0 NOON
PM	21	0	168	0	255 PM

EASTBOUND (CR 462)

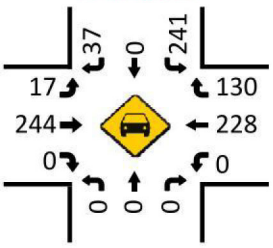
AM	NOON	PM	
290	0	426	⇦
0	0	0	↶ 0
17	0	22	↱ 0
273	0	275	→ 0
0	0	0	↴ 0

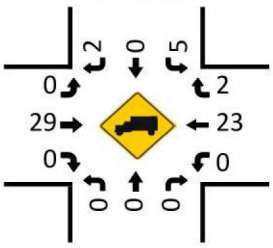
WESTBOUND (CR 462)

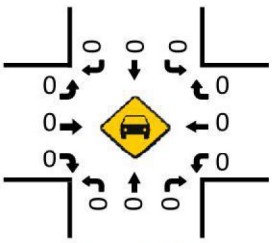
PM	NOON	AM	
233	0	132	0 ↰
405	0	251	0 ←
0	0	0	0 ↙
0	0	0	0 ↩
443	0	519	⇨

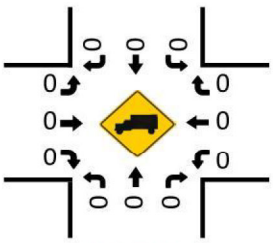
NORTHBOUND (CR 121)

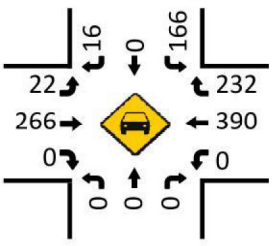
	U-Turn	Right	Thru	Left	
PM	0	0	0	0	0 PM
NOON	0	0	0	0	0 NOON
AM	0	0	0	0	0 AM

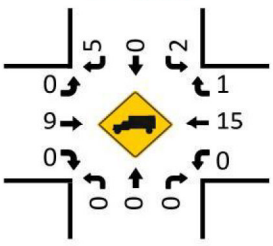


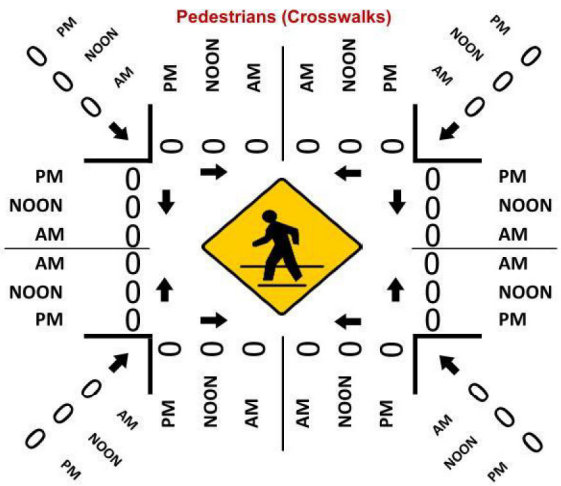








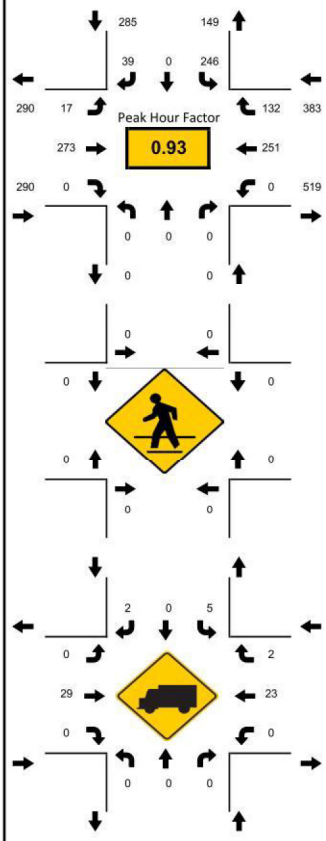




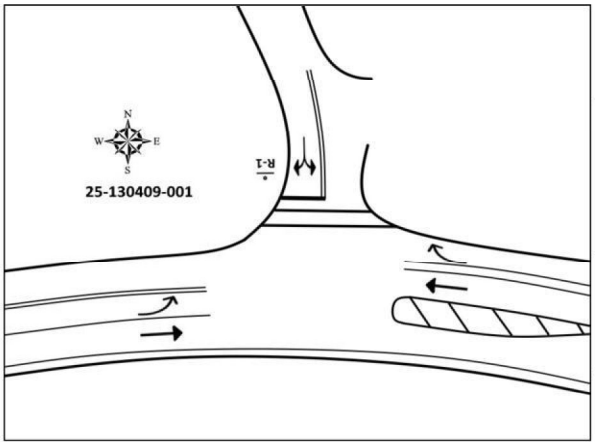
LOCATION: CR 121 & CR 462
CITY/STATE: Wildwood, FL

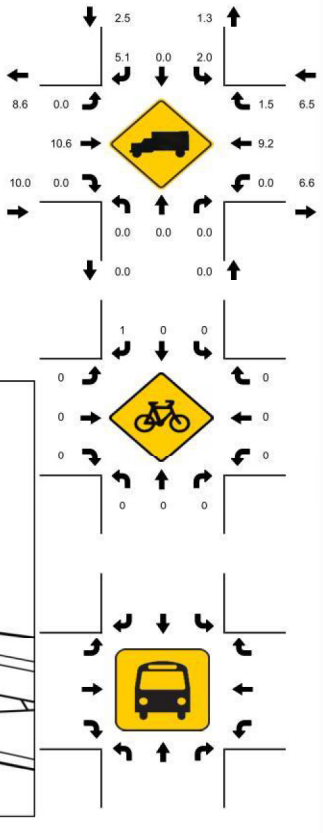
PROJECT ID: 25-130409-001
DATE: Tue, Dec 16, 2025

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:30 AM - 07:45 AM



National Data & Surveying Services





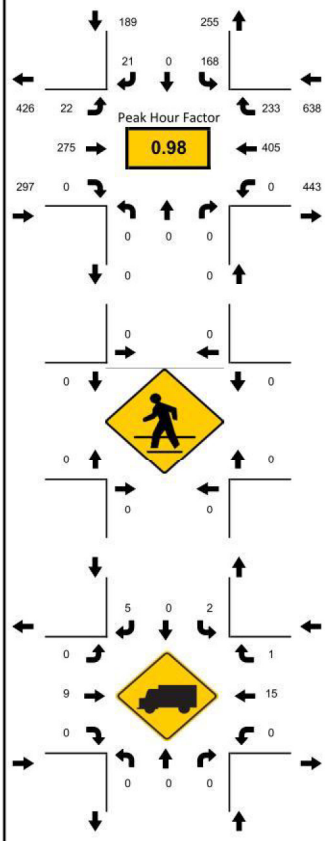
15-Min Count Period Beginning At	CR 121 Northbound					CR 121 Southbound					CR 462 Eastbound					CR 462 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	0	0	0		53	0	8	0		3	44	0	0		0	77	20	0		205	928
7:15 AM	0	0	0	0		62	0	14	0		6	61	0	0		0	69	30	0		242	958
7:30 AM	0	0	0	0		67	0	8	0		4	79	0	0		0	68	31	0		257	910
7:45 AM	0	0	0	0		66	0	12	0		6	58	0	0		0	47	35	0		224	870
8:00 AM	0	0	0	0		51	0	5	0		1	75	0	0		0	67	36	0		235	884
8:15 AM	0	0	0	0		40	0	9	0		7	65	0	0		0	51	22	0		194	649
8:30 AM	0	0	0	0		42	0	6	0		2	54	0	0		0	77	36	0		217	455
8:45 AM	0	0	0	0		32	0	10	0		2	63	0	0		0	99	32	0		238	238

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	0	0	0	0		268	0	56	0		24	316	0	0		0	276	144	0		**1084**
Heavy Trucks	0	0	0	0		8	0	4	0		0	40	0	0		0	40	4	0		**96**
Pedestrians		0					0					0					0				**0**
Bicycles	0	0	0	0		0	0	4	0		0	0	0	0		0	0	0	0		**4**
Buses																					**0**
Stopped Buses																					

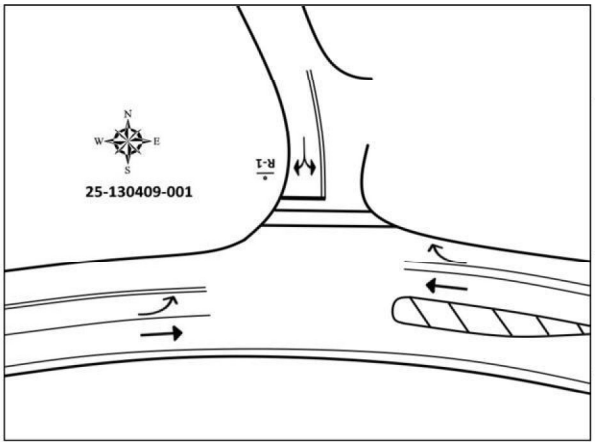
LOCATION: CR 121 & CR 462
CITY/STATE: Wildwood, FL

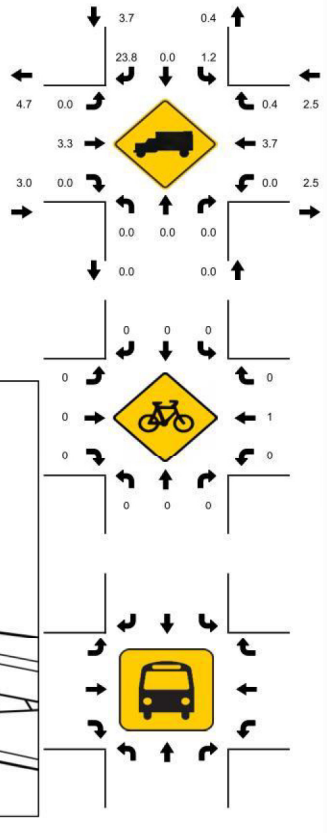
PROJECT ID: 25-130409-001
DATE: Tue, Dec 16, 2025

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



National Data & Surveying Services





15-Min Count Period Beginning At	CR 121 Northbound					CR 121 Southbound					CR 462 Eastbound					CR 462 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	0	0	0		43	0	7	0		5	64	0	0		0	107	63	0		289	1122
4:15 PM	0	0	0	0		37	0	5	0		5	72	0	0		0	107	53	0		279	1119
4:30 PM	0	0	0	0		44	0	9	0		7	76	0	0		0	88	57	0		281	1124
4:45 PM	0	0	0	0		36	0	6	0		3	66	0	0		0	111	51	0		273	1112
5:00 PM	0	0	0	0		36	0	6	0		6	72	0	0		0	98	68	0		286	1110
5:15 PM	0	0	0	0		52	0	0	0		6	61	0	0		0	108	57	0		284	824
5:30 PM	0	0	0	0		38	0	11	0		7	68	0	0		0	82	63	0		269	540
5:45 PM	0	0	0	0		37	0	6	0		10	58	0	0		0	99	61	0		271	271

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	0	0	0	0		208	0	36	0		28	304	0	0		0	444	272	0		**1292**
Heavy Trucks	0	0	0	0		4	0	16	0		0	12	0	0		0	20	4	0		**56**
Pedestrians		0					0					0					0				**0**
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	4	0	0		**4**
Buses																					**0**
Stopped Buses																					

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1800 SUMTER COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	0.94	0.97
2	01/07/2024 - 01/13/2024	1.01	1.04
3	01/14/2024 - 01/20/2024	1.08	1.11
4	01/21/2024 - 01/27/2024	1.06	1.09
5	01/28/2024 - 02/03/2024	1.04	1.07
6	02/04/2024 - 02/10/2024	1.03	1.06
7	02/11/2024 - 02/17/2024	1.01	1.04
8	02/18/2024 - 02/24/2024	0.99	1.02
* 9	02/25/2024 - 03/02/2024	0.97	1.00
*10	03/03/2024 - 03/09/2024	0.95	0.98
*11	03/10/2024 - 03/16/2024	0.93	0.96
*12	03/17/2024 - 03/23/2024	0.94	0.97
*13	03/24/2024 - 03/30/2024	0.95	0.98
*14	03/31/2024 - 04/06/2024	0.96	0.99
*15	04/07/2024 - 04/13/2024	0.97	1.00
*16	04/14/2024 - 04/20/2024	0.99	1.02
*17	04/21/2024 - 04/27/2024	0.99	1.02
*18	04/28/2024 - 05/04/2024	0.99	1.02
*19	05/05/2024 - 05/11/2024	0.99	1.02
*20	05/12/2024 - 05/18/2024	0.99	1.02
*21	05/19/2024 - 05/25/2024	0.99	1.02
22	05/26/2024 - 06/01/2024	0.99	1.02
23	06/02/2024 - 06/08/2024	0.99	1.02
24	06/09/2024 - 06/15/2024	0.99	1.02
25	06/16/2024 - 06/22/2024	0.99	1.02
26	06/23/2024 - 06/29/2024	0.99	1.02
27	06/30/2024 - 07/06/2024	0.99	1.02
28	07/07/2024 - 07/13/2024	0.99	1.02
29	07/14/2024 - 07/20/2024	0.99	1.02
30	07/21/2024 - 07/27/2024	1.02	1.05
31	07/28/2024 - 08/03/2024	1.05	1.08
32	08/04/2024 - 08/10/2024	1.08	1.11
33	08/11/2024 - 08/17/2024	1.12	1.15
34	08/18/2024 - 08/24/2024	1.12	1.15
35	08/25/2024 - 08/31/2024	1.13	1.16
36	09/01/2024 - 09/07/2024	1.14	1.18
37	09/08/2024 - 09/14/2024	1.15	1.19
38	09/15/2024 - 09/21/2024	1.16	1.20
39	09/22/2024 - 09/28/2024	1.11	1.14
40	09/29/2024 - 10/05/2024	1.06	1.09
41	10/06/2024 - 10/12/2024	1.01	1.04
42	10/13/2024 - 10/19/2024	0.97	1.00
43	10/20/2024 - 10/26/2024	0.97	1.00
44	10/27/2024 - 11/02/2024	0.97	1.00
45	11/03/2024 - 11/09/2024	0.97	1.00
46	11/10/2024 - 11/16/2024	0.98	1.01
47	11/17/2024 - 11/23/2024	0.97	1.00
48	11/24/2024 - 11/30/2024	0.96	0.99
49	12/01/2024 - 12/07/2024	0.95	0.98
50	12/08/2024 - 12/14/2024	0.95	0.98
51	12/15/2024 - 12/21/2024	0.94	0.97
52	12/22/2024 - 12/28/2024	1.01	1.04
53	12/29/2024 - 12/31/2024	1.08	1.11

* PEAK SEASON

Sumter County 2023 CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR TWO-WAY VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE
3224000	96		SUMTER	30	1.37	CR 121	CR 462	CR 114	2	2	D	16,128	4,516	0.28	C	799	238	147	0.30	C	1,454	385	C	0.26	5.25%
35411002	187003	187003	FDOT	45	1.14	CR 462	CR 121	CR 134	2	2	F	22,400	11,530	N/A	C	N/A	560	477	N/A	C	2,020	1,037	C	0.51	6.50%
35411101	19	-	SUMTER	35	0.85	CR 462	CR 131	CR 121	2	2	F	21,700	11,323	N/A	C	N/A	446	580	N/A	C	1,950	1,026	C	0.53	1.00%

Existing Conditions Synchro Printouts

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Intersection	
Int Delay, s/veh	5.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	246	39	251	132	17	273
Future Vol, veh/h	246	39	251	132	17	273
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	5	9	2	2	11
Mvmt Flow	265	42	270	142	18	294

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	600	270	0	0	412	0
Stage 1	270	-	-	-	-	-
Stage 2	330	-	-	-	-	-
Critical Hdwy	6.42	6.25	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.345	-	-	2.218	-
Pot Cap-1 Maneuver	464	762	-	-	1147	-
Stage 1	775	-	-	-	-	-
Stage 2	728	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	457	762	-	-	1147	-
Mov Cap-2 Maneuver	548	-	-	-	-	-
Stage 1	775	-	-	-	-	-
Stage 2	717	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	18.45	0	0.48
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	569	1147	-
HCM Lane V/C Ratio	-	-	0.538	0.016	-
HCM Ctrl Dly (s/v)	-	-	18.4	8.2	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	3.2	0	-

Intersection	
Int Delay, s/veh	3.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	168	21	405	233	22	275
Future Vol, veh/h	168	21	405	233	22	275
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	24	4	2	2	3
Mvmt Flow	177	22	426	245	23	289

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	762	426	0	0	672	0
Stage 1	426	-	-	-	-	-
Stage 2	336	-	-	-	-	-
Critical Hdwy	6.42	6.44	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.516	-	-	2.218	-
Pot Cap-1 Maneuver	373	584	-	-	919	-
Stage 1	659	-	-	-	-	-
Stage 2	724	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	363	584	-	-	919	-
Mov Cap-2 Maneuver	476	-	-	-	-	-
Stage 1	659	-	-	-	-	-
Stage 2	706	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	17.43	0	0.67
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	486	919	-
HCM Lane V/C Ratio	-	-	0.409	0.025	-
HCM Ctrl Dly (s/v)	-	-	17.4	9	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	2	0.1	-

Turning Movement Worksheets

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

CR 462 at Driveway #1
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	290	0	0	0	290	0	0	0	0	0	0	0	0	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	290	0	0	0	290	0	0	0	0	0	0	0	0	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 290	EB: 290	NB: 0	NB: 0
	WB: 290	WB: 290	SB: 0	SB: 0
Directional Factors Based on Existing Counts	EB: 0.50	EB: 0.50	NB:	NB:
	WB: 0.50	WB: 0.50	SB: 1.00	SB: 1.00

Future Background Year 2029

Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Simple Volume Growth	0	0	23	0	0	0	23	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth	0	0	23	0	0	0	23	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	313	0	0	0	313	0	0	0	0	0	0	0	0	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	40.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	3	0	0	0	0	0	4	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	40.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	7
Total Project Trips	0	3	0	0	0	0	0	4	0	0	0	0	0	10	0	7

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	3	313	0	0	0	313	4	0	0	0	0	0	10	0	7

CR 462 at Driveway #1
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	297	0	0	0	426	0	0	0	0	0	0	0	0	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	297	0	0	0	426	0	0	0	0	0	0	0	0	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 297	EB: 297	NB: 0	NB: 0
	WB: 426	WB: 426	SB: 0	SB: 0
Directional Factors Based on Existing Counts	EB: 0.41	EB: 0.41	NB:	NB:
	WB: 0.59	WB: 0.59	SB: 1.00	SB: 1.00

Future Background Year 2029

Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Simple Volume Growth	0	0	24	0	0	0	34	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth	0	0	24	0	0	0	34	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	321	0	0	0	460	0	0	0	0	0	0	0	0	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	40.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	12	0	0	0	0	0	16	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	40.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	7
Total Project Trips	0	12	0	0	0	0	0	16	0	0	0	0	0	9	0	7

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	12	321	0	0	0	460	16	0	0	0	0	0	9	0	7

CR 462 at CR 121
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	246	0	39	0	0	251	132	0	17	273	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	0	0	0	246	0	39	0	0	251	132	0	17	273	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 0	EB: 149	NB: 383	NB: 290
	WB: 0	WB: 285	SB: 519	SB: 290
Directional Factors Based on Existing Counts	EB: #DIV/0!	EB: 0.34	NB: 0.42	NB: 0.50
	WB: #DIV/0!	WB: 0.66	SB: 0.58	SB: 0.50

Future Background Year 2029

Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	5.25%	5.25%	5.25%	5.25%	6.5%	6.5%	6.5%	6.5%	2.0%	2.0%	2.0%	2.0%
Simple Volume Growth	0	0	0	0	0	52	0	8	0	0	65	34	0	1	22	0
Applied Bckgrnd Growth	0	0	0	0	0	52	0	8	0	0	65	34	0	1	22	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	298	0	47	0	0	316	166	0	18	295	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
Total Project Trips	0	0	0	0	0	0	0	0	0	0	4	0	0	0	10	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	0	0	0	298	0	47	0	0	320	166	0	18	305	0

CR 462 at CR 121
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	168	0	21	0	0	405	233	0	22	275	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	0	0	0	168	0	21	0	0	405	233	0	22	275	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 0	EB: 255	NB: 638	NB: 426
	WB: 0	WB: 189	SB: 443	SB: 297
Directional Factors Based on Existing Counts	EB: #DIV/0!	EB: 0.57	NB: 0.59	NB: 0.59
	WB: #DIV/0!	WB: 0.43	SB: 0.41	SB: 0.41

Future Background Year 2029

Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	5.25%	5.25%	5.25%	5.25%	6.5%	6.5%	6.5%	6.5%	2.0%	2.0%	2.0%	2.0%
Simple Volume Growth	0	0	0	0	0	35	0	4	0	0	105	61	0	2	22	0
Applied Bckgrnd Growth	0	0	0	0	0	35	0	4	0	0	105	61	0	2	22	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	203	0	25	0	0	510	294	0	24	297	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0
Total Project Trips	0	0	0	0	0	0	0	0	0	0	16	0	0	0	9	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	0	0	0	203	0	25	0	0	526	294	0	24	306	0

CR 121 at Driveway #2
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	0	0	0	0	0	149	0	0	0	285	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	0	0	0	0	0	0	0	0	149	0	0	0	285	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 0	EB: 0	NB: 149	NB: 149
	WB: 0	WB: 0	SB: 285	SB: 285
Directional Factors Based on Existing Counts	EB: #DIV/0!	EB: #DIV/0!	NB: 0.34	NB: 0.34
	WB: #DIV/0!	WB: #DIV/0!	SB: 0.66	SB: 0.66

Future Background Year 2029

Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
Simple Volume Growth	0	0	0	0	0	0	0	0	0	0	31	0	0	0	60	0
Applied Bckgrnd Growth	0	0	0	0	0	0	0	0	0	0	31	0	0	0	60	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	0	0	0	0	0	180	0	0	0	345	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	1	0	0	0	0	0	0	0	0	180	0	0	0	345	0

CR 121 at Driveway #2
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	0	0	0	0	0	255	0	0	0	189	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	0	0	0	0	0	0	0	0	255	0	0	0	189	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 0	EB: 0	NB: 255	NB: 255
	WB: 0	WB: 0	SB: 189	SB: 189
Directional Factors Based on Existing Counts	EB: #DIV/0!	EB: #DIV/0!	NB: 0.57	NB: 0.57
	WB: #DIV/0!	WB: #DIV/0!	SB: 0.43	SB: 0.43

Future Background Year 2029

Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
Simple Volume Growth	0	0	0	0	0	0	0	0	0	0	54	0	0	0	40	0
Applied Bckgrnd Growth	0	0	0	0	0	0	0	0	0	0	54	0	0	0	40	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	0	0	0	0	0	309	0	0	0	229	0

Project Trips

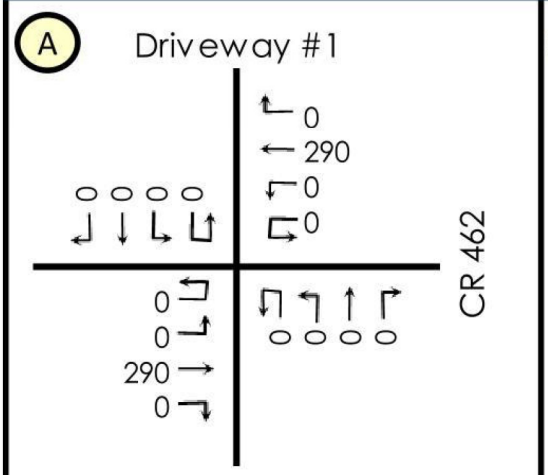
	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
New Ext Outbound	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1

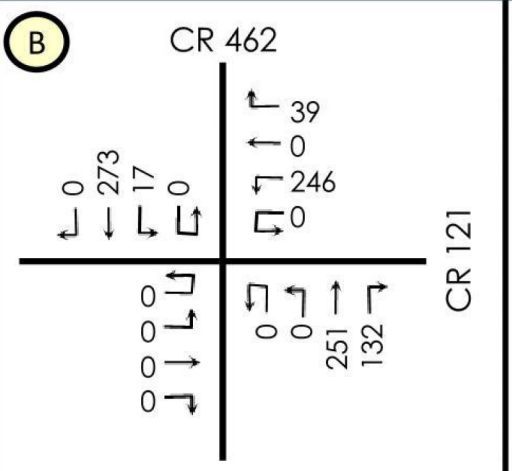
	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	1	0	0	0	0	0	0	0	0	309	0	0	0	229	1

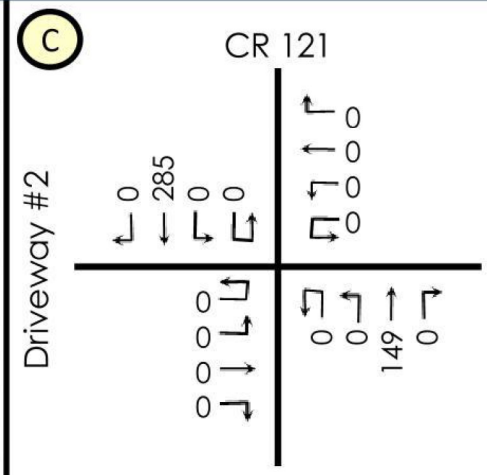
Existing Intersection Volumes (Year 2024)



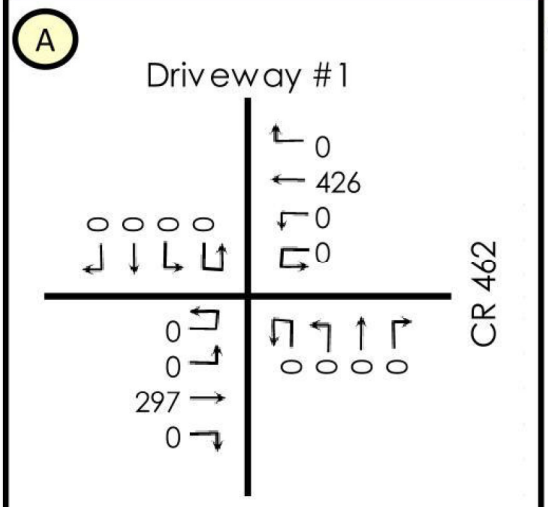
AM Peak Hour

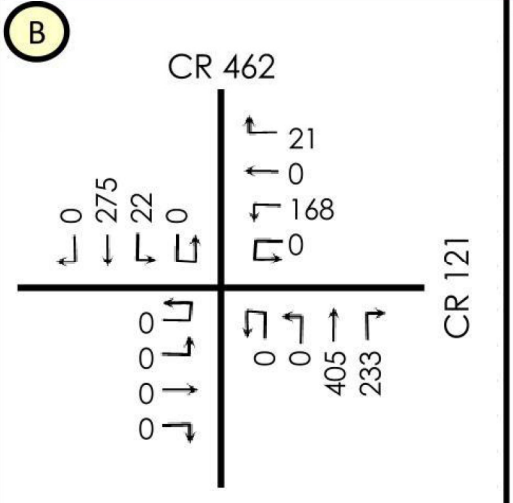


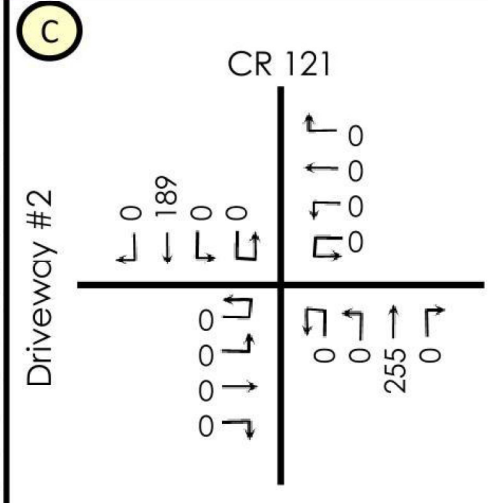




PM Peak Hour



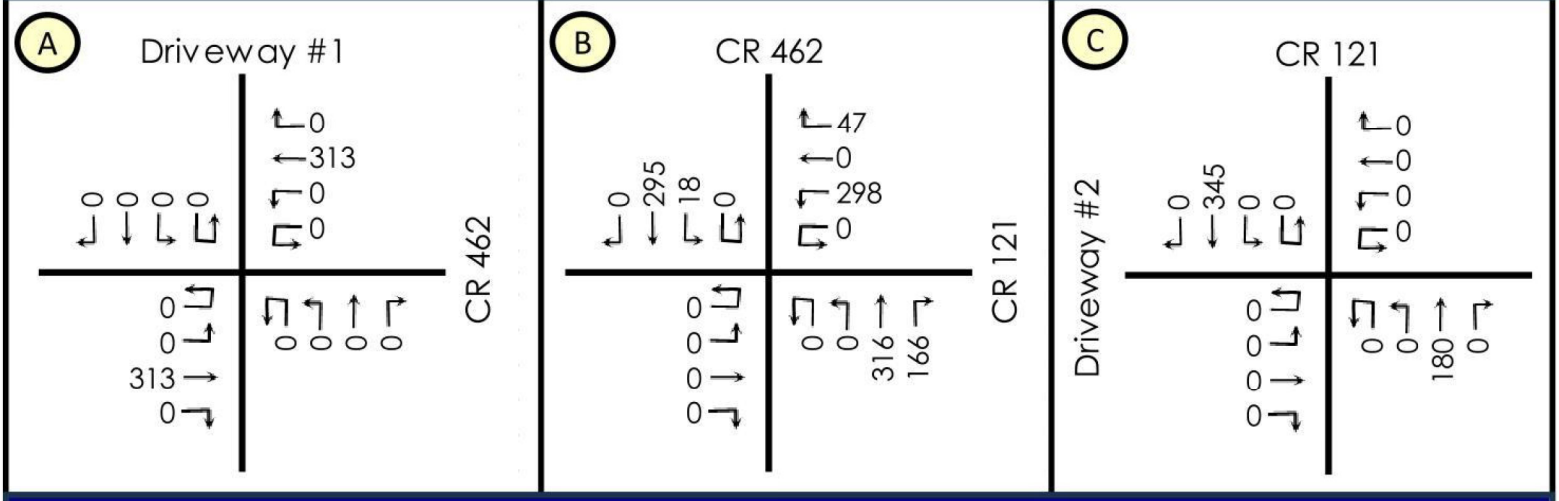




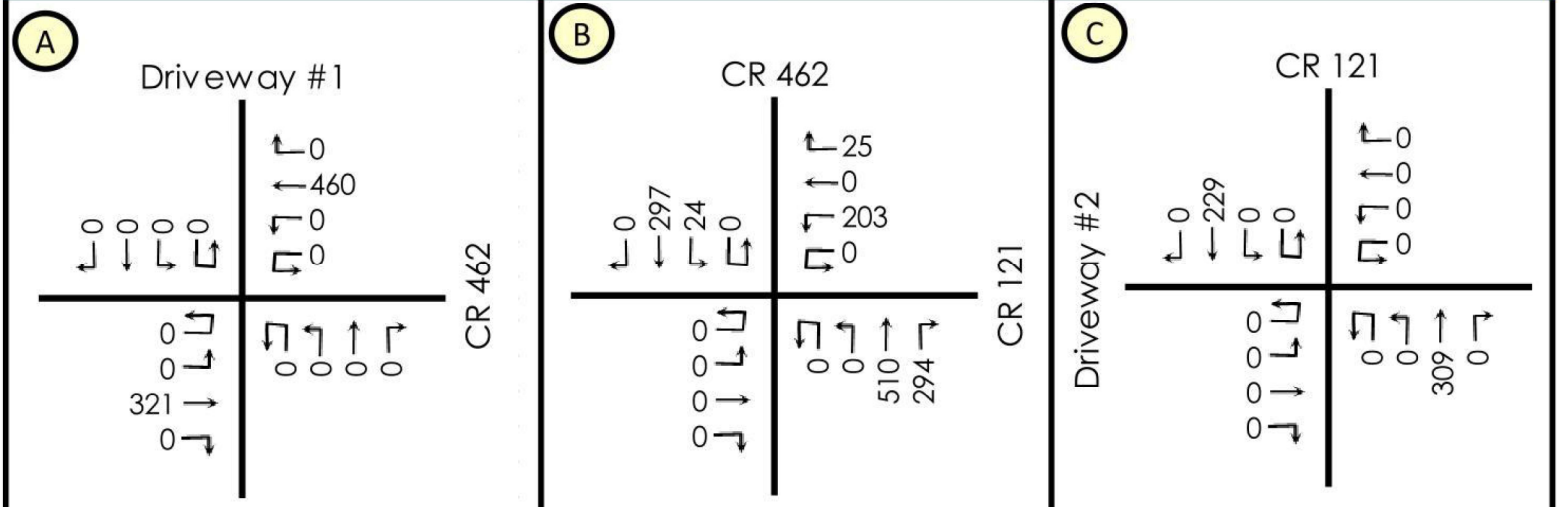
Future Background (Year 2029) Intersection Volumes



AM Peak Hour



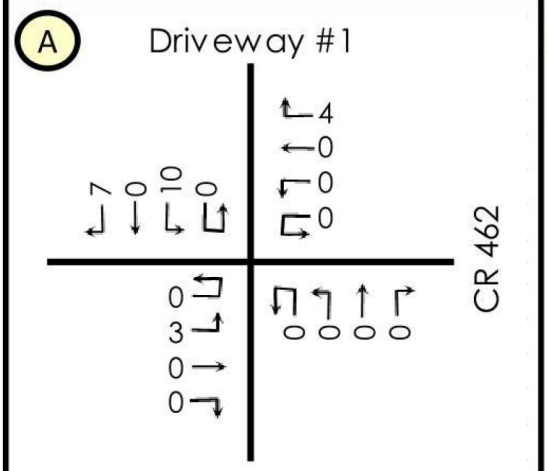
PM Peak Hour

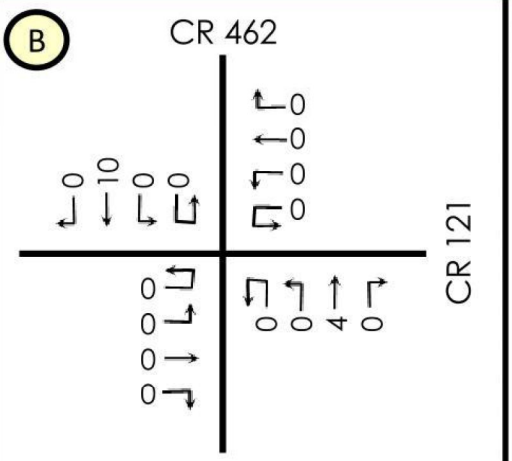


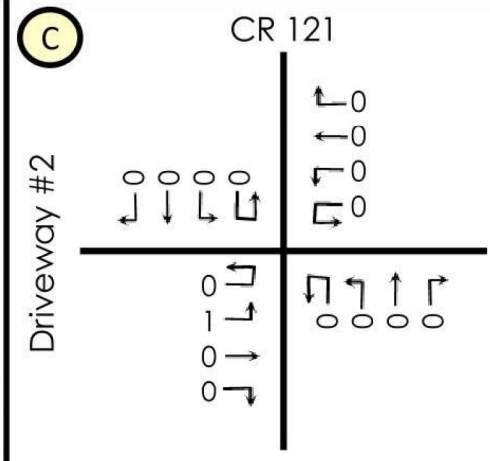
New External Peak-Hour Project Trips



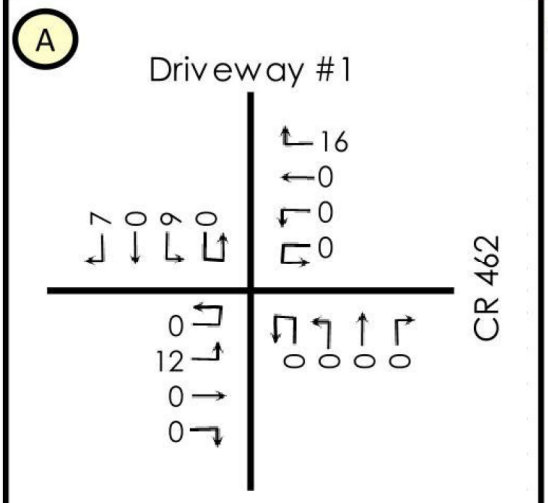
AM Peak Hour

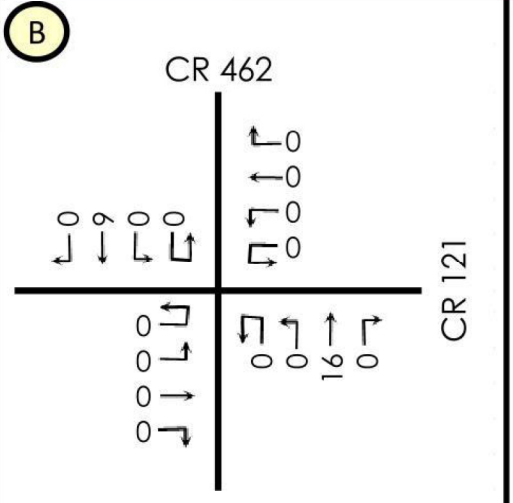


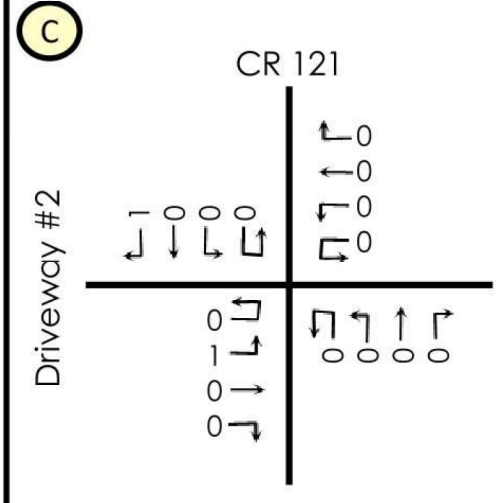




PM Peak Hour



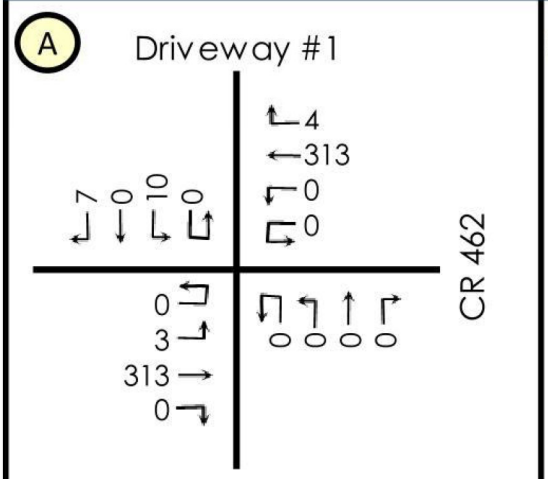


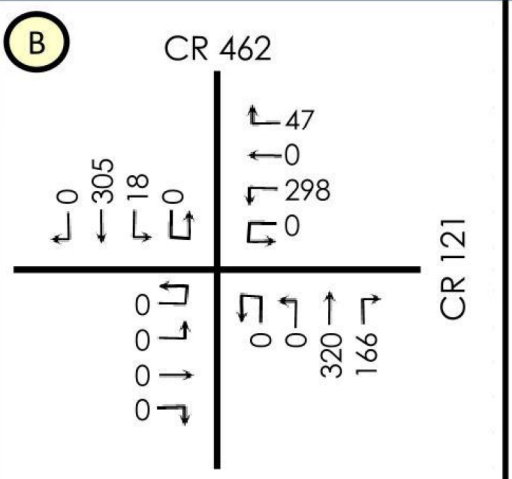


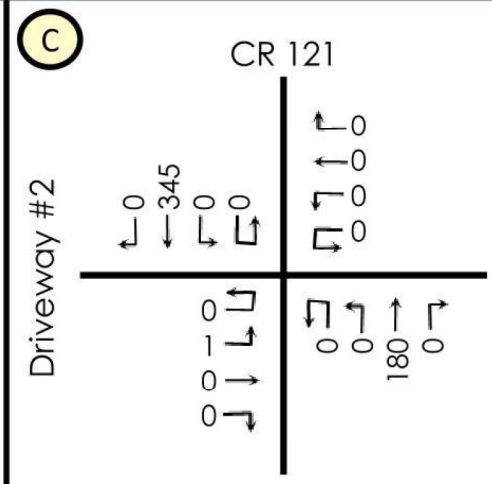
Future Buildout (Year 2029) Intersection Volumes



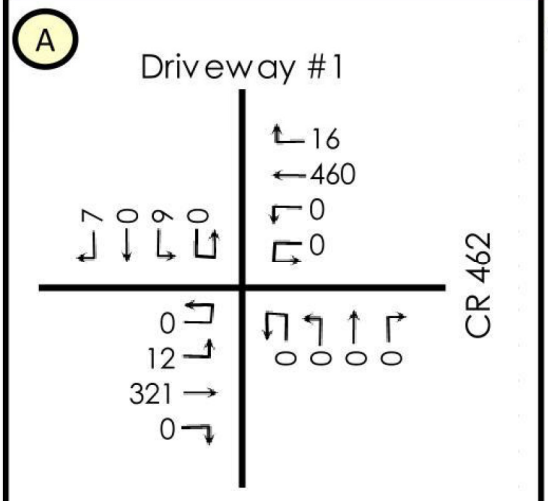
AM Peak Hour

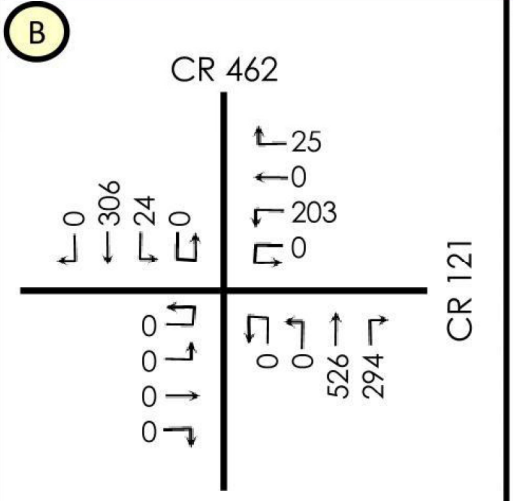


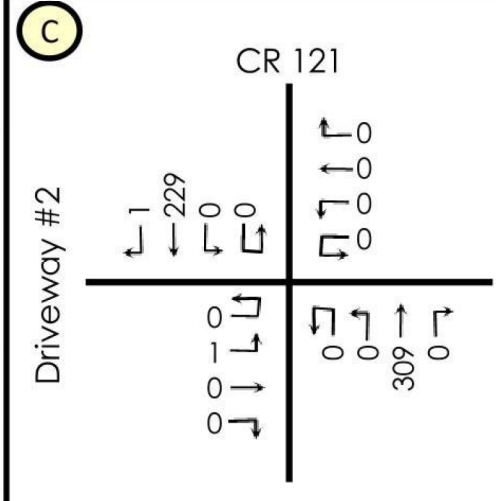




PM Peak Hour







Background Conditions Synchro Printouts

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Intersection	
Int Delay, s/veh	8.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	298	47	316	166	18	295
Future Vol, veh/h	298	47	316	166	18	295
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	5	9	2	2	11
Mvmt Flow	320	51	340	178	19	317

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	696	340	0	0	518	0
Stage 1	340	-	-	-	-	-
Stage 2	356	-	-	-	-	-
Critical Hdwy	6.42	6.25	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.345	-	-	2.218	-
Pot Cap-1 Maneuver	408	696	-	-	1048	-
Stage 1	721	-	-	-	-	-
Stage 2	709	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	400	696	-	-	1048	-
Mov Cap-2 Maneuver	506	-	-	-	-	-
Stage 1	721	-	-	-	-	-
Stage 2	696	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	26.66	0	0.49
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	525	1048	-
HCM Lane V/C Ratio	-	-	0.706	0.018	-
HCM Ctrl Dly (s/v)	-	-	26.7	8.5	-
HCM Lane LOS	-	-	D	A	-
HCM 95th %tile Q(veh)	-	-	5.6	0.1	-

Intersection	
Int Delay, s/veh	4.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	203	25	510	294	24	297
Future Vol, veh/h	203	25	510	294	24	297
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	24	4	2	2	3
Mvmt Flow	214	26	537	309	25	313

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	900	537	0	0	846	0
Stage 1	537	-	-	-	-	-
Stage 2	363	-	-	-	-	-
Critical Hdwy	6.42	6.44	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.516	-	-	2.218	-
Pot Cap-1 Maneuver	309	504	-	-	791	-
Stage 1	586	-	-	-	-	-
Stage 2	704	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	299	504	-	-	791	-
Mov Cap-2 Maneuver	423	-	-	-	-	-
Stage 1	586	-	-	-	-	-
Stage 2	681	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	23.42	0	0.73
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	430	791	-
HCM Lane V/C Ratio	-	-	0.558	0.032	-
HCM Ctrl Dly (s/v)	-	-	23.4	9.7	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	3.3	0.1	-

Buildout Conditions Synchro Printouts

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	3	313	313	4	10	7
Future Vol, veh/h	3	313	313	4	10	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	10	9	2	2	2
Mvmt Flow	3	337	337	4	11	8

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	341	0	-	0	682	339
Stage 1	-	-	-	-	339	-
Stage 2	-	-	-	-	343	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1218	-	-	-	416	704
Stage 1	-	-	-	-	722	-
Stage 2	-	-	-	-	719	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1218	-	-	-	415	704
Mov Cap-2 Maneuver	-	-	-	-	517	-
Stage 1	-	-	-	-	720	-
Stage 2	-	-	-	-	719	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.08	0	11.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1218	-	-	-	581
HCM Lane V/C Ratio	0.003	-	-	-	0.031
HCM Ctrl Dly (s/v)	8	-	-	-	11.4
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	8.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	298	47	320	166	18	305
Future Vol, veh/h	298	47	320	166	18	305
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	5	9	2	2	11
Mvmt Flow	320	51	344	178	19	328

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	711	344	0	0	523	0
Stage 1	344	-	-	-	-	-
Stage 2	367	-	-	-	-	-
Critical Hdwy	6.42	6.25	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.345	-	-	2.218	-
Pot Cap-1 Maneuver	400	692	-	-	1044	-
Stage 1	718	-	-	-	-	-
Stage 2	701	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	392	692	-	-	1044	-
Mov Cap-2 Maneuver	499	-	-	-	-	-
Stage 1	718	-	-	-	-	-
Stage 2	688	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	27.42	0	0.47
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	519	1044	-
HCM Lane V/C Ratio	-	-	0.715	0.019	-
HCM Ctrl Dly (s/v)	-	-	27.4	8.5	-
HCM Lane LOS	-	-	D	A	-
HCM 95th %tile Q(veh)	-	-	5.7	0.1	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	0	0	180	345	0
Future Vol, veh/h	1	0	0	180	345	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	3	2
Mvmt Flow	1	0	0	194	371	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	565	371	371	0	-	0
Stage 1	371	-	-	-	-	-
Stage 2	194	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	487	675	1188	-	-	-
Stage 1	698	-	-	-	-	-
Stage 2	839	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	487	675	1188	-	-	-
Mov Cap-2 Maneuver	487	-	-	-	-	-
Stage 1	698	-	-	-	-	-
Stage 2	839	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	12.42	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1188	-	487	-	-
HCM Lane V/C Ratio	-	-	0.002	-	-
HCM Ctrl Dly (s/v)	0	-	12.4	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	12	321	460	16	9	7
Future Vol, veh/h	12	321	460	16	9	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	3	5	2	2	2
Mvmt Flow	13	338	484	17	9	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	501	0	-	0	856	493
Stage 1	-	-	-	-	493	-
Stage 2	-	-	-	-	363	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1063	-	-	-	328	576
Stage 1	-	-	-	-	614	-
Stage 2	-	-	-	-	704	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1063	-	-	-	324	576
Mov Cap-2 Maneuver	-	-	-	-	444	-
Stage 1	-	-	-	-	607	-
Stage 2	-	-	-	-	704	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.3	0	12.55
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1063	-	-	-	493
HCM Lane V/C Ratio	0.012	-	-	-	0.034
HCM Ctrl Dly (s/v)	8.4	-	-	-	12.6
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	4.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	203	25	526	294	24	306
Future Vol, veh/h	203	25	526	294	24	306
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	24	4	2	2	3
Mvmt Flow	214	26	554	309	25	322

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	926	554	0	0	863	0
Stage 1	554	-	-	-	-	-
Stage 2	373	-	-	-	-	-
Critical Hdwy	6.42	6.44	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.516	-	-	2.218	-
Pot Cap-1 Maneuver	298	492	-	-	779	-
Stage 1	576	-	-	-	-	-
Stage 2	697	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	288	492	-	-	779	-
Mov Cap-2 Maneuver	414	-	-	-	-	-
Stage 1	576	-	-	-	-	-
Stage 2	674	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	24.3	0	0.71
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	421	779	-
HCM Lane V/C Ratio	-	-	0.57	0.032	-
HCM Ctrl Dly (s/v)	-	-	24.3	9.8	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	3.5	0.1	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	0	0	309	229	1
Future Vol, veh/h	1	0	0	309	229	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	4	2
Mvmt Flow	1	0	0	325	241	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	567	242	242	0	-	0
Stage 1	242	-	-	-	-	-
Stage 2	325	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	485	797	1324	-	-	-
Stage 1	799	-	-	-	-	-
Stage 2	732	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	485	797	1324	-	-	-
Mov Cap-2 Maneuver	485	-	-	-	-	-
Stage 1	799	-	-	-	-	-
Stage 2	732	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	12.44	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1324	-	485	-	-
HCM Lane V/C Ratio	-	-	0.002	-	-
HCM Ctrl Dly (s/v)	0	-	12.4	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Turn-Lane Analysis Worksheets

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Westbound Right-Turn Lane Analysis - CR 462 at Driveway #1 - AM Peak Hour

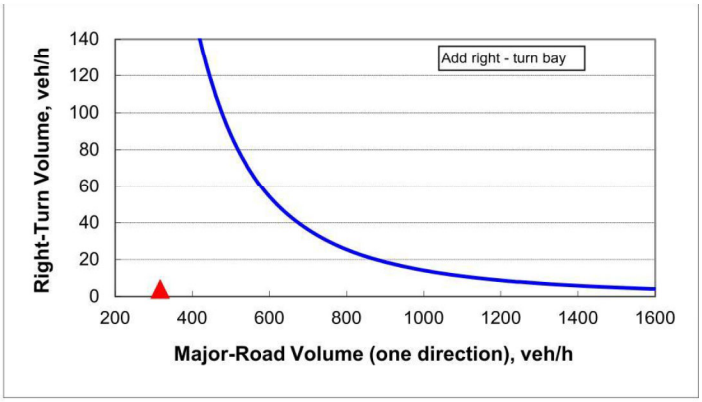
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	40
Major-road volume (one direction), veh/h:	317
Right-turn volume, veh/h:	4

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	293
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Westbound Right-Turn Lane Analysis - CR 462 at Driveway #1 - PM Peak Hour

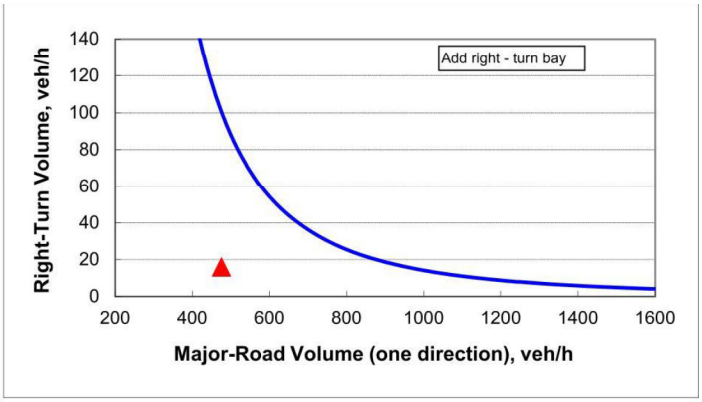
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	40
Major-road volume (one direction), veh/h:	476
Right-turn volume, veh/h:	16

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	100
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **25-4602-RZ-Small RV Wildwood**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends **denial**.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	25-4602 - RZ - Small RV Wildwood
Ordinance Number	O2026-9
Owner(s)	Lien Nails, LLC
Applicant(s)	Eddie Small of E Small Developing, LLC
Property Location	The subject property is generally located approximately 0.38 miles east of the E C 462 and CR 128 intersection, with a portion north along E C 462 and a portion west along CR 121.
Parcel(s)	D32-173
Date	April 7, 2026

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from IN to MHP (City of Wildwood) for the parcel listed above on 10 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 25-4603 (O2026-8).

ANALYSIS: The applicant is requesting the zoning of MHP which permits the use of an RV Park not to exceed 99 spaces.

While the staff report is structured in a familiar way, it starts with the applicant's justification followed by staff's justification. The applicant believes the zoning change to MHP should be granted based on the following criteria as presented in the justification attached within the staff report and summarized below pursuant to Land Development

Regulation (LDR) § 3.3(C)(4).

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of Mobile Home Park and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.1.a. Policy 1.2.8 encourages all new development and redevelopment projects which include contributing to a mix of land uses, being compatible with existing communities, advancing the creation of a diverse housing inventory, directing growth towards areas planned for urban development, maintaining compatibility with adjacent land uses through the use of design standards, and maximizing the use of existing public facilities.

(b) The existing land use pattern of the surrounding area;
The proposed rezoning to MHP is compatible with the industrial, residential and institutional designations in the general area of the subject property as provided above.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;
Schools: The proposed land use could contribute a total of 17 students based on the school impact analysis provided. The applicant states that the requested use type of RV Park is temporary housing and therefore considered a commercial use which should not contribute to any students. The Sumter County School District is still reviewing the school impact analysis to confirm capacity.
Potable Water & Sewer: The subject property is located within the City of Wildwood municipal services area and will be connected to central water and sewer. A 4-inch force main and an 8-inch water main is available to south of C 462 and coordination with the City's Utility Department will be needed.
Streets: A transportation impact analysis was conducted by Walsh Traffic Engineering LLC in January of 2026 which indicated the roadway segments available to this property currently operate at level D and F with the CR 462 and CR 121 westbound intersection operating at level C. At the buildout year of 2029, the level of service for the roadway segments are to continue to operate acceptably at the current level of service D and F.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
Due to changing conditions of the area, the existing zoning of Institution is no longer appropriate and is not considered the highest and best use of the land. The proposed zoning of MHP is consistent with the area and adjacent properties.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
The transportation impact analysis prepared by Walsh Traffic Engineering indicates that the project will not adversely impact area roadways and the subject rezoning will not adversely impact the level of service of adjacent roadways.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;
The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. The subject property is located in an area of mixed use consisting of commercial and residential. Surrounding properties are permitted to develop in accordance with their

zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R-1 (City) & RR1C (County)
SOUTH	AG-10 & RR5C (County)
EAST	R-1 (City), RR1, R2M (County)
WEST	RR1C & RR5C (County)

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.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to MHP should NOT be granted based on the following criteria:

(b) The existing land use pattern of the surrounding area;
The surrounding neighborhood that has direct access off of CR 121 and C 462 has lower density residential zoning's of R-1, at 4 units per acre, and R-2, at 6 units per acre. The institutional zoning along C 462 are designated as churches, which is relatively a lower intensity due to limited operating hours and days during the week. Although there are industrial uses in the area, these are mainly west towards N US 301. Industrial uses could be considered of higher intensity due to truck traffic for larger scale operations, but the entrances of the uses are not along a curve and have designated left-turn lanes, which reduces vehicle conflicts and enhances overall roadway safety.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;
Streets: A decrease in the level of service was identified at the intersection of CR 121 and C 462, with current roadway segments operating at a level of service D and F. Although at buildout year 2029, the TIA states the roadways and intersection are acceptable at this level, staff is concerned about safety issues with the recreational vehicles (RV) or delivery trucks for manufactured homes accessing the roads and accessing the driveway. The City Commission previously assessed mobile home park zoning's, designating most along major roadways, such as SR 44, to minimize the potential of mobile home and RV transport along local minor roads.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
Sumter County's Public Works Department, on behalf of the City as the outsourced traffic reviewer, reviewed the driveway access, roadways, and intersections for safety issues and it was determined that the development would not be able to have full access to C 462 as originally proposed in the TIA. The TIA mentions the development will use the existing two-way continuous left turn lane for eastbound traffic, but this turn lane ends approximately 150 feet west of the proposed entrance. Directly in front of the property is a gored median, and it is unlawful to drive in this area as it is a signalization of a change in the roadway design, which in

this case, is a curved road. The Sumter County Code of Ordinances, Chapter 13-603 states that access for all new driveway connections “shall be located, designed and constructed so that vehicles can enter and exit from the parcel in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling in abutting streets, and so that interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized.” This chapter also states that “direct access from driveways onto arterial and collector roads shall be minimized where possible to increase safety and reduce conflicts points.” As indicated by the Sumter County Code of Ordinances, CR 121 should have been the main entrance, but the roadway is a narrow 30-foot paved road making this entrance not ideal for larger vehicles. Based on Sumter County’s findings, it was determined whether access is granted right-in/right-out only on C 462 or to CR 121, each scenario poses potential hazards deriving from the adverse conditions. The accepted TIA by Sumter County is considered invalid as the TIA was accepted under the condition that the development would have full access off of C 462.

(f) <u>Whether the proposed change will be a deterrent to the improvement or development of adjacent property;</u>
Although the zoning will not affect what neighboring owners can do on their property, RV parks and mobile home parks could over time be a deterrent to future developers or property owners if the development is not properly maintained.

Conclusion: Sumter County’s Public Works Department has determined that whether the access is right-in/right-out off of C 462 or CR 121, each scenario poses potential hazards deriving from the adverse conditions. The requested zoning of MHP is not considered compatible with the surrounding area, as stated by staff in the report, and **staff is recommending denial.**



Amanda Bondi
Planning Manager, Development Services

ORDINANCE NO. O2026-9

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:

D32-173
Lien Nails, LLC
10 +/-

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EST, SUMTER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON ROD AND CAP MARKED “LB 6514” AT THE INTERSECTION OF THE WEST LINE OF SAID EAST ½ OF NORTHEAST ¼ OF NORTHEAST ¼ WITH THE SOUTH LINE OF THE NORTH 191.07 FEET OF SAID EAST ½ OF NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 32; THENCE ALONG THE AFORESAID SOUTH LINE OF THE NORTH 191.07 FEET RUN N 89°50’14”E A DISTANCE OF 82.70 FEET TO AN IRON ROD AND CAP MARKED “B 4709”; THENCE PARALLEL WITH SAID WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ RUN S 00°13’05”W A DISTANCE OF 211.60 FEET TO AN IRON ROD AND CAP MARKED “LB 4709”; THENCE S89°48’57”E A DISTANCE OF 325.60 FEET TO AN IRON ROD AND CAP MARKED “LB4709”; SAID POINT BEING ON THE WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3542, PAGE 677, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE RUN S 00°10’25”W A DISTANCE OF 174.45 FEET TO AN IRON ROD AND CAP MARKED “PSM 3522” AT THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY RUN S 87°05’31”E A DISTANCE OF 252.76 FEET TO THE EAST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 32; THENCE ALONG SAID EAST LINE RUN S 00°11’22”W A DISTANCE OF 92.59 FEET TO THE NORTH LINE OF THE SOUTH 210 YARDS OF SAID NORTHEAST ¼ OF NORTHEAST 1/4; THENCE ALONG SAID

NORTH LINE RUN N 89°41’48”W A DISTANCE OF 210.76 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE EAST 70 YARDS OF THE SOUTH 210 YARDS OF SAID NORTHEAST ¼ OF NORTHEAST ¼ OF SECTION 32; THENCE ALONG THE WEST LINE OF SAID EAST 70 YARDS RUN S 00°7’36” W A DISTANCE OF 629.98 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE SOUTH LINE OF AFORESAID EAST ½ OF NORTHEAST ¼ OF NORTHEAST ¼; THENCE ALONG SAID SOUTH LINE RUN N 89°40’41”W A DISTANCE OF 315.43 FEET TO AN IRON ROD AND CAP MARKED “LB 6514” ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 462; SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 749.78 FEET WITH A CHORD BEARING AND DISTANCE OF N 79°51’30”W, 137.84 FEET TO WHICH A RADIAL LINE BEARS N 15°24’57”E; THENCE WESTERLY 138.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32’53” TO AN IRON ROD AND CAP MARKED “LB 6514” ON THE WEST LINE OF SAID EAST ½ OF NORTHEAST ¼ OF NORTHEAST ¼; THENCE DEPARTING SAID RIGHT-OF-WAY AND CURVE ALONG A NON-TANGENT LINE AND ALONG AFORESAID WEST LINE RUN N 00°13’05”E A DISTANCE OF 1095.10 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD 121 ALONG THE EAST SIDE THEREOF.

This property is to be reclassified from IN to MHP (City of Wildwood).

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 affect 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.

SECTION 5. SCRIVENER’S ERROR. The city attorney may correct scrivener’s errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

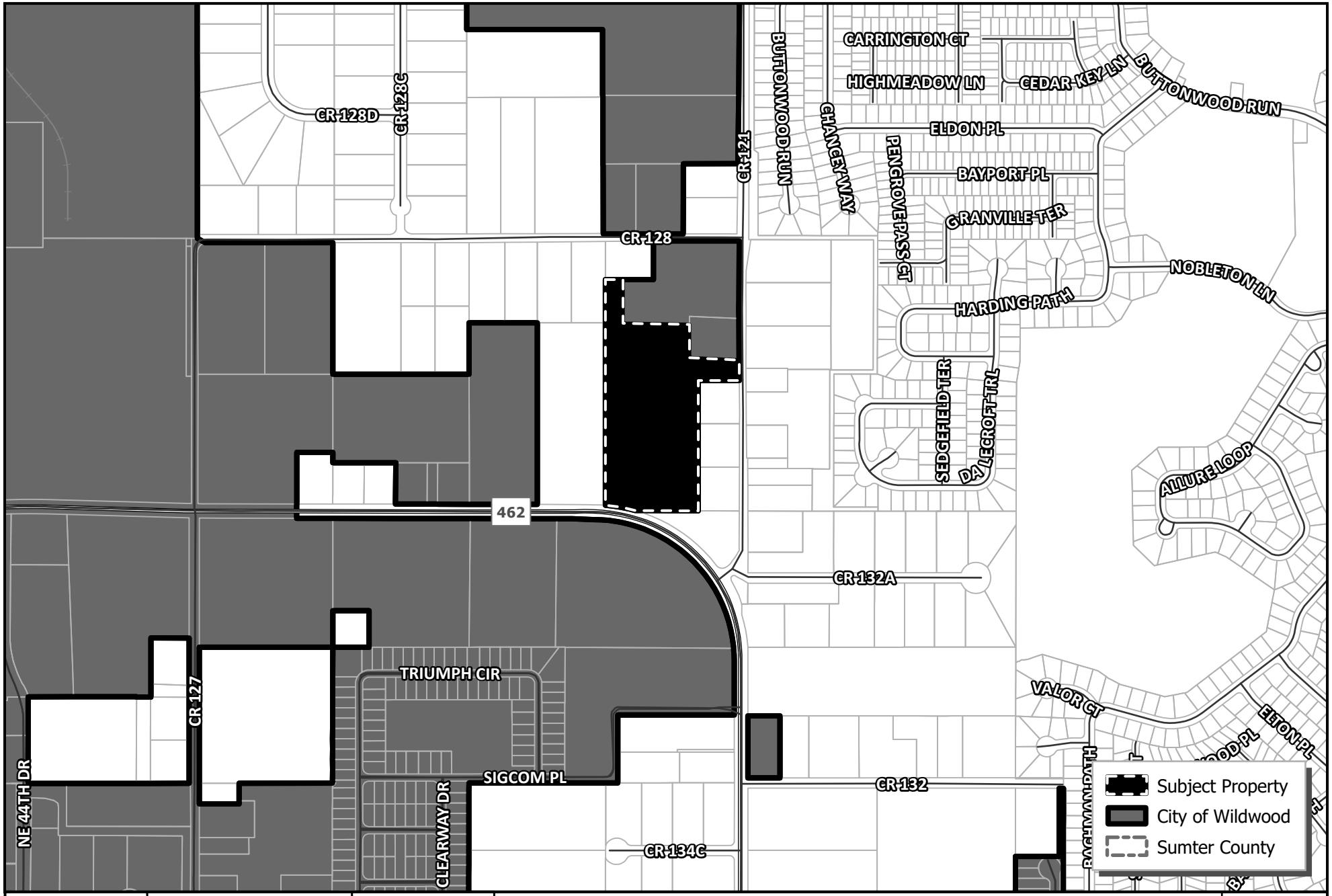
First Reading: _____

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

N

US Feet
0 140 280 560

#A25-4602

SMALL RV WILDWOOD

PARCEL D32-173

MAP 1A

LOCATION MAP

JAN 2026

Business Impact Estimate

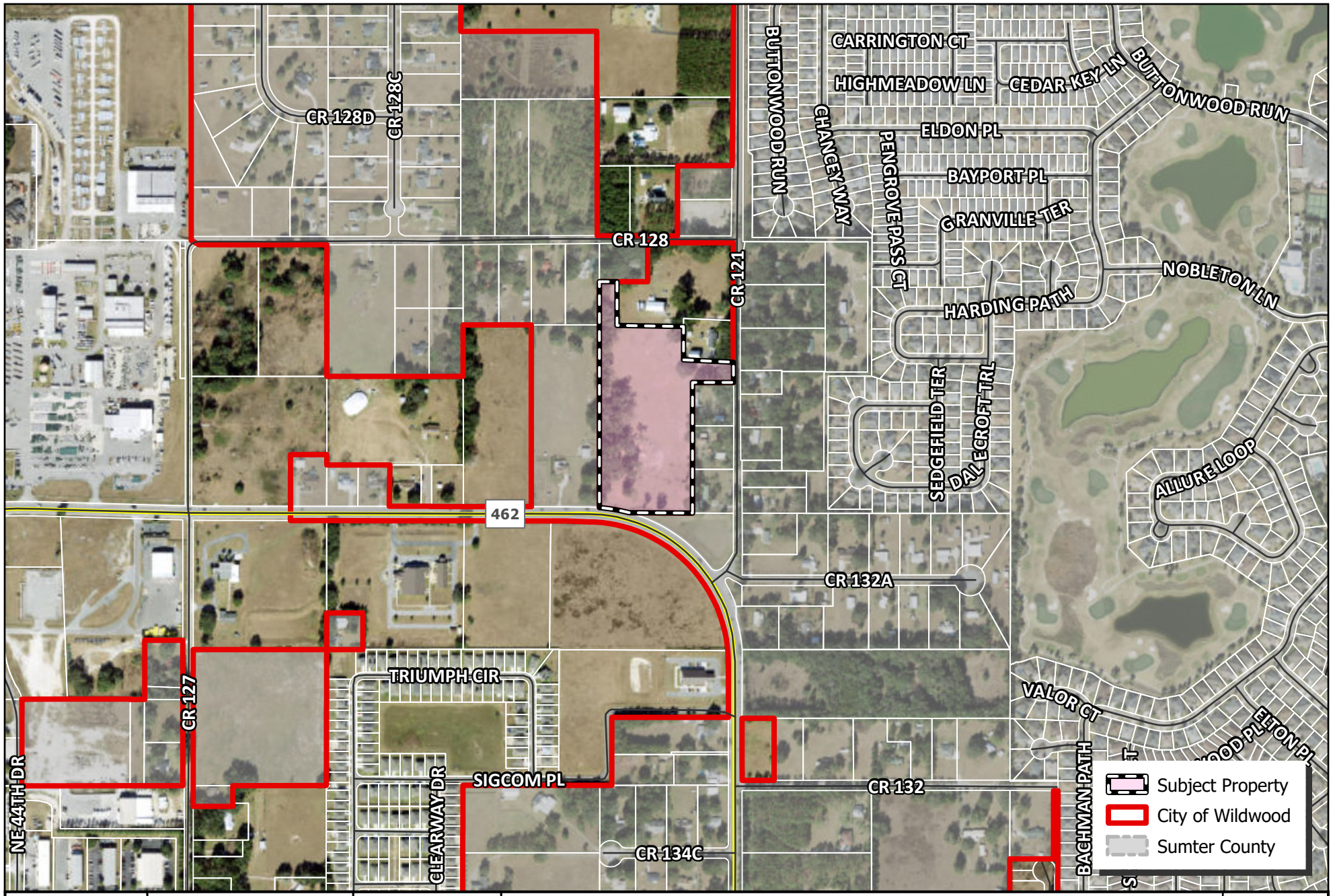
This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-9

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

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US Feet
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#A25-4602

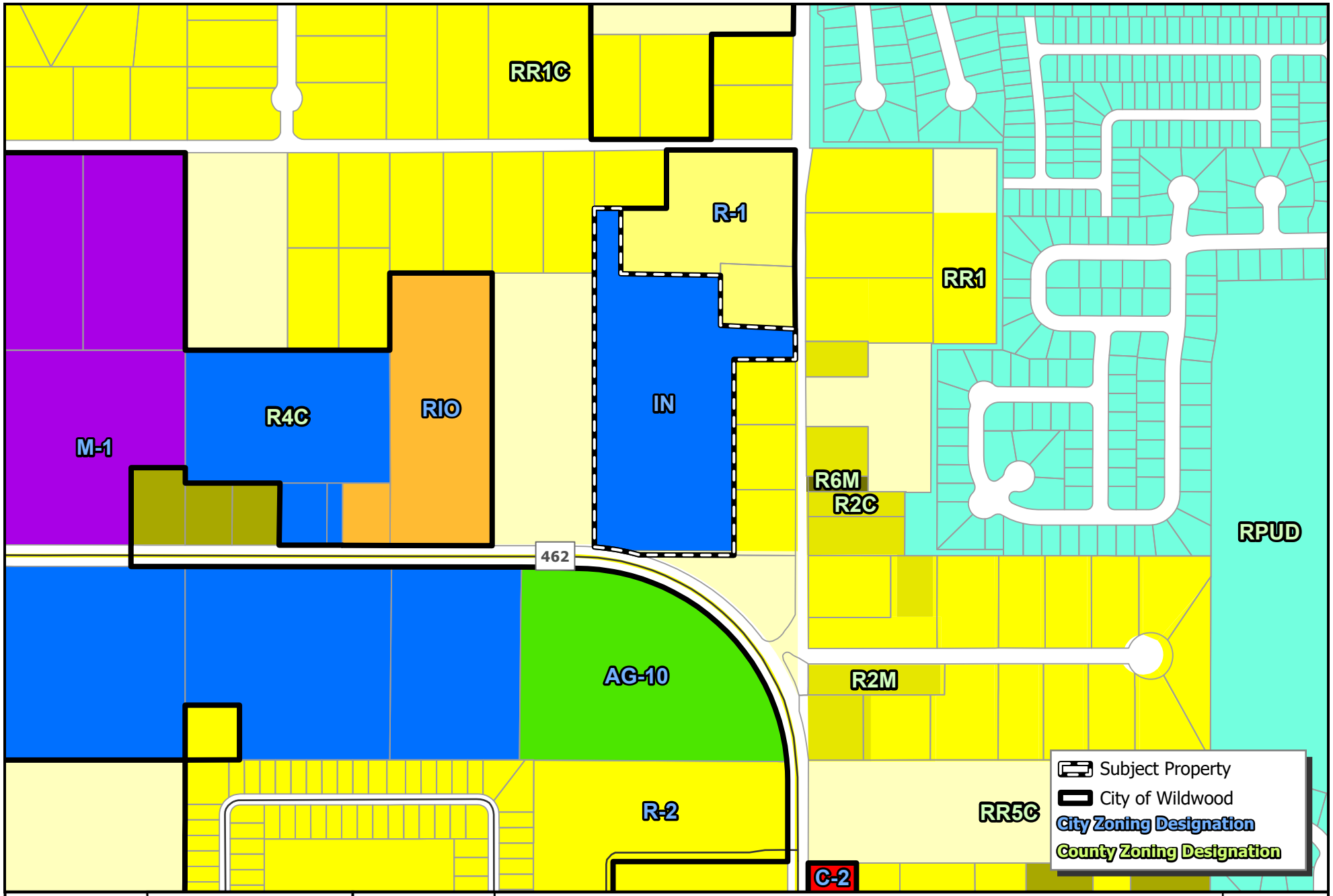
SMALL RV WILDWOOD

PARCEL D32-173

MAP 1B

LOCATION MAP

JAN 2026



WILDWOOD FLORIDA EST. 1877

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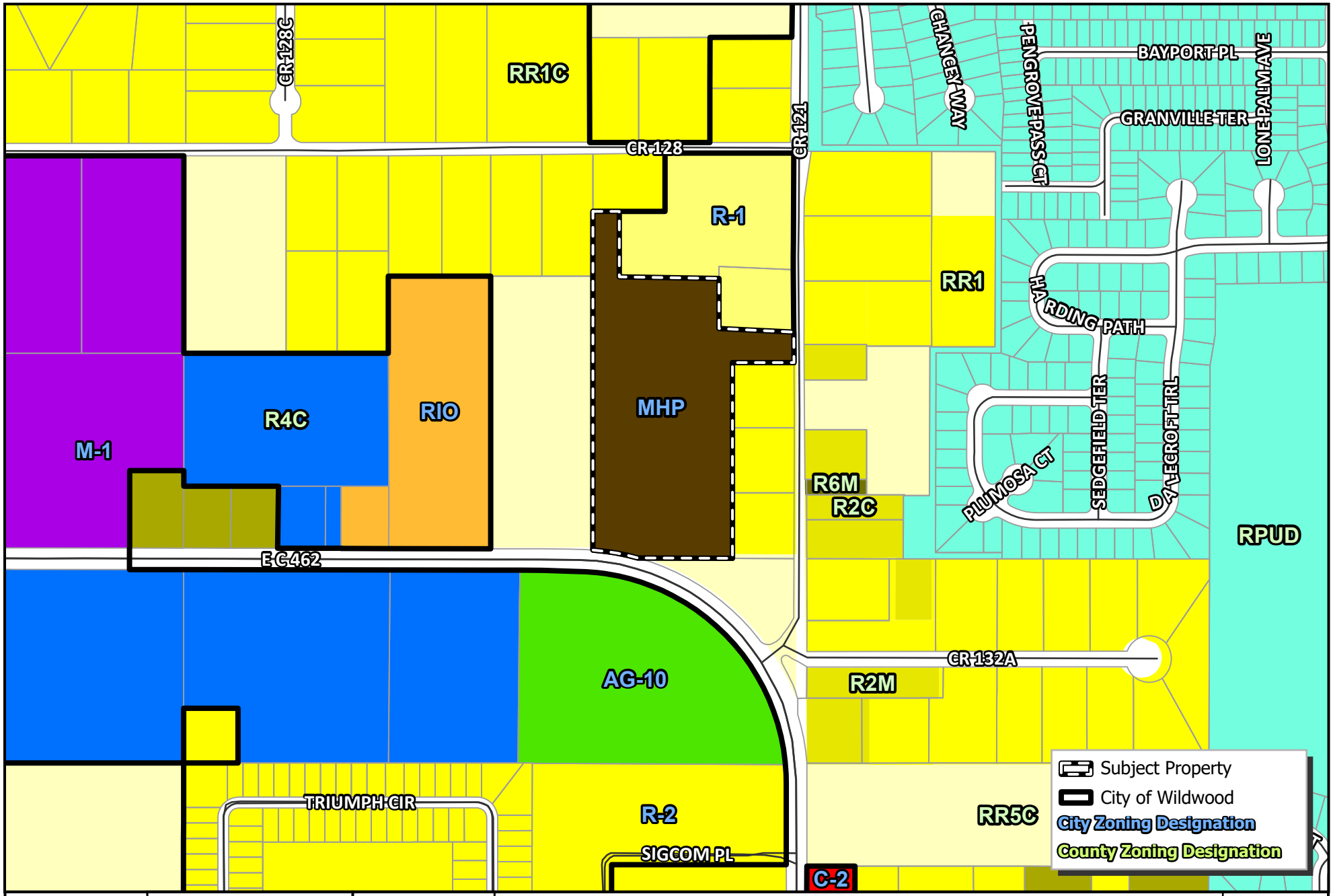
SMALL RV WILDWOOD

PARCEL D32-173

MAP 3A

EXISTING ZONING

JAN 2026



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
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Phone: (352) 330-1330
www.wildwood-fl.gov

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US Feet
0 90 180 360

#A25-4602

#A25-4602

PARCEL D32-173

MAP 3B

PROPOSED ZONING

JAN 2026

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, April 7, 2026, by the Special Magistrate. The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from IN to MHP (City) on 10 acres MOL. The subject property is located approximately 0.38 miles east of the E C 462 and CR 128 intersection, with a portion north along E C 462 and a portion west along CR 121.

Case Number: 25-4602 – RZ – Small RV Wildwood

Applicant(s): Eddie Small of E Small Developing, LLC

Owner(s): Lien Nails, LLC

Parcel(s): D32-173

Under Land Development Regulation (LDR) § 1.7(B)(2), 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 § 3.3(C)(4), the Special Magistrate

☐ recommends approval.

☐ recommends approval with the following conditions:

_____

☒ recommends denial.

☐ recommends other:_____

Dated: April 7, 2026

Lindsay C.T. Holt
Special Magistrate City of Wildwood

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

RECEIVED

MAR 03 2026

City Of Wildwood
Development Services Dept

February 19, 2026

REIDY MARTIN J & BONITA M
4903 CR 128
WILDWOOD, FL 34785

Your Parcel Number(s): D32-073

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Institutional to Mobile Home Park (City of Wildwood) and to change the Zoning Map designation from IN to MHP (City of Wildwood).

OWNER:	Lien Nails, LLC
APPLICANT:	Eddie Small of E Small Developing LLC
CASE NUMBERS:	25-4603 (CP) & 25-4602 (RZ)
PARCEL NUMBER:	D32-173

The subject property is generally located approximately 0.38 miles east of the E C 462 and CR 128 intersection, with a portion north along E C 462 and a portion west along CR 121.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, March 3, 2026, at 2:00pm.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday, March 23, 2026, at 7:00pm** and the final hearing to be held in the City Hall Commission Chamber on **Monday, April 13, 2026, at 9:00am.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

____ I support this request.

____ I do not object to this request.

__X__ I do not support this request for the following reason(s) Traffic congestion, drainage.

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

March 20, 2026

RECEIVED

APR 1 2026

City Of Wildwood
Development Services Dept

MOORE MICHAEL & DANIELLE
8865 CR 121
WILDWOOD, FL 34785

Your Parcel Number(s): D33-006

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Public Facilities to Mobile Home Park (City of Wildwood) and to change the Zoning Map designation from IN to MHP (City of Wildwood).

OWNER:	Lien Nails, LLC
APPLICANT:	Eddie Small of E Small Developing LLC
CASE NUMBERS:	25-4603 (CP) & 25-4602 (RZ)
PARCEL NUMBER:	D32-173

The subject property is generally located approximately 0.38 miles east of the E C 462 and CR 128 intersection, with a portion north along E C 462 and a portion west along CR 121.

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APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

____ I support this request.

____ I do not object to this request.

X I do not support this request for the following reason(s) traffic & safety concerns, for protection of our community. No entrance or exit should be permitted on CR 121.

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

RECEIVED

APR - 7 2026

City Of Wildwood
Development Services Dept

March 20, 2026

GROOMS EDDIE & TINA
4869 CR 128
WILDWOOD, FL 34785

Your Parcel Number(s): D32-085

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Public Facilities to Mobile Home Park (City of Wildwood) and to change the Zoning Map designation from IN to MHP (City of Wildwood).

OWNER:	Lien Nails, LLC
APPLICANT:	Eddie Small of E Small Developing LLC
CASE NUMBERS:	25-4603 (CP) & 25-4602 (RZ)
PARCEL NUMBER:	D32-173

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APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

___ I support this request.
___ I do not object to this request.
X I do not support this request for the following reason(s) Concerned about property values

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

RECEIVED

APR - 7 2026

City Of Wildwood
Development Services Dept

February 19, 2026

ROBINSON KENDA J & DEBRA S LAS
8802 CR 121
WILDWOOD, FL 34785

Your Parcel Number(s): D32-003

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Institutional to Mobile Home Park (City of Wildwood) and to change the Zoning Map designation from IN to MHP (City of Wildwood).

OWNER:	Lien Nails, LLC
APPLICANT:	Eddie Small of E Small Developing LLC
CASE NUMBERS:	25-4603 (CP) & 25-4602 (RZ)
PARCEL NUMBER:	D32-173

The subject property is generally located approximately 0.38 miles east of the E C 462 and CR 128 intersection, with a portion north along E C 462 and a portion west along CR 121.

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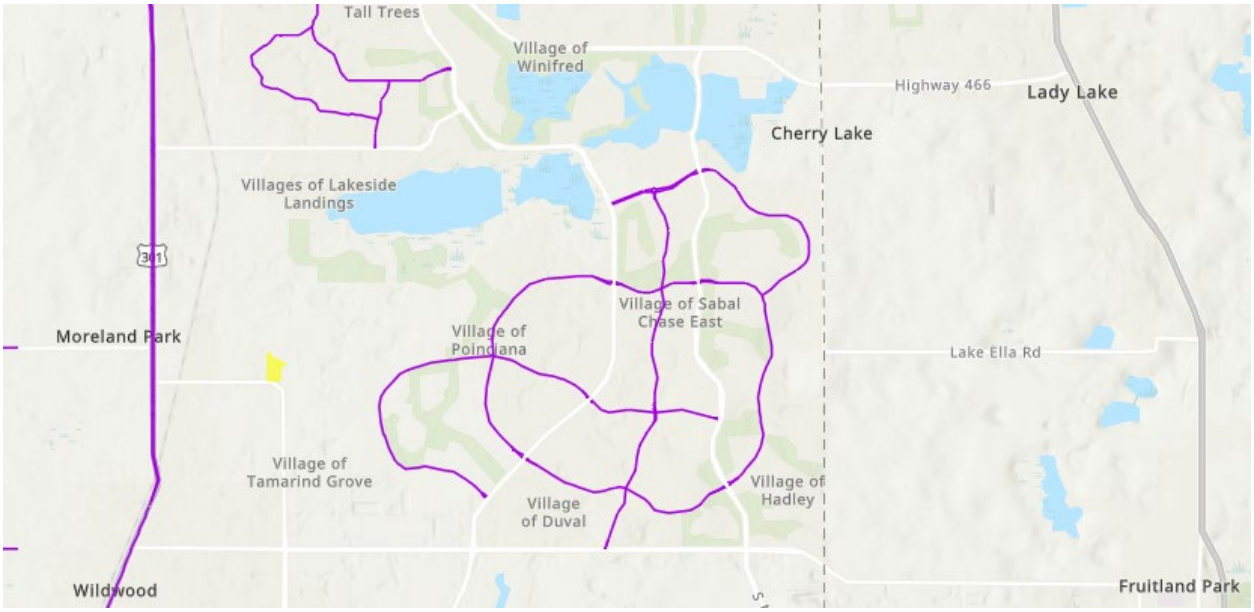
APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

____ I support this request.
____ I do not object to this request.
X I do not support this request for the following reason(s) Recent traffic density, growth, trees

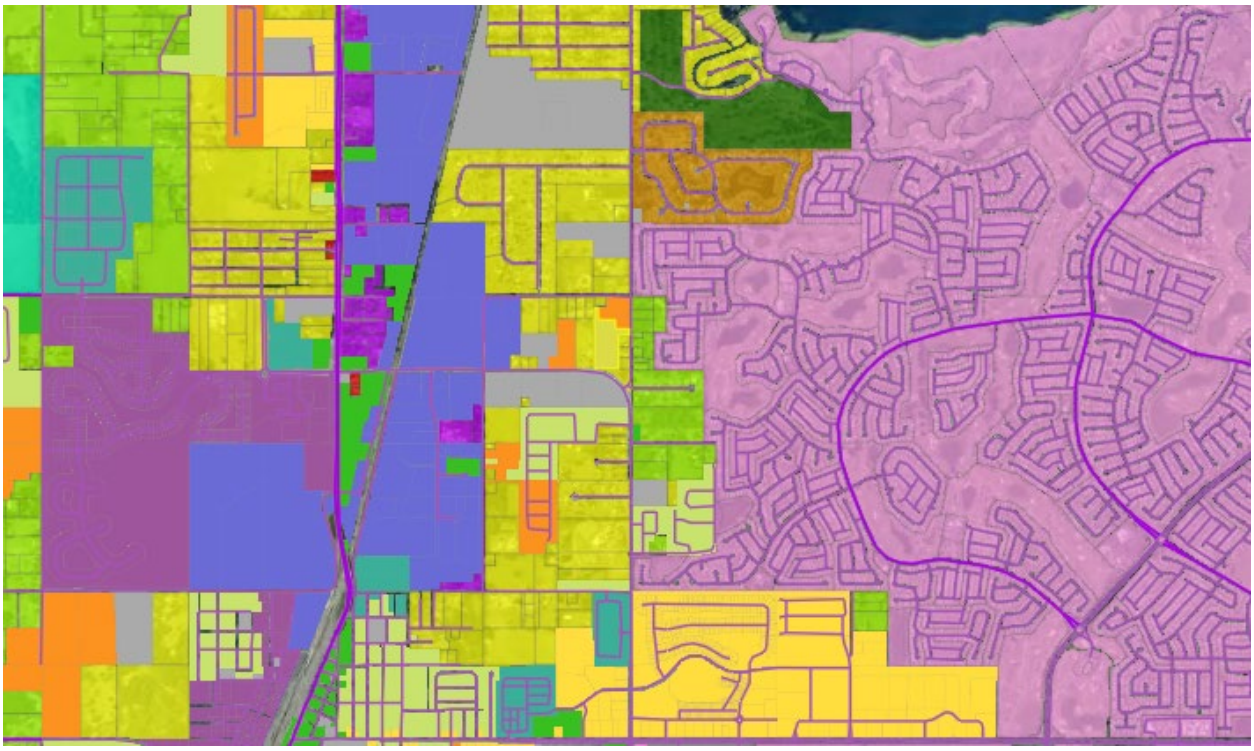
LPG Urban & Regional Planners, LLC.

JUSTIFICATION FOR REZONING

Parcel D32-173 has a current zoning designation of Institutional (IN) and a future land use designation of Public Facilities (PF). The request before Staff and City Commission is to rezone the property to Mobile Home Park with a concurrent Small Scale Comprehensive Plan Amendment to Mobile Home Park. The proposed use of the site is a RV park. RV parks accommodate temporary and seasonal housing and can be considered both transient and non-transient lodging. There are no RV parks within the immediate area.



The subject site is located between Industrial land uses along East CR 462 and US Hwy. 301, and Villages of Sumter along CR 121. It is apparent from the maps below that the area is transitioning from more intense development of Industrial Future Land Use (0.5 FAR or 70% ISR, whichever is less) and Residential Future Land Use designations ranging from County Mixed Use (8 units/acre), County Urban Residential (6 units/acre), County Rural Residential (2 units/acre), City Medium Density Residential (9 units/acre), and City Low Density Residential (4 units/acre). These zoning and FLU designations can be found West of County Road 127 along County Road 462, West of County Road 462, and north along CR 121. The area immediately East of County Road 127 has Institutional Zoning designations with Public Facilities Future Land Uses. Higher densities and intensities are typically located in urban areas where centralized water and sewer facilities are available. The subject site is located within the Municipal Service Area (MSA) for the City of Wildwood.



Unincorporated Future Land Use

- Agriculture
- Conservation
- Commercial
- Industrial
- Mixed Use
- Municipality
- Public/ Institutional
- Recreation
- High Densitry Residential
- Rural Residential
- Urban Residential
- others

Wildwood Future Land Use

- ARD
- CMU
- Commercial
- Industrial
- RMU
- Low Density Residential
- Medium Density Residential
- High Density Residential
- V-WW DRI
- WWS DRI
- Other

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The City of Wildwood's JPA Future Land Use Map found within the City of Wildwood's Comprehensive Plan designates this area along County Road 462 as Industrial adjacent to Low Density Residential and Rural Residential FLU; however, typically higher densities would be located near or along major corridors. The proposed land use and zoning amendment does not facilitate urban encroachment into rural areas, as the surrounding properties already exhibit residential development patterns. The application here is to continue and enhance a pattern of development that is emerging in this corridor of County Road 462 and CR 121. The proposed MHP zoning designation (10 units/acre) is appropriate to achieve a transition between Industrial and Medium Density (9 units/acre) Single Family homes.

RV parks provide a type of transient housing. Nearby residential communities include The Villages of Sumter (which is located to the east of CR 462 from the subject site), Fox Hollow (located to the northwest of the subject site), and Triumph South, which is located to the southwest of the subject site. The rezoning would assist in providing housing diversity within the area.

The proposed rezoning to MHP will be compatible with adjacent properties due to the emerging trend of land uses and zoning designations within the immediate vicinity. The development will comply with the Land Development regulations of the City of Wildwood as follows:

> The site shall conform to Table 3-4: Density, Intensity, and Lot Standards by developing the site under the maximum floor to area (FAR) ratio of 0.3. The development shall conform to the minimum open space requirements of 15 percent. The development will comply with a front setback of 25 feet, a rear setback of 15 feet, and side setbacks of 10 feet.
>
> The proposed development shall conform to the Neighborhood District within The City of Wildwoods Design District Standards. A 15' landscape buffer shall be provided along the major right-of-way. According to the Buffer Widths between Land Uses table in the Design District Standards, a 15 foot landscape buffer shall be provided adjacent to residential zoned properties.

The proposed rezoning is consistent with the comprehensive plan (please see Justification submitted with the SSCPA) and land development regulations.

The following provides justification for the rezoning based on the City of Wildwood Land Development Regulations (LDR) Chapter 3, Section 3.3(C)(4).

a. Whether the proposed change is consistent with the comprehensive plan;

The proposed MHP zoning is consistent with the proposed Future Land Use Map designation of Mobile Home Park (MHP) and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.1(a).

a. **Agriculture and Residential**

FLU Categories	Description	Maximum Density	Maximum Intensity
Agricultural (AG)	Intended to accommodate for agricultural activities and single family residential	1 du/5 ac	0.2 FAR
Estate Residential (ER)	Intended to accommodate for single family residential at very low densities	2 du/ac	
Rural Residential (RR)		1 du/ac	
Low Density Residential (LDR)	Intended to accommodate for single family residential at a low density	4 du/ac	0.3 FAR
Medium Density Residential (MDR)	Intended to accommodate for multifamily residential at a moderate density	9 du/ac	
Mobile Home Park (MHP)	Intended to accommodate for the development of mobile home parks	10 du/ac	
High Density Residential (HDR)	Intended to accommodate for multifamily residential at a high density	15 du/ac	

FLU Policy 1.2.8 The City shall encourage all new development and redevelopment projects to abide by the following principles to cultivate a more sustainable land development pattern:

a. Contribute to a mix of land uses which are compatible with existing communities and supported by community infrastructure, services, and utilities.
c. Advance the creation of a diverse housing inventory
i. Direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl
l. Maintain compatibility with adjacent land uses through the use of design standards, limitation on light intrusion on surrounding properties, buffering, vegetative buffering, fencing and/or walls to make uses compatible with each other
m. Maximize use of existing and future public facilities and services

The proposed rezoning of MHP is consistent with this policy.

b. The existing land use pattern of the surrounding area;

The proposed rezoning to MHP is compatible with the industrial, residential and institutional designations in the general area of the subject property as provided above.

c. The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;

Resort residential units are temporary in nature and considered a commercial use not subject to school impacts.

The traffic impact analysis prepared by Walsh Traffic Engineering submitted with the rezoning

indicates that the project will not adversely impact area roadways and the subject rezoning will not adversely impact the level of service of adjacent roadways as outlined below. Further, the rezoning would reduce trip generation on the adjacent roadway network and therefore provide an overall transportation impact benefit.

Table 4 – Trip Generation Comparison Summary

Scenario	AM Peak Hour Net New External Trips		
	In	Out	Total
Existing FLU/Zoning	140	67	207
Proposed FLU/Zoning	8	18	26

Scenario	PM Peak Hour Net New External Trips		
	In	Out	Total
Existing FLU/Zoning	76	149	225
Proposed FLU/zoning	29	17	46

FLU Policy 1.2.1. The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.

Response: *The subject property is located within the City of Wildwood municipal services area and will be connected to central water and sewer. A 4" force main and an 8" water main is available on the South side of County Road 462 at Parcel ID D32-056. The applicant will utilize a directional bore under County Road 462 and will subsequently drag both lines to the property boundary approximately 680 feet away.*

FLU Policy 1.2.5 The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas of the County. The JPA shall also serve as the Municipal Service Area (MSA), as defined in Section 171.202, F.S.

Response: *The subject property is located within the JPA and within the MSA.*

d. Whether changed or changing conditions make the passage of the proposed amendment necessary;

Due to changing conditions of the area the existing zoning of Institution is no longer appropriate and is not considered the highest and best use of the land. The proposed zoning of MHP is

consistent with the area and adjacent properties. The area is transitioning from Industrial to higher density residential from US Highway 301 to CR 462 and CR 121 and CR 127.

e. Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

The traffic impact analysis prepared by Walsh Traffic Engineering submitted with the rezoning indicates that the project will not adversely impact area roadways and the subject rezoning will not adversely impact the level of service of adjacent roadways.

f. Whether the proposed change will be a deterrent to the improvement or development of adjacent property.

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. The subject site is located in an area of mixed use consisting of commercial and residential. The properties east of the site are currently developed as commercial. Properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

Figure 1

EXHIBIT B

CITY OF WILDWOOD - FUTURE LAND USE MAP

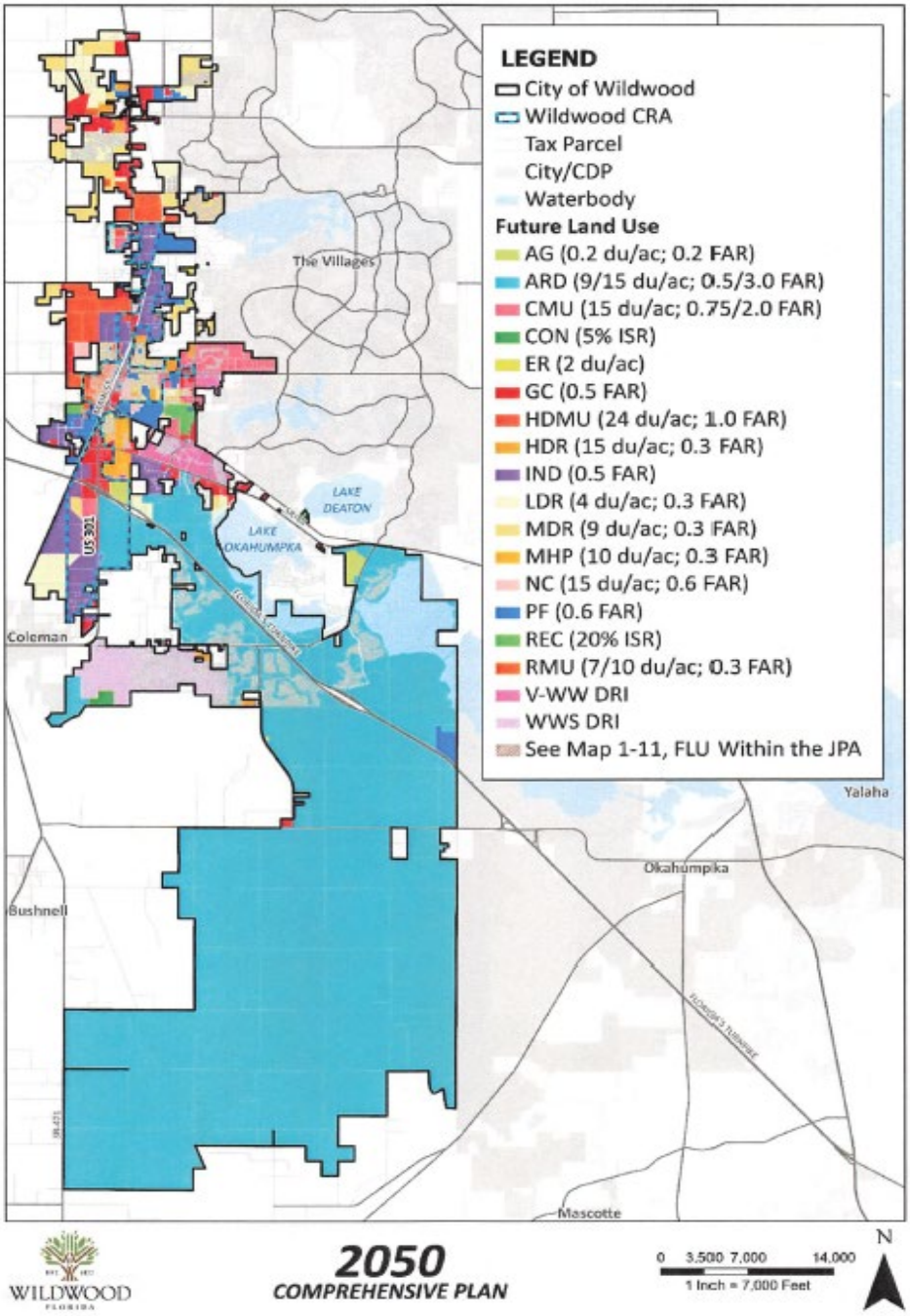

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Figure 2

CITY OF WILDWOOD – JPA FUTURE LAND USE MAP

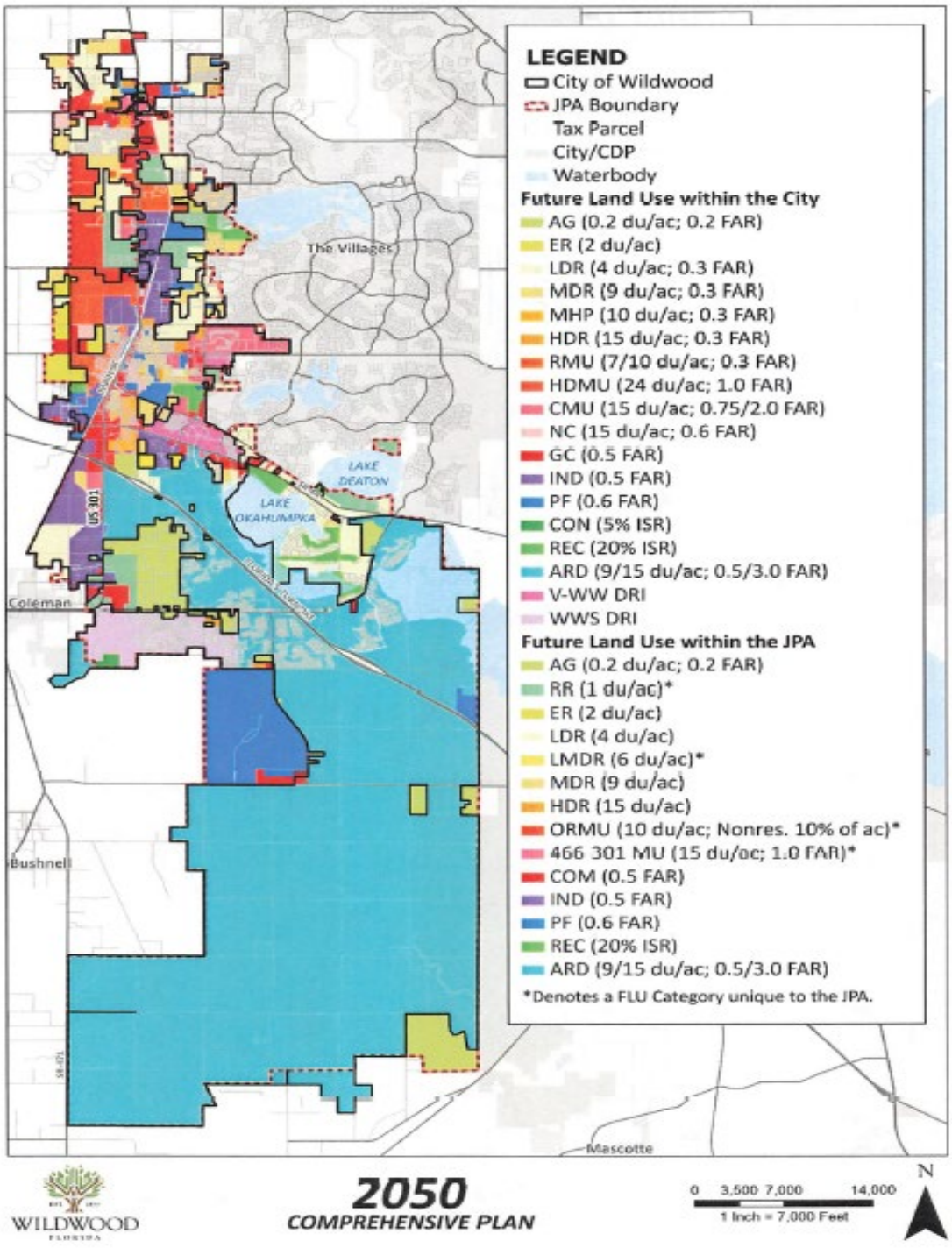

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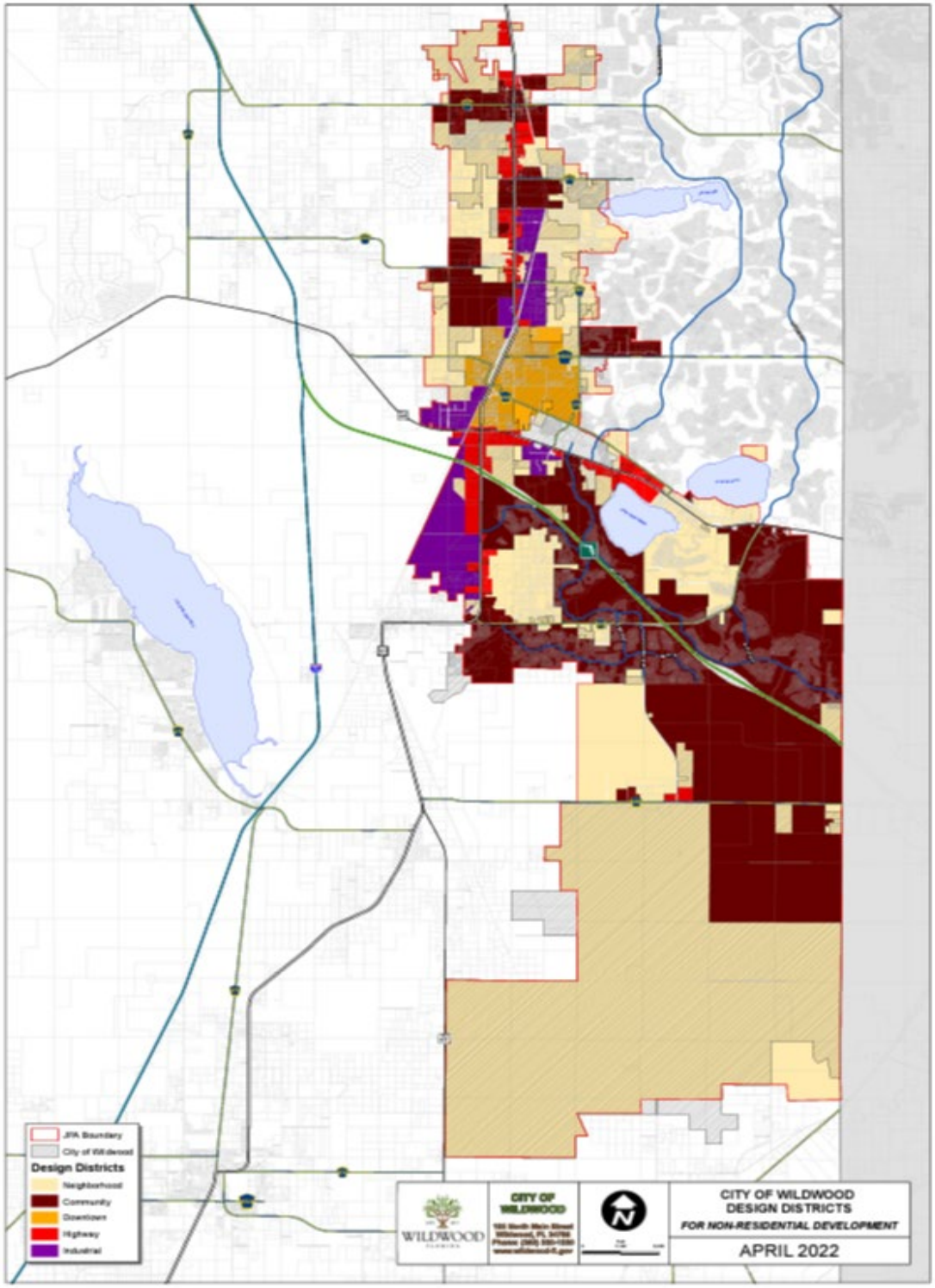
Figure 3
Design Districts



LPG Urban & Regional Planners, LLC.

Figure 4

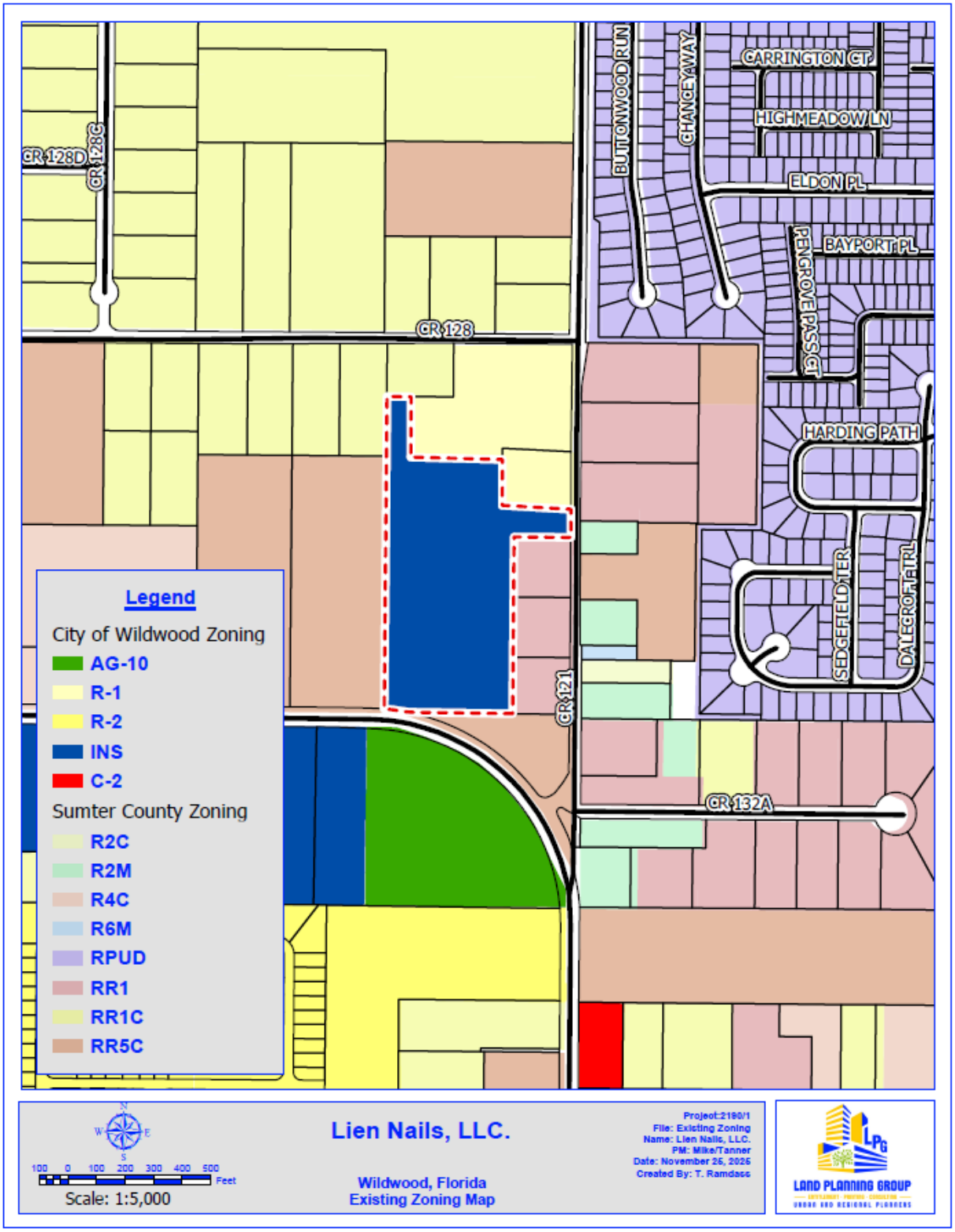
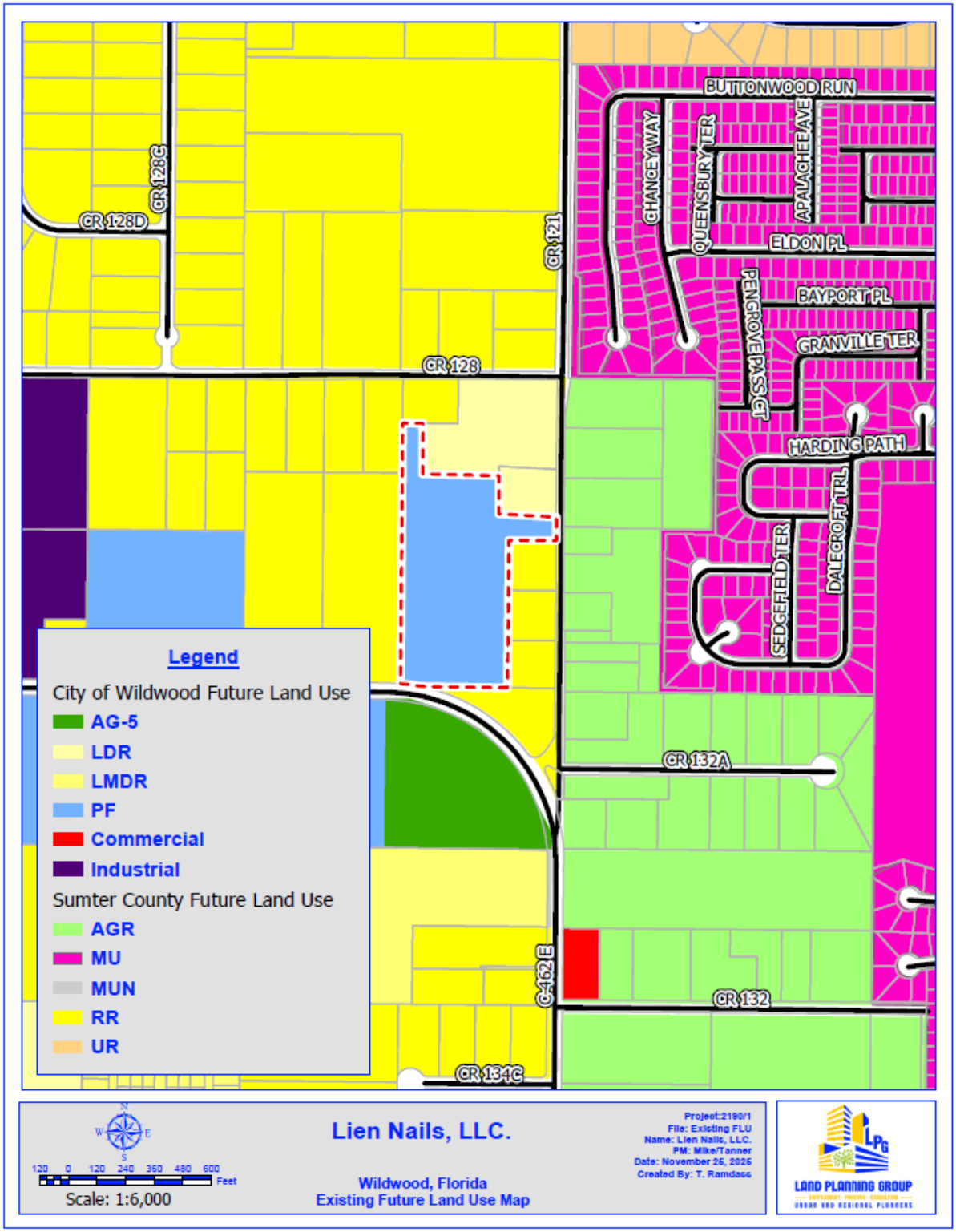

CR 128D
CR 128C
CR 128
BUTTONWOOD RUN
CHANCEYWAY
CARRINGTON CT
HIGHMEADOW LN
ELDON PL
BAYPORT PL
PENGROVE PASS CT
HARDING PATH
SEDGEFIELD TER
DALECROFT TRL
CR 121
CR 132A
Legend
City of Wildwood Zoning
AG-10
R-1
R-2
INS
C-2
Sumter County Zoning
R2C
R2M
R4C
R6M
RPUD
RR1
RR1C
RR5C
N
W
E
S
100 0 100 200 300 400 500
Feet
Scale: 1:5,000
Lien Nails, LLC.
Wildwood, Florida
Existing Zoning Map
Project:2190/1
File: Existing Zoning
Name: Lien Nails, LLC.
PM: Mike/Tanner
Date: November 25, 2025
Created By: T. Ramdass
LPG
LAND PLANNING GROUP

Figure 5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BAYPORT PL
PENCROVE PASS CT
GRANVILLE TER
HARDING PATH
DALEGROF TRL
SEDGEFIELD TER
CR 128C
CR 128D
CR 121
CR 128
CR 132A
CR 462 E
CR 132
CR 134C
Legend
City of Wildwood Future Land Use
AG-5
LDR
LMDR
PF
Commercial
Industrial
Sumter County Future Land Use
AGR
MU
MUN
RR
UR
120 0 120 240 360 480 600
Feet
Scale: 1:6,000
Lien Nails, LLC.
Wildwood, Florida
Existing Future Land Use Map
Project:2180/1
File: Existing FLU
Name: Lien Nails, LLC.
PM: Mike/Tanner
Date: November 26, 2025
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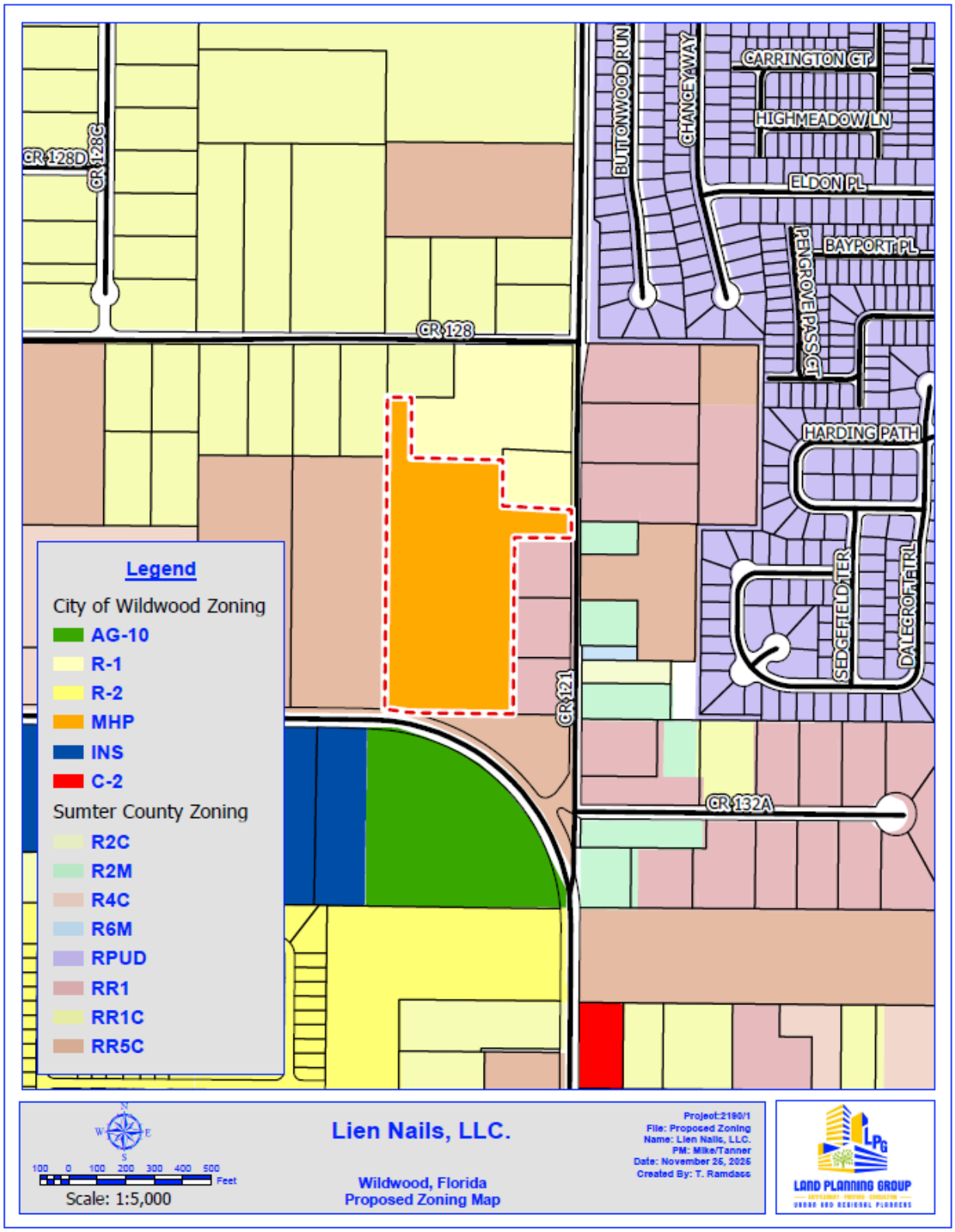
Figure 6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R-1
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R4C
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RR1C
RR5C
100 0 100 200 300 400 500 Feet
Scale: 1:5,000
Lien Nails, LLC.
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Proposed Zoning Map
Project:2190/1
File: Proposed Zoning
Name: Lien Nails, LLC.
PM: Mike/Tanner
Date: November 25, 2025
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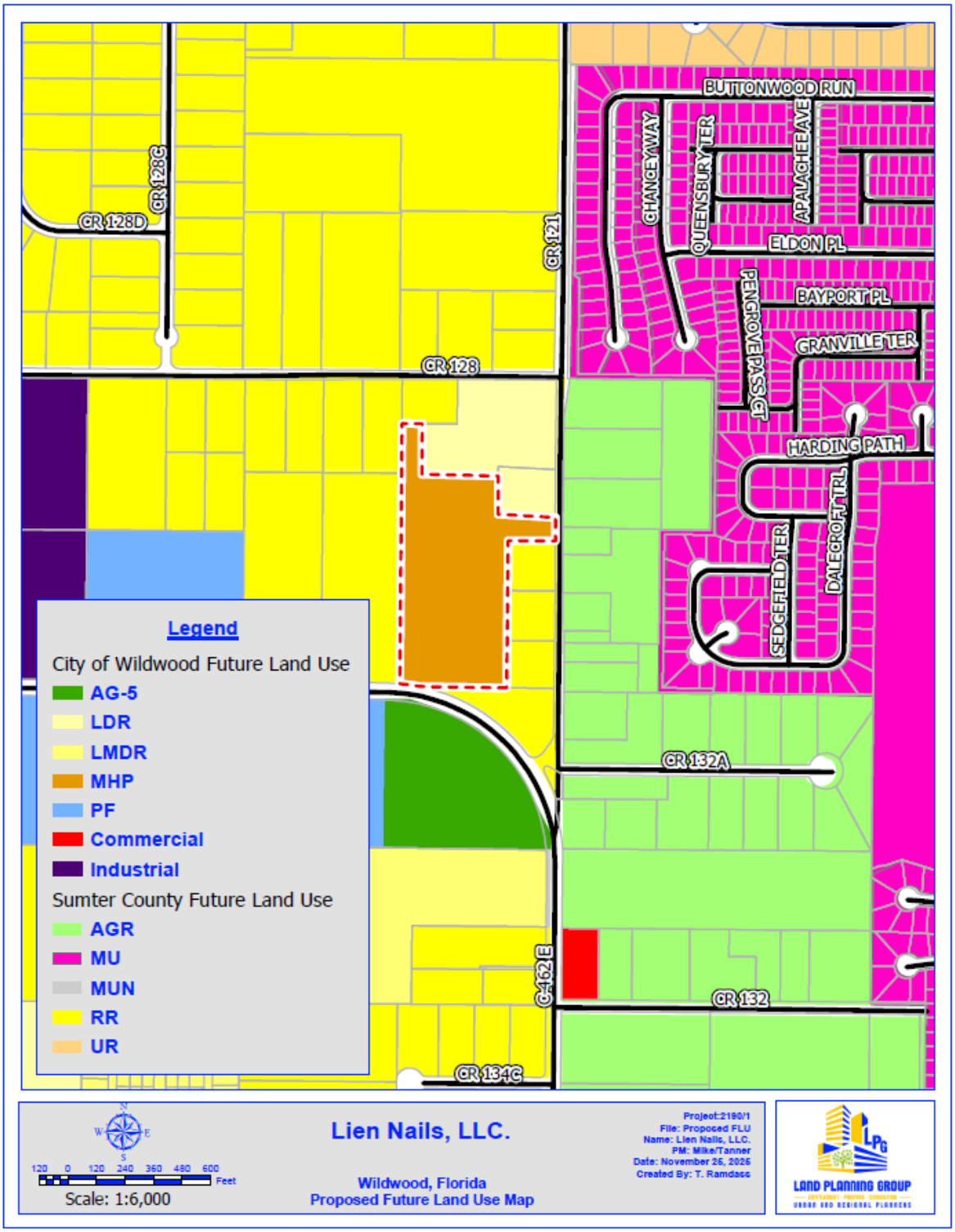
LAND PLANNING GROUP

Figure 7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Sumter County Future Land Use
AGR
MU
MUN
RR
UR
120 0 120 240 360 480 600
Feet
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Lien Nails, LLC.
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Proposed Future Land Use Map
Project:2180/1
File: Proposed FLU
Name: Lien Nails, LLC.
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Date: November 26, 2026
Created By: T. Ramdass
LAND PLANNING GROUP

LIEN NAILS PROPERTY
CR 462, WILDWOOD FL 34785
SUMTER COUNTY, FLORIDA



ENVIRONMENTAL ASSESSMENT REPORT

Prepared for:
Mr. Eddie Small
E Small Developing, LLC
5366 Central Florida Parkway
Orlando, Florida 32821

Prepared by:
Stillwater Environmental, Inc.
971 Smokerise Blvd.
Port Orange, Florida 32127
SEI File No. 1399.01.25

November 5, 2025

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Appendix B: National Wetlands Inventory Map

Appendix C: Photographs of the Subject Property

LIEN NAILS PROPERTY
CR 462, WILDWOOD FL 34785
SUMTER COUNTY, FLORIDA

ENVIRONMENTAL ASSESSMENT REPORT

1.0 INTRODUCTION

The Lien Nails Property project site is approximately 9.92 +/- acres in size. The Sumter County Property Appraiser's website lists the Parcel ID no. as D32-173 (Appendix A). The project is located 0.9 miles east of the intersection of US 301 and E. CR 462, in Section 32, Township 18 South, Range 23 East at latitude 28.885359 North and longitude -82.021941 West, Wildwood, Sumter County, Florida (Figure 1). An aerial image of the property is provided on Figure 2.

Review of historical and current aerial photography, the Natural Resources Conservation Service/National Cooperative Soil Report for Sumter County, National Wetlands Inventory Map, and examination of existing site conditions revealed that the subject property historically has remained undeveloped. Historic aerials were researched back to 1964 and USGS topographic maps were researched back to 1895. Early aerial photographs show the property as undeveloped maintained pastureland with hardwoods scattered throughout. Over the decades, it seems little change has occurred onsite except for the clearing of some of the onsite hardwood community. Today, the property sits vacant with several southern live oaks still present throughout. During field surveys for this report, review of historical topographic maps, and National Wetlands Inventory Map (Appendix B), areas classified as wetland/surface waters were not observed within, or adjacent to the subject property.

The project site was reviewed to determine the geological features of the landscape (e.g. soils and topography), to identify the vegetative communities that occur within the project boundary, and to determine the occurrence of threatened and endangered flora and fauna within the project boundary.

2.0 NATURAL RESOURCE ANALYSIS

2.1 Topography

According to the U.S.G.S. 7.5 Minute Topographic Map, "Wildwood, Florida" Quadrangle 2018, the project area elevations sit around approximately 70' msl (Figure 3). Onsite elevations are found to be almost uniform throughout.

2.2 Soils

Soil composition information for the subject property was obtained from the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey for Sumter County (Figure 4). Two (2) soil types lie within the subject property boundary. A brief description of these soil types is presented below.

4) Candler Sand, 0 to 5 percent slopes (5.18 ac/52.22%)

Candler sand consist of very deep, excessively drained, very rapid to rapidly permeable soils found on uplands on the south-central Florida ridge. The water table is at depths greater than 80 inches. Many areas are used for citrus crops and tame pasture. Native vegetation consists of bluejack oak (*Quercus incana*), turkey oak (*Quercus laevis*), sand post oak (*Quercus margaretta*), and longleaf pine (*Pinus palustris*), sand pine (*Pinus clausa*), chapman oak (*Quercus chapmanii*) and myrtle oak (*Quercus myrtifolia*), with a sparse understory of logsided Indiangrass (*Sorghastrum secundum*), gopher apple (*Liania michauxii*), pineland threeawn, hairy panicum (*Panicum virgatum*), and other forbs. This soil type is found in the northern portions of the property.

11) Millhopper Sand, 0 to 5 percent slopes (4.74 ac/47.78%)

Millhopper sands consists of very deep, moderately well drained, moderately permeable soils that formed in thick beds of sandy and loamy marine sediments. They occur in Central and Southern Florida. The water table is at depths of 48 to 60 inches for periods of 1 to 4 months and at 60 to 72 inches for 2 to 4 months during most years. It may be at 30 to 48 inches for cumulative periods of 1 to 3 weeks during some years. Most areas of Millhopper soils are cleared and used for improved pasture or for cultivated crops. Native vegetation consists of live oak (*Quercus virginiana*), longleaf pine *(Pinus palustris*), slash pine (*Pinus elliottii*), loblolly pine (*Pinus taeda*), magnolia (*Magnolia grandiflora*), dogwood (*Cornus sp*.), hickory (*Carya sp.*), laurel oak (*Quercus virginiana*), sweetgum (*Liquidambar styraciflua*), and water oak (*Quercus nigra*). This soil is found throughout the subject property.

2.3 Vegetative Community Analysis – Habitat Characterizations

Pedestrian surveys of the subject property were conducted on October 16, 2025 to qualitatively document the existing vegetation and to assess the present land use patterns according to the *Florida Land Use, Cover and Forms Classification System, Department of Transportation* (FLUCFCS; DOT). One (1) land-use type was determined for the subject property (Figure 5). A brief description of the FLUCFCS community follows. Photographs are provided in Appendix C:

FLUCFCS No. 211 – Improved Pasture (9.92 ac/100%)

This category in most cases is composed of land which has been cleared, tilled, and reseeded with specific grass types and periodically improved with brush control and fertilizer application. Water ponds, troughs, feed bunkers and, in some

cases, cow trails are evident. This land use type is found throughout the entirety of the site. Vegetation consists of bahia grass (*Paspalum notatum*), lantana *(Lantana sp*), and dogfennel *(Eupatorium capillifolium)* scattered throughout the site.

3.0 THREATENED AND ENDANGERED SPECIES

Preliminary ecological investigations included review of published and unpublished literature concerning the subject property and surrounding areas, solicitation of databases on protected species, field investigations to generally delineate and characterize the habitats, and a preliminary field survey for the occurrence of protected flora and fauna.

The following is a list of all wildlife species identified during the evaluation of the site:

Reptiles and Amphibians
Brown anole (*Norops sagrei)*
Eastern black racer (*Coluber constrictor*)

Birds
Mourning Dove (*Zenaida macroura*)
Northern Mockingbird (*Agelaius phoeniceus*)

Mammals
Eastern Gray Squirrel (*Sciurus carolinensis*)

Using methodologies outlined in the *Florida's Fragile Wildlife (Wood,2001)*; *Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FFWCC) Gopher Tortoise Permitting Guidelines (April 2008 – revised January 2017*); an assessment for "listed" floral and faunal species was most recently conducted on the subject property on October 16, 2025 (Figure 6). This assessment included direct observations and indirect evidence, such as tracks, burrows, tree markings, and birdcalls. The assessment focused on species that are "listed" by the *FFWCC's Official Lists - Florida's Endangered Species, Threatened Species, and Species* of *Special Concern (May 2017)* that have the potential to occur in Sumter County (Table 1).

Pedestrian transects were established throughout the site to assess the occurrence, or potential for occurrence of flora and fauna listed as a species of special concern (SSC), threatened, or endangered by the Florida Fish and Wildlife Conservation Commission (FFWCC), the United State Fish and Wildlife Service (USFWS) and the Florida Department of Agriculture (FDA) (Figure 6). The results of these surveys are presented in the following sections.

Table No. 1 and Table No. 2 list those species that were surveyed based on their probability of occurrence in Lake County.

3.1 Regulatory Review

U.S. Fish and Wildlife Service

The U.S. Fish and Wildlife Service (USFWS) is the federal agency responsible for protecting the nation's fish and wildlife resources through implementation of the Endangered Species Act of 1973, as amended ("ESA"), 16 U.S.G. 1531-1543. The USFWS has the responsibility for terrestrial and freshwater species. The Department of Commerce, National Marine Fisheries Service has the responsibility for marine and estuarine species. In Florida, approximately 60 species of animals and 65 species of plants are federally listed by the USFWS as threatened or endangered.

Florida Fish and Wildlife Conservation Commission

Article IV, Section 9 of the Florida Constitution authorizes the FFWCC to "exercise the regulatory and executive powers in the state with regard to wild animal life and freshwater aquatic life." In addition, the FFWCC regulates the taking of species listed as endangered, threatened, or of special concern and their nests through Rules listed in 68A-27 Florida Administrative Code. The FFWCC also provides technical assistance to other agencies that have regulatory authority over activities, which may affect fish and wildlife, and their habitat. The FFWCC's direct regulatory role is currently restricted to protecting animals, not their habitats. However, current FFWCC policies allow for habitat protection as compensation for the "taking" of individuals of the species. The FFWCC Office of Environmental Services (OES) provides technical assistance to other agencies that regulate development activities. These agencies include the Department of Community Affairs, The Department of Environmental Protection, the U.S. Army Corps of Engineers, the state of Florida Water Management Districts, regional planning councils and local governments.

Florida Department of Agriculture and Consumer Services

In Section 581.185, F.S. the Florida Legislature delegated to the Florida Department of Agriculture and Consumer Service (FDACS) authority to designate and regulate plants listed as "endangered," "commercially exploited", and "threatened". FDACS protection of listed plant species centers around preventing the illegal collection, transport, and sale of "listed species". FDACS only issues a permit for collection purposes and neither regulates nor prohibits the destruction of state-listed flora species as a result of development activities. With respect to the USFWS, an endangered/threatened plant on private property belongs to the landowner so long as it continues to grow on his land. The only exception is if the landowner uses federal funds to develop the land. Then the federal agency

participation in the action must ensure that federal funds are not being used to destroy a federally listed plant. If private money is being utilized, there is no such requirement. Otherwise, the endangered species law means little unless/until the plant is moved from the land to be sold or traded. At that point the plant is no longer part of the land and may be protected by the endangered species law. Additionally, it is illegal to collect or maliciously harm listed plants on Federal land.

3.2 Avian Species

A survey to indicate the presence of listed wading birds such as little blue heron (*Egretta caerulea*), wood stork (*Mycteria americana*), tricolored heron (*Egretta tricolor*), and the Florida sandhill crane (*Grus Canadensis pratensis*) was performed on the project site. Suitable habitat for foraging or nesting was not located within the limits of the project site. During the field surveys no listed wading birds were observed.

Red-cockaded Woodpecker (Leuconotopicus borealis)
Federally listed as "Endangered" by the USFWS

No suitable habitat for red-cockaded woodpeckers (*Picoides borealis*) (RCW's) was identified on the project site during field surveys. The property is considered to be unsuitable for RCW's because of the lack of old growth pine trees necessary for nest cavity construction. The general onsite conditions preclude the establishment of RCW's. No further action is required pertaining to the red-cockaded woodpecker.

Sandhill Crane (Grus Canadensis pratensis)
State Listed as "Threatened" by the FFWCC

FFWCC developed the *Imperiled Species Management Plan* to address the needs of state listed species that did not already have a management plan or specific program in place. These species also have Commission approved Species *Conservation Measures and Permitting Guidelines* that have been developed to clarify what is needed for conservation and permitting of these species. Cranes typically nest from February through April. Suitable foraging and/or nesting habitat was not identified on the project site. When habitat is available, a survey of these areas is recommended and would need to be initiated in February and continued through April including pedestrian transects and aerial reconnaissance conducted by drone if construction activities are to occur during the nesting season. The survey methodology prescribed by the FFWCC would be employed. No signs or individuals were observed during surveys for this report. No further action is required pertaining to the Florida sandhill crane at this time.

Bald Eagle (Haliaeetus leucocephalus)
Protected Under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

In August of 2007, the USFWS removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (F.A.C. 68A-16.002 Bald Eagle (*Haliaeetus leuchocephalus*). In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. Under FFWCC's new management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. A FFWCC Eagle permit is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest during the nesting season, October 1 through May 15 or when eagles are present at the nest.

The Southeastern American kestrel (*Falco sparverius paulus*), Everglade snail kite (*Rostrhamus sociabilis plumbeus*), or any other listed birds of prey were not observed on the project site. Two sources were used to identify any bald eagle nests in the vicinity of the project site. They included the FFWCC Historical Bald Eagle Nesting Areas, which has information for the years of the first observation and last, and the Audubon Florida Eagle Watch Nest App which includes the nesting number and the Latitude and Longitude information. The closest nest located to the subject property that has been located by these sources is nest No: SU018 located approximately 2.25 miles to the north, northeast at latitude 28.891500 and longitude -81.983667 (Figure 7). Its first observation is unknown and was listed unknown for the 2025 nesting season. Current USFWS Bald Eagle Management Guidelines state that if there is sufficient natural or man-made landscape buffers between the proposed construction site and the nest preventing a visual connection between the two and the clearing and external construction that is to occur is more than 660 feet from the location of the nest, then there are no restrictions during breeding season (October 1 through March 15). Nest No. SU018 is approximately 2.25 miles from the proposed project, in addition to the natural vegetative buffer that exists. As a result, it is not necessary to submit a Bald Eagle Management Plan.2

Wood Stork (Mycteria Americana)
Federally Listed as "Threatened" by USFWS and the FFWCC

Wood Storks are listed as Threatened by FFWCC and USFWS. According to the *FWC Wood Stork Introduction*, due to loss of wetlands, which the storks rely on for foraging, a decline in range and numbers was evident in the early to mid

1990's. Based on statewide surveys conducted by FFWCC personnel, stork colonies increased from 32 colonies during 1976-78 to 52 colonies during 1986-87 but decreased to 34 colonies in 1999. The most recent survey indicated about 7,216 nesting pairs in Florida during 2005. According to the *Wood Stork Nesting Colonies and Core Foraging Areas Active Within 2009-2018 in Florida* (Figure 8), the subject property is located outside a core foraging area for this species as well as the USFWS consultation area. No wood storks were observed foraging onsite and there is no nesting habitat available. No further action pertaining to the wood stork is required.

Everglade Snail Kite (Rostrhamus socialbilis)
Federally Listed as "Endangered" by USFWS and FFWCC

The Everglade Snail Kite (*Rostrhamus socialbilis*) is listed as Endangered by the USFWS and the FFWCC. The subject property falls inside the USFWS Consultation Area for the Everglade Snail Kite. Everglade Snail Kites are similar in size to Red-Shouldered Hawks. They have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown. The females always have white on their chin. Kites vocalize mainly during courtship and nesting. Snail kites' nest year-round in shallow marshes and along grassy shorelines of lakes. They typically nest over water to reduce opportunities for predators to sneak up on them. A survey of any suitable habit is necessary to confirm no nesting activities are present. At the time of the survey, suitable habitat for nesting or foraging was not located on site, and no signs or individual Snail kites were observed. No further action is required pertaining to the Everglade Snail Kite.

Florida Scrub-Jay (Aphelocoma coerulescens)
Federally Listed as "Threatened" by USFWS and FFWCC

Currently the Florida scrub-jay (*Aphelocoma c. coerulescens*) is listed as "threatened" at state and federal levels. Florida scrub-jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They typically avoid wetlands and forests, including canopied sand pine stands. Optimal scrub-jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90% of the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy over (Fitzpatrick et al. 1991).

Habitat suitable for scrub jay nesting and foraging activities is not available on the subject site. The subject property falls inside the known distribution area for scrub-jays in Sumter County as mapped by the USFWS. Per the guidelines outlined in the *Ecology and Development – Related Habitat Requirements of the Florida Scrub Jay, Nongame Wildlife Program, Technical Report No. 8* surveys will not be

required by the USFWS. No further action is required pertaining to the Florida scrub-jay.

Audubon's Crested Caracara (Polyborus plancus audubonii)
Federally Listed as "Threatened" by USFWS and FFWCC

The project site falls outside the USFWS Consultation Areas for the species Audubon's Crested Caracara (*Polyborus planeus auduconii*). Currently the Audubon's Crested Caracara is listed as threatened by the USFWS and the FFWCC primarily due to habitat loss. The Audubon's Crested Caracara commonly occurs in dry or wet prairie areas with scattered cabbage palm, lightly wooded areas with saw palmetto, scrub-oaks, and cypress. The Audubon's Crested Caracara also uses improved or semi-improved pasture with seasonal wetlands. Audubon's Crested Caracaras construct new nest each nesting season, often in the same tree as the previous year. The subject site does not fall within the USFWS Audubon's Crested Caracara consultation area and no crested caracaras were observed during the field surveys. Suitable foraging habitat for this species does not exist within the project boundaries. No further action is required pertaining to this species.

Florida Grasshopper Sparrow (Ammodramus savannarum floridanus)
Federally Listed as "Endangered" by USFWS and FFWCC

The subject property falls outside the USFWS Consultation Areas for the Florida grasshopper sparrow *(Ammodramus savannarum floridanus)*. This species is currently listed endangered by the USFWS and FFWCC. The Florida grasshopper sparrow is a small bird that can reach a length of five inches (13 centimeters) with a wingspan of eight inches (20 centimeters) *(Smithsonian National Zoological Park, n.d.)*. This species is drab colored with a pale median stripe on top of its flattened head, and a light brown breast. Florida grasshopper sparrows inhabit dry open prairies that contain bunch grasses, low shrubs, and saw palmetto. Adults are sedentary, using the same territory during successive years. Nests are made of grass, dome shaped and are usually located in a slight depression in the ground, well-concealed by clumps of dwarf live oak, wire grass, or saw palmetto. Grasshopper sparrows are bimodal breeders – they breed throughout the year *(Vickery 1996)*. They can be found in south-central Florida in the counties of Polk, Osceola, Highlands, and Okeechobee *(Florida Natural Areas Inventory 2001)*. Suitable foraging and nesting habitat for this species does not exist within the project boundaries. No further action is required pertaining to this species.

Eastern Black Rail (Laterallus jamaicensis jamaicensis)
Federally Listed as "Threatened" by USFWS and FFWCC

The eastern black rail is a wetland dependent bird found in a variety of salt, brackish, and freshwater wetland habitats and is currently listed threatened by the USFWS and FFWCC. An adult eastern black rail is gray-black in coloration, with white speckled upperparts, and has a grayish crown, a chestnut-colored nape of the neck, and a short tail, as described by Cornell University in 2019. These

secretive birds have red eyes, black bills and dusty pink or wine-colored legs. This species requires dense overhead cover and soils that are moist to saturated (occasionally dry) and interspersed with or adjacent to very shallow water to support its resource needs. Suitable habitat does not exist within the boundary of the subject property and no signs or individuals were observed during field investigations for this report. No further action is required pertaining to this species at this time.

3.3 Amphibians, Reptiles, and Mammals

About thirty (30) species of Florida's amphibians and reptiles are protected. Only a few could occur on this site. A survey was conducted for the presence of these species throughout the habitat of their known distribution (Figure 6). On October 16, 2025, SEI biologists surveyed linear transects throughout portions of the upland habitats in the project area. The project site was surveyed in accordance with the guidelines set forth by the FFWCC and the USFWS. Mr. Timothy Talbot, of Stillwater Environmental, Inc., FWC Authorized Gopher tortoise Agent Permit No. GTA-14-00053D, and Ms. Jessica Azpurua, FWC Authorized Gopher Tortoise Permit No. GTA-22-00073, participated in all the surveys including the gopher tortoise surveys. There were no (0) "potentially occupied" gopher tortoise burrows located within the project boundary. The presence of gopher tortoise burrows increases the potential for the commensal species, the Florida mouse (*Podomys floridanus*), the gopher frog (*Rana areolata*), and the Eastern indigo snake (*Drymarchon corais couperi*), federally listed as "Threatened", to occur on the property.

3.3.1 Gopher Tortoises

Gopher Tortoise (Gopherus polyphemus)
State Listed as "Threatened" by the FFWCC
Gopher tortoises are listed as threatened by the FFWCC and are protected by state law Chapter 68A-27 and Chapter 39-27.002(4) Florida Administrative Code. The gopher tortoise is found throughout Florida and is generally associated with longleaf pine and xeric oak sand hills but is also found in scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands, and dunes. If the gopher tortoise is observed, or signs of the tortoise such as burrows are observed, their presence must be addressed prior to onsite construction activities. The FFWCC is the state agency responsible for overseeing the management of this species.

At the time of the surveys conducted for this report there were no (0) "potentially occupied" burrows located on the site (Figure 6). It is recommended that a more thorough survey be performed before the initiation of any construction activities to ensure that no additional gopher tortoise burrows exist on the subject property.

Currently there are four (4) options to conduct activities that may adversely impact tortoises and they are as follows:

1. Avoid developing the areas occupied by the tortoises.
2. Avoid individual burrow entrances to ensure the protection of the burrow. A radius of 25' surrounding each burrow is required.
3. Capture and relocate each tortoise to a FFWCC Long Term Protected Recipient Site.
4. If ten (10) or fewer burrows are affected and some habitat will exist on the site following construction, tortoises may be captured and released back onto the site.

Based on future plans for the subject property, option no. 3 is the most viable option. If any burrows are located prior to the initiation of any development activities, an application for a relocation permit will need to be prepared and submitted to the FFWCC. Once the permit has been issued and received, relocation efforts will be scheduled. The tortoises would then be excavated and relocated to a FFWCC Long Term Protected Recipient Site.

3.3.2 Florida Sand Skink

Sand Skink (Plestiodon reynoldsi)
Federally Listed as "Threatened" by USFWS
The sand skink was listed as "Threatened" under the Endangered Species Act (ESA) in 1987. Sumter County does not fall within the USFWS Consultation Area for the Florida sand skink. The three most important factors in determining the presence of sand skinks are location, elevation, and suitable soils. Skinks are found typically at elevations of 80 feet or more above sea level in excessively drained, well-drained, and moderately well-drained sandy soils. The subject property does not occur within the USFWS consultation area for this species. Based on the USFWS protocol, a survey for sand skinks will not be required.

3.3.3 Eastern Indigo Snake

Eastern indigo snake (*Drymarchon couperi*)
Federally Listed as "Threatened" by USFWS & FFWCC
The Eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. The Eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they prefer uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other

animal burrows, stumps, roots, and debris piles (*USFWS Florida Ecological Services Field Office Species Survey Guidelines - Eastern Indigo Snake*).

The U.S. Fish and Wildlife Service's Standard Protection Measures for the Eastern Indigo Snake state that 30 days prior to any clearing/land alteration activities, the appropriate USFWS Field Office will require notification that an eastern indigo snake protection/education plan will be implemented during the development process. The Plan materials should consist of 1) a combination of posters and pamphlets; and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated. Suitable habitat for this species was identified on the subject property, though no signs or individuals were observed. No further action pertaining to this species is required at this time.

3.3.4 Florida Pine Snake

Florida pine snake (Pituophis melanoleucus mugitus)
State Listed as "Threatened" by FFWCC
The Florida pine snake is one of the largest snakes in eastern North America (*Bartlett and Bartlett 2003*). This species can reach a length of up to 84 inches (213 centimeters). It has a brown back with dark blotches, white belly, ridged scales, small head, and pointed snout (*Florida Natural Areas Inventory 2001*).

The Florida pine snake inhabits areas that feature well-drained sandy soils with a moderate to open canopy (*Franz 1992, Ernst and Ernst 2003).* This species can be found from southwest South Carolina, west to Mobile Bay in Alabama, south to Florida (excluding the Everglades) (*Conant and Collins 1991, Ernst and Ernst 2003, Florida Natural Areas Inventory 2001*).

Habitat loss has been an issue for the Florida pine snake. By 1987, 88% of scrub habitat in Florida had been lost to development (*Kautz et al. 1993*). Other habitat for this species includes the longleaf pine community, of which 97% has been converted to agriculture, pine plantations, and urban areas (*Noss et al. 1995*). Habitat loss and fragmentation is a result of commercial and residential development, silviculture (controlling the growth and quality of forests through timber management), mining, and road construction. The alteration of its fire-dependent habitat can cause less favorable living conditions for the Florida pine snake due to the encroachment of hardwoods (*Means 2005*).

On the date of the onsite assessment, suitable habitat for this species was not identified, and no signs or individuals were observed. No further action pertaining to this species is required at this time.

3.3.5 Short-Tailed Snake

Short-tailed snake (Lampropeltis extenuate)
State Listed as "Threatened" by FFWCC
The short-tailed snake (also called the short-tailed kingsnake) is a small, slender fossorial (adapted to digging and living underground) snake. It can reach a length of up to 20 inches (51 centimeters). Its body is gray colored with 50-80 brown spots that are separated by yellow to red sections. This species has a small head that is indistinct from its body, smooth scales, and a tail that makes up less than 10% of the body (*Florida Natural Areas Inventory 2001, Campbell and Moler 1992*).

Short-tailed snakes can primarily be found burrowed in sandy soils, particularly longleaf pine and xeric (habitat that needs little water) oak sandhills, but they may also be found in scrub and xeric hammock habitats (*Van Duyn 1939, Carr 1940, Campbell and Moler 1992, Enge 1997*). This species is endemic to Florida, as they can only be found from the Suwannee River south to Highlands County (*records from museums, FNAI, and the literature*).

Alterations and destruction of xeric uplands seem to be the biggest threat to the short-tailed snake. The clear cutting of longleaf pine and turkey oak in their habitat is thought to seriously affect the short-tailed snake (*Campbell and Moler 1992*). Crowned snakes are abundant in xeric habitats and this loss of habitat affects their main food supply (*Mushinsky and Witz 1993, Enge 1997*). Increased predation from red fire ants is also a potential threat to the short-tailed snake (*Mount 1981*).

On the date of the onsite assessment, suitable habitat for this species was not identified, and no signs or individuals were observed. No further action pertaining to this species is required at this time.

3.3.6 Florida Bonneted Bat

Florida bonneted bat (Eumops floridanus)
Federally Listed as "Endangered" by USFWS and FFWCC
Also known as the Florida mastiff bat, this species is the largest bat found in Florida (*Belwood, 1992*). It can reach a length of 6.5 inches (16.5 centimeters) and a wingspan of 20 inches (51 centimeters). The pelage (hair) color ranges from black to brown to grayish or cinnamon brown (*Belwood, 1992; Best, 1997; Timm and Genoways, 2004; J. Gore, pers. comm., 2011*).

Florida bonneted bats are thought to be exceedingly rare, only occurring in a handful of counties in south Florida, and have one of the most restrictive ranges of any bat species in the U.S. To date, only a few bonneted bat nursery roosts have been documented. Bonneted bats have been detected foraging in a variety of habitats including semitropical forests with tropical hardwood, pineland, and mangrove habitats, as well as man-made areas such as golf courses and neighborhoods (*Robson, 1989*). They are thought to have unusual roosting habits

in that one male will roost with several different females at one time (*Belwood 1981; Belwood 1992; Best 1997*).

The subject property does not occur within the USFWS consultation area for this species. At this time, no further action is required.

3.4. Flora

There were no protected plant species found on the project site. Currently, there are no technical reports available by the USFWS mentioned in this report for the survey of protected plant species. None of the agencies require relocation or mitigation for protected plant species. Please see Table 2 for a list of plant species that are "listed" for Sumter County.

4.0 REGULATORY CONSIDERATIONS

According to wetland delineation methodologies outlined in the Corps of Engineers Wetland Delineation Manual (1987), the 2008 Corps Interim Regional Supplement to the Corps Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region and the State of Florida Unified Wetland Delineation Manual (section 62-340.300, F.A.C.), areas classified as wetland/surface waters were not observed within, or immediately adjacent to, the subject property.

4.1 Southwest Florida Water Management District

The Southwest Florida Water Management District (SWFWMD) regulates wetlands that are isolated and those considered within or connected to "Waters of the State" pursuant to Chapter 403 of the Florida Statutes, Rules 62-302 and 62-330 of the Florida Administrative Code (F.A.C.). Development activities altering wetlands and/or drainage will require an Environmental Resource Permit (ERP) from the Southwest Florida Water Management District. Different ERP Permits for various activities, General Permits, and exemptions can be found in the *State of Florida Environmental Resource Permit Applicant's Handbook, Volume I*. Specific design standards, basin specific criteria and procedures can be found in the *State of Florida Environmental Resource Permit II.* The U.S Environmental Protection Agency (EPA) requires coverage under the National Pollutant Discharge Elimination System (NPDES) generic permit for discharge from large and small construction activities for any project that results in the clearing of one or more acres, pursuant to 40 CFR parts 122 and 124. The EPA has delegated responsibility to the FDEP to administer the NPDES permits for the State of Florida. The primary functions of the NPDES requirements are to ensure that sediment and erosion during construction of the project is controlled. The NPDES usually requires the use of Best Management Practices to ensure compliance with water quality standards. In addition, coverage under the generic permit for discharge of produced ground water from a non-contaminated site activity must be secured for any construction-related dewatering activity pursuant to Rule 62-621.302.

4.2 U.S. Army Corps of Engineers

The ACOE regulates wetlands connected to “Waters of the United States” and “Adjacent Waters” under Section 404 of the Clean Water Act. Following recent regulatory changes, jurisdiction over Section 404 permitting has been transferred back to the ACOE, in part due to the U.S. Supreme Court decision in Sackett v. Environmental Protection Agency, 598 U.S. 651 (2023). This decision significantly narrowed the definition of "waters of the United States" by restricting federal regulatory reach over wetlands that do not have a continuous surface connection to larger, navigable waters. Based on previous Supreme Court rulings, such as Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers, No. 99-1178 (2001) (SWANCC), and Rapanos v. United States and Carabell v. United States, 126 S. Ct. 2208 (2006), isolated wetlands are non-jurisdictional, and the ACOE must demonstrate a physical, biological, or chemical nexus to navigable waters to claim jurisdiction. A consultation with ACOE staff may be necessary to confirm that no Waters of the United States (WOTUS) occur on the subject property.

5.0 WETLAND/SURFACE WATER ANALYSIS

According to wetland delineation methodologies outlined in the Corps of Engineers Wetland Delineation Manual (1987), the 2008 Corps Interim Regional Supplement to the Corps Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region and the State of Florida Unified Wetland Delineation Manual (section 62-340.300, F.A.C.), areas classified as wetland/surface waters were not observed within, or immediately adjacent to, the subject property.

6.0 SUMMARY AND RECOMMENDATIONS

The Lien Nails Property project site is approximately 9.92 +/- acres in size. The Sumter County Property Appraiser’s website lists the Parcel ID no. as D32-173 (Appendix A). The project is located 0.9 miles east of the intersection of US 301 and E. CR 462, in Section 32, Township 18 South, Range 23 East at latitude 28.885359 North and longitude -82.021941 West, Wildwood, Sumter County, Florida (Figure 1). An aerial image of the property is provided on Figure 2.

On October 16, 2025, the Lien Nails Property project site was surveyed for the presence of flora and fauna protected by county, state, and federal government agencies as well as any protected wetland habitats. Targeted fauna species included the gopher tortoise and commensal species, as well as the avian species discussed in Sections 3.2. The surveys resulted in the location of zero (0) “potentially occupied” gopher tortoise burrows. It is recommended that a 100% survey be conducted prior to the initiation of any construction activities to determine the total population. The survey is good for 90 days but can be revisited any time after the 90-day period. None of the above-mentioned avian species were observed during onsite investigations. Areas classified as wetland/surface waters were not observed within, or immediately adjacent to, the subject property.

The environmental limitations described in this document are based on observations and technical information on the date of the on-site evaluation. Failure to detect a listed species does not necessarily infer species absence as wildlife is mobile and exhibit seasonality of occurrence. It is recommended that the subject property be revisited prior to the initiation of construction activities to determine if there have been any changes related to the listed flora and fauna species found in Sumter County. Should you have any questions or require any additional information, please do not hesitate to contact us at (407) 489-6898. Thank you.

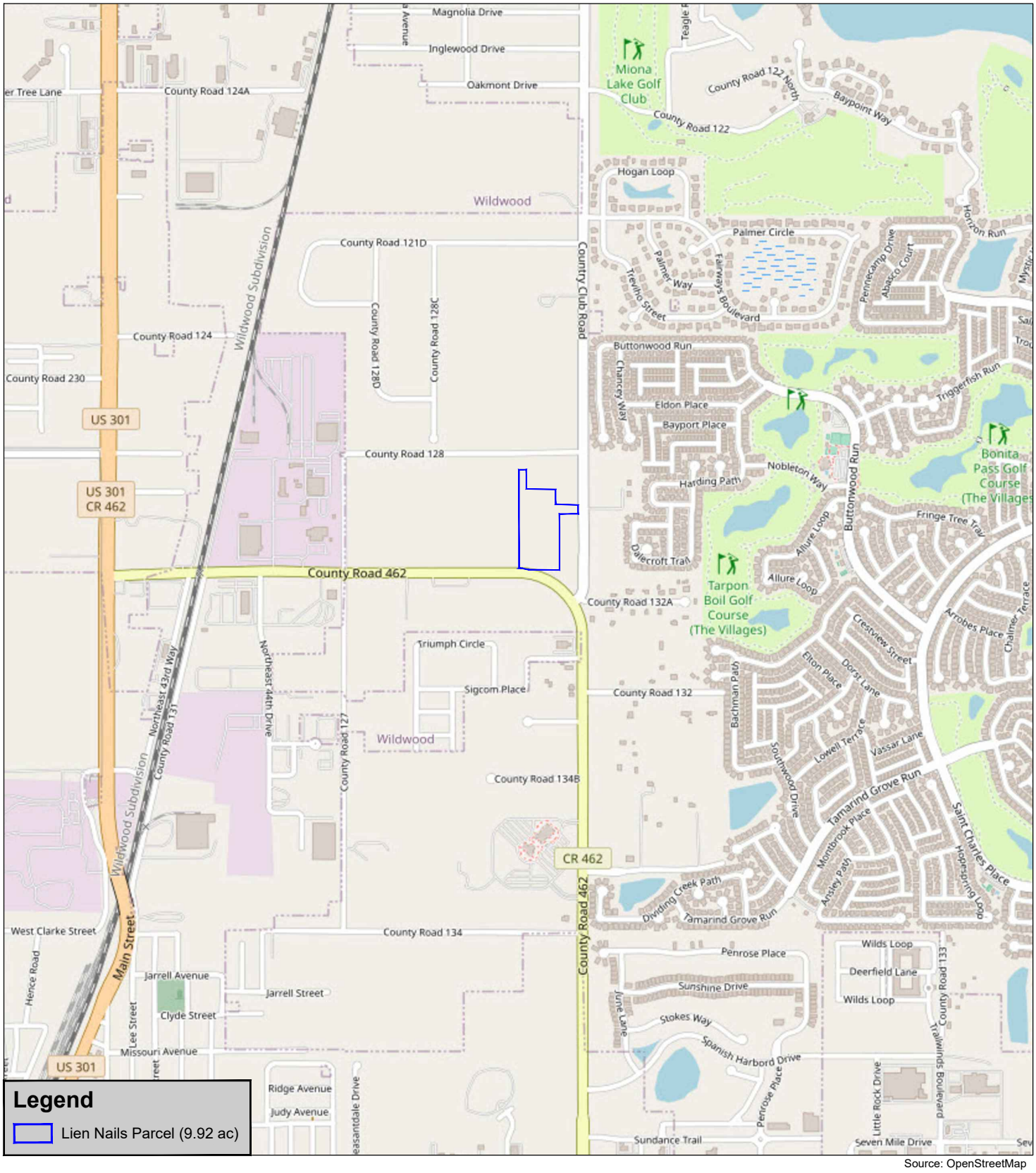
Regards,

Alexander Talbot
Environmental Specialist

Timothy J. Talbot
President

Stillwater Environmental

FIGURES



Source: OpenStreetMap

Stillwater Environmental

971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Lien Nails Property
CR 462
Wildwood, Florida 34785

Figure #1

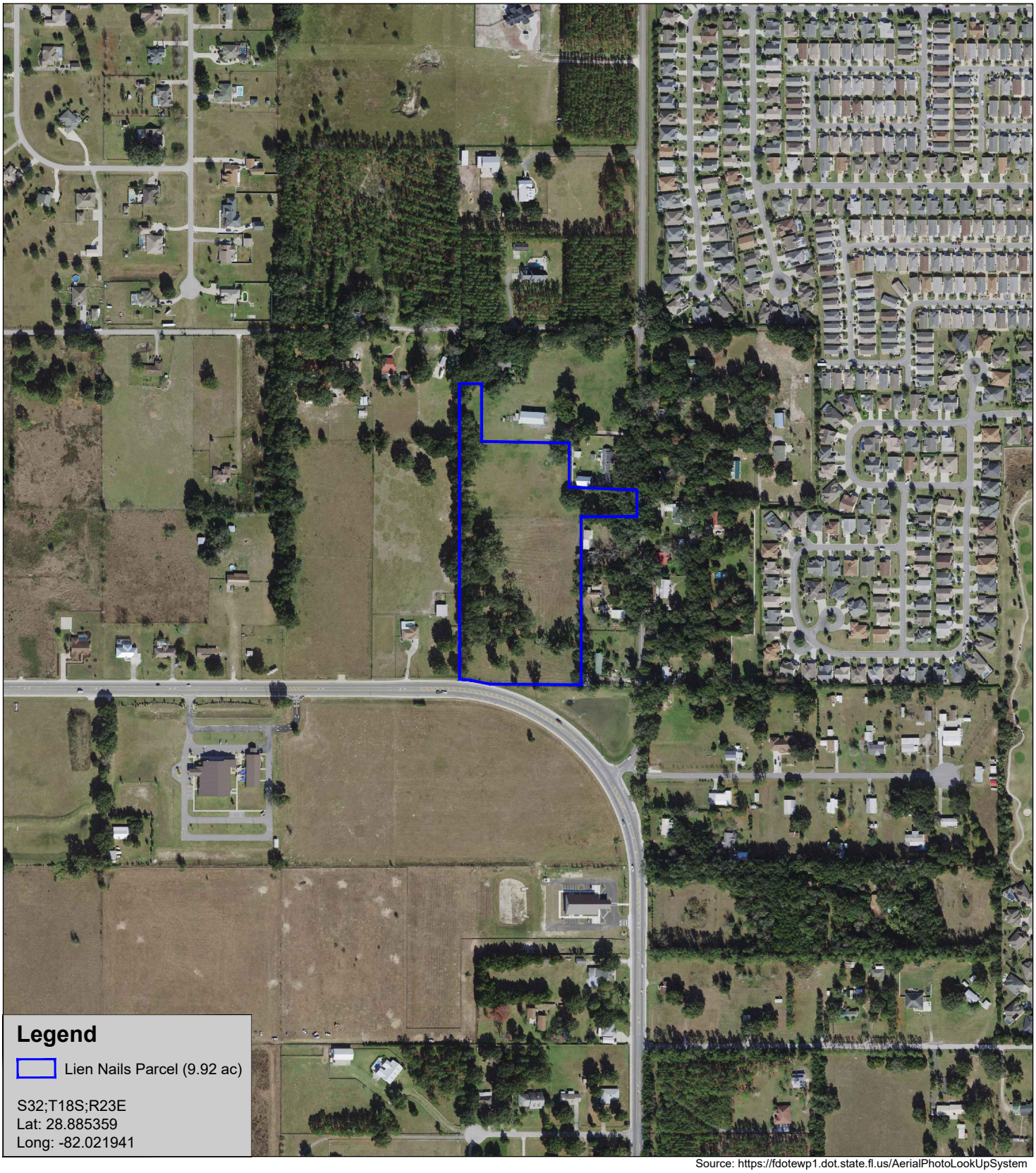
Location Map

Environmental Assessment

1500 Feet

N

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025



Source: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem

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Lien Nails Property
CR 462
Wildwood, Florida 34785

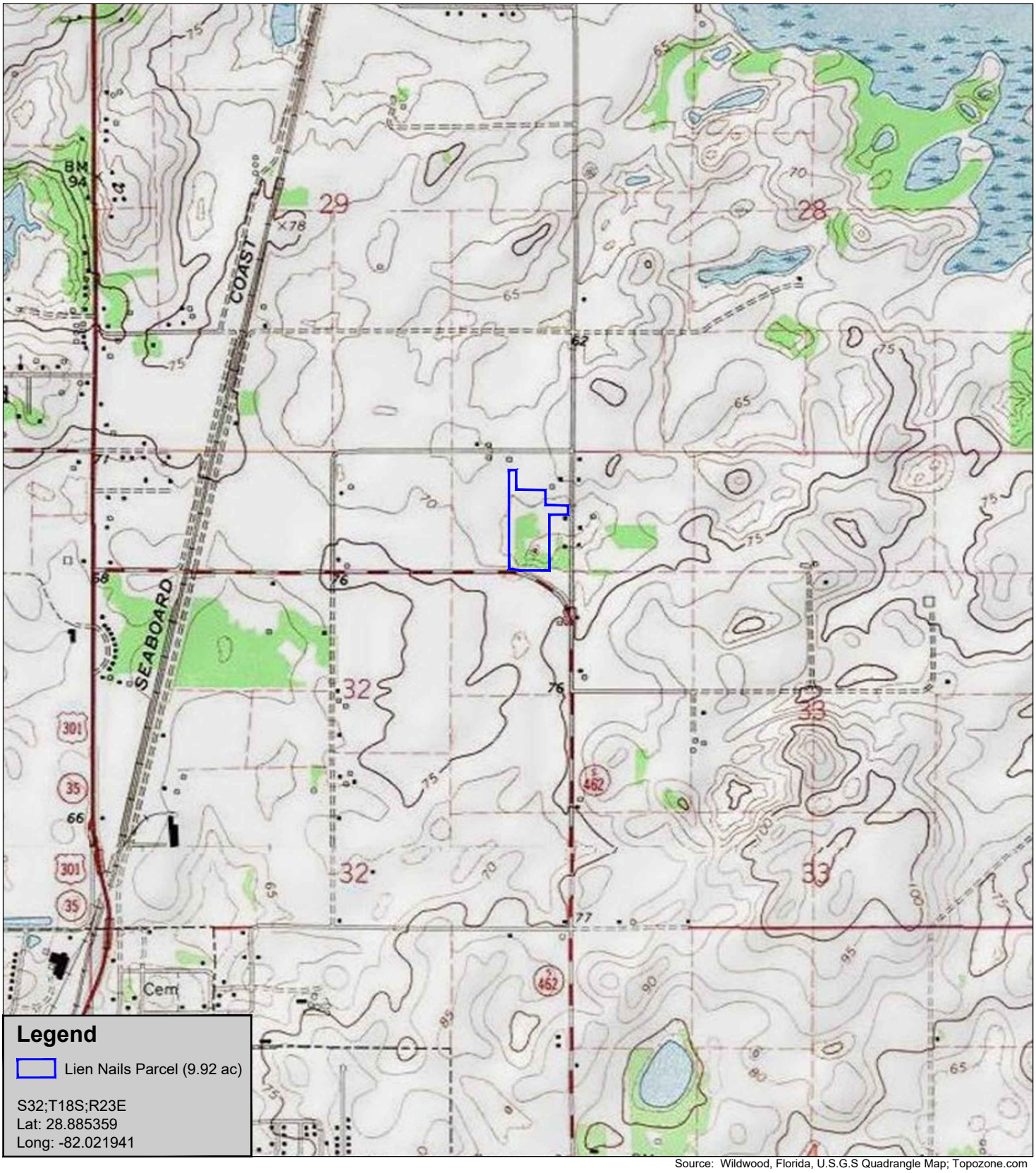
Figure #2

Aerial Photograph (2023)

Environmental Assessment

500 Feet

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025



Source: Wildwood, Florida, U.S.G.S Quadrangle Map; Topozone.com

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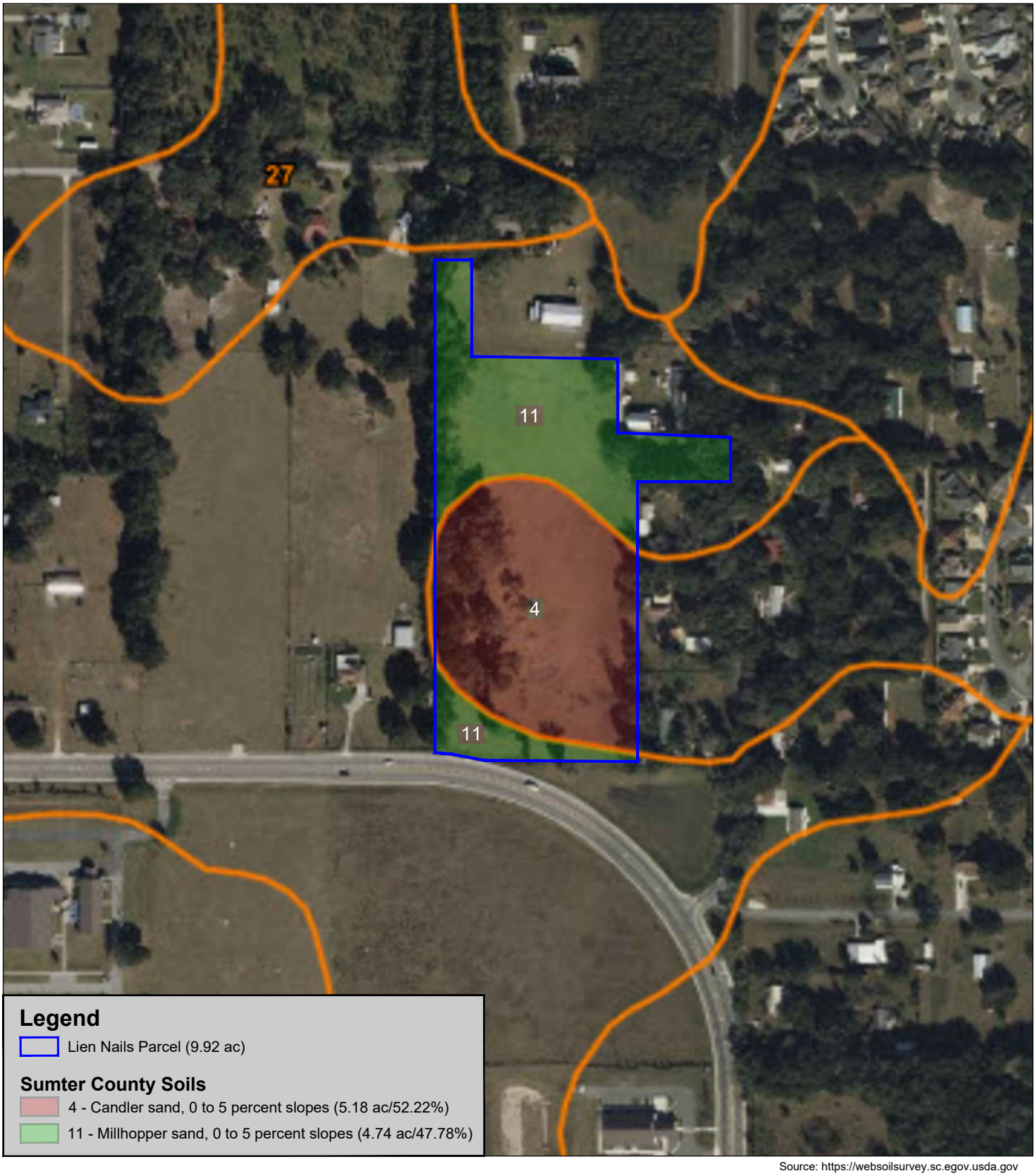
Lien Nails Property
CR 462
Wildwood, Florida 34785
Figure #3

U.S.G.S. Topographic Map

Environmental Assessment

1500 Feet

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025



Source: https://websoilsurvey.sc.egov.usda.gov

Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
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Lien Nails Property
CR 462
Wildwood, Florida 34785

Figure #4

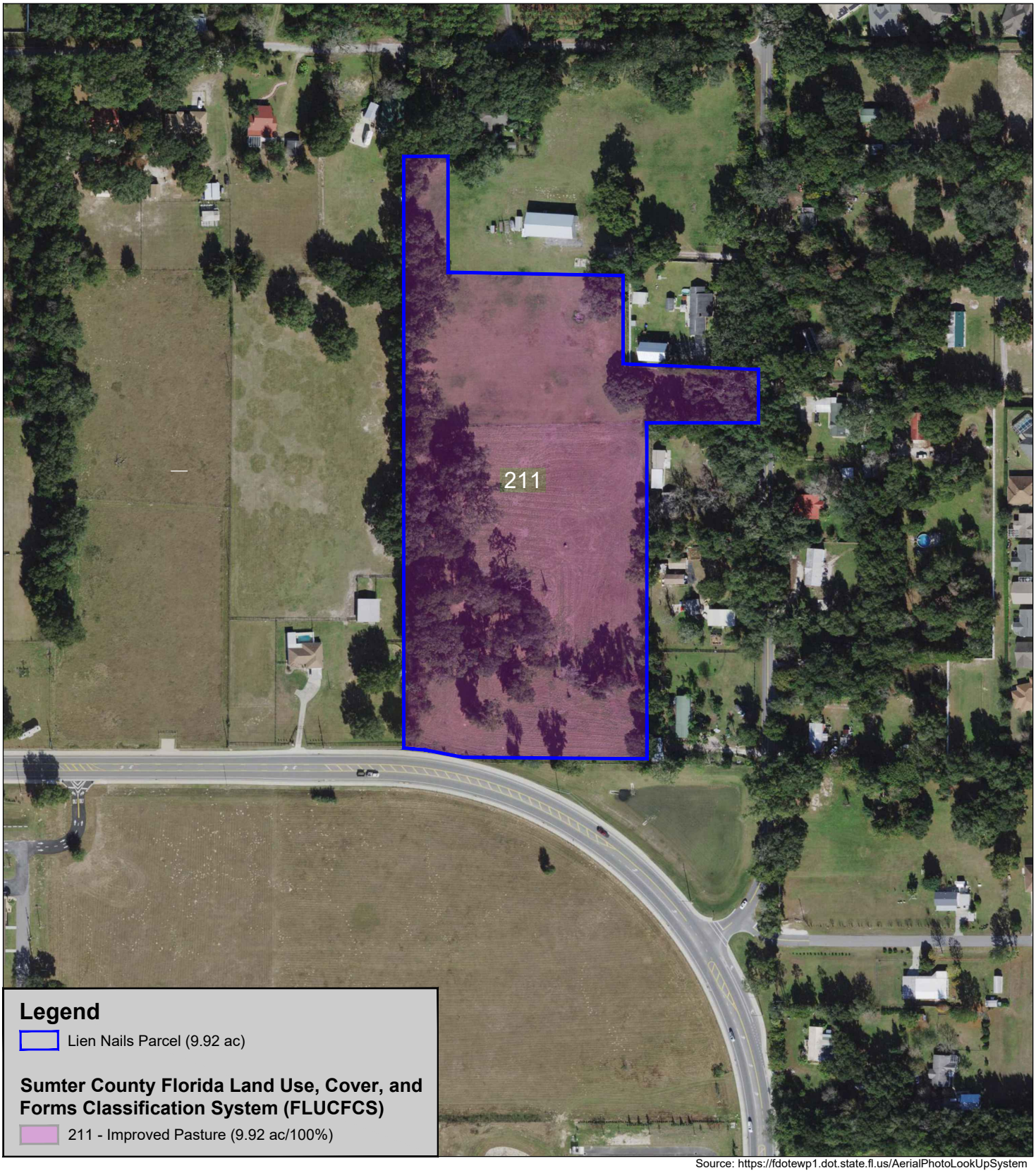
USDA - NRCS Soil Map

Environmental Assessment

300 Feet

N

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025



Source: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem

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Lien Nails Property
CR 462
Wildwood, Florida 34785

Figure #5

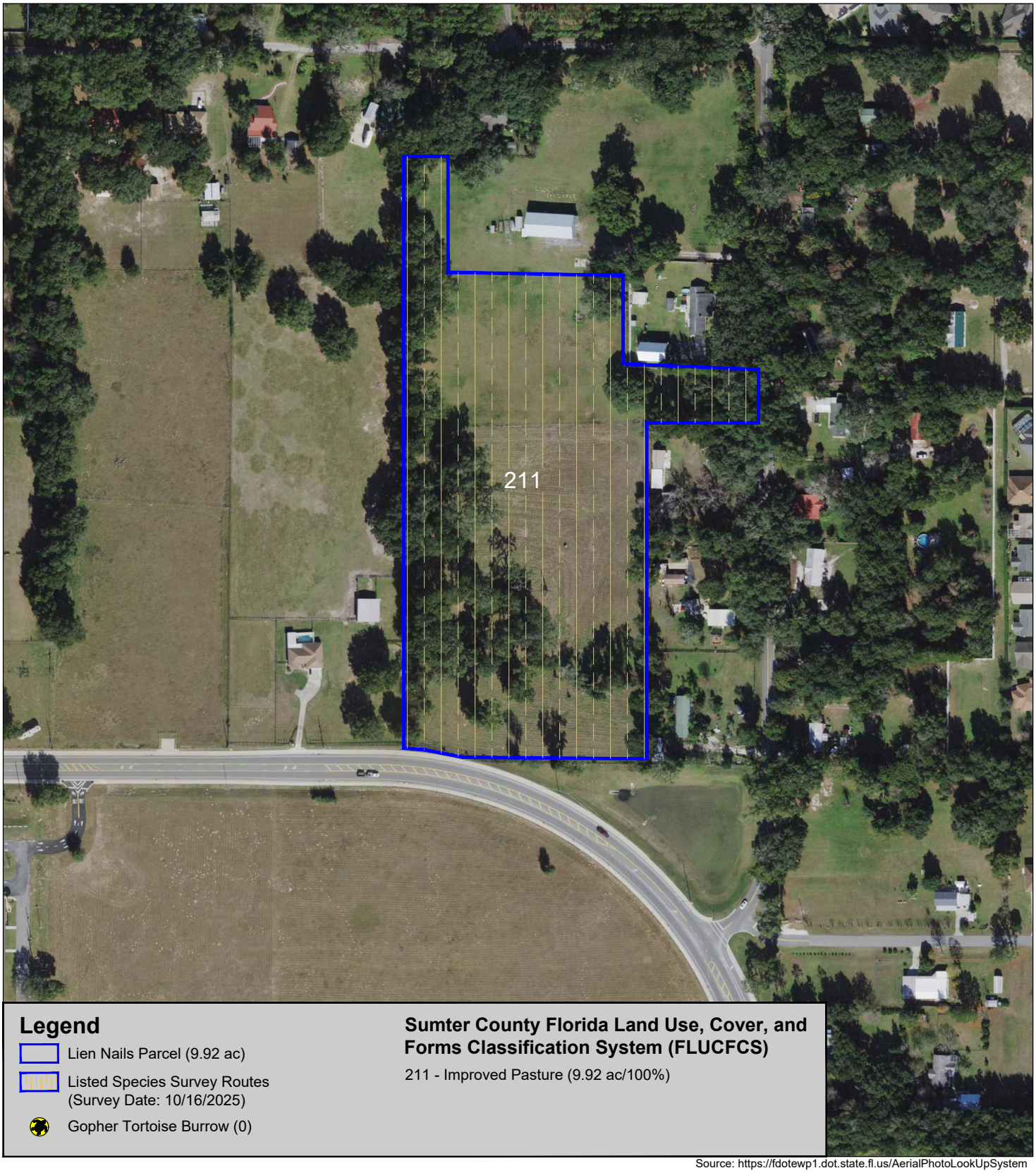
FLUCFCS Map

Environmental Assessment

250 Feet

N

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025



Legend

- Lien Nails Parcel (9.92 ac)
- Listed Species Survey Routes (Survey Date: 10/16/2025)
- Gopher Tortoise Burrow (0)

Sumter County Florida Land Use, Cover, and Forms Classification System (FLUCFCS)

211 - Improved Pasture (9.92 ac/100%)

Source: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem

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Lien Nails Property
CR 462
Wildwood, Florida 34785

Figure #6

Listed Species Survey Routes

Environmental Assessment

200 Feet

N



Sources: https://myfwc.maps.arcgis.com/apps/webappviewer; https://audubon.maps.arcgis.com/apps/webappviewer; https://geodata.myfwc.com/datasets/wading-bird-rookeries-1999; https://myfwc.maps.arcgis.com/apps/webappviewer/index.html?id=0c634d5ba4cc47baa82de0ed2782426c

Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Lien Nails Property
CR 462
Wildwood, Florida 34785

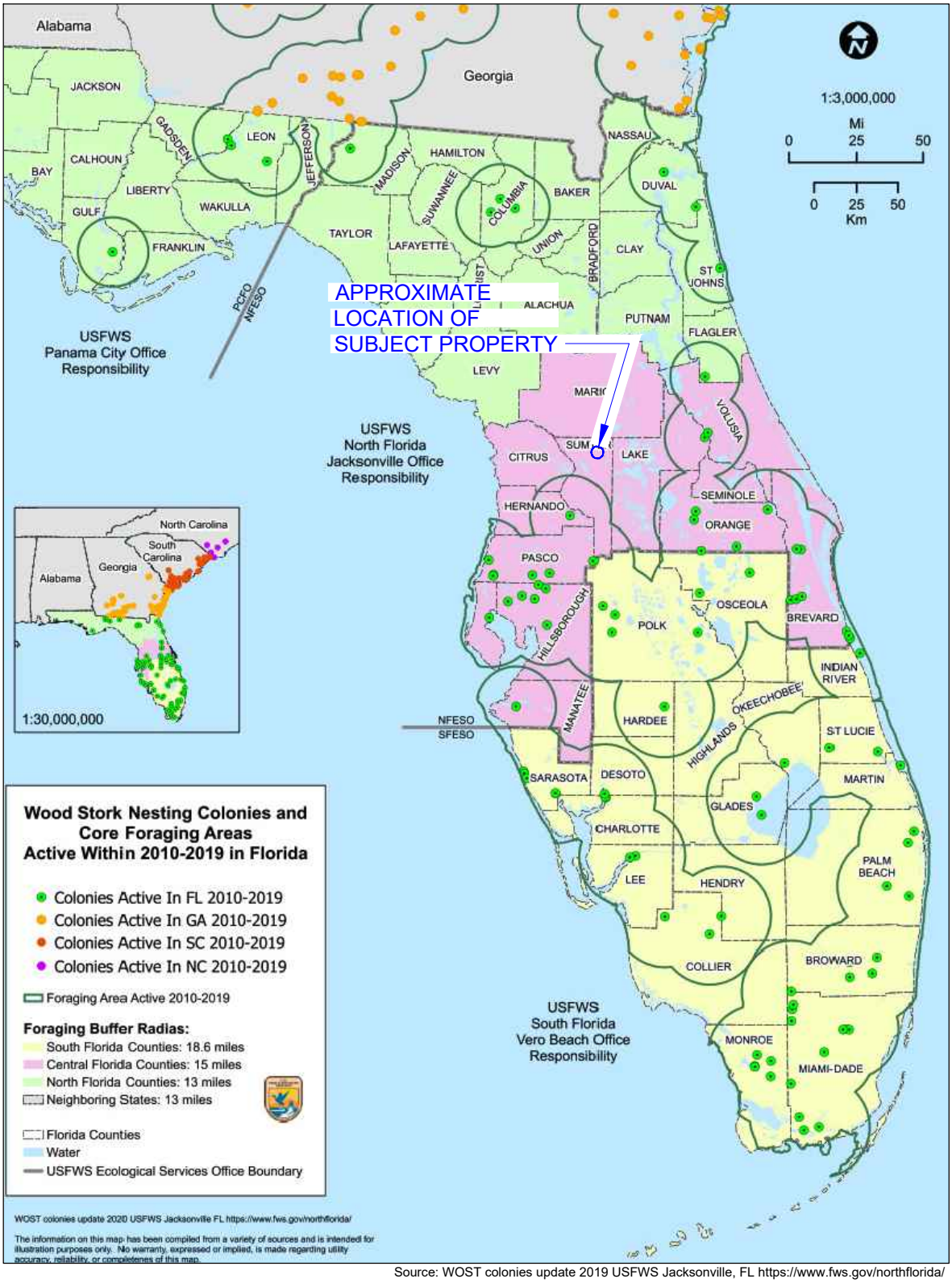
Figure #7

Wildlife Proximity Map

Environmental Assessment

0.6 Miles

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025



Source: WOST colonies update 2019 USFWS Jacksonville, FL https://www.fws.gov/northflorida/

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Website: www.stillwaterenvironmental.com

Lien Nails Property
CR 462
Wildwood, Florida 34785

Figure #8

Wood Stork Foraging Areas

Environmental Assessment

58 Miles

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025

TABLES

TABLE 1

TABLE 1: PROTECTED FAUNA FOUND IN SUMTER COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE LEIN NAILS PROJECT SITE

SPECIES	FWC STATUS	USFWS STATUS	PREFERRED HABITAT	PROBABLILITY OF OCCURANCE
REPTILES				
Alligator mississippiensis American alligator	FT(S/A)	T	Vegetated lakes and deepwater swamps	Low: No habitat available, none sighted
Drymarchon corais couperi Eastern indigo snake	FT	T	Dry habitats bordered by water; often occupy *G. polyphemus* burrows	Low: No habitat available, none sighted
Gopherus polyphemus Gopher tortoise	ST	_	Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods	Med: Habitat available, no burrows located
Pituophis melanoleucus mugitus Florida pine snake	ST	_	Dry, sandy barrens in xeric oak and pine-wooded sandhills	Low: No habitat available, none sighted
Plestiodon reynoldsi Sand skink	FT	T	Xeric habitats along sandy Florida ridges. Found in Osceola, Polk, Lake, Highlands, Putnam, Orange and Marion counties.	Low: No habitat available. Outside USFWS Consultation Area
Stilosoma extenuatum Short-tailed snake	ST	_	Sandy upland ridges; xeric oak pine woods; xeric oak hammocks	Low: No habitat available, none sighted
AMPHIBIANS				
Rana capito Florida gopher frog	SSC	_	Dry, xeric habitats with wetlands such as isolated permanent ponds and cypress domes	Low: No habitat available, no gopher tortoise burrows observed
BIRDS				
Aphelocoma coerulescens Florida scrub jay	FT	T	Level, sterile, white sand with low, xeric oak scrub	Low: No habitat available, none sighted.
Athene cunicularia floridana Florida Burrowing Owl	ST	_	These areas include golf courses, airports, pastures, agriculture fields, and vacant lots.	Low: Minimal habitat available, none sighted.
Egretta caerulea Little blue heron	ST	_	Lake littorus; shallow ponds and marshes	Low: No habitat available, no birds sighted.

TABLE 1: PROTECTED FAUNA FOUND IN SUMTER COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE LEIN NAILS PROJECT SITE

SPECIES	FWC STATUS	USFWS STATUS	PREFERRED HABITAT	PROBABLILITY OF OCCURANCE
BIRDS (cont.)				
Egretta tricolor Tricolored heron	ST	_	Lake littorus; shallow ponds and marshes	Low: No habitat available, no birds sighted
Falco sparverius paulus Southeastern American kestrel	ST	_	Forest edges, and clearings; nests in mature pines	Low: No habitat available, none sighted
Grus canadensis pratensis Florida sandhill crane	ST	_	Marshes, wet prairies, pastures, and open herbaceous rangeland	Low: No habitat available, birds sighted on adjacent property
Haliaeetus leucocephalus * Bald eagle	_	_	Open (<60% canopy cover), mature pine forests <2 km from expansive open waters	Low: No habitat available, no nests or birds sighted
Mycteria Americana Wood stork	FT	T	Nests in cypress swamps; forage sites range from shallow marshes to roadway borrow pits	Low: No habitat available, none sighted
Picoides borealis Red-cockaded Woodpecker	FE	E	Old-growth pine flatwoods with regular fire occurrence are required for nesting	Low: No habitat available, none sighted
Rostrhamus sociabilis plumbeus Everglade snail kite	FE	E	Shallow freshwater marshes; shallow grassy shorelines of lakes.	Low: No habitat available, no birds sighted
Laterallus jamaicensis jamaicensis Eastern Black Rail	FT	T	Wetland dependent; requires dense overhead cover and soils that are moist to saturated (occasionally dry).	Low: No habitat available, none sighted
Ammodramus savannarum floridanus Florida grasshopper sparrow	FE	E	Large treeless grasslands dominated by bunch grasses, low shrubs, and saw palmetto	Low: No habitat available, none sighted

MAMMALS				
Trichechus manatus West Indian manatee (Florida manatee)	FT	T	Coastal waters, rivers and springs.	Low: No habitat available
Puma concolor coryi Florida Panther	FE	E	Pinelands, tropical hardwood hammocks, and mixed freshwater swamp forests	Low: No habitat available, none sighted

*Protected under the Bald and Golden Eagle Protection Act (BGEPA), and the Migratory Bird Treaty Act (MBTA).

KEY TO ABBREVIATIONS

FWC Florida Fish and Wildlife Conservation Commission

- FE Federally-designated Endangered
- FT Federally-designated Threatened
- FXN Federally-designated Threatened Nonessential Experimental Population
- FT(S/A) Federally-designated Threatened species due to similarity of appearance
- ST State-designated Threatened
- SSC State Species of Special Concern

TABLE 2

TABLE 2: PROTECTED FLORA FOUND IN SUMTER COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE LIENS NAILS PROJECT SITE

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABLILITY OF OCCURANCE (4)
Calopogon barbatus – Bearded grass pink	T	-	Damp pinelands	Low: no habitat available, none found
Calopogon multiflorus – Many flowered grass pink	E	-	Open, damp, occasionally recently burned pinelands and meadows	Low: No habitat available, none found
Deerinfothamnus rugelii – Rugel's pawpaw	E	E	Mesic flatwoods	Low: No habitat available, none found
Dennstaedtia bipinnata – Hayscented Fern	E	-	Rare on mucky soil in shaded forests in Seminole, Dunal, and Palm Beach counties	Low: Not found in the area; none found
Encyclia tampensis – Butterfly orchid	CE	-	Cypress swamps, hardwood swamps and hammocks	Low: No habitat available, none found
Epidendrum conopseum – Greenfly orcid	CE	_	Cypress swamps, hardwood swamps, and hammocks	Low: No habitat available, none found
Hartwrightia floridiana – Florida Hartwrightia	T	-	Wet, open areas, moist grasslands, and sphagnum bogs	Low: No habitat available, none found
Lilium catesbael – Southern red lily	T	_	Mesic flatwoods, wet prairies, usually in graminoid systems	Low: No habitat available on site, none found
Listera australis – southern tway blade	T	_	Hammocks, low moist woods in deep humus, ravines, shady stream banks, sphagnum	Low: No habitat available, none found
Nemastylis floridana	E	_	Marshes, grassy openings of wet hammocks moist flatwoods	Low: No habitat available, none found

TABLE 2: PROTECTED FLORA FOUND IN SUMTER COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE LIEN NAILS PROJECT SITE

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABLILITY OF OCCURANCE (4)
Platanthera blephariglottis – Large white fringed orchid	T	_	Inhabits sphagnum bogs, meadows, damp fields and woods	Low: No habitat available, none found
Platanthera cristata – Golden fringed orchid	T	_	Low moist meadows and damp pine woods	Low: No habitat available, none found
Platanthera flava – Southern tubercled orchid	T	_	Very wet habitats such as swamps, bogs and wet forests with thick black mud	Low: No habitat available, none found
Platanthera integra – Southern yellow fringeless orchid	E	_	Marshes and wet pine flatwoods	Low: No habitat available, none found
Platanthera nivea – Snowy orchid	T	_	Open bogs and sunny, wet meadows	Low: No habitat available, none found
Pogonia ophioglossoides – Rose pogonia	T	-	Open, wet meadows and sphagnum bogs, poorly drained roadside ditches	Low: No habitat available, none found
Polygala lewtonii – Scrub (Lewtons's) milkwort	E	E	Dry oak woodlands and scrub	Low: No habitat available, none found
Rhapidophyluum hystrix – Needle palm	CE	-	Wet to mesic woods and hammocks; spring fed stream bottoms	Low: No habitat available, none found
Spiranthes breyilabris floridana – Florida Ladies' tresses	E	_	Open meadows and damp pinelands, road shoulders, ditches	Low: No habitat available, none found
Spiranthes laciniata – Lace-tip ladies tresses	T	_	Marshes and cypress swamps; road banks and ditches	Low: No habitat available, none found
Spiranthes longilabirs – Long-tip ladies tresses	T	_	Marshes and prairies	Low: No habitat available, none sighted

APPENDICES

APPENDIX A

Summary

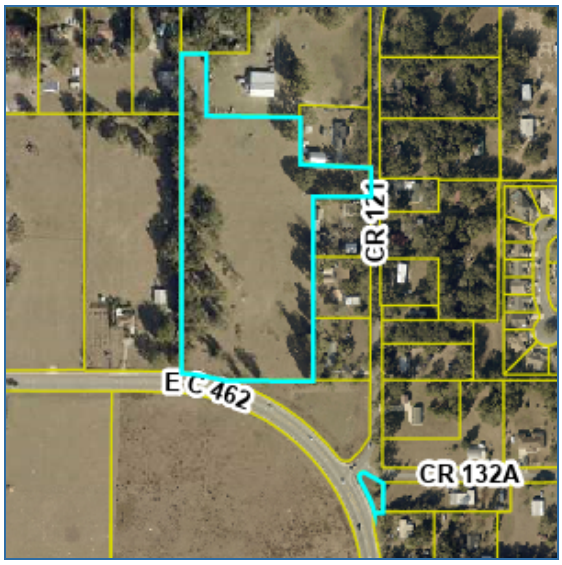


Parcel Number	D32-173
Site Location	Unassigned Location RE
City	
Zip	
Tax District	CITY OF WILDWOOD (2002C)
City Code	WILDWOOD - COUNTY FIRE
NeighborhoodCode	1001
Section Twp Range	32-18-23
Property Usage	AGRI/COMMERCIAL
Legal Description	BEG AT INTERSECTION OF W LINE OF E 1/2 OF NE 1/4 NE 1/4 WITH S LINE OF N 191.07 FT OF E 1/2 OF NE 1/4 OF NE 1/4 RUN N 89 DEG 50'14"E 82.70 FT THENCE S 00 DEG 13'05"W 211.60 FT S 89 DEG 48'57"E 325.60 FT THENCE RUN S 00 DEG 10'25"W 174.45 FT S 87 DEG 05'31"E 252.76 FT S 00 DEG 11'22"W 92.59 FT THENCE N 89 DEG 41'48"W 210.76 FT S 00 DEG 07'36"W 629.98 FT RUN N 89 DEG 40'41"W
Brief Tax Description	(Note: The Description above is not to be used on legal documents.)
Acres	10

Owner

LIEN NAILS LLC
38634 LAKEVIEW WALK
LADY LAKE,FL 32159

Map



Land

Line #	Use	Frontage	Depth	Units	Unit Type
1	6010V - Improved Pasture	0	0	10	AC

Sales

Due to the Sumter Clerk's conversion to a new system, some older documents may not be available online. Should you need a copy of a document, please, call the Clerk's office at 352-569-6600, and they will assist you. The Property Appraiser's staff is unable to provide you with the image.

Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantee
2/28/2021	$170,000	WARRANTY DEED	3934/13	Q	Vacant	LIEN NAILS LLC

Valuation

Assessed Year	2025	2024	2023	2022
+ Land Value	$120,000.00	$89,280.00	$89,280.00	$69,440.00
+ Improvement Value	$0.00	$0.00	$0.00	$0.00
+ Total Misc. Value	$0.00	$0.00	$0.00	$0.00
= Total Market Value	**$120,000.00**	**$89,280.00**	**$89,280.00**	**$69,440.00**
- SOH/deferred	$0.00	$0.00	$0.00	$0.00
= Assessed Value	**$1,400.00**	**$1,390.00**	**$1,390.00**	**$1,390.00**
- Exempt Value	$0.00	$0.00	$0.00	$0.00
= Taxable Value	**$1,400.00**	**$1,390.00**	**$1,390.00**	**$1,390.00**



TRIM Notices

TRIM Notice (PDF)

PRC (2024 Final Roll)

PRC (PDF)

Tax Bill

My Tax Bill

Property Valuation Review

Property Valuation Review

Estimate Taxes

Estimate Taxes

No data available for the following modules: Building Data, Miscellaneous Features, Sketch, Comp Search (Residential), Comp Search (Commercial), Comp Search (Vacant).

DISCLAIMER This information was derived from data which was compiled by the Sumter County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data on file
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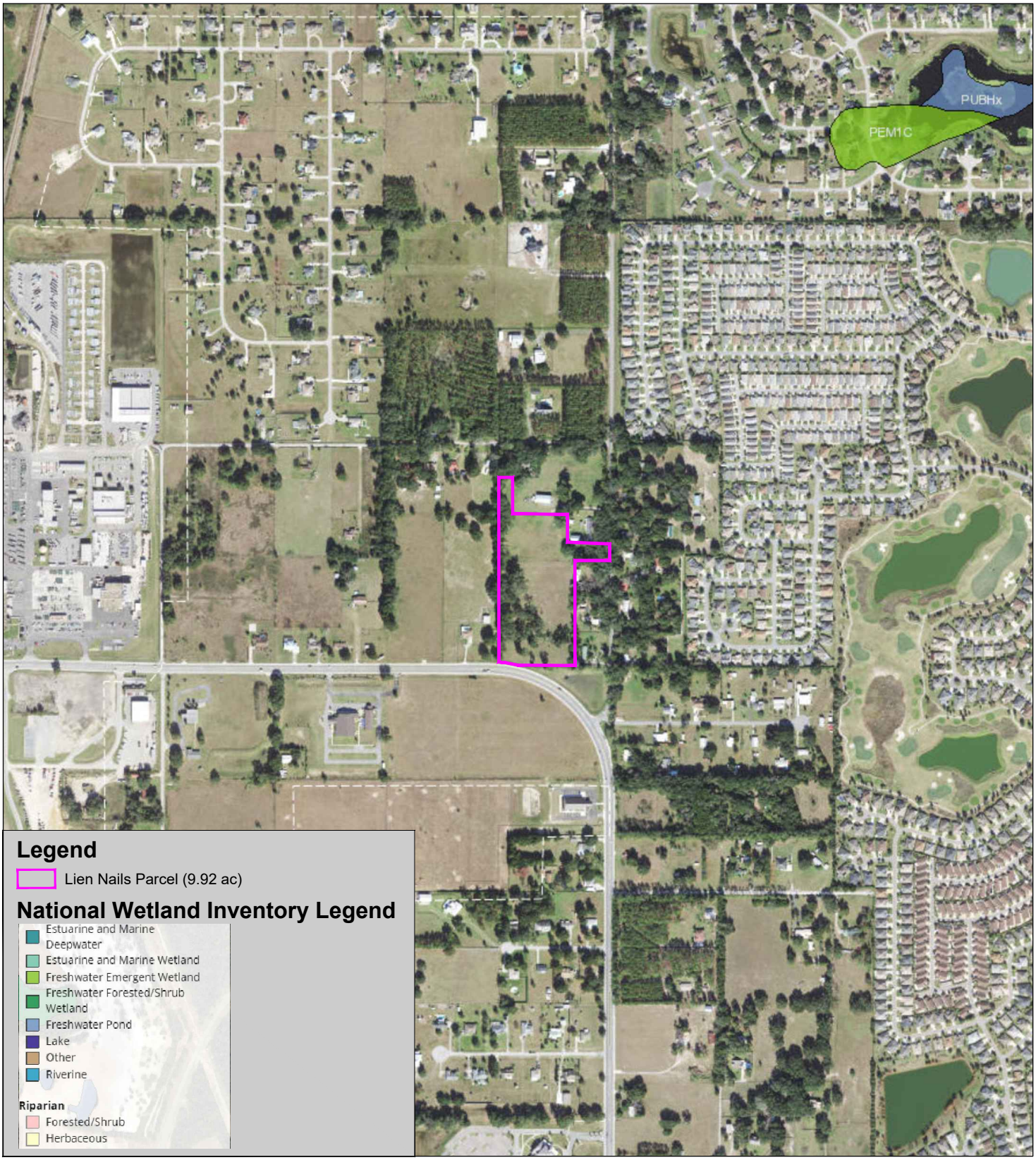
Contact Us

Developed by
SCHNEIDER GEOSPATIAL

APPENDIX B



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Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Lien Nails Property
CR 462
Wildwood, Florida 34785
Appendix B

National Wetland Inventory Map

Environmental Assessment

800 Feet

Project # 1339.01.25
Produced By: MLP
Date: 11/05/2025

APPENDIX C



Subject Property – Improved Pasture (FLUCFCS 211)



Subject Property – Improved Pasture (FLUCFCS 211)



Subject Property



Subject Property

APPROVED
Matthew Tadlock
Assistant Public Works Director - Planning and Design
01/21/2026

MEMORANDUM

To: Mr. Matthew Tadlock – Assistant Public Works Director, Sumter County

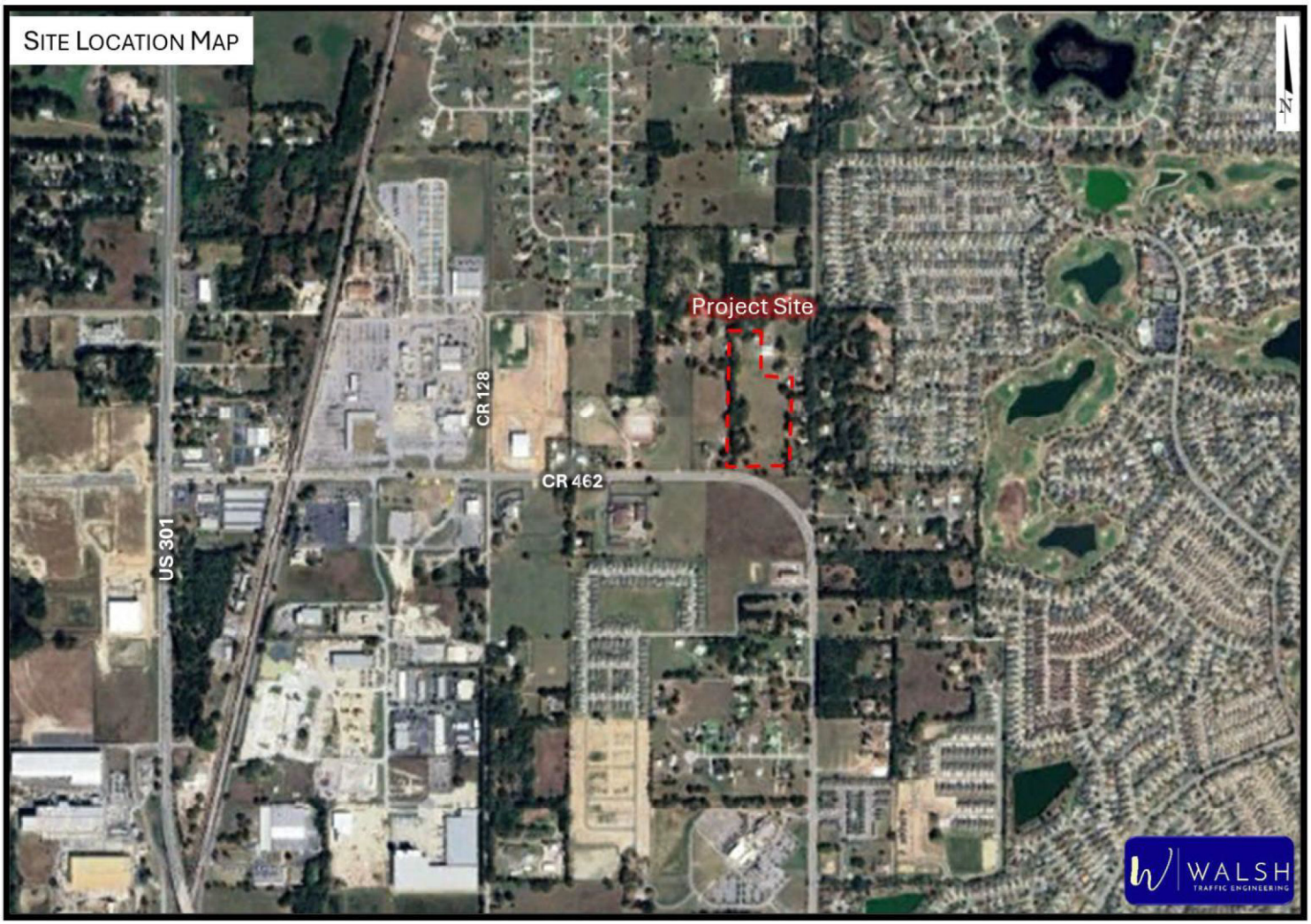
From: Mr. Chris J. Walsh, P.E.

Date: January 9, 2026

Subject: CR 462 Mobile Park Future Land Use Change/Rezoning Traffic Analysis (Revised) Wildwood, Florida

---

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a traffic analysis for the proposed future land use (FLU) amendment and rezoning of property located on the north side of CR 462 approximately 0.4 miles east of CR 128 in Wildwood, Florida (see ***Site Location Map*** below). The property, which encompasses approximately 10 acres, is currently undeveloped. It is ultimately proposed to develop a 79-unit mobile home park. Details of the proposed FLU change and the rezoning are provided on the following page. This memorandum provides a trip generation comparison between the existing FLU/zoning and the proposed FLU/zoning. This memorandum also serves as a minor traffic impact analysis per the Sumter County TIA Guidelines. The analysis year for this study is 2029.



Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Existing and Proposed Future Land Use/Zoning

The subject property currently has an existing FLU of Public Facility with an Institutional zoning. It is proposed to change the FLU and zoning to Mobile Home Park. The existing and proposed Future Land Use and zoning along with the maximum development intensity allowed under each are summarized in ***Table 1*** below:

Table 1 – Existing and Proposed Future Land Use & Zoning

Scenario	Use	Maximum Density	Maximum Development
Existing Future Land Use - Public Facility (PF)			
10 acres	Hospital	0.6 FAR	261.36 SF
Existing Zoning - Institutional (IN)			
10 acres	Hospital	0.6 FAR*	261.36 SF
Proposed Future Land Use/Zoning - Planned Unit Development			
10 acres	Mobile Home Park	10 units/AC	100 DU

* A maximum development intensity is not identified for the Institutional zoning. Thus, the maximum development was limited based on the 0.6 FAR limation of the Public Facility FLU.

Trip Generation

Existing Future Land Use/Zoning - Trip generation for the maximum development allowed under the existing Future Land Use (FLU) and zoning was estimated based on trip generation rates/equations provided in the Institute of Transportation Engineer's, *Trip Generation Manual, 12th Edition*. Various uses such as governmental facilities, hospitals, and schools can be developed under the Public Facilities FLU and Institutional zoning. For this analysis, a hospital was assumed as the use as it is a higher potential generator of trips. Per ***Table 1***, the maximum allowable development is 261,360 square feet. As summarized in ***Table 2*** below, the maximum development under the existing FLU is projected to generate 2,797 total daily trips, 207 total AM peak-hour trips (140 in, 67 out), and 225 total PM peak-hour trips (76 in, 149 out).

Table 2 – Total Trip Generation Potential for Existing FLU

Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Hospital	610	261.4 KSF	1,398	1,399	2,797

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Hospital	610	261.4 KSF	140	67	207

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Hospital	610	261.4 KSF	76	149	225

Proposed FLU/Zoning - Trip generation for the maximum development allowed under the proposed FLU/zoning was estimated based on trip generation rates/equations provided in the Institute of Transportation Engineer's, *Trip Generation Manual, 12th Edition* for Land Use Code 240 (Mobile Home Park). Per ***Table 1***, the maximum allowable development is 100 dwelling units. As summarized in ***Table 3*** below, the maximum development under the proposed FLU/zoning is projected to generate 787 total daily trips, 26 total AM peak-hour trips (8 in, 18 out), and 46 total PM peak-hour trips (29 in, 17 out).

Table 3 – Total Trip Generation Potential for Proposed FLU/Zoning

Land Use	ITE Land Use Code	Intensity	Daily Total Trips		
			In	Out	Total
Mobile Home Park	240	100 DU	394	393	787

Land Use	ITE Land Use Code	Intensity	AM Peak Hour Total Trips		
			In	Out	Total
Mobile Home Park	240	100 DU	8	18	26

Land Use	ITE Land Use Code	Intensity	PM Peak Hour Total Trips		
			In	Out	Total
Mobile Home Park	240	100 DU	29	17	46

Based on the trip generation projections, and as summarized in ***Table 4***, the maximum development allowed under the proposed FLU/Zoning is projected to generate far less new external trips than the maximum development allowed under the existing FLU and zoning. Therefore, the proposed FLU/rezoning will have a significant net trip reduction on the adjacent roadway network and therefore provide an overall transportation impact benefit.

Table 4 – Trip Generation Comparison Summary

Scenario	AM Peak Hour Net New External Trips		
	In	Out	Total
Existing FLU/Zoning	140	67	207
Proposed FLU/Zoning	8	18	26

Scenario	PM Peak Hour Net New External Trips		
	In	Out	Total
Existing FLU/Zoning	76	149	225
Proposed FLU/zoning	29	17	46

Minor Traffic Impact Analysis

Although the proposed rezoning will result in net reduction in traffic impacts, a minor traffic impact analysis was conducted for the proposed 100-unit RV park.

Access

As can be seen by the preliminary site plan attached herein, access to the development will be provided via a full-access driveway connection on CR 462 and on CR 121. Both intersections will be minor-street STOP-controlled.

Study Area

Per the Sumter County TIA Guidelines, for minor TIA's the study area is to include the roadway that abuts the development and major intersections located within 1,320 feet of the site access. Based on coordination with County staff, the study roadways include the following the segments:

- CR 462 – from CR 131 to CR 121
- CR 462 – from CR 121 to CR 134
- CR 121 – from CR 462 to CR 114

The study intersections include the following:

- CR 462 at project driveway
- CR 462 at CR 121
- CR 121 at project driveway

Trip Distribution

The trip distribution for the new external trips was estimated based on engineering judgment taking into consideration the development's proximity to trip attractors, the adjacent roadway network, and existing travel patterns. The applied trip distribution is shown below.



Roadway Segment Analyses

Existing Conditions Analyses - For purposes of this study, AM and PM peak-period turning movement counts, from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM, were conducted at the CR 462/CR 121 intersection. Existing roadway segment capacities were obtained from the Sumter County 2023 CMP Database. Printouts of the turning movement counts are attached.

The operating conditions of the roadway segments were then analyzed by comparing the PM peak-hour volumes against the generalized service volumes. As summarized in ***Table 2***, the existing roadway segment volumes are below the generalized service volumes thus indicating that the study roadways currently have acceptable operating conditions.

Table 2 – Existing Conditions Roadway Segment Analyses (PM Peak Hour)

Roadway Segment	ID	# of Lanes	Adopted LOS	Service Volume (vph)	Source	Existing Volume (vph)		Year	Source	Service Volume	V/C		Volume Exceeds Svc Vol?	
						NB/EB	SB/WB				NB/EB	SB/WB	NB/EB	SB/WB
CR 462														
CR 131 to CR 121	35411101	2	F	1,074	CMPx0.55x.09	446	580	2025	CMP	1,074	0.42	0.54	no	no
CR 121 to CR 134	35411002	2	F	1,109	CMPx0.55x.09	560	477	2025	CMP	1,109	0.50	0.43	no	no
CR 121														
CR 462 to CR 114	3224000	2	D	799	CMP	238	147	2025	CMP	799	0.30	0.18	no	no

Source: CMP = Sumter County 2023 CMP Database; CMPx0.55x0.09 = CMP daily service volumes multipled by a k-factor of 0.09 and d-factor of 0.55

Future Conditions Analyses - Existing roadway segment and intersection volumes were factored to year 2029 by applying the lower of the annual growth rate as obtained from the Sumter County 2023 CMP Database or a 2% minimum annual growth rate. ***Table 3*** summarizes the future background volume calculations and operating conditions for the study roadway segments. The future background volume projections are below the generalized service volumes thereby indicating that the study roadway segments are projected to operate acceptably under future background conditions in year 2029.

Table 3 – Future Background Conditions Roadway Segment Analyses (PM Peak Hour)

Roadway Segment	# of Lanes	Adopt. LOS	Applicable Annual Growth Rate	Applied Annual Growth Rate	Existing Volume (vph)			Buildout Year	Applied Growth		Total Background Vol. (vph)		Service Volume (vph)	V/C		Volume Exceeds Svc Vol?	
					NB/EB	SB/WB	Year		NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
CR 462																	
CR 131 to CR 121	2	F	5.25%	5.25%	446	580	2023	2029	140	183	586	763	1,074	0.55	0.71	no	no
CR 121 to CR 134	2	F	6.5%	6.5%	560	477	2023	2029	218	186	778	663	1,109	0.70	0.60	no	no
CR 121																	
CR 462 to CR 114	2	D	1.0%	2.0%	238	147	2023	2029	29	18	267	165	799	0.33	0.21	no	no

Project trips were then added to obtain the future total volumes on the study roadway segments at buildout of the proposed development in 2029. The total volumes were then compared against each roadway's service volume. As summarized in ***Table 4*** on the following page, the future buildout volume projections on the study roadway segments are below the generalized service volumes. Therefore, consistent with the existing and future background conditions analyses, the study roadway segments are projected to have acceptable operating conditions at buildout of the development in year 2029.

Table 4 – Future Buildout Conditions Roadway Segment Analyses (PM Peak Hour)

Roadway Segment	ID	# of Lanes	Adopted LOS	Total Background Volume (vph)		Project Trips			Total Buildout Volume (vph)		Service Volume (vph)	V/C		Volume Exceeds Svc Vol?	
				NB/EB	SB/WB	% Assign	Volume (vph)		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
							NB/EB	SB/WB							
CR 462															
CR 131 to CR 121	35411101	2	F	586	763	40.0%	12	6	598	769	1,074	0.56	0.72	no	no
CR 121 to CR 134	35411002	2	F	778	663	55.0%	16	9	794	672	1,109	0.72	0.61	no	no
CR 121															
CR 462 to CR 114	3224000	2	D	267	165	5.0%	1	1	268	166	799	0.34	0.21	no	no

Intersection Analyses

Existing Conditions Analyses - The study intersections were analyzed based on *Highway Capacity Manual* methodologies using Synchro 12 software. Based on the Synchro printouts, and as summarized in ***Table 5*** below, the westbound STOP-controlled approach at the CR 462/CR 121 intersection currently operates at level of service (LOS) C with volume-to-capacity (v/c) ratios less than 0.6. Printouts of the operational analyses are attached.

Table 5 – Intersection Analysis Summary

Intersection	Control	MOE	AM Peak Hour					PM Peak Hour				
			Approach				Overall	Approach				Overall
			EB	WB	NB	SB	Intxn	EB	WB	NB	SB	Intxn
Existing Conditions												
CR 462 at CR 121	STOP	Delay (sec/veh)	-	18.5	-	-	-	-	17.4	-	-	-
		LOS	-	C	-	-	-	-	C	-	-	-
		Highest V/C	-	0.538	-	-	-	-	0.409	-	-	-
Background Conditions												
CR 462 at CR 121	STOP	Delay (sec/veh)	-	26.7	-	-	-	-	23.4	-	-	-
		LOS	-	D	-	-	-	-	C	-	-	-
		Highest V/C	-	0.706	-	-	-	-	0.558	-	-	-
Buildout Conditions												
CR 462 at Driveway #1	STOP	Delay (sec/veh)	-	-	-	11.4	-	-	-	-	12.6	-
		LOS	-	-	-	B	-	-	-	-	B	-
		Highest V/C	-	-	-	0.031	-	-	-	-	0.034	-
CR 462 at CR 121	STOP	Delay (sec/veh)	-	27.4	-	-	-	-	24.3	-	-	-
		LOS	-	D	-	-	-	-	C	-	-	-
		Highest V/C	-	0.715	-	-	-	-	0.57	-	-	-
CR 121 at Driveway #2	STOP	Delay (sec/veh)	12.4	-	-	-	-	12.4	-	-	-	-
		LOS	B	-	-	-	-	B	-	-	-	-
		Highest V/C	0.002	-	-	-	-	0.002	-	-	-	-

Future Conditions Analyses - Existing intersection volumes were factored to year 2029 by the lower of the annual growth rate as obtained from the Sumter County 2023 CMP Database or a 2% minimum annual growth rate. Project trips were then added to obtain the future total volumes at the study intersections at buildout of the proposed development in 2029.

The study intersections were then analyzed under future background and buildout conditions in year 2029. Based on the Synchro printouts, and as summarized in ***Table 5***, all STOP-controlled movements at each unsignalized study intersection are projected to operate acceptably at LOS D or better with v/c ratios of 0.715 or less.

Turn-Lane Analysis

CR 462 at Project Driveway (Driveway #1) – At the project driveway, CR 462 is a three-lane roadway with an eastbound travel lane, westbound travel lane, and a two-way continuous left-turn lane and a posted speed limit of 40 miles per hour. Thus, eastbound left-turning vehicles into the project on CR 462 can perform a left turn from the two-way continuous left-turn lane.

The need for a westbound right-turn lane on CR 462 was evaluated using procedures documented in the NCHRP Report 457: Evaluating Intersection Improvements. Based on the analysis, a westbound right-turn lane is not warranted on CR 462 at the project driveway. Printouts of the turn-lane analysis worksheets are attached.

CR 121 at Project Driveway (Driveway #2) – Northbound left turns are not projected at this intersection. Thus, a northbound left-turn lane is not warranted. Only one southbound right-turn vehicle is projected at this driveway in the AM and PM peak hour. This low volume does not even register a point on the graph used in the NCHRP Report 457: Evaluating Intersection Improvements for determining the need for a right-turn lane. Therefore, a southbound right-turn lane is not warranted.

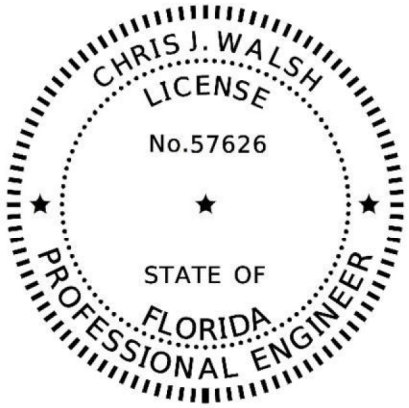
Conclusion

A traffic analysis was conducted for the proposed future land use (FLU) amendment and rezoning of 10 acres of property located on the north side of CR 462 approximately 0.4 miles east of CR 128 in Wildwood, Florida. Based on the trip generation projections, the maximum development allowed under the proposed FLU/rezoning is projected to result in a significant overall net trip reduction on the adjacent roadway network and therefore provide an overall transportation impact benefit.

Based on the analysis, all study roadway segments currently operate acceptably and are projected to continue to operate acceptably at buildout of the development in year 2029. Similarly, all study intersections currently operate acceptably and are projected to continue to operate acceptably at buildout of the development in year 2029.

With regard to the project driveways, a westbound right-turn lane is not warranted on CR 462 at Driveway #1. Additionally, neither a northbound left-turn lane nor a southbound right-turn lane is warranted on CR 121 at the project driveway.

Please let us know if you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2026.01.09 16:48:40 -05'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Attachments

Preliminary Concept Plan

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Owner:
Lien Nails, LLC
38634 Lakeview Walk
Lady Lake, FL 32159

Agent/Consultant:
LPG Urban & Regional Planners, LLC
Michael Rankin,
Managing Member
2050 Classique Lane.
Tavares, FL 32778
352-385-1940

Notes:

Site: 10 acres (435,600 sf)

Existing FLU: PF
Existing Zoning: IN

Proposed FLU: MHP (Mobile Home Park)
Proposed Zoning: MHP (Mobile Home Park)

Adjacent Land Use and Zoning
North: Wildwood LDR & R1/Sumter County RR & RR1C
South: Wildwood AG & AG-10
East: Sumter County RR & AGR/RR1; R2M; R6M; R2C; RR5C
West: Sumter County RR/RR1C & RR5C

Proposed Uses:
RV Park
Clubhouse
Water Retention
Dog Park

Density:
Maximum: 100 Units (10 / Acre)
Proposed: 79 units (7.9 / Acre)

Intensity:
Maximum FAR: .3
Proposed ISR: 60%

Open Space:
Required: 15%
Proposed: 40%

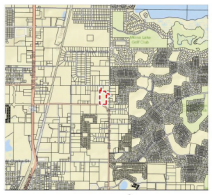
Setbacks:
Front: 8'
Rear: 8'
Side: 8'

Site Lighting shall comply with IESNA Guidelines

Utilities:
Water and Sewer Provider: City of Wildwood
Electric & Natural Gas Provider: City of Wildwood
Fire Protection: Provided by the City of Wildwood

Buffers (Width)
North -15 feet
South-15 feet
East-15 feet
West-15 feet





Location

Legal Description:

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT AN IRON ROD AND CAP MARKED "LB 8514" AT THE INTERSECTION OF THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 WITH THE SOUTH LINE OF THE NORTH 191.07 FEET OF SAID EAST 1/2 OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32;
THENCE ALONG THE AFORESAID SOUTH LINE OF THE NORTH 191.07 FEET RUN N89°57'48"E A DISTANCE OF 83.70 FEET TO AN IRON ROD AND CAP MARKED "LB 4709";
THENCE PARALLEL WITH SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN S00°13'52"W A DISTANCE OF 211.09 FEET TO AN IRON ROD AND CAP MARKED "LB 4709";
THENCE S89°47'08"E A DISTANCE OF 325.00 FEET TO AN IRON ROD AND CAP MARKED "LB 4709";
SAID POINT BEING ON THE WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3248, PAGE 677, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA;
THENCE ALONG SAID WEST LINE RUN S00°09'40"W A DISTANCE OF 174.45 FEET TO AN IRON ROD AND CAP MARKED "PSM 3552" AT THE SOUTHWEST CORNER OF SAID PROPERTY;
THENCE ALONG THE SOUTH LINE OF SAID PROPERTY RUN S89°57'08"E A DISTANCE OF 232.76 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32;
THENCE ALONG SAID EAST LINE RUN S00°05'04"E A DISTANCE OF 238.16 FEET TO THE NORTH LINE OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4;
THENCE ALONG SAID NORTH LINE RUN N89°41'48"W A DISTANCE OF 210.76 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE EAST 70 YARDS OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 32;
THENCE ALONG THE WEST LINE OF SAID EAST 70 YARDS RUN S00°07'34"W A DISTANCE OF 209.58 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE SOUTH LINE OF AFORESAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4;
THENCE ALONG SAID SOUTH LINE RUN N89°40'47"W A DISTANCE OF 315.43 FEET TO AN IRON ROD AND CAP MARKED "LB 8514" ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 121;
SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 746.78 FEET WITH A CHORD BEARING AND DISTANCE OF N76°51'30"W, 137.84 FEET TO WHICH A RADIAL LINE BEARS N12°24'57"E;
THENCE WESTERLY 138.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°35'13" TO AN IRON ROD AND CAP MARKED "LB 8514" ON THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4;
THENCE DEPARTING SAID RIGHT-OF-WAY AND CURVE ALONG A NON-TANGENT LINE AND ALONG AFORESAID WEST LINE RUN N00°13'50"E A DISTANCE OF 1095.10 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD 121 ALONG THE EAST SIDE THEREOF.
CONTAINING 10 ACRES, MORE OR LESS.



N
W E
S

65 0 65 195

(IN FEET)
1 inch = 65 ft.

*Plan is Conceptual by Design and is subject to Engineering and Other Outside Influences.

Lien Nails LLC

Conceptual Plan

Wildwood, FL

LPG
LAND PLANNING GROUP
ENTITLEMENT · PLANNING · CONSULTING
URBAN AND REGIONAL PLANNERS

Project #: 2190/2
Parcel ID: D32-173
11/5/2025

1 of 1

Traffic Count Data

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 121 & CR 462
City: Wildwood
Control: 1-Way Stop(SB)

Project ID: 25-130409-001
Date: 12/16/2025

Data - Total

NS/EW Streets:	CR 121				CR 121				CR 462				CR 462				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	53	0	8	0	3	44	0	0	0	77	20	0	205
7:15 AM	0	0	0	0	62	0	14	0	6	61	0	0	0	69	30	0	242
7:30 AM	0	0	0	0	67	0	8	0	4	79	0	0	0	68	31	0	257
7:45 AM	0	0	0	0	66	0	12	0	6	58	0	0	0	47	35	0	224
8:00 AM	0	0	0	0	51	0	5	0	1	75	0	0	0	67	36	0	235
8:15 AM	0	0	0	0	40	0	9	0	7	65	0	0	0	51	22	0	194
8:30 AM	0	0	0	0	42	0	6	0	2	54	0	0	0	77	36	0	217
8:45 AM	0	0	0	0	32	0	10	0	2	63	0	0	0	99	32	0	238
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	413	0	72	0	31	499	0	0	0	555	242	0	1812
APPROACH %'s :					85.15%	0.00%	14.85%	0.00%	5.85%	94.15%	0.00%	0.00%	0.00%	69.64%	30.36%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	246	0	39	0	17	273	0	0	0	251	132	0	958
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.918	0.000	0.696	0.000	0.708	0.864	0.000	0.000	0.000	0.909	0.917	0.000	0.932
					0.913				0.873				0.930				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	43	0	7	0	5	64	0	0	0	107	63	0	289
4:15 PM	0	0	0	0	37	0	5	0	5	72	0	0	0	107	53	0	279
4:30 PM	0	0	0	0	44	0	9	0	7	76	0	0	0	88	57	0	281
4:45 PM	0	0	0	0	36	0	6	0	3	66	0	0	0	111	51	0	273
5:00 PM	0	0	0	0	36	0	6	0	6	72	0	0	0	98	68	0	286
5:15 PM	0	0	0	0	52	0	0	0	6	61	0	0	0	108	57	0	284
5:30 PM	0	0	0	0	38	0	11	0	7	68	0	0	0	82	63	0	269
5:45 PM	0	0	0	0	37	0	6	0	10	58	0	0	0	99	61	0	271
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	323	0	50	0	49	537	0	0	0	800	473	0	2232
APPROACH %'s :					86.60%	0.00%	13.40%	0.00%	8.36%	91.64%	0.00%	0.00%	0.00%	62.84%	37.16%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	168	0	21	0	22	275	0	0	0	405	233	0	1124
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.808	0.000	0.583	0.000	0.786	0.905	0.000	0.000	0.000	0.912	0.857	0.000	0.983
					0.892				0.895				0.961				

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 121 & CR 462
City: Wildwood
Control: 1-Way Stop(SB)

Project ID: 25-130409-001
Date: 12/16/2025

Data - Cars

NS/EW Streets:	CR 121				CR 121				CR 462				CR 462				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	51	0	8	0	3	39	0	0	0	74	20	0	195
7:15 AM	0	0	0	0	60	0	13	0	6	53	0	0	0	64	30	0	226
7:30 AM	0	0	0	0	67	0	8	0	4	69	0	0	0	62	30	0	240
7:45 AM	0	0	0	0	65	0	11	0	6	55	0	0	0	45	34	0	216
8:00 AM	0	0	0	0	49	0	5	0	1	67	0	0	0	57	36	0	215
8:15 AM	0	0	0	0	39	0	9	0	5	57	0	0	0	47	22	0	179
8:30 AM	0	0	0	0	42	0	5	0	2	45	0	0	0	68	36	0	198
8:45 AM	0	0	0	0	31	0	9	0	2	55	0	0	0	95	32	0	224
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	404	0	68	0	29	440	0	0	0	512	240	0	1693
APPROACH %'s :					85.59%	0.00%	14.41%	0.00%	6.18%	93.82%	0.00%	0.00%	0.00%	68.09%	31.91%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	241	0	37	0	17	244	0	0	0	228	130	0	897
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.899	0.000	0.712	0.000	0.708	0.884	0.000	0.000	0.000	0.891	0.903	0.000	0.934
					0.914				0.894				0.952				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	43	0	7	0	5	62	0	0	0	97	62	0	276
4:15 PM	0	0	0	0	34	0	5	0	5	70	0	0	0	102	51	0	267
4:30 PM	0	0	0	0	43	0	5	0	7	73	0	0	0	87	57	0	272
4:45 PM	0	0	0	0	35	0	5	0	3	63	0	0	0	107	51	0	264
5:00 PM	0	0	0	0	36	0	6	0	6	70	0	0	0	93	67	0	278
5:15 PM	0	0	0	0	52	0	0	0	6	60	0	0	0	103	57	0	278
5:30 PM	0	0	0	0	38	0	11	0	7	66	0	0	0	77	63	0	262
5:45 PM	0	0	0	0	37	0	6	0	10	57	0	0	0	97	61	0	268
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	318	0	45	0	49	521	0	0	0	763	469	0	2165
APPROACH %'s :					87.60%	0.00%	12.40%	0.00%	8.60%	91.40%	0.00%	0.00%	0.00%	61.93%	38.07%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	166	0	16	0	22	266	0	0	0	390	232	0	1092
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.798	0.000	0.667	0.000	0.786	0.911	0.000	0.000	0.000	0.911	0.866	0.000	0.982
					0.875				0.900				0.972				

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 121 & CR 462
City: Wildwood
Control: 1-Way Stop(SB)

Project ID: 25-130409-001
Date: 12/16/2025

Data - HT

NS/EW Streets:	CR 121				CR 121				CR 462				CR 462				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	2	0	0	0	0	5	0	0	0	3	0	0	10
7:15 AM	0	0	0	0	2	0	1	0	0	8	0	0	0	5	0	0	16
7:30 AM	0	0	0	0	0	0	0	0	0	10	0	0	0	6	1	0	17
7:45 AM	0	0	0	0	1	0	1	0	0	3	0	0	0	2	1	0	8
8:00 AM	0	0	0	0	2	0	0	0	0	8	0	0	0	10	0	0	20
8:15 AM	0	0	0	0	1	0	0	0	2	8	0	0	0	4	0	0	15
8:30 AM	0	0	0	0	0	0	1	0	0	9	0	0	0	9	0	0	19
8:45 AM	0	0	0	0	1	0	1	0	0	8	0	0	0	4	0	0	14
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	9	0	4	0	2	59	0	0	0	43	2	0	119
APPROACH %'s :					69.23%	0.00%	30.77%	0.00%	3.28%	96.72%	0.00%	0.00%	0.00%	95.56%	4.44%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	5	0	2	0	0	29	0	0	0	23	2	0	61
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.625	0.000	0.500	0.000	0.000	0.725	0.000	0.000	0.000	0.575	0.500	0.000	0.763
					0.583				0.725				0.625				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	10	1	0	13
4:15 PM	0	0	0	0	3	0	0	0	0	2	0	0	0	5	2	0	12
4:30 PM	0	0	0	0	1	0	4	0	0	3	0	0	0	1	0	0	9
4:45 PM	0	0	0	0	1	0	1	0	0	3	0	0	0	4	0	0	9
5:00 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	5	1	0	8
5:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	5	0	0	6
5:30 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	5	0	0	7
5:45 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0	0	3
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	5	0	5	0	0	16	0	0	0	37	4	0	67
APPROACH %'s :					50.00%	0.00%	50.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	90.24%	9.76%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	2	0	5	0	0	9	0	0	0	15	1	0	32
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.500	0.000	0.313	0.000	0.000	0.750	0.000	0.000	0.000	0.750	0.250	0.000	0.889
					0.350				0.750				0.667				

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 121 & CR 462
City: Wildwood
Control: 1-Way Stop(SB)

Project ID: 25-130409-001
Date: 12/16/2025

Data - Bikes

NS/EW Streets:	CR 121				CR 121				CR 462				CR 462				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
APPROACH %'s :					0.00%	0.00%	100.00%	0.00%									
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
							0.250										

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
APPROACH %'s :													0.00%	100.00%	0.00%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.250
														0.250			

National Data & Surveying Services

Intersection Turning Movement Count

Location: CR 121 & CR 462
City: Wildwood

Project ID: 25-130409-001
Date: 12/16/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	CR 121		CR 121		CR 462		CR 462		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	07:15 AM - 08:15 AM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	04:30 PM - 05:30 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

Prepared by National Data & Surveying Services

CR 121 & CR 462

Peak Hour Turning Movement Count

ID: 25-130409-001
City: Wildwood

Day: Tuesday
Date: 12/16/2025

PEAK HOURS	COUNT PERIODS
07:15 AM - 08:15 AM	7:00 AM - 09:00 AM
NONE	NONE
04:30 PM - 05:30 PM	4:00 PM - 06:00 PM

CONTROL: 1-Way Stop(SB)

	AM	NOON	PM
TEV	958	0	1124
PHF	0.93		0.98

SOUTHBOUND (CR 121)

	Left	Thru	Right	U-Turn	
AM	39	0	246	0	149 AM
NOON	0	0	0	0	0 NOON
PM	21	0	168	0	255 PM

EASTBOUND (CR 462)

	AM	NOON	PM
Thru	290	0	426
Left	0	0	0
Thru	17	0	22
Right	273	0	275
U-Turn	0	0	0

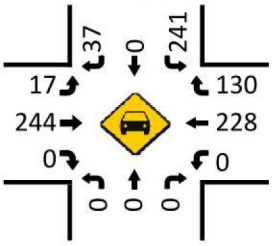
WESTBOUND (CR 462)

	PM	NOON	AM
U-Turn	0	0	0
Left	233	0	132
Thru	405	0	251
Right	0	0	0
Thru	443	0	519

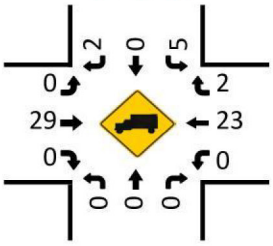
NORTHBOUND (CR 121)

	Left	Thru	Right	U-Turn	
PM	0	0	0	0	0 PM
NOON	0	0	0	0	0 NOON
AM	0	0	0	0	0 AM

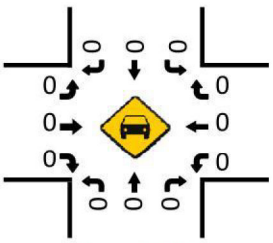
Cars (AM)



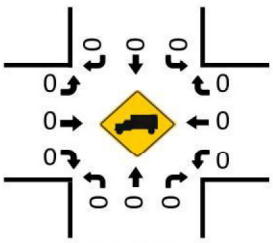
HT (AM)



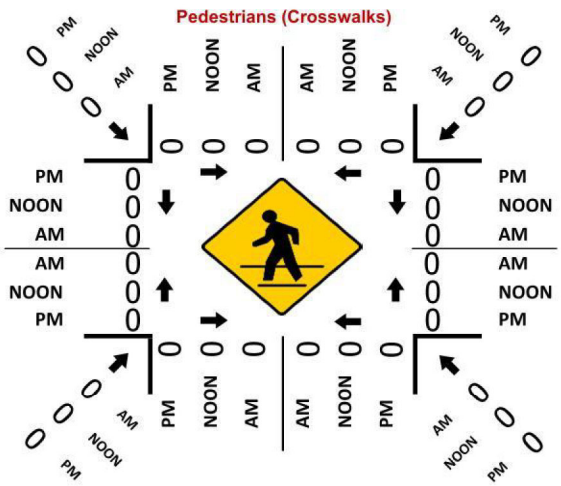
Cars (NOON)



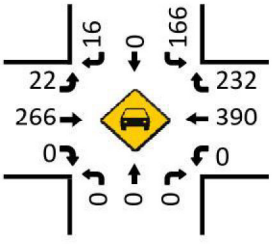
HT (NOON)



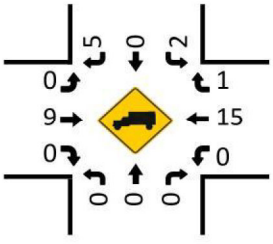
Pedestrians (Crosswalks)



Cars (PM)



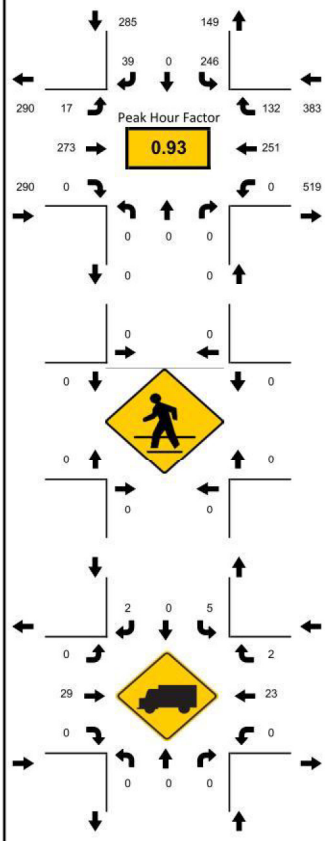
HT (PM)

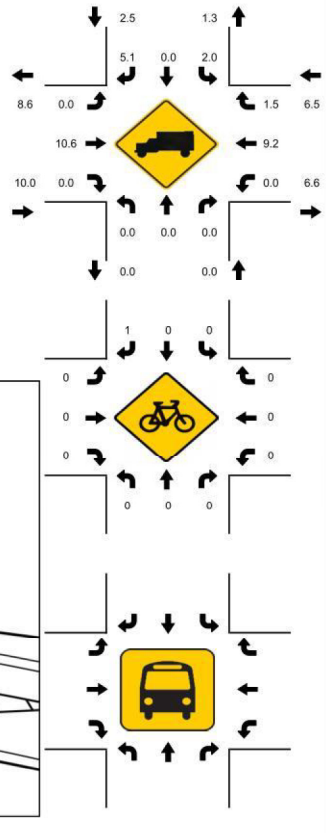


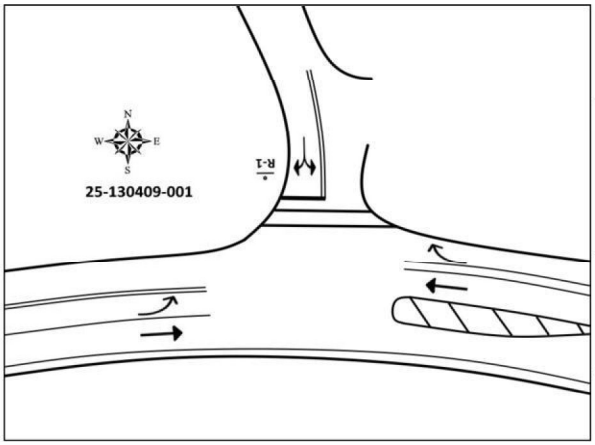
LOCATION: CR 121 & CR 462
CITY/STATE: Wildwood, FL

PROJECT ID: 25-130409-001
DATE: Tue, Dec 16, 2025

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:30 AM - 07:45 AM







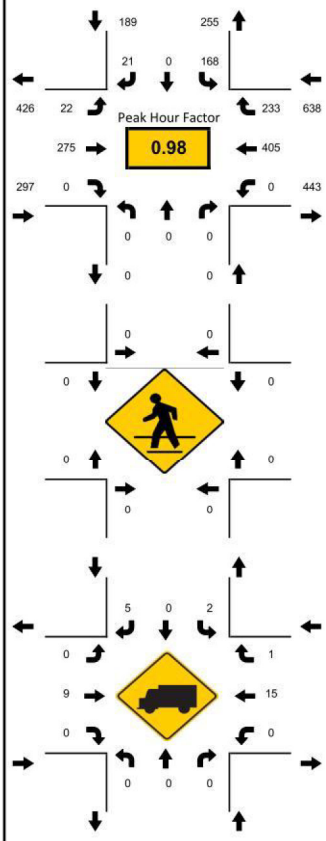
15-Min Count Period Beginning At	CR 121 Northbound					CR 121 Southbound					CR 462 Eastbound					CR 462 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	0	0	0		53	0	8	0		3	44	0	0		0	77	20	0		205	928
7:15 AM	0	0	0	0		62	0	14	0		6	61	0	0		0	69	30	0		242	958
7:30 AM	0	0	0	0		67	0	8	0		4	79	0	0		0	68	31	0		257	910
7:45 AM	0	0	0	0		66	0	12	0		6	58	0	0		0	47	35	0		224	870
8:00 AM	0	0	0	0		51	0	5	0		1	75	0	0		0	67	36	0		235	884
8:15 AM	0	0	0	0		40	0	9	0		7	65	0	0		0	51	22	0		194	649
8:30 AM	0	0	0	0		42	0	6	0		2	54	0	0		0	77	36	0		217	455
8:45 AM	0	0	0	0		32	0	10	0		2	63	0	0		0	99	32	0		238	238

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	0	0	0	0		268	0	56	0		24	316	0	0		0	276	144	0		**1084**
Heavy Trucks	0	0	0	0		8	0	4	0		0	40	0	0		0	40	4	0		**96**
Pedestrians		0					0					0					0				**0**
Bicycles	0	0	0	0		0	0	4	0		0	0	0	0		0	0	0	0		**4**
Buses																					**0**
Stopped Buses																					

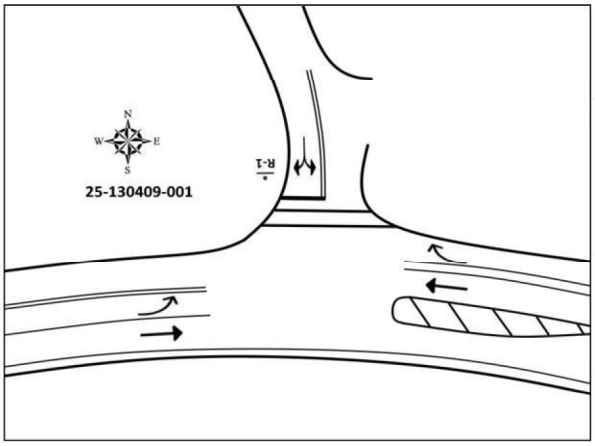
LOCATION: CR 121 & CR 462
CITY/STATE: Wildwood, FL

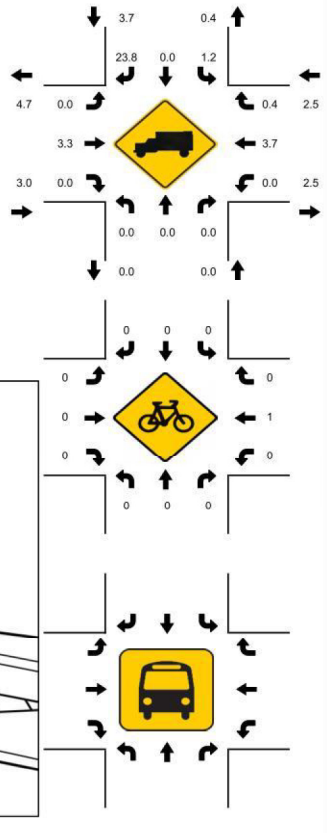
PROJECT ID: 25-130409-001
DATE: Tue, Dec 16, 2025

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



National Data & Surveying Services





15-Min Count Period Beginning At	CR 121 Northbound					CR 121 Southbound					CR 462 Eastbound					CR 462 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	0	0	0		43	0	7	0		5	64	0	0		0	107	63	0		289	1122
4:15 PM	0	0	0	0		37	0	5	0		5	72	0	0		0	107	53	0		279	1119
4:30 PM	0	0	0	0		44	0	9	0		7	76	0	0		0	88	57	0		281	1124
4:45 PM	0	0	0	0		36	0	6	0		3	66	0	0		0	111	51	0		273	1112
5:00 PM	0	0	0	0		36	0	6	0		6	72	0	0		0	98	68	0		286	1110
5:15 PM	0	0	0	0		52	0	0	0		6	61	0	0		0	108	57	0		284	824
5:30 PM	0	0	0	0		38	0	11	0		7	68	0	0		0	82	63	0		269	540
5:45 PM	0	0	0	0		37	0	6	0		10	58	0	0		0	99	61	0		271	271

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	
All Vehicles	0	0	0	0		208	0	36	0		28	304	0	0		0	444	272	0		**1292**
Heavy Trucks	0	0	0	0		4	0	16	0		0	12	0	0		0	20	4	0		**56**
Pedestrians		0					0					0					0				**0**
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	4	0	0		**4**
Buses																					**0**
Stopped Buses																					

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1800 SUMTER COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	0.94	0.97
2	01/07/2024 - 01/13/2024	1.01	1.04
3	01/14/2024 - 01/20/2024	1.08	1.11
4	01/21/2024 - 01/27/2024	1.06	1.09
5	01/28/2024 - 02/03/2024	1.04	1.07
6	02/04/2024 - 02/10/2024	1.03	1.06
7	02/11/2024 - 02/17/2024	1.01	1.04
8	02/18/2024 - 02/24/2024	0.99	1.02
* 9	02/25/2024 - 03/02/2024	0.97	1.00
*10	03/03/2024 - 03/09/2024	0.95	0.98
*11	03/10/2024 - 03/16/2024	0.93	0.96
*12	03/17/2024 - 03/23/2024	0.94	0.97
*13	03/24/2024 - 03/30/2024	0.95	0.98
*14	03/31/2024 - 04/06/2024	0.96	0.99
*15	04/07/2024 - 04/13/2024	0.97	1.00
*16	04/14/2024 - 04/20/2024	0.99	1.02
*17	04/21/2024 - 04/27/2024	0.99	1.02
*18	04/28/2024 - 05/04/2024	0.99	1.02
*19	05/05/2024 - 05/11/2024	0.99	1.02
*20	05/12/2024 - 05/18/2024	0.99	1.02
*21	05/19/2024 - 05/25/2024	0.99	1.02
22	05/26/2024 - 06/01/2024	0.99	1.02
23	06/02/2024 - 06/08/2024	0.99	1.02
24	06/09/2024 - 06/15/2024	0.99	1.02
25	06/16/2024 - 06/22/2024	0.99	1.02
26	06/23/2024 - 06/29/2024	0.99	1.02
27	06/30/2024 - 07/06/2024	0.99	1.02
28	07/07/2024 - 07/13/2024	0.99	1.02
29	07/14/2024 - 07/20/2024	0.99	1.02
30	07/21/2024 - 07/27/2024	1.02	1.05
31	07/28/2024 - 08/03/2024	1.05	1.08
32	08/04/2024 - 08/10/2024	1.08	1.11
33	08/11/2024 - 08/17/2024	1.12	1.15
34	08/18/2024 - 08/24/2024	1.12	1.15
35	08/25/2024 - 08/31/2024	1.13	1.16
36	09/01/2024 - 09/07/2024	1.14	1.18
37	09/08/2024 - 09/14/2024	1.15	1.19
38	09/15/2024 - 09/21/2024	1.16	1.20
39	09/22/2024 - 09/28/2024	1.11	1.14
40	09/29/2024 - 10/05/2024	1.06	1.09
41	10/06/2024 - 10/12/2024	1.01	1.04
42	10/13/2024 - 10/19/2024	0.97	1.00
43	10/20/2024 - 10/26/2024	0.97	1.00
44	10/27/2024 - 11/02/2024	0.97	1.00
45	11/03/2024 - 11/09/2024	0.97	1.00
46	11/10/2024 - 11/16/2024	0.98	1.01
47	11/17/2024 - 11/23/2024	0.97	1.00
48	11/24/2024 - 11/30/2024	0.96	0.99
49	12/01/2024 - 12/07/2024	0.95	0.98
50	12/08/2024 - 12/14/2024	0.95	0.98
51	12/15/2024 - 12/21/2024	0.94	0.97
52	12/22/2024 - 12/28/2024	1.01	1.04
53	12/29/2024 - 12/31/2024	1.08	1.11

* PEAK SEASON

Sumter County 2023 CMP Database

SEGMENT ID	COUNTY STATION	FDOT STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2023)	LANES (2028)	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2023 AADT	2023 DAILY V/C	2023 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR NB/EB VOLUME	2023 PEAK HOUR SB/WB VOLUME	2023 PEAK HOUR V/C	2023 PEAK HOUR LOS	PEAK HOUR TWO-WAY DIRECTIONAL SERVICE VOLUME	2023 PEAK HOUR TWO-WAY VOLUME	2023 PEAK HOUR TWO-WAY V/C	2023 PEAK HOUR TWO-WAY LOS	GROWTH RATE
3224000	96		SUMTER	30	1.37	CR 121	CR 462	CR 114	2	2	D	16,128	4,516	0.28	C	799	238	147	0.30	C	1,454	385	C	0.26	5.25%
35411002	187003	187003	FDOT	45	1.14	CR 462	CR 121	CR 134	2	2	F	22,400	11,530	N/A	C	N/A	560	477	N/A	C	2,020	1,037	C	0.51	6.50%
35411101	19	-	SUMTER	35	0.85	CR 462	CR 131	CR 121	2	2	F	21,700	11,323	N/A	C	N/A	446	580	N/A	C	1,950	1,026	C	0.53	1.00%

Existing Conditions Synchro Printouts

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Intersection	
Int Delay, s/veh	5.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	246	39	251	132	17	273
Future Vol, veh/h	246	39	251	132	17	273
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	5	9	2	2	11
Mvmt Flow	265	42	270	142	18	294

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	600	270	0	0	412	0
Stage 1	270	-	-	-	-	-
Stage 2	330	-	-	-	-	-
Critical Hdwy	6.42	6.25	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.345	-	-	2.218	-
Pot Cap-1 Maneuver	464	762	-	-	1147	-
Stage 1	775	-	-	-	-	-
Stage 2	728	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	457	762	-	-	1147	-
Mov Cap-2 Maneuver	548	-	-	-	-	-
Stage 1	775	-	-	-	-	-
Stage 2	717	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	18.45	0	0.48
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	569	1147	-
HCM Lane V/C Ratio	-	-	0.538	0.016	-
HCM Ctrl Dly (s/v)	-	-	18.4	8.2	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	3.2	0	-

Intersection	
Int Delay, s/veh	3.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	168	21	405	233	22	275
Future Vol, veh/h	168	21	405	233	22	275
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	24	4	2	2	3
Mvmt Flow	177	22	426	245	23	289

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	762	426	0	0	672	0
Stage 1	426	-	-	-	-	-
Stage 2	336	-	-	-	-	-
Critical Hdwy	6.42	6.44	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.516	-	-	2.218	-
Pot Cap-1 Maneuver	373	584	-	-	919	-
Stage 1	659	-	-	-	-	-
Stage 2	724	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	363	584	-	-	919	-
Mov Cap-2 Maneuver	476	-	-	-	-	-
Stage 1	659	-	-	-	-	-
Stage 2	706	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	17.43	0	0.67
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	486	919	-
HCM Lane V/C Ratio	-	-	0.409	0.025	-
HCM Ctrl Dly (s/v)	-	-	17.4	9	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	2	0.1	-

Turning Movement Worksheets

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

CR 462 at Driveway #1
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	290	0	0	0	290	0	0	0	0	0	0	0	0	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	290	0	0	0	290	0	0	0	0	0	0	0	0	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 290	EB: 290	NB: 0	NB: 0
	WB: 290	WB: 290	SB: 0	SB: 0
Directional Factors Based on Existing Counts	EB: 0.50	EB: 0.50	NB:	NB:
	WB: 0.50	WB: 0.50	SB: 1.00	SB: 1.00

Future Background Year 2029

Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Simple Volume Growth	0	0	23	0	0	0	23	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth	0	0	23	0	0	0	23	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	313	0	0	0	313	0	0	0	0	0	0	0	0	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	40.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	3	0	0	0	0	0	4	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	40.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	7
Total Project Trips	0	3	0	0	0	0	0	4	0	0	0	0	0	10	0	7

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	3	313	0	0	0	313	4	0	0	0	0	0	10	0	7

CR 462 at Driveway #1
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	297	0	0	0	426	0	0	0	0	0	0	0	0	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	297	0	0	0	426	0	0	0	0	0	0	0	0	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 297	EB: 297	NB: 0	NB: 0
	WB: 426	WB: 426	SB: 0	SB: 0
Directional Factors Based on Existing Counts	EB: 0.41	EB: 0.41	NB:	NB:
	WB: 0.59	WB: 0.59	SB: 1.00	SB: 1.00

Future Background Year 2029

Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Simple Volume Growth	0	0	24	0	0	0	34	0	0	0	0	0	0	0	0	0
Applied Bckgrnd Growth	0	0	24	0	0	0	34	0	0	0	0	0	0	0	0	0
Total Bckgrnd Pk-Hr Vols	0	0	321	0	0	0	460	0	0	0	0	0	0	0	0	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	40.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	12	0	0	0	0	0	16	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	40.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	7
Total Project Trips	0	12	0	0	0	0	0	16	0	0	0	0	0	9	0	7

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	12	321	0	0	0	460	16	0	0	0	0	0	9	0	7

CR 462 at CR 121
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	246	0	39	0	0	251	132	0	17	273	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	0	0	0	246	0	39	0	0	251	132	0	17	273	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 0	EB: 149	NB: 383	NB: 290
	WB: 0	WB: 285	SB: 519	SB: 290
Directional Factors Based on Existing Counts	EB: #DIV/0!	EB: 0.34	NB: 0.42	NB: 0.50
	WB: #DIV/0!	WB: 0.66	SB: 0.58	SB: 0.50

Future Background Year 2029

Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	5.25%	5.25%	5.25%	5.25%	6.5%	6.5%	6.5%	6.5%	2.0%	2.0%	2.0%	2.0%
Simple Volume Growth	0	0	0	0	0	52	0	8	0	0	65	34	0	1	22	0
Applied Bckgrnd Growth	0	0	0	0	0	52	0	8	0	0	65	34	0	1	22	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	298	0	47	0	0	316	166	0	18	295	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
Total Project Trips	0	0	0	0	0	0	0	0	0	0	4	0	0	0	10	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	0	0	0	298	0	47	0	0	320	166	0	18	305	0

CR 462 at CR 121
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	168	0	21	0	0	405	233	0	22	275	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	0	0	0	168	0	21	0	0	405	233	0	22	275	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 0	EB: 255	NB: 638	NB: 426
	WB: 0	WB: 189	SB: 443	SB: 297
Directional Factors Based on Existing Counts	EB: #DIV/0!	EB: 0.57	NB: 0.59	NB: 0.59
	WB: #DIV/0!	WB: 0.43	SB: 0.41	SB: 0.41

Future Background Year 2029

Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	5.25%	5.25%	5.25%	5.25%	6.5%	6.5%	6.5%	6.5%	2.0%	2.0%	2.0%	2.0%
Simple Volume Growth	0	0	0	0	0	35	0	4	0	0	105	61	0	2	22	0
Applied Bckgrnd Growth	0	0	0	0	0	35	0	4	0	0	105	61	0	2	22	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	203	0	25	0	0	510	294	0	24	297	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0
New Ext Outbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0
Total Project Trips	0	0	0	0	0	0	0	0	0	0	16	0	0	0	9	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	0	0	0	0	203	0	25	0	0	526	294	0	24	306	0

CR 121 at Driveway #2
AM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	0	0	0	0	0	149	0	0	0	285	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	0	0	0	0	0	0	0	0	149	0	0	0	285	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 0	EB: 0	NB: 149	NB: 149
	WB: 0	WB: 0	SB: 285	SB: 285
Directional Factors Based on Existing Counts	EB: #DIV/0!	EB: #DIV/0!	NB: 0.34	NB: 0.34
	WB: #DIV/0!	WB: #DIV/0!	SB: 0.66	SB: 0.66

Future Background Year 2029

Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
Simple Volume Growth	0	0	0	0	0	0	0	0	0	0	31	0	0	0	60	0
Applied Bckgrnd Growth	0	0	0	0	0	0	0	0	0	0	31	0	0	0	60	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	0	0	0	0	0	180	0	0	0	345	0

Project Trips

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Ext Outbound	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	1	0	0	0	0	0	0	0	0	180	0	0	0	345	0

CR 121 at Driveway #2
PM Peak Hour

Existing TMCs

	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Existing Count	0	0	0	0	0	0	0	0	0	0	255	0	0	0	189	0
Date of Count	12/16/2025				SF (SF is 0.94, use 1.00)				1.00							
Adjusted Count	0	0	0	0	0	0	0	0	0	0	255	0	0	0	189	0

	West Leg	East Leg	South Leg	North Leg
Existing Approach & Departure Volumes	EB: 0	EB: 0	NB: 255	NB: 255
	WB: 0	WB: 0	SB: 189	SB: 189
Directional Factors Based on Existing Counts	EB: #DIV/0!	EB: #DIV/0!	NB: 0.57	NB: 0.57
	WB: #DIV/0!	WB: #DIV/0!	SB: 0.43	SB: 0.43

Future Background Year 2029

Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
Simple Volume Growth	0	0	0	0	0	0	0	0	0	0	54	0	0	0	40	0
Applied Bckgrnd Growth	0	0	0	0	0	0	0	0	0	0	54	0	0	0	40	0
Total Bckgrnd Pk-Hr Vols	0	0	0	0	0	0	0	0	0	0	309	0	0	0	229	0

Project Trips

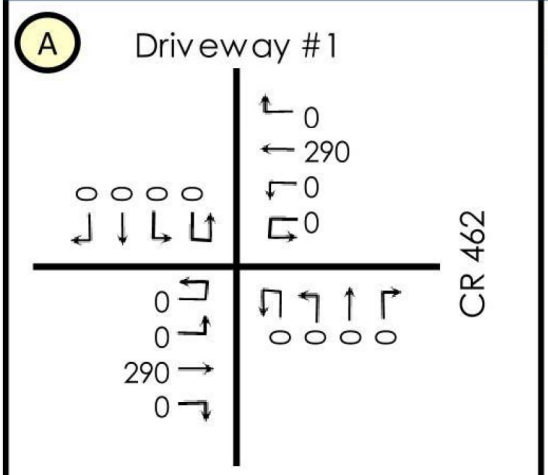
	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
New Ext Inbound	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
New Ext Outbound	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1

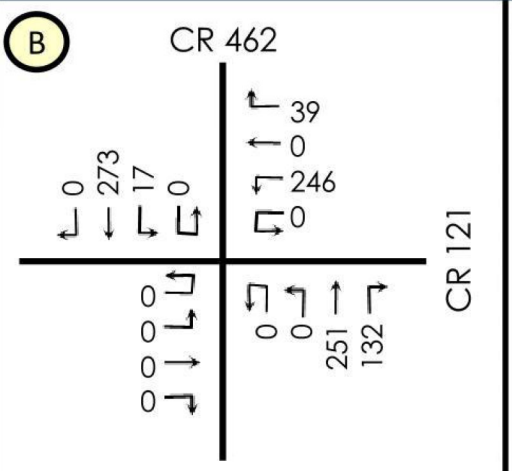
	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Total Pk-Hr Volumes	0	1	0	0	0	0	0	0	0	0	309	0	0	0	229	1

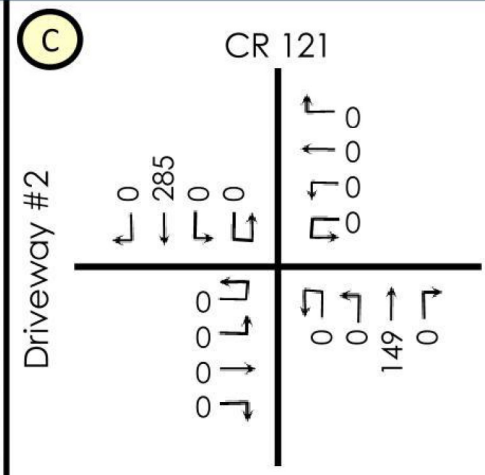
Existing Intersection Volumes (Year 2024)



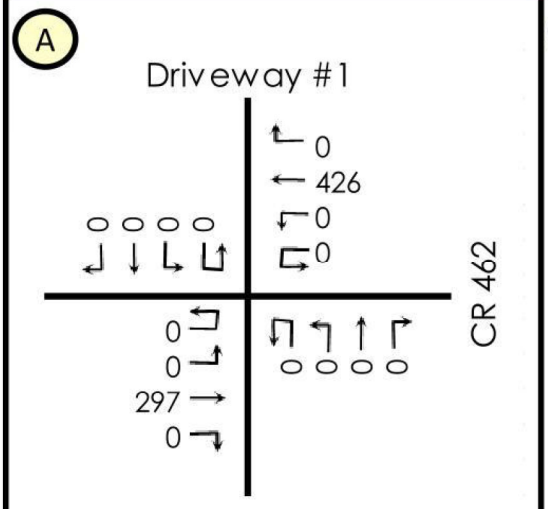
AM Peak Hour

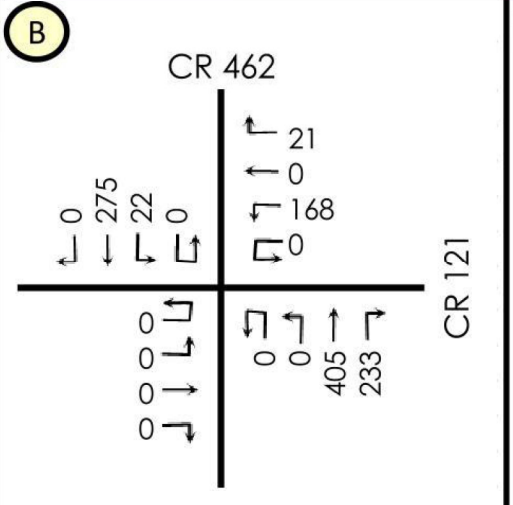


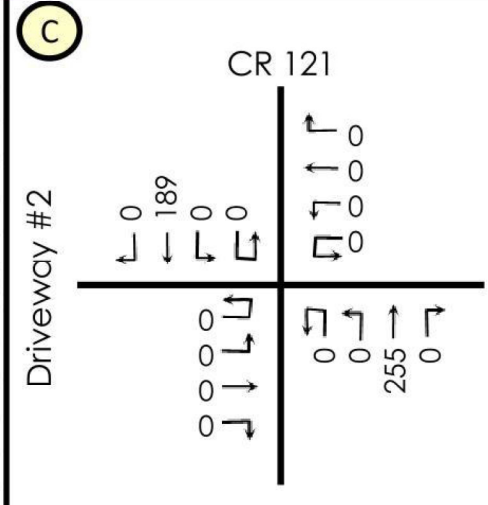




PM Peak Hour



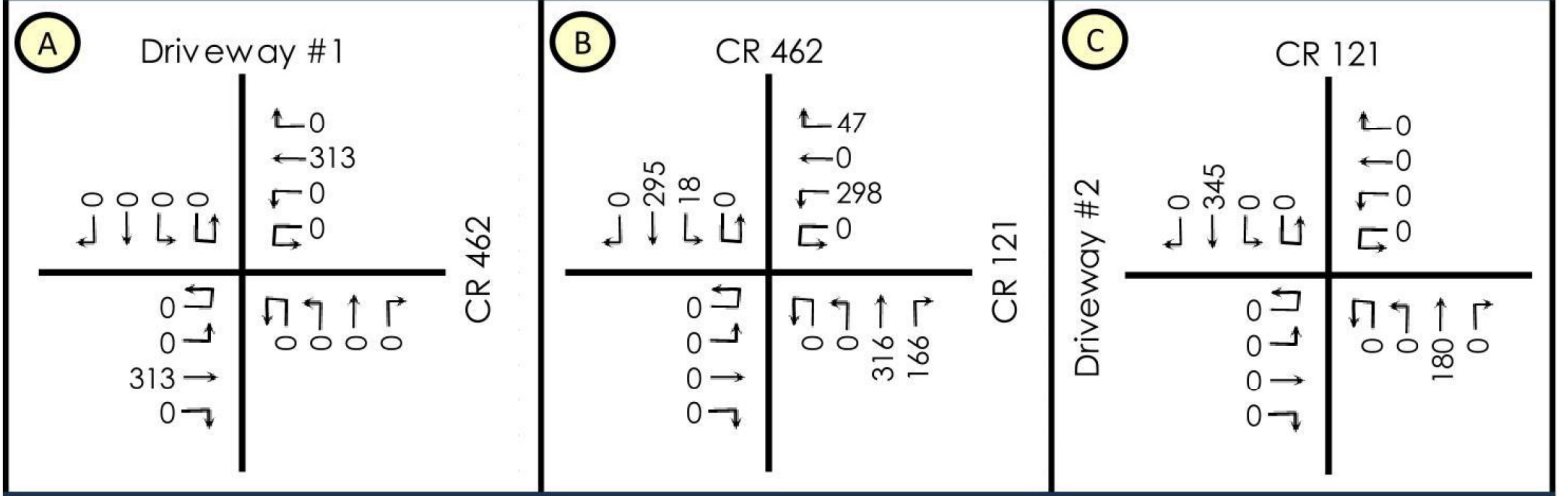




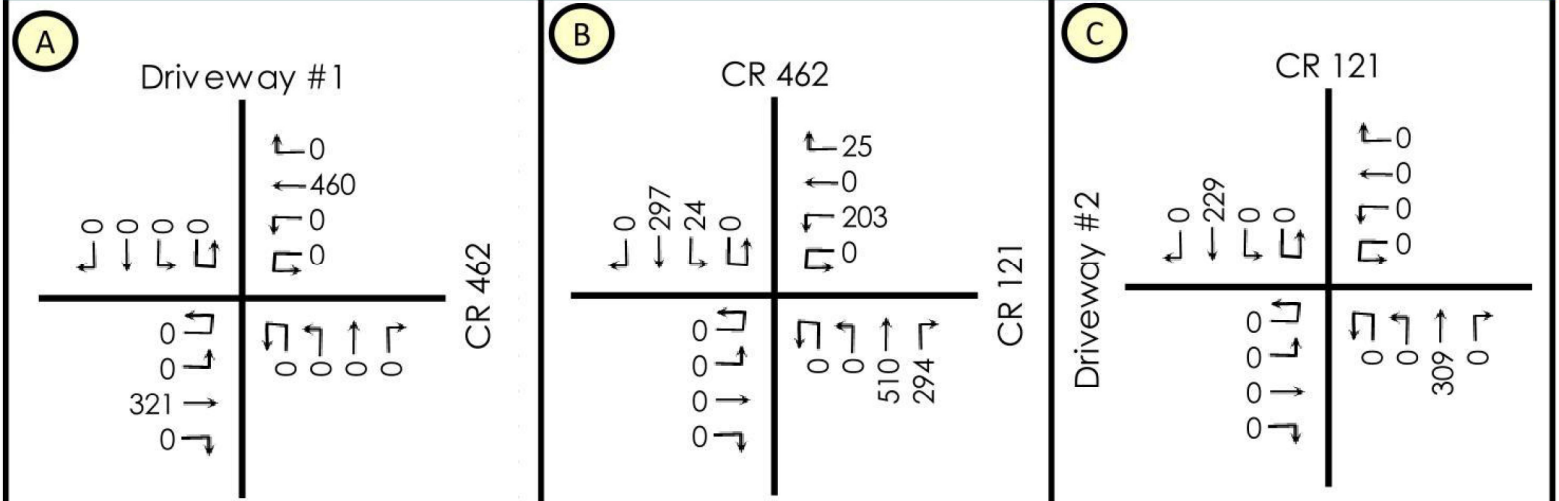
Future Background (Year 2029) Intersection Volumes



AM Peak Hour



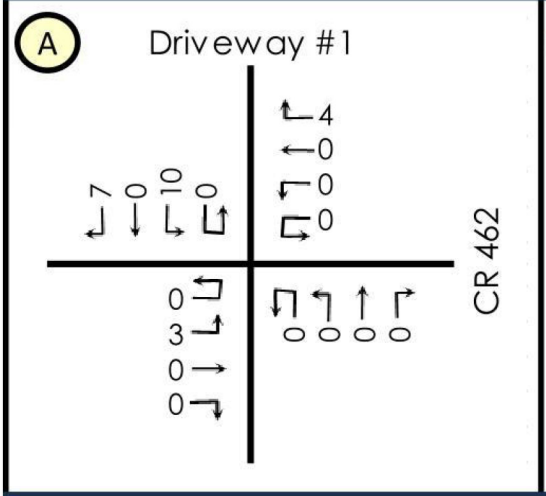
PM Peak Hour

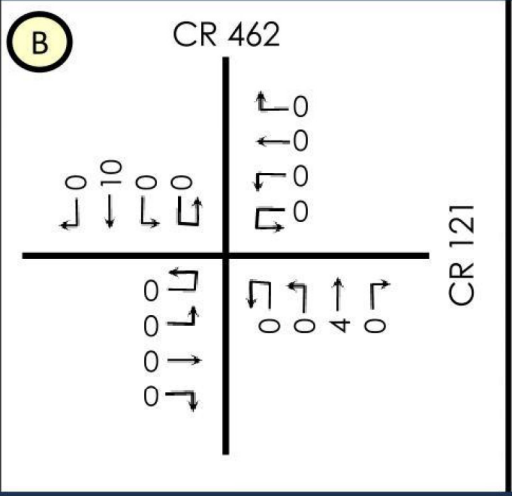


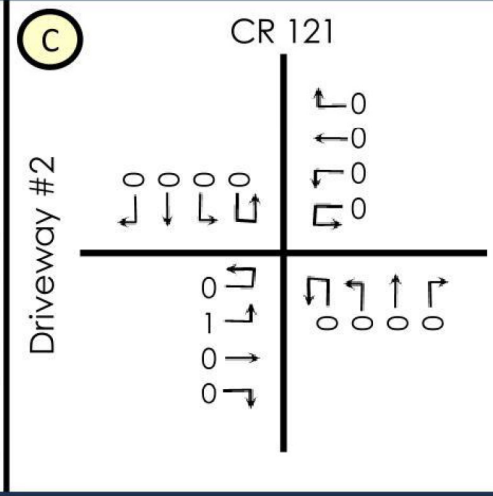
New External Peak-Hour Project Trips



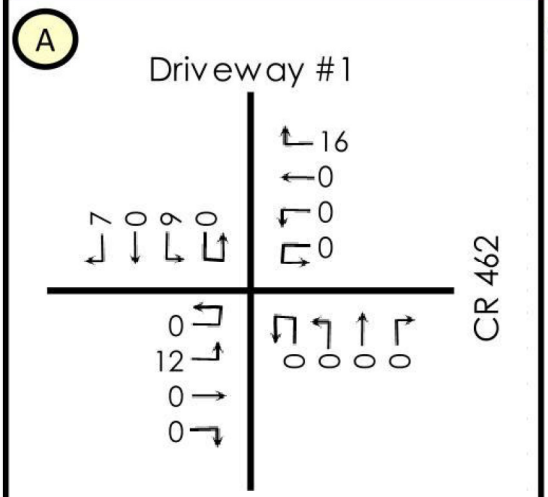
AM Peak Hour

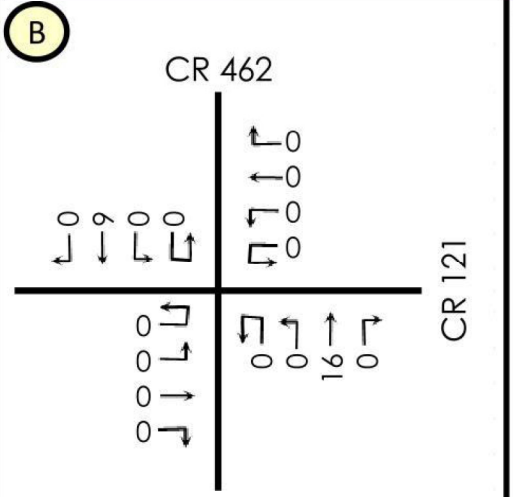


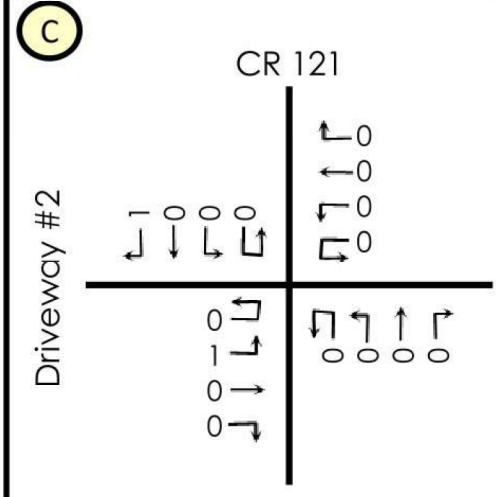




PM Peak Hour



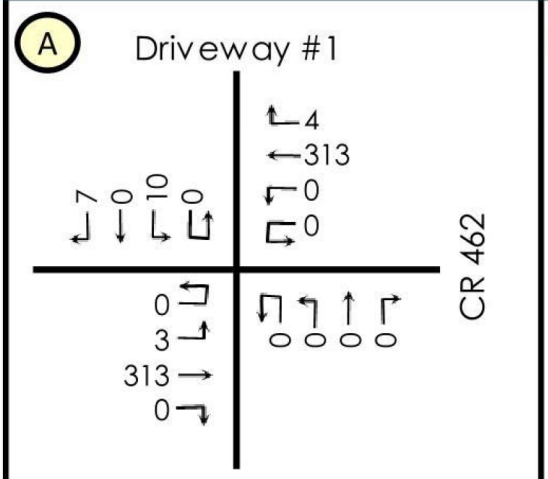


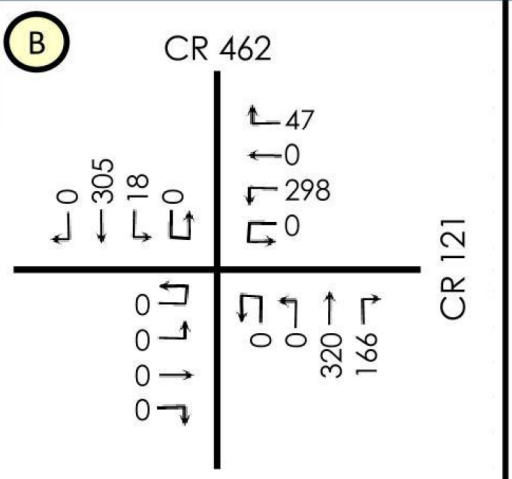


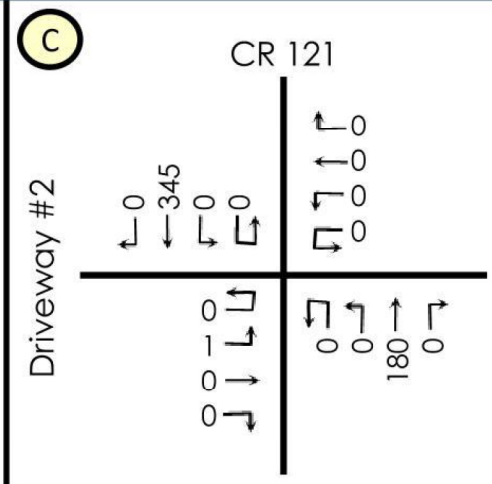
Future Buildout (Year 2029) Intersection Volumes



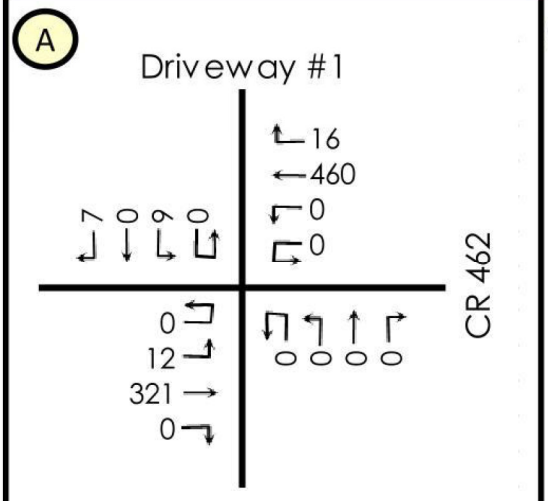
AM Peak Hour

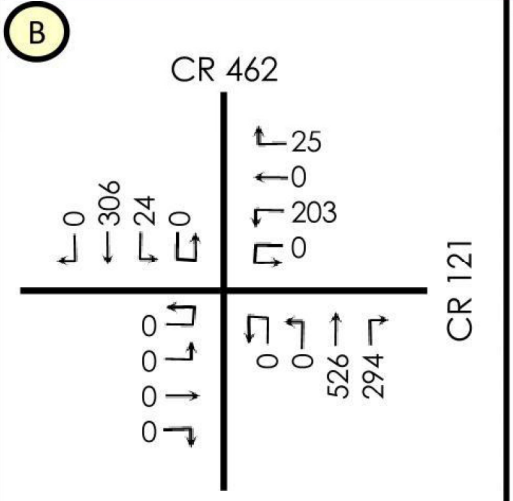


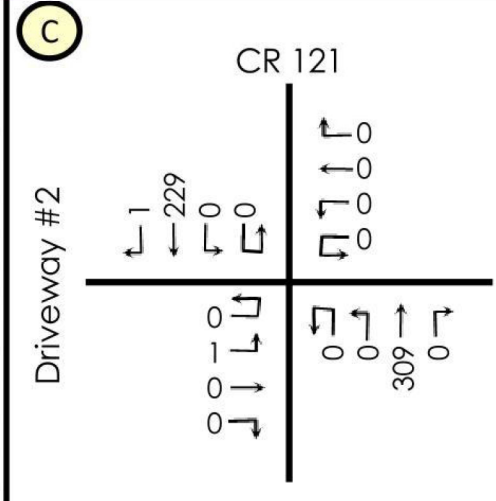




PM Peak Hour







Background Conditions Synchro Printouts

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Intersection	
Int Delay, s/veh	8.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	298	47	316	166	18	295
Future Vol, veh/h	298	47	316	166	18	295
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	5	9	2	2	11
Mvmt Flow	320	51	340	178	19	317

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	696	340	0	0	518	0
Stage 1	340	-	-	-	-	-
Stage 2	356	-	-	-	-	-
Critical Hdwy	6.42	6.25	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.345	-	-	2.218	-
Pot Cap-1 Maneuver	408	696	-	-	1048	-
Stage 1	721	-	-	-	-	-
Stage 2	709	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	400	696	-	-	1048	-
Mov Cap-2 Maneuver	506	-	-	-	-	-
Stage 1	721	-	-	-	-	-
Stage 2	696	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	26.66	0	0.49
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	525	1048	-
HCM Lane V/C Ratio	-	-	0.706	0.018	-
HCM Ctrl Dly (s/v)	-	-	26.7	8.5	-
HCM Lane LOS	-	-	D	A	-
HCM 95th %tile Q(veh)	-	-	5.6	0.1	-

Intersection	
Int Delay, s/veh	4.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	203	25	510	294	24	297
Future Vol, veh/h	203	25	510	294	24	297
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	24	4	2	2	3
Mvmt Flow	214	26	537	309	25	313

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	900	537	0	0	846	0
Stage 1	537	-	-	-	-	-
Stage 2	363	-	-	-	-	-
Critical Hdwy	6.42	6.44	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.516	-	-	2.218	-
Pot Cap-1 Maneuver	309	504	-	-	791	-
Stage 1	586	-	-	-	-	-
Stage 2	704	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	299	504	-	-	791	-
Mov Cap-2 Maneuver	423	-	-	-	-	-
Stage 1	586	-	-	-	-	-
Stage 2	681	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	23.42	0	0.73
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	430	791	-
HCM Lane V/C Ratio	-	-	0.558	0.032	-
HCM Ctrl Dly (s/v)	-	-	23.4	9.7	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	3.3	0.1	-

Buildout Conditions Synchro Printouts

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	3	313	313	4	10	7
Future Vol, veh/h	3	313	313	4	10	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	10	9	2	2	2
Mvmt Flow	3	337	337	4	11	8

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	341	0	-	0	682	339
Stage 1	-	-	-	-	339	-
Stage 2	-	-	-	-	343	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1218	-	-	-	416	704
Stage 1	-	-	-	-	722	-
Stage 2	-	-	-	-	719	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1218	-	-	-	415	704
Mov Cap-2 Maneuver	-	-	-	-	517	-
Stage 1	-	-	-	-	720	-
Stage 2	-	-	-	-	719	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.08	0	11.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1218	-	-	-	581
HCM Lane V/C Ratio	0.003	-	-	-	0.031
HCM Ctrl Dly (s/v)	8	-	-	-	11.4
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	8.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	298	47	320	166	18	305
Future Vol, veh/h	298	47	320	166	18	305
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	5	9	2	2	11
Mvmt Flow	320	51	344	178	19	328

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	711	344	0	0	523	0
Stage 1	344	-	-	-	-	-
Stage 2	367	-	-	-	-	-
Critical Hdwy	6.42	6.25	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.345	-	-	2.218	-
Pot Cap-1 Maneuver	400	692	-	-	1044	-
Stage 1	718	-	-	-	-	-
Stage 2	701	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	392	692	-	-	1044	-
Mov Cap-2 Maneuver	499	-	-	-	-	-
Stage 1	718	-	-	-	-	-
Stage 2	688	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	27.42	0	0.47
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	519	1044	-
HCM Lane V/C Ratio	-	-	0.715	0.019	-
HCM Ctrl Dly (s/v)	-	-	27.4	8.5	-
HCM Lane LOS	-	-	D	A	-
HCM 95th %tile Q(veh)	-	-	5.7	0.1	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	0	0	180	345	0
Future Vol, veh/h	1	0	0	180	345	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	3	2
Mvmt Flow	1	0	0	194	371	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	565	371	371	0	-	0
Stage 1	371	-	-	-	-	-
Stage 2	194	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	487	675	1188	-	-	-
Stage 1	698	-	-	-	-	-
Stage 2	839	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	487	675	1188	-	-	-
Mov Cap-2 Maneuver	487	-	-	-	-	-
Stage 1	698	-	-	-	-	-
Stage 2	839	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	12.42	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1188	-	487	-	-
HCM Lane V/C Ratio	-	-	0.002	-	-
HCM Ctrl Dly (s/v)	0	-	12.4	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	12	321	460	16	9	7
Future Vol, veh/h	12	321	460	16	9	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	200	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	3	5	2	2	2
Mvmt Flow	13	338	484	17	9	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	501	0	-	0	856	493
Stage 1	-	-	-	-	493	-
Stage 2	-	-	-	-	363	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1063	-	-	-	328	576
Stage 1	-	-	-	-	614	-
Stage 2	-	-	-	-	704	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1063	-	-	-	324	576
Mov Cap-2 Maneuver	-	-	-	-	444	-
Stage 1	-	-	-	-	607	-
Stage 2	-	-	-	-	704	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.3	0	12.55
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1063	-	-	-	493
HCM Lane V/C Ratio	0.012	-	-	-	0.034
HCM Ctrl Dly (s/v)	8.4	-	-	-	12.6
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	4.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	203	25	526	294	24	306
Future Vol, veh/h	203	25	526	294	24	306
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	140	180	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	24	4	2	2	3
Mvmt Flow	214	26	554	309	25	322

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	926	554	0	0	863	0
Stage 1	554	-	-	-	-	-
Stage 2	373	-	-	-	-	-
Critical Hdwy	6.42	6.44	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.516	-	-	2.218	-
Pot Cap-1 Maneuver	298	492	-	-	779	-
Stage 1	576	-	-	-	-	-
Stage 2	697	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	288	492	-	-	779	-
Mov Cap-2 Maneuver	414	-	-	-	-	-
Stage 1	576	-	-	-	-	-
Stage 2	674	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	24.3	0	0.71
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	421	779	-
HCM Lane V/C Ratio	-	-	0.57	0.032	-
HCM Ctrl Dly (s/v)	-	-	24.3	9.8	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	3.5	0.1	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	0	0	309	229	1
Future Vol, veh/h	1	0	0	309	229	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	4	2
Mvmt Flow	1	0	0	325	241	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	567	242	242	0	-	0
Stage 1	242	-	-	-	-	-
Stage 2	325	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	485	797	1324	-	-	-
Stage 1	799	-	-	-	-	-
Stage 2	732	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	485	797	1324	-	-	-
Mov Cap-2 Maneuver	485	-	-	-	-	-
Stage 1	799	-	-	-	-	-
Stage 2	732	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	12.44	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1324	-	485	-	-
HCM Lane V/C Ratio	-	-	0.002	-	-
HCM Ctrl Dly (s/v)	0	-	12.4	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Turn-Lane Analysis Worksheets

Walsh Traffic Engineering
285 Palmetto Springs Street, DeBary, Florida 32713
www.walshtraffic.com
Phone: 386.668.0062

Westbound Right-Turn Lane Analysis - CR 462 at Driveway #1 - AM Peak Hour

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

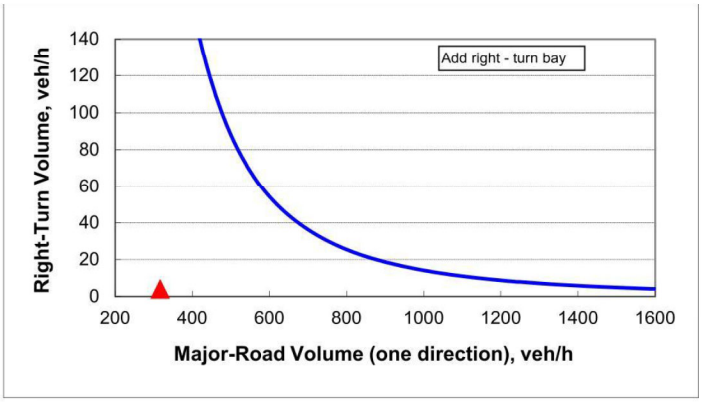
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	40
Major-road volume (one direction), veh/h:	317
Right-turn volume, veh/h:	4

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	293
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Westbound Right-Turn Lane Analysis - CR 462 at Driveway #1 - PM Peak Hour

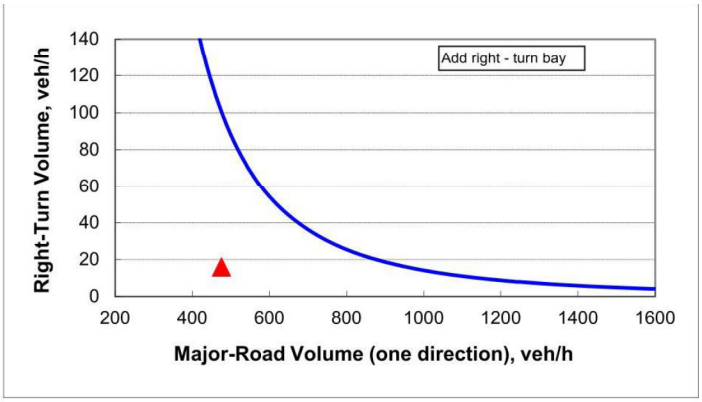
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	40
Major-road volume (one direction), veh/h:	476
Right-turn volume, veh/h:	16

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	100
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-1204 - SSCPA - 72 Seminole Path**

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-1204 - SSCPA
Ordinance Number	O2026-12
Owner(s)/Applicant(s)	Carl D. Sgro and Doreen D. Sgro
Property Location	The subject property is located on Seminole Path, approximately 0.92 miles southwest of E SR 44.
Parcel	G22AO009
Date	April 7, 2026

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 Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.16 acres MOL. This request is accompanied by a rezoning request 26-1205 – RZ (O2026-13).

ANALYSIS: The applicant is proposing to replace an existing mobile home within an established mobile home park community (Continental Country Club).

The proposed amendment should be granted based on the following criteria found in Land Development Regulations (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;
The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Rural Residential (Sumter County) to Mobile Home Park (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1(a) The proposed land use amendment would allow for the construction of a new mobile home on 0.16 acres MOL. Policy 1.1.1(a) is intended to support a mix of residential uses.

(2) The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan;
The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Rural Residential (Sumter

County) to Mobile Home Park (City). Policy 1.1.1(a) supports the proposed land use change, which is intended to accommodate a mix of residential uses. The maximum density is 1.6 units, and a maximum intensity is 0.3 Floor Area Ratio (FAR). The maximum FAR for the development is 2,090.88 square feet and the development is proposing a 1,568 square foot mobile home, which meets the criteria of the proposed land use.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern;
The proposed amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located along Seminole Path. Utilities are available and currently service the site. Policy 1.2.1 states “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present.” As the existing mix of land use designations are mainly Rural Residential (RR) through Sumter County and Age Restricted Development (ARD), an addition of Mobile Home Park (MHP) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a wider, more efficient land use in the area.

(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. An environmental survey was waived due to the site being previously cleared due to its location within a developed mobile home park.

(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: The property has access off Seminole Path. The applicant has applied for an exemption for the TIA submittal, which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.
Potable Water & Sewer: The subject property is currently serviced by city utilities, including both potable water and sewer.
Schools: The subject property is located within an age-restricted development which is expected to not generate any school-age children. The School Impact Analysis is under review by Sumter County School Board.

The applicant seeks approval of Ordinance O2026-12.



Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2026-12

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 G22AO009
Carl D. Sgro and Doreen D. Sgro
0.16 Acres +/-

LEGAL DESCRIPTION:

Lot 9, Block O, Continental Country Club, Inc. Resorts according to the Plat thereof, recorded in Plat Book 4, Page(s) 59, 59A and 59B, of the Public Records of Sumter County, Florida.

This property is to be reclassified from Rural Residential (Sumter County) to Mobile Home Park (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 affect 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.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

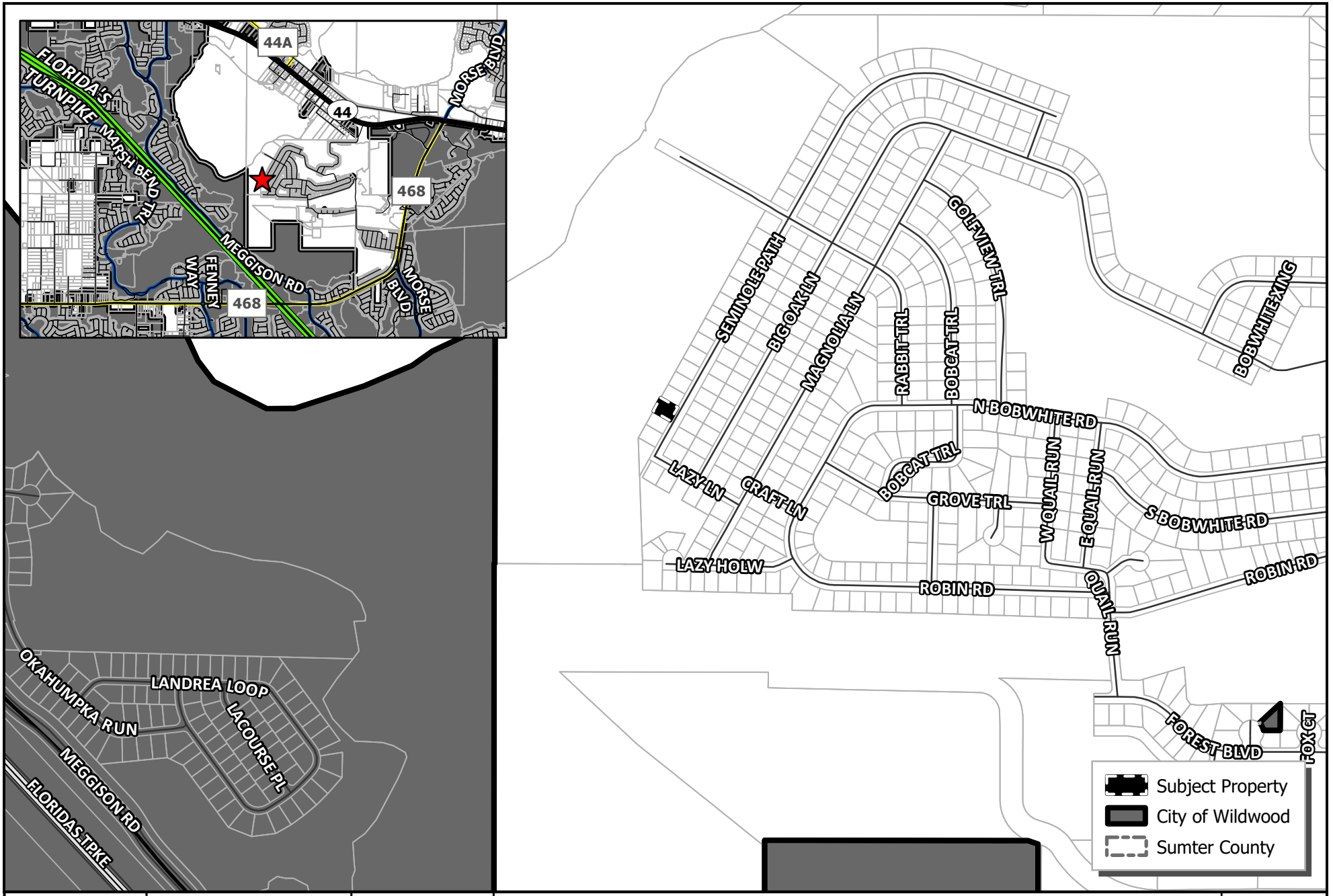
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD
EST. 1877
FLORIDA

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

N

US Feet
0 140 280 560

#26-1204

72 SEMINOLE PATH

PARCEL G22AO009

MAP 1A

LOCATION MAP

MAR 2026

Business Impact Estimate

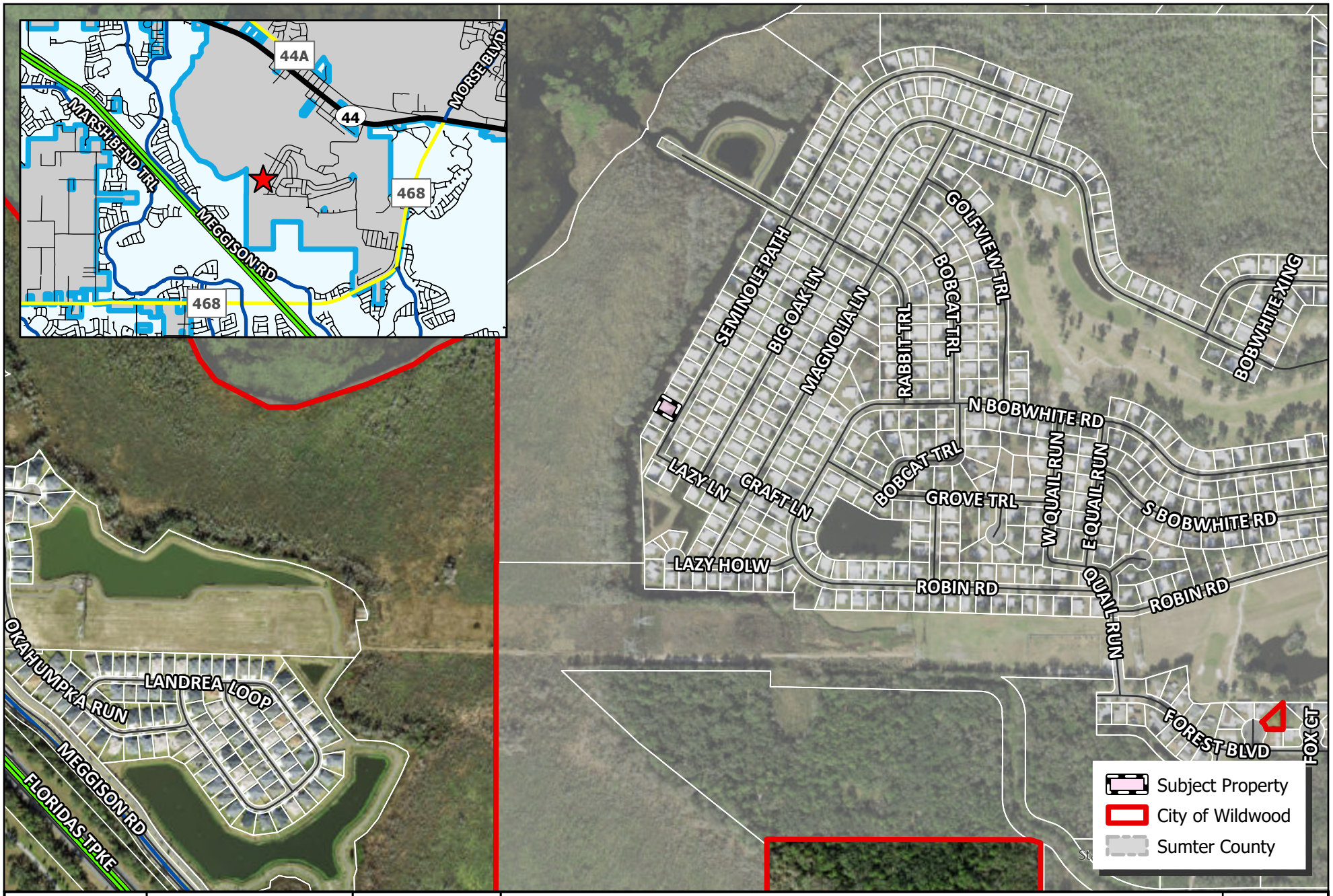
This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-12

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

N

US Feet
0 145 290 580

#26-1204

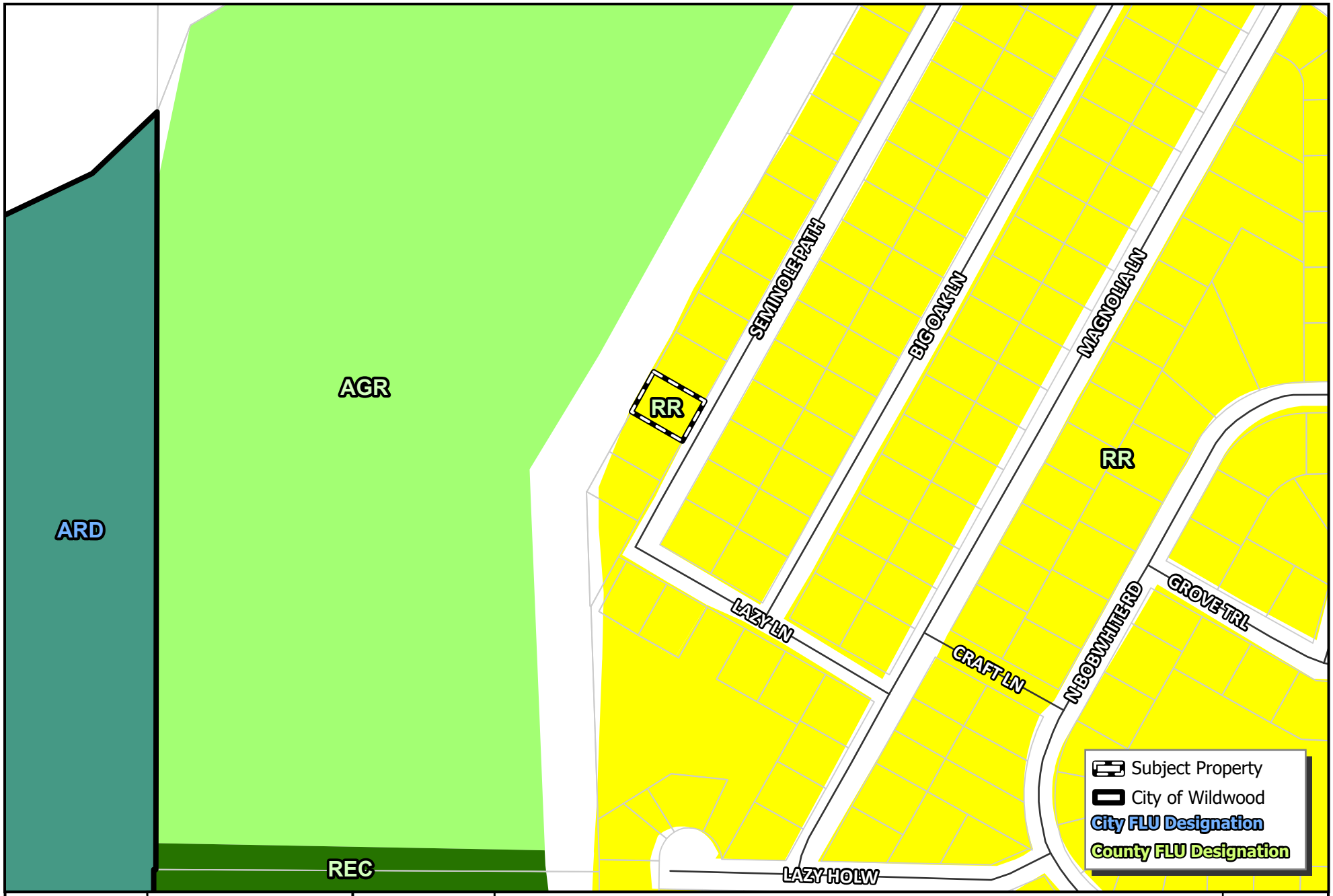
72 SEMINOLE PATH

PARCEL G22AO009

MAP 1B

LOCATION MAP

MAR 2026



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US Feet
0 45 90 180

#26-1204

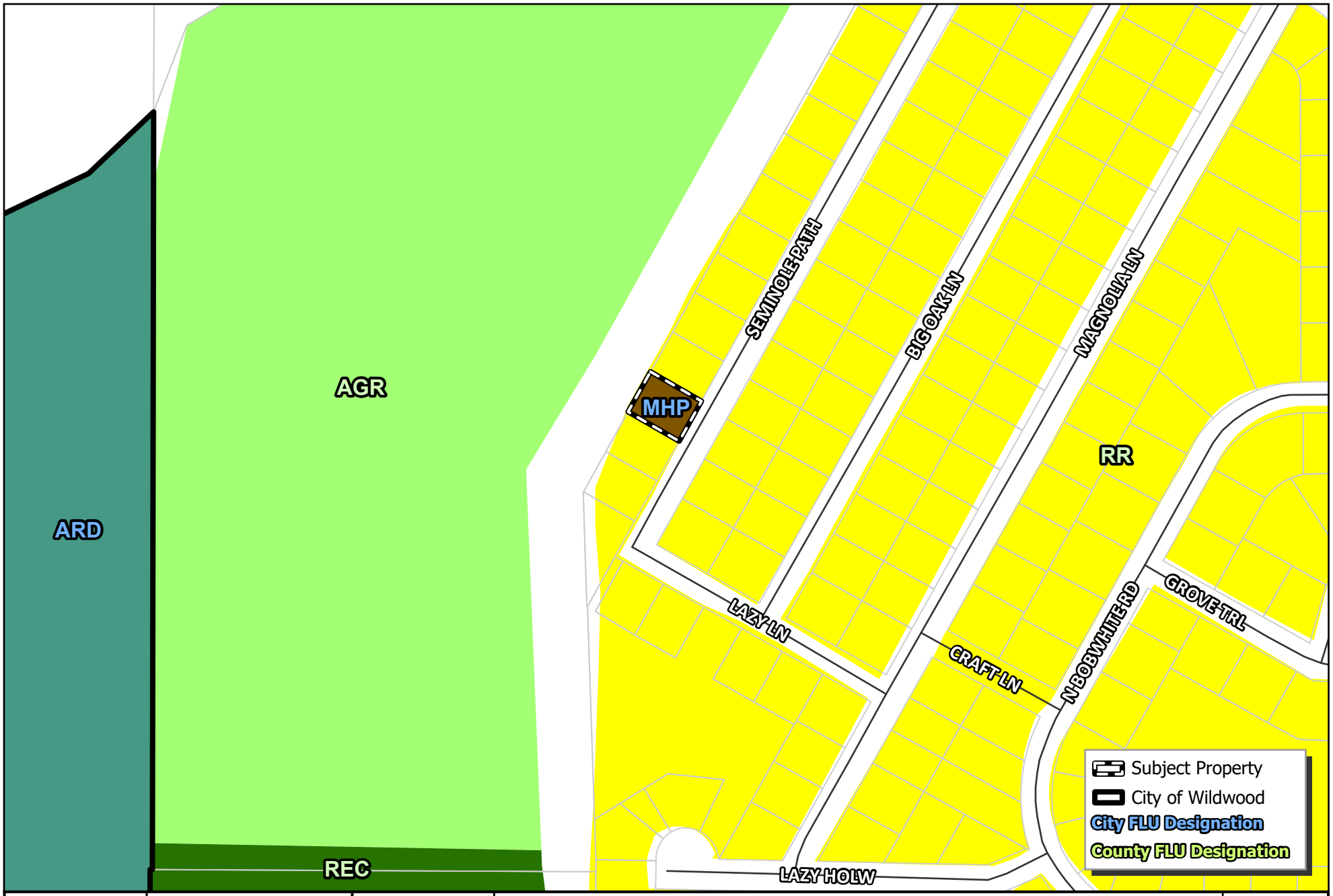
72 SEMINOLE PATH

PARCEL G22AO009

MAP 2A

EXISTING LAND USE

MAR 2026



WILDWOOD FLORIDA EST. 1877

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N
US Feet
0 45 90 180

#26-1204

72 SEMINOLE PATH

PARCEL G22AO009

MAP 2B

PROPOSED LAND USE

MAR 2026

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, April 7th, 2026, 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 Mobile Home Park (City) on 0.16 acres MOL. The subject property is generally located approximately on Seminole Path, approximately 0.92 miles southwest of E SR 44.

Case Number: 26-1204- SSCPA

Owner(s)/Applicant(s): Carl D. Sgro and Doreen D. Sgro

Parcel: G22AO009

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.

☐ recommends approval with the following conditions:

_____

☐ recommends denial.

☐ recommends other:_____

Dated: April 7th, 2026

Lindsay C.T. Holt
Special Magistrate City of Wildwood

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

March 19, 2026

CURTIS MICHELE E
73 SEMINOLE PATH
WILDWOOD, FL 34785

Your Parcel Number(s): G22AN015

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential to Mobile Home Park and to change the Zoning Map designation from R6M to MHP.

OWNER:	Carl Sgro
OWNERS:	Carl D. Sgro and Doreen D. Sgro
CASE NUMBER:	26-1204 – SSCPA – 72 Seminole Path and 26-1205 – RZ – 72 Seminole Path
PARCEL NUMBERS:	G22AO009

The subject property is generally located on Seminole Path, approximately 0.92 miles southwest of E SR 44.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **April 7th, 2026 at 2pm.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday April 27th, 2026 at 7pm** and the final hearing to be held in the City Hall Commission Chamber on **Monday May 11th, 2026 at 9am.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

____ I support this request.
____ I do not object to this request.
X I do not support this request for the following reason(s) No changes should be made at this time.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-1205 - RZ - 72 Seminole Path**

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-1205 - RZ
Ordinance Number	O2026-13
Owner(s)/Applicant(s)	Carl D. Sgro and Doreen D. Sgro
Property Location	The subject property is located on Seminole Path, approximately 0.92 miles southwest of E SR 44.
Parcel	G22AO009
Date	April 7, 2026

The applicant is seeking approval from the City Commission for a Zoning Map Amendment to change the zoning district from R6M (Sumter County) to MHP (City) for the parcel listed above on 0.16 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-1204 – SSCPA (O2026-12).

ANALYSIS: The applicant is proposing to replace an existing mobile home within an established mobile home park community (Continental Country Club).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to MHP should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of Mobile Home Park (MHP) 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 age restricted development. The proposed MHP zoning designation will serve as a transition in this area to serve city residents.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;

Schools: The subject property if located within an age restricted development which is expected to not generate any school age children. The School Impact Analysis is under review by Sumter County School Board.
Potable Water & Sewer: The subject property is currently serviced by city utilities, including both potable water and sewer.
Streets: The applicant has applied for an exemption for the TIA submittal, which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
The subject parcel is located within the City's Joint Planning Area with Sumter County. The proposed rezoning is necessary to accommodate the proposed use of the property.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;
Sumter County Public Works has approved an exemption to the TIA due to the site producing less than 50 trips per day.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;
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	R6M &RR1C (Sumter County)
SOUTH	R6M (Sumter County)
EAST	ROW SEMINOLE PATH & R6M (Sumter County)
WEST	RR1C (Sumter County)

If the rezoning is approved, the applicant will be required to submit a zoning clearance to the City prior to development. The zoning clearance will need to follow requirements established in the City's Land Development Regulations and the Design District Standards.

The applicant seeks approval for Ordinance O2026-13, subject to the approval of O2026-12, which establishes a future land use appropriate for the proposed zoning.

Alex Lammers
Planner I, Development Services

ORDINANCE NO. O2026-13

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 G22AO009
Carl D. Sgro and Doreen D. Sgro
0.16 Acres +/-

LEGAL DESCRIPTION:

Lot 9, Block O, Continental Country Club, Inc. Resorts according to the Plat thereof, recorded in Plat Book 4, Page(s) 59, 59A and 59B, of the Public Records of Sumter County, Florida.

This property is to be reclassified from R6M (Sumter County) to MHP(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 affect 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.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

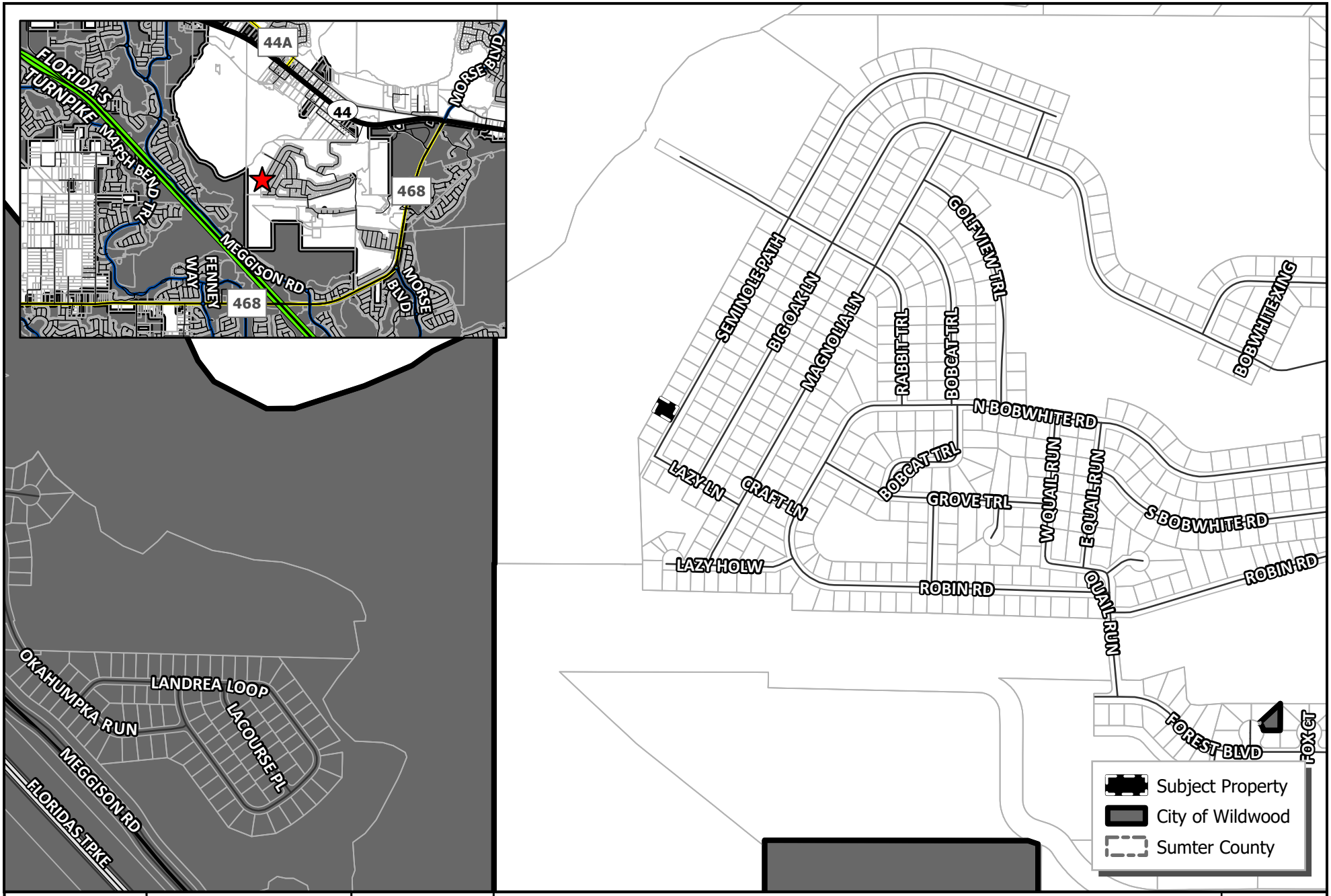
First Reading: _____

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

N

US Feet
0 140 280 560

#26-1205

72 SEMINOLE PATH

PARCEL G22AO009

MAP 1A

LOCATION MAP

MAR 2026

Business Impact Estimate

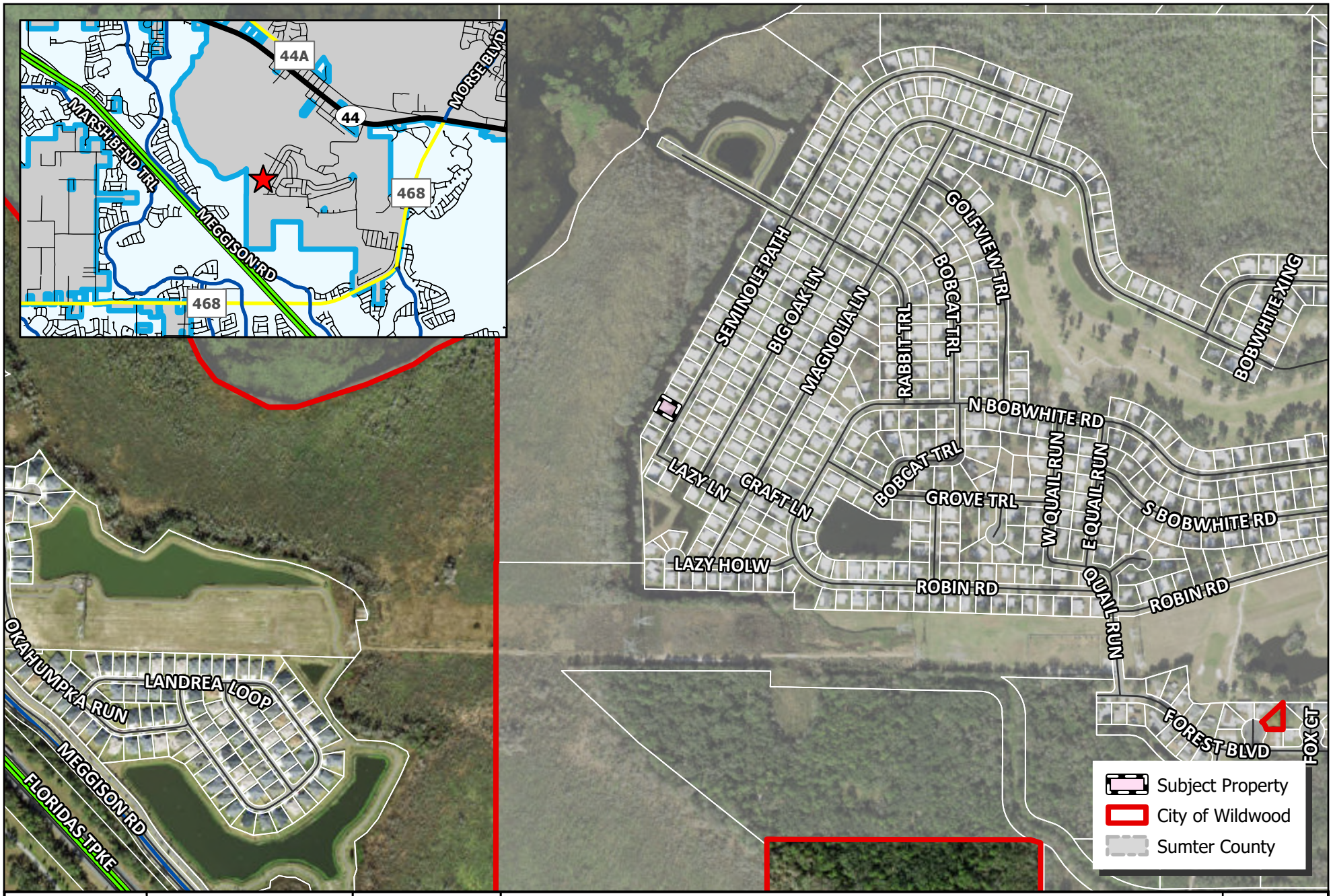
This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-13

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

N

US Feet
0 145 290 580

#26-1205

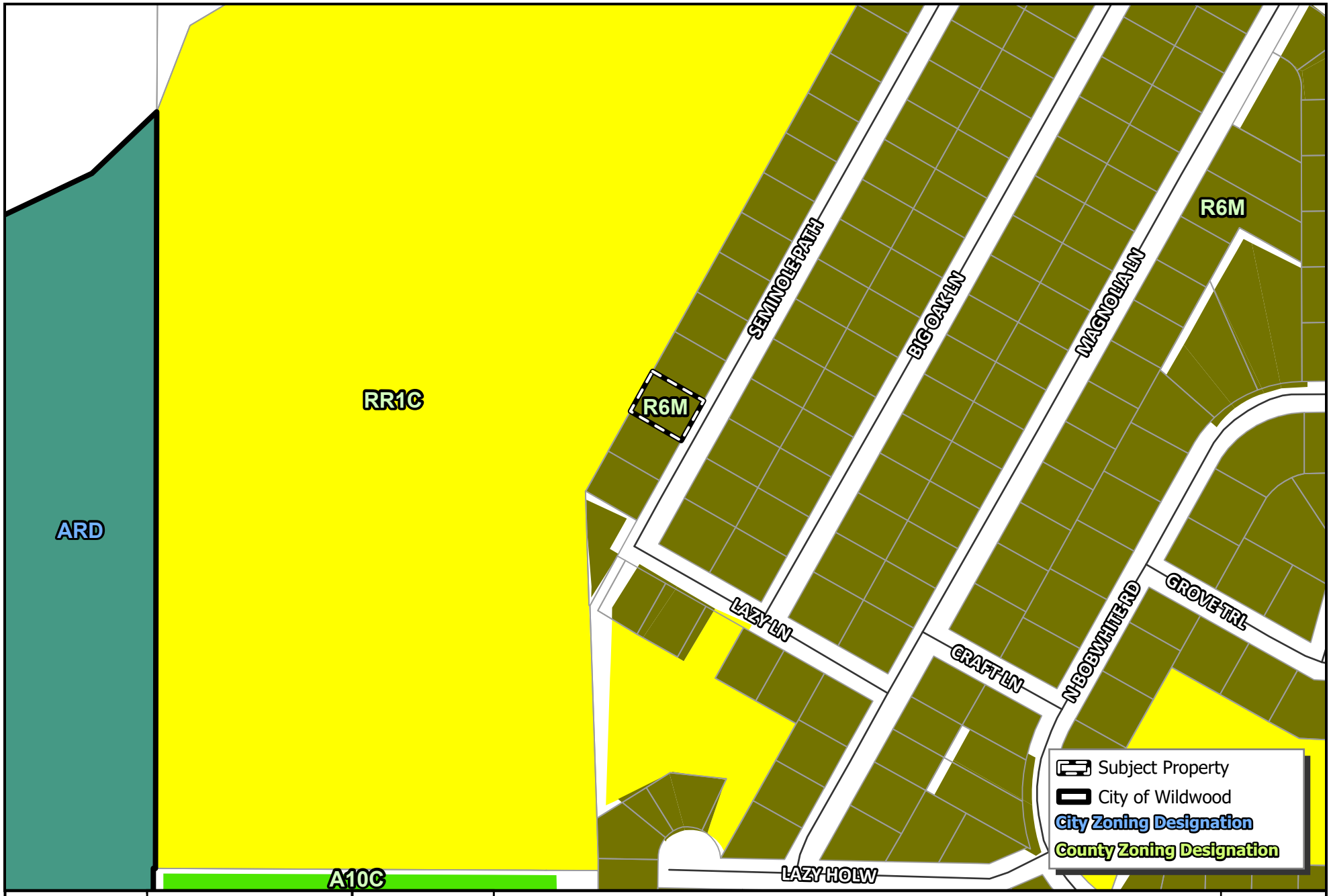
72 SEMINOLE PATH

PARCEL G22AO009

MAP 1B

LOCATION MAP

MAR 2026



WILDWOOD FLORIDA EST. 1877

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www.wildwood-fl.gov

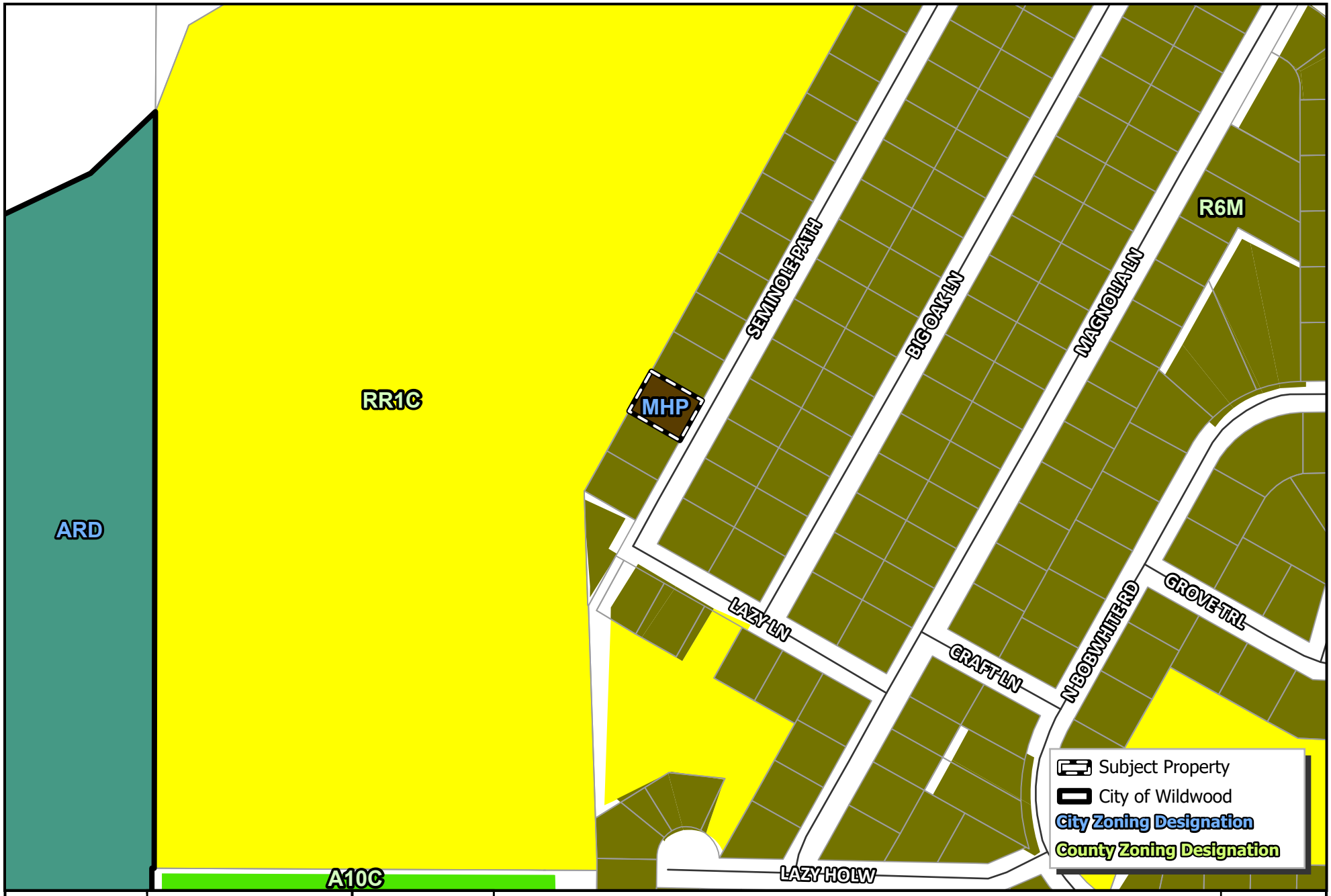
N
US Feet
0 45 90 180

#26-1205

72 SEMINOLE PATH

PARCEL G22AO009

MAP 3A
EXISTING ZONING
MAR 2026



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US Feet
0 45 90 180

#26-1205

72 SEMINOLE PATH

PARCEL G22AO009

MAP 3B

PROPOSED ZONING

MAR 2026

City of Wildwood, Florida

PUBLIC NOTICE

Development Services Department

www.wildwood-fl.gov

March 19, 2026

CURTIS MICHELE E
73 SEMINOLE PATH
WILDWOOD, FL 34785

Your Parcel Number(s): G22AN015

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential to Mobile Home Park and to change the Zoning Map designation from R6M to MHP.

OWNER:	Carl Sgro
OWNERS:	Carl D. Sgro and Doreen D. Sgro
CASE NUMBER:	26-1204 – SSCPA – 72 Seminole Path and 26-1205 – RZ – 72 Seminole Path
PARCEL NUMBERS:	G22AO009

The subject property is generally located on Seminole Path, approximately 0.92 miles southwest of E SR 44.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **April 7th, 2026 at 2pm.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday April 27th, 2026 at 7pm** and the final hearing to be held in the City Hall Commission Chamber on **Monday May 11th, 2026 at 9am.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

____ I support this request.

____ I do not object to this request.

X I do not support this request for the following reason(s) No changes should be made at this time.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **26-1378 Establishment of Middleton CDD B**

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Pursuant to Chapter 190, Florida Statutes, The Villages Development Company, LLC, has petitioned the City Commission of the City of Wildwood, Florida, to adopt an ordinance establishing the Middleton Community Development District B.

Ordinance O2026-16 has been prepared should the Commission move to support the request. This is the first public hearing for Ordinance O2026-16.

DATED: 4/17/2026

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2026-16

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING MIDDLETON COMMUNITY DEVELOPMENT DISTRICT B IN ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 190, Florida Statutes, The Villages Development Company, LLC ("Petitioner"), has petitioned the City Commission of the City of Wildwood, Florida ("Commission"), to adopt an ordinance establishing the Middleton Community Development District B ("District"), pursuant to Chapter 190, Florida Statutes; and,

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

WHEREAS, pursuant to Chapter 190, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition for establishment ("Petition") at a duly noticed public hearing conducted by the Commission; and,

WHEREAS, upon consideration of the record established at that hearing, the Commission determined that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan; that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area served by the District; that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities and that the area to be served by the District is amenable to separate special-district governance; and,

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

described in the Petition.

NOW, THEREFORE, be it ordained by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1: RECITALS. That the recitals above are hereby incorporated as if fully set forth herein.

SECTION 2: AUTHORITY. This Ordinance is adopted in compliance with, and pursuant to, the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

SECTION 3: DISTRICT NAME. There is hereby established a community development district situated within the City of Wildwood, Florida, which shall be known as the “Middleton Community Development District B”.

SECTION 4: EXTERNAL BOUNDARIES OF THE DISTRICT. Encompassing approximately 595.5 acres, the external boundaries of the District are described in Exhibit A attached hereto.

SECTION 5: POWERS AND FUNCTIONS. The powers and functions of the District are described in Chapter 190, Florida Statutes. Consent is hereby given to the District's Board of Supervisors to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities described and authorized by section 190.012(3)(a), (d) and (e), Florida Statutes, as long as they do not conflict with systems and facilities provided by the City of Wildwood.

SECTION 6: BOARD OF SUPERVISORS. The five people designated to serve as initial members of the District’s Board of Supervisors are as follows: Scott Renick, Lorraine Flores, Brandon Matulka, Lane Munz and Bob Trinh. All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7: SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance, or any particular application thereof, 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 said Ordinance.

SECTION 8: EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

SECTION 9. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

PASSED AND ORDAINED this ____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form and Legal Sufficiency:

_____
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	N US Feet 0 450 900 1,800	#26-1378 **MIDDLETON CDD B** LEGAL DESCRIPTION VERIFICATION	**MAP 1A** **LOCATION MAP** **APR 2026**

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2026-16

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

PETITION TO ESTABLISH
MIDDLETON COMMUNITY DEVELOPMENT DISTRICT B

Petitioner, The Villages Development Company, LLC, a Florida limited liability company, 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 establish a Community Development District and to designate the boundaries of the District, and states as follows:

1. Petitioner is a Florida limited liability company with its principal place of business at 7580 Middleton Drive, Middleton, FL 34762.

2. The boundary of the District comprises approximately 595.5 acres. A map showing the location of the District is attached as **Exhibit 1**. All of the land in the proposed District is within the City.

3. A sketch and metes and bounds legal description of the external boundaries of the District is attached as **Exhibit 2**.

4. Attached as **Exhibit 3** is documentation constituting written consent to establishment of the District by the owners of the real property to be included in the District.

5. The five (5) persons designated to serve as the initial members of the Board of Supervisors of the District are named in **Exhibit 4** attached hereto.

6. The proposed name of the District is Middleton Community Development District B.

7. The major trunk water mains, sewer interceptors, and outfalls currently in existence on the property within the District are identified on **Exhibit 5** attached hereto.

8. The proposed timetables and related estimates of cost to construct the District services and facilities, based upon available data, are attached as **Exhibit 6**.

9. All of the property to be included in the District, as shown in **Exhibit 7** will be developed pursuant to the approved development plan of The Villages of Southern Oaks (VOSO) Age Restricted Development.

10. The Statement of Estimated Regulatory Costs of the granting of this Petition and the establishment of the District is attached as **Exhibit 8**.

WHEREFORE, Petitioner respectfully requests the City to:

A. Schedule a public hearing on April 27, 2026 and May 11, 2026 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 establish the District and designate the boundary of the District, pursuant to Sections 190.005(2), Florida Statutes.

RESPECTFULLY SUBMITTED this 25th day of March, 2026.

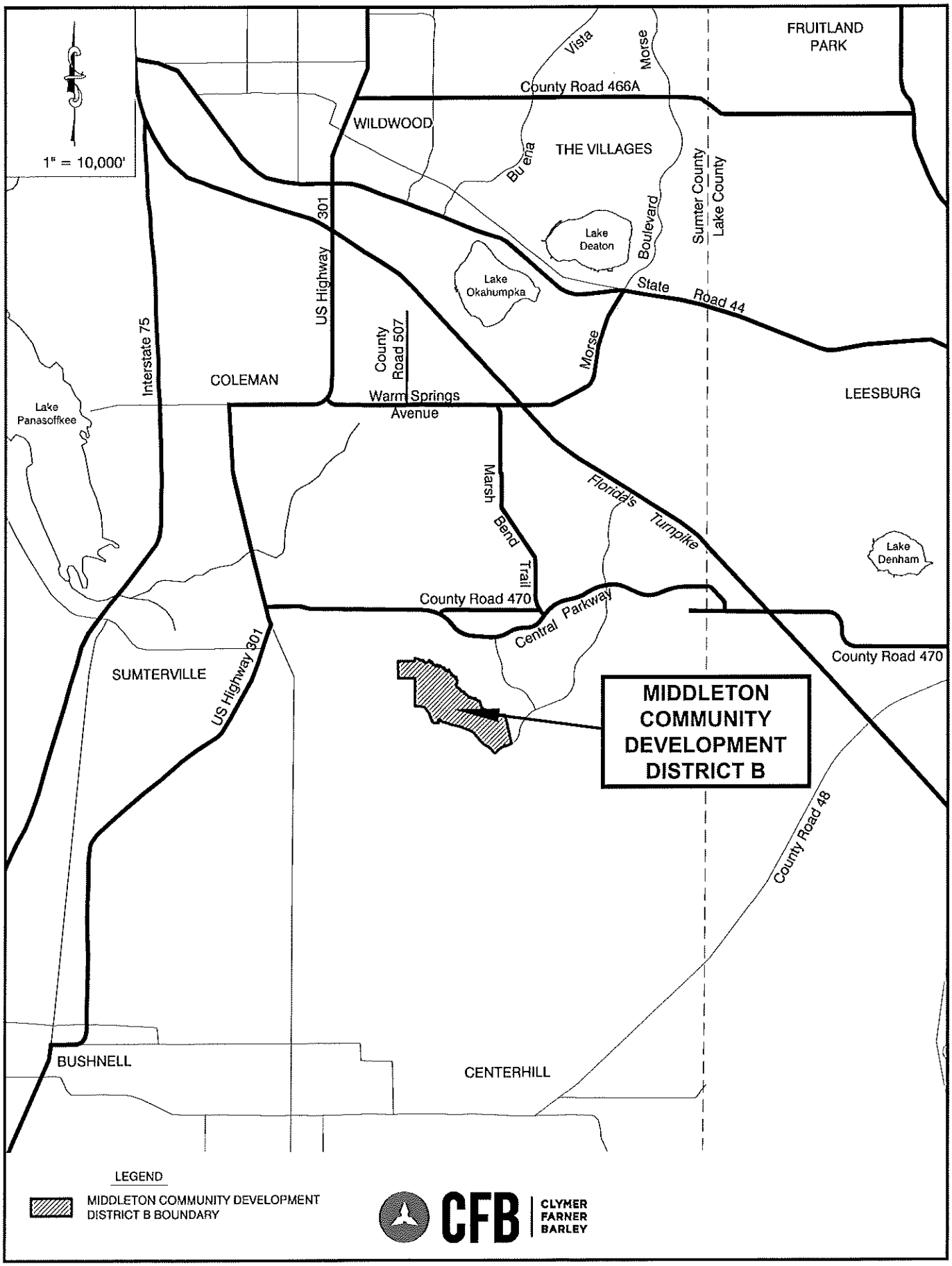
THE VILLAGES DEVELOPMENT COMPANY, LLC, a Florida limited liability company

By: VDC MANAGER, LLC,
a Florida limited liability company,
its Manager

By: _____
Brandon Matulka, Manager

4900-0065-8330 v.2

EXHIBIT 1



GENERAL LOCATION MAP

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

MIDDLETON CDD B (CREATION)
595.5 ACRES±

EXHIBIT "2"
SHEET 1 OF 4

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 16, 17, 20, 21, 22, 27 AND 28, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; INCLUDING TRACT "P" OF MIDDLETON UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 29, 29A THROUGH 29N, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALSO INCLUDING TRACTS "C" AND "D" OF MIDDLETON UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 6, 6A THROUGH 6"O", PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALSO INCLUDING TRACT "O" OF MIDDLETON UNIT NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 34, 34A THROUGH 34F, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; ALSO INCLUDING TRACT "I" AND A PORTION OF TRACTS "E" AND "H" OF MIDDLETON UNIT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 44, 44A THROUGH 44H, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; AND ALSO INCLUDING TRACT "C" OF MIDDLETON UNIT NO. 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 26, 26A THROUGH 26"I", PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 17; THENCE ALONG THE WEST THEREOF RUN N00°05'18"W, 231.20 FEET TO THE NORTHWEST CORNER OF AFORESAID TRACT "P" PER THE PLAT OF MIDDLETON UNIT NO. 2; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT "P" FOR THE FOLLOWING COURSES: RUN N89°58'52"E, 41.99 FEET; THENCE S54°27'37"E, 24.02 FEET; THENCE S73°51'59"E, 23.64 FEET; THENCE N82°52'18"E, 30.82 FEET; THENCE S33°28'19"E, 22.21 FEET; THENCE S76°34'07"E, 59.62 FEET; THENCE S71°01'43"E, 18.67 FEET; THENCE N41°06'57"E, 12.93 FEET; THENCE S57°34'37"E, 38.45 FEET; THENCE S67°22'21"E, 46.97 FEET; THENCE S73°41'16"E, 66.02 FEET; THENCE S14°57'18"E, 49.97 FEET; THENCE N83°18'05"E, 48.78 FEET; THENCE S03°38'04"W, 20.29 FEET; THENCE S08°37'36"E, 19.85 FEET; THENCE S71°11'40"E, 40.47 FEET; THENCE N32°05'04"E, 34.00 FEET; THENCE S89°33'31"E, 21.81 FEET; THENCE N80°51'50"E, 71.22 FEET; THENCE N82°27'52"E, 78.45 FEET; THENCE S20°52'21"E, 17.06 FEET; THENCE S30°24'58"E, 24.01 FEET; THENCE S57°09'14"E, 51.93 FEET; THENCE S11°39'43"E, 22.44 FEET; THENCE S29°48'21"E, 30.74 FEET; THENCE S33°45'05"E, 44.30 FEET; THENCE S59°04'09"E, 37.84 FEET; THENCE N80°50'05"E, 46.60 FEET; THENCE S29°37'10"E, 12.40 FEET; THENCE S02°30'22"E, 37.39 FEET; THENCE S40°56'41"E, 22.69 FEET; THENCE S86°35'13"E, 39.54 FEET; THENCE N09°30'06"E, 36.99 FEET; THENCE N47°22'41"E, 60.46 FEET; THENCE N55°02'53"E, 39.76 FEET; THENCE S66°47'11"E, 30.84 FEET; THENCE S71°43'50"E, 41.82 FEET; THENCE N82°14'25"E, 42.10 FEET; THENCE N83°27'00"E, 34.22 FEET; THENCE N20°13'17"E, 27.80 FEET; THENCE N01°09'11"E, 50.04 FEET; THENCE N10°15'00"W, 40.85 FEET; THENCE S38°03'25"E, 27.66 FEET; THENCE N71°55'26"E, 40.80 FEET; THENCE S43°51'44"E, 13.28 FEET; THENCE S14°47'59"E, 44.39 FEET; THENCE S33°04'10"E, 44.26 FEET; THENCE N83°21'23"E, 26.20 FEET; THENCE N68°22'05"E, 28.86 FEET; THENCE S38°56'09"E, 22.39 FEET; THENCE S23°21'54"E, 54.76 FEET; THENCE S61°38'32"E, 45.00 FEET; THENCE N83°06'49"E, 18.20 FEET; THENCE S18°01'23"E, 15.79 FEET; THENCE N79°04'22"W, 36.58 FEET; THENCE S55°38'55"W, 30.69 FEET; THENCE S11°45'01"E, 15.82 FEET; THENCE S33°32'12"E, 47.41 FEET; THENCE S86°44'49"E, 29.75 FEET; THENCE S62°05'06"E, 17.67 FEET; THENCE S14°09'53"E, 28.13 FEET; THENCE S55°08'50"E, 42.30 FEET; THENCE S65°50'11"E, 50.01 FEET; THENCE S69°31'11"E, 49.84 FEET; THENCE S89°29'44"E, 28.74 FEET; THENCE S41°15'45"E, 42.09 FEET; THENCE S43°43'26"E, 63.56 FEET; THENCE S50°02'26"E, 30.68 FEET; THENCE S72°09'18"E, 35.91 FEET; THENCE N46°46'01"E, 41.05 FEET; THENCE N19°53'03"E, 13.35 FEET; THENCE N24°33'31"W, 49.73 FEET; THENCE N55°55'52"E, 22.78 FEET; THENCE N82°54'35"E, 35.76 FEET; THENCE S89°31'17"E, 20.23 FEET; THENCE S23°00'24"W, 30.02 FEET; THENCE S14°23'33"W, 28.55 FEET; THENCE S25°50'18"E, 35.61 FEET; THENCE S51°47'04"E, 36.37 FEET; THENCE N87°50'27"E, 24.82 FEET; THENCE N24°42'54"E, 24.80 FEET; THENCE N66°54'13"E, 17.45 FEET; THENCE S29°13'15"E, 46.80 FEET; THENCE S39°49'24"E, 37.81 FEET; THENCE S62°35'42"E, 33.61 FEET; THENCE N44°36'27"E, 24.15 FEET; THENCE N00°52'48"E, 44.02 FEET; THENCE N16°29'10"E, 80.95 FEET; THENCE S42°21'54"E, 72.52 FEET; THENCE S52°07'54"E, 41.15 FEET; THENCE N89°09'27"E, 0.61 FEET; THENCE S13°41'17"E, 17.20 FEET; THENCE S69°48'49"E, 33.76 FEET; THENCE S62°27'27"E, 22.21 FEET; THENCE S40°42'26"E, 32.53 FEET; THENCE S30°24'33"E, 43.45 FEET; THENCE S60°32'00"E, 26.05 FEET; THENCE S64°57'12"E, 20.07 FEET; THENCE N56°58'25"E, 27.41 FEET; THENCE N35°00'06"E, 49.13 FEET; THENCE S74°37'25"E, 17.77 FEET; THENCE S66°47'01"E, 45.24 FEET; THENCE S62°54'44"E, 38.92 FEET; THENCE S13°50'54"E, 32.84 FEET; THENCE S25°03'35"W, 22.90 FEET; THENCE S21°36'57"E, 26.02 FEET; THENCE S21°36'04"E, 28.42 FEET; THENCE S12°26'59"W, 32.89 FEET; THENCE S20°47'55"W, 28.62 FEET; THENCE S13°09'15"E, 16.15 FEET; THENCE S42°19'57"E, 40.55 FEET; THENCE N83°57'00"E, 35.37 FEET; THENCE N35°59'14"E, 46.60 FEET; THENCE N45°43'53"E, 22.71 FEET; THENCE S72°02'10"E, 51.01 FEET; THENCE S20°32'20"E, 21.53 FEET; THENCE S53°51'50"W, 32.66 FEET; THENCE S23°52'04"W, 19.10 FEET; THENCE S40°24'30"E, 32.67 FEET; THENCE N73°31'07"E, 27.25 FEET; THENCE S67°21'52"E, 30.76 FEET; THENCE S35°13'27"E, 53.94 FEET; THENCE S88°48'52"E, 26.92 FEET; THENCE N80°31'24"E, 41.45 FEET; THENCE N46°52'42"E, 24.10 FEET; THENCE N15°50'51"W, 31.16 FEET; THENCE N09°41'37"E, 53.10 FEET; THENCE N29°52'06"E, 44.12 FEET; THENCE S67°04'38"E, 19.96 FEET; THENCE S16°46'27"E, 56.50 FEET; THENCE S38°20'51"E, 25.78 FEET; THENCE S15°49'12"W, 70.54 FEET; THENCE S57°55'31"E, 20.69 FEET; THENCE N77°05'20"E, 22.03 FEET; THENCE S32°34'23"E, 41.62 FEET; THENCE S29°26'56"E, 66.02 FEET; THENCE S49°46'56"E, 22.13 FEET; THENCE S42°14'37"E, 26.64 FEET; THENCE S72°21'23"E, 60.77 FEET; THENCE S23°31'06"W, 52.56 FEET; THENCE S02°14'50"E, 43.15 FEET; THENCE S35°06'04"E, 42.28 FEET; THENCE S65°45'54"E, 39.73 FEET; THENCE N89°00'28"E, 23.62 FEET; THENCE N83°18'32"E, 28.33 FEET;

CONTINUED ON SHEET 2

KAYE M. JAMESON LICENSE NUMBER No. 5912 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Kaye M. Jameson 03/13/26

KAYE M. JAMESON / PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB SP2025.04215

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

CFB CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8368

DRAWING NAME: S:\SURVEY\4-DEVELOPMENT DISTRICTS\DISTRICT MAPS\MIDDLETON EXHIBIT\BISHOP CREATION MARCH 2026\DWGS\MIDD CDD B CREATION.DWG 11:37:17 2026 2:09 PM BY: GWHITEHEAD

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "2"
SHEET 2 OF 4

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

THENCE S40°54'21"E, 30.59 FEET; THENCE S04°48'40"W, 36.14 FEET; THENCE S12°03'31"E, 22.00 FEET; THENCE S42°53'36"E, 21.97 FEET; THENCE S75°18'46"E, 76.98 FEET; THENCE S69°14'40"E, 63.46 FEET; THENCE N64°07'59"E, 33.33 FEET; THENCE N88°30'31"E, 46.30 FEET; THENCE S58°01'03"E, 19.89 FEET; THENCE S10°47'00"E, 41.35 FEET; THENCE S38°58'32"W, 14.85 FEET; THENCE N60°08'58"W, 20.23 FEET; THENCE S83°21'33"W, 12.40 FEET; THENCE S25°28'41"W, 17.80 FEET; THENCE S12°09'13"E, 45.82 FEET; THENCE S26°46'29"E, 22.80 FEET TO THE NORTHEAST CORNER OF AFORESAID TRACT "D" PER THE PLAT OF MIDDLETON UNIT NO. 3; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT "D" AND THE SOUTHERLY EXTENSION THEREOF FOR THE FOLLOWING COURSES: THENCE CONTINUE S26°46'29"E, 63.88 FEET; THENCE S58°58'02"E, 55.88 FEET; THENCE S40°27'25"E, 39.13 FEET; THENCE S07°05'40"E, 23.42 FEET; THENCE S39°55'07"W, 39.47 FEET; THENCE S20°59'49"W, 69.35 FEET; THENCE S03°17'19"E, 58.94 FEET; THENCE S16°44'07"E, 61.58 FEET; THENCE S03°36'35"W, 31.38 FEET; THENCE S29°05'22"W, 34.94 FEET; THENCE S58°13'01"W, 41.31 FEET; THENCE S26°48'24"W, 26.52 FEET; THENCE S09°30'40"E, 36.09 FEET; THENCE S11°02'22"E, 28.45 FEET; THENCE S10°18'50"E, 59.35 FEET; THENCE S36°39'24"E, 71.51 FEET; THENCE S00°57'10"W, 31.69 FEET; THENCE S33°00'10"E, 39.77 FEET; THENCE S78°15'21"E, 70.46 FEET; THENCE S53°28'56"E, 62.57 FEET; THENCE S51°43'45"E, 77.93 FEET; THENCE S52°23'58"E, 71.42 FEET; THENCE S10°41'58"E, 37.87 FEET; THENCE S23°31'10"E, 61.84 FEET; THENCE S86°27'53"E, 49.90 FEET; THENCE S45°07'03"E, 34.80 FEET; THENCE S51°39'47"E, 39.53 FEET; THENCE S81°53'55"E, 24.25 FEET; THENCE N86°26'08"E, 71.05 FEET; THENCE S54°22'39"E, 42.97 FEET; THENCE S40°29'53"E, 47.33 FEET; THENCE S29°13'29"E, 27.01 FEET; THENCE S16°25'28"W, 38.50 FEET; THENCE S16°51'01"E, 71.65 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF AFORESAID TRACT "C" PER THE PLAT OF MIDDLETON UNIT NO. 3; THENCE ALONG SAID WESTERLY EXTENSION AND THE NORTHERLY BOUNDARY LINE OF SAID TRACT "C" FOR THE FOLLOWING COURSES: RUN S77°49'37"E, 60.31 FEET; THENCE S71°36'55"E, 44.79 FEET; THENCE S60°38'30"E, 67.27 FEET; THENCE S55°12'14"E, 95.36 FEET; THENCE S28°27'28"E, 64.00 FEET; THENCE S55°48'13"E, 70.43 FEET; THENCE S50°50'49"E, 57.38 FEET; THENCE S00°50'15"E, 15.60 FEET; THENCE S26°35'42"E, 14.49 FEET; THENCE S65°55'44"E, 34.96 FEET; THENCE N29°38'07"E, 53.92 FEET; THENCE S57°02'08"E, 17.15 FEET; THENCE S62°07'16"E, 30.19 FEET; THENCE S62°16'18"E, 23.94 FEET; THENCE S24°44'48"E, 22.52 FEET; THENCE S69°21'30"E, 39.97 FEET; THENCE N61°13'38"E, 14.80 FEET; THENCE S66°50'58"E, 29.68 FEET; THENCE S67°14'46"E, 79.02 FEET; THENCE N48°51'23"E, 18.60 FEET; THENCE S66°31'28"E, 17.42 FEET; THENCE S09°43'38"W, 24.07 FEET; THENCE S21°10'53"E, 18.91 FEET; THENCE S75°41'28"E, 38.07 FEET; THENCE N47°52'13"E, 73.18 FEET; THENCE S72°49'24"E, 32.24 FEET TO THE NORTHWEST CORNER OF AFORESAID TRACT "O" PER THE PLAT OF MIDDLETON UNIT NO. 6; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT "O" AND THE SOUTHERLY EXTENSION THEREOF FOR THE FOLLOWING COURSES: CONTINUE S72°49'24"E, 7.50 FEET; THENCE N79°50'28"E, 45.53 FEET; THENCE S44°45'51"E, 26.81 FEET; THENCE S36°47'33"W, 51.35 FEET; THENCE S19°39'57"E, 31.82 FEET; THENCE S74°25'02"E, 37.55 FEET; THENCE S56°08'17"E, 56.85 FEET; THENCE S88°44'50"E, 54.65 FEET; THENCE S47°58'33"E, 50.02 FEET; THENCE S29°09'04"E, 57.37 FEET; THENCE S63°25'42"E, 27.65 FEET; THENCE N89°35'16"E, 30.44 FEET; THENCE N04°49'56"E, 28.03 FEET; THENCE N27°25'11"E, 13.31 FEET; THENCE S73°45'08"E, 32.76 FEET; THENCE S44°05'29"E, 64.88 FEET; THENCE S03°06'35"W, 28.68 FEET; THENCE S44°46'15"W, 14.85 FEET; THENCE S35°27'29"E, 36.66 FEET; THENCE S15°31'23"E, 44.71 FEET; THENCE S07°07'16"W, 31.68 FEET; THENCE S16°54'39"E, 50.72 FEET; THENCE S23°53'28"E, 108.39 FEET; THENCE S10°47'34"E, 47.47 FEET; THENCE S01°15'36"W, 37.57 FEET; THENCE S18°21'30"E, 44.92 FEET; THENCE DEPARTING SAID SOUTHERLY EXTENSION AND BOUNDARY LINE OF SAID TRACT "O" RUN S13°26'26"E, 31.38 FEET; THENCE S32°04'12"E, 20.90 FEET TO THE MOST NORTHERLY CORNER OF AFORESAID TRACT "H" PER THE PLAT OF MIDDLETON UNIT NO. 7; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT "H" FOR THE FOLLOWING COURSES: CONTINUE S32°04'12"E, 52.66 FEET; THENCE S50°44'15"E, 54.74 FEET; THENCE S61°19'04"E, 77.24 FEET; THENCE S73°02'32"E, 76.51 FEET; THENCE S69°13'17"E, 67.51 FEET; THENCE S69°53'02"E, 59.19 FEET; THENCE S65°41'50"E, 56.49 FEET; THENCE S68°40'49"E, 65.58 FEET; THENCE S65°27'29"E, 60.58 FEET; THENCE S70°49'11"E, 67.19 FEET; THENCE S67°01'57"E, 86.47 FEET; THENCE S69°37'51"E, 90.22 FEET; THENCE S68°54'01"E, 138.94 FEET; THENCE S68°34'28"E, 110.27 FEET; THENCE S67°37'36"E, 130.33 FEET; THENCE S69°36'23"E, 123.41 FEET; THENCE S63°45'00"E, 13.33 FEET; THENCE S70°04'46"E, 136.57 FEET; THENCE S83°56'47"E, 74.70 FEET; THENCE N86°07'25"E, 2.26 FEET; THENCE DEPARTING THE NORTHERLY BOUNDARY LINE OF SAID TRACT "H" CONTINUE N86°07'25"E, 75.74 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF AFORESAID TRACT "H"; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT "H" FOR THE FOLLOWING COURSES: CONTINUE N86°07'25"E, 50.34 FEET; THENCE N88°18'46"E, 89.91 FEET; THENCE N88°38'58"E, 55.97 FEET TO THE WEST LINE OF AFORESAID TRACT "E" OF MIDDLETON UNIT NO. 7; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE OF TRACT "H" AND WEST LINE OF TRACT "E" CONTINUE N88°38'58"E, 17.01 FEET; THENCE S85°36'14"E, 13.64 FEET TO THE EAST LINE OF AFORESAID TRACT "E" OF MIDDLETON UNIT NO. 7 AND THE NORTH BOUNDARY LINE OF AFORESAID TRACT 1; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT 1 FOR THE FOLLOWING COURSES: THENCE DEPARTING THE EAST LINE OF SAID TRACT "E" CONTINUE S85°36'14"E, 28.29 FEET; THENCE S73°29'38"E, 33.38 FEET; THENCE S83°47'11"E, 38.33 FEET TO THE MOST NORTHERLY CORNER OF AFORESAID TRACT "C" PER THE PLAT OF MIDDLETON UNIT NO. 9; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT "C" FOR THE FOLLOWING COURSES: RUN S17°54'46"E, 156.92 FEET; THENCE S11°43'01"E, 97.62 FEET; THENCE S13°43'09"E, 149.92 FEET; THENCE S13°16'06"E, 103.27 FEET; THENCE S13°38'48"E, 89.52 FEET; THENCE S11°38'19"E, 35.34 FEET; THENCE S17°31'35"E, 102.81 FEET; THENCE S08°46'19"E, 119.86 FEET; THENCE S08°12'59"E, 89.23 FEET; THENCE S15°37'10"E, 86.47 FEET; THENCE S14°25'47"E, 151.88 FEET; THENCE S14°36'16"E, 86.84 FEET; THENCE S08°06'48"E, 94.25 FEET; THENCE S15°34'22"E, 85.36 FEET; THENCE S13°32'23"E, 90.42 FEET; THENCE S07°51'44"E, 61.09 FEET; THENCE S11°19'18"E, 116.12 FEET; THENCE S13°41'39"E, 17.80 FEET; THENCE S14°09'48"E, 75.04 FEET; THENCE S20°19'23"E, 78.46 FEET; THENCE S12°12'44"E, 108.26 FEET;

CONTINUED ON SHEET 3

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DRAWING NAME: S:\SURVEY\JOBS\SURVEY\DEVELOPMENT BSRID\SURVEYS\MIDDLETON CDD\DISTRICT CREATION\MARCH 2026\DWGS\MIDD CDD B CREATION.DWG - 3/13/2026 12:10 PM BY: GWHITEHS
Survey Standards

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "2"
SHEET 3 OF 4

LEGAL DESCRIPTION

CONTINUED FROM SHEET

THENCE S13°22'25"E, 143.24 FEET; THENCE S12°13'21"E, 122.74 FEET; THENCE S13°13'37"E, 14.69 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT "C"; THENCE ALONG THE SOUTHERLY BOUNDARY LINE THEREOF AND THE WESTERLY EXTENSION OF SAID TRACT "C" RUN S56°04'36"W, 94.20 FEET; THENCE DEPARTING SAID WESTERLY EXTENSION OF SAID BOUNDARY LINE OF TRACT "C" RUN S81°32'02"W, 30.89 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,599.74 FEET AND A CHORD BEARING AND DISTANCE OF S66°58'51"W, 395.35 FEET TO WHICH A RADIAL LINE BEARS S30°07'01"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°11'46", AN ARC DISTANCE OF 396.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,400.00 FEET AND A CHORD BEARING AND DISTANCE OF S60°00'10"W, 745.41 FEET TO WHICH A RADIAL LINE BEARS N14°33'29"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°52'43", AN ARC DISTANCE OF 754.51 FEET TO THE POINT OF TANGENCY; THENCE S44°33'48"W, 204.64 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 116.50 FEET AND A CHORD BEARING AND DISTANCE OF S82°45'37"W, 37.68 FEET TO WHICH A RADIAL LINE BEARS S16°32'43"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°36'40", AN ARC DISTANCE OF 37.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 108.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°31'38", AN ARC DISTANCE OF 2.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°58'34", AN ARC DISTANCE OF 103.65 FEET TO THE POINT OF TANGENCY; THENCE N38°29'06"W, 98.34 FEET; THENCE N42°54'56"W, 67.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,270.00 FEET AND A CHORD BEARING AND DISTANCE OF N51°26'11"W, 592.57 FEET TO WHICH A RADIAL LINE BEARS N52°03'16"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°58'56", AN ARC DISTANCE OF 598.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,130.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°15'27", AN ARC DISTANCE OF 498.13 FEET TO THE POINT OF TANGENCY; THENCE N39°40'13"W, 757.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,170.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°03'33", AN ARC DISTANCE OF 593.40 FEET TO THE POINT OF TANGENCY; THENCE N68°43'46"W, 641.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,020.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°52'30", AN ARC DISTANCE OF 242.38 FEET TO THE POINT OF TANGENCY; THENCE N75°36'16"W, 754.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4,380.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°58'54", AN ARC DISTANCE OF 457.28 FEET; THENCE ALONG A NON-TANGENT LINE RUN N65°47'59"W, 87.97 FEET; THENCE N69°00'01"W, 99.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 116.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°58'34", AN ARC DISTANCE OF 103.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 108.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 209°41'52", AN ARC DISTANCE OF 397.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 128.83 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°03'43", AN ARC DISTANCE OF 94.58 FEET; THENCE ALONG A NON-TANGENT LINE RUN N89°08'18"W, 357.54 FEET; THENCE N67°09'24"W, 66.47 FEET; THENCE N57°00'07"W, 55.36 FEET; THENCE N44°00'18"W, 57.82 FEET; THENCE N29°28'41"W, 70.46 FEET; THENCE N18°33'12"W, 420.00 FEET; THENCE N18°24'51"W, 150.45 FEET; THENCE N26°22'12"W, 51.84 FEET; THENCE N38°58'42"W, 38.51 FEET; THENCE N39°17'40"W, 210.00 FEET; THENCE N38°57'10"W, 67.76 FEET; THENCE N33°28'35"W, 67.21 FEET; THENCE N26°51'30"W, 86.75 FEET; THENCE N37°25'46"W, 55.38 FEET; THENCE N46°33'06"W, 46.77 FEET; THENCE N57°02'31"W, 55.38 FEET; THENCE N66°09'51"W, 46.77 FEET; THENCE N76°39'15"W, 53.00 FEET; THENCE N85°45'39"W, 639.70 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 20; THENCE ALONG SAID WEST LINE RUN N00°24'57"E, 2,148.63 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 17; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°35'34"W, 1,334.84 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF RUN N00°04'35"W, 1,330.43 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE THEREOF RUN S89°37'37"E, 1,334.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION WITHIN THE RIGHT OF WAY OF BARR BOULEVARD PER THE AFORESAID PLAT OF MIDDLETON UNIT NO. 6.

JOB SP2025.04215

CFB CLYMER FARNER BARLEY SURVEYING
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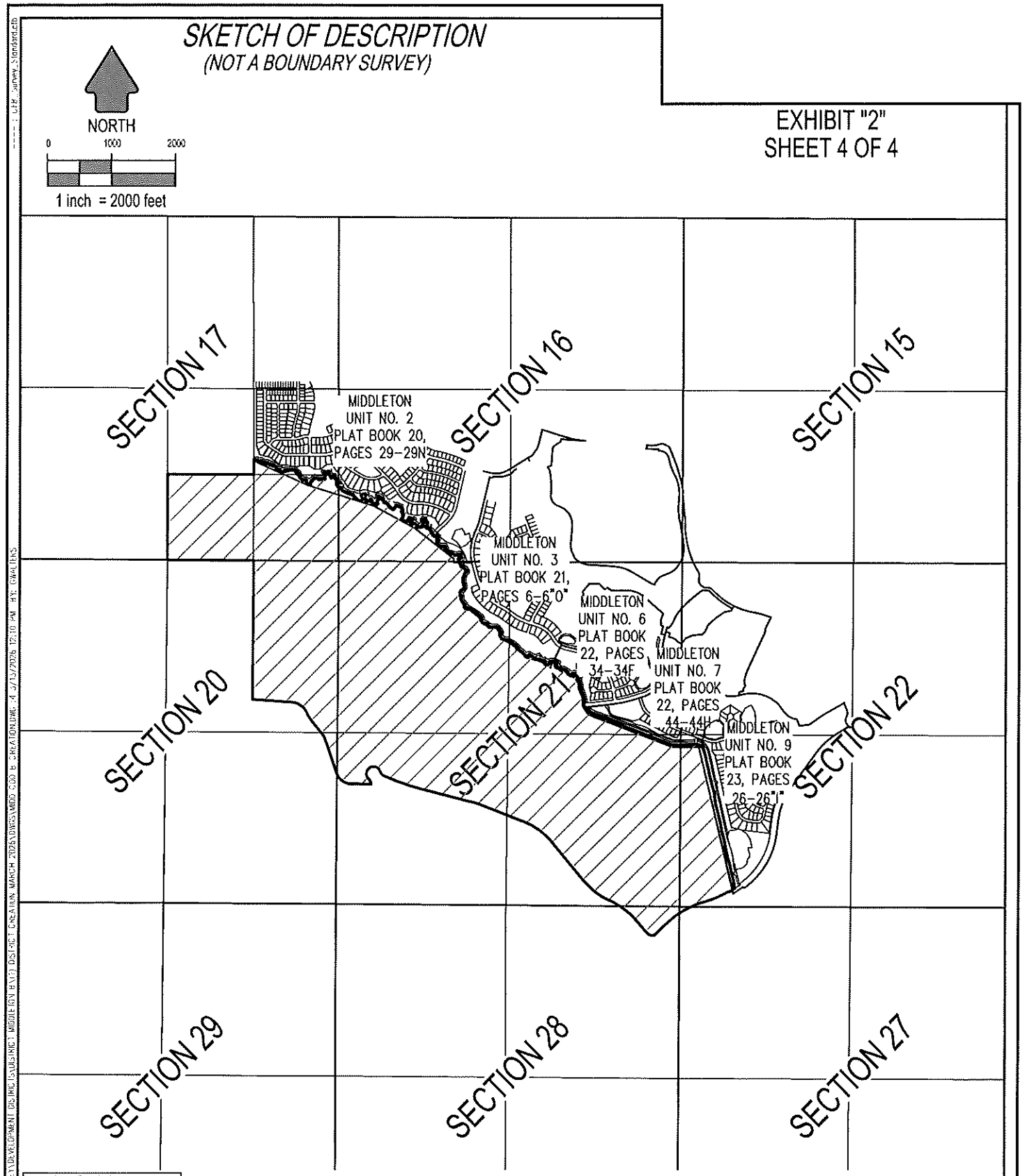
(352) 748-3126 LB8456

DRAWING NAME: S:\SURVEY\DEVELOPMENT DSNG\STUDENT HOUSING - MIDDLETON\EXH1 DISTRICT CREATION MARCH 2026\DWGS\MID GDD B CREATION.DWG - 3/10/2026 12:30 PM BY: GWALTERS

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT "2"
SHEET 4 OF 4



LEGEND:

LB = LICENSED BUSINESS
(R) = RADIAL
Δ = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
CH = CHORD LENGTH
ORB = OFFICIAL RECORDS BOOK
PG = PAGE

JOB SP2025.04215

CFB SURVEYING
CLYMER FARNER BARLEY
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-3126 LB8498

EXHIBIT 3

CONSENT TO THE ESTABLISHMENT OF MIDDLETON COMMUNITY DEVELOPMENT DISTRICT B

The undersigned, being the owner of the property described in Exhibit 2 to the Petition to Establish Middleton Community Development District B, hereby consent to the Petition to Establish Middleton Community Development District B, dated the 25th of March, 2026.

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

By: VDC MANAGER, LLC,
a Florida limited liability company,
its Manager

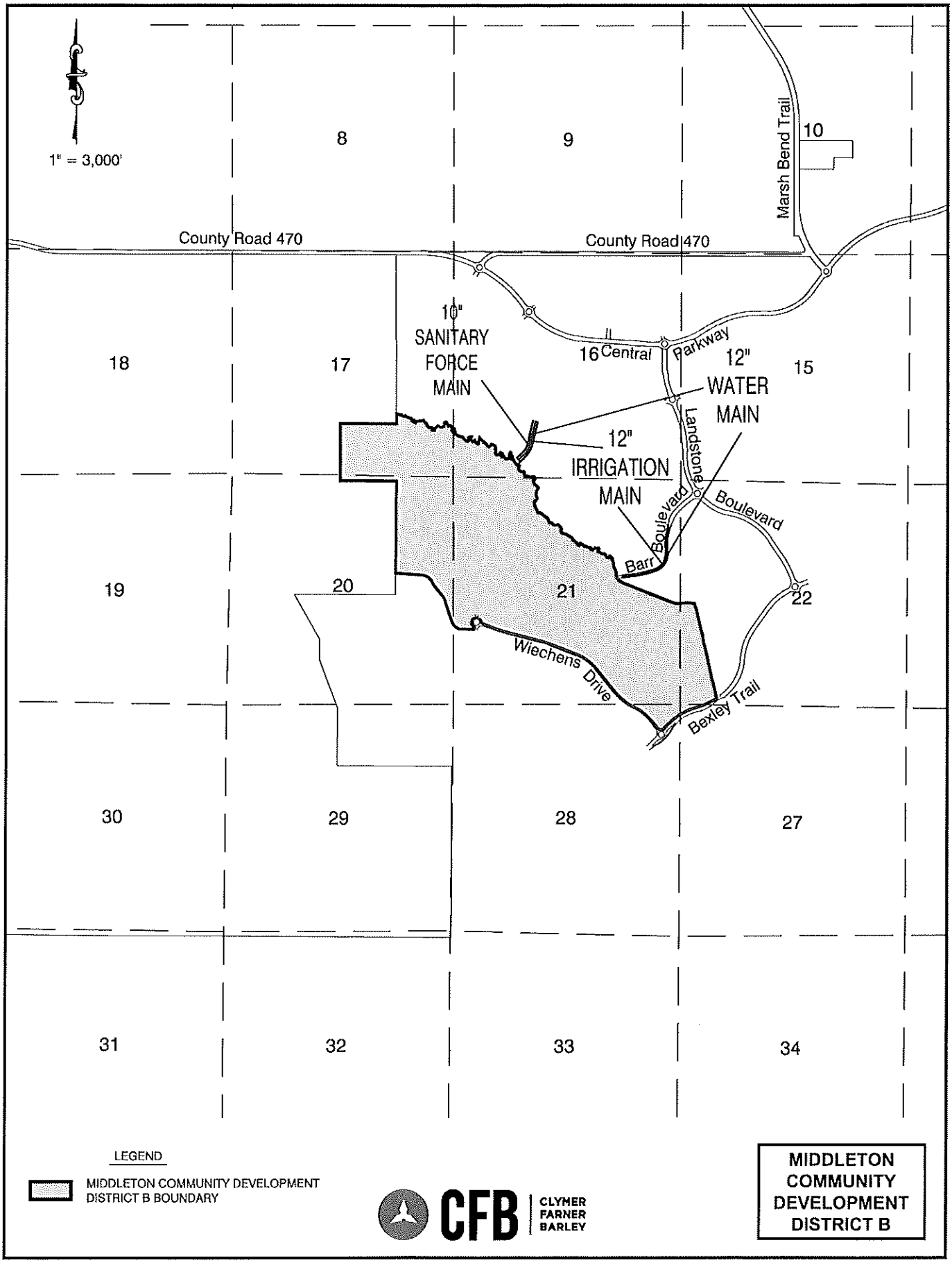
By: _____
Brandon Matulka, Manager

EXHIBIT 4

BOARD OF SUPERVISORS
MIDDLETON COMMUNITY DEVELOPMENT DISTRICT B

1. Stephen Bordenkircher (Vice Chair)
2. Brian Connelly
3. Beverly Huffman
4. Christopher Price (Chair)
5. Samantha Bailey

EXHIBIT 5



MIDDLETON COMMUNITY DEVELOPMENT DISTRICT B

EXHIBIT 6

MIDDLETON COMMUNITY DEVELOPMENT DISTRICT - B
SUMMARY OF ESTIMATED DISTRICT ELIGIBLE CONSTRUCTION COSTS BY TYPE (2027 PROJECT)

COMMUNITY-WIDE IMPROVEMENTS ELIGIBLE FOR DISTRICT FUNDING		
ARTERIAL AND COLLECTOR ROADS & TRAFFIC SIGNALIZATION	$	10,337,470
ARTERIAL AND COLLECTOR ROAD DRAINAGE	$	2,926,918
MULTI-USE PATHS, BRIDGES, AND TUNNELS	$	693,741
LANDSCAPING & IRRIGATION[2]	$	6,552,347
SUBTOTAL:	$	20,510,476
NON-COMMUNITY-WIDE IMPROVEMENTS ELIGIBLE FOR DISTRICT FUNDING		
SUBDIVISION ROADS	$	24,075,865
SUBDIVISION DRAINAGE	$	17,746,937
STORMWATER-EARTHWORK, GRADING, & COLLECTION SYSTEM[1]	$	175,796,455
WETLAND & WILDLIFE MITIGATION	$	1,291,315
LANDSCAPING & IRRIGATION[2]	$	7,804,108
BOUNDARY SECURITY BUFFERS/WALLS & FENCING IN COMMON AREAS	$	2,355,130
PROJECT ENTRY FEATURES	$	392,408
SUBTOTAL:	$	229,462,218
TOTAL ESTIMATED DISTRICT ELIGIBLE COSTS[3]:	$	249,972,694

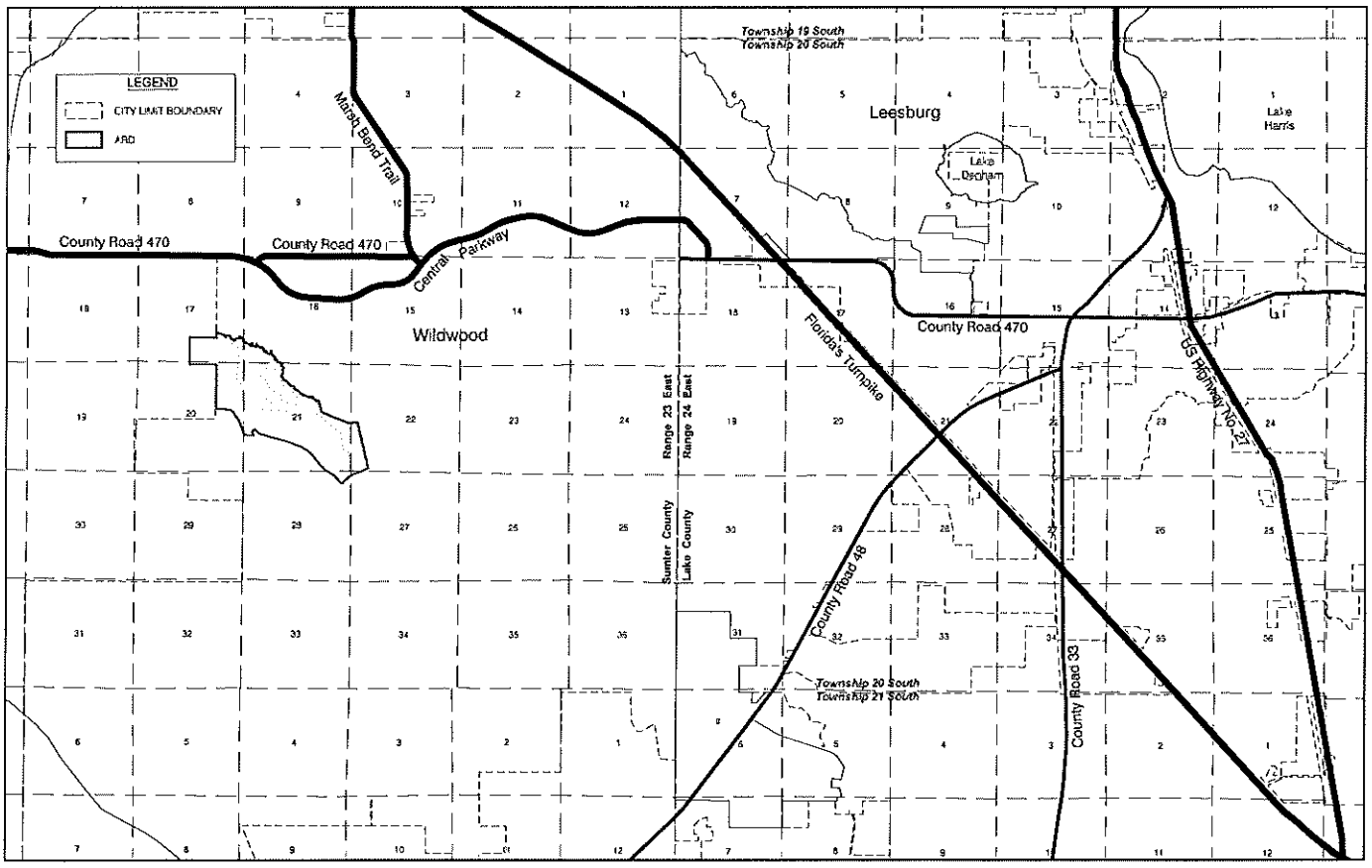
1 Stormwater-earthwork, grading, and collection system work as required by the Development Agreement with the City of Wildwood or Southwest Florida Water Management District requirements.

2 The irrigation system beyond the point of delivery to be owned and maintained by the District. The master irrigation system up to the point of delivery will be owned and funded by MWCA.

3 Costs are preliminary in nature and are subject to change.

EXHIBIT 7

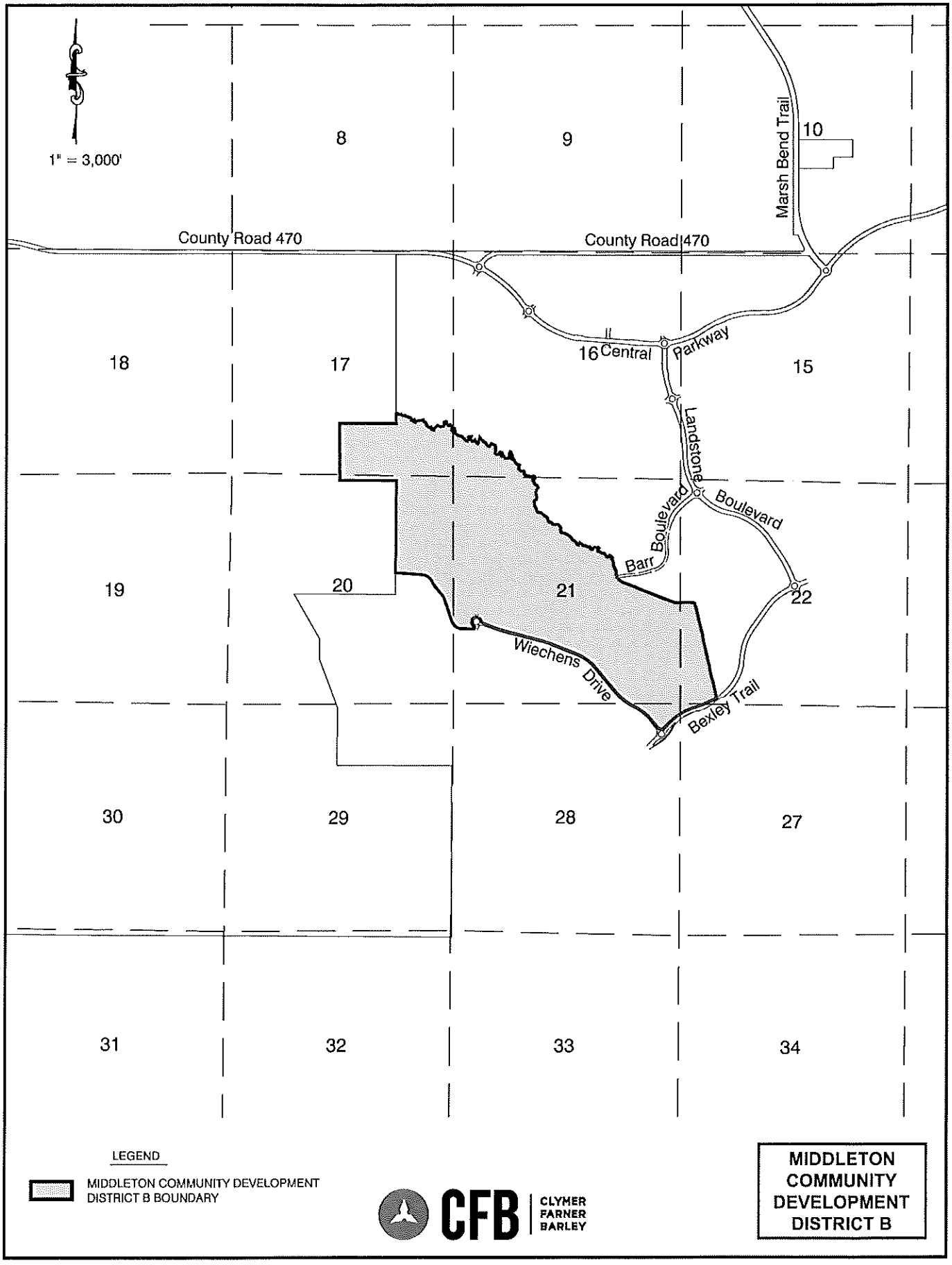
The Middleton Community Development District B (the "District") is located within the city limits of the City of Wildwood (the "City") in Sumter County, Florida. The District lies within The Villages of Southern Oaks (VOSO), which was approved on May 8, 2017 as an Age Restricted Development (ARD). Subsequent amendments were approved by the City on 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, March 27, 2023, and again on February 10, 2025.



LAND USE AND ZONING MAP

7-1

EXHIBIT 7



MIDDLETON COMMUNITY DEVELOPMENT DISTRICT B

7-2

EXHIBIT 8
STATEMENT OF ESTIMATED REGULATORY COSTS ESTABLISHMENT OF MIDDLETON COMMUNITY DEVELOPMENT DISTRICT B

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs (SERC) supports the petition to establish Middleton Community Development District B (the "District"). The proposed District will include approximately 595.5 acres of land on which roughly 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 Middleton Community Development District B

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 595.5 acres. The District will include roughly 1997 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 1997_ 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 Middleton Community Development District B 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 1997 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	MU/MWCA	MU/MWCA	MU/MWCA
Amenities	Landowner	CDD	CDD
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 $249,972,694. 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[1]

Improvement/Facility	Anticipated Schedule	Estimated Cost
Subdivision Infrastructure Roads & Drainage	2027-2030	$41,822,802
Collector Road Infrastructure Roads & Drainage	2027-2030	$13,264,388
Multi-Use Trails & Paths, Golf Cart Bridges & Tunnels	2027-2030	$693,741
Landscaping & Irrigation in Common Areas	2027-2030	$14,356,455
Boundary Security Buffers/Walls & Fencing in Common Areas	2027-2030	$2,355,130
Master Earthwork and Stormwater Collection Systems	2027-2030	$175,796,455
Wetland & Wildlife Mitigation/Protection Measures	2027-2030	$1,291,315
Project Entry Features	2027-2030	$392,408
TOTAL:		$249,972,694

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 17,608 as of 2024, population of 15,779 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: **25-4729 Right-of-Way Abandonment for Portion of CR 569**

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Buffalo Hide and Cattle Company, LLC has requested a petition to abandon a portion of right-of-way of CR 569. The potential right-of-way to be abandoned is adjacent to and surrounded by only properties owned by Buffalo Hide and Cattle Company, LLC, on parcel Q10-001. The length is approximately 1,265 linear feet from the end of 18-feet wide road and county maintenance and thence northbound. The abandonment of said right-of-way shall not limit access of any person to their real property.

In accordance with the City's Land Development Regulations (LDR), staff has advertised the right-of-way abandonment in the newspaper along with mailed public notices to the property owners adjacent to parcel Q10-001 who could possibly be affected by the subject road vacation.



Amanda Bondi
Planning Manager, Development Services

RESOLUTION R2026-6

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, APPROVING THE VACATION OF A PORTION OF RIGHT-OF-WAY OF CR 569; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE AND RECORDING.

WHEREAS, Buffalo Hide and Cattle Company LLC (the "Developer") filed a petition requesting that the City Commission vacate a portion of right-of-way of CR 569 within the City of Wildwood, Florida, as described in the legal description and boundary survey attached hereto as Exhibits "A" and "B"; and

WHEREAS, it appears that the Developer is the fee simple owner of contiguous property adjacent to and surrounding this portion of right-of-way and attached hereto as Exhibit "C"; and

WHEREAS, the Developer wishes to utilize the aforementioned properties for development of the Villages of Southern Oaks, Area C; and

WHEREAS, it appears that the vacation of a portion of said right-of-way will not affect the ownership or right of convenient access of persons owning property abutting lands; and

WHEREAS, it appears that alternative routes for access and utilities will be provided by the Developer; and

WHEREAS, the vacation of the portion of right-of-way adjacent to properties owned by the Developer shall not limit access of any person to their real property; and

WHEREAS, the presence of vehicular traffic along the aforementioned right-of-way inhibits the ability of the Developer to redevelop their property; and

WHEREAS, the City held a public hearing regarding the vacation of the right-of-way adjacent to those properties owned by the Developer, more particularly described as Exhibits "A" and "B", after giving notice to all owners of land abutting the portion of the right-of-way to be vacated and sending additional notices to potentially affected property owners along adjoining rights-of-way; and

WHEREAS, the City published notice of the scheduled hearing in a newspaper of general circulation in Sumter County, Florida at least 2 weeks prior to the date of the hearing; and

WHEREAS, the requested vacation of a portion of said right-of-way is proper and

is not inconsistent with the Comprehensive Plan of the City of Wildwood, Florida; and

WHEREAS, the City has determined that this right-of-way no longer serves a public purpose and interest; and

WHEREAS, the City of Wildwood is vested with home rule authority pursuant to Article VIII, Section 2 of the Constitution of the State of Florida and Chapter 166, Florida Statutes, as well as the provisions of the City Charter and other law and, therefore, the City has the authority to vacate right-of-way.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, as follows**:**

SECTION 1. The above recitals are true and accurate and are incorporated herein.

SECTION 2. The City Commission hereby finds a public purpose is no longer being served by the portion of right-of-way of CR 569 at issue, that the right-of-way is not required for public use, and the vacation the right-of-way is not contrary to the public interest.

SECTION 3. The following described property, attached hereto as Exhibits “A” and “B”, known as a portion of right-of-way of CR 569 adjacent to properties owned by Buffalo Hide and Cattle Company LLC, is hereby vacated.

SECTION 4. The vacated real property shall revert to Buffalo Hide and Cattle Company LLC, the owner of record of the abutting land.

SECTION 5. All resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

SECTION 6. This Resolution shall become immediately effective from the date it is passed by the City Commission of the City of Wildwood, Florida.

SECTION 7. A certified copy of this Resolution shall be recorded in the public records of Sumter County, Florida.

SECTION 8. SCRIVENER’S ERROR. The city attorney may correct scrivener’s errors found in this Resolution by filing a corrected copy of this Resolution with the city clerk.

ADOPTED this _____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

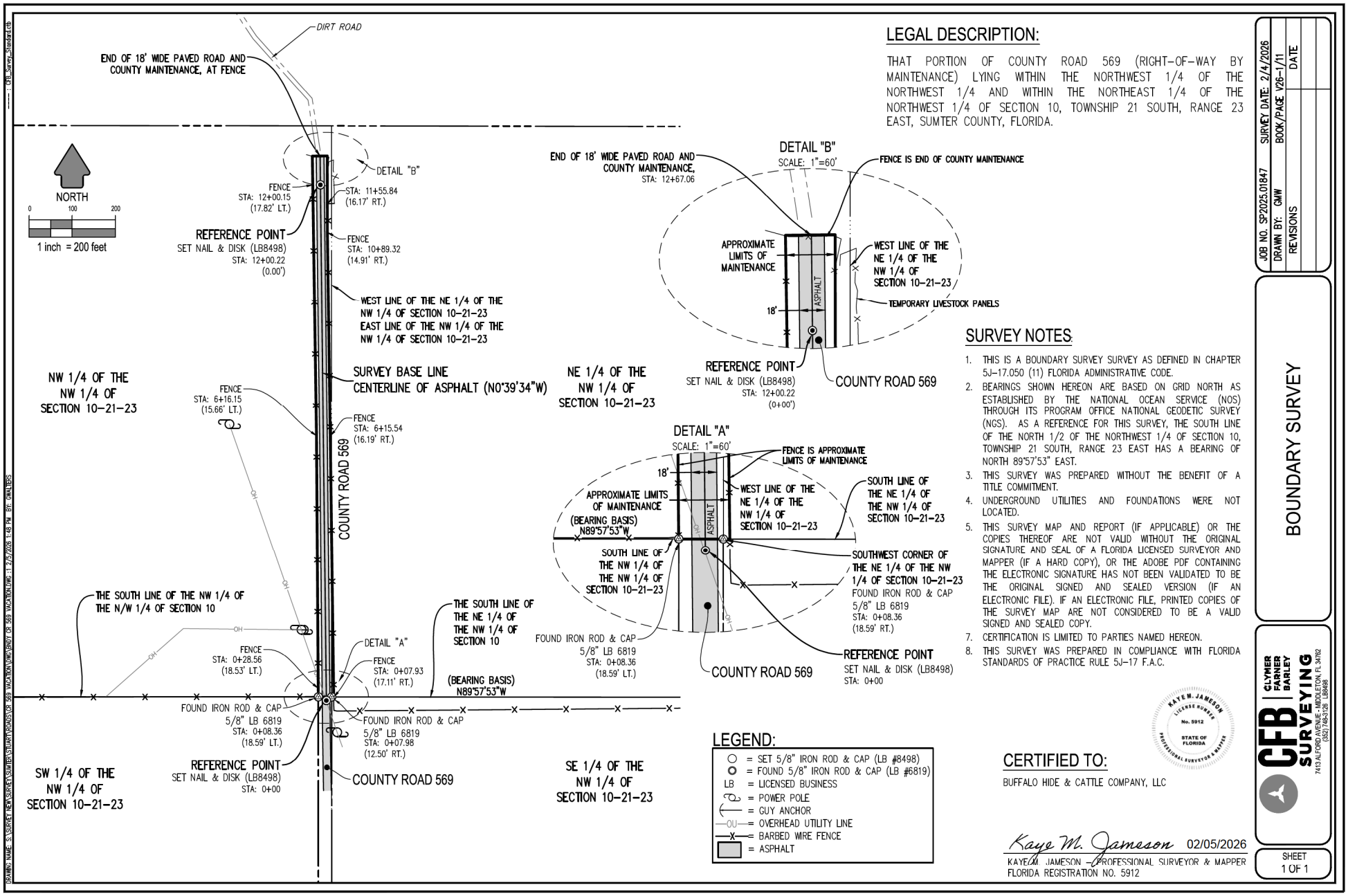
Approved as to form:

_____
City Attorney

Exhibit A

LEGAL DESCRIPTION

THAT PORTION OF COUNTY ROAD 569 (RIGHT-OF-WAY BY MAINTENANCE) LYING WITHIN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.



LEGAL DESCRIPTION:

THAT PORTION OF COUNTY ROAD 569 (RIGHT-OF-WAY BY MAINTENANCE) LYING WITHIN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 23 EAST HAS A BEARING OF NORTH 89°57'53" EAST.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
5. THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
7. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
8. THIS SURVEY WAS PREPARED IN COMPLIANCE WITH FLORIDA STANDARDS OF PRACTICE RULE 5J-17 F.A.C.

LEGEND:

- ○ = SET 5/8" IRON ROD & CAP (LB #8498)
- ◎ = FOUND 5/8" IRON ROD & CAP (LB #6819)
- LB = LICENSED BUSINESS
- = POWER POLE
- = GUY ANCHOR
- —OU— = OVERHEAD UTILITY LINE
- —X— = BARBED WIRE FENCE
- = ASPHALT

CERTIFIED TO:

BUFFALO HIDE & CATTLE COMPANY, LLC

KAYE M. JAMESON LICENSE NUMBER No. 5912 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Kaye M. Jameson 02/05/2026

KAYE M. JAMESON - PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB NO. SP2025.01847 SURVEY DATE: 2/4/2026
DRAWN BY: GMW BOOK/PAGE V26-1/11
REVISIONS DATE

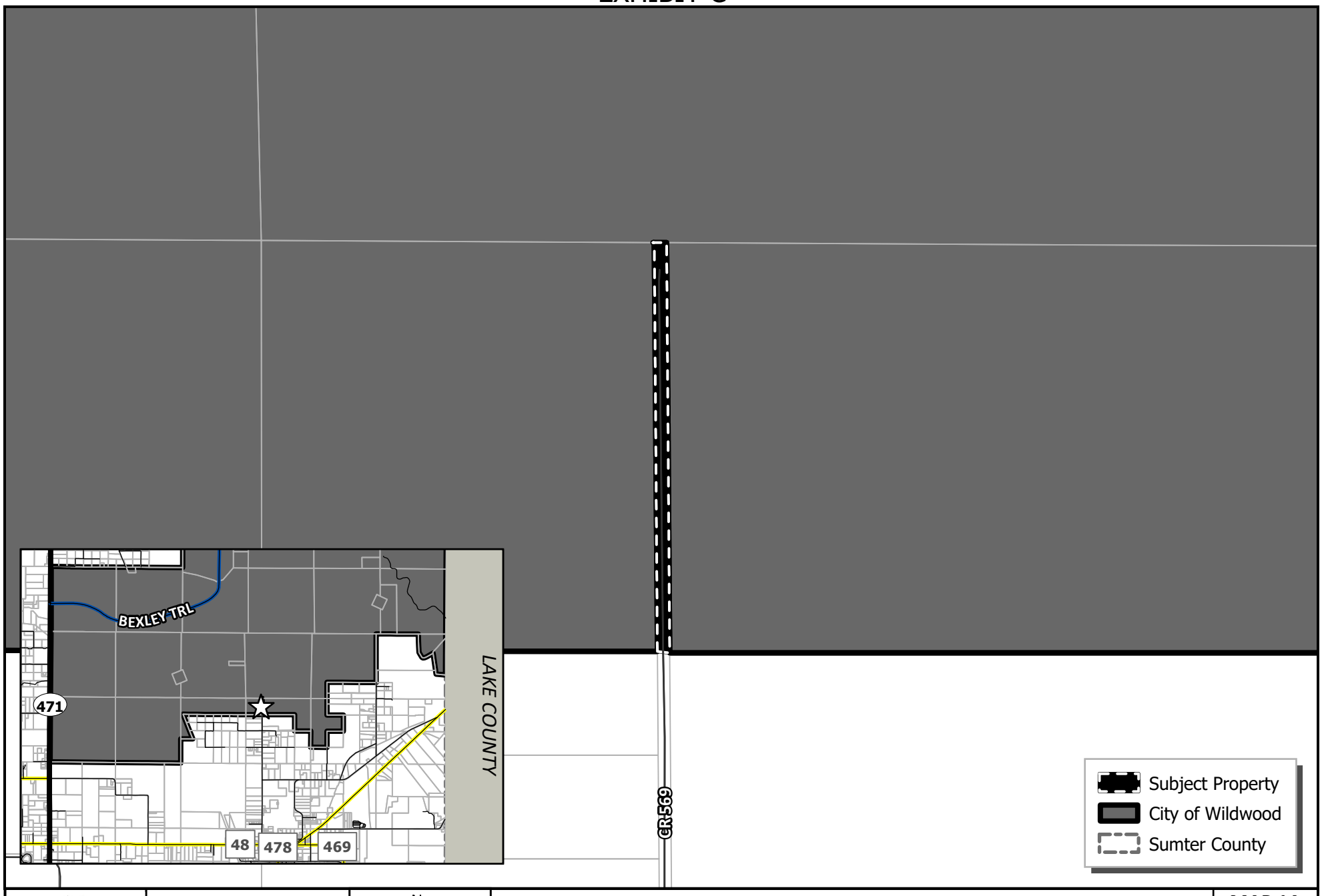
BOUNDARY SURVEY

CFB | CLYMER FARNER BARLEY SURVEYING
7413 ALFORD AVENUE - MIDDLETON, FL 34762
(352) 748-5126 LB8498

SHEET 1 OF 1

DRAWN NAME: G:\SURVEY NEW\SURVEY\SUMTER\DRAWINGS\CR 569 VACATION\DWG\CR 569 VACATION.DWG - 2/5/2026 1:48 PM BY: GMALTERS

EXHIBIT C



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

N
US Feet
0 90 180 360

#25-4729

CR 569 ROW VACATE

MAP 1A
LOCATION MAP
MAR 2026

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Purchasing Policy Update**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: 4/27/2026 Termination Date:

Managing Division/Department: Finance

BUDGET IMPACT: No direct budget impact.

HISTORY/FACTS/ISSUES:

Finance staff has identified areas of the purchasing policy that could be changed to provide more clarity to city staff as a whole. The substantive changes in this revision include:

1. Increase the purchasing authority of the city manager to $50,000. This includes purchases, contracts, contract amendments, etc.;
2. Reorganized the flow of the document for improved readability;
3. Updated the appeal process;
4. Added procedures regarding purchasing when CRA funds are being utilized.

There are many other changes to the policy, but they do not change the overall policy in any substantive way; they eliminate redundancy, add references to Florida Statutes where appropriate, elaborate more thoroughly on procedural steps, and make small grammatical edits.

RESOLUTION NO. R2026-8

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE PURCHASING POLICY PREVIOUSLY ADOPTED VIA RESOLUTION R2020-11, AND REVISED VIA RESOLUTION R2023-6; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 9, 2020, the City Commission adopted the City of Wildwood Purchasing Policy via Resolution R2020-11; and,

WHEREAS, on February 13, 2023, the City Commission adopted a revised Purchasing Policy via Resolution R2023-6; and,

WHEREAS, the City of Wildwood has determined there is a need to revise the current Purchasing Policy to clarify certain policy procedures, update administrative processes and approvals, and provide a more comprehensive and cohesive document.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

SECTION 1. The City Commission hereby adopts revisions to the City of Wildwood Purchasing Policy as set forth in Attachment A, attached hereto and incorporated herein.

SECTION 2. Any resolution previously adopted by the City Commission and in conflict herewith is hereby repealed to the extent of the conflict.

SECTION 3: EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage.

DONE AND RESOLVED this _____ day of _____, 20____, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

ATTACHMENT A

CITY OF WILDWOOD

EST. 1877
WILDWOOD
FLORIDA

PURCHASING POLICY

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I. PURCHASING POLICY OVERVIEW

A. POLICY INTENT

The Purchasing Policy is designed to establish control over cash expenditures prior to the commitment of funds. The policy makes essential the use of requisitions, purchase orders and payment request forms for all material goods, services and construction. It also centralizes purchasing in some instances so that advantages can be taken of discounts on bulk or multiple purchases. The Purchasing Policy is governed by the City of Wildwood Code of Ordinances and supporting Resolutions.

It is also the intent of this policy to provide for the procurement of material goods and services from ~~a~~ responsible vendors at the lowest possible cost. It is further intended that these~~is~~ procedures provide an orderly, efficient and well documented process for the purchase~~d~~ on the City's behalf~~of goods and services~~. When in conflict, the spirit of this procedure shall supersede the letter of it and any employee found to be in violation of its intent ~~will~~may be liable for losses incurred by the City arising from his/her malfeasance.

B. POLICY OVERSIGHT

The Finance Department is responsible for ensuring that all purchasing is conducted in an unbiased and fair manner that results in public funds being spent for high quality goods and services at a fair and competitive price. The goal is to achieve a proper balance between quality and cost while maintaining public confidence in the purchasing policy.

It is the intent of the City to buy only from suppliers who have adequate financial strength, high ethical standards and a record of adhering to specifications, maintaining shipping promises and giving a full measure of service.

The City strives to maintain strong and enduring relationships with vendors of proven ability and those who desire to meet its needs. To accomplish this, purchasing activities will be conducted so that vendors will place a high value on City business and make every effort to meet these requirements on the basis of quality, service and price.

The Finance Director or delegated Finance Department designee has full authority to question the quality, quantity, price, competitive nature, and type of items requisitioned in order that the best interests of the City are served.

Note: From time to time, the City of Wildwood may implement certain administrative changes that will alter paperwork handling details and procedural guidelines set forth in this Policy. However, staff may not assume greater purchase authority than herein set forth.

C. GOALS OF THE~~SE~~ POLICIES AND PROCEDURES

The goals of the Purchasing Policy are ~~to:~~as follows.

1. Acquaint all persons (internal and external) in respect to the City's purchasing policies and procedures.~~;~~
2. Attempt to gain the most value for every purchase.~~;~~
3. Provide added security in attempting to ensure public spending is not used to enrich elected officials or government employees or to confer favors on favored constituents.~~;~~
4. Establish a strong business-like relationship with all interested vendors~~;~~.
5. Ensure public funds are safeguarded. Purchases are reviewed for completeness and are tested on a sample basis for adequate departmental purchasing methods~~;~~.
6. Ensure fair and open competition among bidders~~; and~~.
7. Ensure local businesses have an added opportunity in the contract awards process. This serves an interest of the City as a whole by assisting local vendors to stay in business.
8. This Policy shall apply to all purchases of goods and services by the City.

- ~~Ensure local businesses have an added opportunity in the contract awards process. This serves an interest of the City as a whole by assisting local vendors to stay in business.~~

~~**SCOPE**~~

~~This Policy shall apply to all purchases of goods and services by the City.~~

II. COMPLIANCE

A. RESPONSIBILITIES OF CITY EMPLOYEES

The City wants to promote and protect its governmental integrity. Public employees must, therefore, discharge their duties impartially to assure fair, competitive access to City procurement. All City staff engaged in procurement for the City shall comply with the ethical standards set forth in the following section.

The employees of the City responsible for purchasing activities should:

- Purchase the proper material goods or services to suit the City's need;
- Get the best possible price for the goods or services using City policies;
- Have the goods or services available when and where the City needs it;
- Assure a continuing supply of needed goods and services;
- Guard against misappropriation of City funds;
- Facilitate cooperation with other governmental units;
- Maximize competition forr~~om~~ responsible bidders;
- Safeguard public funds and receive the best value for the public dollar;
- Never use public spending to enrich elected officials or City employees; and
- Never make purchases for personal use in the City's name.

Every supervisory employee is responsible for assuring that any material goods and services used to complete tasks assigned to their supervision have been properly requisitioned, entered into the City's financial software, and approved before the materials are withdrawn from the store's warehouse or ordered from a supplier.

The Finance Department under the direction of the Finance Director will act as the principal procurement officer for the City and is responsible to ensure the Policy is followed by City departments. The Finance Director and/or the Assistant Finance Director is the primary contact person for questions regarding the Policy and is responsible for the implementation of revisions on an as needed basis.

B. ETHICS

1. Fair and Open Competition: The City is committed to a purchasing process which fosters fair and open competition, is conducted under the highest ethical standards and enjoys the complete confidence of the public. The policy of the City is no City employee shall engage in any act which is in conflict with fair and open competition, or creates an appearance of unfairness, during the performance of official duties.

a) The City will avoid unfair practices by granting all competitive respondents equal consideration as required by State, Federal, and City regulations.

b) The City will conduct business in good faith; demanding honesty and ethical practices from all participants in the purchasing process.

c) The City will promote positive respondent and contract relationships by affording respondent representatives courteous, fair, and ethical treatment.

d) The City will make every reasonable effort to negotiate equitable and mutually agreeable settlements of controversies with a respondent.

e) The City will avoid involvement in any transactions or activities that could be considered to be a conflict between personal interest and the interest of the City.

f) Employees must not become obligated to any supplier(s) and shall not participate in any City transaction from which they may personally benefit, except as may be authorized by applicable State law.

g) No Commission Member or employee shall directly or indirectly, give or receive, or agree to receive any compensation, gift, reward, commission, or gratuity from any source except the City for any matter directly connected with or related to his/her official services as such employee with this City.

h) Except as authorized by applicable State law, no Commission Member or employee shall bid for, enter into, or be in any manner interested in any City contract for purchases.

i) No Commission Member or employee shall seek to influence the purchase of a product or service from any supplier or vendor. This restriction shall not be construed to restrict persons from evaluating and appraising the quality and value of the product to be purchased or service to be rendered where the person's scope of employment contemplates advice and counsel with respect to the purchase.

2. Ethics Conflicts: An employee shall be deemed to have an Ethics conflict if the employee:

a) Has any financial interest in any sale to the City of any goods or services when such financial interest was received with prior knowledge that the City intended to purchase the property, goods or services.

b) Solicits, accepts, or seeks a gift, gratuity, or favor from any person, firm, or corporation involved in a contract or transaction which is or may be the subject of official action by the City. Examples of acceptable courtesies include: a meal or social event; exchanges of floral offerings or gifts of food to commemorate events such as illness, death, birth, holidays, and promotions; a sample or promotional gift of nominal value ($25 or less). Except for courtesies as provided, no employee shall, directly or indirectly, give or receive any compensation, gift, reward, commission, or gratuity from any source except the City for any matter directly connected with or related to his/her official services as such employee with the City.

c) Participates in his/her capacity as a City employee in the issuing of a purchase order or contract in which he/she has a private pecuniary interest, direct or indirect, or performs in

d) regard to such contract some function requiring the exercise of discretion on behalf of the City.

e) Engages in, accepts employment from, or renders services for private interests for any compensation or consideration having monetary value when such employment or service is incompatible with the proper discharge of official duties or would tend to impair independence of judgment or action in performance of official duties, or give the appearance of the above.

f) Discloses or used without authorization confidential information concerning property or affairs of the City to advance a private interest with respect to any contract or transaction which is or may be the subject of official action of the City.

Ethics Violation:

3. If a Commission Member or employee is found to be in violation of this policy the City Manager shall investigate, or cause to be investigated, all suspicions, allegations, and written complaints of unethical conduct.

a) Complaints which are considered by the City Manager to be serious may be referred to an Ethics Panel, composed of City employees appointed by the City Manager.

b) The Ethics Panel, when constituted, shall investigate and hear the complaint and recommend to the City Manager any action deemed appropriate. Complaints or allegations which may be criminal in nature may be referred to an appropriate outside agency for investigation.

c) Any employee who is found to be in violation of this policy may be subject to disciplinary action up to and including termination from employment. Depending upon the seriousness of the action, other appropriate civil or criminal sanctions may also be pursued.

~~1.~~ CONFLICTS OF **INTEREST**

C.

1. Identification of a Conflict of Interest: It shall be a breach of ethics for any employee of the City to participate directly or indirectly in procurement when the employee knows any of the following~~that~~:.

a) The employee or any member of the employee's immediate family has a financial interest pertaining to the procurement~~;~~.

b) A business or organization in which the employee, or any member of the employee's immediate family, has a financial interest pertaining to the procurement.~~; or~~

c) Any other person, business or organization with which the employee or any

member of the employee's immediate family is negotiating or has an arrangement concerning prospective employment is involved in the procurement.

The avoidance of actual or perceived conflicts of interest is a prerequisite to the efficient and sound operation of the City and maintenance of the public trust.

D. GRATUITIES

It shall be a breach of ethics of city employment to offer, give or agree to give any representative of the City or for any representative of the City to pursue or enact the following.~~:~~

1. Solicit, demand, accept or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, and preparation of any part of a program requirement or purchase request.
2. A gratuity breach of ethics would also influence the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or to any solicitation or proposal therefore pending before the City.

Any employee who is found to be in violation of this Policy may be subject to disciplinary action up to and including termination from employment. Depending upon the seriousness of the action, other appropriate civil or criminal sanctions may also be pursued.

III. PURCHASING PROCEDURES

A. NEW VENDOR SET-UP

~~Up~~

When purchasing from a vendor that the City has not used before, it is the responsibility of the department placing the order to make sure that the Finance Department has the following from the new vendor:

1) Insurance
2) Performance and Payment Bonds, executed by a surety company authorized to do business in the State of Florida, when required
3) W9

It is also the responsibility of the department to make sure that the vendor is not on the Federal System of Award Management (SAM) debarment list, the State of Florida's Discriminatory Vendor List and Convicted Vendor List.

~~A.~~ PURCHASING APPROVALS

B.

All purchases must receive proper approval prior to the purchase acquisition. Approval authority is based upon the total transaction amount. The **Purchasing Approval Threshold ~~t~~Table** ~~below~~ outlines the approvals needed based upon the purchase amount. In regards to the dollar threshold amounts ~~indicated below~~established, the total cost of the purchase should be considered, not the cost of the individual items. Purchases may not be divided into multiple transactions to fall within the threshold limits.

1. Purchasing Approval Threshold Table:

Commented [RS1]: Proposed dollar thresholds

Purchase Amount	Approver
Department Director Approval Level: Less than $5,000	Department Director or other employee authorized by the City Manager, if the item or service to be purchased is included in the approved budget for the department. City Manager or designee, if the item or service is **NOT** included in the approved budget for the department and a budget amendment is **NOT** necessary. City Commission, if the item or service to be purchased is **NOT** included in the approved budget for the department and a budget amendment is necessary.
City Manager Approval Level: From $5,001to $50,000	City Manager or designee, if the item or service is included in the approved budget for the department and a budget amendment is **NOT** necessary. City Commission, if the item or service to be purchased is **NOT** included in the approved budget for the department and a budget amendment is necessary.
$50,001or greater	City Commission

Commented [RS2]: Confirmed MCSJ Level 3 for Finance cutoff is $2,500 and not $4,999

Commented [RS3]: Proposed amount would be $5,000

Commented [RS4]: This page represents the proposed threshold changes. These changes have not been applied to the policy. These will be applied once the new amount is selected for final approval.

~~B.~~ PURCHASING REQUISITION ~~LEVELS~~REQUIREMENTS
C.

All departments under the City Commission shall obtain equipment or commodities and materials by submitting a requisition in the City's financial software ~~for items totaling more than $500~~in accordance with the requirements and exceptions listed below.

1. Below $500: Departments may purchase material goods and services priced less than $500 without a requisition. Purchases exceeding $500 must be requisitioned unless a purchase is completed within the Purchasing Card limits.~~.~~

2. Purchases below $2,500: These transactions ~~may~~ be completed through the Purchase Card program without a purchase requisition. Purchase requisitions are the preferred method for any purchase over $500, but the Purchase Card is an ~~option~~ exception when necessary or pre-approved. These transactions must meet all requirements of the Purchasing Card Policy and program.

3. Purchases exceeding $2,500: These transactions must be requisitioned and do not qualify for the Purchasing Card program. Requisitions must have supporting documentations such as quotes, contract references, or City Commission meeting executive summaries according to the requisition levels established by this policy.

4. Purchases between $~~2,500~~5,000 - $~~107,499~~000: These transactions are required to have two (2) informal quotes or be covered under an existing contract. Informal quotes can take the form of an email to/from a vendor, a catalog listing, or some similar form.

Purchases above

5. $~~7,500~~10,000: These transactions are required to have three (3) formal quotes or covered under an existing contract. ~~Informal quotes can take the form of an email to/from a vendor, a catalog listing, or some similar form.~~ A formal quote should be on vendor letterhead with quantity and price of material goods or scope of services detailed. Formal quotes should be itemized as much as possible.

6. Purchase Orders prior to the Purchase: Unless covered as an emergency expenditure or under a blanket purchase order, no items are to be picked up or received by a department before inputting the purchasing requisition into the City's financial software and ~~getting~~ obtaining all the required approvals. The Department Directors shall be responsible for ensuring unauthorized purchases do not occur and coordinate with the City Manager's Office regarding disciplinary action associated with unauthorized violations.

7. Budget and Funding: Sufficient funds must be available before departments request the purchase of material goods or services. Departments must check availability of

Commented [RS5]: Consider adjusting $7,500 because $5,000 to $7,500 is only a $2,000 range which is too narrow to be effective

funds prior to submission of a requisition. If funds are not available, it will be the responsibility of the Department Director or designee to rectify the situation.

D. PURCHASING REQUISITION PROCEDURES PER DOLLAR THRESHOLD

The Quick Requisition ~~Level~~ Threshold:

1. Purchases Between $500 - $2,500

a) Requisition Steps:

1) Choose a Vendor

2) Obtain a ~~verbal or~~ written quote to complete the requisition required data fields

3) Verify that adequate funds are available in the budget line item.

~~a.~~ If funds are not available see if there is enough in another line item.

- If enough funds are available in another line item, file a Line Item Transfer Request.
- If there are not enough funds in the alternate line item, then Department Director will need to discuss with the City Manager about the need for purchase and budget amendment. If the City Manager approves a request then a Department Director will need to file request for budget adjustment to Finance.

4) After funding is verified, enter a purchasing requisition in the City's financial software.

5) Department Director or designee must approve the purchasing requisition.

b) Purchase Order Steps:

1) Finance will review the purchasing ~~requisition~~requisitions for compliance with the P~~p~~urchasing P~~p~~olicy and if approved, will convert the requisition to a purchase order.

2) After purchase order is issued, department places order.

c) Receipt and Payment Steps:

1) After the ~~merchandise~~ products are ~~is~~ received/service provided and invoice is received, the Finance Department verifies that the purchase order and invoice ~~match~~reconcile. If the invoice and the purchase order do not match, Finance will contact Department Director for correction.

~~1)~~ A P~~p~~urchase order is approved for payment in the City's financial software.

2)

~~•~~ The C~~c~~heck will be cut for payment and ~~.~~

3) ~~Check~~ mailed to vendor.

The Informal Quote Requisition ~~Level~~Threshold:

2. Purchases Between $2,501 - $10~~7~~,000~~500~~

a) Requisition Steps:
1) Choose a Vendor
2) Unless a contract has been established for continued use (term contract); obtain a minimum of 2 informal quotes and choose the lowest quote that meets the need.
3) Verify that adequate funds are available in the budget line item.
- If funds are not available see if there is enough in another line item.
- If enough funds are available in another line item, file a Line Item Transfer Request.
- If there are not enough funds in the alternate line item, then the Department Director will need to discuss with the City Manager about the need for the purchase and the budget amendment. If the City Manager approves request then the Department Director will need to file a request for budget adjustment to Finance.

4) After funding is verified, enter purchasing requisition in the City's financial software.
5) Department Director or designee must approve requisition.

b) Purchase Order Steps:
1) Finance will review the purchasing requisition for compliance with the Purchasing Policy and if approved, will convert the requisition to a purchase order.
2) After purchase order is issued, department places order.

c) Receipt and Payment Steps:
1) After the products are received/service provided and invoice is received, the Finance Department verifies that the purchase order and invoice reconciled. If invoice and purchase order do not match, Finance will contact Department Director for correction.
2) A purchase order is approved for payment in the City's financial software.
3) The check will be cut for payment and mailed to vendor.

~~• Unless a contract has been established for continued use (term contract); obtain a minimum of 2 informal quotes and choose lowest quote that meets need.~~
~~• Verify that adequate funds are available in the budget line item.~~
~~▪ If funds are not available, see if there is enough in another line item.~~
~~▪ If enough funds are available in another line item, file a Line Item Transfer Request.~~
~~▪ If there are not enough funds in alternate line item, then Department Director will need to discuss with City Manager about the need for purchase and budget amendment. If City Manager approves request, then Department Director will~~

need to file request for budget adjustment to Finance.

- After funding is verified, enter requisition in the City's financial software (include scan of 2 quotes or copy of competitively bid contract).
- Department Director or designee must approve requisition.
- City Manager will approve or deny requisition.
- Finance will review requisition for compliance with the purchasing policy and if approved, will convert the requisition to a purchase order.
- After purchase order is issued, department places order.
- After merchandise is received/service provided and invoice is received, the Finance Department verifies that the purchase order and invoice match. If invoice and purchase order do not match, Finance will contact Department Director for correction.
- Purchase order is approved for payment in the City's financial software.
- Check will be cut for payment.

Check mailed to vendor.

The Formal Quote Requisition LevelThreshold:

3. Purchases Between $10,00107,501 - $520,000

a) Requisition Steps:
   1) Choose a Vendor
   2) Unless a contract has been established for continued use (term contract); obtain a minimum of 32 informalformal quotes and choose the lowest quote that meets the need.
   3) Verify that adequate funds are available in the budget line item.
      - If funds are not available see if there is enough in another line item.
      - If enough funds are available in another line item, file a Line Item Transfer Request.
      - If there are not enough funds in the alternate line item, then Department Director will need to discuss with the City Manager about the need for purchase and budget amendment. If the City Manager approves a request then the Department Director will need to file a request for budget adjustment to Finance.
   4) After funding is verified, enter requisition in the City's financial software.
   5) Department Director or designee must approve the purchasing requisition.

b) Purchase Order Steps:

1) Finance will review the purchasing requisition for compliance with the Purchasing Policy and if approved, will convert the requisition to a purchase order.
2) After a purchase order is issued, the department places the order.

c) Receipt and Payment Steps:

1) After the products are received/service provided and invoice is received, the Finance Department verifies that the purchase order and invoice reconciled. If the invoice and the purchase order do not match, Finance will contact Department Director for correction.
2) Purchase order is approved for payment in the City's financial software.
3) Check will be cut for payment and mailed to vendor.

- ~~Unless a contract has been established for continued use (term contract), obtain 3 formal written quotes and choose lowest quote that meets needs.~~
- ~~Verify that adequate funds are available in the budget line item.~~
  - ~~If funds are not available, see if there is enough in another line item.~~
  - ~~If enough funds are available in another line item, file a Line Item Transfer Request.~~
  - ~~If there are not enough funds in alternate line item, then Department Director will need to discuss with City Manager about the need for purchase and budget amendment. If City Manager approves request, then Department Director will need to file request for budget adjustment to Finance.~~
- ~~After funding is verified, enter requisition in the City's financial software (include scan of 3 quotes or copy of competitively bid contract).~~

- ~~Department Director or designee must approve requisition.~~
- ~~City Manager will approve or deny requisition.~~
- ~~Finance will review requisition for compliance with the purchasing policy and if approved, will convert the requisition to a purchase order.~~
- ~~After purchase order is issued, department places order.~~
- ~~After merchandise is received/service provided and invoice is received, the Finance Department verifies that purchase order and invoice match. If invoice and purchase order do not match, Finance will contact Department Director for correction.~~
- ~~Purchase order is approved for payment in the City's financial software.~~
- ~~Check will be cut for payment.~~
- ~~Check mailed to vendor.~~

The Commission Approval ~~Level~~Threshold:

4. Purchases Greater Than $~~2~~50,001~~.~~

a) Commission Agenda Steps:

1) Unless a contract has already been established for continued use (term contract); obtain 3 formal written quotes and choose lowest quote that meets needs.
2) Verify that adequate funds are available in the budget line item.
3) Create an Agenda Item for Commission approval as per the City Clerk's procedures.
4) Purchase approved by Commission.

b) Requisition Steps:

1) Enter the purchasing ~~R~~requisition in the City's financial software (include scan of 3 quotes or copy of competitively bid contract and/or a copy of the Agenda Executive Summary referencing the Commission meeting date).
2) Department Director or designee must approve the purchasing requisition.

c) Purchase Order Steps:

1) Finance will review requisition for compliance with the purchasing policy and if approved, will convert the requisition to a purchase order.
2) After purchase order is issued, department places order.

d) Receipt and Payment Steps:

1) After the products are ~~merchandise is~~ received/service provided and invoice is received, the Finance Department makes sure that the purchase order and invoice match. If the invoice and purchase order do not match, Finance will contact the Department Director for correction.

2) The ~~P~~purchase order is approved for payment in the City's financial software.

3) A ~~C~~check will be cut for payment.

4) The c~~C~~heck will be mailed to vendor.

5. Blanket Purchase Order Requisitions: Contract/Agreement purchases greater than $2,501 Blanket Purchase Orders may be issued when appropriate for standard recurring expenditures such as maintenance items or repetitive purchases from the same vendor A Blanket Purchase Order is also used when the purchasing method applied resulted in an agreement or contract offering a documented price and designated term, a Blanket Purchase Agreement~~s~~ (BPA) or Contract Purchase Agreement~~s~~ (CPA) are initiated by the requesting Department to secure regularly needed goods and/or services, usually on an annual basis.

Because Blanket/Contract Purchase Orders may be utilized as the result of a term contract, which is competitively secured in accordance with the conditions set forth within the City of Wildwood's Purchasing Policy and/or State of Florida Statutes, the City Manager may approve a blanket purchase order over his /her approval threshold as long as the contract was previously approved by the City Commission.

These levels do not eliminate the need to secure proper quotes. Such items may be covered by a Blanket Purchase Order for the current fiscal year, provided the contract is in effect for the same period. For any contract or bid that carries over into the next fiscal year, the Blanket Purchase Order should initially be issued for the material goods/services through September 30th of that year. At the start of the next fiscal year a new Blanket Purchase Order should be issued for the remaining time on the contract.

a) Requisition Steps:

1) Choose a Vendor
2) When a contract or blanket service agreement has been established for continued use (term contract), attach the contract/agreement to the purchase requisition like a quote
3) Create the purchase requisition with only 1 line item. Set the unit measure as 1 and the not to exceed amount.

4) Verify that adequate funds are available in the budget line item.
   - If funds are not available see if there is enough in another line item.
   - If enough funds are available in another line item, file a Line Item Transfer Request.
   - If there are not enough funds in the alternate line item, then the Department Director will need to discuss with the City Manager about the need for the purchase and the budget amendment. If the City Manager approves request then the Department Director will need to file a request for budget adjustment to Finance.
5) After funding is verified, enter purchasing requisition in the City's financial software.
6) Department Director or designee must approve requisition.

b) Purchase Order Steps:
1) Finance will review the purchasing requisition for compliance with the Purchasing Policy and if approved, will convert the requisition to a purchase order.
2) After purchase order is issued, department places order.

c) Receipt and Payment Steps:
1) After the products are received/service provided and invoice is received, the Finance Department verifies that the purchase order and invoice reconciled. If invoice and purchase order do not match, Finance will contact Department Director for correction.
2) The invoice amount is subtracted from the purchase order not-to-exceed amount each time one is submitted. Payments shall not be processed to a blanket purchase order if there is not enough funds remaining to complete the invoice payment.
3) The check will be cut for payment and mailed to vendor.

E. PROCESSING PURCHASE ORDER CHANGES/CANCELLATIONS

It is expected that the amount of a purchase order may need to be adjusted from time to time. The Finance Department can make an adjustment to any purchase order if the adjustment is a decrease to the total purchase order amount.

1. Department Director Approval: Upon approval from the ~~Director of the department~~Department Director making the purchase, the Finance Department can ~~make a change~~increase ~~to~~ a purchase order amount if the amount of the purchase order total after adjustment is still ~~under~~ within the Department Director Approval Level~~$2,500~~.

   City Manager Approval: If a purchase order being adjusted ~~is~~ has an amount withing

the City Manager Approval Level~~over $2,500 but under $20,000~~, the Finance Department can adjust the purchase order amount after approval

2. from the City Manager, as long as the revised purchase order total amount does not exceed ~~$20,000~~the City Manager Approval level.

3. City Commission Approval: The City Commission must approve any adjustment to a purchase order if the adjustment causes the purchase order total to exceed ~~$20,000~~the City Manager Approval Level. ~~, unless t~~If the ~~he~~ purchase was competitively bid or previously approved by Commission action, ~~in which case~~ the City Manager ~~can~~ may approve the change order and the resulting purchase order total.~~.~~

~~The Finance Department can make an adjustment to any purchase order if the adjustment is a decrease to the total purchase order amount.~~

Commented [RS6]: Formal competitive bid with resulting term contract OR any competitive bids that might be pushed over the limit?

F. RECEIPT OF COMMODITIES AND SERVICES

Equipment, services or commodities shipped directly to the ordering department must be checked by that department as to accuracy, quantity and quality. Only after this has been accomplished should a delivery ticket or receiving report be signed. All exceptions are to be noted on the document signed. All claims for defective equipment should be processed in accordance with the City and/or carrier policies.

- To avoid delays in payment to the vendor and to remain in compliance with the Florida Prompt Payment Act, all packing slips must be maintained in the ordering department and readily accessible by the authority approving the resulting invoice. ~~be sent to the Finance Department, to indicate final payment should be made.~~
- When signing for services performed, sign only for what was ~~actually~~ actually ~~erformed~~performed. Never sign blank ~~invoices or~~ service tickets or invoices. Always insist that the vendor leaves a copy with your department.
- If items are damaged or defective, the receiving department should make every effort to resolve the situation. The receiving department shall not approve payment until the item(s) is corrected or replaced by the vendor.
- Departments initiating the purchase ~~orders~~requisition should keep track of all outstanding purchase orders.

G. PURCHASE ORDER PAYMENTS REQUIRE INVOICES

Commodities (material goods) or services received must be invoiced by the providing vendor. The receiving department shall review and approve the invoice in accordance with Finance's established procedures. Invoices shall be authorized by the department directors, include the purchase order number, and the appropriate accounting code associated with the purchase. Invoices should be submitted to Finance for prompt payment according to the check processing schedule.

IV. PURCHASING METHODS

The goal is to obtain commodities (material goods) and services at the lowest price by stimulating competition. The following purchasing methods shall be used in the purchasing of material goods and services for the City:

A. COMPETITIVE PURCHASING METHODS (QUOTES)

Commented [RS7]: Proposed dollar amount adjustments to reconcile to pcard policy and use

Petty Cash Funds:

1. The City of Wildwood maintains petty cash funds to facilitate the purchase or reimbursement of minor expenditures. These funds are to be used for any amount up to ~~$25.00~~50.00. A receipt is **required** for reimbursement.

Purchasing Card: ~~(add paragraph from last page)~~

2. ~~A City purchasing card (P-Card) is available for purchases where a Purchase Order is not accepted (hotel reservations, point of purchase sales, etc.) P-Card charges in excess of $750.00 per transaction require Department Director approval. A P-Card is available from the Finance Director. (For more rules on a P-Card, see policy on using a City P-Card)~~A City purchasing card (P-Card) is available for purchases where a Purchase Order is not accepted (hotel reservations, point of purchase sales, etc.) P-Card charges in excess of ~~$750.00~~ $500.00 per transaction require Department Director approval. A P-Card is available from the Finance Director. (For more rules on a P-Card, see policy on using a City P-Card)

   a) The use of the P-Card does not exempt a purchase from the rules in this policy.

   b) Personal use of the P-Card is strictly prohibited under any circumstances. Authorized P-Card use is addressed in the Purchasing Card Policy.

Small Dollar Purchasing:

3. Informal purchasing may be used for the purpose of material goods and services costing less than $500. Purchases must be within budget constraints and authorized by the Supervisor or Department Director. It is the responsibility of the employee to ensure goods and services are being purchased in the most efficient and ~~cost-effective~~cost-effective manner possible.

4. Quote Collecting~~Request~~: Quote awards ~~at both levels~~ shall be based on qualifications of the vendor, acceptability of the product, delivery time, inventories, past performance, degree of compliance with requirements, price and other circumstances that will encourage delivery of the best products and services for the best price. Department Directors or designee may request quotes from vendors commonly known for proving the products or services needed. When qualified vendors or suppliers are not known or the material goods or services needed require special terms and conditions beyond the resulting purchase order, Finance may issue a Request for Quote published on the City Website or purchasing system in order to extend the competitive effort.

a) Informal Quotes are utilized when ~~:~~ Aat least two (2) ~~informal~~ quotes are required. ~~and choose~~Select the lowest quote that meets the requirements of the~~need are required for the~~ Informal Quote Requisition Level.

~~Formal Quotes are utilized when : A~~at least three (3) ~~formal written quotes are required. Quotes~~ must be obtained for the purchases of goods and services ~~within the Formal Quote Requisition threshold~~Level ~~or above. The department may contact three (3) vendorvendors requesting a quote or a request for bid may be distributed through the City website or DemandStar (or equivalent). If at least three (3) written quotes are not possible, a written explanation of the effort to collect competitive quotes shall be provided as a no-quote for the remaining quotes not receivedsuch shall be approved by the City Manager based on purchasing approvals. Supporting documentation shall be included with the purchasing requisition in the City's financial software and accompany the invoice for payment.~~

b) Formal Quotes are utilized when at least three (3) formal written quotes are required. Quotes must be obtained for the purchases of goods and services within the Formal Quote Requisition threshold ($10,000 - $50,000). The department shall contact procurement to issue a formal quote through the City website and DemandStar. If at least three (3) written quotes are not possible, a written explanation of the effort to collect competitive quotes shall be provided as a no-quote for the remaining quotes not received. Supporting documentation shall be included with the purchasing requisition in the City's financial software and accompany the invoice for payment

~~Quote awards at both levels shall be based on qualifications of the vendor, acceptability of the product, delivery time, inventories, past performance, degree of compliance with requirements, price and other circumstances that will encourage delivery of the best products and services.~~

B. COMPETITIVE SOLICITATION METHOD (BIDS AND PROPOSALS)~~S:~~

Publishing a scope of work along with terms and conditions is the purchasing method utilized to establish a~~n~~ multi-year agreement or contract. The competitive solicitation process shall be administered by the Finance Department in cooperation with the requesting departments. Competitive solicitation shall be used to establish term contracts for purchases estimated to exceed the thresholds assigned to the quote collecting limitations.

~~1.~~ Invitation to Bid:

Except as otherwise provided herein, the Invitation to Bid (ITB) is a formal solicitation required for purchases of material goods and services when the City is capable of specifically establishing precise specifications defining the actual commodity or contractual services, per Florida Statutes

1. 255.20 or 287.057. Responses to the ITB shall be received in a sealed bid format, opened, and read aloud at a specific date, time, and location. ~~All ITB's shall be administered by the requesting department.~~ This solicitation is commonly utilized for construction resulting in a project based agreement or commodities (material goods) frequently ordered resulting in multi-year agreements for the lowest responsive, responsible bidder. All agreements (contracts) resulting from ITB's shall be administered by the requesting department.~~:~~

Request for Proposal:

2. Except as otherwise provided herein, the Request for Proposal (RFP) is a formal solicitation required for the purchase of goods and services when the City cannot specifically define the scope of work or when it is not practical or advantageous to procure by competitive sealed bidding. The vendor provides detailed information in response to the RFP and usually the proposal results in a contractual agreement. The process does allow for negotiation in the scope of requested services, price, and delivery. Per Florida Statute 287.057(1) "Procurement", the City **must** consider the prior relevant experience of a vendor when evaluating the response to an RFP. ~~All RFPs shall be administered by the requesting department.~~This solicitation is commonly utilized for services or commodities when qualifications are factored over pricing and resulting in multi-term agreements for the highest-ranking offeror. All agreements (contracts) resulting from the RFPs shall be administered by the requesting department.

Request for Qualification:

3. Except as otherwise provided herein, the Request for Qualification (RFQ) is a formal solicitation required in the acquisition of professional services. RFQ proposals primarily indicate information regarding the education and experience background of the respondent. Price is not to be indicated in the initial RFQ but it is negotiated with the successful respondent. If the RFQ is for professional architectural, engineering, landscape architectural or surveying and mapping services, then the rules of applicable State law (Florida Statute 287.0559(b) Consultants' Competitive Negotiation Act (CCNA)) shall apply. All agreements (contracts) resulting from the RFQ's shall be administered by the requesting department.

Government Agency Contracts (Piggyback):

Piggybacking is a procedure of procuring material goods or services without formal bid procedures via utilizing other public entity's award of an ITB/RFP. The objective of Piggybacking:

- Better prices due to larger volumes (economy of scale);
- Better quality due to improved competitive specifications; and
- Savings in time and administrative cost, since only one entity prepares and issues the ITB/RFP.

Each Department Director shall have the authority to utilize the competitively awarded contracts of other government agencies when the best interest of the City would be ~~served~~served, and the purchase is in accordance with the City's Purchasing Policy. ~~The requisitioning department's purchase of goods or services may be fulfilled by procuring commodities or services from contracts made available by the State and Federal Government or other governmental entities.~~ When goods or services are purchased from such contracts, the Department Director or designees must determine whether such goods or services meet the City's requirements relative to price and quality resulting in the best value.

The City's ~~competitive bid process effort~~requirement to collect competitive quotes or bids is waived in the event that the desired goods and services may be purchased through the use of the other governmental agency's contracts when such contracts are already the result of a competitive public procurement process. The criteria to piggyback a governmental agency contract includes ~~includes having~~obtaining the following documents: an active complete contract (including documents of reference such as the original solicitation and amendments) with specific scope of services, and ~~and~~ a competitive bid tabulation or scoring matrix of the solicitation responses received.

The City may also piggyback sole source contracts as long as the contract is established with fairness and reasonableness. All purchases pursuant to other government agency contracts shall be administered by the requesting department. Florida Statute 287.056 "Purchases ~~F~~from Purchasing Agreements and State Term Contracts" enables the City to purchase commodities and contractual services from purchasing agreements established and state term contracts procured.

C. COMPETATIVE EXCEPTION METHODS

Commented [RS8]: Sole source status is intended for multi-year agreements needed for the Water

Sole Source Purchases:

1. A Sole Source procurement is a purchasing situation in which a particular vendor (or consultant) is identified as the only qualified source available to fulfill the requirement for a particular product or service with a procurement value greater than ~~the maximum non-competitive, bid dollar~~the City Manager's approval ~~threshold~~. For material goods/services only available from a single manufacturer reseller, a verification letter from the Original Equipment Manufacturer (OEM) is required and should be attached to the purchase requisition. All Sole Source requests shall be posted to Demandstar and the City's website for at least 15 business days by the Procurement Department before a sole source declaration can be made (Florida State Statute 287.057 (3) (c)).

   The competitive bid process is waived when it is determined in writing and supported with documentation such as a Sole Source Letter, that there is only one viable source for the goods

and services. Price and terms shall be negotiated whenever possible., ~~and a record of single source procurement shall be maintained as a public record. Florida Statute 287.057(3)(c).~~

~~Sole Sources resulting in an agreement for multiple purchases within a fiscal year or a multi-year contract shall be published on the City's Website for a minimum of 15 days.~~ The electronic publication shall describe the commodities (material goods) or contractual services needed. Any notice posted shall provide an opportunity for vendors to state their ability to provide the needed material goods or services as is required under Florida Statute 287.057(3)(c).

2. Standardization Purchase:

1. A standardization procurement is a situation in which a specific product or brand is chosen for the organization to use regularly, even though other options are available. This is done to maintain consistency, simplify operations, and improve efficiency.

A bid exemption form must be completed and submitted with the requisition, along with sufficient justification for the standardization.

3. Competition Impracticable Purchases: The competitive bidding/selection process shall not be required for acquiring specialty products or services which makes the application of competitive process impracticable, unnecessary, or contrary to meeting the public need, but which is not on the administrative non-competitive exemption list, does not qualify as an emergency or an established sole source vendor. Product purchases with a documented lack of available suppliers in the marketplace or a lack of product availability in the region may be acquired by this method. For example, there are limited authorized distributors of a product in the State of Florida and utilizing out of State suppliers would increase product costs and delivery times which makes comparing competitive quotes or bids unfair or ineffective. A bid exemption form must be completed and submitted with the requistion, along with sufficient justification for the bid exemption.

Competitive solicitation efforts that result in no bids being received and would not improve by simply repeating the process may be resolved with a competitive Impracticable purchase. Purchasing services under this method must meet at least one of the following conditions, proposed by the purchase originator and acknowledged by the City Manager:

- The primary work elements cannot be accurately determined in advance, prohibiting the ability to obtain advanced competitive quotes.
- The vendor is currently on-site performing services acquired pursuant to this procedure and has the expertise to perform specialized work which is needed immediately.
- The vendor has unique, relevant knowledge of the City's assets/infrastructure,

Commented [RS9]: Competition Impracticable is "sole source light" and used mostly for single purchases

Commented [RS10]: Does this requirement apply to all purchase requisitions (even under CM threshold of $20,000)? If not, the threshold reference should be added like in the ER section.

specifications, policies, procedures and preferences, or applicable regulatory requirements, which cannot be replicated by another vendor efficiently and in a timely manner.

- The purchase of the unique product or service is a one-time acquisition or is purchased for the purpose of testing the product or service prior to seeking contractual purchasing agreements.

D. NON-COMPETITIVE SITUATIONAL PURCHASING METHODS

Emergency Purchases:

The competitive bid process is waived when the normal functioning and operation of the City would be hampered or where property, equipment, public health or life could be endangered through unexpected circumstances by adhering to the usual purchasing procedures. (Florida Statute 287.057(3)(a)) To meet an emergency condition, a written justification detailing the complete circumstances of the emergency and probable consequences must be approved by the City Manager prior to the ~~purchase~~payment. Emergency purchases completed without a purchase order may have the resulting invoice attached to the purchase requisition in ~~leu~~lieu of a quote or bid. ~~.~~ The City Manager shall be empowered to authorize the Department to secure by ~~open market~~open-market procedures, equipment, commodities, or services regardless of the amount of the expenditures. The City Manager shall notify the City Commission detailing the emergency and place an agenda item on the next City Commission meeting when the purchase exceeds

1. ~~$20,000~~the City Manager Approval Level. Lack of planning by the requesting department does not constitute an emergency.

Administrative Non-Competitive Purchases (as Listed):

2. The competitive bid process is waived for the pre-approved situational purchase or payment that are not ~~when it is determined that it is not~~ practical, feasible nor advantageous to the City in securing goods and services. Price and terms shall be negotiated whenever possible. Non-competitive purchases exceeding the City Manager's approval threshold ~~$20,000~~ shall require City Commission approval.

Commented [RS11]: This is currently and sometimes achieved with the CM level 3 approval. Is that enough or do we need an email from the department to the CM attached to the purchase req as documentation?

The following table lists the pre-approved ttransactions that ~~are~~ may be fulfilled under the administrative non-competitive exemption ~~from the competitive process~~:

Transaction Category	Administrative Non-Competitive Transaction
Real Estate	Real Property acquisition, such as land, easements, rights-of-way, existing buildings, structures, or improvements, resulting from negotiations and approved by City Commission
	Title insurance, title commitments, title searches, and ownership and encumbrance searches and real estate appraisal services to determine the market value of real property
	Office, warehouse space, boat slip, submerged land or other property rental or lease
	Railroad leases, maintenance & repair charges and fees
	Right-of-way maintenance agreements
	Property owner selection of or reimbursement to a contractor
Finance Transaction	Fees and costs related to bond refunding, loans and investments
	Debt service payments
	Refunds and reimbursements
	Grant disbursements or payments to federal, state, or local government agencies, or to private groups or agencies
	Inter-fund or inter-departmental transfers or reimbursements within or among City Departments
Utilities and Other Government Services	Utilities (electricity, natural gas, telephone, cell phones, cable, etc.) payments and associated services
	Disbursements to County or Constitutional officers of funds budgeted for their requisition and use
	Franchise agreements
	Vehicle registration fees
	Permit and license fees
	Postage, shipping, and express mail costs
	Services required by local, state or federal law
Legal and Court Services	Court-ordered fines and judgments, resulting from litigation
	Court-ordered fees, resulting from the judicial process
	Insurance claims loss or payments from any loss fund established for such purpose
	Legal services including attorney's expert witnesses, court reporter services and legal fees
	Political lobbying services
	Fees owed to the Clerk of the Circuit Court or other constitutional officers
Contract Terms and	Transactions authorized by Agreements approved by City Commission

Conditions Fulfillment	Warranty or maintenance agreement costs required by the original manufacturer or installer
	Proprietary software maintenance agreements, upgrades, and services
	Insurance and related services including but not limited to liability, property, medical, and workers compensation insurance, including insurance consulting
	Owner Direct Purchase products associated with the scope of work from an established contract
	When the purchase source, brand or product is a specific requirement of receiving the grant funds
Programming Specific Operational Expenses	Advertising in newspapers, magazines, social media, traditional media, outdoor displays, etc.
	Subscriptions for periodicals, magazines, newspapers, copyrighted material, etc. including costs related to update of code of laws and ordinances
	Professional medical services (testing, exams and treatment) including authorized hospital expenses
	Camp programs including admission fees to parks, movies, entertainment venues, etc.
	Personnel, volunteer and contractors (including but not limited to umpires and officials) background checks and clearance authorizations
Training and Travel Expenses	Toll charges
	Gas credit card charges
	Dues and memberships
	Training tuition and fees for training instructors or facilitators
	Travel expenses

Commented [RS12]: Solidifies these purchase under a specific category that clarifies the allowable absence of multiple quotes

- ~~Real Property acquisition, such as land, easements, rights-of-way, existing buildings, structures, or improvements, resulting from negotiations and approved by City Commission~~
- ~~Court-ordered fines and judgments, resulting from litigation.~~
- ~~Court-ordered fees, resulting from the judicial process.~~
- ~~Fees and costs related to bond refunding, loans and investments.~~
- ~~Debt service payments~~
- ~~Refunds and reimbursements~~
- ~~Grant disbursements or payments to federal, state, or local government agencies, or to private groups or agencies~~
- ~~Disbursements to County or Constitutional officers of funds budgeted for their requisition and use~~
- ~~Inter-fund or inter-departmental transfers or reimbursements within or among City Departments~~
- ~~Insurance and related services including but not limited to liability, property, medical, and workers compensation insurance, insurance consulting or payments from any loss fund established for such purpose~~

- Utilities (electricity, natural gas, telephone, cell phones, cable, etc.)
- Advertising in newspapers, magazines, social media, etc.
- Toll charges
- Gas credit card charges
- Postage, shipping, and express mail costs
- Dues and memberships
- Subscriptions for periodicals, magazines, newspapers, copyrighted material, etc. including costs related to update of code of laws and ordinances
- Professional medical services and authorized hospital expenses
- Travel expenses
- Training, tuition and fees for training instructors or facilitators
- Legal services including attorney's expert witnesses, court reporter services and legal fees
- Title insurance, title commitments, title searches, and ownership and encumbrance searches and real estate appraisal services to determine the market value of real property
- Political lobbying services
- Transactions authorized by Agreements approved by City Commission
- Franchise agreements
- Camp programs including admission fees to parks, movies, entertainment venues, etc.
- Vehicle registration fees
- Office, warehouse space, boat slip, submerged land or other property rental or lease
- Permit and license fees
- Fees owed to the Clerk of the Circuit Court or other constitutional officers
- Railroad leases, maintenance & repair charges and fees
- Right-of-way maintenance agreements
- Warranty or maintenance agreement costs required by the original manufacturer or installer
- Proprietary software maintenance agreements, upgrades, and services
- Direct Purchase products associated with the scope of work from an established contract
- Services required by local, state or federal law

Specialty (Preferred) Vendors

Commented [RS13]: Competition Impractical

It is the intent of the City to buy only from suppliers who have adequate financial strength, high ethical standards and a record of adhering to specifications, maintaining shipping promises and giving a full measure of service.

The City strives to maintain strong and enduring relationships with vendors of proven ability and those who desire to meet its needs. To accomplish this, purchasing activities will be conducted so that vendors will place a high value on City business and make every effort to meet these requirements on the basis of quality, service and price.

Commented [RS14]: True - but is not a purchasing method and might serve better placed in the beginning of the policy.

The Finance Director has full authority to question the quality, quantity, price, competitive nature, and type of items requisitioned in order that the best interests of the City are served.

Competition Impracticable Purchase

The competitive bidding/selection process shall not be required for acquiring specialty products or services which makes the application of competitive process impracticable, unnecessary, or contrary to meeting the public need, but which is not on the non-competitive list, an emergency or a designated sole source. Product purchases with a documented lack of available suppliers in the marketplace or a lack of product availability in the region may be acquired by this method. Purchasing services under this method must meet at least one of the following conditions, proposed by the purchase originator and acknowledged by the City Manager:

- The primary work elements cannot be accurately determined in advance, prohibiting the ability to obtain advance or competitive quotes.
- The vendor is currently on site performing services acquired pursuant to this Administrative Procedure and has the expertise to perform specialized work which is needed immediately.
- The vendor has unique, relevant knowledge of the City's assets/infrastructure, specifications, policies, procedures and preferences, or applicable regulatory requirements, which cannot be replicated by another vendor efficiently and in a timely manner.

Blanket Purchase Agreements/Contract Purchase Agreements

When the purchasing method applied results in an agreement or contract offering a documented price and designated term, a Blanket Purchase Agreements (BPA) or Contract Purchase Agreements (CPA) are initiated by the requesting Department to secure regularly needed goods and/or services, usually on an annual basis.

Blanket/Contract Purchase Orders are usually a result of a term contract, which is competitively secured in accordance with the conditions set forth within the City of Wildwood's Purchasing Policy and/or State of Florida Statutes The City Manager may approve blanket/contract purchase orders over his /her approval threshold as long as the contract was competitively secured and approved by City Commission.

Blanket Purchase Orders may be issued when appropriate for standard recurring expenditures such as maintenance items or repetitive purchases from the same vendor. Blanket purchase orders must be covered by an approved contract, state bid or GSA (General Services Administration) schedule unless the annual expected expenditures are less than $20,000.

These levels do not eliminate the need to secure proper quotes. Such items may be covered by a Blanket Purchase Order for the current fiscal year, provided the contract

Commented [RS15]: Does this requirement apply to all purchase requisitions (even under CM threshold of $20,000)? If not, the threshold reference should be added like in the ER section.

~~is in effect for the same period. For any contract or bid that carries over into the next fiscal year, the Blanket Purchase Order should initially be issued for goods/services through September 30th of that year. At the start of the next fiscal year a new Blanket Purchase Order should be issued for the remaining time on the contract.~~

V. GENERAL SOLICITATION REQUIREMENTS AND PROCEDURES

~~RESPONSE REJECTIONS~~

~~In all of the above stated purchasing methods, the City Manager has the authority to reject any or all quotes, bids, proposals or other responses after the applicable written or published due date when it has been determined that the respondent(s) is non-responsive, or award recommendation is not in the best interest of the~~

~~City. In the event of a Request for Proposal or Qualification, where there is a Selection Committee established to review the responses, the Selection Committee must authorize the City Manager to reject any or all responses.~~

A. ADVERTISEMENT REQUIREMENTS

Construction:

1. Formal solicitations such as Invitation to Bid~~Request for Bids~~, Request for Proposals and Request for Qualifications with project construction costs greater than $200,000 shall be publicly advertised at least once in a newspaper of general circulation in the county where the project is located at least twenty-one (21) days prior to the solicitation due date and at least five (5) days prior to any scheduled pre-bid conference. Formal solicitation for construction projects that are projected to cost more than $500,000 shall be advertised at least once in a newspaper of general circulation in the county where the project is located at least thirty (30) days prior to the solicitation due date and at least five (5) days prior to any scheduled pre-bid conference. (Florida Statute 255.0525 Advertising for Bids/Proposals)

Material Goods ~~Products~~ and Services (non-construction):

2. Formal Quote Requests and Request for Proposals, Invitation to Bids (non-construction), and Requests for Information are not required to be advertised in the newspaper; however, they shall be placed on the City's website and a web-based notification and delivery system for public solicitations, such as DemandStar.

   It is the responsibility of the department going out for bid to make sure that formal solicitations are advertised as required.

B. MINORITY BUSINESSES

Minority businesses shall be ensured to have an equitable opportunity to participate in the City's procurement processes. Florida Statute 255.101 "Utilization of Minority Business Enterprises" encourages the City to be sensitive to the effect of job-size barriers on minority businesses. It also encourages the competitive award of public construction projects in excess of $100,000. Florida Statute 255.102 provides for consideration by agencies of preferences for price or weighted formulas to increase minority participation.

Commented [RS16]: Not referenced in 287.057 (ITB) but rather "shall be made available simultaneously to all vendors"

Commented [RS17]: These are often done by email only but can be done by DemandStar or City Website. What was the intent? As of now, it is seen as anything over $20,000 requires DemandStar/City Website. Do we want quotes currently between $7,500 and $20,000 on DemandStar? Will need to edit requisition levels which both reference the same term of 3 formal written quotes. The other edit option is to remove 3 quotes from anything over 20,000 which would require a solicitation.

C. LOCAL BUSINESS STATUS

Local businesses shall be ensured to have an equitable opportunity to participate in the City's procurement process. A vendor providing a quote, a bid, or submitting a proposal may be classified as a local business if it meets one or more or the following qualifications.

- The business is located within the municipal jurisdiction of the City of Wildwood;
- The business pays property taxes to the City of Wildwood or Sumter County;
- ~~The business employes residents of the City of Wildwood, Sumter County, Marion County or Lake County.~~

When considering two or more bids, proposals, or replies for the procurement of commodities or contractual services, at least one of which is from a vendor with local business status, which are equal with respect to all relevant considerations, including price, quality, and service, shall award such procurement or contract to the certified local business. If there is more than one bidder so situated, the award shall be made based on a coin toss by the City Manager or his/her designed before at least three (3) witnesses.

Vendors that do not qualify for Local Business Status may employ their location in the situation of resolving a tie in identifying the lowest responsive, responsible bidder. The following locations, listed in order of preference, will be considered when a tie is required to be broken.

- Within the Counties of Sumter, Lake, or Marion;
- Within the metropolitan area of Tampa or Orlando;
- Within the State of Florida.

Local Business status preferences shall be established and identified in the solicitation Evaluation or Awarding sections and shall not exceed the criteria weight of Qualifications. As per Florida Statute 255.0991, Construction services that are funded with State-Appropriated funds, are prohibited from local preference.

D. FLORIDA VETERANS BUSINESS ENTERPRISE OPPORTUNITY ACT

Florida Statute 295.187 reflects preference to include Wartime Veterans. A "Certified Veteran Business Enterprise" means a business that has been certified by the Department of Management Services to be a Veteran business enterprise. The business has to be:

- Independently owned (at least 51 percent owned by one or more wartime veterans or service-disabled veterans);

- Employs 200 or fewer permanent full-time employees;
- Is organized to engage in commercial transactions;
- Is domiciled in the State of Florida;
- Together with its affiliates has a net worth of $5 million or less or, if a sole proprietorship, has a net worth of $5 million or less including both personal and business investments;
- And the management and daily business operations of which are controlled by one or more wartime veterans or service-disabled veterans or, for a service-disabled veteran having a permanent and total disability, by the spouse or permanent caregiver of the veteran.

When considering two or more bids, proposals, or replies for the procurement of commodities or contractual services, at least one of which is from a certified veteran business enterprise, which are equal with respect to all relevant considerations, including price, quality, and service, shall award such procurement or contract to the certified veteran business enterprise.

E. DISCRIMINATORY VENDOR LIST

Pursuant to Florida Statute 287.134 "Discrimination, Denial or Revocation of the Right to Transact Business with Public Entities", discrimination or discriminated means a determination of liability by a state circuit court or federal district court for a violation of any state or federal law prohibiting discrimination on the basis of race, gender, national origin, disability, or religion by an entity. The Florida Department of Management Services maintains a list of the names and addresses of any entity which has been disqualified from the public contracting and purchasing process. The Department of Management Services will publish an updated version of the list quarterly (www.dms.myflorida.com). The City may not accept any bid, proposals, or replies from, award any contract to, or transact any business with any entity or affiliate on the Discriminatory Vendor List for a period of 36 months following the date that entity or affiliate was placed on the Discriminatory Vendor List unless that entity or affiliate has been removed from the list. It is the responsibility of the issuing department to check and make sure that none of the vendors applying are on the Discriminatory Vendor List.

F. CONVICTED VENDOR LIST

Pursuant to Florida Statute 287.133 "Public Entity Crime", the Florida Department of Management Services maintains a list of the names and addresses of those who have been disqualified from the public contracting and purchasing process under this section. (www.dms.myflorida.com). Public Entity Crime means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply, or contract for goods

or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation. The City may not accept any bid, proposal, or reply from, award any contract to, or transact any business in excess of $35,000 with any person or affiliate on the Convicted Vendor List for a period of 36 months following the date that the person or affiliate was placed on the list. It is the responsibility of the issuing department to check and make sure that none of the vendors applying are on the Convicted Vendor List.

G. DRUG-FREE WORKPLACE PROGRAM

Whenever two or more bids, proposals, or replies that are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a bid, proposal, or reply received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. See Florida Statute 287.087 for requirements on businesses certifying to be a Drug-Free Workplace.

H. E-VERIFY

In accordance with section 448.095, Florida Statutes, as created by chapter 2020-149, Laws of Florida, contractors shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment of eligibility of all new employees hired by the contractor during the term of the contract/project. The E-Verify system is located at https://www.uscis.gov/e-verify. The contractor shall expressly require any subcontractors to utilize the E-Verify system.

I. INDEMNIFICATION STATEMENT

It is the City standard practice to require vendors and contractors to indemnify the City. The City Manager or City Commission will only make deviations from this policy at the sole option of the City, when it is determined to be in the best interest of the City of Wildwood.

1. Certificate of Insurance: The Contractor shall maintain, on a primary basis and at its sole expense, at all times while performing work for the City, the "Standard Insurance Requirements". Contractors responding to a Request for Proposal, Request for Qualifications, or an Invitation to Bid shall provide with their submittal, a Certificate of Insurance (COI) or a letter from the insurance company stating required coverage is obtainable. Prior to commencement of any work being done for the City, a COI will be required. Work is defined as any service provided to the City by a vendor/contractor who must access City property in order to provide the service(s). The requirements contained herein, as well as the City's review or acknowledgement, is not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the Contractor under the

contract.

2. Insurance Providers: A Florida Resident Insurance Agent shall sign all Contracts, Bonds, and Insurance requirements by State Law. All insurance shall be obtained from an agency of an insurance company, which agency shall have an established place of business in the State of Florida and be duly licensed to conduct business herein. All insurance companies must have a financial rating of **A** or higher by A.M. Best Company, Inc. with the exception of self-insured insurance companies.

3. Standard Insurance Required: The Limits of Liability will be specified in Bid requirements for the following categories.

   a) Commercial General Liability Insurance
   b) Business Automobile Liability Insurance
   c) Worker's Compensation Insurance & Employers Liability Insurance
   d) Umbrella or Excess Liability Insurance (needed for large contracts)
   e) Professional or Errors & Omissions Liability Insurance (when applicable)

   The Contractor shall endorse the City of Wildwood as an additional Insured on the Commercial General Liability Insurance with a CG 2010 Additional Insured – City's, Lessees, or Contractors, or CG2026 Additional Insured – City's, Lessees, or Contractors – Scheduled Person or Organization endorsement, or similar endorsement providing equal or broader Additional Insured coverage. The policy will have a 30-day notice of cancellation.

J. RESPONSE REJECTIONS

In all of the above stated purchasing methods, the City Manager has the authority to reject any or all quotes, bids, proposals or other replies after the applicable written or published due date when it has been determined that the respondent(s) is non-responsive, or award recommendation is not in the best interest of the City. In the event of a Request for Proposal or Qualification, where there is a Selection Committee established to review the responses, the Selection Committee must recommend that the City Manager reject any or all responses.

~~**CONTRACT APPROVAL, EQUIPMENT MAINTENANCE AGREEMENTS, AMENDMENTS, RENEWAL AND EXTENSIONS**~~

~~The City Manager or designee is authorized to approve and execute contracts if the total contract amount does not exceed their purchasing approval limit and funds are available in the approved budget for the Department. This includes, but is not limited to, service or maintenance agreements, awards on proposals, competitive negotiated agreements, and consultant agreements. All contracts with total contract amounts of $20,000 or greater~~

~~shall require City Commission approval.~~

~~The City Manager or designee is authorized to approve any change to a contract that alters the terms and conditions or provides a change in the scope which total value does not exceed their purchasing approval limit. Such changes must be signed and approved in a formal amendment. All amendments which result in an increase greater than $20,000 or results in a contract originally under $20,000 to exceed $20,000 shall require City Commission approval.~~

~~The City Manager is authorized to renew approved contracts as long as such action is in accordance with the terms, conditions, and renewal period specified in the original contract and the total dollar amount of the contract is within the City's approved budget. In order to prevent the expiration of an existing active contract in good standing, a contract may be administratively extended beyond the final year for a period of up to six (6) months. This time period allows for the completion of the competitive process to establish a replacement contract and prevent disruption in the supply of products or services.~~

APPEAL PROCEDURES

1. Any bidder affected adversely by an intended decision with respect to the award of any bid, shall file with the City Clerk's Office a written notice of intent to file a protest not later than three (3) business days (excluding Saturdays, Sundays, and legal holidays), after the posting of the Notice of Intent to Award. A formal protest must also be filed within ten(10) business days of the filing of the written notice of intent to protest. Failure to timely file the notice of intent to file a protest or the formal notice of protest shall constitute a waiver and invalidation of any protest to the applicable solicitation, bid, or award. The formal protest shall contain the following:

    - Name and contact information for the protestor;
    - The ITB/RFP number and title;
    - Clearly state the factual basis upon which the protest is based;
    - State all statutes, laws, ordinances, or other legal authorities supporting such protest; and
    - Identify the relief to which the protestor is entitled.

2. Bid Protest Fee: A person or entity filing a protest must render, along with their written protest, payment of a bid protest fee in the form of a certified check, cashier's check, attorney's trust account check or money order made payable to the City of Wildwood in the amount of (i) $500.00 where the notice of award recommendation relates to a bid of less than $100,000; (ii) $1,000.00 where the notice of award recommendation relates to a bid of $100,000 to $500,000; or (iii) $2,500.00 where the notice of award recommendation relates to a bid exceeding $500,000. Failure to render timely payment of the bid protest fee shall result in the bid protest being rejected and of no force and effect. In the event the protesting party ultimately prevails in the protest proceeding before the City, the bid protest fee will be returned to such party.
3. Stay of Award. Upon timely receipt of a protest, and in the absence of emergency circumstances, the City Manager shall ensure that the award is suspended until such protest is resolved. If the City Manager, after consultation with the head of the requisitioning department, determines that a bid or contract must be awarded without delay in order to protect the public health, welfare or safety, to comply with an existing regulatory, permitting or contractual obligation, or to prevent the loss of a funding source, a bid protest shall not delay or otherwise impede the award of such bid or contract.
4. City Manager Review. After receipt of a timely written protest, the City Manager shall consider and attempt to resolve the protest. For the purposes of investigating, reviewing, and resolving a protest, the City Manager may appoint a designee of his/her

choosing to represent and act on behalf of the City Manager at all stages of the bid protest review and proceedings. Such designee should have adequate experience and background in public procurement matters and be familiar with the City's procurement procedures. Prior to rendering a decision, the City Manager shall schedule and conduct a meeting in order to hear the arguments from the protestor and other interested bidder/responders. The time, date and location of the protest meeting will be noticed by the City to the protestor and other bidders/responders.

5. Protest Meeting. At the protest meeting, the protester and any other interested bidders/responders who may be affected by the City's procurement decision or award recommendation, or their designated legal counsel, will be allowed to make a brief oral presentation of evidence and argument. However, neither direct nor cross examination of witnesses will be permitted, although the City Manager or his/her designee may make whatever inquiries deemed pertinent to a determination of the protest. Submission of written or physical materials, objects, statements, affidavits and arguments relevant to the protested matters may be submitted prior to or at the protest meeting. The City Manager or his/her designee may solicit and receive input from City employees, consultants and other persons not a party to the protest proceeding. The statutory and judicial rules of evidence shall not apply to the proceedings. Any party may arrange for the proceedings to be stenographically recorded and shall bear the expense of such recording.
6. City Manager's Decision. In making his/her decision on the protest, the City Manager or his/her designee shall have the authority to uphold the award recommendation, cancel the pending procurement process, re-bid the contract, revise the award recommendation, and take other such actions that are within City's procurement authority. After conducting the protest meeting, the decision of the City Manager or his designee may be orally announced at such meeting. However, after the protest meeting the City Manager's office shall promptly issue a written decision stating the reason for the action taken with a copy furnished to the protesting party and all other interested bidder/responders. The decision of the City Manager's office shall be final and conclusive as to any contract award not requiring City Commission approval. For contracts requiring City Commission approval, the decision of the City Manager's office may be appealed to the City Commission, if such appeal is timely filed. The appeal of the City Manager's decision is not a protest to the procurement action and does not require a protest fee, warrant consideration for a protest meeting, or permit a stay of award request as under the original protest's applicable procedures.
7. Appeal to City Commission: Bidders/responders who are adversely affected by the Office of the City Manager's decision with respect to a contract award requiring City Commission approval, may appeal the City Manager's decision by filing a written appeal with the City Clerk, no later than 5:00 p.m. on the third (3rd) business day following the

Commented [RS18]: This is written with the idea that an appeal is not a protest but rather an appeal to the results of a protest. The one submitting the appeal cannot demand the same process be followed as the protest. In other words, it does not restart the protest procedures.

~~date of the written decision issued by the City Manager or his/her designee. The written appeal shall substantially conform to the written protest notice content requirements of~~

Section 1. Failure to timely file a written appeal shall constitute a waiver and invalidation of any protest to the applicable solicitation, bid, or award.

8. Appeal hearing. If an appeal is timely received, the appeal shall be heard by the City Commission at a public meeting. The time, date and location of the City Commission meeting shall be noticed by the City in the same manner as it notices regular City Commission meetings. The City Commission's review of the City Manager's decisions shall be conducted as if the protest review is being conducted for the first time. The procedure for the City Commission's review will be similar to the process specified for the protest meeting in Section 5. After conclusion of the presentations, the City Commission shall conduct public deliberations, and, upon completion thereof, hold a vote as to the resolution of the appeal. The outcome of such vote and reasons provided therefore shall constitute the City's final determination of the matter.
9. Exclusive method of protest, objection, and appeal. There is a compelling City interest in procuring goods and services in a timely manner so as to provide City residents and visitors with efficient, cost-effective, and operationally effective City infrastructure, facilities, and services in a timely manner. Consequently, procurement disputes must be resolved with minimal delays. Therefore, the procedure set forth herein is the sole means by which a bidder/responder aggrieved by a decision of the City may seek recourse. Refusal or failure by any aggrieved bidder/responder to pursue its right of protest under these procedures shall constitute a waiver of its right to pursue any further remedies or appeals, either administratively or judicially. Any judicial proceedings that may or could be filed against the City by an aggrieved or adversely affected party shall be filed within thirty (30) days after the City's final decision on a procurement matter. Failure to timely file a judicial action in accordance with these procedures shall constitute a waiver and invalidation of any protest to the applicable solicitation, bid, or award.

FUNDING SOURCES

Purchasing requirements established through funding sources such as but not limited to grants, may be adapted as exceptions to this policy with the approval of the City Manager or the City Commission based on established approval levels. Accepting grant funds or fully executing grant agreements must be completed prior to pursuing approvals for grant procurement requirements that establish exceptions to this policy.

[CRA purchasing path inserted here]

~~[Insert other funding source requirements]~~

~~MINORITY BUSINESSES~~

~~Minority businesses shall be ensured to have an equitable opportunity to participate in the City's procurement processes. Florida Statute 255.101 "Utilization of Minority Business Enterprises" encourages the City to be sensitive to the effect of job-size barriers on minority businesses. It also encourages the competitive award of public construction projects in excess of $100,000. Florida Statute 255.102 provides for consideration by agencies of preferences for price or weighted formulas to increase minority participation.~~

FLORIDA VETERANS BUSINESS ENTERPRISE OPPORTUNITY ACT

Florida Statute 295.187 reflects preference to include Wartime Veterans. A "Certified Veteran Business Enterprise" means a business that has been certified by the Department of Management Services to be a Veteran business enterprise. The business has to be:

- Independently owned (at least 51 percent owned by one or more wartime veterans or service-disabled veterans);
- Employs 200 or fewer permanent full-time employees;
- Is organized to engage in commercial transactions;
- Is domiciled in the State of Florida;
- Together with its affiliates has a net worth of $5 million or less or, if a sole proprietorship, has a net worth of $5 million or less including both personal and business investments;
- And the management and daily business operations of which are controlled by one or more wartime veterans or service-disabled veterans or, for a service-disabled veteran having a permanent and total disability, by the spouse or permanent caregiver of the veteran.

When considering two or more bids, proposals, or replies for the procurement of commodities or contractual services, at least one of which is from a certified veteran business enterprise, which are equal with respect to all relevant considerations, including price, quality, and service, shall award such procurement or contract to the certified veteran business enterprise.

DISCRIMINATORY VENDOR LIST

Pursuant to Florida Statute 287.134 "Discrimination, Denial or Revocation of the Right to Transact Business with Public Entities", discrimination or discriminated means a determination of liability by a state circuit court or federal district court for a violation of any state or federal law prohibiting discrimination on the basis of race, gender, national origin, disability, or religion by an entity. The Florida Department of Management Services maintains a list of the names and addresses of any entity which has been disqualified from the public contracting and purchasing process. The Department of Management Services will publish an updated version of the list quarterly (www.dms.myflorida.com). The City may not accept any bid, proposals, or replies from, award any contract to, or transact any business with any entity or affiliate on the Discriminatory Vendor List for a period of 36 months following the date that entity or affiliate was placed on the Discriminatory Vendor List unless that entity or affiliate has been removed from the list. It is the responsibility of the issuing department to check and make sure that none of the vendors applying are on the Discriminatory Vendor List.

CONVICTED VENDOR LIST

Pursuant to Florida Statute 287.133 "Public Entity Crime", the Florida Department of Management Services maintains a list of the names and addresses of those who have been disqualified from the public contracting and purchasing process under this section.

(www.dms.myflorida.com). Public Entity Crime means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation. The City may not accept any bid, proposal, or reply from, award any contract to, or transact any business in excess of $35,000 with any person or affiliate on the Convicted Vendor List for a period of 36 months following the date that the person or affiliate was placed on the list. It is the responsibility of the issuing department to check and make sure that none of the vendors applying are on the Convicted Vendor List.

DRUG-FREE WORKPLACE PROGRAM

Whenever two or more bids, proposals, or replies that are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a bid, proposal, or reply received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. See Florida Statute 287.087 for requirements on businesses certifying to be a Drug-Free Workplace.

E-Verify

In accordance with section 448.095, Florida Statutes, as created by chapter 2020-149, Laws of Florida, contractors shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment of eligibility of all new employees hired by the contractor during the term of the contract/project. The E-Verify system is located at https://www.uscis.gov/e-verify. The contractor shall expressly require any subcontractors to utilize the E-Verify system.

VI Formal COMPETITIVE SOLICITATION PROCEDURESs

A. INVITATION TO BID PROCEDURES

1. The requesting department needsshall to contact the Purchasing Tech in the Finance Department to obtain a Formal Bid Number and a date and time for the bid opening to be held. After this number has been issued, a copy of the proposed specifications will be sent to the Finance Director and if applicable, to the City of Wildwood Attorney. A Bid Sheet (pricing page) should be attached to the specifications stating quantity, unit price, total price and other information as necessary. Major capital improvements must be budgeted prior to awarding a solicitation.

~~2.~~ Invitation to Bid ~~P~~Publication: ~~n~~Notices will be posted on the City's website and also must be placed in a newspaper or on a web-based notification and delivery system for public solicitations,

Commented [RS19]: Invitation to Bid (ITB)

1. such as DemandStar. On occasion, it may be necessary to advertise more than is required by Florida Statute. It is the responsibility of the requesting department to assure compliance with advertising requirements. The pre-bid meeting date and the bid due date may be delayed in order to ensure any applicable compliance to advertising is achieved or to maximize competition.

~~3.~~ Late Bids:

2. A bid, bid modification, or bid withdrawal notice submitted after the published time and date of the opening is considered late and shall not be accepted for evaluation and award. Time, date, location and instructions are published in the solicitation and subsequent addendums. The City is not responsible for late bids as a result of the U.S. Postal Service or other delivery methods. It is the responsibility of the bidder to make sure that bids are properly received at the advertised location, ~~-~~before the due time, and due date as per the advertised solicitation instructions. Late is defined as receiving a bid after the published time and date. Bids are considered late if received 60 seconds after the time published. For example, a bid received a 2:00:32 is not late. A bid received at 2:01:13 is considered late. All bids are time stamped at the ~~adverstized~~advertised location. Failure to deliver the bid to the location may cause the bid to be considered late. Delivery of the bid is the sole responsibility of the bidder.

~~4.~~3. Best Value Selection: Awards shall be made to the lowest responsive and responsible bidder ~~or offeror~~ providing the best value whose bid ~~or proposal~~ complies with the specifications in all material aspects, requirements, or criteria set forth in the ~~i~~Invitation to ~~b~~Bid ~~or request for proposals and/~~or is in the best interest of the City. The City may opt to refuse award of all bid~~/proposal~~ responses if not in the City's best interest. ~~The award of bids shall be made within (90) ninety days of the original advertisement.~~

~~5.~~4. Rejection of Bids: ~~—~~For Invitation to Bids advertised (posted) and after the opening date, the bids received may be rejected in total. The City Manager shall have authority to reject all bids and cancel the solicitation for up to ~~$20,000~~the City Manager's threshold. The City Commission shall reject all other bids and cancel the solicitation exceeding the City Manager's threshold. ~~$20,000.~~

If the lowest and most responsive bid and responsible bidder exceeds the budgeted amount and additional funds are not available, bids may be rejected and the requesting department shall solicit new bids after changes are made in the specifications to bring pricing within the funds available. Rejection for the intent of rebidding a solicitation does not require Commission approval as the resulting award or addition rejection of the rebid will conclude with the process of Commission approval.

~~6.~~5. Evaluation of Bids: Only bids from responsive and responsible bidders are to be considered. A **responsive** bidder is one who has submitted a bid, which

Commented [RS20]: Formalized to prevent future protests

Commented [RS21]: Insert edits of bid here

conforms in all material respects to the bid terms, conditions, and specifications.

A **responsible** bidder has demonstrated the financial capacity and experience to perform on the contract as specified.

In accordance with Section 255.05(1), Florida Statutes, no public construction bond is required for construction contracts with a total value of $200,000 or less. An ITB estimated to be above $200,000 which contain bond requirements resulting in a bid determined acceptable as the lowest bid at less than the bonding requirement will not be deemed non-responsive.

For bids awarded by the City Commission and City Manager, there may be a recommendation for rejection of any specific bid, or part of a bid, submitted which is not in compliance with the specifications (non-responsive) for the commodities or services or does not best serve the interest of the City (non-responsible).

Commented [RS22]: Move to #4 0 rejection

1. Mistakes in Bids: ~~Mistakes are errors or omissions that are apparent or can be proven to be accidental in nature as not to illude to unfair bid changing. Changes to a bid before or after the opening is not permitted. A bidder may correct mistakes discovered before the time and date of the opening by submitting a pre-opening modification of the original bid. This pre-opening replacement bid must be clearly labeled as a PRE-OPENING MODIFICAITON and reference the original bid by bid number, the submitting date, and the submitting bidder's company name.~~

   A bidder may correct mistakes discovered **before** the time and date of the opening by submitting a modification of the original bid. This replacement bid must be clearly labeled as a MODIFICAITON and reference the original bid by bid number, the submitting date, and the submitting bidder's company name. The receipt of the modified bid must still adhere to the original due date, time and drop-off location.

~~7.~~6.

a) Corrections:

~~*Changes to a bid before or after the opening is not permitted. A bidder may correct mistakes discovered before the time and date of the opening by submitting a pre-opening modification of the original bid.*~~

~~*After bid opening,* corrections may be applied only after a a bidder musthas explained, clarifiedy or demonstrated that there is an error in the bid. The mistake may be based on the bidder's decision, error in judgement, or error in calculation. Changing prices without establishing proof of a mistake in the bid~~

~~submitted is not permissible. Total bid amount (lump sum) prevails unless otherwise stated in the terms/conditions of the solicitation. The City Manager or designee will make the determination if the mistake can be corrected and if that correction is in the best interest of the City, fair to other bidders and the competitive process, and meets the terms/conditions specified in the solicitation. Corrections may alter the rankings of the lowest responsive and responsible bid and any bid correction shall not supersede the awarding procedures to identify the lowest responsive and responsible bid.~~

After bid opening, the total bid amount submitted shall be considered final and is not subject to change, regardless of any claimed error in judgment, calculation, or intent by the bidder. To maintain the integrity of the competitive process, the City strictly prohibits any modifications to the total bid price after the opening has occurred. In instances where a discrepancy exists between a unit price and the extended total, the unit price shall prevail and the total will be mathematically corrected; however, for solicitations submitted as a lump sum, the written amount provided at the time of the bid opening is the only price the City will recognize. No corrections to a lump sum total will be permitted, even if the bidder demonstrates an honest mistake or clerical error, and the bid shall stand as submitted.

Commented [TB23]: I do agree that changes of any kind should be permitted. Unit price always prevails unless a lumpsum is submitted. Changes to the total bid amount are strictly prohibited even if mistake is in error. For example:
Lump Sum amount should have said $1,000 but bidder accidently put $10,000. The total of their bid will stay $10,000 even if it was an honest mistake.

Withdrawal:

b)

If a mistake in the bid is established by clear and convincing evidence, the City Manager or designee may accept the ~~bidders~~bidder's preference to withdraw the bid rather than correct the mistake. Due to the unintentional nature of the mistake, the bid may be withdrawn in good standing without claim against securities submitted or restrictions on future bidding opportunities.

7. Post-Award:

~~It will be the responsibility of the requesting department to obtain all the necessary forms (executed contracts, certificates of insurance, bonds, W-9, etc.) and to submit the completed original documents to the City Clerk's Office for permanent record keeping.~~

The Procurement Department shall obtain all the necessary forms (executed contracts, certificates of insurance, bonds, W-9, etc.) from the vendor and submit the completed original documents to the City Clerk's Office for permanent record keeping.

~~In accordance with Section 255.05(1), Florida Statutes, no public construction bond is required for construction contracts with a total value of $200,000 or less.~~

B. REQUEST FOR PROPOSAL FOR SERVICES NOT UNDER THE CONSULTANTS' COMPETITIVE NEGOTIATION ACT (CCNA)

Services Selection Process for Non-CCNA Professional Services:

1) When general or contractual services are needed, the requesting department shall contact the Finance Department to begin the competitive solicitation process for a Request for Proposals (RFP) non-CCNA.
2) A selection committee will be established for specific services being solicited on an as needed basis.
3) Requisitioning department will prepare a scope of services and identify any evaluation criteria requirements.
4) Public announcements (if necessary) shall be prepared by the ~~requesting~~ Procurement ~~d~~Department and advertised through the City's website ~~shall be done by the Finance Department or City Clerk's Office.~~
5) Publish RFP on the purchasing system for public solicitations, such as DemandStar. Proposals are due back by a certain date and time. Multiple copies of the proposal response are requested in the released RFP document

and must be submitted by the respondents before the proposal deadline. Copies of the proposal and evaluation instructions are forwarded to the selection committee for their review.

6) Kick-off meeting will be scheduled for selection committee members to review the scope and scoring criteria.
7) At the evaluation meeting, selection committee members orally discuss each criterion pertaining to each firm's response. Each member of the selection committee then selects an individual score within the range provided for the criterion. This process continues until all firm proposal submittals have been evaluated and tabulated.
8) ~~The Selection Committee develops a ranking of proposals based upon how the scores fit into a competitive range. A competitive range is established based on score grouping after the evaluation process is complete. Generally, scores will develop a natural competitive range where a group of scores separate from the remaining scores clearly demonstrating qualified firms.~~ Following the evaluation process, the Selection Committee shall rank all proposals in descending order from the highest score to the lowest score. The Committee will then establish a "competitive range" based on the natural grouping of these scores; this range serves to identify the firms that are most qualified to proceed. By analyzing these score groupings, the Committee identifies a clear separation between the top-performing proposals and the remaining firms, ensuring the solicitation process remains focused on the most competitive candidates.

1) ~~Presentation interviews (if utilized) will be scored and tabulated with the proposals to contribute to the effort of identifying the highest ranked qualified firm.~~
If utilized, the Selection Committee shall score and tabulate presentation interviews (Phase 2) independently of the initial proposal evaluations (phase 1). Upon completion of the presentation and interview phase, the scores from this phase will supersede initial scores (phase 1) to establish a final, definitive ranking of the firms. This final ranking, determined from highest to lowest score, will serve as the basis for identifying the most qualified firm for recommendation

2) The contract is negotiated where certain aspects of the scope of work, terms and conditions and price are discussed with the firm to improve the benefit of the contract to the City. Once negotiations are complete, the ranking of firms and negotiated contract will be forwarded to the City Manager for award based on delegated authority. The Selection Committee may also request award of proposals based on the original proposal submittal without negotiation.
3) Certain specific contracts require a two-step approval process. The ranking of firms is approved first by the Selection Committee. The recommendation of award is then presented for consideration to the City Manager. If the value of the contract is below the City Manager's threshold, the City Manager can execute the contract. If the value of the contract is above the City Manager's threshold, the requesting department will submit the contract to the City Manager and get approval from the City Commission.
4) When proper delegated authority approves the contract, execute the agreements and proceed with contracting process. All agreements or contracts approved by the City Commission shall be filed with the City Clerk's office.

C. REQUEST FOR QUALIFICATION ~~UNDER THE~~FOR PROFESSIONAL SERVICES UNDER THE CONSULTANTS' COMPETITIVE NEGOTIATION ACT (CCNA)

Florida Statute 287.055 "Consultants' Competitive Negotiation Act (CCNA)" provides specific details for the selection of professional services including architectural, engineering, landscape architectural, or survey and mapping services. This applies to procurements for services, excluding continuing contracts for professional services, when the estimated cost for construction exceeds $325,000 or for a planning/study activity when the fee exceeds $35,000. A "continuing contract" is a contract for professional services entered into between the City and firm whereby the firm provides professional services to the City for projects in which the estimated construction cost of each individual project under the contract does not exceed $4 million, for study activity if the fee for professional services for each individual study under the contract does not exceed $500,000,or for work of a specified nature as outlined in the contract required by the City, with the contract being for a fixed term or with no time limitation except that the contract must provide a termination clause. Firms providing professional services under continuing contracts shall not be required to bid against one another.

The CCNA process allows for professional firms to be hired based on the ability of the firm and quality of personnel, minority business enterprise consideration, firm experience with project of similar size and scope, firm's willingness to meet the schedule and budget requirements, volume of work previously awarded by the City, effect of the firms current and projected workload, location and past performance.

In addition, the City has the right, as an option, to bid construction management services and design build contracts through an invitation to bid or request for proposal process as provided in Florida Statute 255.20 (1), where price is considered in the award process. The option to bid construction management services and design build contracts shall be the sole option of the City.

Release of CCNA Request for Qualifications (RFQ):

1. The requesting department shall develop a Request for Qualifications (RFQ) document based on the needs of the project and release the document per procedure established in this policy. The RFQ document shall contain a general description of the project and shall indicate the method and the time within which interested professional firms can provide their written responses. In addition, the RFQ document shall contain a draft agreement, period of term and any potential contract extensions.

Selection Committee:

2. The CCNA Selection Committee shall consist of at least three (3) but typically not more than seven (7) members based upon their expertise and association with the project. The selection committee must consist of at least one person from the requesting department. The Selection Committee may consist of subject matter experts and professionals from outside of the City of Wildwood as deemed necessary.

   All selection committee members must be free of conflicts of any sort, either direct or indirect.

   All selection meetings are open to the public. The Selection Committee may be convened at any time to address pertinent issues pertaining to the procurement process.

Evaluation of Consultants

:

_The Selection Committee shall review statements of qualifications and performance data submitted in response to a released RFQ and "Short List" the most qualified firms accordingly. The process utilized to evaluate CCNA RFQ's shall be the same process utilized for all other City RFP processes. This process of evaluation involves individual review with consensus scoring determined at a public meeting. By utilizing this process, CCNA RFQ's will be consistent in approach with all other City RFQ processes.

3. The Selection Committee shall select at least three (3) firms deemed to be the most qualified, if at least three (3) firm's respond to the RFQ. If there are less than three (3) firms responding to the RFQ and after searching it is decided every effort was made to meet the requirements of Florida Statue 287.055, the City shall proceed with the evaluation process.

The Selection Committee may request public/oral presentations and/or shall request some type of discussions with a minimum of three (3) firms (if three firms submitted to the RFQ). Each Selection Committee member shall rate each firm and the committee will decide on a total average combined score to determine the top ranked firm. If public/oral presentations are not conducted the ratings applied during the "Short List" phase will determine the rank order of firms for negotiation.

Upon completion of firm ranking and oral presentations (if applicable), the requesting department will obtain Commission approval of the rankings and approval to move forward with the negotiation process.

Short List or Initial Ranking Criteria (May be modified based on needs or situation.):

1. Ability of firm and its professional personnel, willingness, and ability to meet schedule and budget based on current and projected workload.

4.

- a) Review the level of qualifications and experience of the firm and project team and appropriateness of the organization of the project team.
- b) Review the professional resources available to properly provide services as requested in the RFQ document.
- c) Review the project team to ensure the team proposed contains all the critical disciplines required.
- ~~Project team proposed should have exceptional professional resources to properly provide services.~~
- d) The project manager and proposed team should be uniquely qualified to provide the desired services.
- ~~Evaluate the workload commitments that will impact the firm's ability to complete services on schedule.~~
- e) The submittal should demonstrate that the firm has adequate time available and personnel to complete services on schedule and additional backup staffing capability in the event of unforeseen circumstances.

2. Firm experience with project of similar size and past performance:

5.

- ~~Review the firms experience with projects of similar size, type and scope and the performance on those specific projects.~~

a) The prime firm must have adequate, recent (within the past five years) experience with projects of similar type as defined in the RFP document.
b) Experience pertaining to specific City of Wildwood projects may also be considered. City of Wildwood staff shall not, however, furnish references for such projects.
c) The scope of services provided should represent projects that are similar to those defined in the RFP document.
d) The overall performance of the firm relative to projects of similar size and scope should be evaluated.

6. Public/Oral Presentation Criteria: ~~(~~May be modified based on needs or situation and will mirror the presentation criteria published in the solicitation documents.~~)~~

1. Understanding of Project.:

7. Evaluate the firms' understanding of the overall project including the scope of work which may include but is not limited to, studies performed that affect the project, key design elements and effect on the community involved. Evaluation of the firm's qualifications and qualifications of the individuals proposed for the project including the project manager and staff of the firm to be assigned. Qualifications shall include but not be limited to experience with similar projects, management experience, firm experience, etc.

2. Ability to Provide Required Services within the Schedule and Budget:.

8. Evaluation of the firm's overall approach including experience in scheduling projects, systems that will be used to keep track of the project schedule, cost control, quality assurance and quality control, issues and methods employed to avoid cost overruns and project delays.

3. Managerial Methods Used to Plan, Design and Administer the Project.:

9. Evaluation of the overall approach of the project proposed by the firm and the appropriateness of the methods proposed to plan, design, and administer the project in relation to the scope of work and City of Wildwood requirements.

Negotiation:

The city manager or his/her designee will negotiate a contract with the most qualified firm (number one ranked firm) for professional services. Detailed discussions must be held by the firm and the City of Wildwood to clearly establish the scope of the project and the exact services to be performed by the firm. Should the City of Wildwood and firm fail to reach agreement, negotiations with the first firm are terminated and negotiations with the second ranked firm shall commence. If again unsuccessful, the process is repeated with the next ranked firm. The process is continued until a mutually agreeable contract is concluded or the procurement process is abandoned. Termination of negotiations with the first firm and commencement of subsequent negotiations does not require approval.

10.

Truth in Negotiations (Applicable to CCNA Professional Services Only):

11. The successful professional firm shall execute a truth in negotiation certificate stating that wage rates and other factual unit costs supporting compensation are accurate, complete, and current at the time of contracting. Any professional service agreement in which such a certificate is required shall contain a provision that the agreement price shall be adjusted to exclude any significant sums where the City of Wildwood determines the agreement price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All adjustments to the agreement, if any, shall be made within one (1) year following the end of the agreement.

Award of Contract:

12. The final negotiated contract will be presented to the City Commission for approval per this Policy.

D. OTHER GOVERNMENT AGENCY CONTRACTS WITH FORMAL BIDS

Bids, quotes or proposals received by or on behalf of government entities (Piggyback bids), including but not limited to federal, state, county, municipal, or special district, may be considered formal solicitations for the purpose of administering this section, where not otherwise prohibited by law. Approval to utilize (Piggyback) existing other government agency contracts shall adhere to the informal requirements for selection and be approved through the formal awarding procedures according to the City Manager's threshold or the City Commission approval procedures per this policy.

City of Wildwood Linking Agreements may be established for the purpose of utilizing another government entity'ies established competitively bid cooperative contract. Linking Agreements between the City and the contracted provider offering term lengths beyond the original contract's renewal or expiration exhausted dates may be established only if the original contract is still active, no critical contract conditions are contradicted, and the products, services and pricing remains within the original scope.

~~Contract Signing Authority and Execution~~

~~**NO** employee other than those designated in writing, are authorized to sign or execute contracts and purchase agreements for ANY dollar amount on behalf of the City of Wildwood.~~

~~The appropriate copies of vendor-signed contracts shall be presented to the City Manager or City Commission (depending on the dollar amount) for execution.~~

~~REQUEST FOR PROPOSAL FOR PROFESSIONAL SERVICES (NON-CCNA)~~

~~Services Selection Process for Non-CCNA Professional Services~~

1. ~~To be utilized for all competitive Request for Proposals (RFP) non-CCNA~~
2. ~~A selection committee will be established for specific services being solicited on an as needed basis.~~
3. ~~Requisitioning department will Prepare Request for Proposal (RFP) with detailed scope of services.~~
4. ~~Public announcement (if necessary) prepared by the requesting department and advertised through the City's website.~~
5. ~~Publish RFP on a web-based notification and delivery system for public solicitations,~~

~~such as DemandStar.~~

6. Proposals are due back by a certain date and time. Multiple copies of the proposal response are requested in the released RFP document and must be submitted by the respondents before the proposal deadline. Copies of the proposal and evaluation instructions are forwarded to the selection committee for their review.

7. At the evaluation meeting, selection committee members orally discuss each criterion pertaining to each firm's response. Each member of the selection committee then selects an individual score within the range provided for the criterion. This process continues until all firm proposal submittals have been evaluated and tabulated.

8. The Selection Committee develops a ranking of proposals based upon how the scores fit into a competitive range. A competitive range is established based on score grouping after the evaluation process is complete. Generally, scores will develop a natural competitive range where a group of scores separate from the remaining scores clearly demonstrating qualified firms.

9. The contract is negotiated where certain aspects of the scope of work, terms and conditions and price are discussed with the firm to improve the benefit of the contract to the City. Once negotiations are complete, the ranking of firms and negotiated contract will be forwarded to the City Manager for award based on delegated authority. The Selection Committee may also request award of proposals based on the original proposal submittal without negotiation.

10. Certain specific contracts require a two-step approval process. The ranking of firms is approved first by the Selection Committee. The contract is then negotiated and presented for consideration to the City Manager. If the value of the contract is below $20,000 the City Manager can execute the contract. If the value of the contract is above $20,000 the requesting department will submit the contract to the City Manager and get approval from the City Commission.

11. When proper delegated authority approves the contract, execute agreements and proceed with contracting process.

PUBLIC RECORDS

Formal solicitations are not immediately subject to Florida's Public Records Act. Chapter 119.071 of the Florida Statutes exempts the City from allowing interested parties to examine sealed bids or proposals (formal solicitations) until such time as the City provides notice of an intended decision or within thirty (30) days after opening of a formal solicitation, whichever is earlier. Any and all materials initially submitted or subsequently submitted as part of a solicitation process shall become property of the City and shall be treated as City documents subject to typical practice and/or applicable laws for public records. Respondent should not

submit any information in response to a solicitation which the respondent considers proprietary or confidential.

If the City rejects all bids, proposals, or replies and concurrently provides notice of its intent to reissue a competitive solicitation then the following rules pertain:

- The recording and any records presented at the exempt meeting remain exempt until such time as the City provides notice of an intended decision concerning the reissued competitive solicitation,
- Or until the City withdraws the reissued competitive solicitation.
- A recording and any records presented at an exempt meeting are not exempt for longer than 12 months after the initial City notice rejecting all bids, proposals, or replies.
- A meeting that would reveal a security system plan or portion thereof made confidential is exempt.
- Any portion of a meeting at which a negotiation with a vendor is conducted pursuant to a competitive solicitation, at which a vendor makes an oral presentation as part of a competitive solicitation, or at which a vendor answers questions as part of a competitive solicitation is exempt.
- Any portion of a Selection Committee meeting at which negotiation strategies are discussed is exempt.
- A complete recording shall be made of any portion of an exempt meeting. No portion of the exempt meeting may be held off the record.
- The recording of, and any records presented at, the exempt meeting are exempt until such time as the City provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever occurs first.

WHEN FORMAL BIDS ARE USED/REQUIRED

Bids received by or on behalf of government entities (Piggyback bids), including but not limited to federal, state, county, municipal, or special district, may be considered formal bids for the purpose of administering this section, where not otherwise prohibited by law.

INVITATION TO BID PROCEDURES

8. The requesting department needs to contact the Purchasing Tech in the Finance Department to obtain a Formal Bid Number and a date and time for the bid opening to be held. After this number has been issued, a copy of the proposed specifications will be sent to the Finance Director and if applicable, to the City of Wildwood Attorney. A Bid Sheet should be attached to the specifications stating quantity, unit price, total price and other information as necessary. Major capital improvements must be budgeted.

9. Invitation to Bid notices will be posted on the City's website and also must be placed in a newspaper or on a web-based notification and delivery system for public solicitations,

Commented [RS24]: Invitation to Bid (ITB)

such as DemandStar. On occasion, it may be necessary to advertise more than is required by Florida Statute. It is the responsibility of the requesting department to assure compliance with advertising requirements.

10. Late Bids

A bid, bid modification, or bid withdrawal notice submitted after the published time and date of the opening is considered late and shall not be accepted for evaluation and award. Time, date, location and instructions are published in the solicitation and subsequent addendums. The City is not responsible for late bids as a result of the U.S. Postal Service or other delivery methods. It is the responsibility of the bidder to make sure that bids are properly received before the due time and date as per the solicitation instructions. Late is defined as receiving a bid after the published time and date. Bids are considered late if received 60 seconds after the time published. For example, a bid received a 2:00:32 is not late. A bid received at 2:01:13 is considered late.

11. Awards shall be made to the lowest responsive and responsible bidder or offeror providing the best value whose bid or proposal complies with the specifications in all material aspects, requirements, or criteria set forth in the invitation to bid or request for proposals and/or is in the best interest of the City. The City may opt to refuse award of all bid/proposal responses if not in the City's best interest. The award of bids shall be made within (90) ninety days of the original advertisement.

12. Rejection of Bids - For Invitation to Bids advertised (posted) and after the opening date, the bids received may be rejected in total. The City Manager shall have authority to reject all bids and cancel the solicitation for up to $20,000. The City Commission shall reject all other bids and cancel the solicitation exceeding $20,000.

If the lowest and most responsive bid and responsible bidder exceeds the budgeted amount and additional funds are not available, bids may be rejected and the requesting department shall solicit new bids after changes are made in the specifications to bring pricing within the funds available

13. Evaluation of Bids: Only bids from responsive and responsible bidders are to be considered. A **responsive** bidder is one who has submitted a bid, which conforms in all material respects to the bid terms, conditions, and specifications.

A **responsible** bidder has demonstrated the financial capacity and experience to perform on the contract as specified.

For bids awarded by the City Commission and City Manager, there may be a recommendation for rejection of any specific bid, or part of a bid, submitted which is not in compliance with the specifications (non-responsive) for the commodities or services or does not best serve the interest of the City (non-responsible).

Commented [RS25]: Insert edits of bid here

Commented [RS26]: Move to #4 0 rejection

14. Mistakes in Bids

Corrections:

Changes to a bid before or after the opening is not permitted. A bidder may correct mistakes discovered before the time and date of the opening by submitting a pre-opening modification of the original bid.

After bid opening, a bidder must explain, clarify or demonstrate that there is an error in the bid. The mistake may be based on the bidder's decision, error in judgement, or error in calculation. Changing prices without establishing proof of a mistake in the bid submitted is not permissible. Total bid amount (lump sum) prevails unless otherwise stated in the terms/conditions of the solicitation. The City Manager or designee will make the determination if the mistake can be corrected and if that correction is in the best interest of the City, fair to other bidders and the competitive process, and meets the terms/conditions specified in the solicitation. Corrections may alter the rankings of the lowest responsive and responsible bid and any bid correction shall not supersede the awarding procedures to identify the lowest responsive and responsible bid.

Withdrawal

If a mistake in the bid is established by clear and convincing evidence, the City Manager or designee may accept the bidders preference to withdraw the bid rather than correct the mistake. Due to the unintentional nature of the mistake, the bid may be withdrawn in good standing without claim against securities submitted or restrictions on future bidding opportunities.

15. It will be the responsibility of the requesting department to obtain all the necessary forms (executed contracts, certificates of insurance, bonds, W-9, etc.) and to submit the completed original documents to the City Clerk's Office for permanent record keeping.

In accordance with Section 255.05(1), Florida Statutes, no public construction bond is required for construction contracts with a total value of $200,000 or less.

16. The City Manager shall have the authority to approve direct purchases from equipment and material suppliers in accordance with the terms of competitively bid construction contracts awarded by the City Commission.

FORMAL SOLICITATION CONTRACTING REQUIREMENTS

INDEMNIFICATION STATEMENT

It is City standard practice to require vendors and contractors to indemnify the City. The City Manager or City Commission will only make deviations from this policy at the sole option of the City, when it is determined to be in the best interest of the City of Wildwood.

STANDARD INSURANCE REQUIREMENTS

The Contractor shall maintain, on a primary basis and at its sole expense, at all times while performing work for the City, the "Standard Insurance Requirements". Contractors responding to a Request for Proposal, Request for Qualifications, or an Invitation to Bid shall provide with their submittal, a Certificate of Insurance (COI) or a letter from the insurance company stating required coverage is obtainable. Prior to commencement of any work being done for the City, a COI will be required. Work is defined as any service provided to the City by a vendor/contractor who must access City property in order to provide the service(s). The requirements contained herein, as well as the City's review or acknowledgement, is not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the Contractor under the contract.

A Florida Resident Insurance Agent shall sign all Contracts, Bonds, and Insurance requirements by State Law. All insurance shall be obtained from an agency of an insurance company, which agency shall have an established place of business in the State of Florida and be duly licensed to conduct business herein. All insurance companies must have a financial rating of **A** or higher by
A.M. Best Company, Inc. with the exception of self-insured insurance companies.

Standard Insurance Required – Limits of Liability will be specified in Bid requirements.

- Commercial General Liability Insurance
- Business Automobile Liability Insurance
- Worker's Compensation Insurance & Employers Liability Insurance
- Umbrella or Excess Liability Insurance (needed for large contracts)
- Professional or Errors & Omissions Liability Insurance (when applicable)

The Contractor shall endorse the City of Wildwood as an additional Insured on the Commercial General Liability Insurance with a CG 2010 Additional Insured – City's, Lessees, or Contractors, or CG2026 Additional Insured – City's, Lessees, or Contractors – Scheduled Person or Organization endorsement, or similar

~~endorsement providing equal or broader Additional Insured coverage. The policy will have a 30-day notice of cancellation.~~

VII CONTRACT, AGREEMENTS AND AWARDS

A. APPROVALS, AMENDMENTS, RENEWALS AND EXTENSIONS

1. Contract Signing Authority and Execution: **NO** employee other than those designated in writing, are authorized to sign or execute contracts and purchase agreements for ANY dollar amount on behalf of the City of Wildwood.

    a) The appropriate copies of vendor-signed contracts shall be presented to the City Manager or City Commission (depending on the dollar amount) for execution.
    b) The City Manager shall have the authority to approve Owner Direct Purchases (ODP) from equipment and material suppliers as an amendment to or as part of the original specifications of a competitively bid construction contract awarded by the City Commission.

2. Approval of Award: The City Manager or designee is authorized to approve and execute contracts if the total contract amount does not exceed their purchasing approval limit and funds are available in the approved budget for the Department. This includes, but is not limited to, service or maintenance agreements, awards on proposals, competitive negotiated agreements, and consultant agreements. All contracts with total contract amounts of $20,000 or greater shall require City Commission approval.

Commented [RS27]: This was relocated to the table but not deleted to ensure purchases would not need double approval

3. Contract Change Orders:
The City Manager or designee is authorized to approve any change to a contract that alters the terms and conditions or provides a change in the scope which total value does not exceed their purchasing approval limit. Such changes must be signed and approved in a formal amendment. All amendments which result in an increase greater than $520,000 or results in a contract originally under $520,000 to exceed $520,000 shall require City Commission approval.

4. Contract Renewals: The City Manager is authorized to renew approved contracts as long as such action is in accordance with the terms, conditions, and renewal period specified in the original contract and the total dollar amount of the contract is within the City's approved budget.

In order to prevent the expiration of an existing active contract in good standing, a contract may be administratively extended beyond the final year for a period of up to six (6) months. This time period allows for the completion of the competitive process to establish a replacement contract and prevent disruption in the supply of products or services.

B. **PROTEST AND APPEAL PROCEDURES**

1. Protest an Award Recommendation: Any bidder affected adversely by an intended decision with respect to the award of any bid, shall file with the City Clerk's Office a written notice of intent to file a protest not later than three (3) business days (excluding Saturdays, Sundays, and legal holidays), after the posting of the Notice of Intent to Award. A formal protest must also be filed within ten(10) business days of the filing of the written notice of intent to protest. Failure to timely file the notice of intent to file a protest or the formal notice of protest shall constitute a waiver and invalidation of any protest to the applicable solicitation, bid, or award. The formal protest shall contain the following:

   - Name and contact information for the protestor;
   - The ITB/RFP number and title;
   - Clearly state the factual basis upon which the protest is based;
   - State all statutes, laws, ordinances, or other legal authorities supporting such protest; and
   - Identify the relief to which the protestor is entitled.

2. Bid Protest Fee: A person or entity filing a protest must render, along with their written protest, payment of a bid protest fee in the form of a certified check, cashier's check, attorney's trust account check or money order made payable to the City of Wildwood in the amount of (i) $500.00 where the notice of award recommendation relates to a bid of less than $100,000; (ii) $1,000.00 where the notice of award recommendation relates to a bid of $100,000 to $500,000; or (iii) $2,500.00 where the notice of award recommendation relates to a bid exceeding $500,000. Failure to render timely payment of the bid protest fee shall result in the bid protest being rejected and of no force and effect. In the event the protesting party ultimately prevails in the protest proceeding before the City, the bid protest fee will be returned to such party.

3. Stay of Award: Upon timely receipt of a protest, and in the absence of emergency circumstances, the City Manager shall ensure that the award is suspended until such protest is resolved. If the City Manager, after consultation with the head of the requisitioning department, determines that a bid or contract must be awarded without delay in order to protect the public health, welfare or safety, to comply with an existing regulatory, permitting or contractual obligation, or to prevent the loss of a funding source, a bid protest shall not delay or otherwise impede the award of such bid or contract.

Commented [RS28]: This replaces "Bid Tab" as this document more clearly identifies the recommended awardee for more situations than just construction

4. City Manager Review: After receipt of a timely written protest, the City Manager shall consider and attempt to resolve the protest. For the purposes of investigating, reviewing, and resolving a protest, the City Manager may appoint a designee of his/her choosing to represent and act on behalf of the City Manager at all stages of the bid protest review and proceedings. Such designee should have adequate experience and background in public procurement matters and be familiar with the City's procurement procedures. Prior to rendering a decision, the City Manager shall schedule and conduct a meeting in order to hear the arguments from the protestor and other interested bidder/responders. The time, date and location of the protest meeting will be noticed by the City to the protestor and other bidders/responders.

5. Protest Meeting: At the protest meeting, the protester and any other interested bidders/responders who may be affected by the City's procurement decision or award recommendation, or their designated legal counsel, will be allowed to make a brief oral presentation of evidence and argument. However, neither direct nor cross examination of witnesses will be permitted, although the City Manager or his/her designee may make whatever inquiries deemed pertinent to a determination of the protest. Submission of written or physical materials, objects, statements, affidavits and arguments relevant to the protested matters may be submitted prior to or at the protest meeting. The City Manager or his/her designee may solicit and receive input from City employees, consultants and other persons not a party to the protest proceeding. The statutory and judicial rules of evidence shall not apply to the proceedings. Any party may arrange for the proceedings to be stenographically recorded and shall bear the expense of such recording.

6. City Manager's Decision: In making his/her decision on the protest, the City Manager or his/her designee shall have the authority to uphold the award recommendation, cancel the pending procurement process, re-bid the contract, revise the award recommendation, and take other such actions that are within City's procurement authority. After conducting the protest meeting, the decision of the City Manager or his designee may be orally announced at such meeting. However, after the protest meeting the City Manager's office shall promptly issue a written decision stating the reason for the action taken with a copy furnished to the protesting party and all other interested bidder/responders. The decision of the City Manager's office shall be final and conclusive as to any contract award not requiring City Commission approval. For contracts requiring City Commission approval, the decision of the City Manager's office may be appealed to the City

Commission, if such appeal is timely filed.

The appeal of the City Manager's decision is not a protest to the procurement action and does not require an additional protest fee, warrant an additional protest meeting, or permit a stay of award request as under the original protest's applicable procedures.

Commented [RS29]: This is written with the idea that an appeal is not a protest but rather an appeal to the results of a protest. The one submitting the appeal cannot demand the same process be followed as the protest. In other words, it does not restart the protest procedures.

7. Appeal to City Commission: Bidders/responders who are adversely affected by the Office of the City Manager's decision with respect to a contract award requiring City Commission approval, may appeal the City Manager's decision by filing a written appeal with the City Clerk, no later than 5:00 p.m. on the third (3rd) business day following the date of the written decision issued by the City Manager or his/her designee. The written appeal shall substantially conform to the written protest notice content requirements of Section 1. Failure to timely file a written appeal shall constitute a waiver and invalidation of any protest to the applicable solicitation, bid, or award.

8. Appeal Hearing: If an appeal is timely received, the appeal shall be heard by the City Commission at a public meeting. The time, date and location of the City Commission meeting shall be noticed by the City in the same manner as it notices regular City Commission meetings. The City Commission's review of the City Manager's decisions shall be conducted as if the protest review is being conducted for the first time. The procedure for the City Commission's review will be similar to the process specified for the protest meeting in Section 5. After conclusion of the presentations, the City Commission shall conduct public deliberations, and, upon completion thereof, hold a vote as to the resolution of the appeal. The outcome of such vote and reasons provided therefore shall constitute the City's final determination of the matter.

9. Exclusive Method of Protest, Objection, and Appeal: There is a compelling City interest in procuring goods and services in a timely manner so as to provide City residents and visitors with efficient, cost-effective, and operationally effective City infrastructure, facilities, and services in a timely manner. Consequently, procurement disputes must be resolved with minimal delays. Therefore, the procedure set forth herein is the sole means by which a bidder/responder aggrieved by a decision of the City may seek recourse. Refusal or failure by any aggrieved bidder/responder to pursue its right of protest under these procedures shall constitute a waiver of its right to pursue any further remedies or appeals,

either administratively or judicially. Any judicial proceedings that may or could be filed against the City by an aggrieved or adversely affected party shall be filed within thirty (30) days after the City's final decision on a procurement matter. Failure to timely file a judicial action in accordance with these procedures shall constitute a waiver and invalidation of any protest to the applicable solicitation, bid, or award.

C. DOCUMENTATION CONFIDENTIALITY

All information and documentation (verbal and written) relative to development of a contractual document for a proposed procurement shall be deemed confidential in nature, except as deemed necessary by the purchaser to develop a complete contractual document. Such material shall remain confidential until successful completion of the procurement process upon award of the contract.

D. PUBLIC RECORDS

Solicitations are not immediately subject to Florida's Public Records Act. Chapter 119.071 of the Florida Statutes exempts the City from allowing interested parties to examine sealed bids or proposals (formal solicitations) until such time as the City provides notice of an intended decision or within thirty (30) days after opening of a formal solicitation, whichever is earlier. Any and all materials initially submitted or subsequently submitted as part of a solicitation process shall become property of the City and shall be treated as City documents subject to typical practice and/or applicable laws for public records. Respondent should not submit any information in response to a solicitation which the respondent considers proprietary or confidential.

If the City rejects all bids, proposals, or replies and concurrently provides notice of its intent to reissue a competitive solicitation then the following rules pertain:

- The recording and any records presented at the exempt meeting remain exempt until such time as the City provides notice of an intended decision concerning the reissued competitive solicitation,
- Or until the City withdraws the reissued competitive solicitation.
- A recording and any records presented at an exempt meeting are not exempt for longer than 12 months after the initial City notice rejecting all bids, proposals, or replies.
- A meeting that would reveal a security system plan or portion thereof made confidential is exempt.
- Any portion of a meeting at which a negotiation with a vendor is conducted

pursuant to a competitive solicitation, at which a vendor makes an oral presentation as part of a competitive solicitation, or at which a vendor answers questions as part of a competitive solicitation is exempt.

- Any portion of a Selection Committee meeting at which negotiation strategies are discussed is exempt.
- A complete recording shall be made of any portion of an exempt meeting. No portion of the exempt meeting may be held off the record.
- The recording of, and any records presented at, the exempt meeting are exempt until such time as the City provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever occurs first.

E. CONTRACTS FOR ~~PURCHASE OF~~ INSURANCE COVERAGE (POLICIES)

The purchase of insurance for the needs of the City Commission, City Manager and all Department Directors will be the responsibility of the Human Resource Director. The purchase of insurance, unless otherwise required, shall be competitive, issued and released through the Human Resource Department. Establishing contracts, agreements or policies for insurance coverage shall adhere to the approval thresholds established in this policy.

F. CONTRACTED GOODS AND SERVICES FUNDING SOURCES

1. Grants:

   Purchasing requirements established through funding sources such as but not limited to grants, may be adapted as exceptions to this policy with the approval of the City Manager or the City Commission based on established approval levels. Accepting grant funds or fully executing grant agreements must be completed prior to pursuing approvals for grant procurement requirements that establish exceptions to this policy.

2. CRA Purchasing:

   The City's Community Redevelopment Agency authority may procure commodities and services in support of its official community redevelopment plan in accordance with the Florida State Statute 163.370 (5). All such purchases shall be authorized by the Community Redevelopment Agency through the budget process. Purchases funded by the established associated budget shall follow the same purchasing processes and requirements of the City's Purchase Policy. Modifications, amendments, or adjustments to these purchases shall adhere to the Purchasing Policy approval thresholds applied to the City Manager and City Commission.

3. **Other Funding Sources:**

   Funding sources such as private grants, gifts, or endowments shall not have terms and conditions that supersede this policy. Such funding sources may not eliminate the competitive requirements through acceptance or executed agreements without the prior approval from the City Manager or City Commission according to the approval thresholds established by this policy.

Donation of material goods in lieu of funding is not subject to competitive requirements but does require acceptance prior to taking possession according to this policy's approval thresholds associated with the City Manager and City Commission

G. FLORIDA'S PROMPT PAYMENT ACT

The City will follow Florida Statutes 218.70 – 218.80 "Prompt Payment Act". The Act requires payment for all purchases by local governmental entities, including special districts, are made in a timely manner. The Act sets forth timeframes when payments are due by a government entity following receipt of an invoice for purchases relating to services rendered, rental period, contracts and construction services. (Florida Statute 218.73 and 218.735) The payment due date for a local governmental entity for the purchase of goods or services other than construction services is 45 days.

The calculation is based on the following:

1. The date on which a proper invoice is received by the City after approval by the governing body, if required; or

2. If a proper invoice is not received by the City, the date:

   ~~1.~~a) On which delivery of personal property is accepted by the City;
   ~~2.~~b) On which services are completed;
   ~~3.~~c) On which the rental period begins; or
   ~~4.~~d) On which the City and vendor agree in a contract that provides dates relative to payment periods.

The payment due date for the purchase of construction services is determined as follows:

1. If an agent must approve the payment request or invoice before the payment request or invoice is submitted to the City, payment is due 25 business days after the date on which the payment request or invoice is stamped as received.

2. If an agent need not approve the payment request or invoice submitted by the contractor, payment is due 20 business days after the date on which the payment request or invoice is stamped as received.

H. COMPLIANCE WITH ALL APPLICABLE LAWS

If any situation where compliance with this manual will place the City in conflict with State or Federal law or the terms of any grant, the City shall comply with such State or Federal law, grant requirements, or authorized regulations which are mandatorily applicable and which are either not reflected in these procedures or are contrary to the provisions of these procedures.

~~**PURCHASING CARD (P-Card)**~~

~~A City purchasing card (P-Card) is available for purchases where a Purchase Order is not accepted (hotel reservations, point of purchase sales, etc.) P-Card charges in excess of $750.00 per transaction require Department Director approval. A P-Card is available from the Finance Director. (For more rules on a P-Card, see policy on using a City P-Card)~~

~~1. The use of the P-Card does not exempt a purchase from the rules in this policy.~~

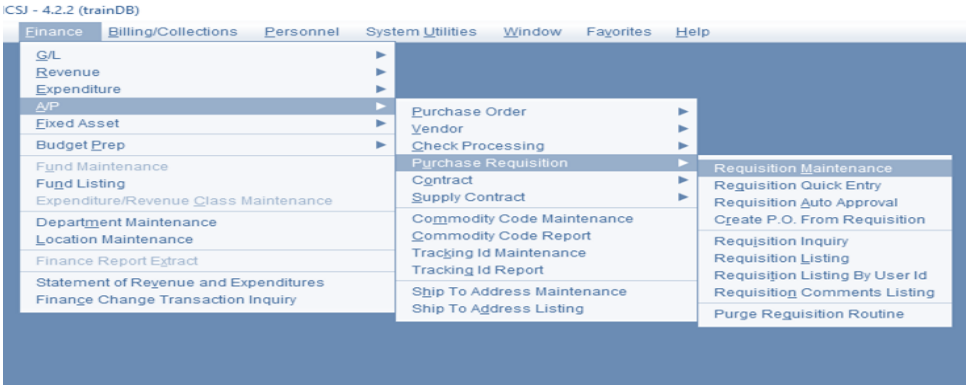
~~2. Personal use of the P-Card is strictly prohibited under any circumstances.~~

ADDING A REQUISITION INTO THE CITY'S FINANCIAL SOFTWARE

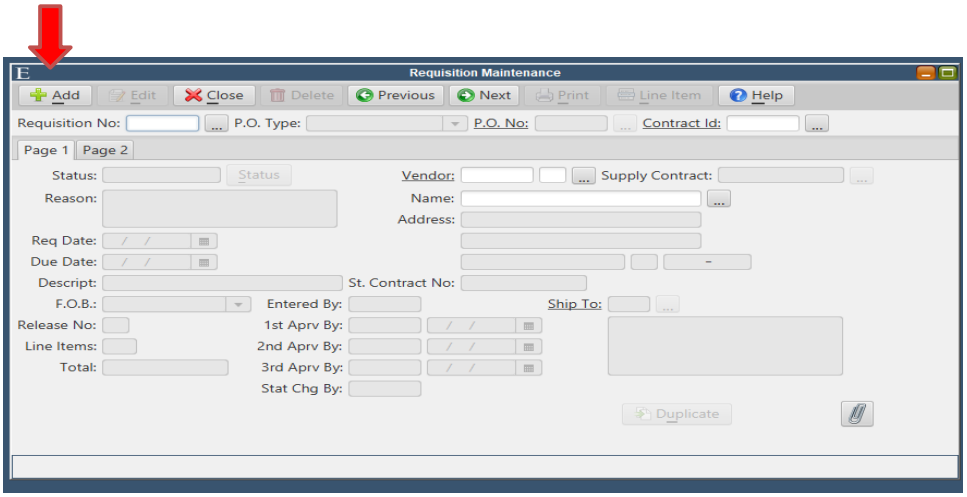
PLEASE MAKE SURE THAT YOU PUT THE CAPS LOCK ON WHEN INPUTTING

1. Open up the City's Financial software

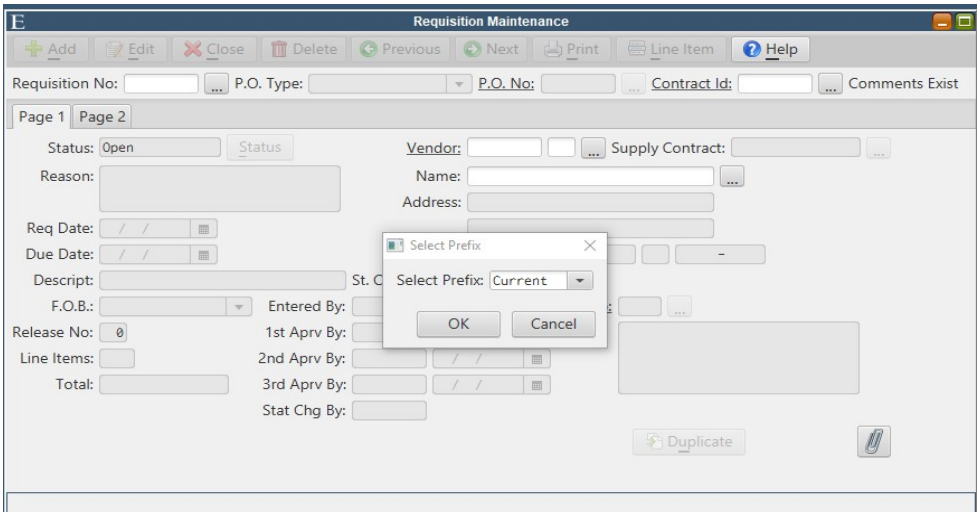
2. Go to Finance > AP > Purchase Requisition > Requisition Maintenance



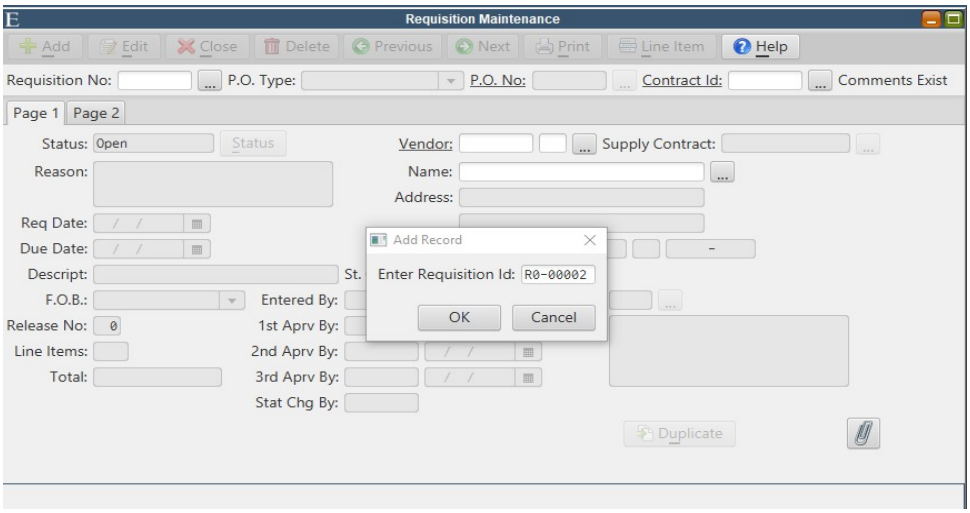
3. Click Add button



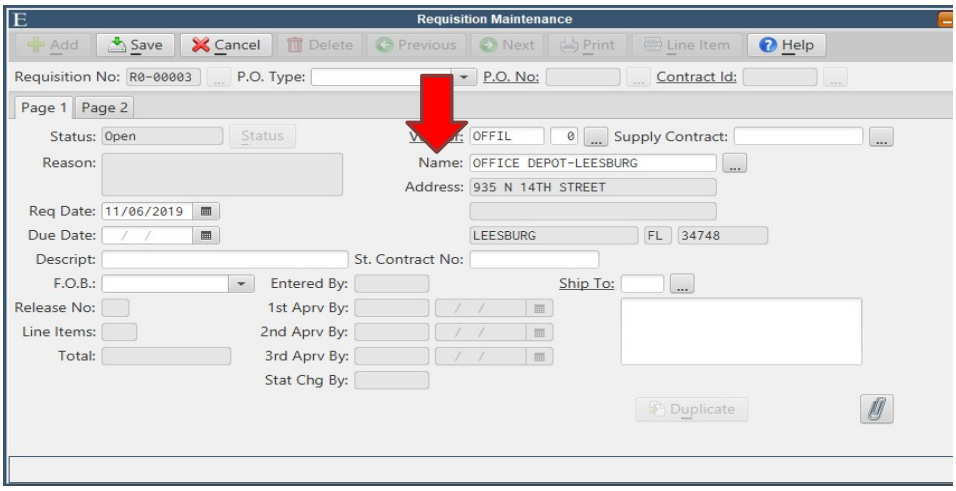
4. During the months of October through December, this pop up box will show up…..leave “Current”.



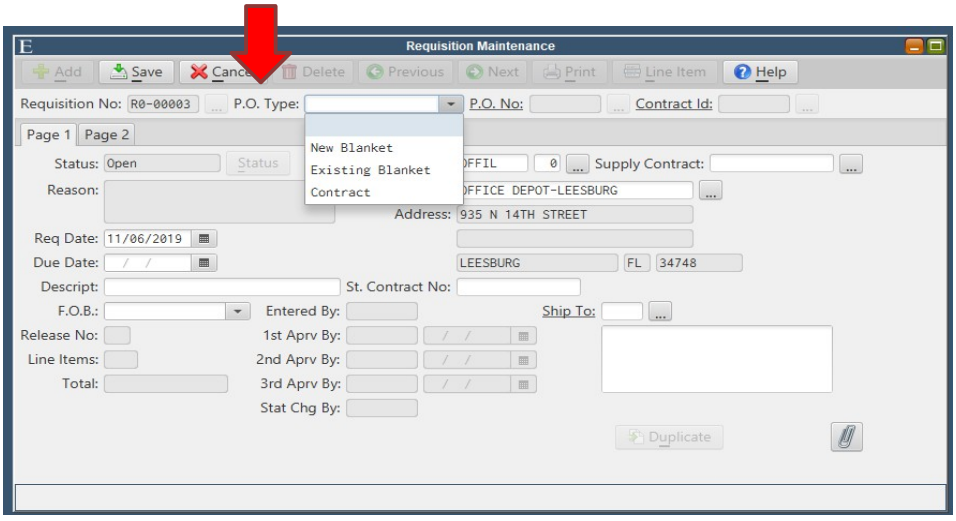
5. Let system populate the Requisition Number and press OK



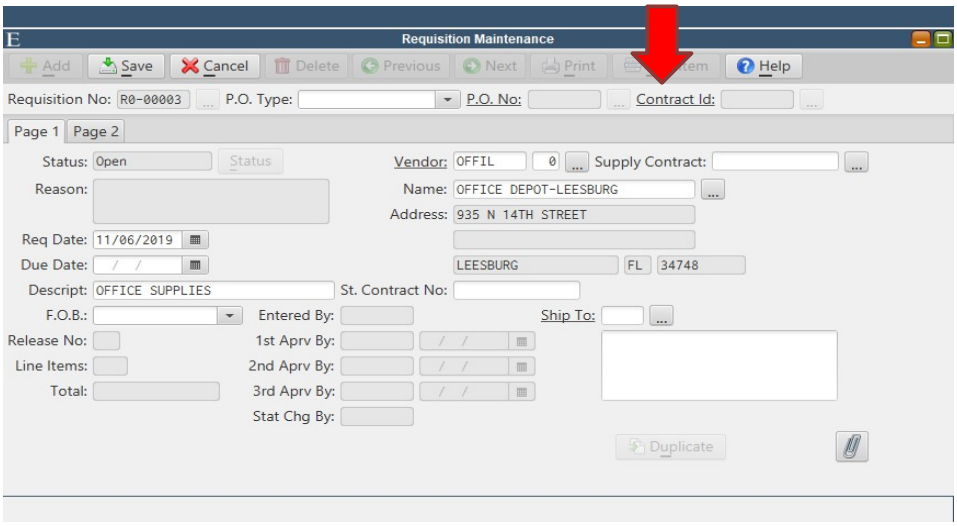
6. Tab to Name: Start typing in company name and then press F3. Find vendor name and double click on company name. The company will automatically populate in the Name and Address field.



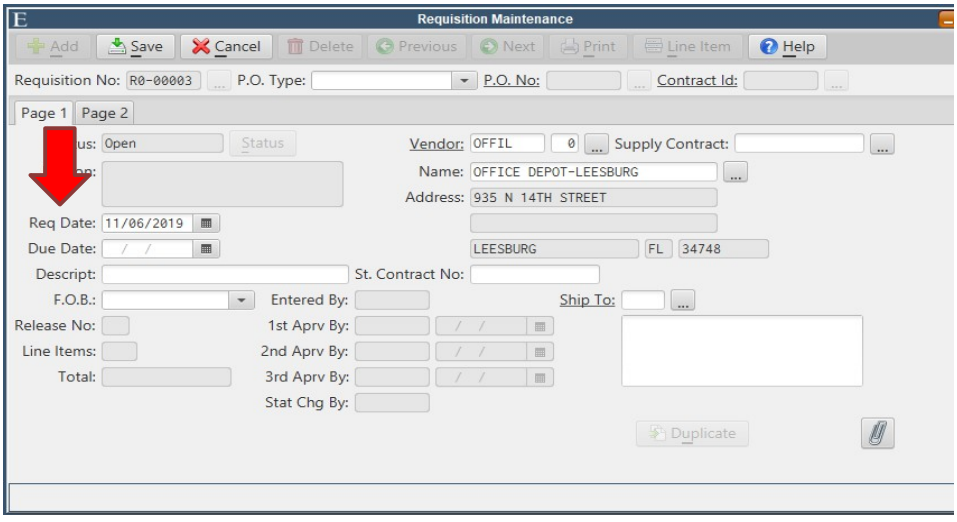
7. P.O. Type - use drop down **ONLY** for New Blanket, Existing Blanket or a Contract, otherwise leave blank.



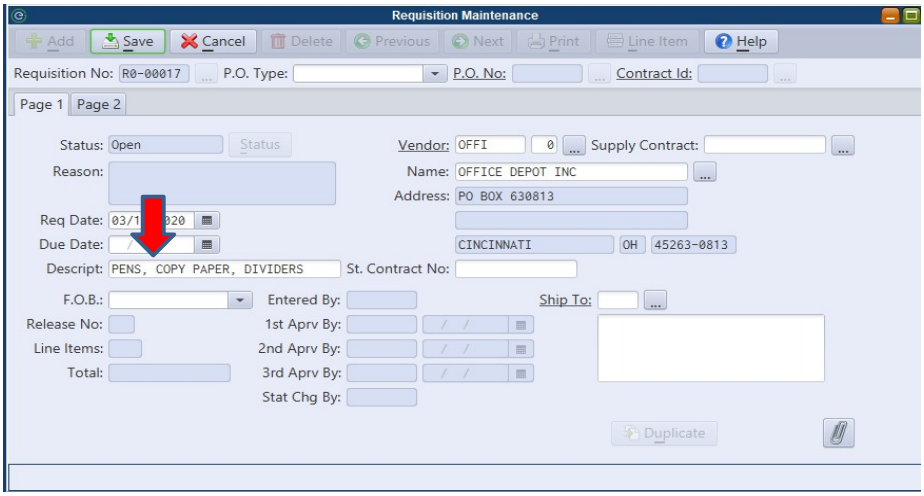
8. If the Requisition is through a contract input Contract ID No.



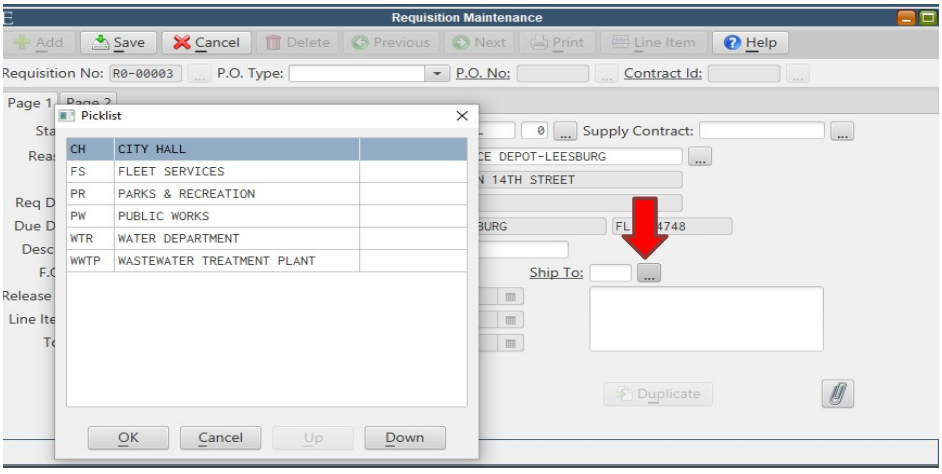
9. Tab to Requisition Date: the current date will automatically populate, if you need to, you can change the date.



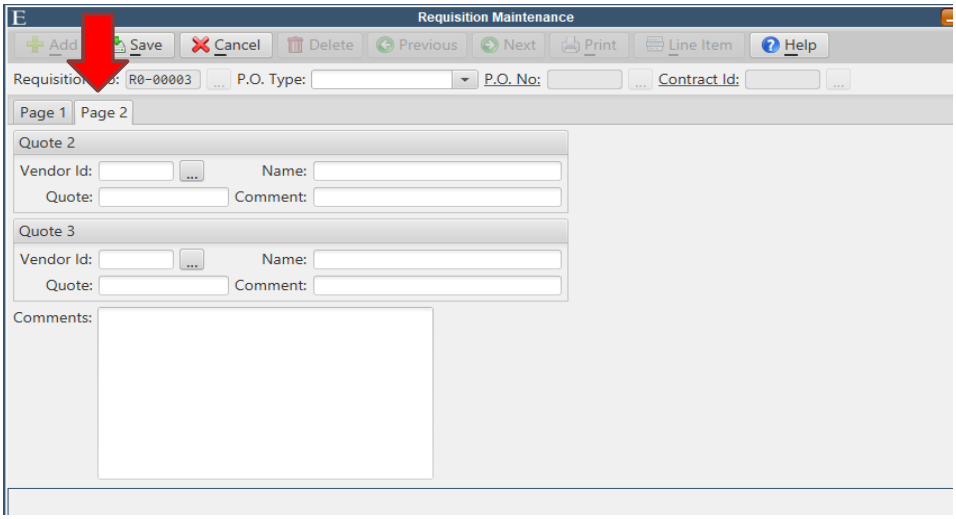
10. Tab to Description: Type in what you are purchasing, be as specific as possible, this is what will show up on the Purchase Order. Example: If buying office supplies, type in pens, copy paper, dividers.



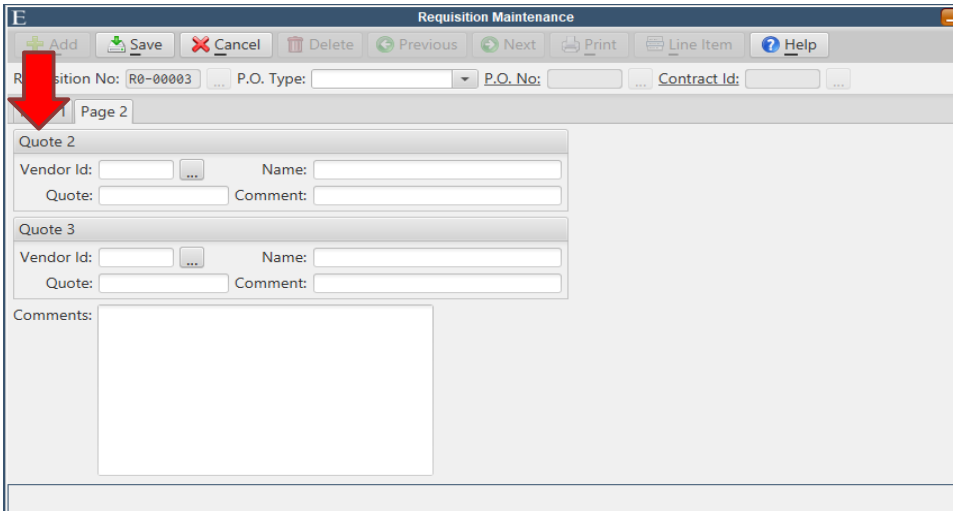
11. Tab to Ship to: Click on blue shaded box and pick where item(s) are being shipped to. Double click to add shipping address.



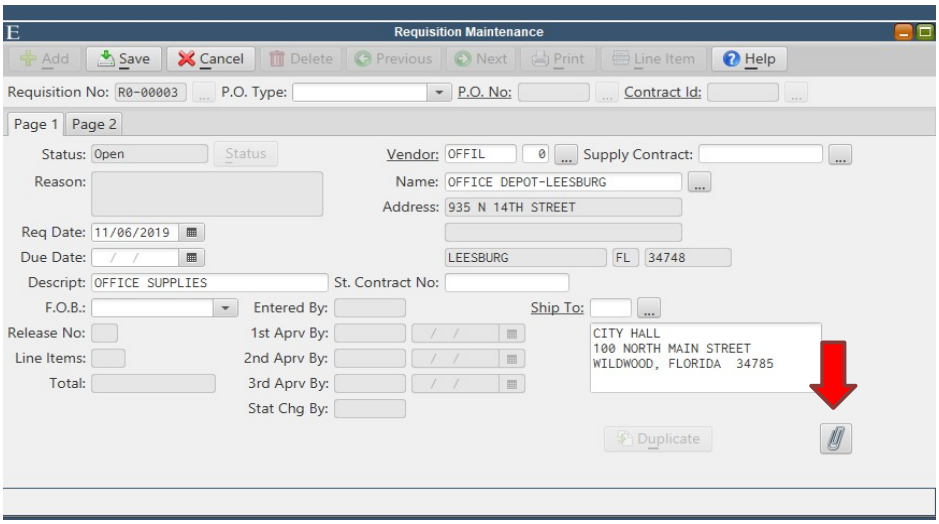
12. Click on “Page 2” button



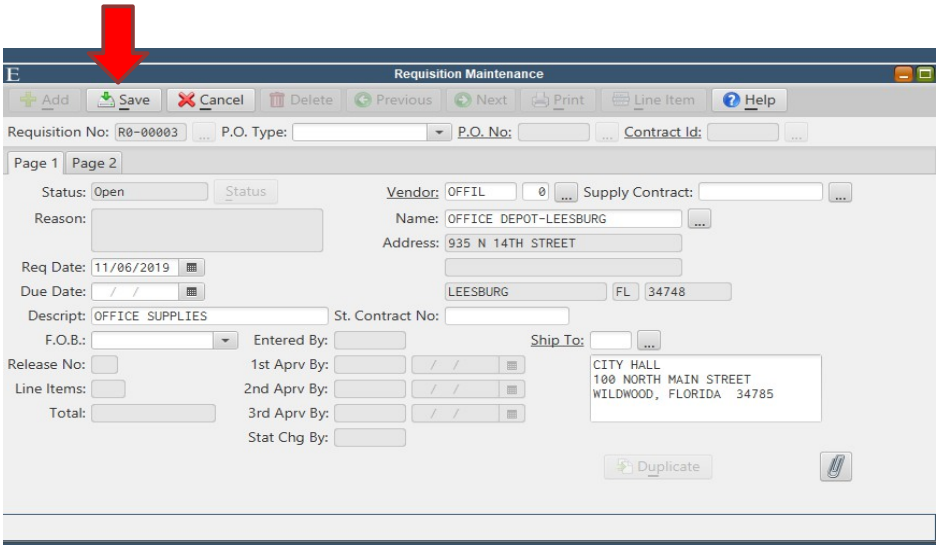
13. Input quote information, if quotes are required. (See pages 7, 8 and 9 for requirements)



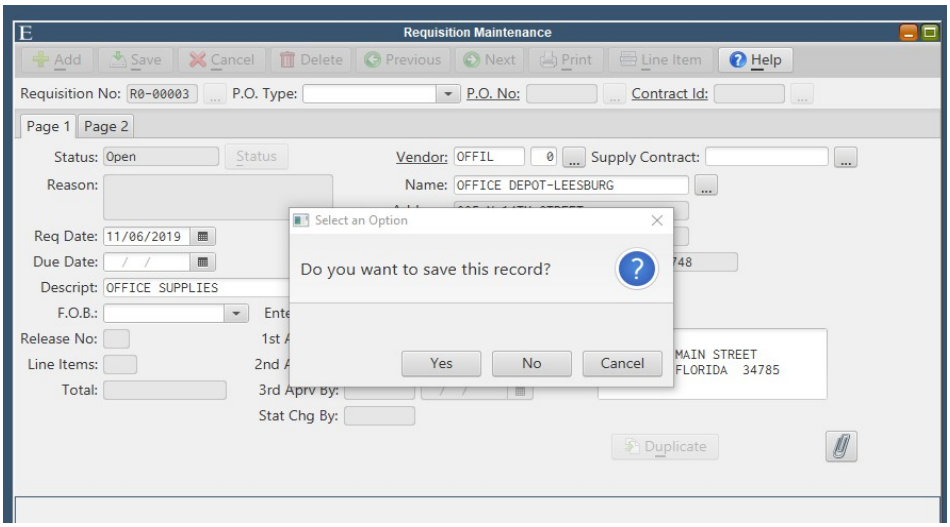
14. Go back to Page 1 Tab, in lower right corner there is a paperclip – Click on it and scan any quotes, proposals or verification letter from OEM that pertain to this requisition.



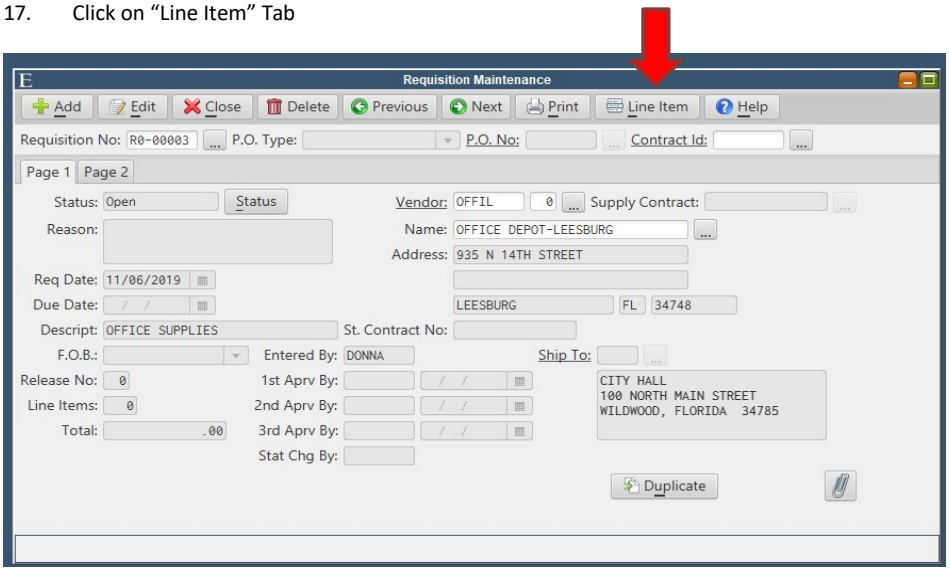
15. Hit “Save” button.



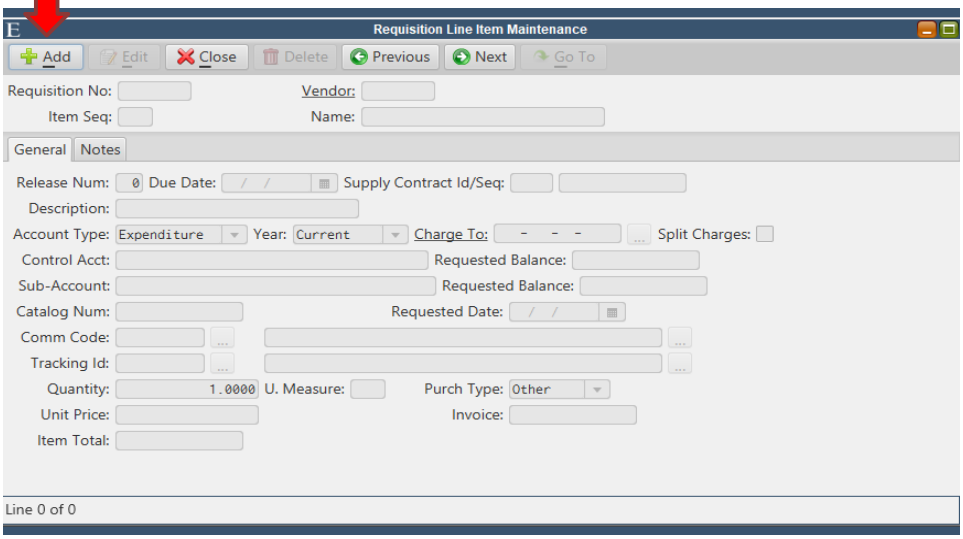
16. A pop-up box will come up asking “Do you want to save this record? Hit “Yes” if you want to keep it, “No” if you want to delete it and “Cancel” if you need to go back and make changes.



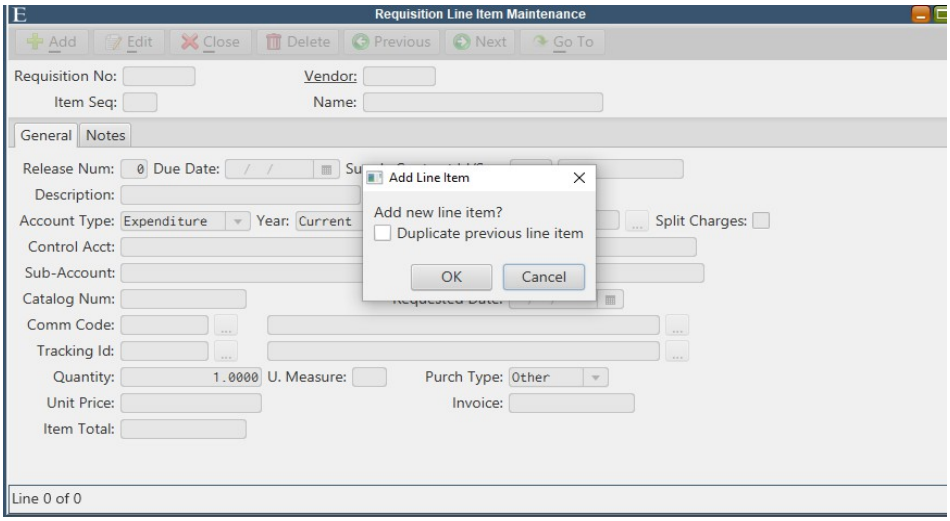
17. Click on “Line Item” Tab



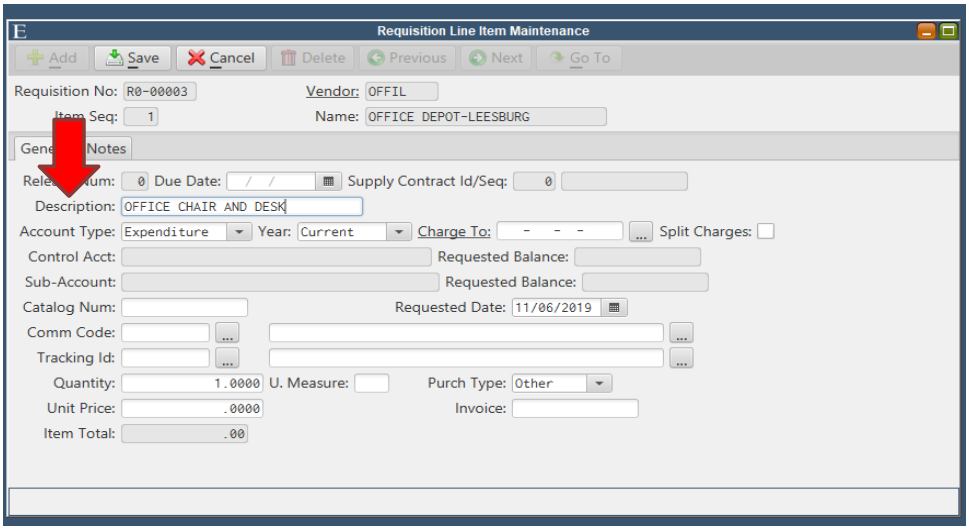
18. Click “Add”



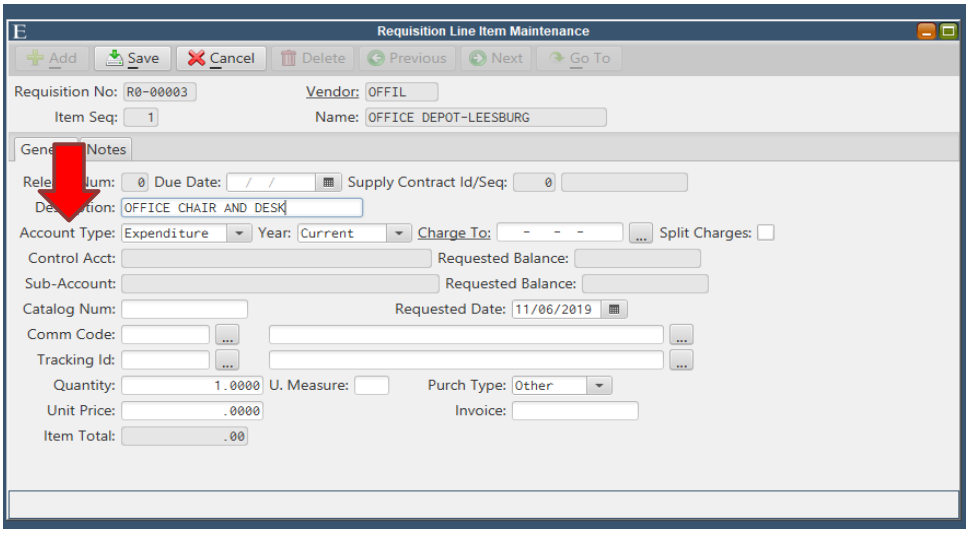
19. A pop-up box will ask “Add new line item? – Click Ok.



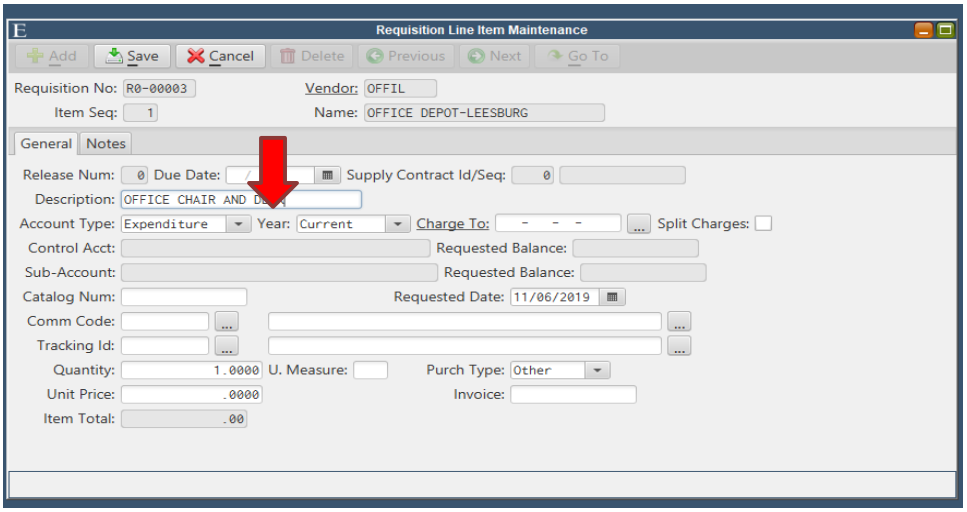
20. Tab to Description – Describe what you are requesting to purchase, be specific as possible.



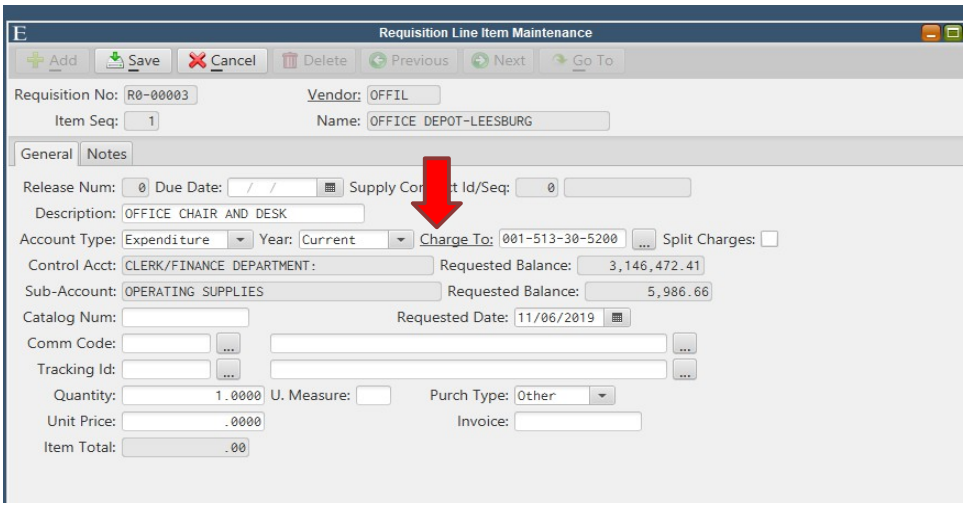
21. Account Type – should be “Expenditure”



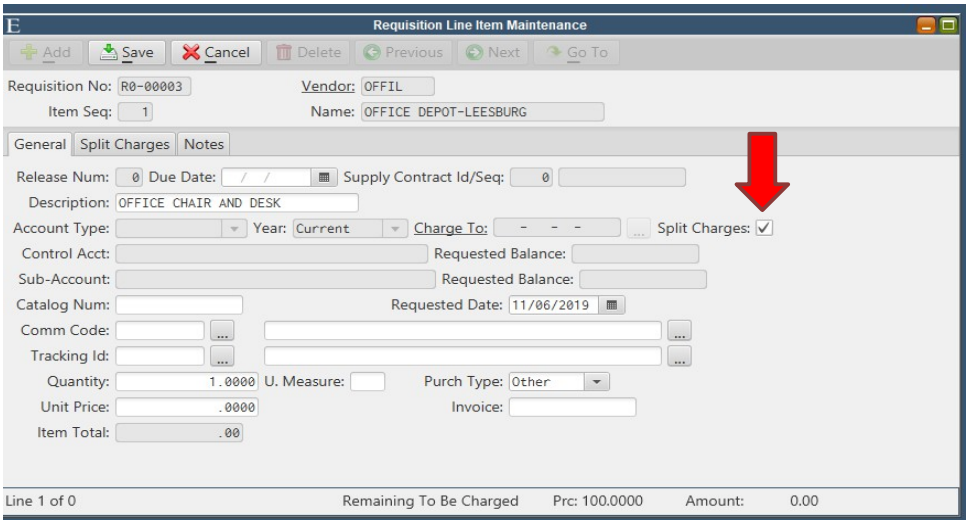
22. Year – Should be “Current”.



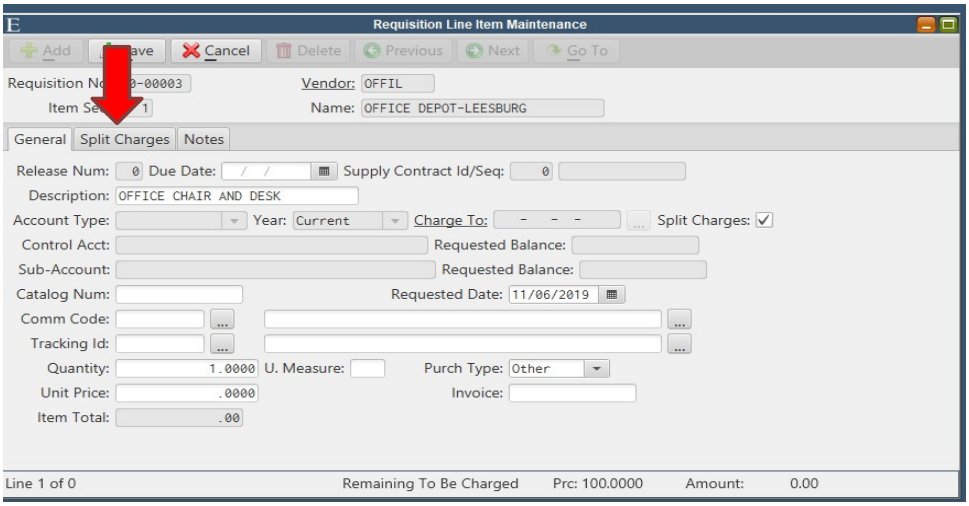
23. Charge To – Input line item from Budget that you are charging it to. If you are not sure which line item to use, start typing in the first six numbers then hit F3 for a look-up of Budget line items.



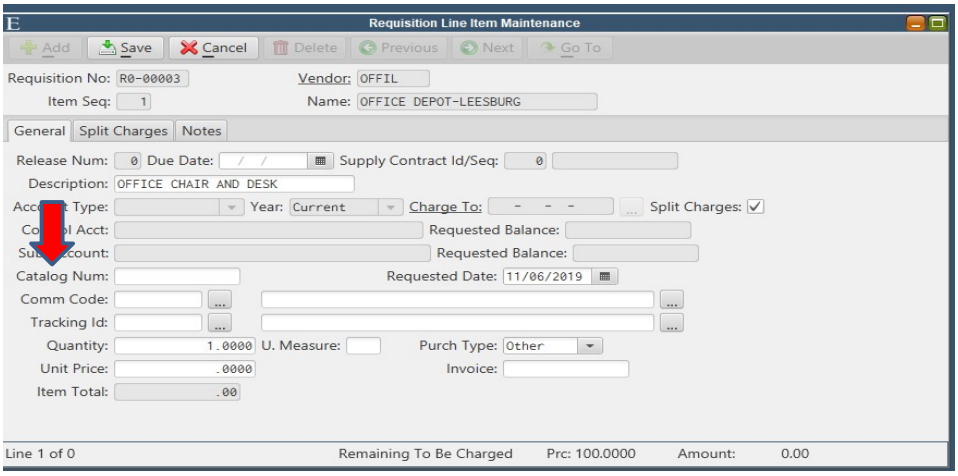
24. Split Charges – Check this box if you have multiple budget line items that are being charged for this purchase.



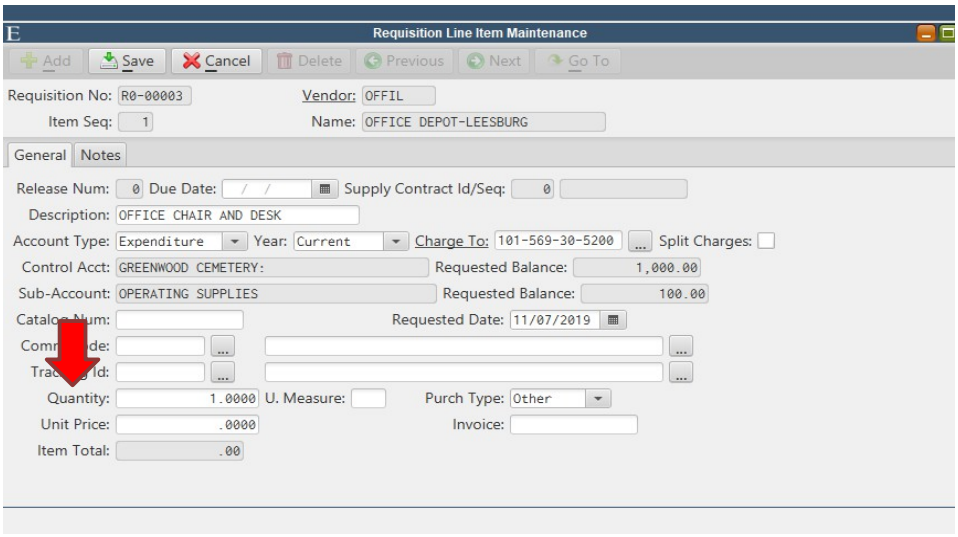
25. Go to “Split Charges Tab” - Enter additional budget line account number(s) to charge. There is no limit on how many budget lines you can split for a purchase.



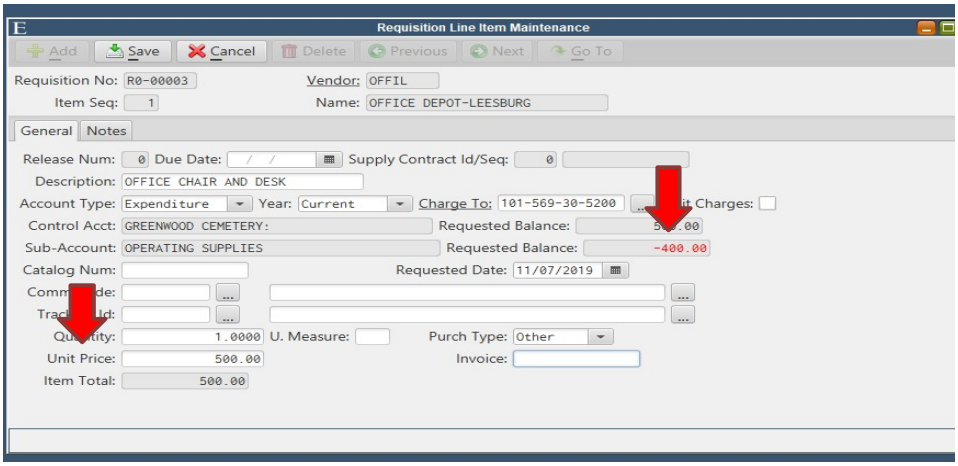
26. Under the “General” Tab - Input vendor catalog number of the item you are purchasing.



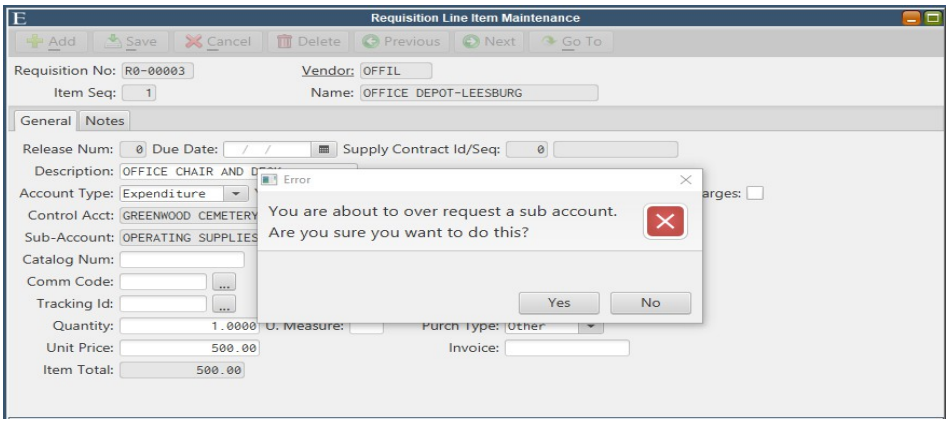
27. Quantity: Input how many you are ordering



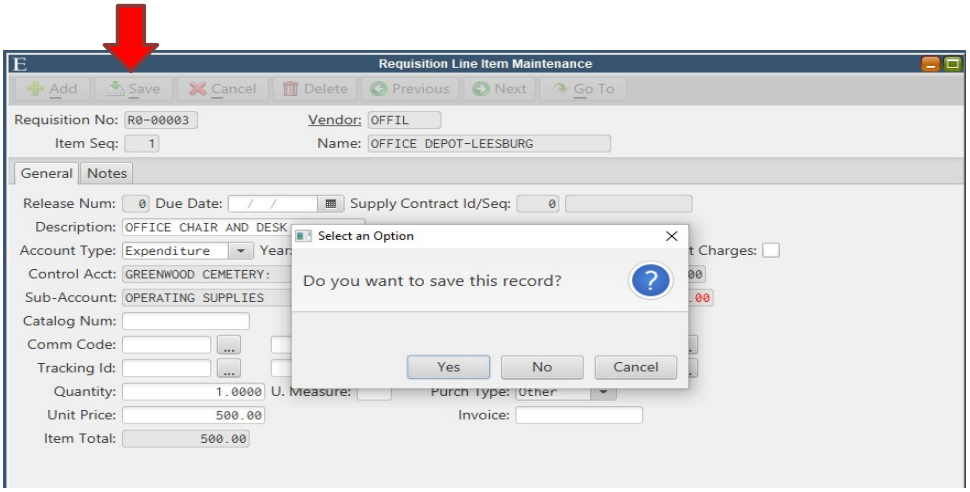
28. Unit Price: Type in price of item. Notice that in this example the “Requested Balance” has a negative balance. When this happens, the Department Director needs to either use a different line item or rectify the line item with the City Manager. If City Manager approves a Budget amendment, City Manager will contact Finance to do the amendment.



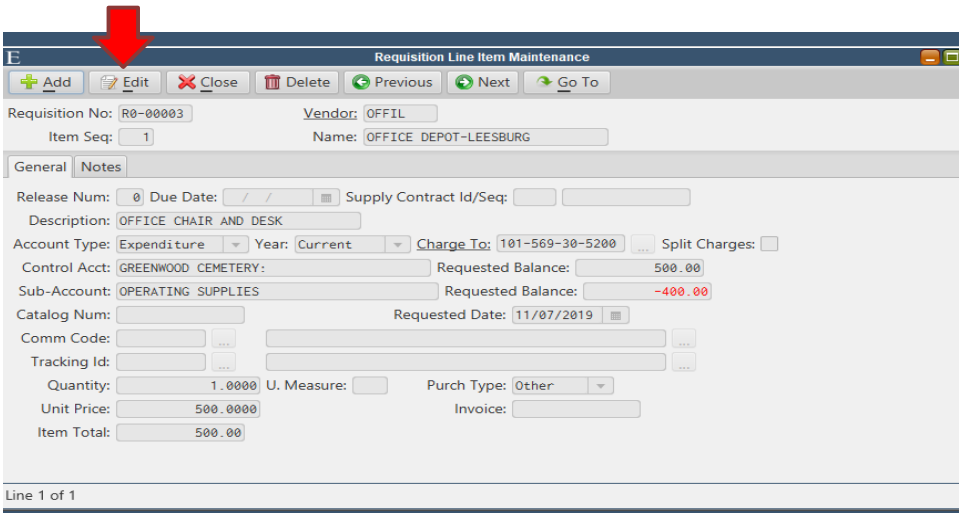
29. If you try to input the requisition with a negative balance a pop-up will let you know that “You are about to over request a sub account. Are you sure you want to do this”? You will have to answer No and either put in another expense account number or ask your Director for a budget amendment.



30. Hit “Save” button – Pop up will ask you “Do you want to save this record? Press Yes and your requisition will send a notification to your Department Director that there is a Requisition that needs approval.



31. If you need to, you can change or update a Requisition by hitting the “Edit” button.

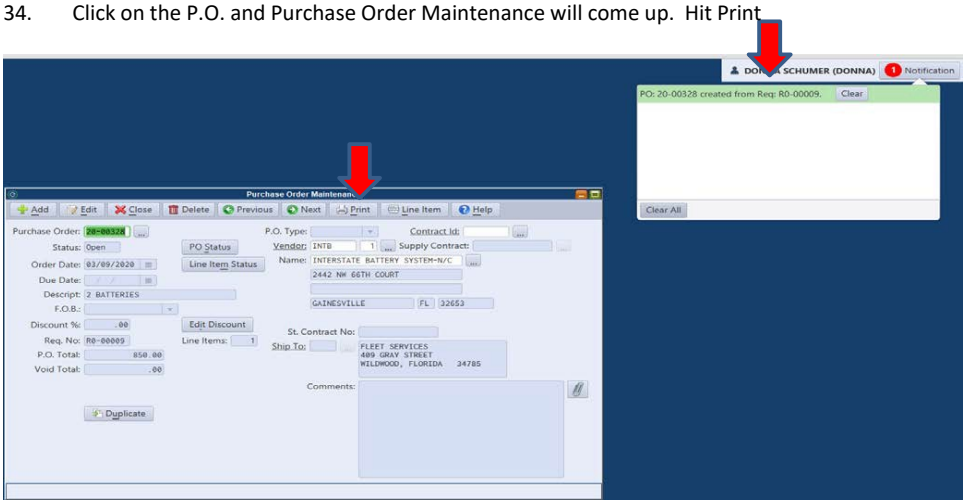


32. Once you have entered your data for a Purchase Requisition, the approval process starts. Unless your requisition is an emergency, you are not permitted to purchase the product until your request has been approved. You will be notified by the financial software when your requisition has been approved and a new P.O. is created.

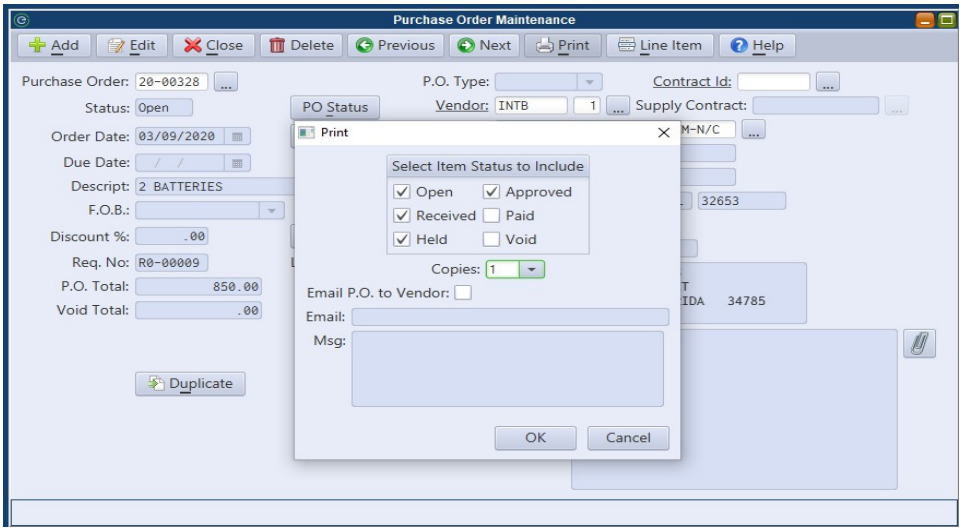
33. Printing your P.O. after approval. You will receive the following notification that your P.O. is ready to print and order.



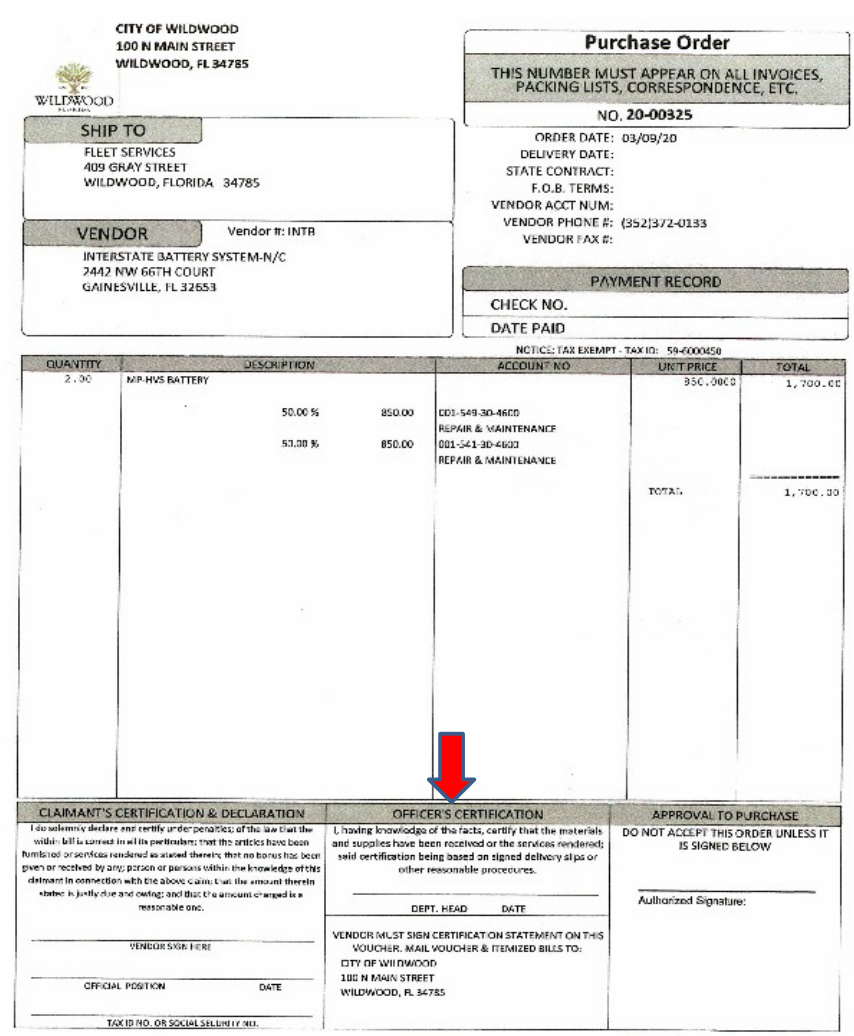
34. Click on the P.O. and Purchase Order Maintenance will come up. Hit Print



35. A pop up box will appear do not change anything….just hit OK.



This is what your P.O. will look like. On the bottom of the P.O. is a section called “Officer’s Certification”. After delivery, Department Director needs to sign/date here to confirm that we have received the supplies or materials. A signature and date must be on the P.O. for the Finance Department to process the check. If you do not have the invoice, send all completed P.O.’s to the Finance Department to attach to the invoice.



CITY OF WILDWOOD
100 N MAIN STREET
WILDWOOD, FL 34785

WILDWOOD

Purchase Order

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.

NO. **20-00325**

ORDER DATE: 03/09/20
DELIVERY DATE:
STATE CONTRACT:
F.O.B. TERMS:
VENDOR ACCT NUM:
VENDOR PHONE #: (352)372-0133
VENDOR FAX #:

SHIP TO
FLEET SERVICES
409 GRAY STREET
WILDWOOD, FLORIDA 34785

VENDOR Vendor #: INTB
INTERSTATE BATTERY SYSTEM-N/C
2442 NW 66TH COURT
GAINESVILLE, FL 32653

PAYMENT RECORD
CHECK NO.
DATE PAID

NOTICE: TAX EXEMPT - TAX ID: 59-6000450

QUANTITY	DESCRIPTION		ACCOUNT NO	UNIT PRICE	TOTAL
2.00	MP-HVS BATTERY			850.0000	1,700.00
		50.00 % 850.00	001-549-30-4600 REPAIR & MAINTENANCE		
		50.00 % 850.00	001-541-30-4600 REPAIR & MAINTENANCE		
				TOTAL	1,700.00

CLAIMANT'S CERTIFICATION & DECLARATION

I do solemnly declare and certify under penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of the claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

VENDOR SIGN HERE

OFFICIAL POSITION DATE

TAX ID NO. OR SOCIAL SECURITY NO.

OFFICER'S CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.

DEPT. HEAD DATE

VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO:
CITY OF WILDWOOD
100 N MAIN STREET
WILDWOOD, FL 34785

APPROVAL TO PURCHASE

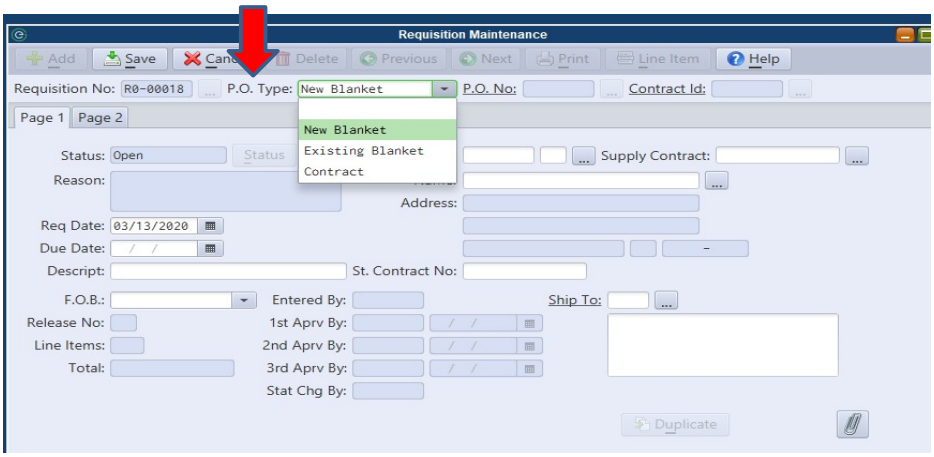
DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW

Authorized Signature:

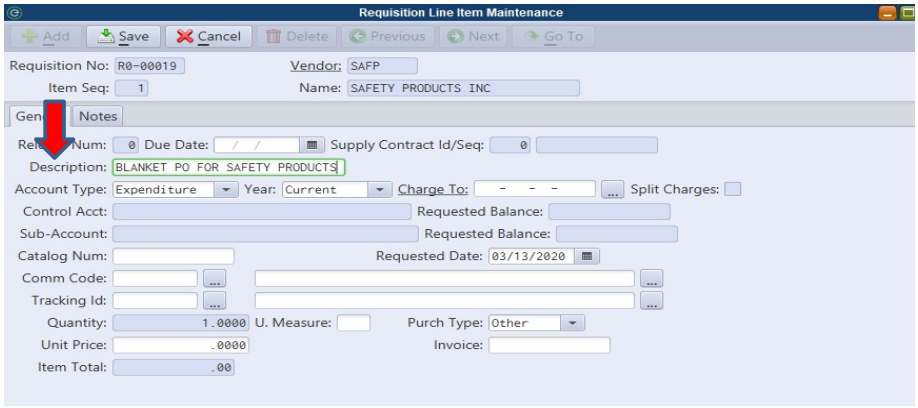
INPUTTING A BLANKET REQUISITION

All Blanket Requisitions will still need to go through the approval stages. Once approved, items being purchased from that Vendor will be deducted from the Blanket P.O.

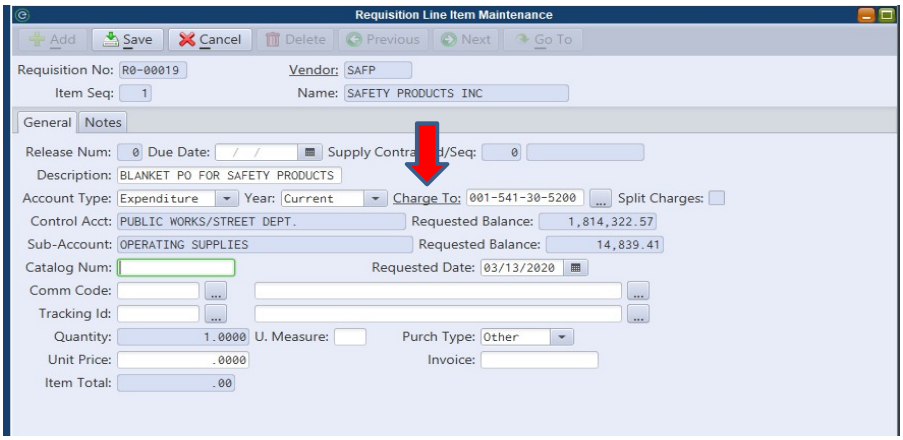
Follow all steps on entering a Requisition. On page 1 of the Requisition hit the drop down box for P.O. Type. Highlight "New Blanket" and enter. Make sure you keep track of the Requisition numbers for Blanket P.O.'s. This number will be used for future purchases.



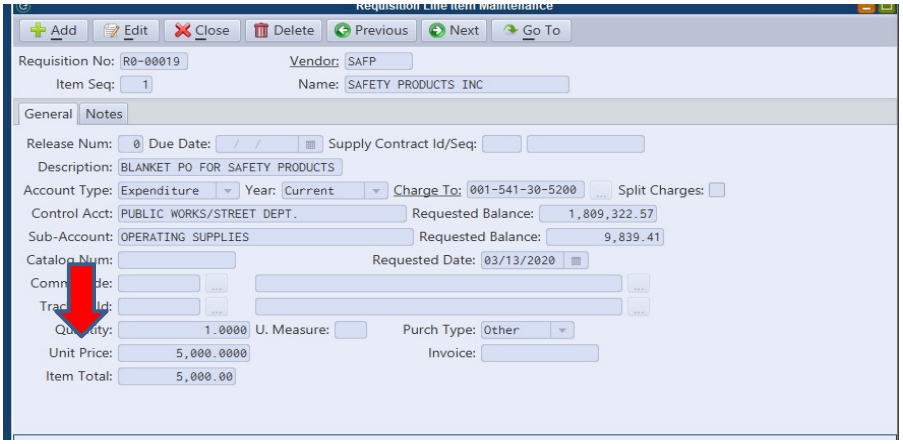
Input the information just like a regular Requisition. In the Description line item type in "Blanket P.O. for _____ (Company Name)".



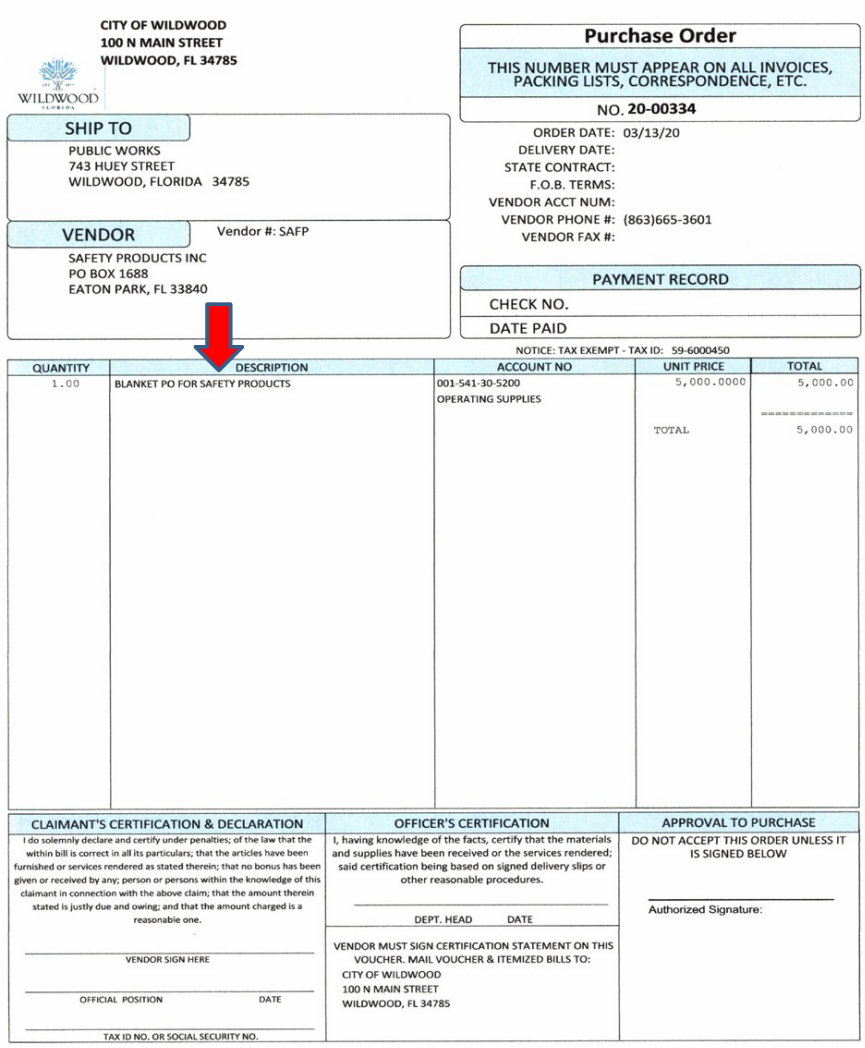
Go to “Charge To”. The account number that you input here will be the account that all purchases will be charged to. If you want to use a different account number, you would have to do another Blanket Requisition with the other account number.



Leave the Catalog Number blank, Quantity will be 1 and Unit Price will be the amount that you want your Blanket P.O. to be. The approval process will still be followed in regards to purchasing thresholds.



Once all approvals are complete and you receive notification that your P.O. is ready, the P.O. will look like this. Notice in the description it states that this is a Blanket P.O.



CITY OF WILDWOOD
100 N MAIN STREET
WILDWOOD, FL 34785

Purchase Order

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.

NO. **20-00334**

ORDER DATE: 03/13/20
DELIVERY DATE:
STATE CONTRACT:
F.O.B. TERMS:
VENDOR ACCT NUM:
VENDOR PHONE #: (863)665-3601
VENDOR FAX #:

SHIP TO

PUBLIC WORKS
743 HUEY STREET
WILDWOOD, FLORIDA 34785

VENDOR Vendor #: SAFP

SAFETY PRODUCTS INC
PO BOX 1688
EATON PARK, FL 33840

PAYMENT RECORD

CHECK NO.

DATE PAID

NOTICE: TAX EXEMPT - TAX ID: 59-6000450

QUANTITY	DESCRIPTION	ACCOUNT NO	UNIT PRICE	TOTAL
1.00	BLANKET PO FOR SAFETY PRODUCTS	001-541-30-5200 OPERATING SUPPLIES	5,000.0000	5,000.00
			TOTAL	5,000.00

CLAIMANT'S CERTIFICATION & DECLARATION

I do solemnly declare and certify under penalties; of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any; person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

VENDOR SIGN HERE

OFFICIAL POSITION DATE

TAX ID NO. OR SOCIAL SECURITY NO.

OFFICER'S CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.

DEPT. HEAD DATE

VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO:
CITY OF WILDWOOD
100 N MAIN STREET
WILDWOOD, FL 34785

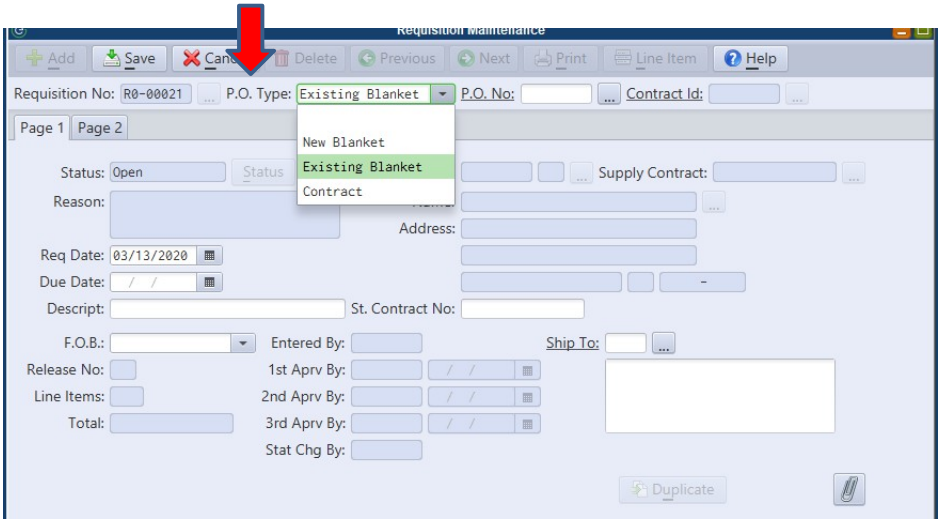
APPROVAL TO PURCHASE

DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW

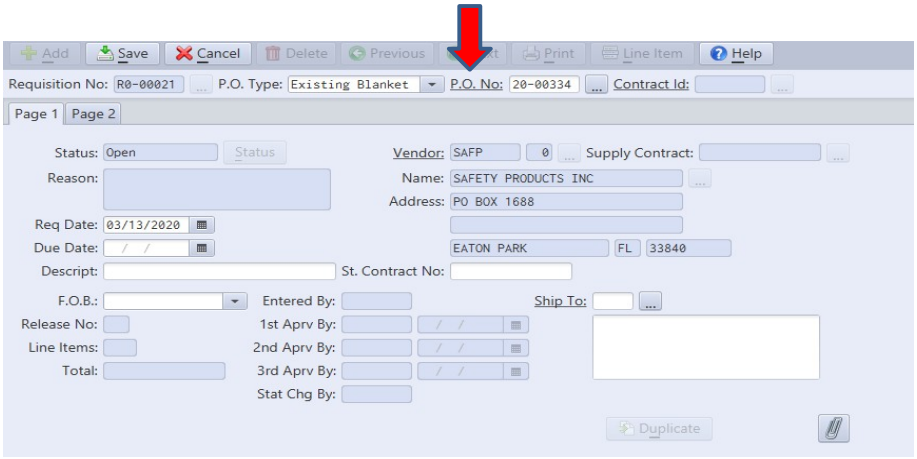
Authorized Signature:

Drawing down from a Blanket P.O. Make sure that you keep track of your Blanket P.O.'s and Release Numbers so you have the right Blanket P.O. to draw down from. Go to Finance > AP > Purchase Requisition > Requisition Maintenance

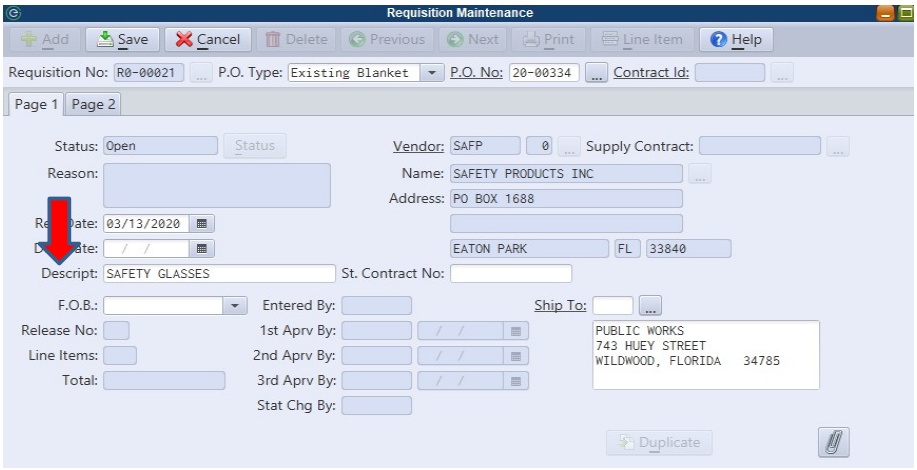
Hit the Add button. Tab to P.O. Type and hit the drop down arrow. Pick "Existing Blanket".



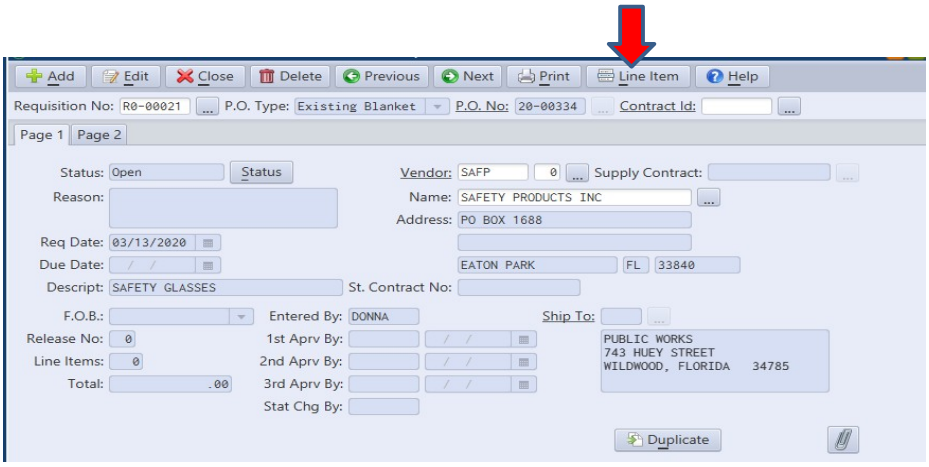
Go to P.O. No: Type in the Purchase Order for your Blanket P.O. The Vendor name and address will populate. Double check to make sure that you have the right Blanket P.O.



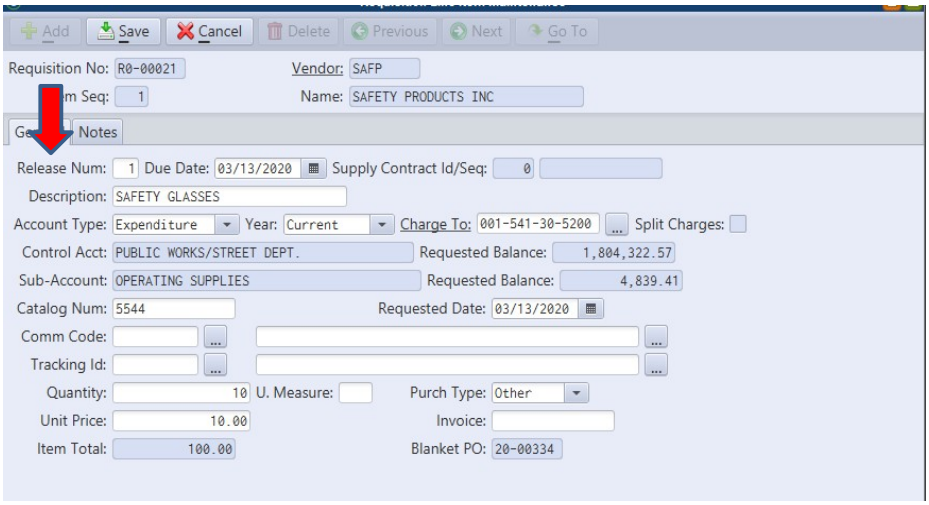
Type in the description of the item you are buying and then hit Save (be descriptive as possible).



Go to Line Item and Hit Add. A pop up box will ask if you want to “Add new line item? Hit OK

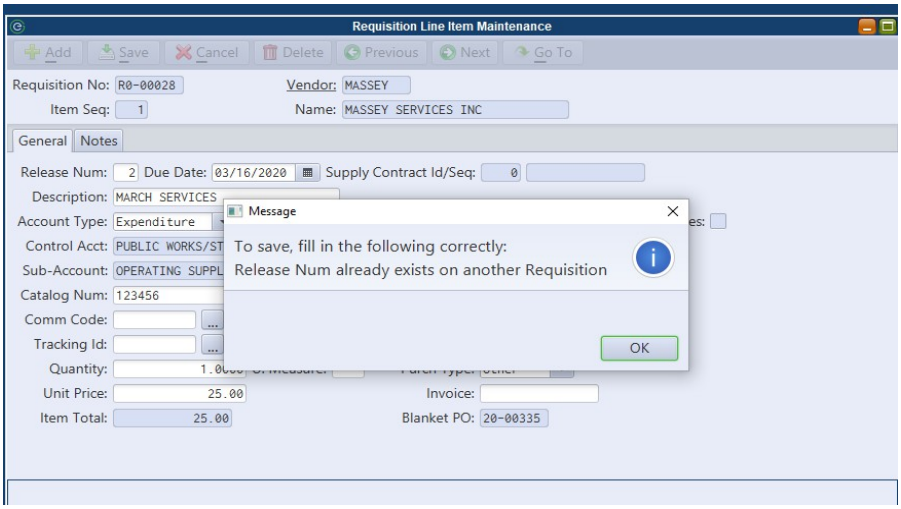


Release Number will be highlighted. Type in the next release number.

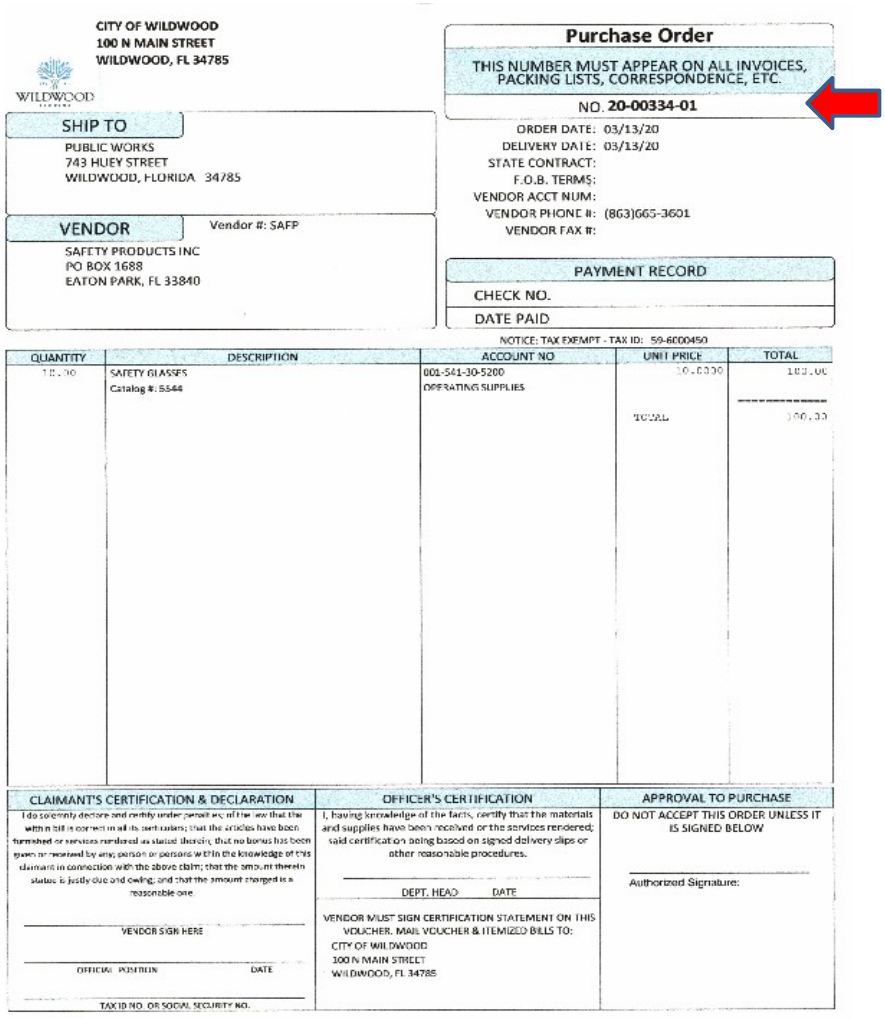


Type in Description, Account number being charged to, Catalog Number, Quantity and Unit Price. Then hit Save.

If you see the message below it tells you that the Release Number already exists. Hit OK and change the number to the next release.



This is a sample of what a Blanket Purchase Order looks like. The Purchase Order number will have the original Blanket P.O. number and the last number is the Release Number.



CITY OF WILDWOOD
100 N MAIN STREET
WILDWOOD, FL 34785

WILDWOOD

Purchase Order

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.

NO. **20-00334-01**

ORDER DATE: 03/13/20
DELIVERY DATE: 03/13/20
STATE CONTRACT:
F.O.B. TERMS:
VENDOR ACCT NUM:
VENDOR PHONE #: (863)665-3601
VENDOR FAX #:

SHIP TO

PUBLIC WORKS
743 HUEY STREET
WILDWOOD, FLORIDA 34785

VENDOR Vendor #: SAFP

SAFETY PRODUCTS INC
PO BOX 1688
EATON PARK, FL 33840

PAYMENT RECORD

CHECK NO.

DATE PAID

NOTICE: TAX EXEMPT - TAX ID: 59-6000450

QUANTITY	DESCRIPTION	ACCOUNT NO	UNIT PRICE	TOTAL
10.00	SAFETY GLASSES Catalog #: 5544	001-541-30-5200 OPERATING SUPPLIES	10.0000	100.00
			TOTAL	100.00

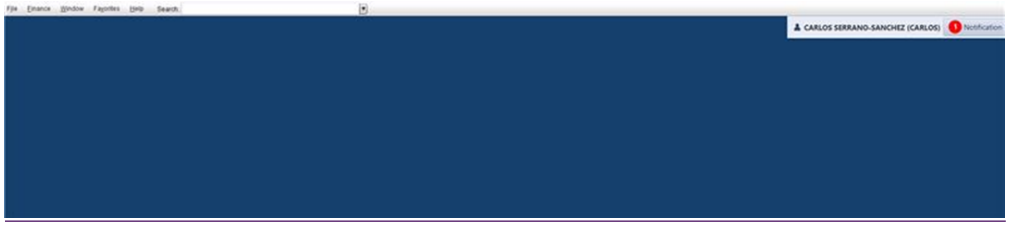
CLAIMANT'S CERTIFICATION & DECLARATION	OFFICER'S CERTIFICATION	APPROVAL TO PURCHASE
I do solemnly declare and certify under penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one. VENDOR SIGN HERE OFFICIAL POSITION DATE TAX ID NO. OR SOCIAL SECURITY NO.	I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures. DEPT. HEAD DATE VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO: CITY OF WILDWOOD 100 N MAIN STREET WILDWOOD, FL 34785	DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW Authorized Signature:

The approval process now starts. The originating requestor will receive a notification when the P.O. has been created.

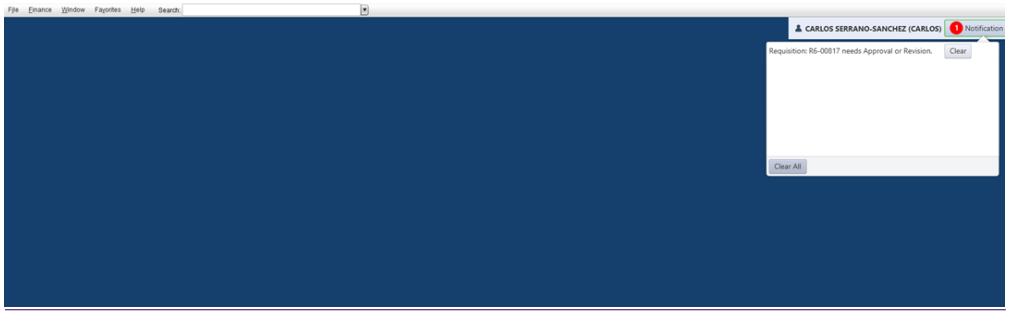
DEPARTMENT DIRECTORS/CITY MANAGER APPROVAL STEPS

The following procedure will eliminate the need for Department Directors and the City Manager to sign invoices.

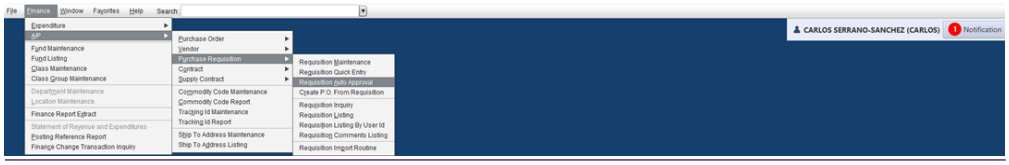
When you first sign in, in the upper right hand corner you will see Notifications.



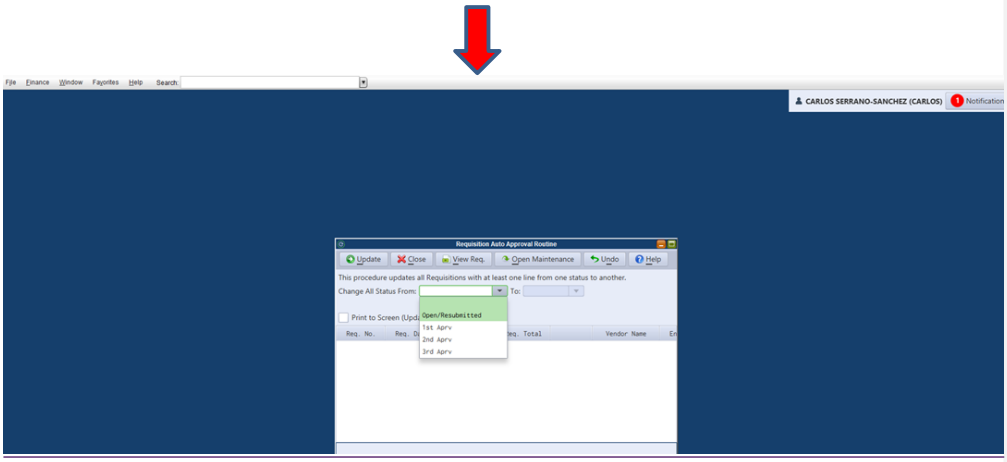
Click on “Notifications” the Requisitions needing approval will pop up.



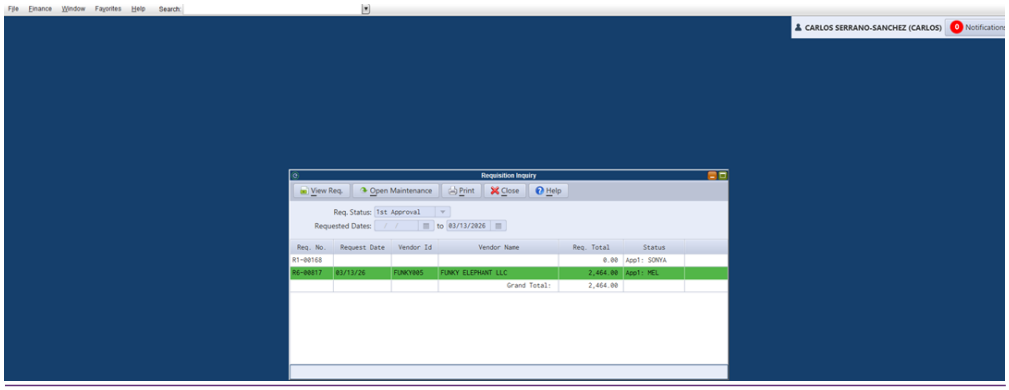
To approve the requisitions, go to Finance > AP > Purchase Requisition > Requisition Auto Approval.



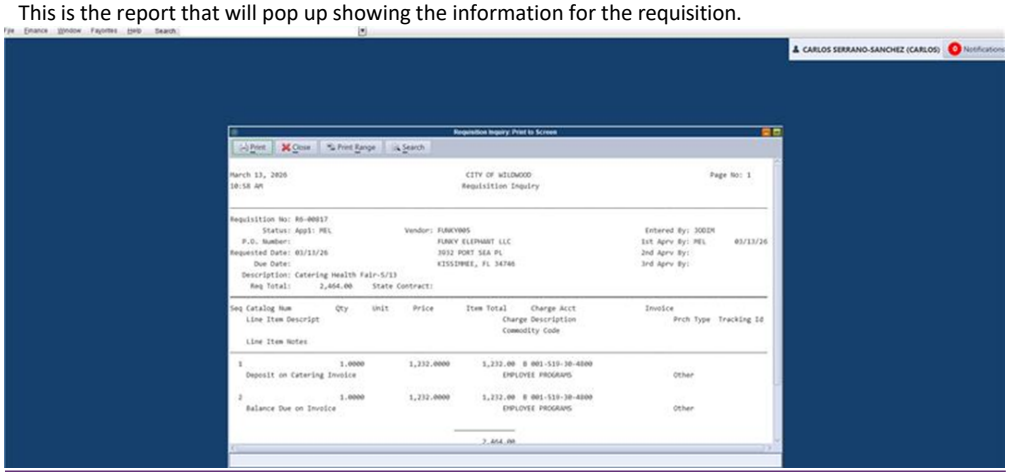
When this screen pops up, hit the drop down and Open/Submitted will display. Hit the Open/Submitted and all requisitions that need approval will be displayed.


File Finance Window Favorites Help Search
CARLOS SERRANO-SANCHEZ (CARLOS)
Notification
Requisition Auto Approval Routine
Update
Close
View Req.
Open Maintenance
Undo
Help
This procedure updates all Requisitions with at least one line from one status to another.
Change All Status From:
To:
Print to Screen (Upd
Open/Resubmitted
1st Aprv
2nd Aprv
3rd Aprv
Req. No.
Total
Vendor Name

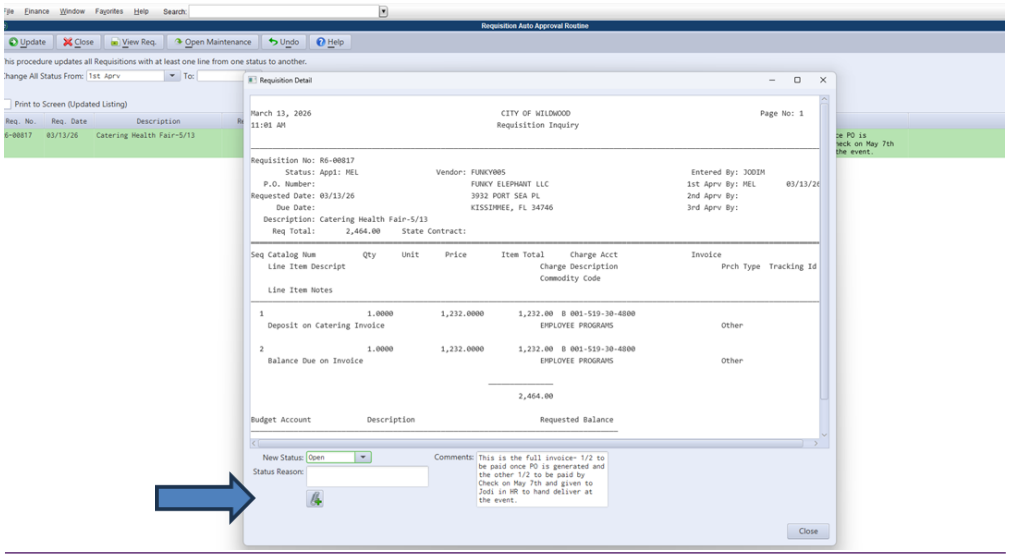
To see what is being requested for purchase double click on the requisition.



This is the report that will pop up showing the information for the requisition.



Go to New Status…..hit the drop down box and the following actions are available; 1st Approval, Denied, Cancel, Held or Needs Review. If you would like to put a reason for your status, type it in the Status Reason box.

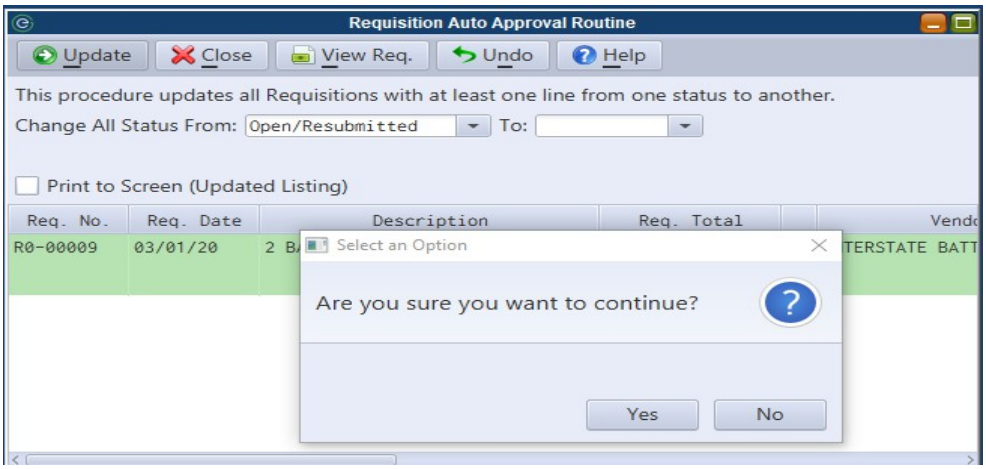


Close the window.

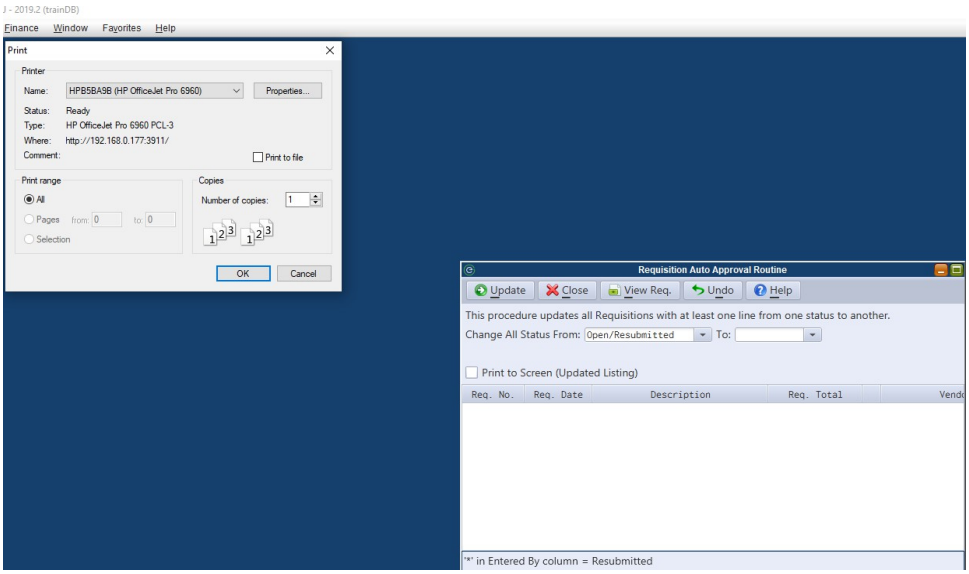
To update the status of the requisition, hit Update.



A box will pop up asking you “Are you sure you want to continue? Hit Yes.



A print box will pop up…the report is a Requisition Approval Listing. You have the option to print this report or cancel.



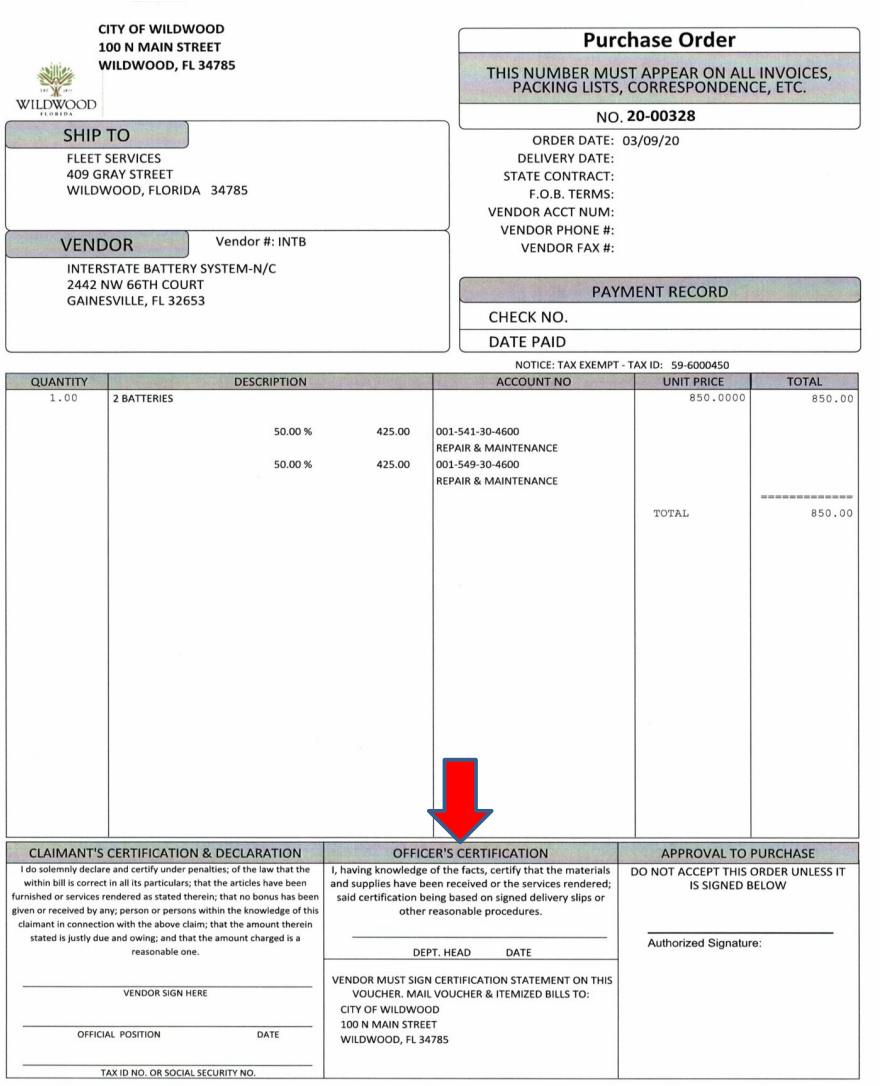
The Requisition will then go for review to the Finance Department if under $2,500. If the purchase amount is over $2,500 but no more than $20,000 then the City Manager will review for approval. If the purchase amount is over $20,000 DO NOT enter the requisition into the finance system until the Commission approves it. The following steps are for Commission approval:

1. The Department Director will write up an Agenda Item
2. City Manager will review.
3. Agenda Item will be presented to the Commission.
4. Commission will approve, deny or put on hold.
5. When Commission approves, requestor will input requisition into finance system.
6. Department Director will approve and then Finance Department will create P.O.

Once the P.O. is created, the employee that generated the Requisition will get a notification that a P.O. is ready.



This is what the Purchase Order will look like. On the bottom of the P.O. is a section called "Officer's Certification". To confirm that we have received the supplies or materials, a signature and date must be on the P.O. for the Finance Department to process the check. If you do not have the invoice, send all completed P.O.'s to the Finance Department to attach to the invoice.



CITY OF WILDWOOD
100 N MAIN STREET
WILDWOOD, FL 34785

WILDWOOD FLORIDA

Purchase Order

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.

NO. **20-00328**

ORDER DATE: 03/09/20
DELIVERY DATE:
STATE CONTRACT:
F.O.B. TERMS:
VENDOR ACCT NUM:
VENDOR PHONE #:
VENDOR FAX #:

SHIP TO

FLEET SERVICES
409 GRAY STREET
WILDWOOD, FLORIDA 34785

VENDOR Vendor #: INTB

INTERSTATE BATTERY SYSTEM-N/C
2442 NW 66TH COURT
GAINESVILLE, FL 32653

PAYMENT RECORD

CHECK NO.
DATE PAID

NOTICE: TAX EXEMPT - TAX ID: 59-6000450

QUANTITY	DESCRIPTION			ACCOUNT NO	UNIT PRICE	TOTAL
1.00	2 BATTERIES				850.0000	850.00
		50.00 %	425.00	001-541-30-4600 REPAIR & MAINTENANCE		
		50.00 %	425.00	001-549-30-4600 REPAIR & MAINTENANCE		
					TOTAL	850.00

CLAIMANT'S CERTIFICATION & DECLARATION	OFFICER'S CERTIFICATION	APPROVAL TO PURCHASE
I do solemnly declare and certify under penalties; of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any; person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one. VENDOR SIGN HERE OFFICIAL POSITION DATE TAX ID NO. OR SOCIAL SECURITY NO.	I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures. DEPT. HEAD DATE VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO: CITY OF WILDWOOD 100 N MAIN STREET WILDWOOD, FL 34785	DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW Authorized Signature:

When multiple requisitions need approval, this is the message you will receive

Click on the notification and a list of all Requisitions will pop up. If you want to look at the details of each requisition, double click on the requisition.

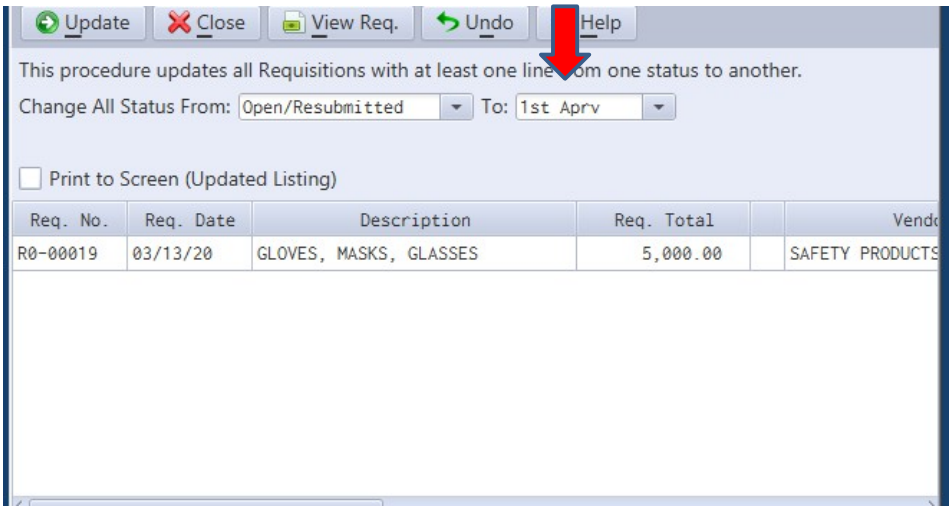
~~If there are attachments or comments that the requestor had added to a requisition, they will appear as an "A" for attachment and "C" for comments.~~

When multiple requisitions need approval, you will receive a popup message.Click on the notification and a list of all Requisitions will pop up. If you want to look at the details of each requisition, double click on the requisition

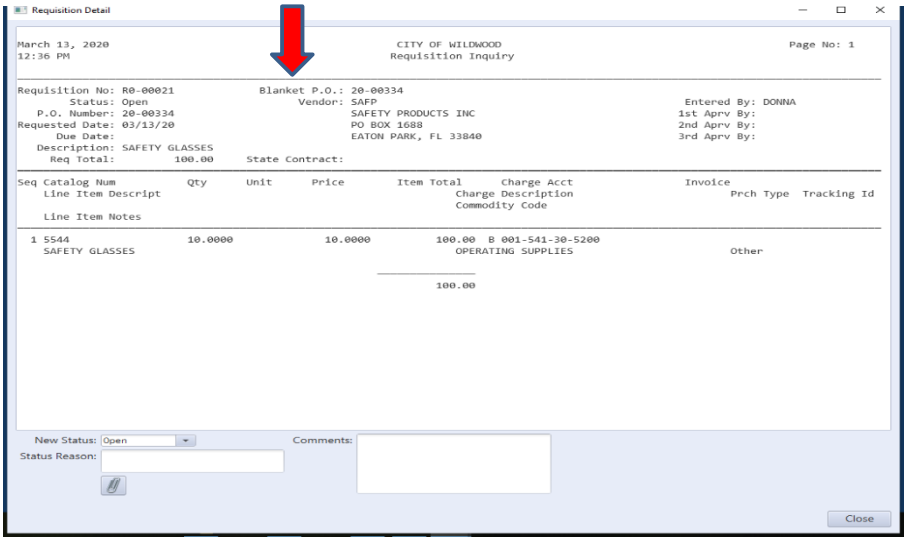
If there are attachments or comments that the requestor had added to a requisition, they will appear as an "A" for attachment and "C" for comments.



If you want to approve multiple requisitions at the same time, choose 1st approval in the "To" box. If you want to have a different status for each requisition, bring up the requisition and change the status in the lower left hand corner under "New Status". When completed hit Update and then close.


Update
Close
View Req.
Undo
Help
This procedure updates all Requisitions with at least one line from one status to another.
Change All Status From: Open/Resubmitted To: 1st Aprv
Print to Screen (Updated Listing)
Req. No.
Req. Date
Description
Req. Total
Vendo
R0-00019
03/13/20
GLOVES, MASKS, GLASSES
5,000.00
SAFETY PRODUCTS

When approving a Blanket P.O. you will see on the Requisition “Blanket P.O. number”.



After the Department Head and City Manager approve the Requisition, the Finance Department will create the Purchase Order. The original requestor of the Requisition will receive a notification that the Purchase Order is ready to print.

CITY OF WILDWOOD



PURCHASING POLICY

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ADDING A REQUISITION INTO THE CITY'S FINANCIAL SOFTWARE GUIDE 48

I. PURCHASING POLICY OVERVIEW

A. POLICY INTENT

The Purchasing Policy is designed to establish control over cash expenditures prior to the commitment of funds. The policy makes essential the use of requisitions, purchase orders and payment request forms for all material goods, services and construction. It also centralizes purchasing in some instances so that advantages can be taken of discounts on bulk or multiple purchases. The Purchasing Policy is governed by the City of Wildwood Code of Ordinances and supporting Resolutions.

It is also the intent of this policy to provide for the procurement of material goods and services from responsible vendors at the lowest possible cost. It is further intended that these procedures provide an orderly, efficient and well documented process for the purchased on the City's behalf. When in conflict, the spirit of this procedure shall supersede the letter of it and any employee found to be in violation of its intent may be liable for losses incurred by the City arising from his/her malfeasance.

B. POLICY OVERSIGHT

The Finance Department is responsible for ensuring that all purchasing is conducted in an unbiased and fair manner that results in public funds being spent on high quality goods and services at a fair and competitive price. The goal is to achieve a proper balance between quality and cost while maintaining public confidence in the purchasing policy.

It is the intent of the City to buy only from suppliers who have adequate financial strength, high ethical standards and a record of adhering to specifications, maintaining shipping promises and giving a full measure of service.

The City strives to maintain strong and enduring relationships with vendors of proven ability and those who desire to meet its needs. To accomplish this, purchasing activities will be conducted so that vendors will place a high value on City business and make every effort to meet these requirements on the basis of quality, service and price.

The Finance Director or delegated Finance Department designee has full authority to question the quality, quantity, price, competitive nature, and type of items requisitioned in order that the best interests of the City are served.

Note: From time to time, the City of Wildwood may implement certain administrative changes that will alter paperwork handling details and procedural guidelines set forth in this Policy. However, staff may not assume greater purchase authority than herein set forth.

C. GOALS OF THE POLICIES AND PROCEDURES

The goals of the Purchasing Policy are as follows.

1. Acquaint all persons (internal and external) in respect to the City's purchasing policies and procedures.
2. Attempt to gain the most value for every purchase.
3. Provide added security in attempting to ensure public spending is not used to enrich elected officials or government employees or to confer favors on favored constituents.
4. Establish a strong business-like relationship with all interested vendors.
5. Ensure public funds are safeguarded. Purchases are reviewed for completeness and are tested on a sample basis for adequate departmental purchasing methods.
6. Ensure fair and open competition among bidders.
7. Ensure local businesses have an added opportunity in the contract awards process. This serves an interest of the City as a whole by assisting local vendors to stay in business.
8. This Policy shall apply to all purchases of goods and services by the City.

II. COMPLIANCE

A. RESPONSIBILITIES OF CITY EMPLOYEES

The City wants to promote and protect its governmental integrity. Public employees must, therefore, discharge their duties impartially to assure fair, competitive access to City procurement. All City staff engaged in procurement for the City shall comply with the ethical standards set forth in the following section.

The employees of the City responsible for purchasing activities should:

- Purchase the proper material goods or services to suit the City's need;
- Get the best possible price for the goods or services using City policies;
- Have the goods or services available when and where the City needs it;
- Assure a continuing supply of needed goods and services;
- Guard against misappropriation of City funds;
- Facilitate cooperation with other governmental units;
- Maximize competition for responsible bidders;
- Safeguard public funds and receive the best value for the public dollar;
- Never use public spending to enrich elected officials or City employees; and
- Never make purchases for personal use in the City's name.

Every supervisory employee is responsible for assuring that any material goods and services used to complete tasks assigned to their supervision have been properly requisitioned, entered into the City's financial software, and approved before the materials are withdrawn from the store's warehouse or ordered from a supplier.

The Finance Department under the direction of the Finance Director will act as the principal procurement officer for the City and is responsible to ensure the Policy is followed by City departments. The Finance Director and/or the Assistant Finance Director is the primary contact person for questions regarding the Policy and is responsible for the implementation of revisions on an as needed basis.

B. ETHICS

1. Fair and Open Competition: The City is committed to a purchasing process which fosters fair and open competition, is conducted under the highest ethical standards and enjoys the complete confidence of the public. The policy of the City is no City employee shall engage in any act which is in conflict with fair and open competition, or creates an appearance of unfairness, during the performance of official duties.

   a) The City will avoid unfair practices by granting all competitive

respondents equal consideration as required by State, Federal, and City regulations.

b) The City will conduct business in good faith; demanding honesty and ethical practices from all participants in the purchasing process.
c) The City will promote positive respondent and contract relationships by affording respondent representatives courteous, fair, and ethical treatment.
d) The City will make every reasonable effort to negotiate equitable and mutually agreeable settlements of controversies with a respondent.
e) The City will avoid involvement in any transactions or activities that could be considered to be a conflict between personal interest and the interest of the City.
f) Employees must not become obligated to any supplier(s) and shall not participate in any City transaction from which they may personally benefit, except as may be authorized by applicable State law.
g) No Commission Member or employee shall directly or indirectly, give or receive, or agree to receive any compensation, gift, reward, commission, or gratuity from any source except the City for any matter directly connected with or related to his/her official services as such employee with this City.
h) Except as authorized by applicable State law, no Commission Member or employee shall bid for, enter into, or be in any manner interested in any City contract for purchases.
i) No Commission Member or employee shall seek to influence the purchase of a product or service from any supplier or vendor. This restriction shall not be construed to restrict persons from evaluating and appraising the quality and value of the product to be purchased or service to be rendered where the person's scope of employment contemplates advice and counsel with respect to the purchase.

2. Ethics Conflicts**:** An employee shall be deemed to have an Ethics conflict if the employee:

a) Has any financial interest in any sale to the City of any goods or services when such financial interest was received with prior knowledge that the City intended to purchase the property, goods or services.
b) Solicits, accepts, or seeks a gift, gratuity, or favor from any person, firm, or corporation involved in a contract or transaction which is or may be the subject of official action by the City. Examples of acceptable courtesies include: a meal or social event; exchanges of floral offerings or gifts of food to commemorate events such as illness, death, birth, holidays, and promotions; a sample or promotional gift of nominal value ($25 or less). Except for courtesies as provided, no employee shall, directly or indirectly, give or receive any compensation, gift, reward, commission, or gratuity from any source except the City for any matter directly connected with or related to his/her official services as such employee with the City.
c) Participates in his/her capacity as a City employee in the issuing of a purchase order or contract in which he/she has a private pecuniary interest, direct or

indirect, or performs in

d) regard to such contract some function requiring the exercise of discretion on behalf of the City.
e) Engages in, accepts employment from, or renders services for private interests for any compensation or consideration having monetary value when such employment or service is incompatible with the proper discharge of official duties or would tend to impair independence of judgment or action in performance of official duties, or give the appearance of the above.
f) Discloses or used without authorization confidential information concerning property or affairs of the City to advance a private interest with respect to any contract or transaction which is or may be the subject of official action of the City.

3. Ethics Violation: If a Commission Member or employee is found to be in violation of this policy the City Manager shall investigate, or cause to be investigated, all suspicions, allegations, and written complaints of unethical conduct.

   a) Complaints which are considered by the City Manager to be serious may be referred to an Ethics Panel, composed of City employees appointed by the City Manager.

   b) The Ethics Panel, when constituted, shall investigate and hear the complaint and recommend to the City Manager any action deemed appropriate. Complaints or allegations which may be criminal in nature may be referred to an appropriate outside agency for investigation.

   c) Any employee who is found to be in violation of this policy may be subject to disciplinary action up to and including termination from employment. Depending upon the seriousness of the action, other appropriate civil or criminal sanctions may also be pursued.

C. CONFLICTS OF INTEREST

1. Identification of a Conflict of Interest: It shall be a breach of ethics for any employee of the City to participate directly or indirectly in procurement when the employee knows any of the following.

   a) The employee or any member of the employee's immediate family has a financial interest pertaining to the procurement.
   b) A business or organization in which the employee, or any member of the employee's immediate family, has a financial interest pertaining to the procurement.
   c) Any other person, business or organization with which the employee or any member of the employee's immediate family is negotiating or has an arrangement concerning prospective employment is involved in the procurement.

The avoidance of actual or perceived conflicts of interest is a prerequisite to the efficient and sound operation of the City and maintenance of the public trust.

D. GRATUITIES

It shall be a breach of ethics of city employment to offer, give or agree to give any representative of the City or for any representative of the City to pursue or enact the following.

1. Solicit, demand, accept or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, and preparation of any part of a program requirement or purchase request.
2. A gratuity breach of ethics would also influence the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or to any solicitation or proposal therefore pending before the City.

Any employee who is found to be in violation of this Policy may be subject to disciplinary action up to and including termination from employment. Depending upon the seriousness of the action, other appropriate civil or criminal sanctions may also be pursued.

III. PURCHASING PROCEDURES

A. NEW VENDOR SET-UP

When purchasing from a vendor that the City has not used before, it is the responsibility of the department placing the order to make sure that the Finance Department has the following from the new vendor:

1) Insurance
2) Performance and Payment Bonds, executed by a surety company authorized to do business in the State of Florida, when required
3) W9

It is also the responsibility of the department to make sure that the vendor is not on the Federal System of Award Management (SAM) debarment list, the State of Florida's Discriminatory Vendor List and Convicted Vendor List.

B. PURCHASING APPROVALS

All purchases must receive proper approval prior to the purchase acquisition. Approval authority is based upon the total transaction amount. The **Purchasing Approval Threshold Table** outlines the approvals needed based upon the purchase amount. In regards to the dollar threshold amounts established, the total cost of the purchase should be considered, not the cost of the individual items. Purchases may not be divided into multiple transactions to fall within the threshold limits.

1. Purchasing Approval Threshold Table:

Purchase Amount	**Approver**
Department Director Approval Level: Less than $5,000	Department Director or other employee authorized by the City Manager, if the item or service to be purchased is included in the approved budget for the department. City Manager or designee, if the item or service is **NOT** included in the approved budget for the department and a budget amendment is **NOT** necessary. City Commission, if the item or service to be purchased is **NOT** included in the approved budget for the department and a budget amendment is necessary.
City Manager Approval Level: From $5,001to $50,000	City Manager or designee, if the item or service is included in the approved budget for the department and a budget amendment is **NOT** necessary. City Commission, if the item or service to be purchased is **NOT** included in the approved budget for the department and a budget amendment is necessary.
$50,001or greater	City Commission

C. PURCHASING REQUISITION REQUIREMENTS

All departments under the City Commission shall obtain equipment or commodities and materials by submitting a requisition in the City's financial software in accordance with the requirements and exceptions listed below.

1. Below $500: Departments may purchase material goods and services priced less than $500 without a requisition. Purchases exceeding $500 must be requisitioned unless a purchase is completed within the Purchasing Card limits.

2. Purchases below $2,500: These transactions may be completed through the Purchase Card program without a purchase requisition. Purchase requisitions are the preferred method for any purchase over $500, but the Purchase Card is an exception when necessary or pre-approved. These transactions must meet all requirements of the Purchasing Card Policy and program.

3. Purchases exceeding $2,500: These transactions must be requisitioned and do not qualify for the Purchasing Card program. Requisitions must have supporting documentations such as quotes, contract references, or City Commission meeting executive summaries according to the requisition levels established by this policy.

4. Purchases between $5,000 - $10,000: These transactions are required to have two (2) informal quotes or be covered under an existing contract. Informal quotes can take the form of an email to/from a vendor, a catalog listing, or some similar form.

5. Purchases above $10,000: These transactions are required to have three (3) formal quotes or covered under an existing contract. A formal quote should be on vendor letterhead with quantity and price of material goods or scope of services detailed. Formal quotes should be itemized as much as possible.

6. Purchase Orders prior to the Purchase: Unless covered as an emergency expenditure or under a blanket purchase order, no items are to be picked up or received by a department before inputting the purchasing requisition into the City's financial software and obtaining all the required approvals. The Department Directors shall be responsible for ensuring unauthorized purchases do not occur and coordinate with the City Manager's Office regarding disciplinary action associated with unauthorized violations.

7. Budget and Funding: Sufficient funds must be available before departments request the purchase of material goods or services. Departments must check availability of funds prior to submission of a requisition. If funds are not available, it will be the responsibility of the Department Director or designee to rectify the situation.

D. PURCHASING REQUISITION PROCEDURES PER DOLLAR THRESHOLD

1. The Quick Requisition Threshold: Purchases Between $500 - $2,500

   a) Requisition Steps:
      1) Choose a Vendor
      2) Obtain a written quote to complete the requisition required data fields
      3) Verify that adequate funds are available in the budget line item.
         - If funds are not available see if there is enough in another line item.
         - If enough funds are available in another line item, file a Line Item Transfer Request.
         - If there are not enough funds in the alternate line item, then Department Director will need to discuss with the City Manager about the need for purchase and budget amendment. If the City Manager approves a request then a Department Director will need to file request for budget adjustment to Finance.
      4) After funding is verified, enter a purchasing requisition in the City's financial software.
      5) Department Director or designee must approve the purchasing requisition.

   b) Purchase Order Steps:
      1) Finance will review the purchasing requisitions for compliance with the Purchasing Policy and if approved, will convert the requisition to a purchase order.
      2) After purchase order is issued, department places order.

   c) Receipt and Payment Steps:
      1) After the products are received/service provided and invoice is received, the Finance Department verifies that the purchase order and invoice reconcile. If the invoice and the purchase order do not match, Finance will contact Department Director for correction.
      2) A purchase order is approved for payment in the City's financial software.
      3) The check will be cut for payment and mailed to vendor.

2. The Informal Quote Requisition Threshold: Purchases Between $2,501 - $10,000

   a) Requisition Steps:
      1) Choose a Vendor
      2) Unless a contract has been established for continued use (term contract); obtain a minimum of 2 informal quotes and choose the lowest quote that meets the need.
      3) Verify that adequate funds are available in the budget line item.
         - If funds are not available see if there is enough in another line item.

- If enough funds are available in another line item, file a Line Item Transfer Request.
- If there are not enough funds in the alternate line item, then the Department Director will need to discuss with the City Manager about the need for the purchase and the budget amendment. If the City Manager approves request then the Department Director will need to file a request for budget adjustment to Finance.

4) After funding is verified, enter purchasing requisition in the City's financial software.
5) Department Director or designee must approve requisition.

b) Purchase Order Steps:
   1) Finance will review the purchasing requisition for compliance with the Purchasing Policy and if approved, will convert the requisition to a purchase order.
   2) After purchase order is issued, department places order.

c) Receipt and Payment Steps:
   1) After the products are received/service provided and invoice is received, the Finance Department verifies that the purchase order and invoice reconciled. If invoice and purchase order do not match, Finance will contact Department Director for correction.
   2) A purchase order is approved for payment in the City's financial software.
   3) The check will be cut for payment and mailed to vendor.

3. The Formal Quote Requisition Threshold: Purchases Between $10,001 - $50,000

   a) Requisition Steps:
      1) Choose a Vendor
      2) Unless a contract has been established for continued use (term contract); obtain a minimum of 3 formal quotes and choose the lowest quote that meets the need.
      3) Verify that adequate funds are available in the budget line item.
         - If funds are not available see if there is enough in another line item.
         - If enough funds are available in another line item, file a Line Item Transfer Request.
         - If there are not enough funds in the alternate line item, then Department Director will need to discuss with the City Manager about the need for purchase and budget amendment. If the City Manager approves a request then the Department Director will need to file a request for budget adjustment to Finance.
      4) After funding is verified, enter requisition in the City's financial software.
      5) Department Director or designee must approve the purchasing requisition.

b) Purchase Order Steps:
   1) Finance will review the purchasing requisition for compliance with the Purchasing Policy and if approved, will convert the requisition to a purchase order.
   2) After a purchase order is issued, the department places the order.

c) Receipt and Payment Steps:
   1) After the products are received/service provided and invoice is received, the Finance Department verifies that the purchase order and invoice are reconciled. If the invoice and the purchase order do not match, Finance will contact Department Director for correction.
   2) Purchase order is approved for payment in the City's financial software.
   3) Check will be cut for payment and mailed to vendor.

4. The Commission Approval Threshold: Purchases Greater Than $50,001

   a) Commission Agenda Steps:
      1) Unless a contract has already been established for continued use (term contract); any procurement exceeding the $50,001 threshold must undergo a formal bidding process (e.g., ITB or RFP) administered by the Procurement Department.
      2) Verify that adequate funds are available in the budget line item.
      3) Create an Agenda Item for Commission approval as per the City Clerk's procedures.
      4) Purchase approved by Commission.

   b) Requisition Steps:
      1) Enter the purchasing requisition in the City's financial software (include scan of 3 quotes or copy of competitively bid contract and/or a copy of the Agenda Executive Summary referencing the Commission meeting date).
      2) Department Director or designee must approve the purchasing requisition.

   c) Purchase Order Steps:
      1) Finance will review requisitions for compliance with the purchasing policy and if approved, will convert the requisition to a purchase order.
      2) After purchase order is issued, department places order.

d) Receipt and Payment Steps:
   1) After the products are received/service provided and invoice is received, the Finance Department makes sure that the purchase order and invoice match. If the invoice and purchase order do not match, Finance will contact the Department Director for correction.
   2) The purchase order is approved for payment in the City's financial software.
   3) A check will be cut for payment.
   4) The check will be mailed to vendor.

5. Blanket Purchase Order Requisitions: Contract/Agreement purchases greater than $2,501 Blanket Purchase Orders may be issued when appropriate for standard recurring expenditures such as maintenance items or repetitive purchases from the same vendor A Blanket Purchase Order is also used when the purchasing method applied resulted in an agreement or contract offering a documented price and designated term, a Blanket Purchase Agreement (BPA) or Contract Purchase Agreement (CPA) are initiated by the requesting Department to secure regularly needed goods and/or services, usually on an annual basis.

   Because Blanket/Contract Purchase Orders may be utilized as the result of a term contract, which is competitively secured in accordance with the conditions set forth within the City of Wildwood's Purchasing Policy and/or State of Florida Statutes, the City Manager may approve a blanket purchase order over his /her approval threshold as long as the contract was previously approved by the City Commission.

   These levels do not eliminate the need to secure proper quotes. Such items may be covered by a Blanket Purchase Order for the current fiscal year, provided the contract is in effect for the same period. For any contract or bid that carries over into the next fiscal year, the Blanket Purchase Order should initially be issued for the material goods/services through September 30th of that year. At the start of the next fiscal year a new Blanket Purchase Order should be issued for the remaining time on the contract.

   a) Requisition Steps:
      1) Choose a Vendor
      2) When a contract or blanket service agreement has been established for continued use (term contract), attach the contract/agreement to the purchase requisition like a quote
      3) Create the purchase requisition with only 1 line item. Set the unit measure as 1 and the not to exceed amount.

4) Verify that adequate funds are available in the budget line item.
   - If funds are not available see if there is enough in another line item.
   - If enough funds are available in another line item, file a Line Item Transfer Request.
   - If there are not enough funds in the alternate line item, then the Department Director will need to discuss with the City Manager the need for the purchase and the budget amendment. If the City Manager approves request, then the Department Director will need to file a request for budget adjustment to Finance.
5) After funding is verified, enter purchasing requisition in the City's financial software.
6) Department Director or designee must approve requisition.

b) Purchase Order Steps:
1) Finance will review the purchasing requisition for compliance with the Purchasing Policy and if approved, will convert the requisition to a purchase order.
2) After purchase order is issued, department places order.

c) Receipt and Payment Steps:
1) After the products are received/service provided and invoice is received, the Finance Department verifies that the purchase order and invoice reconciled. If invoice and purchase order do not match, Finance will contact Department Director for correction.
2) The invoice amount is subtracted from the purchase order not-to-exceed amount each time one is submitted. Payments shall not be processed to a blanket purchase order if there is not enough funds remaining to complete the invoice payment.
3) The check will be cut for payment and mailed to vendor.

E. PROCESSING PURCHASE ORDER CHANGES/CANCELLATIONS

It is expected that the amount of a purchase order may need to be adjusted from time to time. The Finance Department can make an adjustment to any purchase order if the adjustment is a decrease to the total purchase order amount.

1. Department Director Approval: Upon approval from the Department Director making the purchase, the Finance Department can increase a purchase order amount if the amount of the purchase order total after adjustment is still within the Department Director Approval Level.

2. City Manager Approval: If a purchase order being adjusted has an amount within the City Manager Approval Level, the Finance Department can adjust the purchase order amount after approval from the City Manager, as long as the revised

purchase order total amount does not exceed the City Manager Approval level.

3. City Commission Approval: The City Commission must approve any adjustment to a purchase order if the adjustment causes the purchase order total to exceed the City Manager Approval Level. If the purchase was competitively bid or previously approved by Commission action, the City Manager may approve the change order and the resulting purchase order total.

F. RECEIPT OF COMMODITIES AND SERVICES

Equipment, services or commodities shipped directly to the ordering department must be checked by that department as to accuracy, quantity and quality. Only after this has been accomplished should a delivery ticket or receiving report be signed. All exceptions are to be noted on the document signed. All claims for defective equipment should be processed in accordance with the City and/or carrier policies.

- To avoid delays in payment to the vendor and to remain in compliance with the Florida Prompt Payment Act, all packing slips must be maintained in the ordering department and readily accessible by the authority approving the resulting invoice.
- When signing for services performed, sign only for what was actually performed. Never sign blank service tickets or invoices. Always insist that the vendor leaves a copy with your department.
- If items are damaged or defective, the receiving department should make every effort to resolve the situation. The receiving department shall not approve payment until the item(s) is corrected or replaced by the vendor.
- Departments initiating the purchase requisition should keep track of all outstanding purchase orders.

G. PURCHASE ORDER PAYMENTS REQUIRE INVOICES

Commodities (material goods) or services received must be invoiced by the providing vendor. The receiving department shall review and approve the invoice in accordance with Finance's established procedures. Invoices shall be authorized by the department directors, include the purchase order number, and the appropriate accounting code associated with the purchase. Invoices should be submitted to Finance for prompt payment according to the check processing schedule.

IV. PURCHASING METHODS

The goal is to obtain commodities (material goods) and services at the lowest price by stimulating competition. The following purchasing methods shall be used in the purchasing of material goods and services for the City:

A. COMPETITIVE PURCHASING METHODS (QUOTES)

1. Petty Cash Funds: The City of Wildwood maintains petty cash funds to facilitate the purchase or reimbursement of minor expenditures. These funds are to be used for any amount up to $50.00. A receipt is **required** for reimbursement.

2. Purchasing Card: A City purchasing card (P-Card) is available for purchases where a Purchase Order is not accepted (hotel reservations, point of purchase sales, etc.) P-Card charges in excess of $500.00 per transaction require Department Director approval. A P-Card is available from the Finance Director. (For more rules on a P-Card, see policy on using a City P-Card)

    a) The use of the P-Card does not exempt a purchase from the rules in this policy.

    b) Personal use of the P-Card is strictly prohibited under any circumstances. Authorized P-Card use is addressed in the Purchasing Card Policy.

3. Small Dollar Purchasing**:** Informal purchasing may be used for the purpose of material goods and services costing less than $500. Purchases must be within budget constraints and authorized by the Supervisor or Department Director. It is the responsibility of the employee to ensure goods and services are purchased in the most efficient and cost-effective manner possible.

4. Quote Request**:** Quote awards shall be based on qualifications of the vendor, acceptability of the product, delivery time, inventories, past performance, degree of compliance with requirements, price and other circumstances that will encourage delivery of the best products and services for the best price. Department Directors or designee may request quotes from vendors commonly known for proving the products or services needed. When qualified vendors or suppliers are not known or the material goods or services needed require special terms and conditions beyond the resulting purchase order, Finance may issue a Request for Quote published on the City Website or purchasing system in order to extend the competitive effort.

    a) Informal Quotes are utilized when at least two (2) quotes are required. Select the lowest quote that meets the requirements of the Informal Quote Requisition Level.

b) Formal Quotes are utilized when at least three (3) formal written quotes are required. Quotes must be obtained for the purchases of goods and services within the Formal Quote Requisition threshold ($10,000 - $50,000). The department shall contact procurement to issue a formal quote through the City website and DemandStar. If at least three (3) written quotes are not possible, a written explanation of the effort to collect competitive quotes shall be provided as a no-quote for the remaining quotes not received. Supporting documentation shall be included with the purchasing requisition in the City's financial software and accompany the invoice for payment.

B. COMPETITIVE SOLICITATION METHOD (BIDS AND PROPOSALS)

Publishing a scope of work along with terms and conditions is the purchasing method utilized to establish a multi-year agreement or contract. The competitive solicitation process shall be administered by the Finance Department in cooperation with the requesting departments. Competitive solicitation shall be used to establish term contracts for purchases estimated to exceed the thresholds assigned to the quote collecting limitations.

1. Invitation to Bid: Except as otherwise provided herein, the Invitation to Bid (ITB) is the formal solicitation method required for the purchase of material goods and services when the City can establish precise specifications defining the required commodity or service, pursuant to **F.S. §255.20** or **§287.057**. Responses to an ITB must be submitted in a sealed format and shall be opened and read aloud at a designated date, time, and location. While this method is commonly utilized for construction projects or high-volume commodities, **an ITB is mandatory for any solicitation exceeding the $50,000 threshold**, unless the Procurement Department determines that an alternative formal solicitation method is necessary. All agreements and contracts resulting from an ITB shall be administered by the **Procurement Department**.

2. Request for Proposal: Except as otherwise provided herein, the Request for Proposal (RFP) is a formal solicitation required for the purchase of goods and services when the City cannot specifically define the scope of work or when it is not practical or advantageous to procure by competitive sealed bidding. The vendor provides detailed information in response to the RFP and usually the proposal results in a contractual agreement. The process does allow for negotiation in the scope of requested services, price, and delivery. Per Florida Statute 287.057(1) "Procurement", the City **must** consider the prior relevant experience of a vendor when evaluating the response to an RFP. This solicitation is commonly utilized for services or commodities when qualifications are factored over pricing and resulting in multi-term agreements for the highest-ranking offeror. All agreements (contracts) resulting from the RFPs shall be administered by the requesting department.

3. Request for Qualification: Except as otherwise provided herein, the Request for Qualification (RFQ) is a formal solicitation required in the acquisition of professional services. RFQ proposals primarily indicate information regarding the education and experience background of the respondent. Price is **not** to be indicated in the initial RFQ, but it is negotiated with the successful respondent. If the RFQ is for professional architectural, engineering, landscape architectural, or surveying and mapping services, the process shall be governed by the **Consultants' Competitive Negotiation Act (CCNA)**, pursuant to **Florida Statute §287.055**. Due to the specialized multi-step nature of this process, users must refer to **Section VI, Subsection C** of this policy for specific procedural requirements.

4. Government Agency Contracts (Piggyback): Piggybacking is a procedure of procuring material goods or services without formal bid procedures via utilizing other public entity's award of an ITB/RFP. The objective of Piggybacking:

    - Better prices due to larger volumes (economy of scale);
    - Better quality due to improved competitive specifications; and
    - Savings in time and administrative cost, since only one entity prepares and issues the ITB/RFP.

    Each Department Director shall have the authority to utilize the competitively awarded contracts of other government agencies when the best interest of the City would be served, and the purchase is in accordance with the City's Purchasing Policy. When goods or services are purchased from such contracts, the Department Director or designees must determine whether such goods or services meet the City's requirements relative to price and quality resulting in the best value.

    The City's requirement to collect competitive quotes or bids is waived in the event that the desired goods and services may be purchased through the use of the other governmental agency's contracts when such contracts are already the result of a competitive public procurement process. The criteria to piggyback a governmental agency contract includes obtaining the following documents: an active complete contract (including documents of reference such as the original solicitation and amendments) with specific scope of services, and a competitive bid tabulation or scoring matrix of the solicitation responses received.

    The City may also piggyback sole source contracts as long as the contract is established with fairness and reasonableness. All purchases pursuant to other government agency contracts shall be administered by the requesting department. Florida Statute 287.056 "Purchases from Purchasing Agreements and State Term Contracts" enables the City to purchase commodities and contractual services from purchasing agreements established and state term contracts procured.

5**.** Best and Final Offer (bid off): If a low bid is received by a responsive responsible bidder who is not a local vendor, and the second low bidder is a local vendor submitting a responsive responsible bid within five (5) percent of the low bid, both the low bidder and the second low bidder will have the opportunity to present a best and final offer (bid off). The low bidder and the second low bidder will be notified by email of the opportunity to present a best and final offer. The notice will be sent to the email listed in the solicitation response form. The best and final offer will be submitted in a sealed envelope by a date and time set forth by the procurement services department. The lowest responsive, responsible bidder of the best and final offer (bid off) will be recommended for award of the bid. Vendors shall affirm in writing their compliance as a local vendor at the time of submitting their bid or proposal. A vendor who knowingly misrepresents the local vendor status of its firm in a proposal or bid will lose the privilege to claim local vendor status for a period of one year.

C. COMPETATIVE EXCEPTION METHODS

1. Sole Source Purchases: A Sole Source procurement is a purchasing situation in which a particular vendor (or consultant) is identified as the only qualified source available to fulfill the requirement for a particular product or service with a procurement value greater than the City Manager's approval threshold. For material goods/services only available from a single manufacturer reseller, a verification letter from the Original Equipment Manufacturer (OEM) is required and should be attached to the purchase requisition. All Sole Source requests shall be posted to Demandstar and the City's website for at least 15 business days by the Procurement Department before a sole source declaration can be made (Florida State Statute 287.057 (3) (c))

   The competitive bid process is waived when it is determined in writing and supported with documentation such as a Sole Source Letter, that there is only one viable source for the goods and services. The department of use will need to fill out the Solicitation Waiver Form for Procurement and City Manager approval. Price and terms shall be negotiated whenever possible.

   The electronic publication shall describe the commodities (material goods) or contractual services needed. Any notice posted shall provide an opportunity for vendors to state their ability to provide the needed material goods or services as is required under **Florida Statute 287.057(3)(c).**

2. Standardization Purchase: A standardization procurement is a situation in which a specific product or brand is chosen for the organization to use regularly, even though other options are available. This is done to maintain consistency, simplify operations, and improve efficiency. A bid exemption form must be completed and submitted with the requisition, along with sufficient justification for the standardization

3. Competition Impracticable Purchases: The competitive bidding/selection process shall not be required for acquiring specialty products or services which makes the application of competitive process impracticable, unnecessary, or contrary to meeting the public need, but which is not on the administrative non-competitive exemption list, does not qualify as an emergency or an established sole source vendor. Product purchases with a documented lack of available suppliers in the marketplace or a lack of product availability in the region may be acquired by this method. For example, there are limited authorized distributors of a product in the State of Florida and utilizing out of State suppliers would increase product costs and delivery times which makes comparing competitive quotes or bids unfair or ineffective. A bid exemption form must be completed and submitted with the requisition, along with sufficient justification for the bid exemption.

   Competitive solicitation efforts that result in no bids being received and would not improve by simply repeating the process may be resolved with a competitive Impracticable purchase. Purchasing services under this method must meet at least one of the following conditions, proposed by the purchase originator and acknowledged by the City Manager by way of the Solicitation Waiver Form while maintaining threshold requirements:

   - The primary work elements cannot be accurately determined in advance, prohibiting the ability to obtain advanced competitive quotes.
   - The vendor is currently on-site performing services acquired pursuant to this procedure and has the expertise to perform specialized work which is needed immediately.
   - The vendor has unique, relevant knowledge of the City's assets/infrastructure, specifications, policies, procedures and preferences, or applicable regulatory requirements, which cannot be replicated by another vendor efficiently and in a timely manner.
   - The purchase of the unique product or service is a one-time acquisition or is purchased for the purpose of testing the product or service prior to seeking contractual purchasing agreements.

D. NON-COMPETITIVE SITUATIONAL PURCHASING METHODS

1. Emergency Purchases: The competitive bid process is waived when the normal functioning and operation of the City would be hampered or where property, equipment, public health or life could be endangered through unexpected circumstances by adhering to the usual purchasing procedures. (Florida Statute 287.057(3)(a)) To meet an emergency condition, a written justification detailing the complete circumstances of the emergency and probable

consequences must be approved by the City Manager prior to the payment. Emergency purchases completed without a purchase order may have the resulting invoice attached to the purchase requisition in lieu of a quote or bid and email from the City Manager approving purchase. The City Manager shall be empowered to authorize the Department to secure by open-market procedures, equipment, commodities, or services regardless of the amount of the expenditures. The City Manager shall notify the City Commission detailing the emergency and place an agenda item on the next City Commission meeting when the purchase exceeds the City Manager Approval Level. Lack of planning by the requesting department does not constitute an emergency.

2. Administrative Non-Competitive Purchases (as Listed): The competitive bid process is waived for the pre-approved situational purchase or payment that are not practical, feasible nor advantageous to the City in securing goods and services. Price and terms shall be negotiated whenever possible. Non-competitive purchases exceeding the City Manager's approval threshold shall require City Commission approval.

The following table lists the pre-approved transactions that may be fulfilled under the administrative non-competitive exemption:

Transaction Category	**Administrative Non-Competitive Transaction**
Real Estate	Real Property acquisition, such as land, easements, rights-of-way, existing buildings, structures, or improvements, resulting from negotiations and approved by City Commission
	Title insurance, title commitments, title searches, and ownership and encumbrance searches and real estate appraisal services to determine the market value of real property
	Office, warehouse space, boat slip, submerged land or other property rental or lease
	Railroad leases, maintenance & repair charges and fees
	Right-of-way maintenance agreements
	Property owner selection of or reimbursement to a contractor
Finance Transaction	Fees and costs related to bond refunding, loans and investments
	Debt service payments
	Refunds and reimbursements
	Grant disbursements or payments to federal, state, or local government agencies, or to private groups or agencies
	Inter-fund or inter-departmental transfers or reimbursements within

	or among City Departments
Utilities and Other Government Services	Utilities (electricity, natural gas, telephone, cell phones, cable, etc.) payments and associated services
	Disbursements to County or Constitutional officers of funds budgeted for their requisition and use
	Franchise agreements
	Vehicle registration fees
	Permit and license fees
	Postage, shipping, and express mail costs
	Services required by local, state or federal law
Legal and Court Services	Court-ordered fines and judgments, resulting from litigation
	Court-ordered fees, resulting from the judicial process
	Insurance claims loss or payments from any loss fund established for such purpose
	Legal services including attorney's expert witnesses, court reporter services and legal fees
	Political lobbying services
	Fees owed to the Clerk of the Circuit Court or other constitutional officers
Contract Terms and Conditions Fulfillment	Transactions authorized by Agreements approved by City Commission
	Warranty or maintenance agreement costs required by the original manufacturer or installer
	Proprietary software maintenance agreements, upgrades, and services
	Insurance and related services including but not limited to liability, property, medical, and workers compensation insurance, including insurance consulting
	Owner Direct Purchase products associated with the scope of work from an established contract
	When the purchase source, brand or product is a specific requirement of receiving the grant funds
Programming Specific Operational Expenses	Advertising in newspapers, magazines, social media, traditional media, outdoor displays, etc.
	Subscriptions for periodicals, magazines, newspapers, copyrighted material, etc. including costs related to update of code of laws and ordinances
	Professional medical services (testing, exams and treatment) including authorized hospital expenses
	Camp programs including admission fees to parks, movies, entertainment venues, etc.
	Personnel, volunteer and contractors (including but not limited to umpires and officials) background checks and clearance authorizations

Training and Travel Expenses	Toll charges
	Gas credit card charges
	Dues and memberships
	Training tuition and fees for training instructors or facilitators
	Travel expenses

V. GENERAL SOLICITATION REQUIREMENTS AND PROCEDURES

A. ADVERTISEMENT REQUIREMENTS

1. Construction: Formal solicitations such as Invitation to Bid, Request for Proposals and Request for Qualifications with project construction costs greater than $200,000 shall be publicly advertised at least once in a newspaper of general circulation in the county where the project is located at least twenty-one (21) days prior to the solicitation due date and at least five (5) days prior to any scheduled pre-bid conference. Formal solicitation for construction projects that are projected to cost more than $500,000 shall be advertised at least once in a newspaper of general circulation in the county where the project is located at least thirty (30) days prior to the solicitation due date and at least five (5) days prior to any scheduled pre-bid conference. (**Florida Statute 255.0525** Advertising for Bids/Proposals)

2. Material Goods and Services (non-construction): Formal Quote Requests and Request for Proposals, Invitation to Bids (non-construction), and Requests for Information are not required to be advertised in the newspaper; however, they shall be placed on the City's website and a web-based notification and delivery system for public solicitations, such as DemandStar.

B. MINORITY BUSINESSES

Minority businesses shall be ensured to have an equitable opportunity to participate in the City's procurement processes. **Florida Statute 255.101** "Utilization of Minority Business Enterprises" encourages the City to be sensitive to the effect of job-size barriers on minority businesses. It also encourages the competitive award of public construction projects in excess of $100,000. **Florida Statute 255.102** provides for consideration by agencies of preferences for price or weighted formulas to increase minority participation.

C. LOCAL BUSINESS STATUS

Local businesses shall be ensured to have an equitable opportunity to participate in the City's procurement process. A vendor providing a quote, a bid, or submitting a proposal may be classified as a local business if it meets one or more or the following qualifications.

- The business is located within the municipal jurisdiction of the City of Wildwood;
- The business pays property taxes to the City of Wildwood or Sumter County;

When considering two or more bids, proposals, or replies for the procurement of commodities

or contractual services, at least one of which is from a vendor with local business status, which are equal with respect to all relevant considerations, including price, quality, and service, shall award such procurement or contract to the certified local business. If there is more than one bidder so situated, the award shall be made based on a coin toss by the City Manager or his/her designed before at least three (3) witnesses.

Vendors that do not qualify for Local Business Status may employ their location in the situation of resolving a tie in identifying the lowest responsive, responsible bidder. The following locations, listed in order of preference, will be considered when a tie is required to be broken.

- Within the Counties of Sumter, Lake, or Marion;
- Within the metropolitan area of Tampa or Orlando;
- Within the State of Florida.

Local Business status preferences shall be established and identified in the solicitation Evaluation or Awarding sections and shall not exceed the criteria weight of Qualifications. As per Florida **Statute 255.0991**, Construction services that are funded with State-Appropriated funds, are prohibited from local preference.

D. FLORIDA VETERANS BUSINESS ENTERPRISE OPPORTUNITY ACT

Florida Statute 295.187 reflects preference to include Wartime Veterans. A "Certified Veteran Business Enterprise" means a business that has been certified by the Department of Management Services to be a Veteran business enterprise. The business has to be:

- Independently owned (at least 51 percent owned by one or more wartime veterans or service-disabled veterans);
- Employs 200 or fewer permanent full-time employees;
- Is organized to engage in commercial transactions;
- Is domiciled in the State of Florida;
- Together with its affiliates has a net worth of $5 million or less or, if a sole proprietorship, has a net worth of $5 million or less including both personal and business investments;
- And the management and daily business operations of which are controlled by one or more wartime veterans or service-disabled veterans or, for a service-disabled veteran having a permanent and total disability, by the spouse or permanent caregiver of the veteran.

When considering two or more bids, proposals, or replies for the procurement of

commodities or contractual services, at least one of which is from a certified veteran business enterprise, which are equal with respect to all relevant considerations, including price, quality, and service, shall award such procurement or contract to the certified veteran business enterprise.

E. DISCRIMINATORY VENDOR LIST

Pursuant to Florida Statute 287.134 "Discrimination, Denial or Revocation of the Right to Transact Business with Public Entities", discrimination or discriminated means a determination of liability by a state circuit court or federal district court for a violation of any state or federal law prohibiting discrimination on the basis of race, gender, national origin, disability, or religion by an entity. The Florida Department of Management Services maintains a list of the names and addresses of any entity which has been disqualified from the public contracting and purchasing process. The Department of Management Services will publish an updated version of the list quarterly (www.dms.myflorida.com). The City may not accept any bid, proposals, or replies from, award any contract to, or transact any business with any entity or affiliate on the Discriminatory Vendor List for a period of 36 months following the date that entity or affiliate was placed on the Discriminatory Vendor List unless that entity or affiliate has been removed from the list. It is the responsibility of the issuing department to check and make sure that none of the vendors applying are on the Discriminatory Vendor List.

F. CONVICTED VENDOR LIST

Pursuant to Florida Statute 287.133 "Public Entity Crime", the Florida Department of Management Services maintains a list of the names and addresses of those who have been disqualified from the public contracting and purchasing process under this section. (www.dms.myflorida.com). Public Entity Crime means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation. The City may not accept any bid, proposal, or reply from, award any contract to, or transact any business in excess of $35,000 with any person or affiliate on the Convicted Vendor List for a period of 36 months following the date that the person or affiliate was placed on the list. It is the responsibility of the issuing department to check and make sure that none of the vendors applying are on the Convicted Vendor List.

G. DRUG-FREE WORKPLACE PROGRAM

Whenever two or more bids, proposals, or replies that are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a bid, proposal, or reply received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. See Florida Statute 287.087 for requirements on businesses certifying to be a Drug-Free Workplace.

H. E-VERIFY

In accordance with section 448.095, Florida Statutes, as created by chapter 2020-149, Laws of Florida, contractors shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment of eligibility of all new employees hired by the contractor during the term of the contract/project. The E-Verify system is located at https://www.uscis.gov/e-verify. The contractor shall expressly require any subcontractors to utilize the E-Verify system.

I. INDEMNIFICATION STATEMENT

It is the City standard practice to require vendors and contractors to indemnify the City. The City Manager or City Commission will only make deviations from this policy at the sole option of the City, when it is determined to be in the best interest of the City of Wildwood.

1. Certificate of Insurance: The Contractor shall maintain, on a primary basis and at its sole expense, at all times while performing work for the City, the "Standard Insurance Requirements". Contractors responding to a Request for Proposal, Request for Qualifications, or an Invitation to Bid shall provide with their submittal, a Certificate of Insurance (COI) or a letter from the insurance company stating required coverage is obtainable. Prior to commencement of any work being done for the City, a COI will be required. Work is defined as any service provided to the City by a vendor/contractor who must access City property in order to provide the service(s). The requirements contained herein, as well as the City's review or acknowledgement, is not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the Contractor under the contract.

2. Insurance Providers: A Florida Resident Insurance Agent shall sign all Contracts, Bonds, and Insurance requirements by State Law. All insurance shall be obtained from an agency of an insurance company, which agency shall have an established place of business in the State of Florida and be duly licensed to conduct business herein. All insurance companies must have a financial rating of **A** or higher by

A.M. Best Company, Inc. with the exception of self-insured insurance companies.

3. Standard Insurance Required: The Limits of Liability will be specified in Bid requirements for the following categories.

   a) Commercial General Liability Insurance
   b) Business Automobile Liability Insurance
   c) Worker's Compensation Insurance & Employers Liability Insurance
   d) Umbrella or Excess Liability Insurance (needed for large contracts)
   e) Professional or Errors & Omissions Liability Insurance (when applicable)

   The Contractor shall endorse the City of Wildwood as an additional Insured on the Commercial General Liability Insurance with a CG 2010 Additional Insured – City's, Lessees, or Contractors, or CG2026 Additional Insured – City's, Lessees, or Contractors – Scheduled Person or Organization endorsement, or similar endorsement providing equal or broader Additional Insured coverage. The policy will have a 30-day notice of cancellation.

J. RESPONSE REJECTIONS

In all of the above stated purchasing methods, the City Manager has the authority to reject any or all quotes, bids, proposals or other replies after the applicable written or published due date when it has been determined that the respondent(s) is non-responsive, or award recommendation is not in the best interest of the City. In the event of a Request for Proposal or Qualification, where there is a Selection Committee established to review the responses, the Selection Committee must recommend that the City Manager reject any or all responses.

VI COMPETITIVE SOLICITATION PROCEDURES

A. INVITATION TO BID PROCEDURES

The Procurement Department is responsible for the formal administration of all bids, including the issuance of bid numbers and the scheduling of bid openings and other meetings. To initiate the process, the requesting department shall provide the Procurement Department with the necessary technical components, specifically the scope of work, a bid form (pricing page), and any applicable plans or specifications. Upon receipt of these materials, Procurement will coordinate the final solicitation package and facilitate any required reviews by the requesting department.

1. Invitation to Bid (ITB) Publication: Notices will be posted on the City's website

and also must be placed in a newspaper or on a web-based notification and delivery system for public solicitations, such as DemandStar. On occasion, it may be necessary to advertise more than is required by Florida Statute. It is the responsibility of the requesting department to assure compliance with advertising requirements by letting the Procurement Department know of any special circumstances. The pre-bid meeting date and the bid due date may be delayed in order to ensure any applicable compliance to advertising is achieved or to maximize competition.

2. Late Bids: A bid, bid modification, or bid withdrawal notice submitted after the published time and date of the opening is considered late and shall not be accepted for evaluation and award. Time, date, location and instructions are published in the solicitation and subsequent addendums. The City is not responsible for late bids as a result of the U.S. Postal Service or other delivery methods. It is the responsibility of the bidder to make sure that bids are properly received at the advertised location, before the due time, and due date as per the advertised solicitation instructions. Late is defined as receiving a bid after the published time and date. Bids are considered late if received 60 seconds after the time published. For example, a bid received a 2:00:32 is not late. A bid received at 2:01:13 is considered late. All bids are time stamped at the advertised location. Failure to deliver the bid to the location may cause the bid to be considered late. Delivery of the bid is the sole responsibility of the bidder.

3. Best Value Selection: Awards shall be made to the lowest responsive and responsible bidder providing the best value whose bid complies with the specifications in all material aspects, requirements, or criteria set forth in the Invitation to Bid or is in the best interest of the City. The City may opt to refuse award of all bid responses if not in the City's best interest.

4. Rejection of Bids: For Invitation to Bids advertised (posted) and after the opening date, the bids received may be rejected in total. The City Manager shall have authority to reject all bids and cancel the solicitation for up to the City Manager's threshold. The City Commission shall reject all other bids and cancel the solicitation exceeding the City Manager's threshold.

   If the lowest and most responsive bid and responsible bidder exceeds the budgeted amount and additional funds are not available, bids may be rejected and the requesting department shall solicit new bids after changes are made in the specifications to bring pricing within the funds available. Rejection for the intent of rebidding a solicitation does not require Commission approval as the resulting award or addition rejection of the rebid will conclude with the process of Commission approval.

5. Evaluation of Bids: Only bids from responsive and responsible bidders are to be considered. A **responsive** bidder is one who has submitted a bid, which

conforms in all material respects to the bid terms, conditions, and specifications.

A **responsible** bidder has demonstrated the financial capacity and experience to perform on the contract as specified.

In accordance with Section 255.05(1), Florida Statutes, no public construction bond is required for construction contracts with a total value of $200,000 or less. An ITB estimated to be above $200,000 which contain bond requirements resulting in a bid determined acceptable as the lowest bid at less than the bonding requirement will not be deemed non-responsive.

For bids awarded by the City Commission and City Manager, there may be a recommendation for rejection of any specific bid, or part of a bid, submitted which is not in compliance with the specifications (non-responsive) for the commodities or services or does not best serve the interest of the City (non-responsible).

6. Mistakes in Bids: A bidder may correct mistakes discovered **before** the time and date of the opening by submitting a modification of the original bid. This replacement bid must be clearly labeled as a MODIFICAITON and reference the original bid by bid number, the submitting date, and the submitting bidder's company name. The receipt of the modified bid must still adhere to the original due date, time and drop-off location.

   a) Corrections:
   After bid opening, the total bid amount submitted shall be considered final and is not subject to change, regardless of any claimed error in judgment, calculation, or intent by the bidder. To maintain the integrity of the competitive process, the City strictly prohibits any modifications to the total bid price after the opening has occurred. In instances where a discrepancy exists between a unit price and the extended total, the unit price shall prevail and the total will be mathematically corrected; however, for solicitations submitted as a lump sum, the written amount provided at the time of the bid opening is the only price the City will recognize. No corrections to a lump sum total will be permitted, even if the bidder demonstrates an honest mistake or clerical error, and the bid shall stand as submitted.

   b) Withdrawal:
   If a mistake in the bid is established by clear and convincing evidence, the City Manager or designee may accept the bidder's preference to withdraw the bid rather than correct the mistake. Due to the unintentional nature of the mistake, the bid may be withdrawn in good

standing without claim against securities submitted or restrictions on future bidding opportunities.

7. Post-Award:
   The Procurement Department shall obtain all the necessary forms (executed contracts, certificates of insurance, bonds, W-9, etc.) from the vendor and submit the completed original documents to the City Clerk's Office for permanent record keeping.

B. REQUEST FOR PROPOSAL FOR SERVICES NOT UNDER THE CONSULTANTS' COMPETITIVE NEGOTIATION ACT (CCNA)

Services Selection Process for Non-CCNA Professional Services:

1) When general or contractual services are needed, the requesting department shall contact the Finance Department to begin the competitive solicitation process for a Request for Proposals (RFP) non-CCNA.
2) A selection committee will be established for specific services being solicited on an as needed basis.
3) Requisitioning department will prepare a scope of services and identify any evaluation criteria requirements.
4) Public announcements (if necessary) shall be prepared by the Procurement Department and advertised through the City's website.
5) Publish RFP on the purchasing system for public solicitations, such as DemandStar. Proposals are due back by a certain date and time. The proposal response is requested in the released RFP document and must be submitted by the respondents before the proposal deadline. Copies of the proposal and evaluation instructions are forwarded to the selection committee for their review.
6) Kick-off meeting will be scheduled for selection committee members to review the scope and scoring criteria.
7) At the evaluation meeting, selection committee members orally discuss each criterion pertaining to each firm's response. Each member of the selection committee then selects an individual score within the range provided for the criterion. This process continues until all firm proposal submittals have been evaluated and tabulated.
8) Following the evaluation process, the Selection Committee shall rank all proposals in descending order from the highest score to the lowest score. The Committee will then establish a "competitive range" based on the natural grouping of these scores; this range serves to identify the firms that are most qualified to proceed. By analyzing these score groupings, the Committee identifies a clear separation between the top-performing proposals and the remaining firms, ensuring the solicitation process remains focused on the most competitive candidates.
9) If utilized, the Selection Committee shall score and tabulate presentation interviews (Phase 2) independently of the initial proposal evaluations (phase 1).

Upon completion of the presentation and interview phase, the scores from this phase will supersede initial scores (phase 1) to establish a final, definitive ranking of the firms. This final ranking, determined from highest to lowest score, will serve as the basis for identifying the most qualified firm for recommendation

10) The contract is negotiated where certain aspects of the scope of work, terms and conditions and price are discussed with the firm to improve the benefit of the contract to the City. Once negotiations are complete, the ranking of firms and negotiated contract will be forwarded to the City Manager for award based on delegated authority. The Selection Committee may also request award of proposals based on the original proposal submittal without negotiation.
11) Certain specific contracts require a two-step approval process. The ranking of firms is approved first by the Selection Committee. The recommendation of award is then presented for consideration to the City Manager. If the value of the contract is below the City Manager's threshold, the City Manager can execute the contract. If the value of the contract is above the City Manager's threshold, the procurement department will submit the contract to the City Manager and get approval from the City Commission.
12) When proper delegated authority approves the contract, execute the agreements and proceed with contracting process. All agreements or contracts approved by the City Commission shall be filed with the City Clerk's office.

C. REQUEST FOR QUALIFICATION FOR PROFESSIONAL SERVICES UNDER THE CONSULTANTS' COMPETITIVE NEGOTIATION ACT (CCNA)

Florida Statute 287.055 "Consultants' Competitive Negotiation Act (CCNA)" provides specific details for the selection of professional services including architectural, engineering, landscape architectural, or survey and mapping services. This applies to procurements for services, excluding continuing contracts for professional services, when the estimated cost for construction exceeds $325,000 or for a planning/study activity when the fee exceeds $35,000. A "continuing contract" is a contract for professional services entered into between the City and firm whereby the firm provides professional services to the City for projects in which the estimated construction cost of each individual project under the contract does not exceed $7.5 million, for study activity if the fee for professional services for each individual study under the contract does not exceed $500,000,or for work of a specified nature as outlined in the contract required by the City, with the contract being for a fixed term or with no time limitation except that the contract must provide a termination clause. Firms providing professional services under continuing contracts shall not be required to bid against one another. The CCNA process allows for professional firms to be hired based on the ability of the firm and quality of personnel, minority business enterprise consideration, firm experience with project of similar size and scope, firm's willingness to meet the schedule and budget requirements, volume of work previously awarded by the City, effect of the firms current and projected

workload, location and past performance.

In addition, the City has the right, as an option, to bid construction management services and design build contracts through an invitation to bid or request for proposal process as provided in Florida Statute 255.20 (1), where price is considered in the award process. The option to bid construction management services and design build contracts shall be the sole option of the City.

1. Release of CCNA Request for Qualifications (RFQ): The requesting department shall develop a Request for Qualifications (RFQ) document based on the needs of the project and release the document per procedure established in this policy. The RFQ document shall contain a general description of the project and shall indicate the method and the time within which interested professional firms can provide their written responses. In addition, the RFQ document shall contain a draft agreement, period of term and any potential contract extensions.

2. Selection Committee: The CCNA Selection Committee shall consist of at least three (3) but typically not more than seven (7) members based upon their expertise and association with the project. The selection committee must consist of at least one person from the requesting department. The Selection Committee may consist of subject matter experts and professionals from outside of the City of Wildwood as deemed necessary.

   All selection committee members must be free of conflicts of any sort, either direct or indirect.

   All selection meetings are open to the public. The Selection Committee may be convened at any time to address pertinent issues pertaining to the procurement process.

3. Evaluation of Consultants: The Selection Committee shall review statements of qualifications and performance data submitted in response to a released RFQ and "Short List" the most qualified firms accordingly. The process utilized to evaluate CCNA RFQ's shall be the same process utilized for all other City RFP processes. This process of evaluation involves individual review with consensus scoring determined at a public meeting. By utilizing this process, CCNA RFQ's will be consistent in approach with all other City RFQ processes. The Selection Committee shall select at least three (3) firms deemed to be the most qualified, if at least three (3) firm's respond to the RFQ. If there are less than three (3) firms responding to the RFQ and after searching it is decided every effort was made to meet the requirements of Florida Statue 287.055, the City shall proceed with the evaluation process.

The Selection Committee may request public/oral presentations and/or shall request some type of discussions with a minimum of three (3) firms (if three firms submitted to the RFQ). The Selection Committee shall score and tabulate presentation interviews (if utilized) independently of the initial proposal evaluations. Upon completion of the presentation and interview phase, the scores from this phase will supersede the initial scores to establish a final, definitive ranking of the firms. This final ranking, determined from highest to lowest score, will serve as the basis for identifying the most qualified firm for recommendation and this phase will determine the ranking order of firms for negotiation.

Upon completion of firm ranking and oral presentations (if applicable), the requesting department will obtain Commission approval of the rankings and approval to move forward with the negotiation process.

4. Short List or Initial Ranking Criteria (May be modified based on needs or situation): Ability of firm and its professional personnel, willingness, and ability to meet schedule and budget based on current and projected workload.
   a) Review the level of qualifications and experience of the firm and project team and appropriateness of the organization of the project team.
   b) Review the professional resources available to properly provide services as requested in the RFQ document.
   c) Review the project team to ensure the team proposed contains all the critical disciplines required.
   d) The project manager and proposed team should be uniquely qualified to provide the desired services.
   e) The submittal should demonstrate that the firm has adequate time available and personnel to complete services on schedule and additional backup staffing capability in the event of unforeseen circumstances.

5. Firm experience with project of similar size and past performance:
   a) The prime firm must have adequate, recent (within the past five years) experience with projects of similar type as defined in the RFP document.
   b) Experience pertaining to specific City of Wildwood projects may also be considered. City of Wildwood staff shall not, however, furnish references for such projects.
   c) The scope of services provided should represent projects that are similar to those defined in the RFP document.
   d) The overall performance of the firm relative to projects of similar size and scope should be evaluated.

6. Public/Oral Presentation Criteria: May be modified based on needs or situation.

7. Understanding of Project: Evaluate the firms' understanding of the overall project including the scope of work which may include but is not limited to, studies performed that affect the project, key design elements and effect on the community involved. Evaluation of the firm's qualifications and qualifications of the individuals proposed for the project including the project manager and staff of the firm to be assigned. Qualifications shall include but not be limited to experience with similar projects, management experience, firm experience, etc.

8. Ability to Provide Required Services within the Schedule and Budget: Evaluation of the firm's overall approach including experience in scheduling projects, systems that will be used to keep track of the project schedule, cost control, quality assurance and quality control, issues and methods employed to avoid cost overruns and project delays.

9. Managerial Methods Used to Plan, Design and Administer the Project: Evaluation of the overall approach of the project proposed by the firm and the appropriateness of the methods proposed to plan, design, and administer the project in relation to the scope of work and City of Wildwood requirements.

10. Negotiation: The city manager or his/her designee will negotiate a contract with the most qualified firm (number one ranked firm) for professional services. Detailed discussions must be held by the firm and the City of Wildwood to clearly establish the scope of the project and the exact services to be performed by the firm. Should the City of Wildwood and firm fail to reach agreement, negotiations with the first firm are terminated and negotiations with the second ranked firm shall commence. If again unsuccessful, the process is repeated with the next ranked firm. The process is continued until a mutually agreeable contract is concluded or the procurement process is abandoned. Termination of negotiations with the first firm and commencement of subsequent negotiations does not require approval.

11. Truth in Negotiations (Applicable to CCNA Professional Services Only): The successful professional firm shall execute a truth in negotiation certificate stating that wage rates and other factual unit costs supporting compensation are accurate, complete, and current at the time of contracting. Any professional service agreement in which such a certificate is required shall contain a provision that the agreement price shall be adjusted to exclude any significant sums where the City of Wildwood determines the agreement price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All adjustments to the agreement, if any, shall be made within one (1) year following the end of the agreement.

12. Award of Contract: The final negotiated contract will be presented to the City Commission for approval per this Policy.

D. OTHER GOVERNMENT AGENCY CONTRACTS WITH FORMAL BIDS

Bids, quotes or proposals received by or on behalf of government entities (Piggyback bids), including but not limited to federal, state, county, municipal, or special district, may be considered formal solicitations for the purpose of administering this section, where not otherwise prohibited by law. Approval to utilize (Piggyback) existing other government agency contracts shall adhere to the informal requirements for selection and be approved through the formal awarding procedures according to the City Manager's threshold or the City Commission approval procedures per this policy.

City of Wildwood Linking Agreements may be established for the purpose of utilizing another government entity's established competitively bid cooperative contract. Linking Agreements between the City and the contracted provider offering term lengths beyond the original contract's renewal or expiration exhausted dates may be established only if the original contract is still active, no critical contract conditions are contradicted, and the products, services and pricing remains within the original scope.

VII CONTRACT, AGREEMENTS AND AWARDS

A. APPROVALS, AMENDMENTS, RENEWALS AND EXTENSIONS

1. Contract Signing Authority and Execution: **NO** employee other than those designated in writing, are authorized to sign or execute contracts and purchase agreements for ANY dollar amount on behalf of the City of Wildwood.

    a) The appropriate copies of vendor-signed contracts shall be presented to the City Manager or City Commission (depending on the dollar amount) for execution.
    b) The City Manager shall have the authority to approve Owner Direct Purchases (ODP) from equipment and material suppliers as an amendment to or as part of the original specifications of a competitively bid construction contract awarded by the City Commission.

2. Approval of Award: The City Manager or designee is authorized to approve and execute contracts if the total contract amount does not exceed their purchasing approval limit and funds are available in the approved budget for the Department. This includes, but is not limited to, service or maintenance agreements, awards on proposals, competitive negotiated agreements, and consultant agreements. All contracts with total contract amounts of $50,001 or greater shall require City Commission approval.
3. Contract Change Orders:
   The City Manager or designee is authorized to approve any change to a contract that alters the terms and conditions or provides a change in the scope

which total value does not exceed their purchasing approval limit. Such changes must be signed and approved in a formal amendment. All amendments which result in an increase greater than $50,000 or results in a contract originally under $50,000 to exceed $50,000 shall require City Commission approval.

4. Contract Renewals: The City Manager is authorized to renew approved contracts as long as such action is in accordance with the terms, conditions, and renewal period specified in the original contract and the total dollar amount of the contract is within the City's approved budget.

   In order to prevent the expiration of an existing active contract in good standing, a contract may be administratively extended beyond the final year for a period of up to six (6) months. This time period allows for the completion of the competitive process to establish a replacement contract and prevent disruption in the supply of products or services.

B. **PROTEST AND APPEAL PROCEDURES**

1. Protest an Award Recommendation: Any bidder affected adversely by an intended decision with respect to the award of any bid, shall file with the City Clerk's Office a written notice of intent to file a protest not later than three (3) business days (excluding Saturdays, Sundays, and legal holidays), after the posting of the Notice of Intent to Award. A formal protest must also be filed within ten (10) business days of the filing of the written notice of intent to protest. Failure to timely file the notice of intent to file a protest or the formal notice of protest shall constitute a waiver and invalidation of any protest to the applicable solicitation, bid, or award. The formal protest shall contain the following:

   - Name and contact information for the protestor;
   - The ITB/RFP number and title;
   - Clearly state the factual basis upon which the protest is based;
   - State all statutes, laws, ordinances, or other legal authorities supporting such protest; and
   - Identify the relief to which the protestor is entitled.

2. Bid Protest Fee: A person or entity filing a protest must render, along with their written protest, payment of a bid protest fee in the form of a certified check, cashier's check, attorney's trust account check or money order made payable to the City of Wildwood in the amount of (i) $500.00 where the notice of award recommendation relates to a bid of less than $100,000; (ii)

$1,000.00 where the notice of award recommendation relates to a bid of $100,000 to $500,000; or (iii) $2,500.00 where the notice of award recommendation relates to a bid exceeding $500,000. Failure to render timely payment of the bid protest fee shall result in the bid protest being rejected and of no force and effect. In the event the protesting party ultimately prevails in the protest proceeding before the City, the bid protest fee will be returned to such party.

3. Stay of Award: Upon timely receipt of a protest, and in the absence of emergency circumstances, the City Manager shall ensure that the award is suspended until such protest is resolved. If the City Manager, after consultation with the head of the requisitioning department, determines that a bid or contract must be awarded without delay in order to protect the public health, welfare or safety, to comply with an existing regulatory, permitting or contractual obligation, or to prevent the loss of a funding source, a bid protest shall not delay or otherwise impede the award of such bid or contract.

4. City Manager Review: After receipt of a timely written protest, the City Manager shall consider and attempt to resolve the protest. For the purposes of investigating, reviewing, and resolving a protest, the City Manager may appoint a designee of his/her choosing to represent and act on behalf of the City Manager at all stages of the bid protest review and proceedings. Such designee should have adequate experience and background in public procurement matters and be familiar with the City's procurement procedures. Prior to rendering a decision, the City Manager shall schedule and conduct a meeting in order to hear the arguments from the protestor and other interested bidder/responders. The time, date and location of the protest meeting will be noticed by the City to the protestor and other bidders/responders.

5. Protest Meeting: At the protest meeting, the protester and any other interested bidders/responders who may be affected by the City's procurement decision or award recommendation, or their designated legal counsel, will be allowed to make a brief oral presentation of evidence and argument. However, neither direct nor cross examination of witnesses will be permitted, although the City Manager or his/her designee may make whatever inquiries deemed pertinent to a determination of the protest. Submission of written or physical materials, objects, statements, affidavits and arguments relevant to the protested matters may be submitted prior to or at the protest meeting. The City Manager or his/her designee may solicit and receive input from City

employees, consultants and other persons not a party to the protest proceeding. The statutory and judicial rules of evidence shall not apply to the proceedings. Any party may arrange for the proceedings to be stenographically recorded and shall bear the expense of such recording.

6. City Manager's Decision: In making his/her decision on the protest, the City Manager or his/her designee shall have the authority to uphold the award recommendation, cancel the pending procurement process, re-bid the contract, revise the award recommendation, and take other such actions that are within City's procurement authority. After conducting the protest meeting, the decision of the City Manager or his designee may be orally announced at such meeting. However, after the protest meeting the City Manager's office shall promptly issue a written decision stating the reason for the action taken with a copy furnished to the protesting party and all other interested bidder/responders. The decision of the City Manager's office shall be final and conclusive as to any contract award not requiring City Commission approval. For contracts requiring City Commission approval, the decision of the City Manager's office may be appealed to the City Commission, if such appeal is timely filed.

   The appeal of the City Manager's decision is not a protest to the procurement action and does not require an additional protest fee, warrant an additional protest meeting, or permit a stay of award request as under the original protest's applicable procedures.

7. Appeal to City Commission: Bidders/responders who are adversely affected by the Office of the City Manager's decision with respect to a contract award requiring City Commission approval, may appeal the City Manager's decision by filing a written appeal with the City Clerk, no later than 5:00 p.m. on the third (3rd) business day following the date of the written decision issued by the City Manager or his/her designee. The written appeal shall substantially conform to the written protest notice content requirements of Section 1. Failure to timely file a written appeal shall constitute a waiver and invalidation of any protest to the applicable solicitation, bid, or award.

8. Appeal Hearing: If an appeal is timely received, the appeal shall be heard by the City Commission at a public meeting. The time, date and location of the City Commission meeting shall be noticed by the City in the same manner as it

notices regular City Commission meetings. The City Commission's review of the City Manager's decisions shall be conducted as if the protest review is being conducted for the first time. The procedure for the City Commission's review will be similar to the process specified for the protest meeting in Section 5. After conclusion of the presentations, the City Commission shall conduct public deliberations, and, upon completion thereof, hold a vote as to the resolution of the appeal. The outcome of such vote and reasons provided therefore shall constitute the City's final determination of the matter.

9. Exclusive Method of Protest, Objection, and Appeal: There is a compelling City interest in procuring goods and services in a timely manner so as to provide City residents and visitors with efficient, cost-effective, and operationally effective City infrastructure, facilities, and services in a timely manner. Consequently, procurement disputes must be resolved with minimal delays. Therefore, the procedure set forth herein is the sole means by which a bidder/responder aggrieved by a decision of the City may seek recourse. Refusal or failure by any aggrieved bidder/responder to pursue its right of protest under these procedures shall constitute a waiver of its right to pursue any further remedies or appeals, either administratively or judicially. Any judicial proceedings that may or could be filed against the City by an aggrieved or adversely affected party shall be filed within thirty (30) days after the City's final decision on a procurement matter. Failure to timely file a judicial action in accordance with these procedures shall constitute a waiver and invalidation of any protest to the applicable solicitation, bid, or award.

C. DOCUMENTATION CONFIDENTIALITY

All information and documentation (verbal and written) relative to development of a contractual document for a proposed procurement shall be deemed confidential in nature, except as deemed necessary by the purchaser to develop a complete contractual document. Such material shall remain confidential until successful completion of the procurement process upon award of the contract.

D. PUBLIC RECORDS

Solicitations are not immediately subject to Florida's Public Records Act. Chapter

119.071 of the Florida Statutes exempts the City from allowing interested parties to examine sealed bids or proposals (formal solicitations) until such time as the City provides notice of an intended decision or within thirty (30) days after opening of a formal solicitation, whichever is earlier. Any and all materials initially submitted or subsequently submitted as part of a solicitation process shall become property of the City and shall be treated as City documents subject to typical practice and/or applicable laws for public records. Respondent should not submit any information in response to a solicitation which the respondent considers proprietary or confidential.

If the City rejects all bids, proposals, or replies and concurrently provides notice of its intent to reissue a competitive solicitation then the following rules pertain:

- The recording and any records presented at the exempt meeting remain exempt until such time as the City provides notice of an intended decision concerning the reissued competitive solicitation,
- Or until the City withdraws the reissued competitive solicitation.
- A recording and any records presented at an exempt meeting are not exempt for longer than 12 months after the initial City notice rejecting all bids, proposals, or replies.
- A meeting that would reveal a security system plan or portion thereof made confidential is exempt.
- Any portion of a meeting at which a negotiation with a vendor is conducted pursuant to a competitive solicitation, at which a vendor makes an oral presentation as part of a competitive solicitation, or at which a vendor answers questions as part of a competitive solicitation is exempt.
- Any portion of a Selection Committee meeting at which negotiation strategies are discussed is exempt.
- A complete recording shall be made of any portion of an exempt meeting. No portion of the exempt meeting may be held off the record.
- The recording of, and any records presented at, the exempt meeting are exempt until such time as the City provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever occurs first.

E. CONTRACTS FOR INSURANCE COVERAGE (POLICIES)

The purchase of insurance for the needs of the City Commission, City Manager and all Department Directors will be the responsibility of the Human Resource Director. The purchase of insurance, unless otherwise required, shall be competitive, issued and released through the Human Resource Department. Establishing contracts, agreements or policies for insurance coverage shall adhere to the approval thresholds established in this policy.

F. CONTRACTED GOODS AND SERVICES FUNDING SOURCES

1. Grants:
   Purchasing requirements established through funding sources such as but not limited to grants, may be adapted as exceptions to this policy with the approval of the City Manager or the City Commission based on established approval levels. Accepting grant funds or fully executing grant agreements must be completed prior to pursuing approvals for grant procurement requirements that establish exceptions to this policy.

2. CRA Purchasing:
   The City's Community Redevelopment Agency authority may procure commodities and services in support of its official community redevelopment plan in accordance with the Florida State Statute 163.370 (5). All such purchases shall be authorized by the Community Redevelopment Agency through the budget process. Purchases funded by the established associated budget shall follow the same purchasing processes and requirements of the City's Purchase Policy. Modifications, amendments, or adjustments to these purchases shall adhere to the Purchasing Policy approval thresholds applied to the City Manager and City Commission.

3. **Other Funding Sources:**
   Funding sources such as private grants, gifts, or endowments shall not have terms and conditions that supersede this policy. Such funding sources may not eliminate the competitive requirements through acceptance or executed agreements without the prior approval from the City Manager or City Commission according to the approval thresholds established by this policy. Donation of material goods in lieu of funding is not subject to competitive requirements but does require acceptance prior to taking possession according to this policy's approval thresholds associated with the City Manager and City Commission

G. FLORIDA'S PROMPT PAYMENT ACT

The City will follow Florida Statutes 218.70 – 218.80 "Prompt Payment Act". The Act requires payment for all purchases by local governmental entities, including special districts, are made in a timely manner. The Act sets forth timeframes when payments are due by a government entity following receipt of an invoice for purchases relating to services rendered, rental period, contracts and construction services. (Florida Statute 218.73 and 218.735) The payment due date for a local governmental entity for the purchase of goods or services other than construction services is 45 days.

The calculation is based on the following:

1. The date on which a proper invoice is received by the City after approval by the governing body, if required; or
2. If a proper invoice is not received by the City, the date:
   a) On which delivery of personal property is accepted by the City;
   b) On which services are completed;

c) On which the rental period begins; or
d) On which the City and vendor agree in a contract that provides dates relative to payment periods.

The payment due date for the purchase of construction services is determined as follows:

1. If an agent must approve the payment request or invoice before the payment request or invoice is submitted to the City, payment is due 25 business days after the date on which the payment request or invoice is stamped as received.
2. If an agent need not approve the payment request or invoice submitted by the contractor, payment is due 20 business days after the date on which the payment request or invoice is stamped as received.

H. COMPLIANCE WITH ALL APPLICABLE LAWS

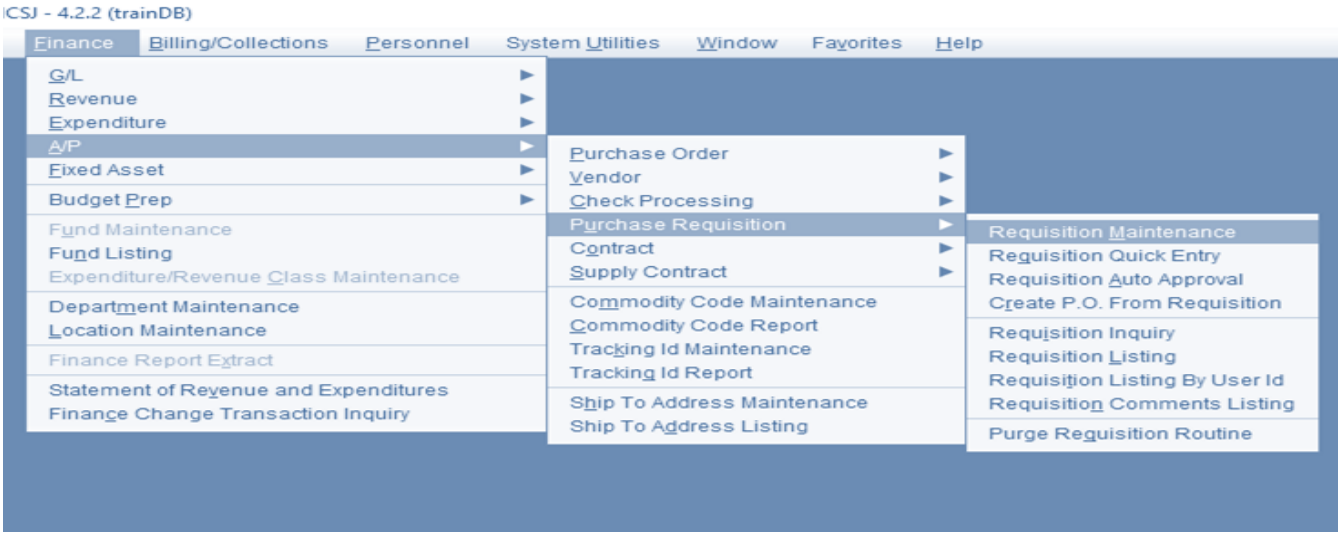
If any situation where compliance with this manual will place the City in conflict with State or Federal law or the terms of any grant, the City shall comply with such State or Federal law, grant requirements, or authorized regulations which are mandatorily applicable and which are either not reflected in these procedures or are contrary to the provisions of these procedures

ADDING A REQUISITION INTO THE CITY'S FINANCIAL SOFTWARE

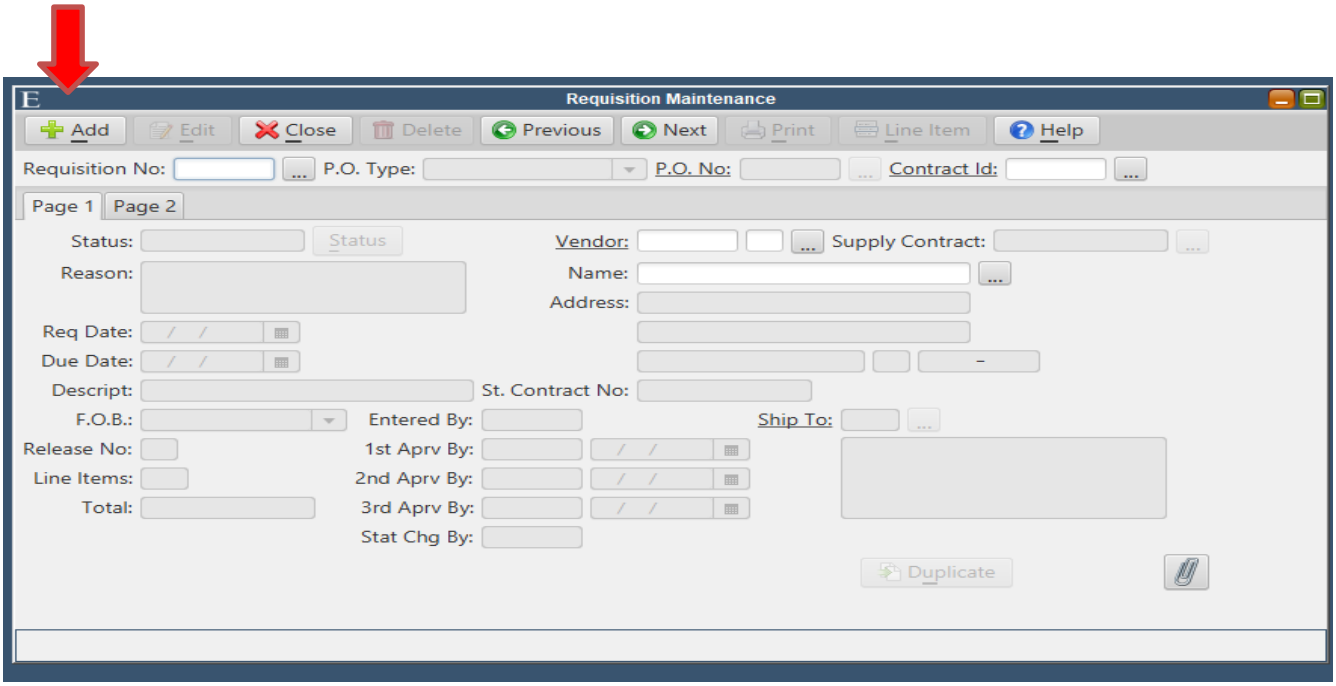
PLEASE MAKE SURE THAT YOU PUT THE CAPS LOCK ON WHEN INPUTTING

1. Open up the City's Financial software

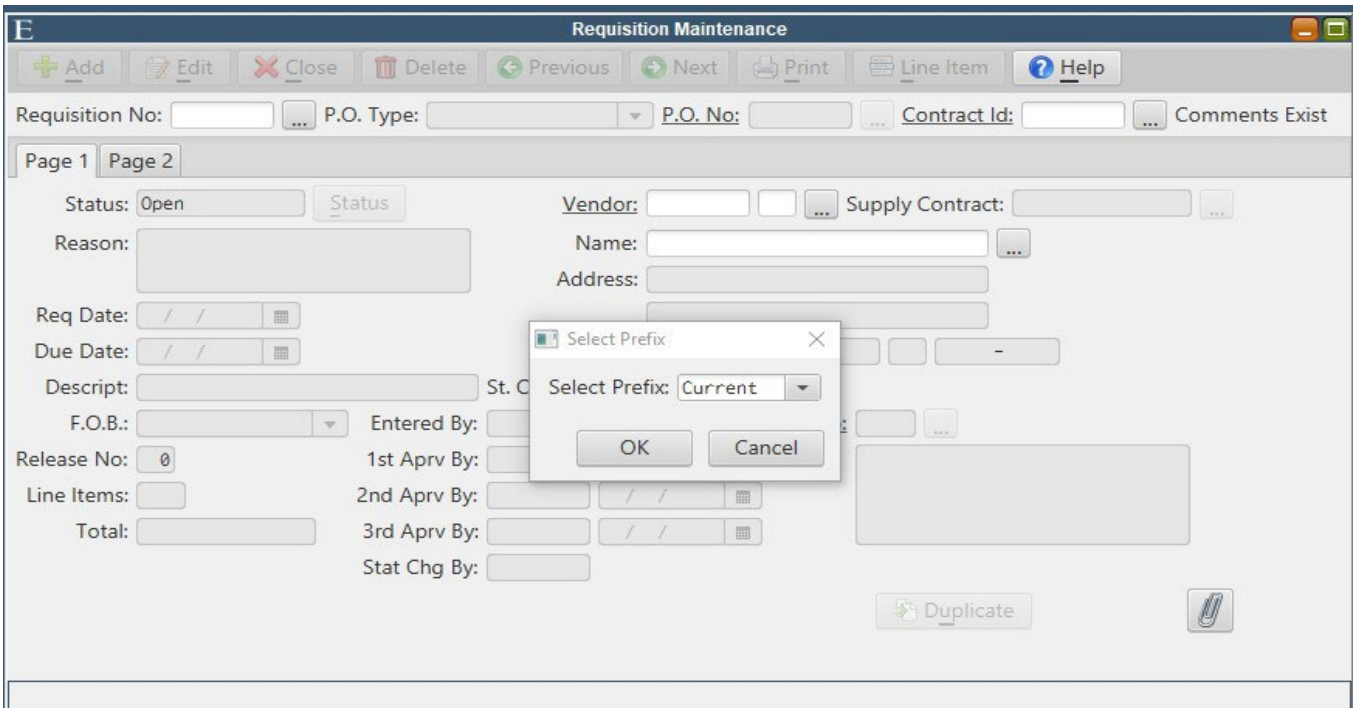
2. Go to Finance > AP > Purchase Requisition > Requisition Maintenance



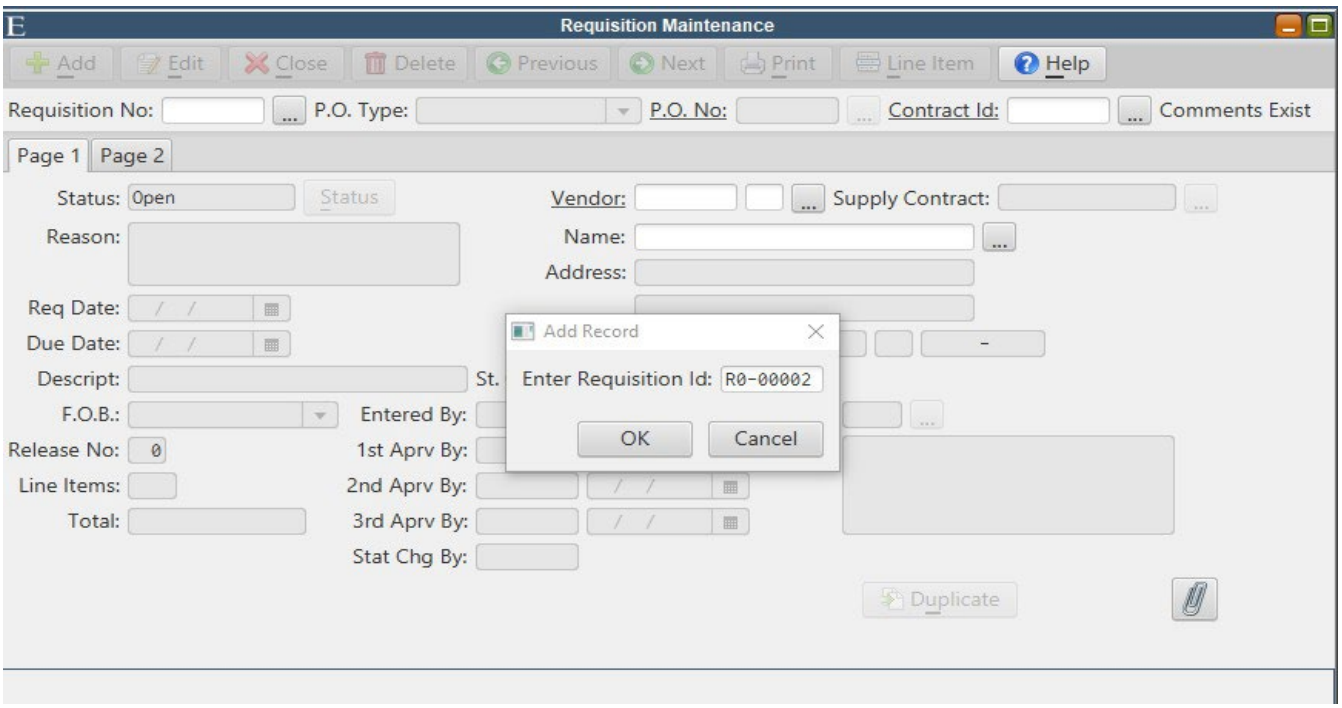
3. Click Add button



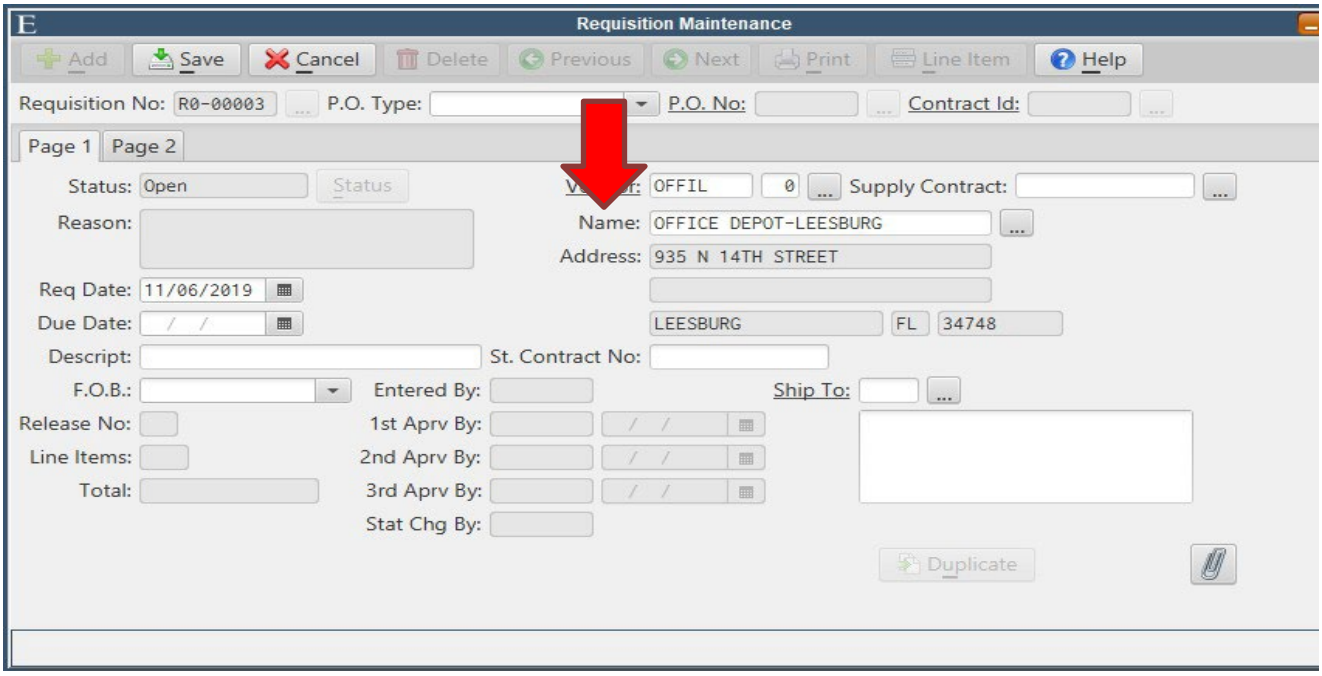
4. During the months of October through December, this pop up box will show up…..leave “Current”.



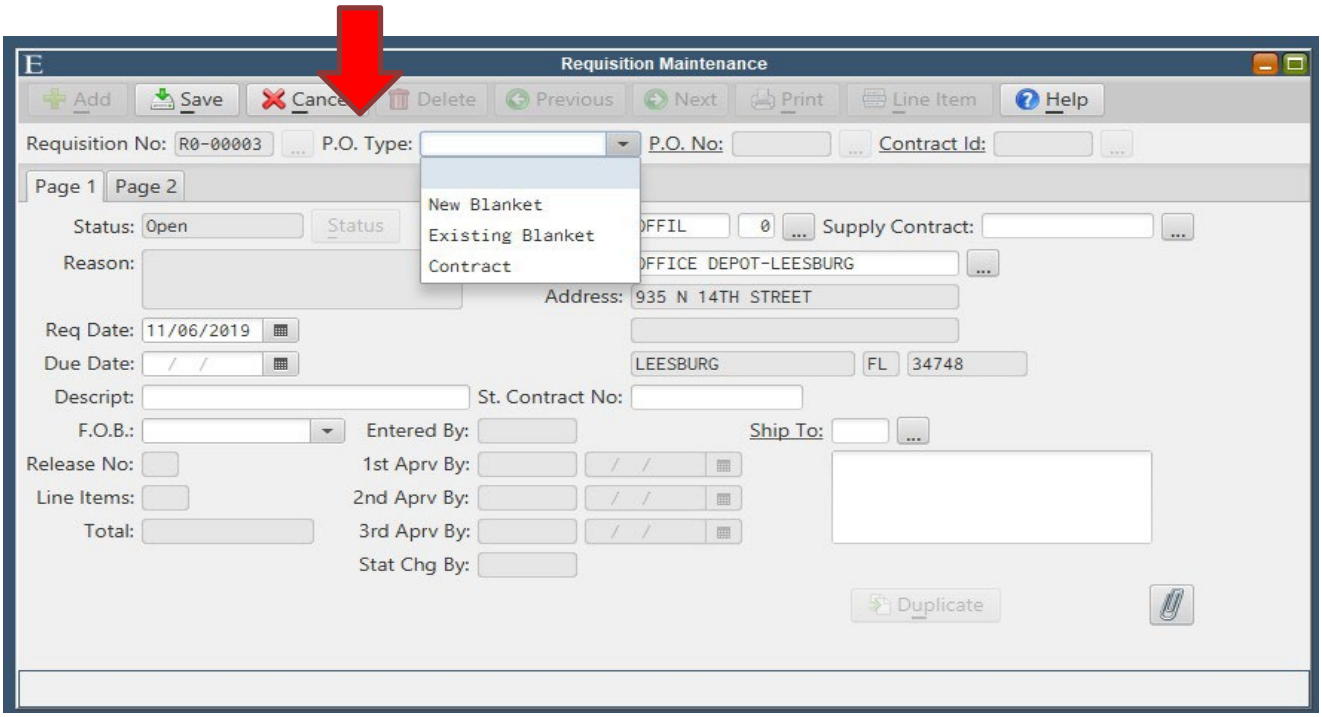
5. Let system populate the Requisition Number and press OK



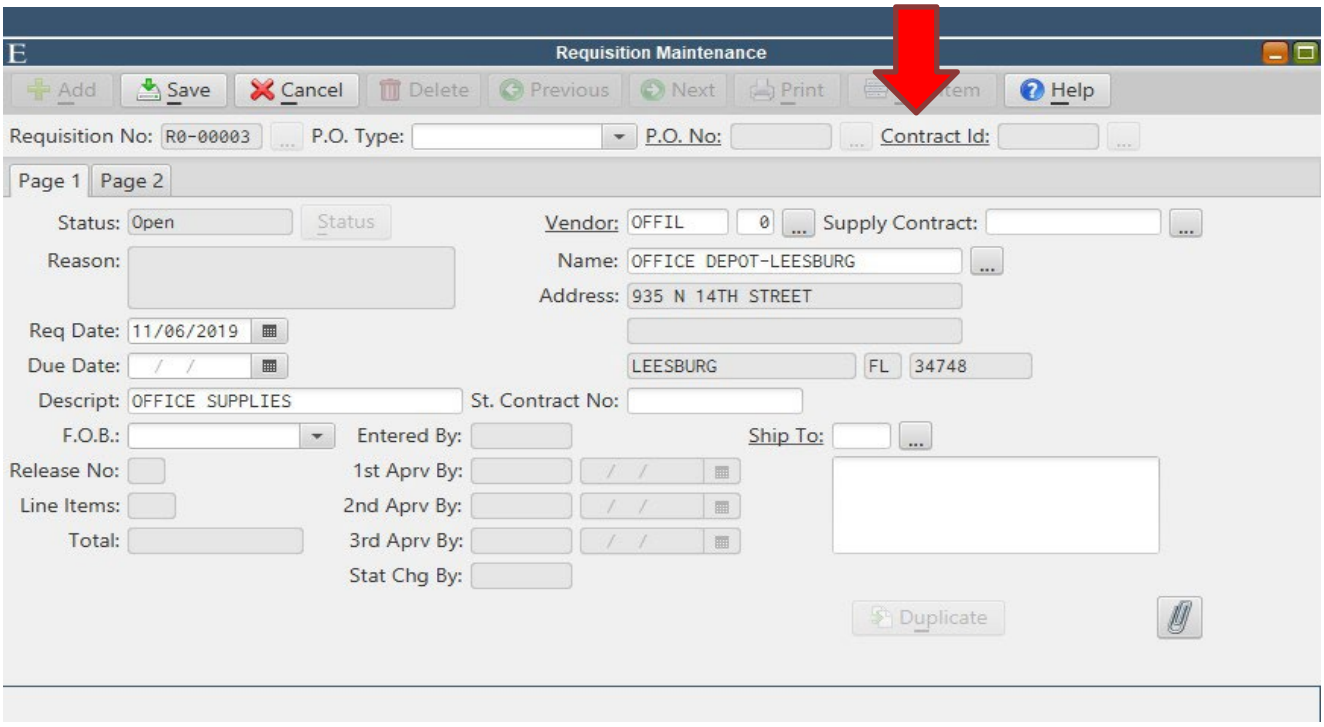
6. Tab to Name: Start typing in company name and then press F3. Find vendor name and double click on company name. The company will automatically populate in the Name and Address field.



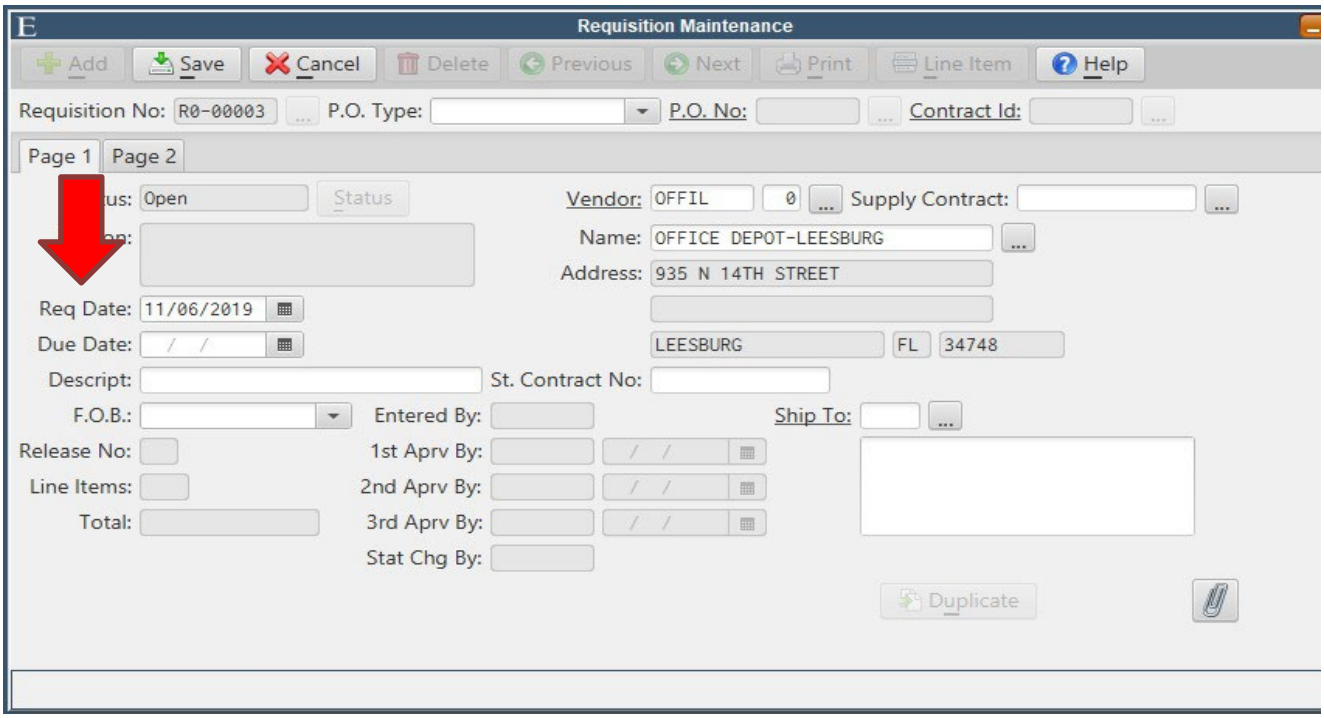
7. P.O. Type - use drop down **ONLY** for New Blanket, Existing Blanket or a Contract, otherwise leave blank.



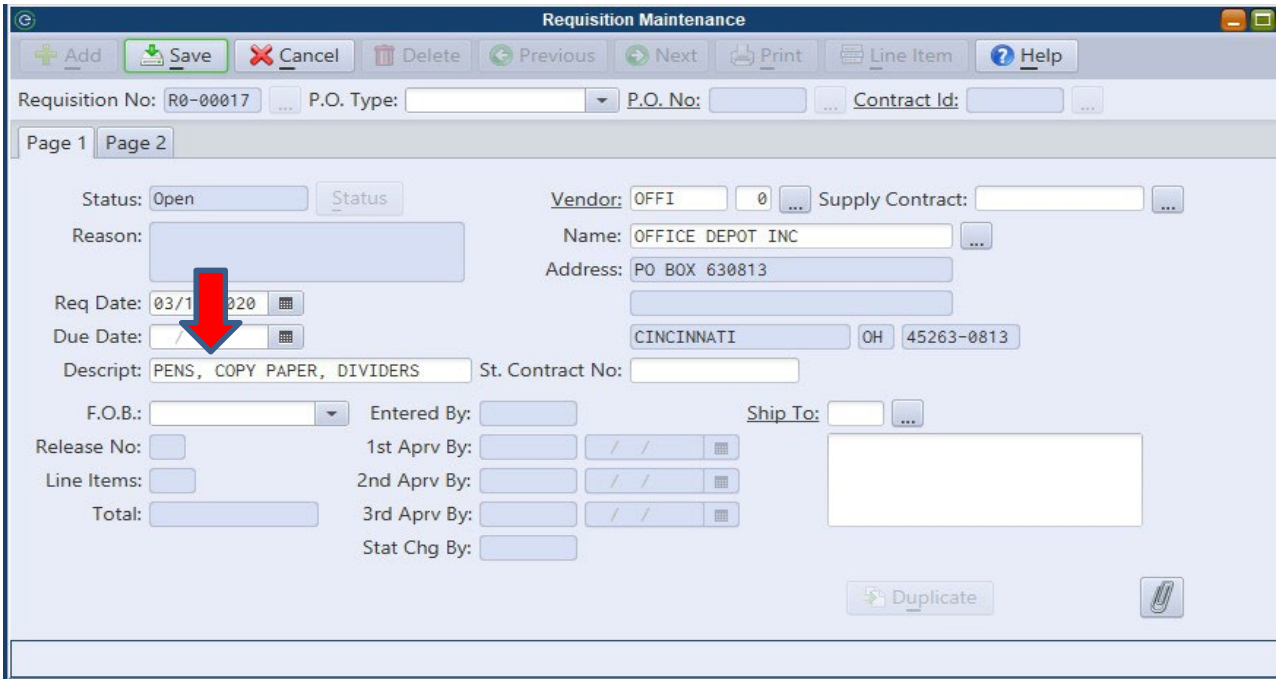
8. If the Requisition is through a contract input Contract ID No.



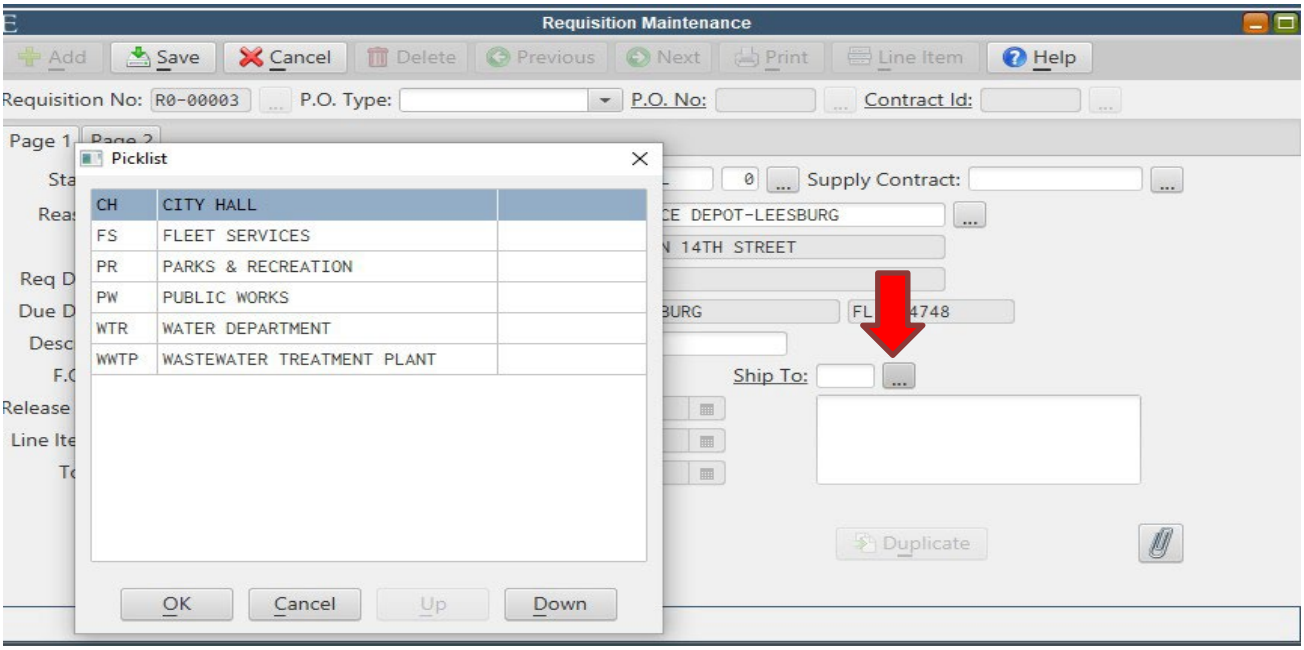
9. Tab to Requisition Date: the current date will automatically populate, if you need to, you can change the date.



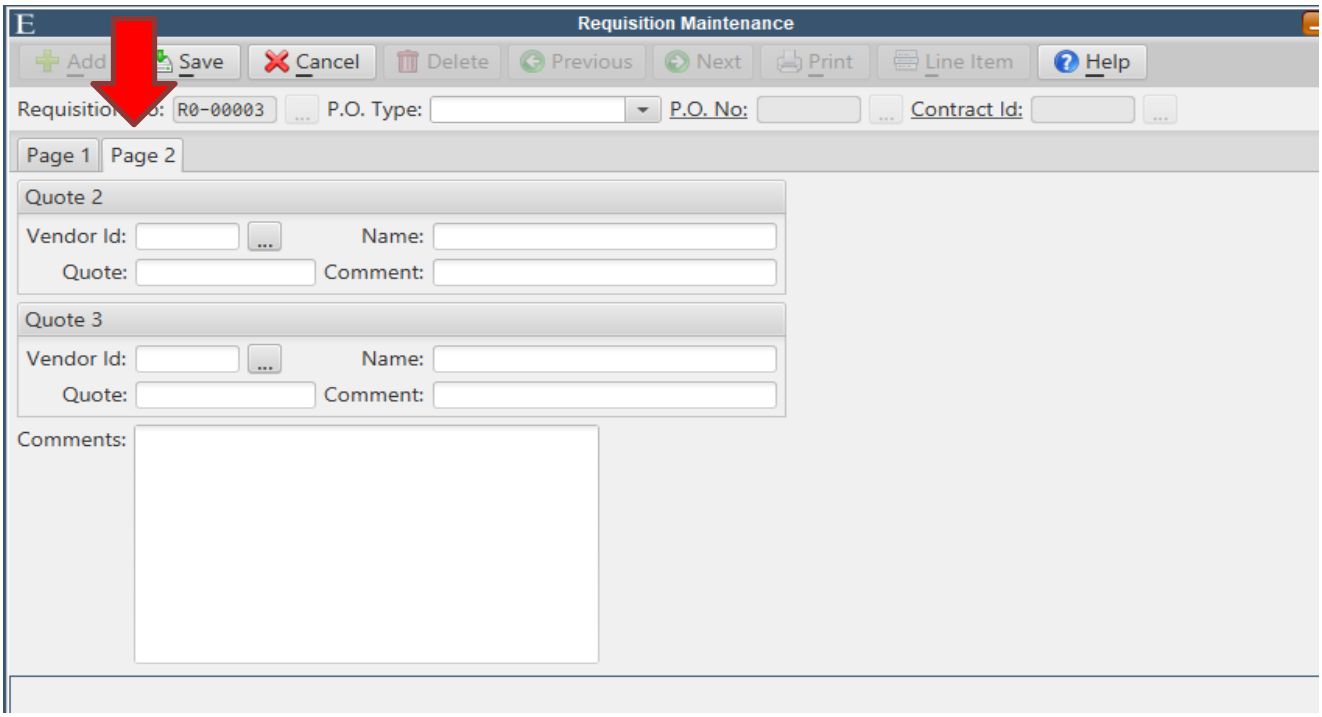
10. Tab to Description: Type in what you are purchasing, be as specific as possible, this is what will show up on the Purchase Order. Example: If buying office supplies, type in pens, copy paper, dividers.



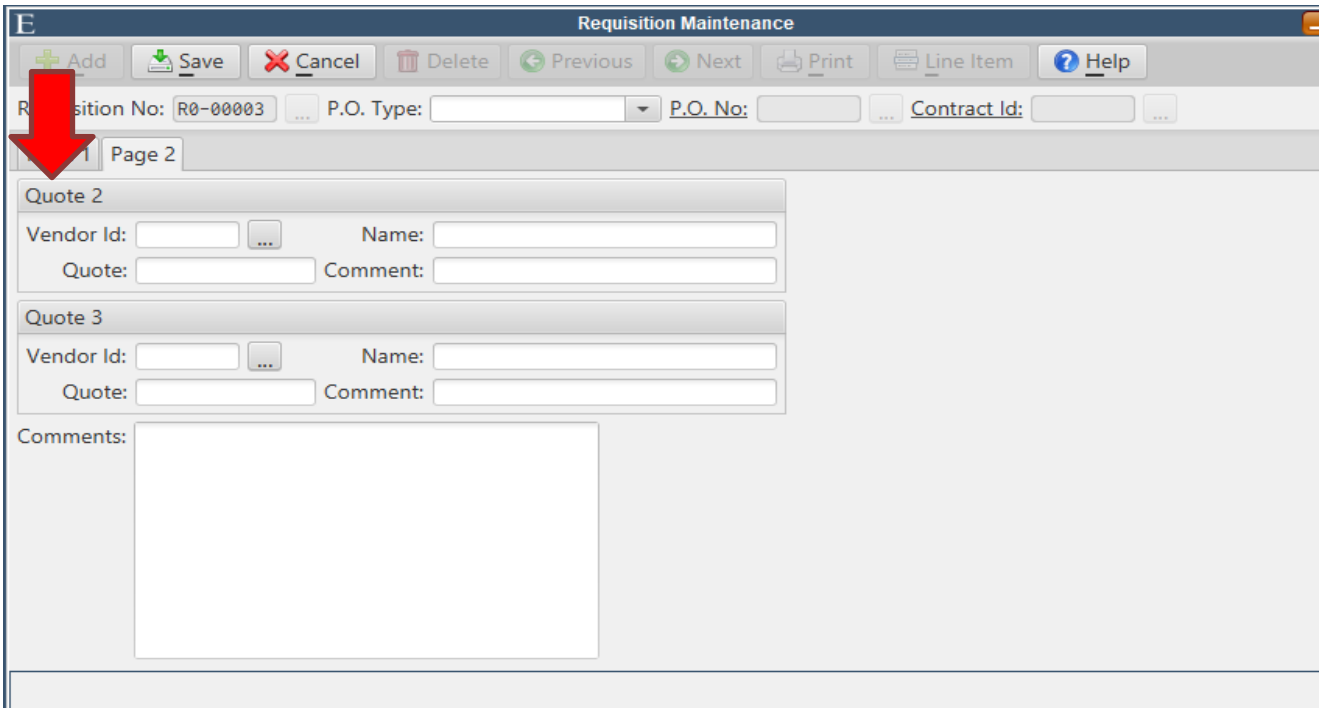
11. Tab to Ship to: Click on blue shaded box and pick where item(s) are being shipped to. Double click to add shipping address.



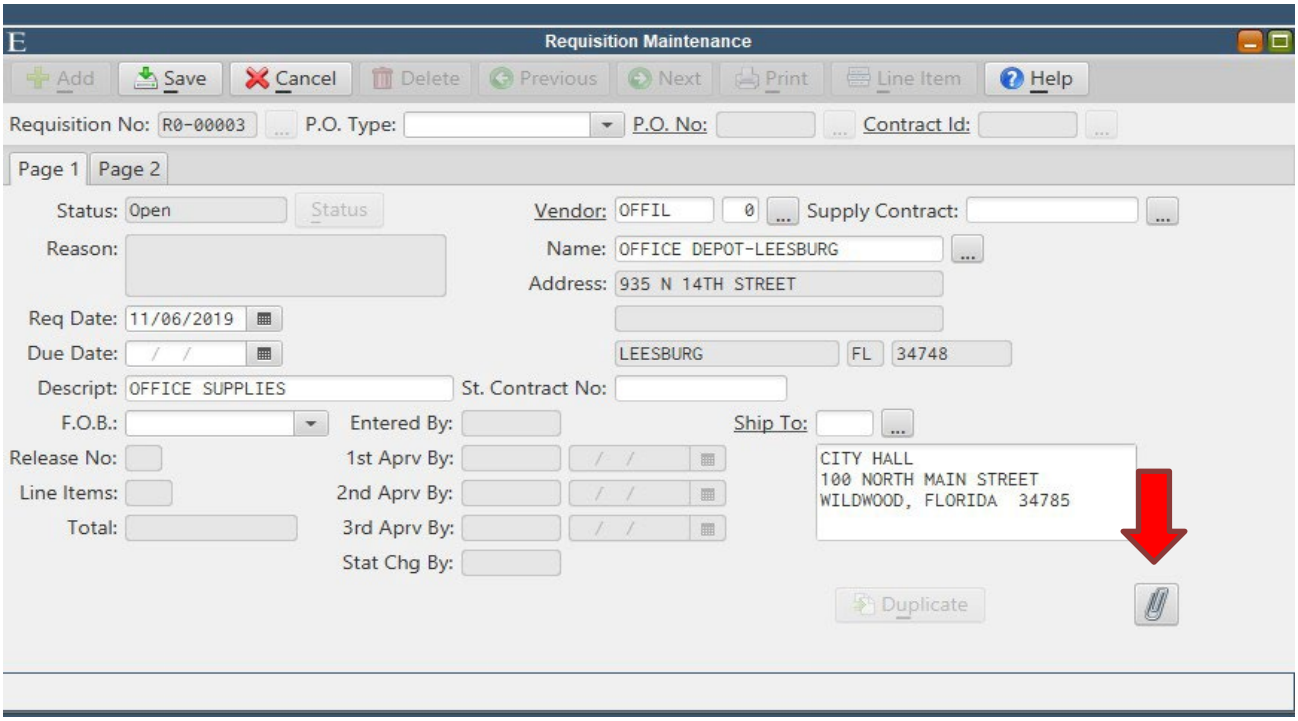
12. Click on “Page 2” button



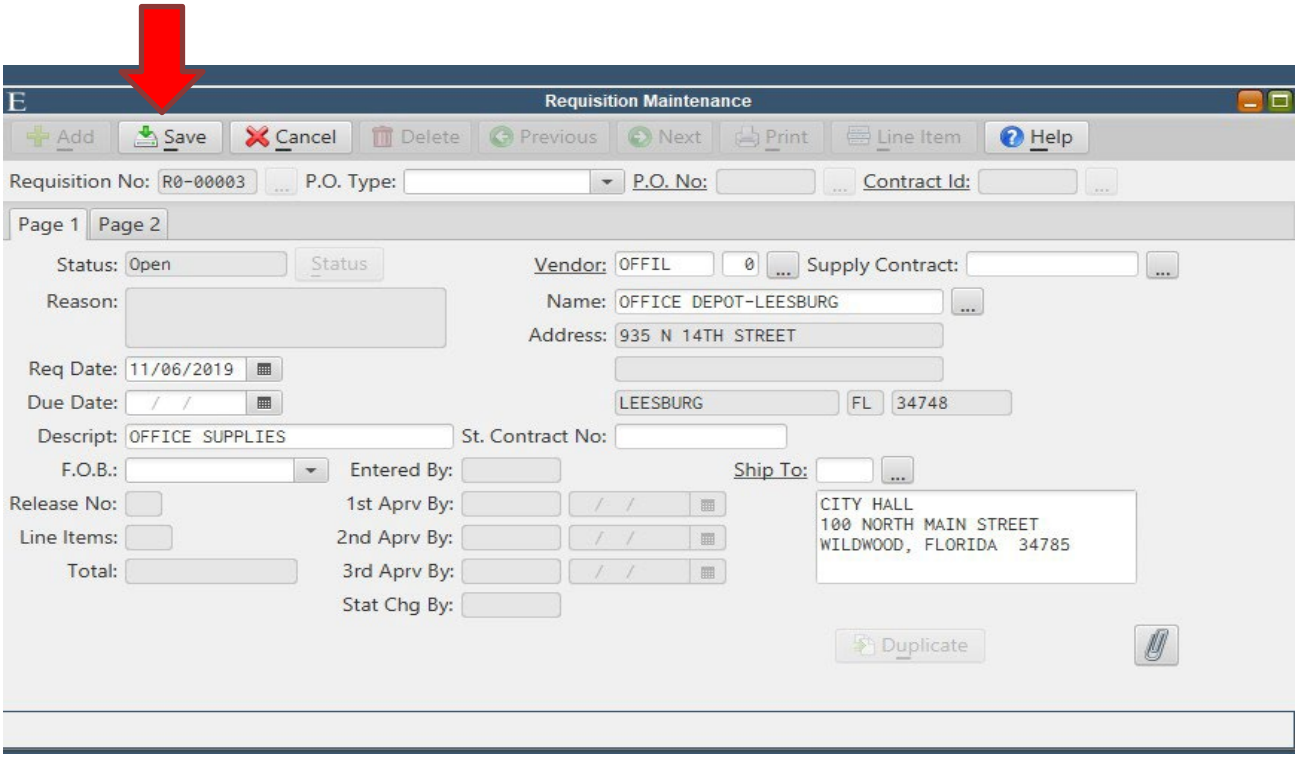
13. Input quote information, if quotes are required. (See pages 7, 8 and 9 for requirements)



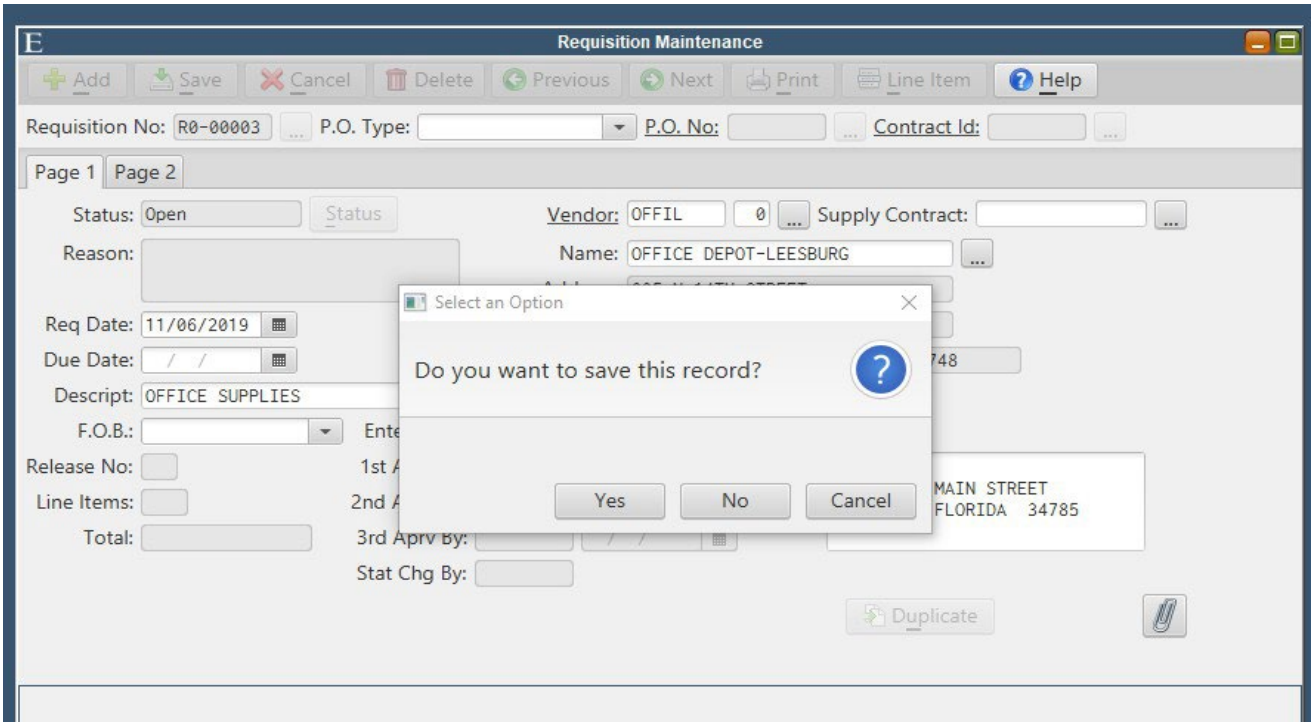
14. Go back to Page 1 Tab, in lower right corner there is a paperclip – Click on it and scan any quotes, proposals or verification letter from OEM that pertain to this requisition.



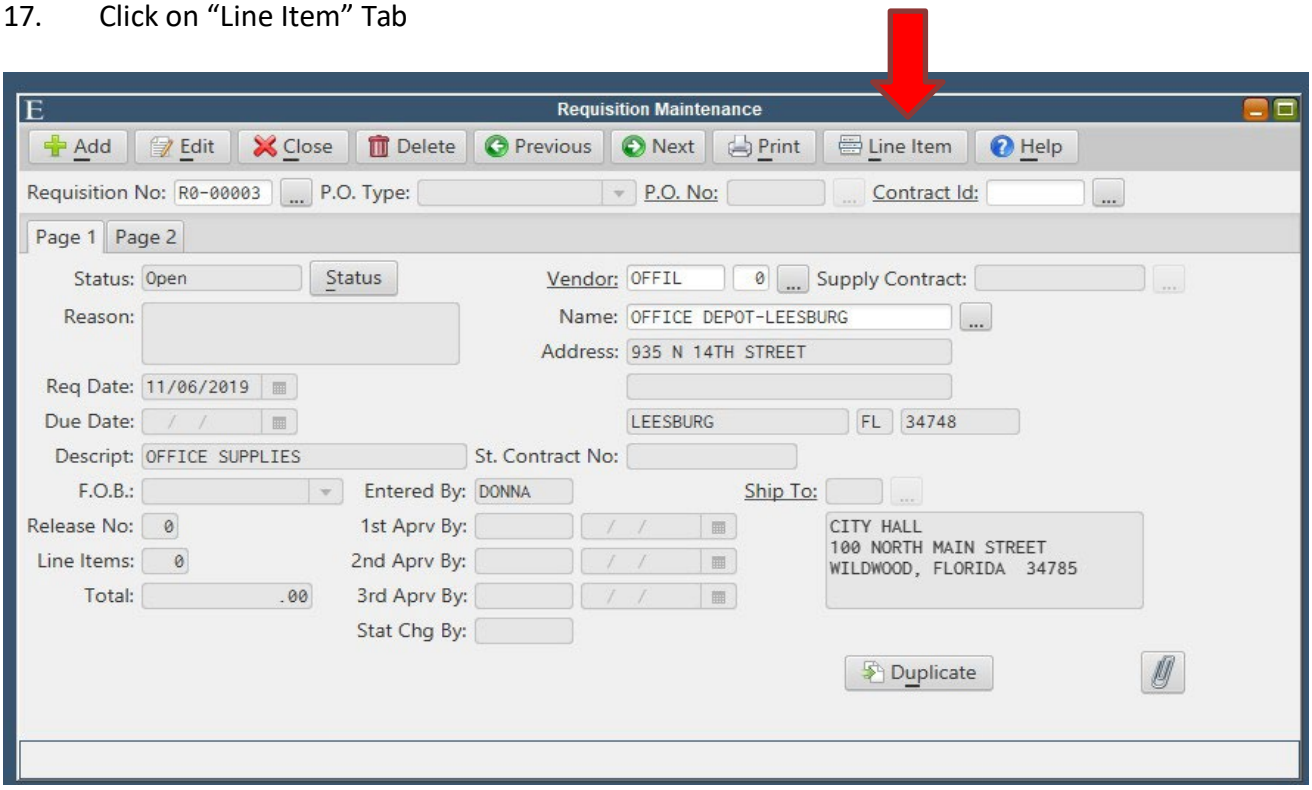
15. Hit “Save” button.



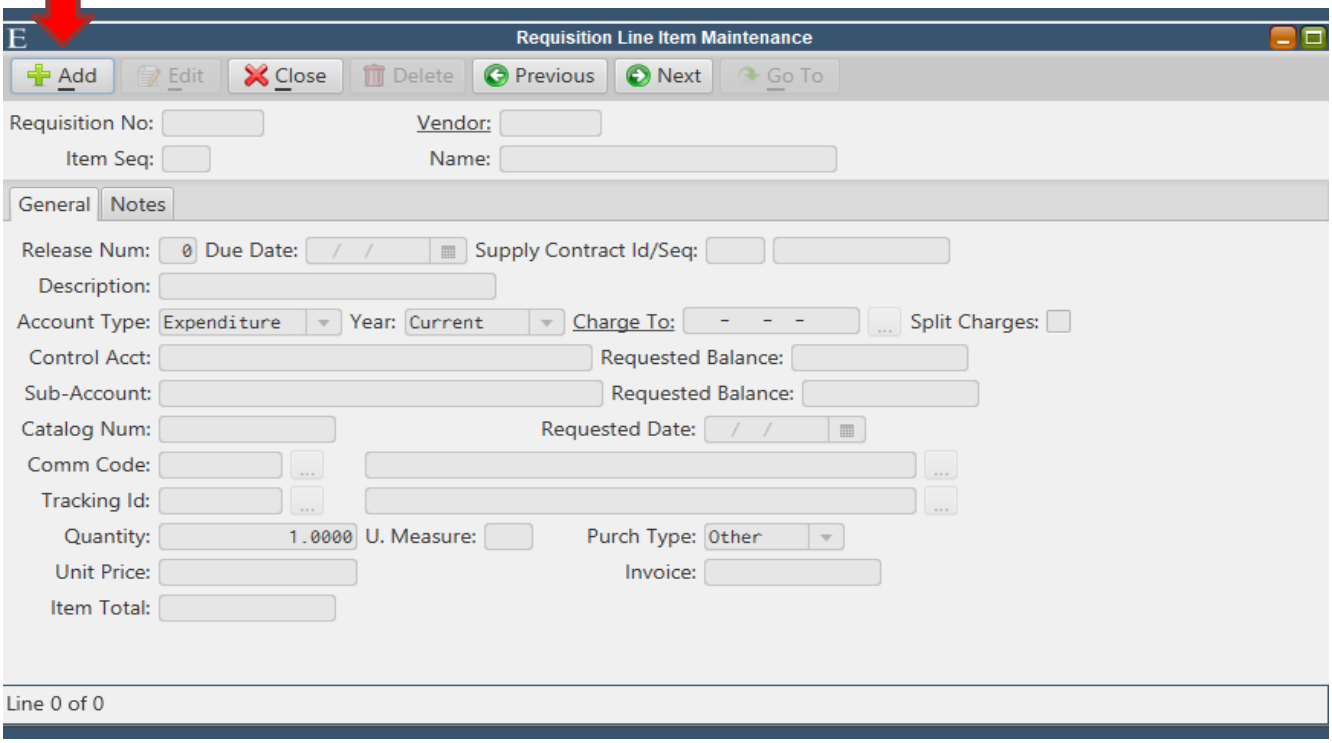
16. A pop-up box will come up asking “Do you want to save this record? Hit “Yes” if you want to keep it, “No” if you want to delete it and “Cancel” if you need to go back and make changes.



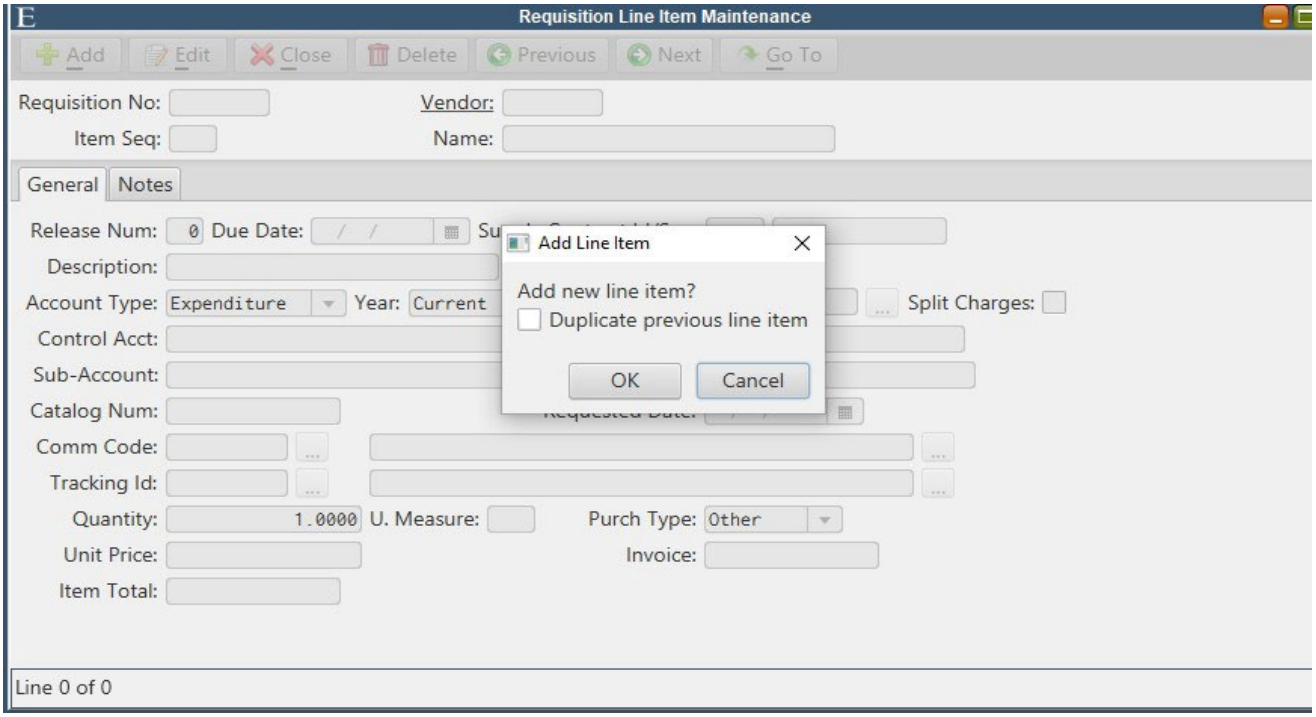
17. Click on “Line Item” Tab



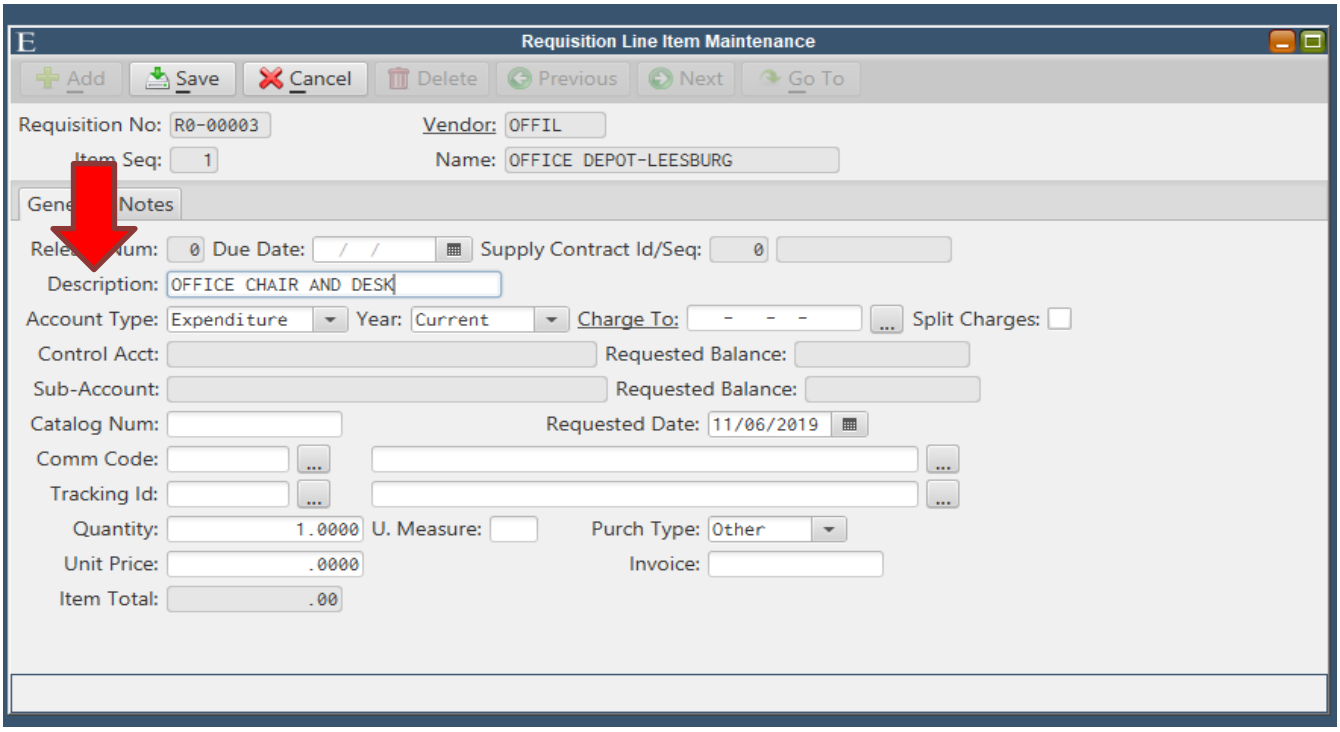
18. Click “Add”



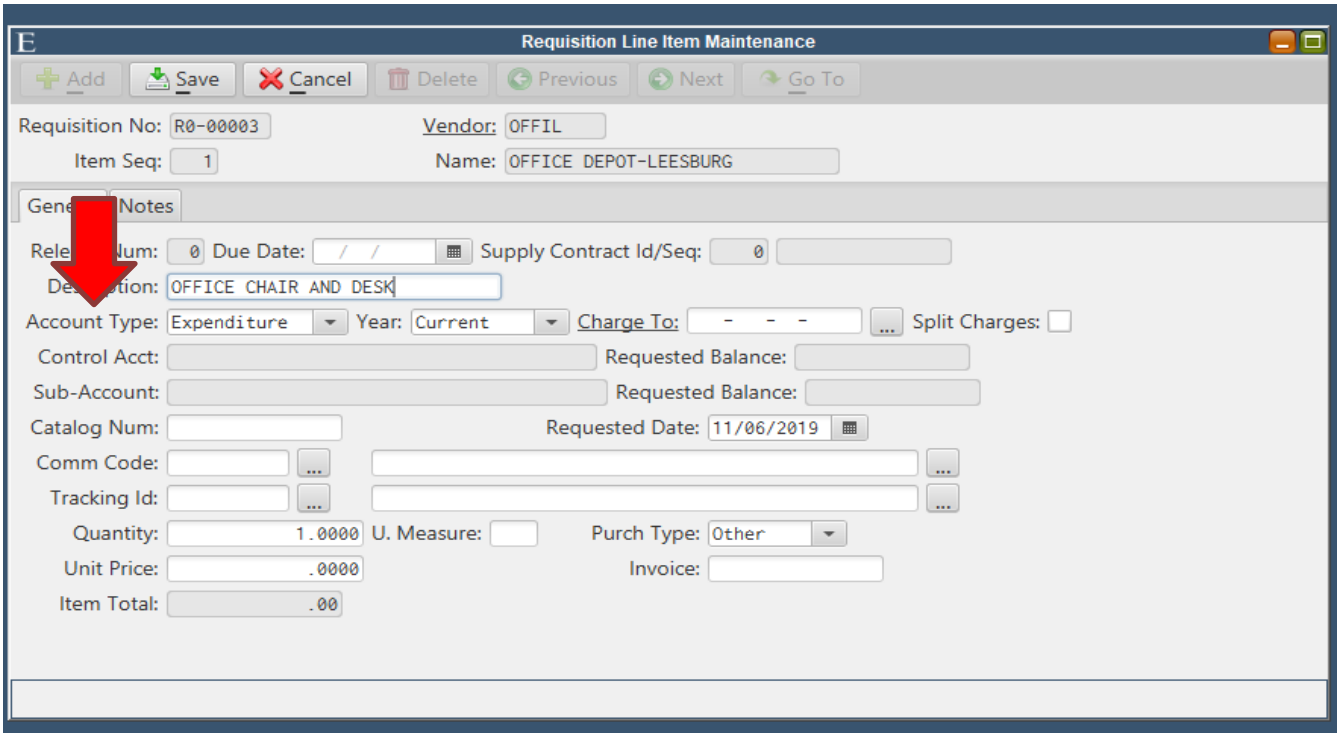
19. A pop-up box will ask “Add new line item? – Click Ok.



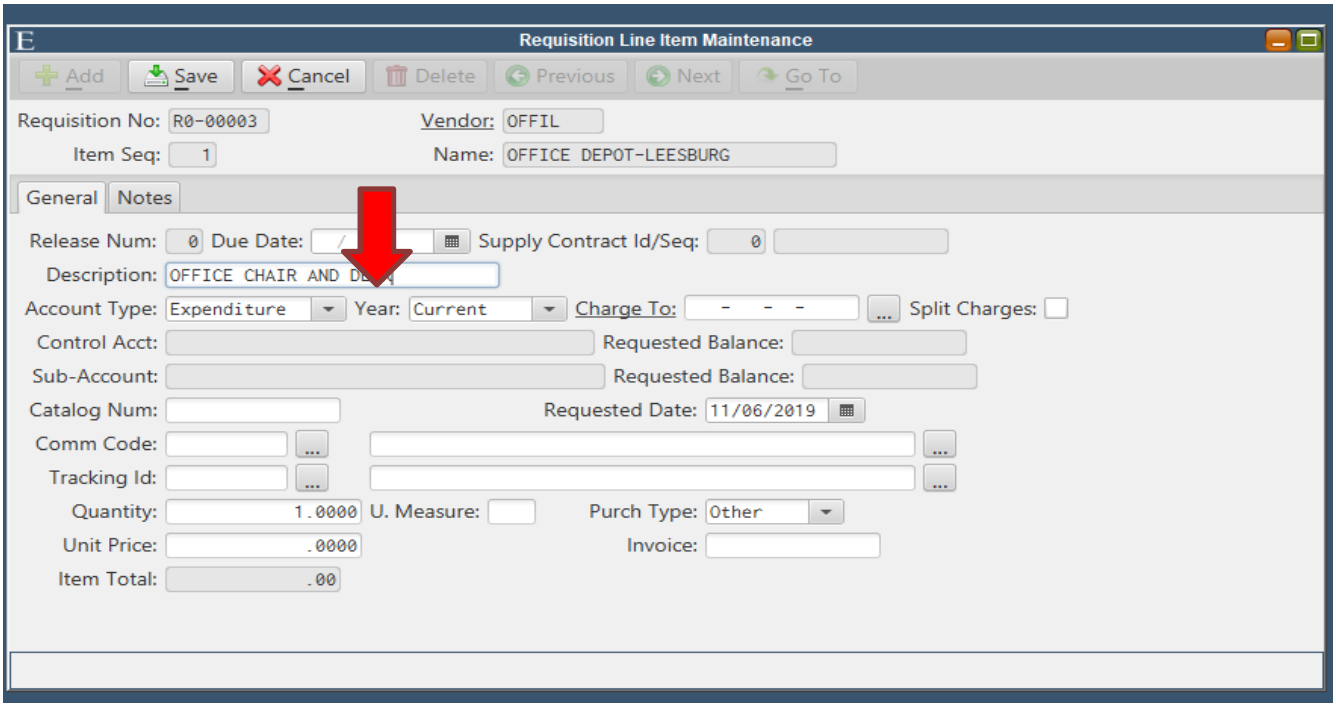
20. Tab to Description – Describe what you are requesting to purchase, be specific as possible.



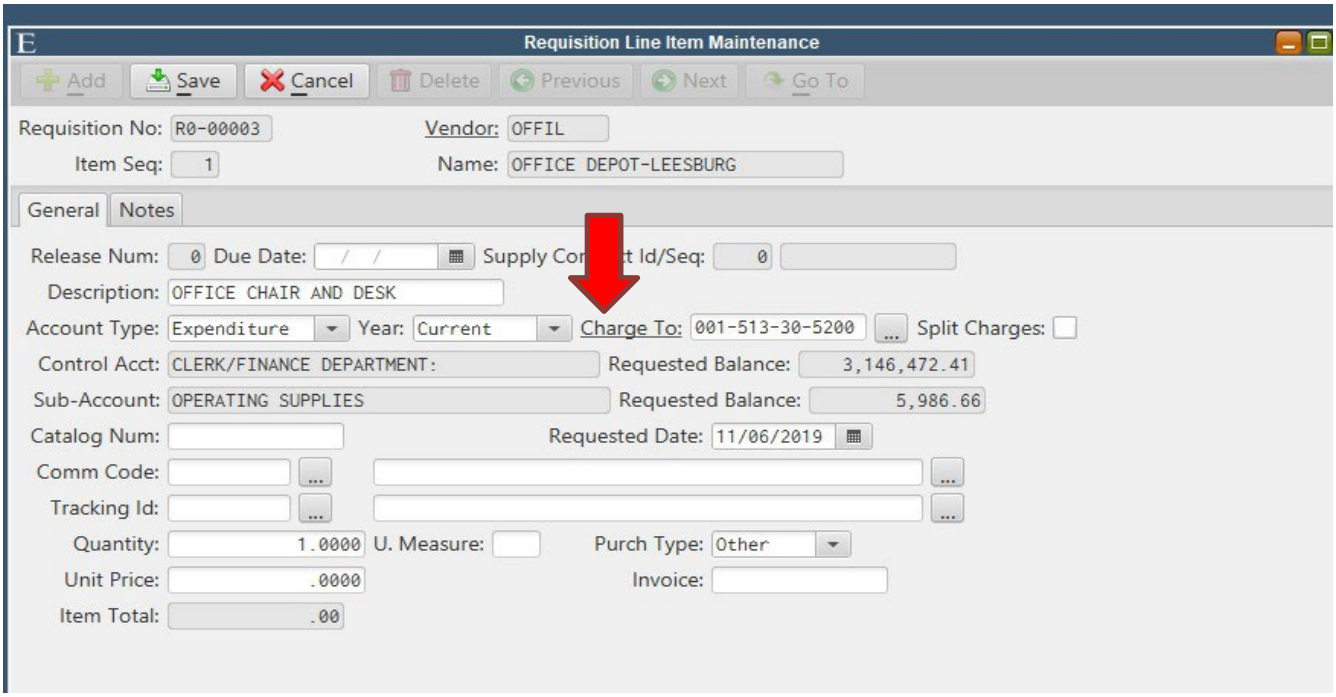
21. Account Type – should be “Expenditure”



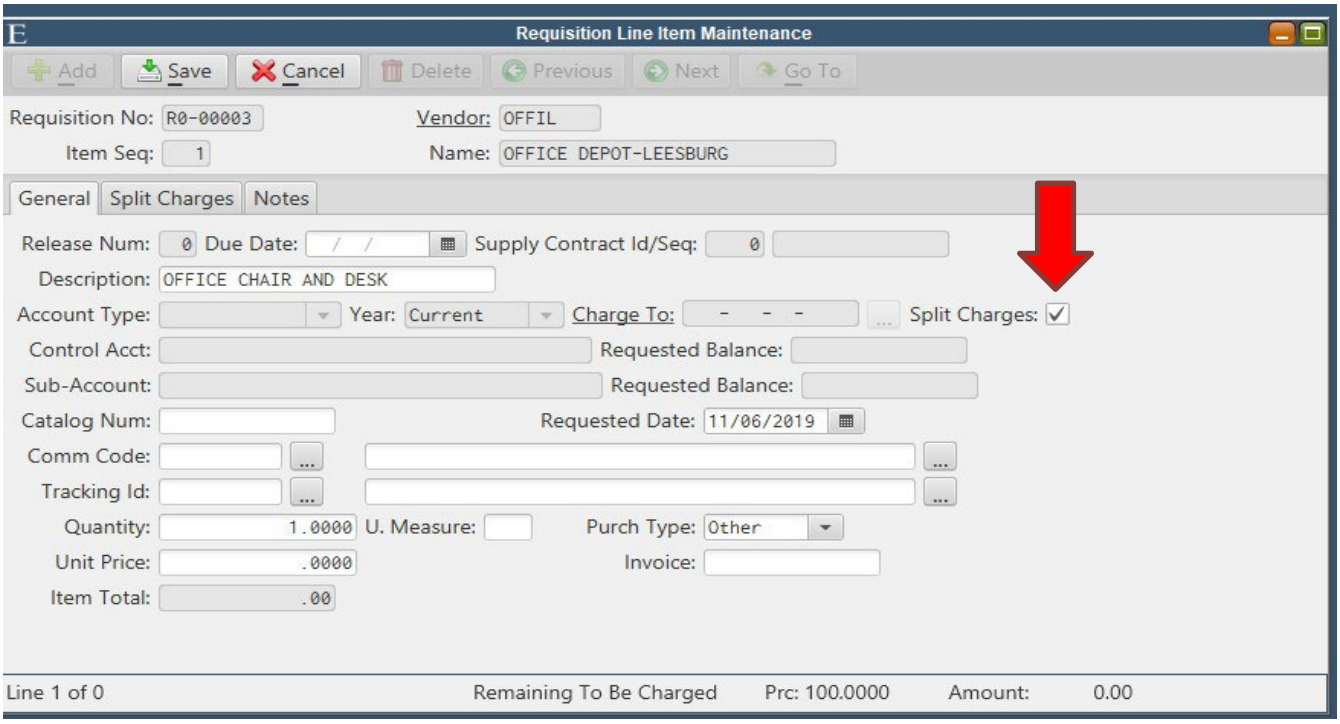
22. Year – Should be “Current”.



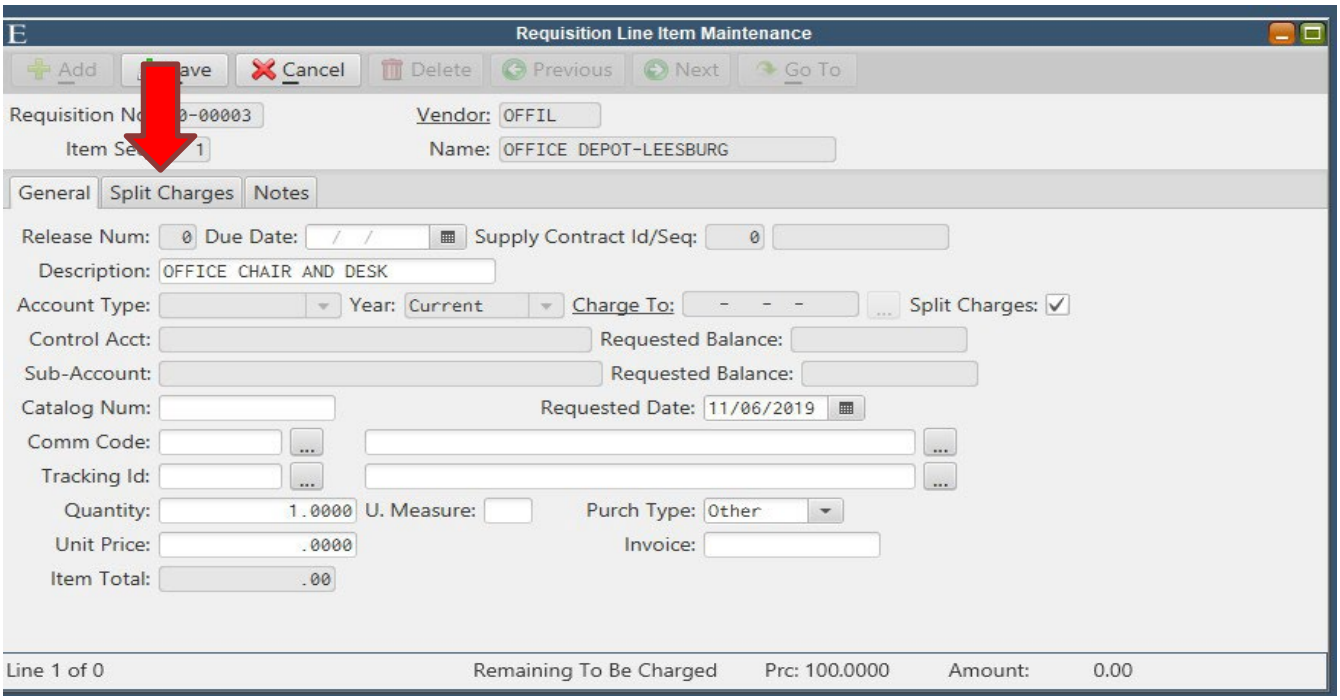
23. Charge To – Input line item from Budget that you are charging it to. If you are not sure which line item to use, start typing in the first six numbers then hit F3 for a look-up of Budget line items.



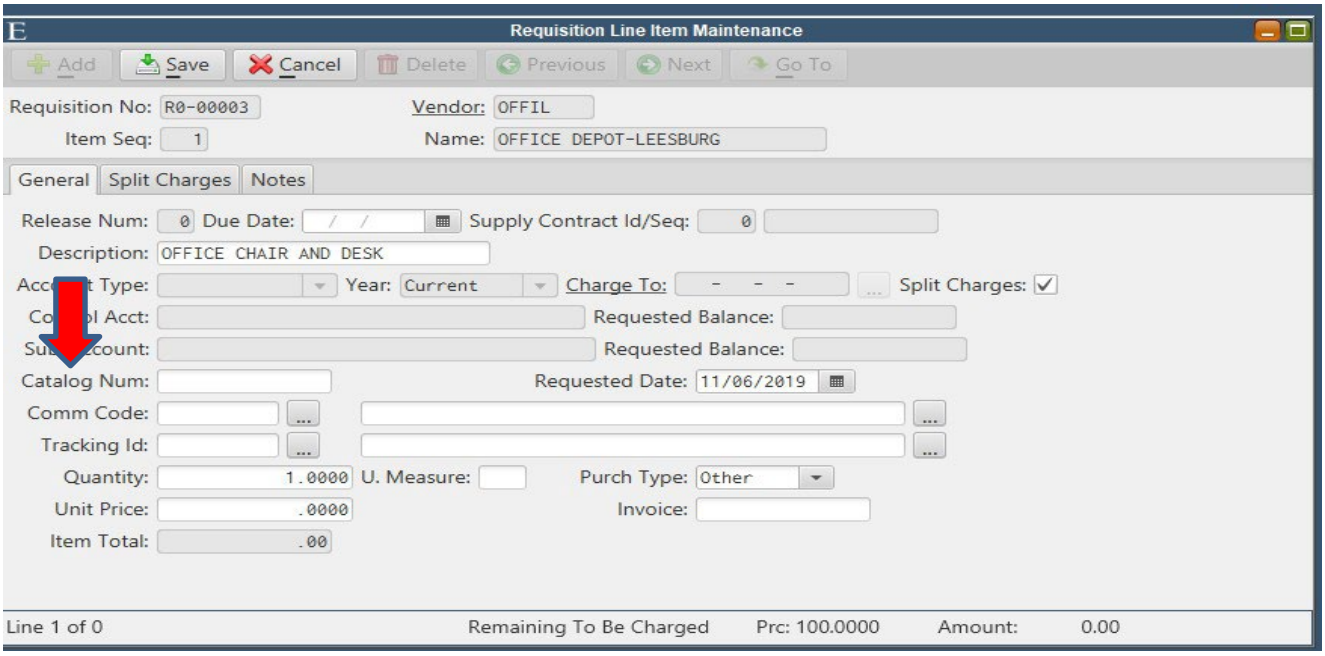
24. Split Charges – Check this box if you have multiple budget line items that are being charged for this purchase.



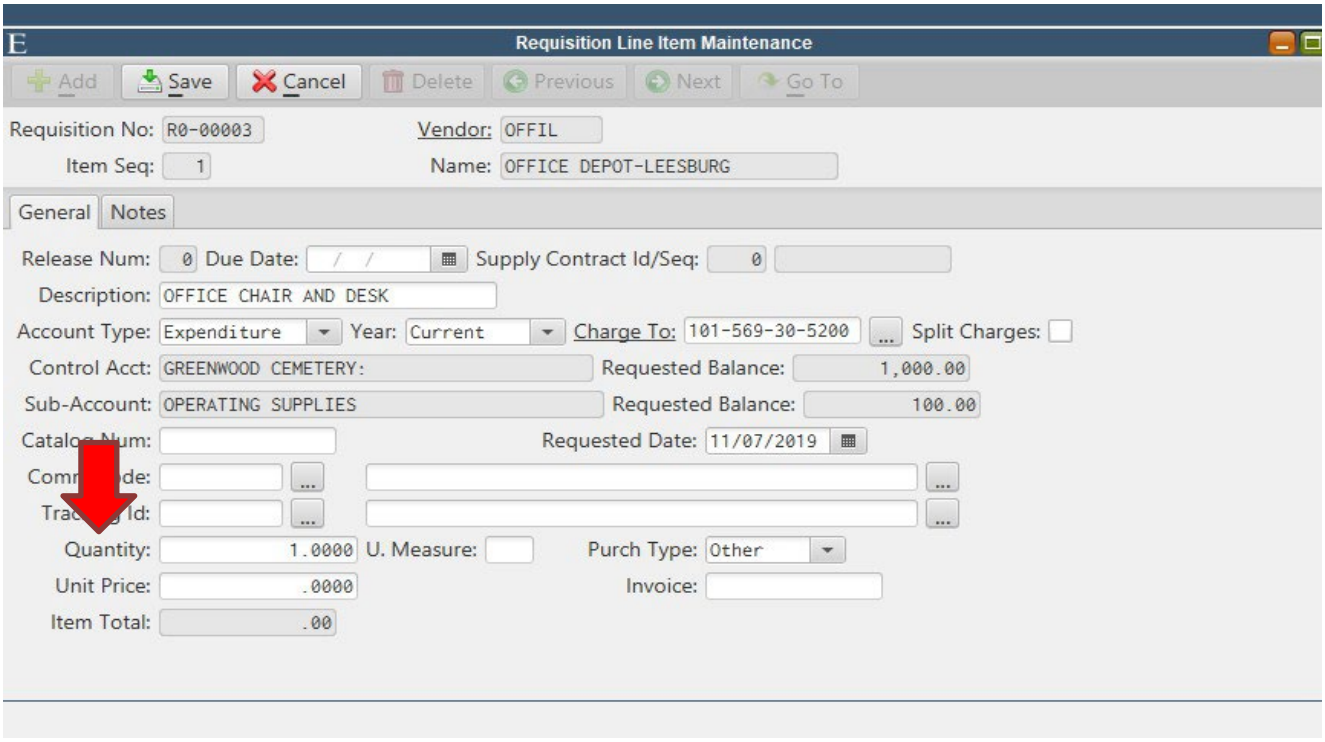
25. Go to "Split Charges Tab" - Enter additional budget line account number(s) to charge. There is no limit on how many budget lines you can split for a purchase.



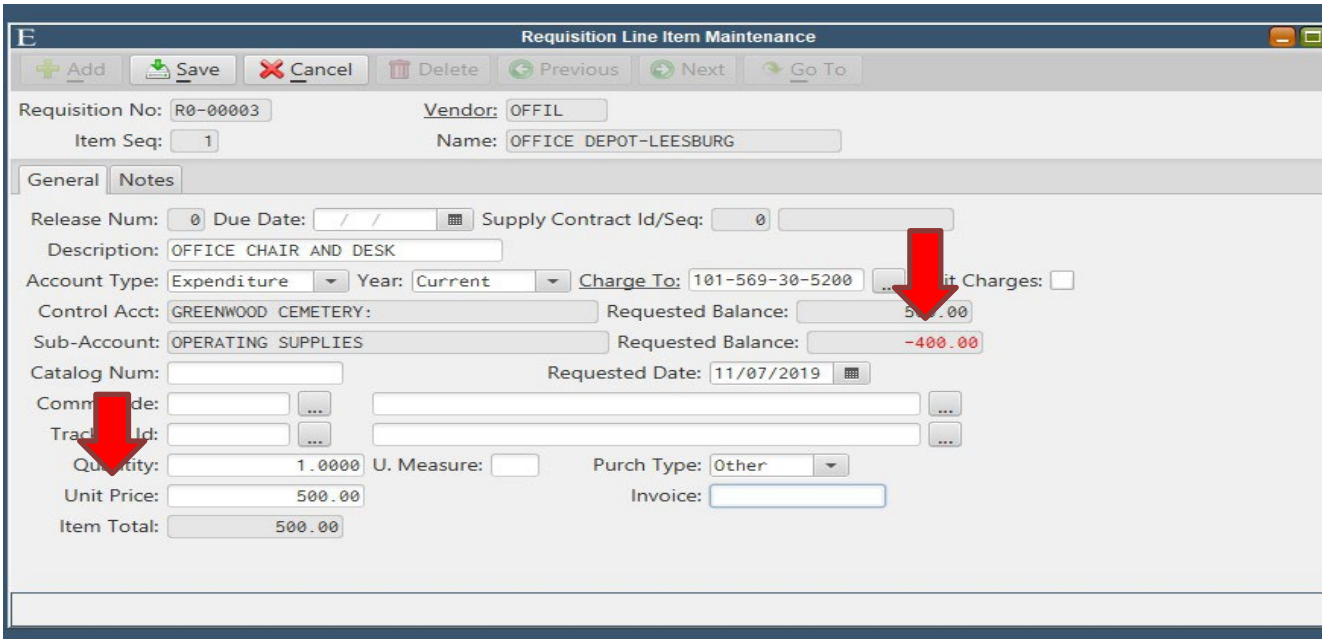
26. Under the “General” Tab - Input vendor catalog number of the item you are purchasing.



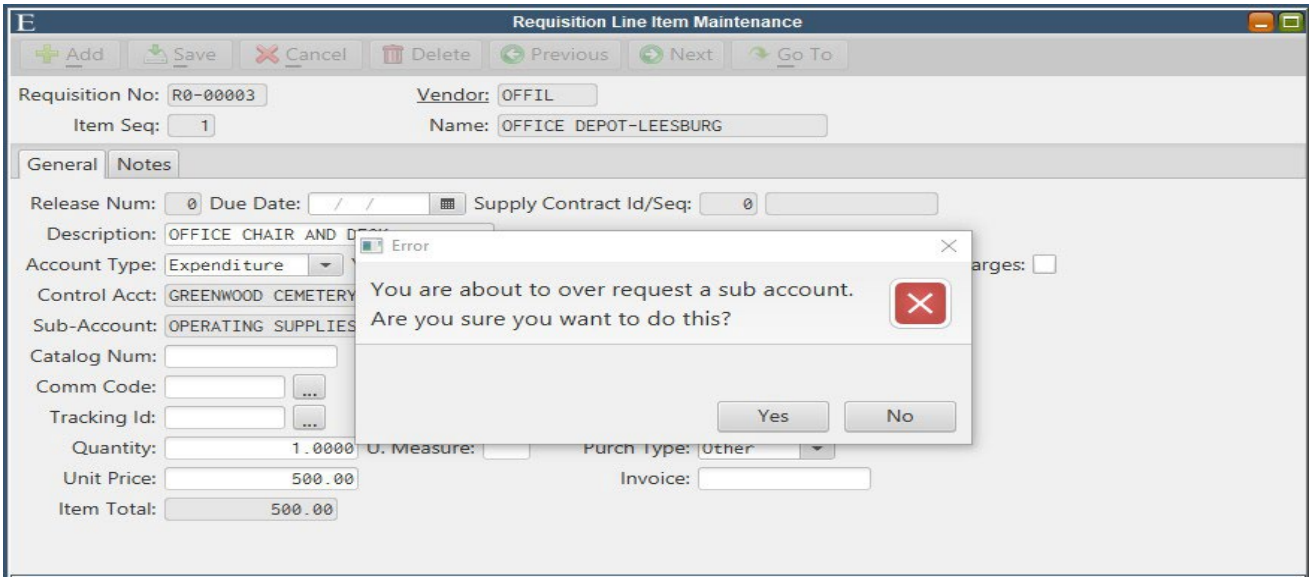
27. Quantity: Input how many you are ordering



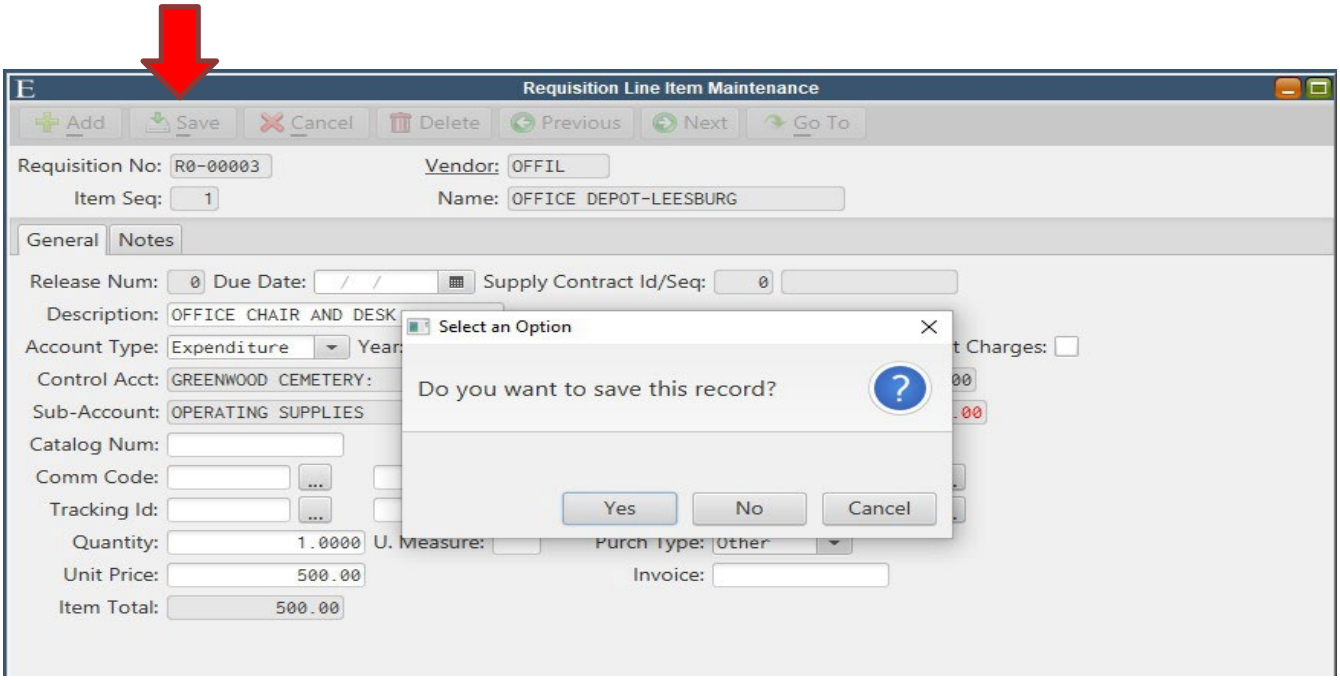
28. Unit Price: Type in price of item. Notice that in this example the "Requested Balance" has a negative balance. When this happens, the Department Director needs to either use a different line item or rectify the line item with the City Manager. If City Manager approves a Budget amendment, City Manager will contact Finance to do the amendment.



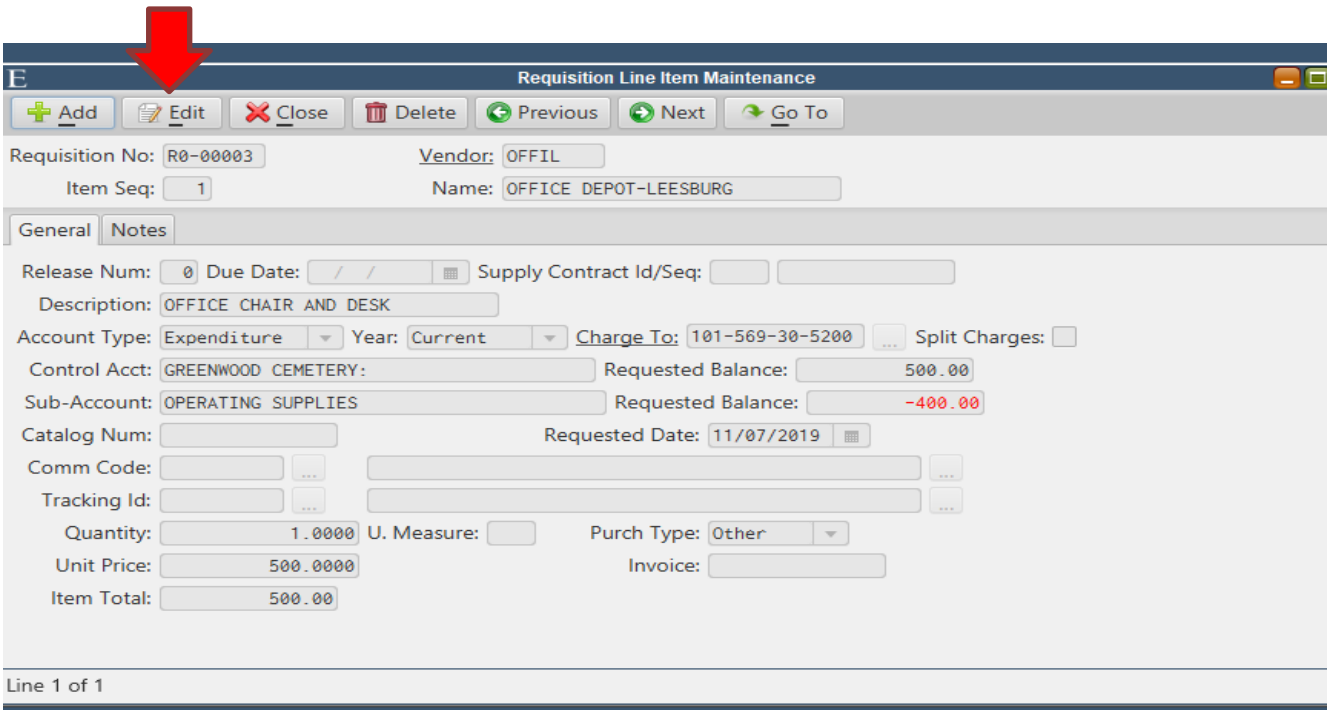
29. If you try to input the requisition with a negative balance a pop-up will let you know that "You are about to over request a sub account. Are you sure you want to do this"? You will have to answer No and either put in another expense account number or ask your Director for a budget amendment.



30. Hit “Save” button – Pop up will ask you “Do you want to save this record? Press Yes and your requisition will send a notification to your Department Director that there is a Requisition that needs approval.

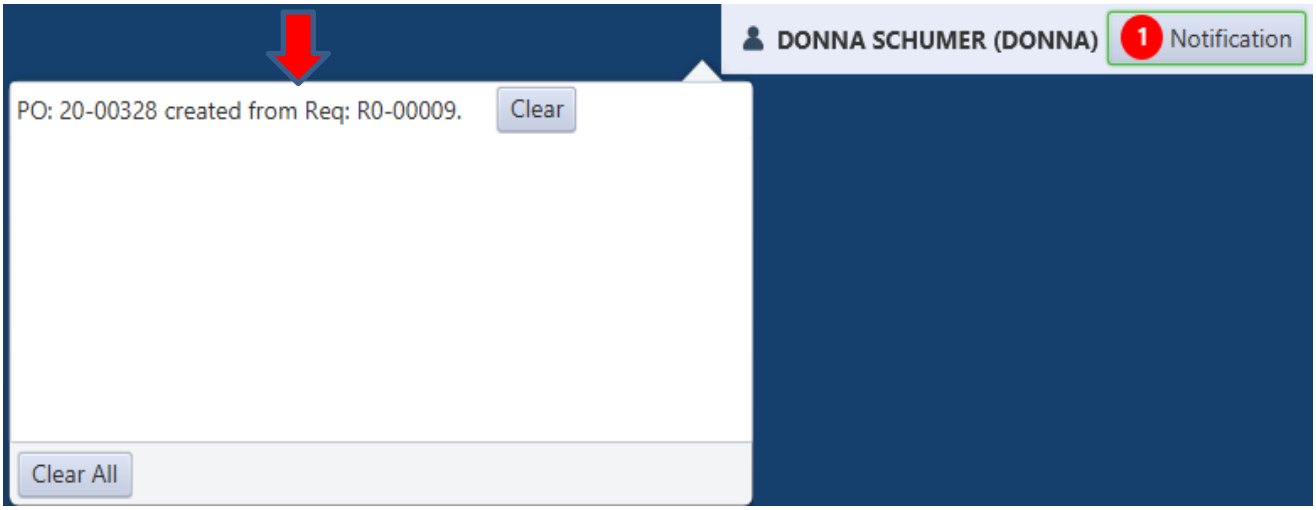


31. If you need to, you can change or update a Requisition by hitting the “Edit” button.

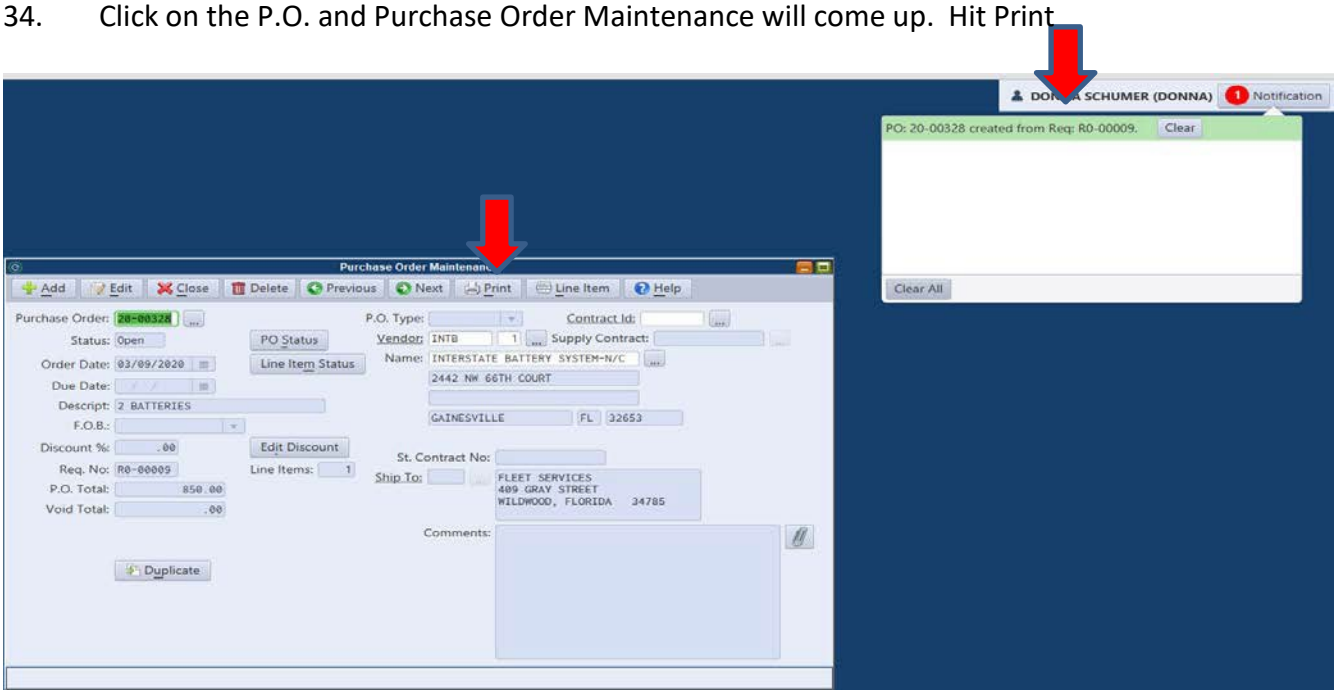


32. Once you have entered your data for a Purchase Requisition, the approval process starts. Unless your requisition is an emergency, you are not permitted to purchase the product until your request has been approved. You will be notified by the financial software when your requisition has been approved and a new P.O. is created.

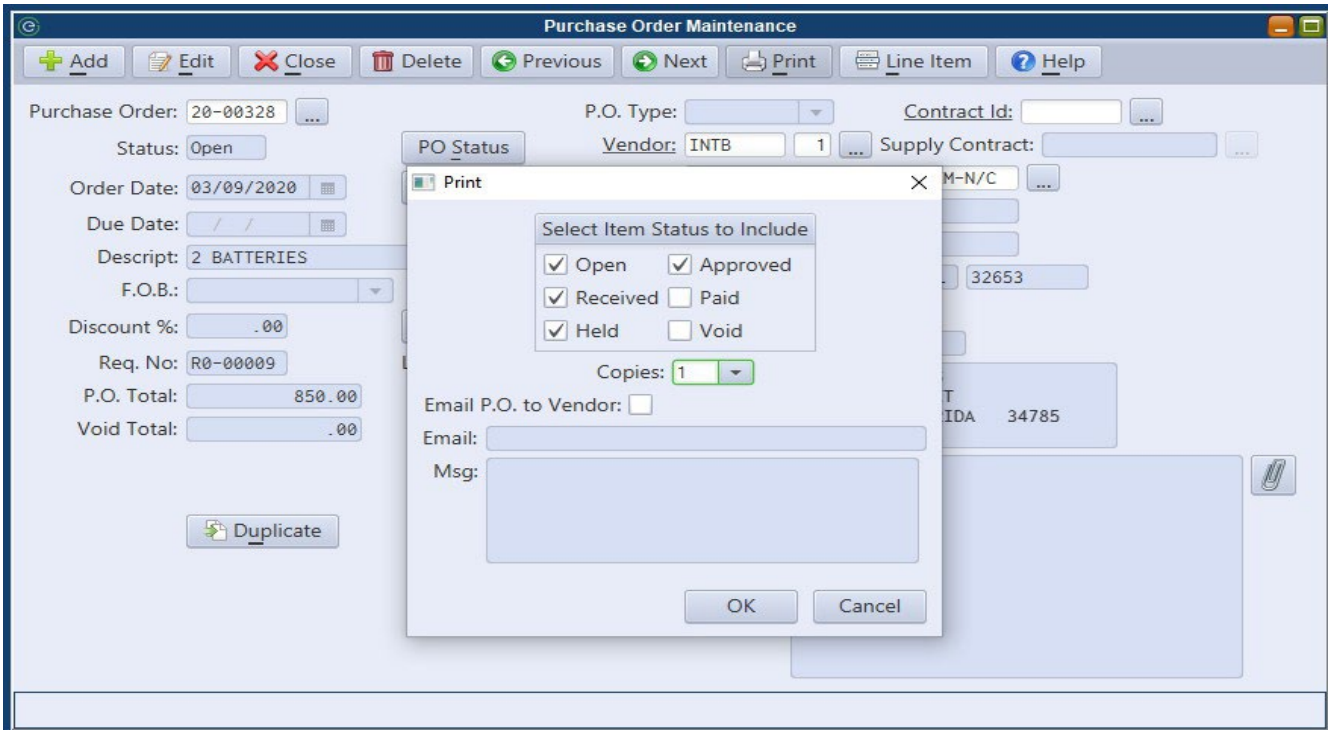
33. Printing your P.O. after approval. You will receive the following notification that your P.O. is ready to print and order.



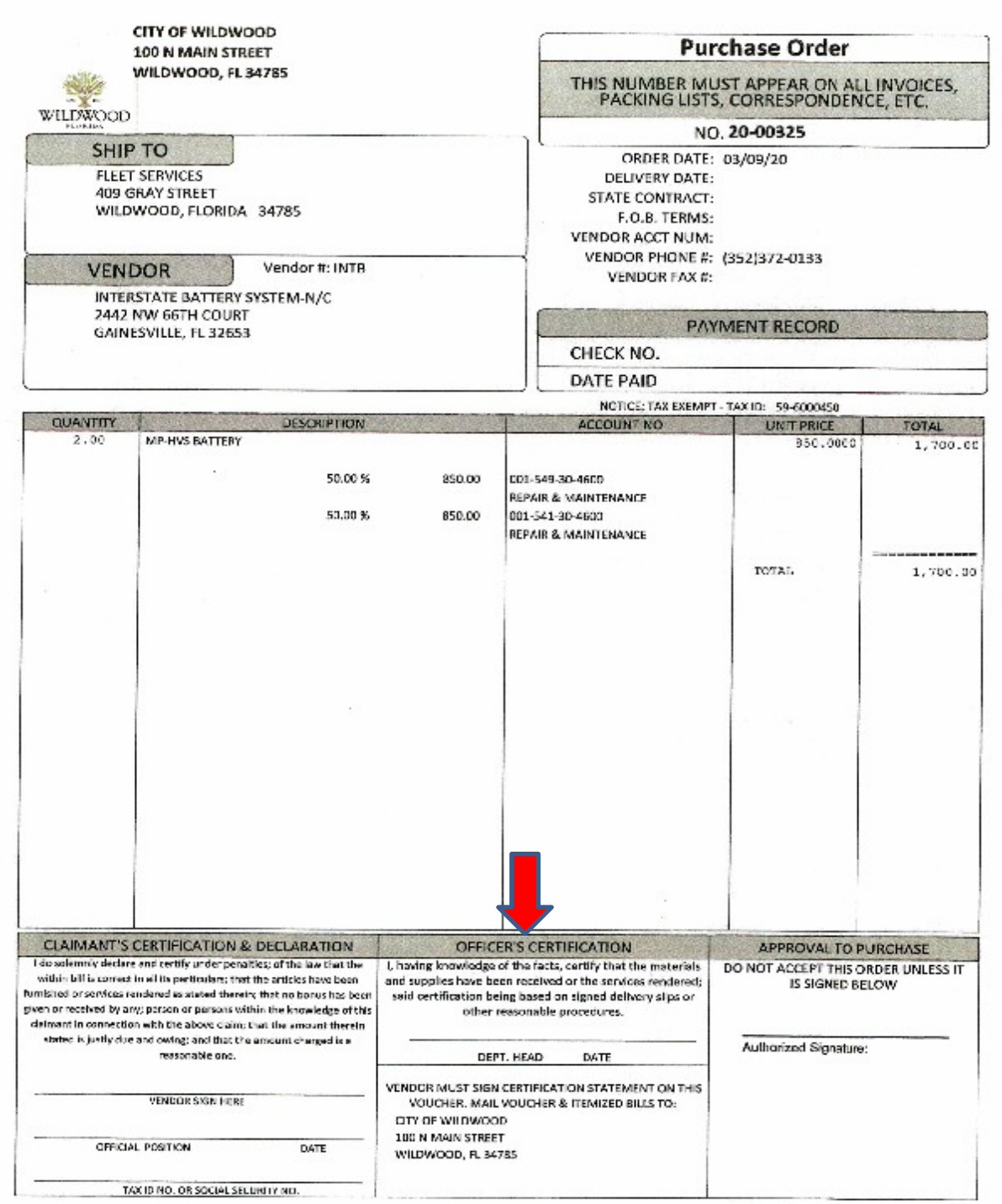
34. Click on the P.O. and Purchase Order Maintenance will come up. Hit Print



35. A pop up box will appear do not change anything….just hit OK.



This is what your P.O. will look like. On the bottom of the P.O. is a section called “Officer’s Certification”. After delivery, Department Director needs to sign/date here to confirm that we have received the supplies or materials. A signature and date must be on the P.O. for the Finance Department to process the check. If you do not have the invoice, send all completed P.O.’s to the Finance Department to attach to the invoice.



CITY OF WILDWOOD
100 N MAIN STREET
WILDWOOD, FL 34785

WILDWOOD

Purchase Order

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.

NO. **20-00325**

ORDER DATE: 03/09/20
DELIVERY DATE:
STATE CONTRACT:
F.O.B. TERMS:
VENDOR ACCT NUM:
VENDOR PHONE #: (352)372-0133
VENDOR FAX #:

SHIP TO

FLEET SERVICES
409 GRAY STREET
WILDWOOD, FLORIDA 34785

VENDOR Vendor #: INTB

INTERSTATE BATTERY SYSTEM-N/C
2442 NW 66TH COURT
GAINESVILLE, FL 32653

PAYMENT RECORD

CHECK NO.

DATE PAID

NOTICE: TAX EXEMPT - TAX ID: 59-6000450

QUANTITY	DESCRIPTION		ACCOUNT NO	UNIT PRICE	TOTAL
2.00	MP-HVS BATTERY			850.0000	1,700.00
		50.00 % 850.00	001-549-30-4600 REPAIR & MAINTENANCE		
		50.00 % 850.00	001-541-30-4600 REPAIR & MAINTENANCE		
				TOTAL	1,700.00

CLAIMANT'S CERTIFICATION & DECLARATION

I do solemnly declare and certify under penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

VENDOR SIGN HERE

OFFICIAL POSITION DATE

TAX ID NO. OR SOCIAL SECURITY NO.

OFFICER'S CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.

DEPT. HEAD DATE

VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO:
CITY OF WILDWOOD
100 N MAIN STREET
WILDWOOD, FL 34785

APPROVAL TO PURCHASE

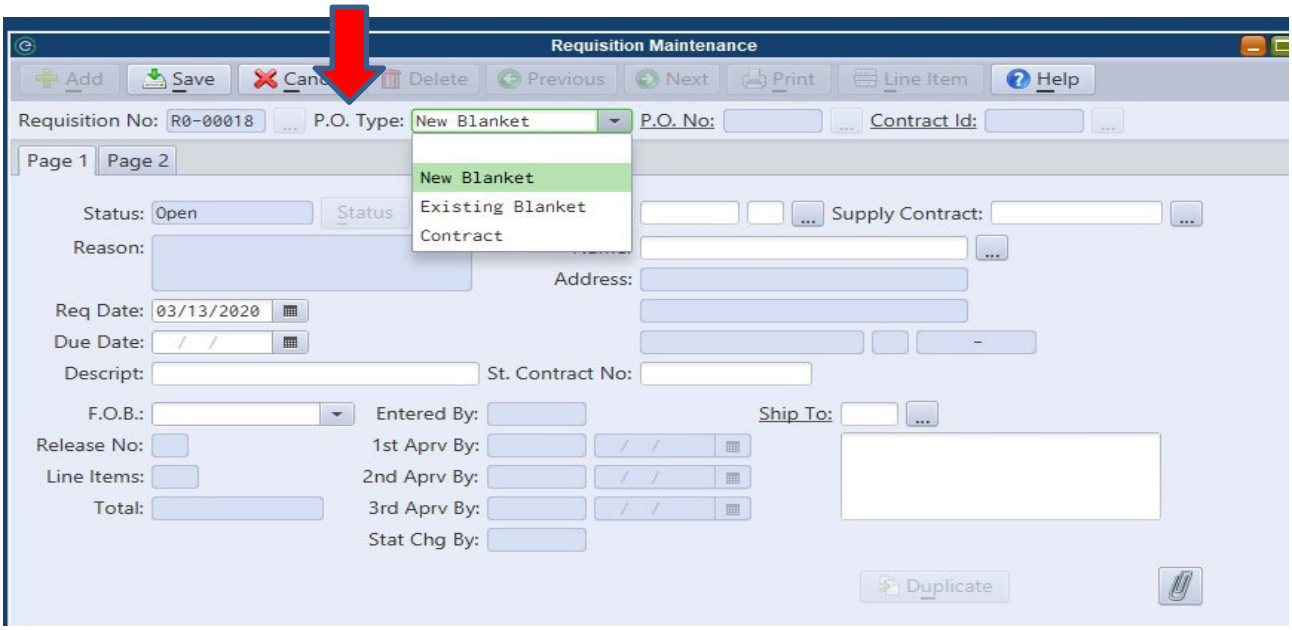
DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW

Authorized Signature:

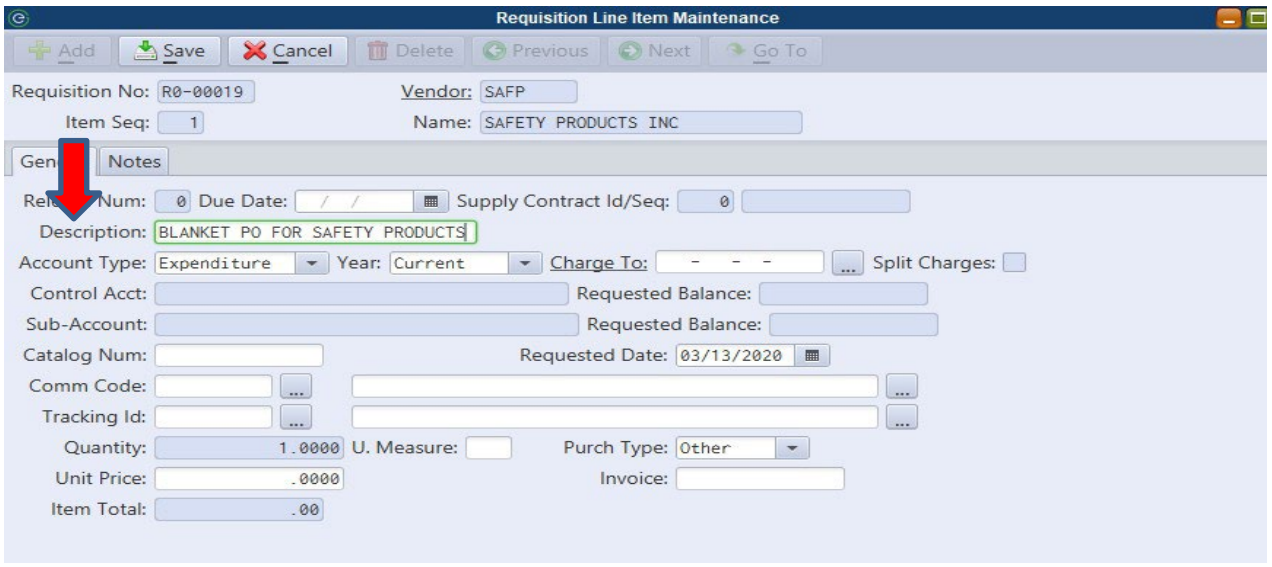
INPUTTING A BLANKET REQUISITION

All Blanket Requisitions will still need to go through the approval stages. Once approved, items being purchased from that Vendor will be deducted from the Blanket P.O.

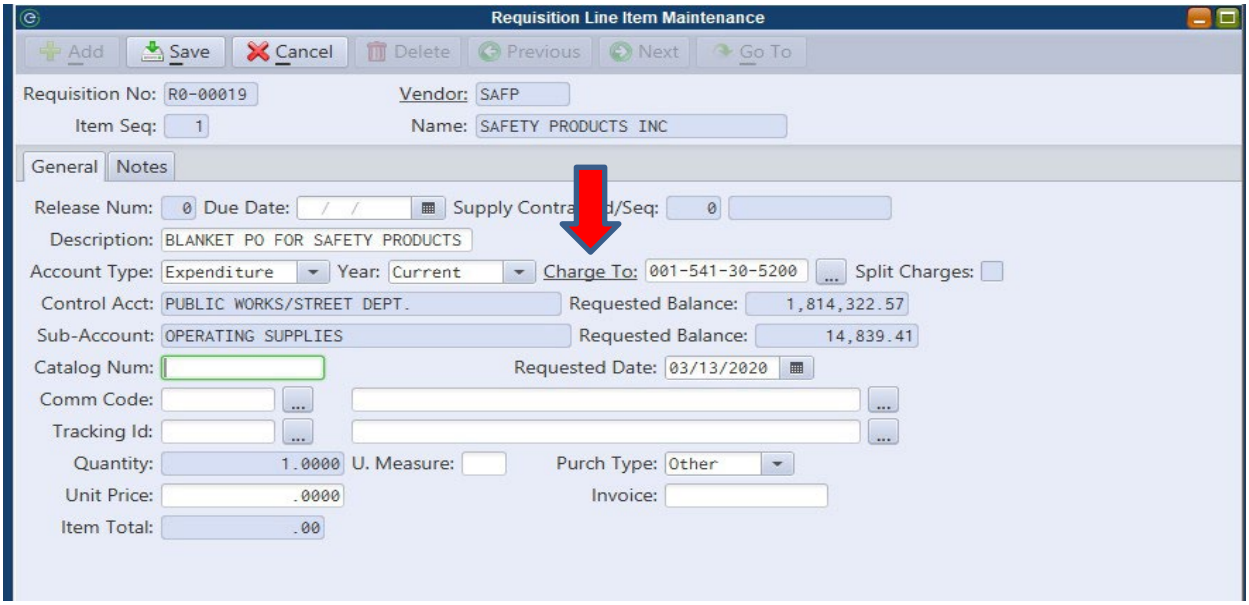
Follow all steps on entering a Requisition. On page 1 of the Requisition hit the drop down box for P.O. Type. Highlight "New Blanket" and enter. Make sure you keep track of the Requisition numbers for Blanket P.O.'s. This number will be used for future purchases.



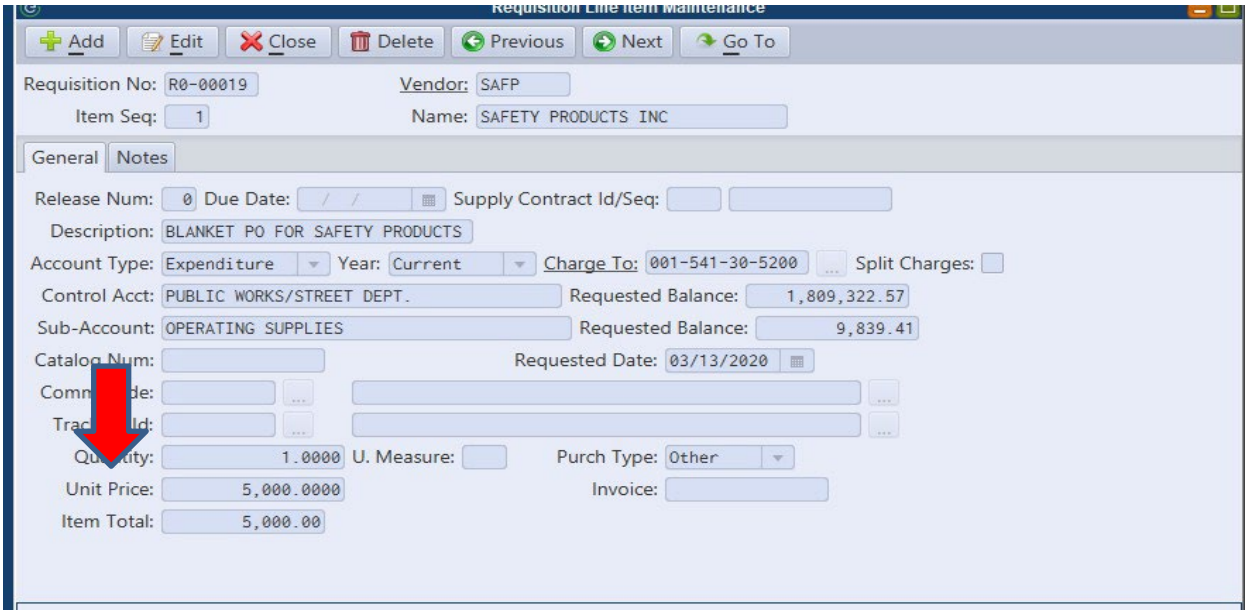
Input the information just like a regular Requisition. In the Description line item type in "Blanket P.O. for _____ (Company Name)".



Go to “Charge To”. The account number that you input here will be the account that all purchases will be charged to. If you want to use a different account number, you would have to do another Blanket Requisition with the other account number.



Leave the Catalog Number blank, Quantity will be 1 and Unit Price will be the amount that you want your Blanket P.O. to be. The approval process will still be followed in regards to purchasing thresholds.



Once all approvals are complete and you receive notification that your P.O. is ready, the P.O. will look like this. Notice in the description it states that this is a Blanket P.O.

CITY OF WILDWOOD
100 N MAIN STREET
WILDWOOD, FL 34785

WILDWOOD FLORIDA

Purchase Order

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.

NO. **20-00334**

ORDER DATE: 03/13/20
DELIVERY DATE:
STATE CONTRACT:
F.O.B. TERMS:
VENDOR ACCT NUM:
VENDOR PHONE #: (863)665-3601
VENDOR FAX #:

SHIP TO

PUBLIC WORKS
743 HUEY STREET
WILDWOOD, FLORIDA 34785

VENDOR Vendor #: SAFP

SAFETY PRODUCTS INC
PO BOX 1688
EATON PARK, FL 33840

PAYMENT RECORD

CHECK NO.

DATE PAID

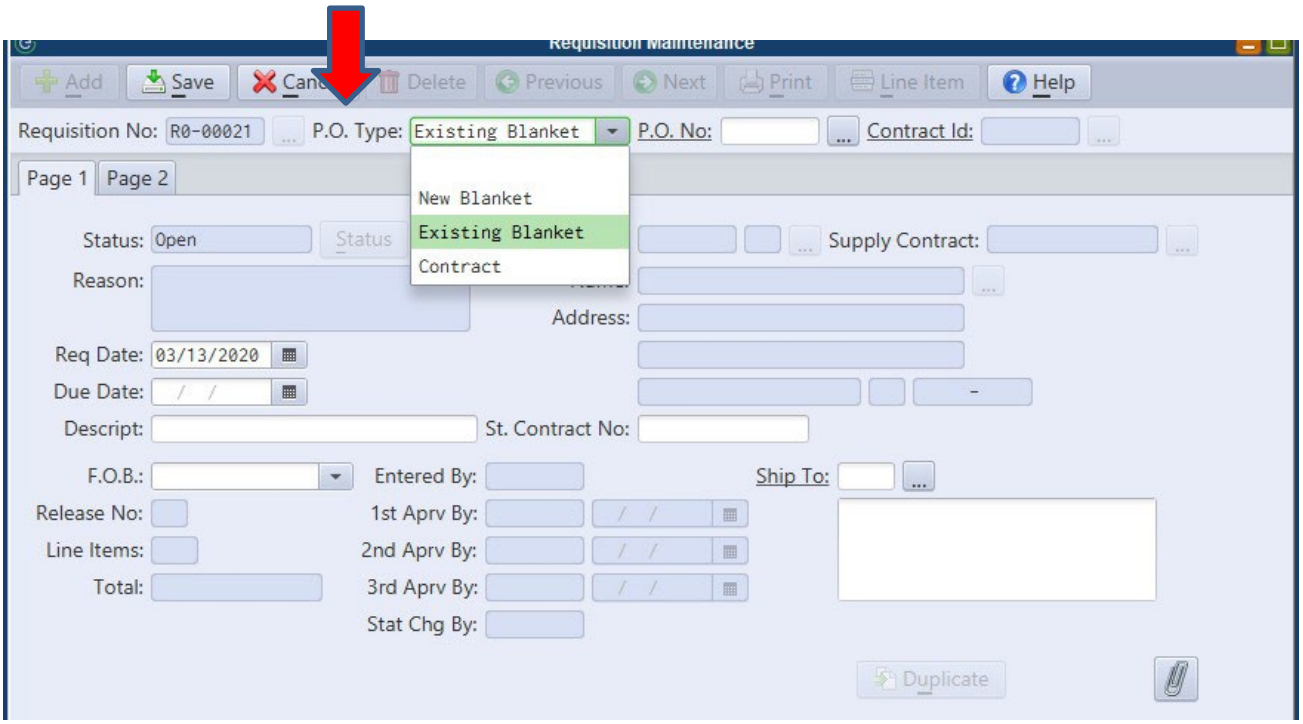
NOTICE: TAX EXEMPT - TAX ID: 59-6000450

QUANTITY	DESCRIPTION	ACCOUNT NO	UNIT PRICE	TOTAL
1.00	BLANKET PO FOR SAFETY PRODUCTS	001-541-30-5200 OPERATING SUPPLIES	5,000.0000	5,000.00
			TOTAL	5,000.00

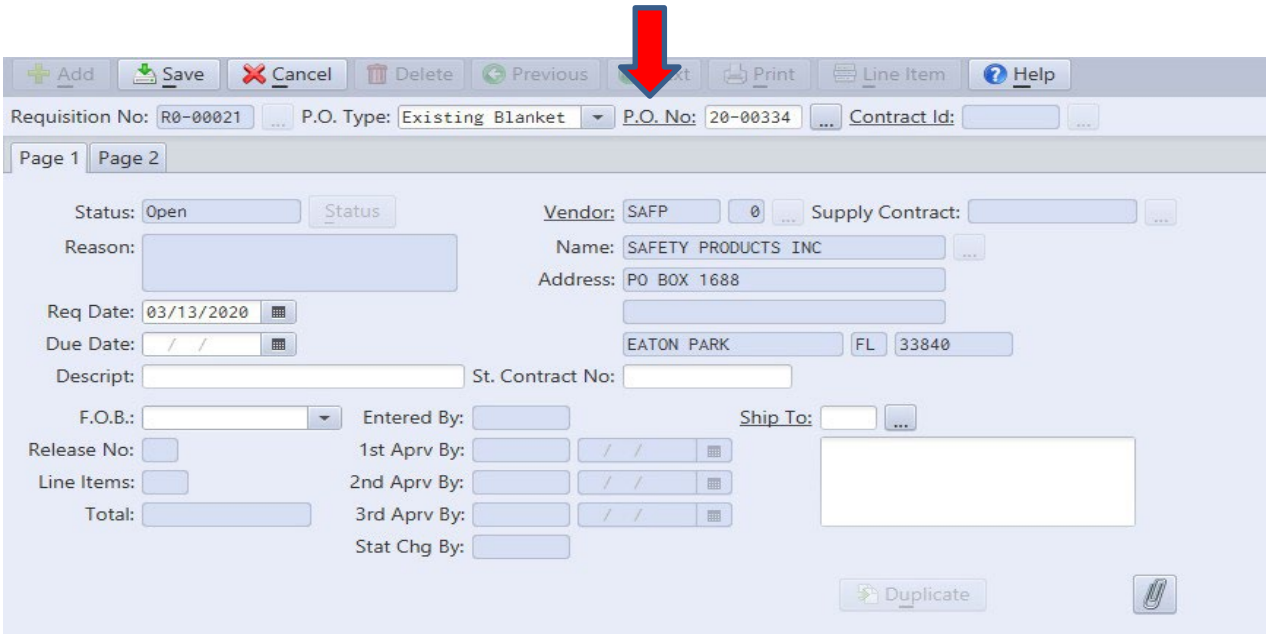
CLAIMANT'S CERTIFICATION & DECLARATION	OFFICER'S CERTIFICATION	APPROVAL TO PURCHASE
I do solemnly declare and certify under penalties; of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any; person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one. VENDOR SIGN HERE OFFICIAL POSITION DATE TAX ID NO. OR SOCIAL SECURITY NO.	I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures. DEPT. HEAD DATE VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO: CITY OF WILDWOOD 100 N MAIN STREET WILDWOOD, FL 34785	DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW Authorized Signature:

Drawing down from a Blanket P.O. Make sure that you keep track of your Blanket P.O.'s and Release Numbers so you have the right Blanket P.O. to draw down from. Go to Finance > AP > Purchase Requisition > Requisition Maintenance.

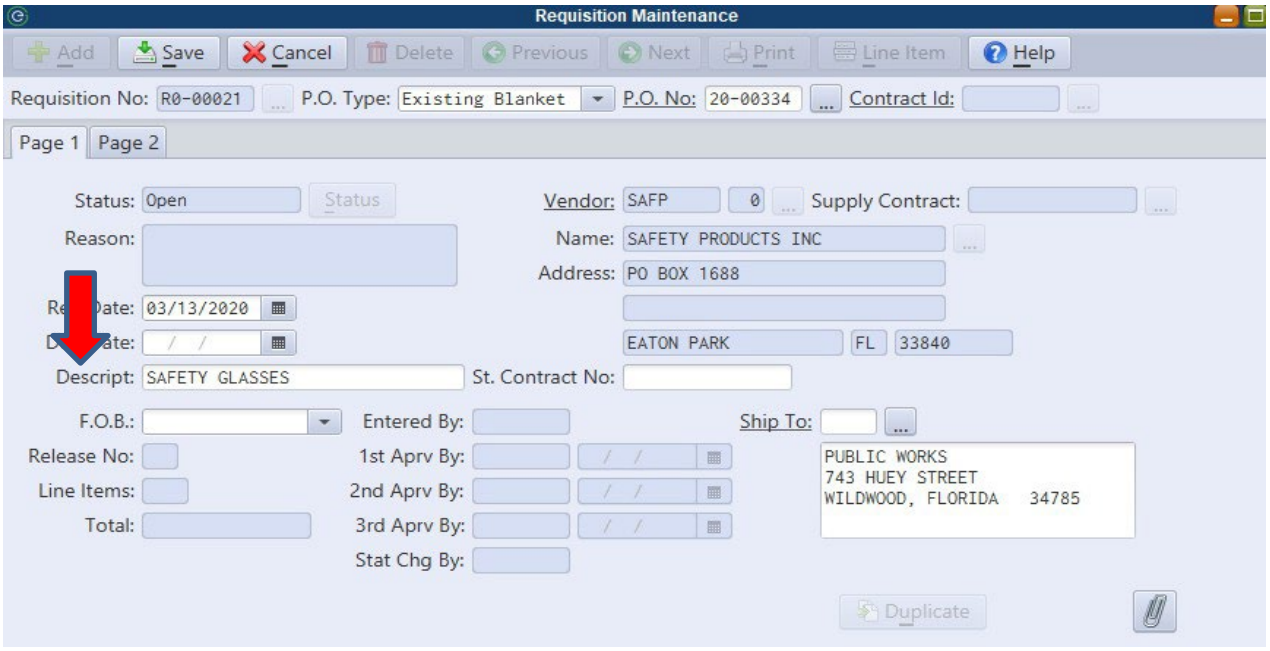
Hit the Add button. Tab to P.O. Type and hit the drop down arrow. Pick "Existing Blanket".



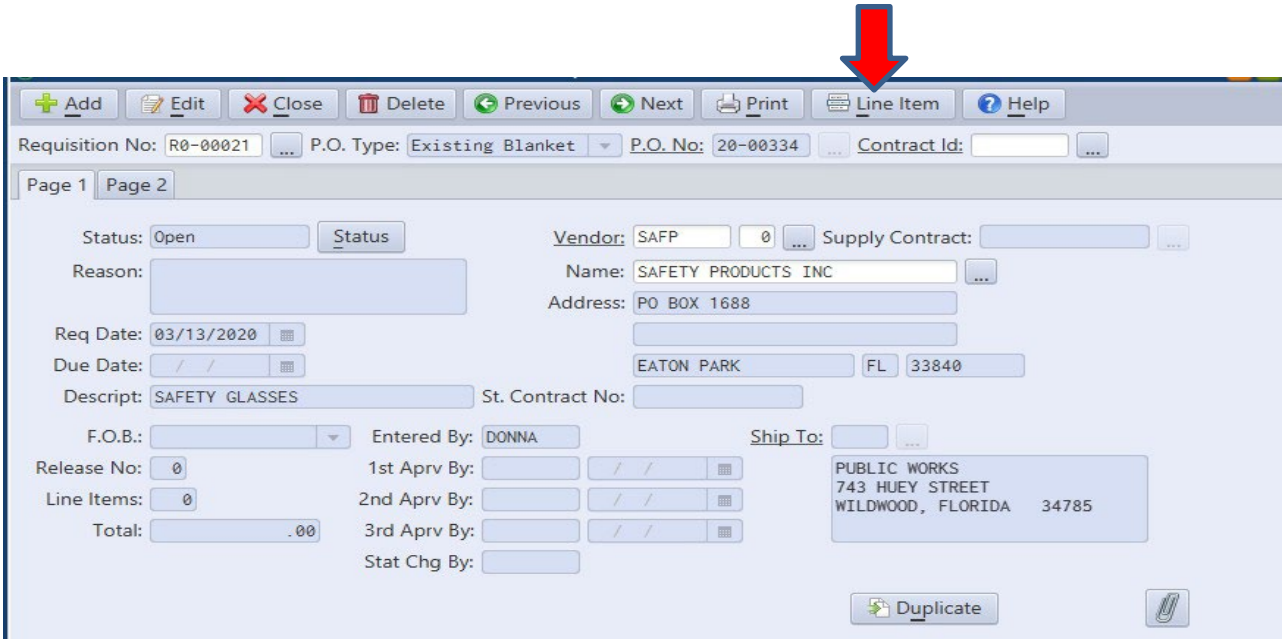
Go to P.O. No: Type in the Purchase Order for your Blanket P.O. The Vendor name and address will populate. Double check to make sure that you have the right Blanket P.O.



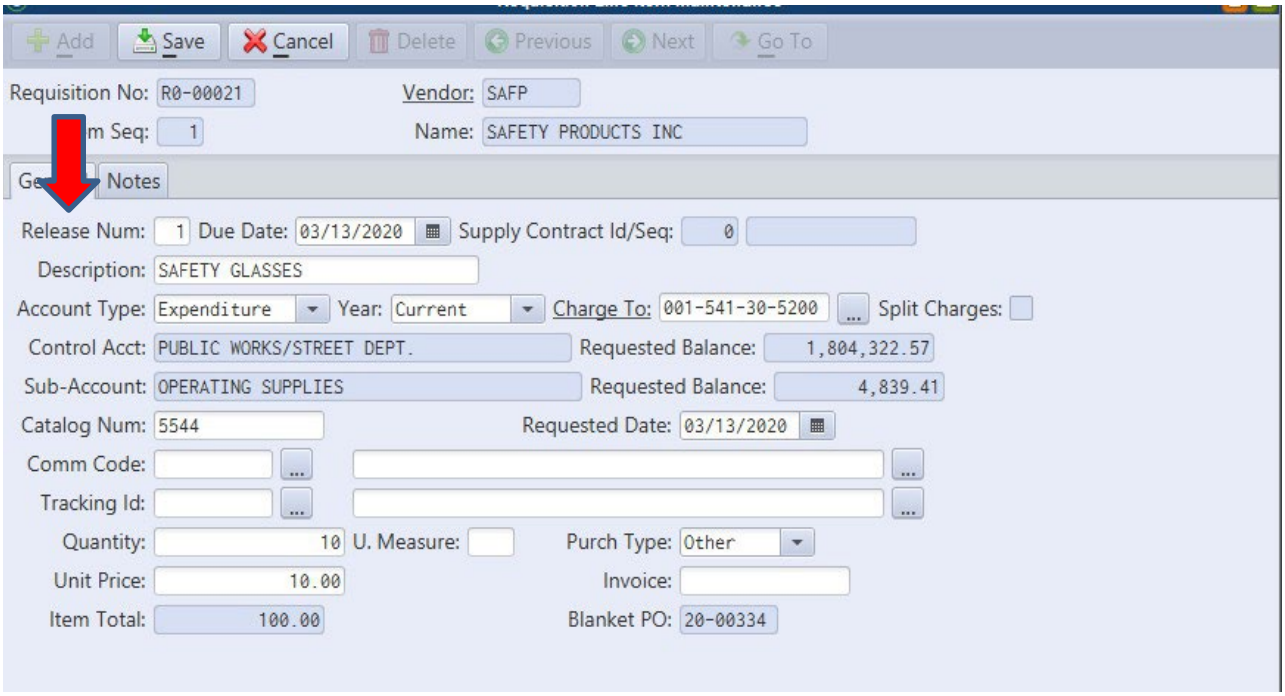
Type in the description of the item you are buying and then hit Save (be descriptive as possible).



Go to Line Item and Hit Add. A pop up box will ask if you want to “Add new line item? Hit OK

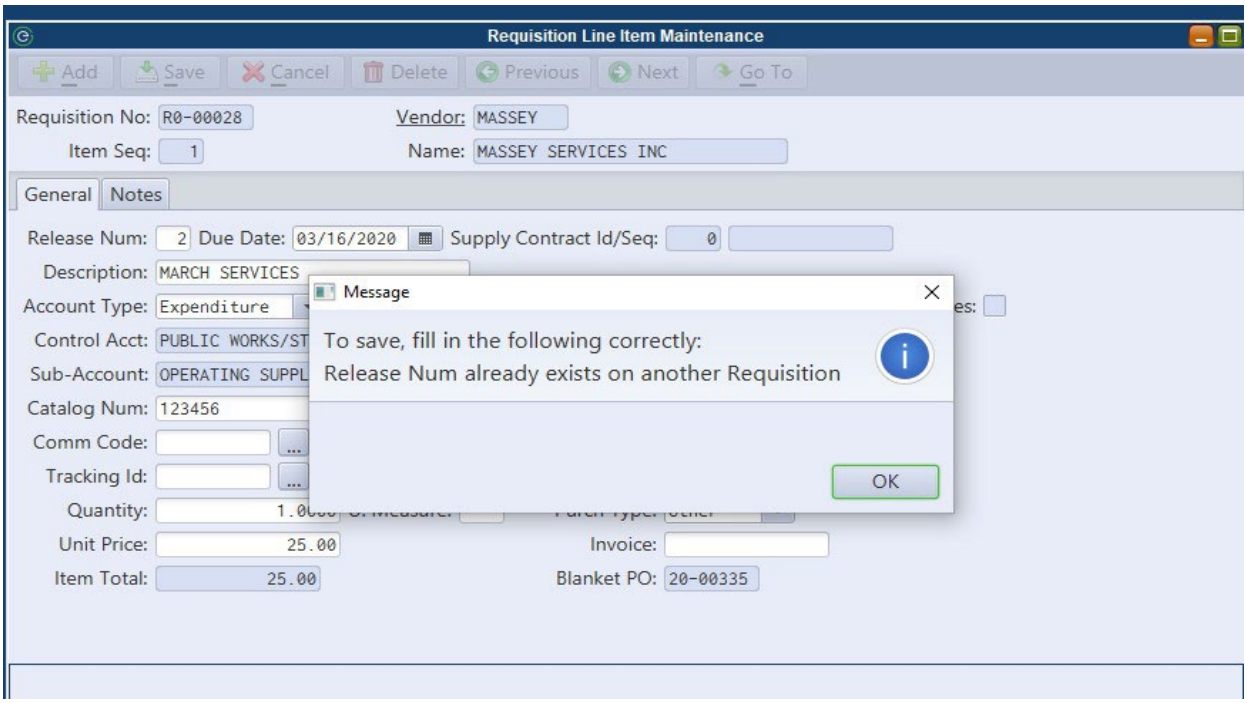


Release Number will be highlighted. Type in the next release number.

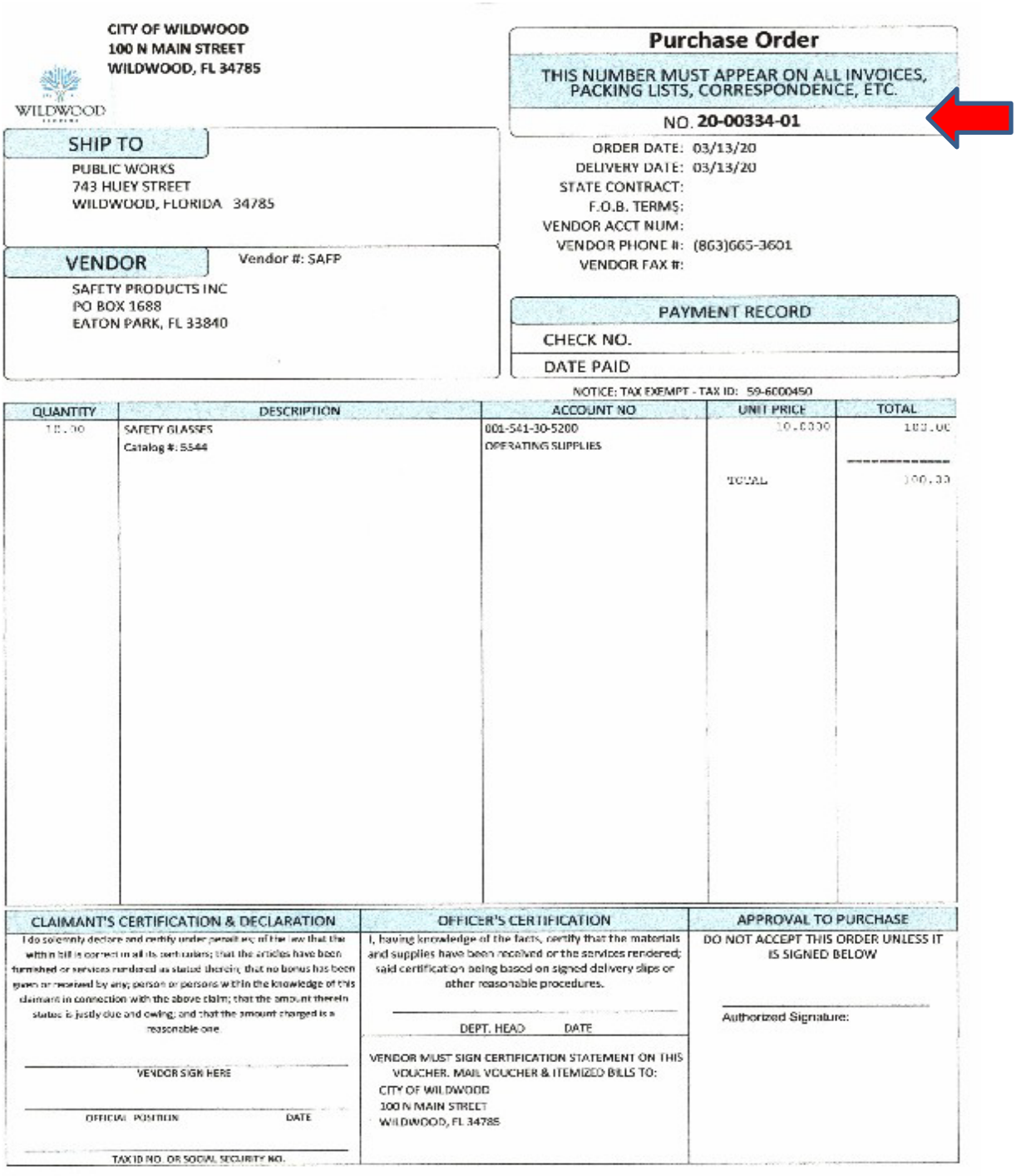


Type in Description, Account number being charged to, Catalog Number, Quantity and Unit Price. Then hit Save.

If you see the message below it tells you that the Release Number already exists. Hit OK and change the number to the next release.



This is a sample of what a Blanket Purchase Order looks like. The Purchase Order number will have the original Blanket P.O. number and the last number is the Release Number.



CITY OF WILDWOOD
100 N MAIN STREET
WILDWOOD, FL 34785

WILDWOOD

Purchase Order

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.

NO. **20-00334-01**

SHIP TO

PUBLIC WORKS
743 HUEY STREET
WILDWOOD, FLORIDA 34785

ORDER DATE: 03/13/20
DELIVERY DATE: 03/13/20
STATE CONTRACT:
F.O.B. TERMS:
VENDOR ACCT NUM:
VENDOR PHONE #: (863)665-3601
VENDOR FAX #:

VENDOR Vendor #: SAFP

SAFETY PRODUCTS INC
PO BOX 1688
EATON PARK, FL 33840

PAYMENT RECORD

CHECK NO.

DATE PAID

NOTICE: TAX EXEMPT - TAX ID: 59-6000450

QUANTITY	DESCRIPTION	ACCOUNT NO	UNIT PRICE	TOTAL
10.00	SAFETY GLASSES Catalog #: S544	001-541-30-5200 OPERATING SUPPLIES	10.0000	100.00
			TOTAL	100.00

CLAIMANT'S CERTIFICATION & DECLARATION

I do solemnly declare and certify under penalty of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

VENDOR SIGN HERE

OFFICIAL POSITION DATE

TAX ID NO. OR SOCIAL SECURITY NO.

OFFICER'S CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.

DEPT. HEAD DATE

VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO:
CITY OF WILDWOOD
100 N MAIN STREET
WILDWOOD, FL 34785

APPROVAL TO PURCHASE

DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW

Authorized Signature:

The approval process now starts. The originating requestor will receive a notification when the P.O. has been created.

DEPARTMENT DIRECTORS/CITY MANAGER APPROVAL STEPS

The following procedure will eliminate the need for Department Directors and the City Manager to sign invoices.

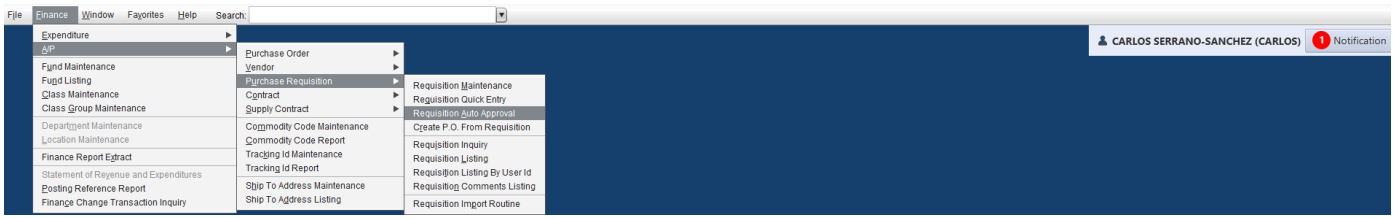
When you first sign in, in the upper right hand corner you will see Notifications.



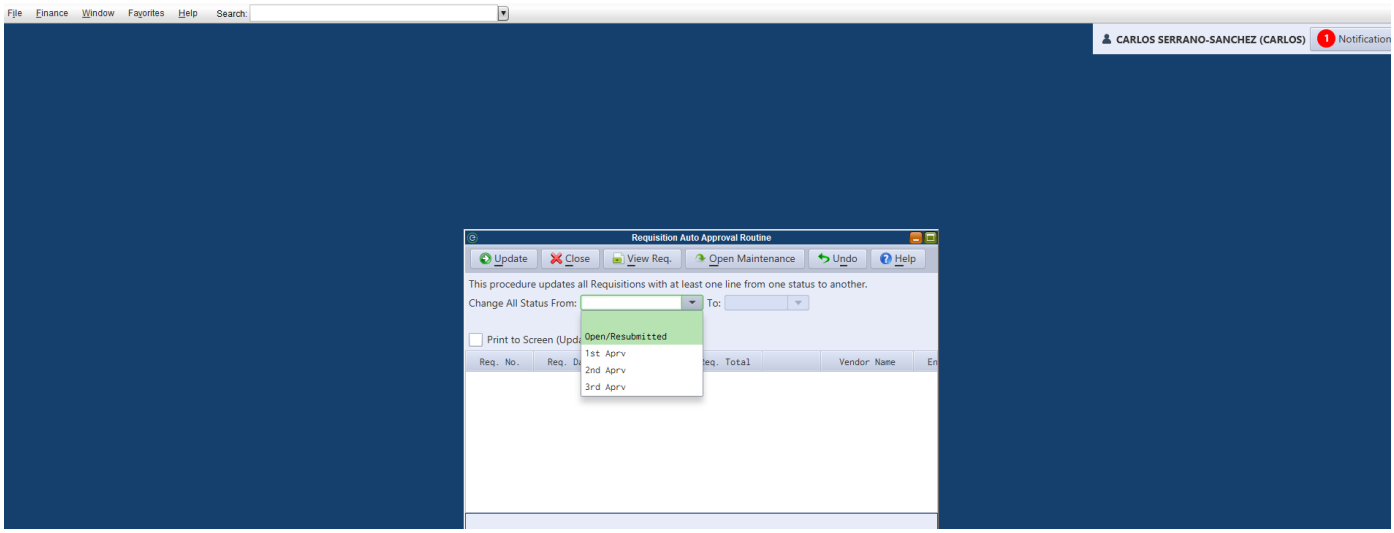
Click on “Notifications” the Requisitions needing approval will pop up.



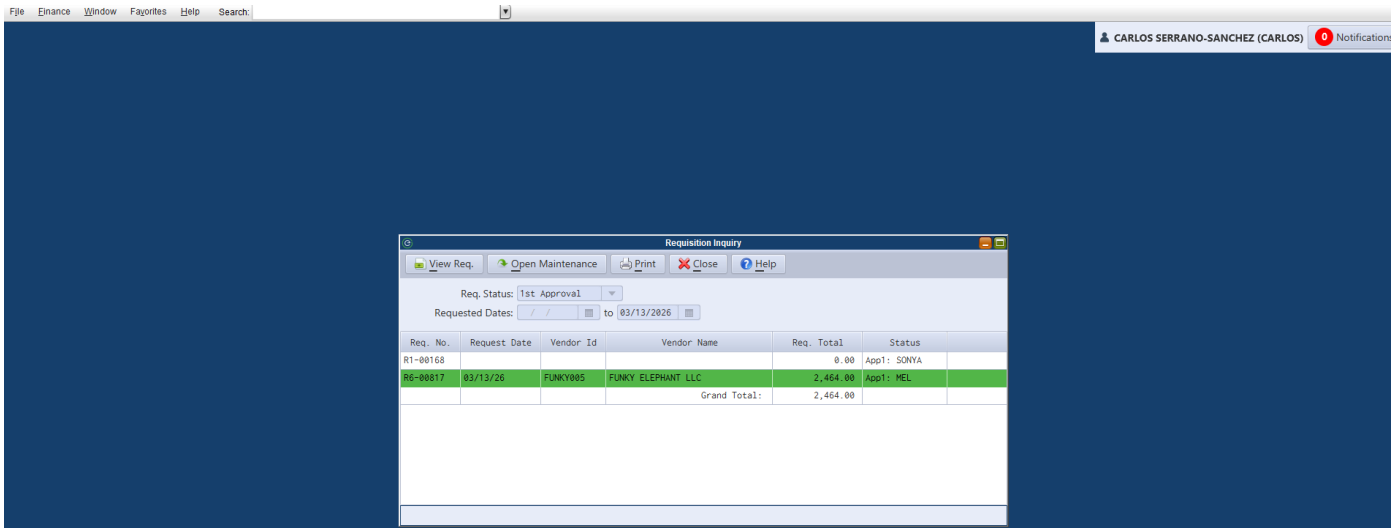
To approve the requisitions, go to Finance > AP > Purchase Requisition > Requisition Auto Approval.



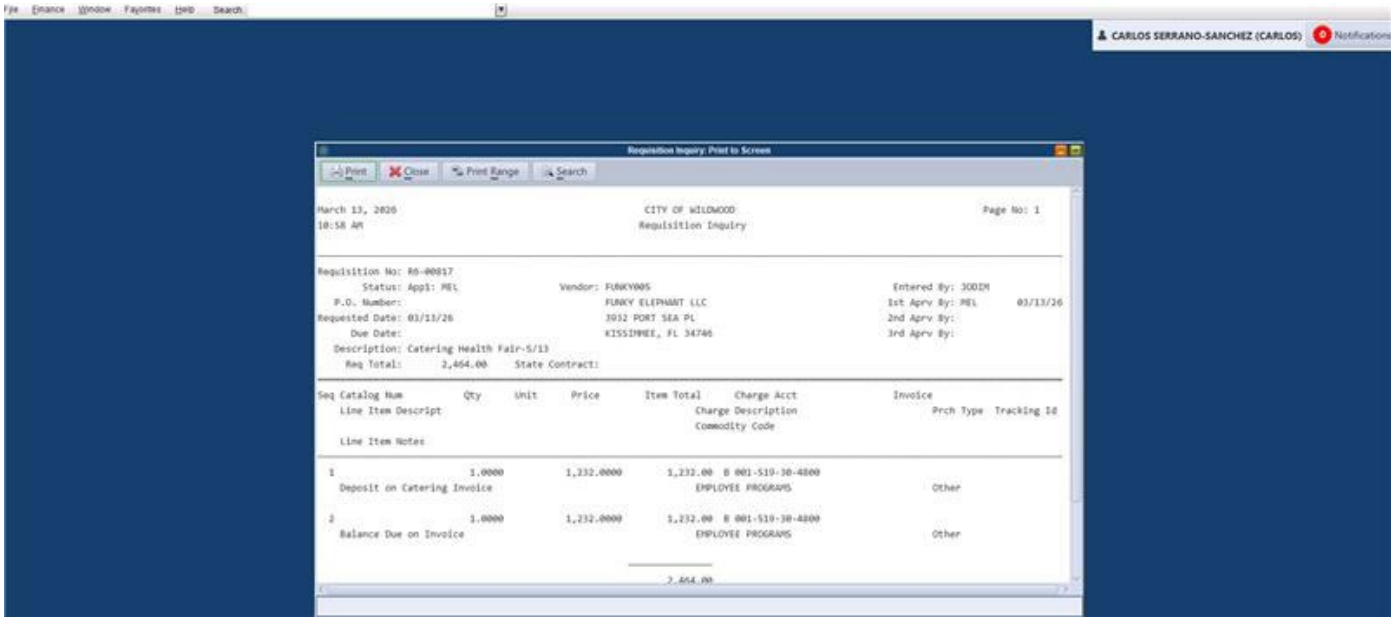
When this screen pops up, hit the drop down and Open/Submitted will display. Hit the Open/Submitted and all requisitions that need approval will be displayed.



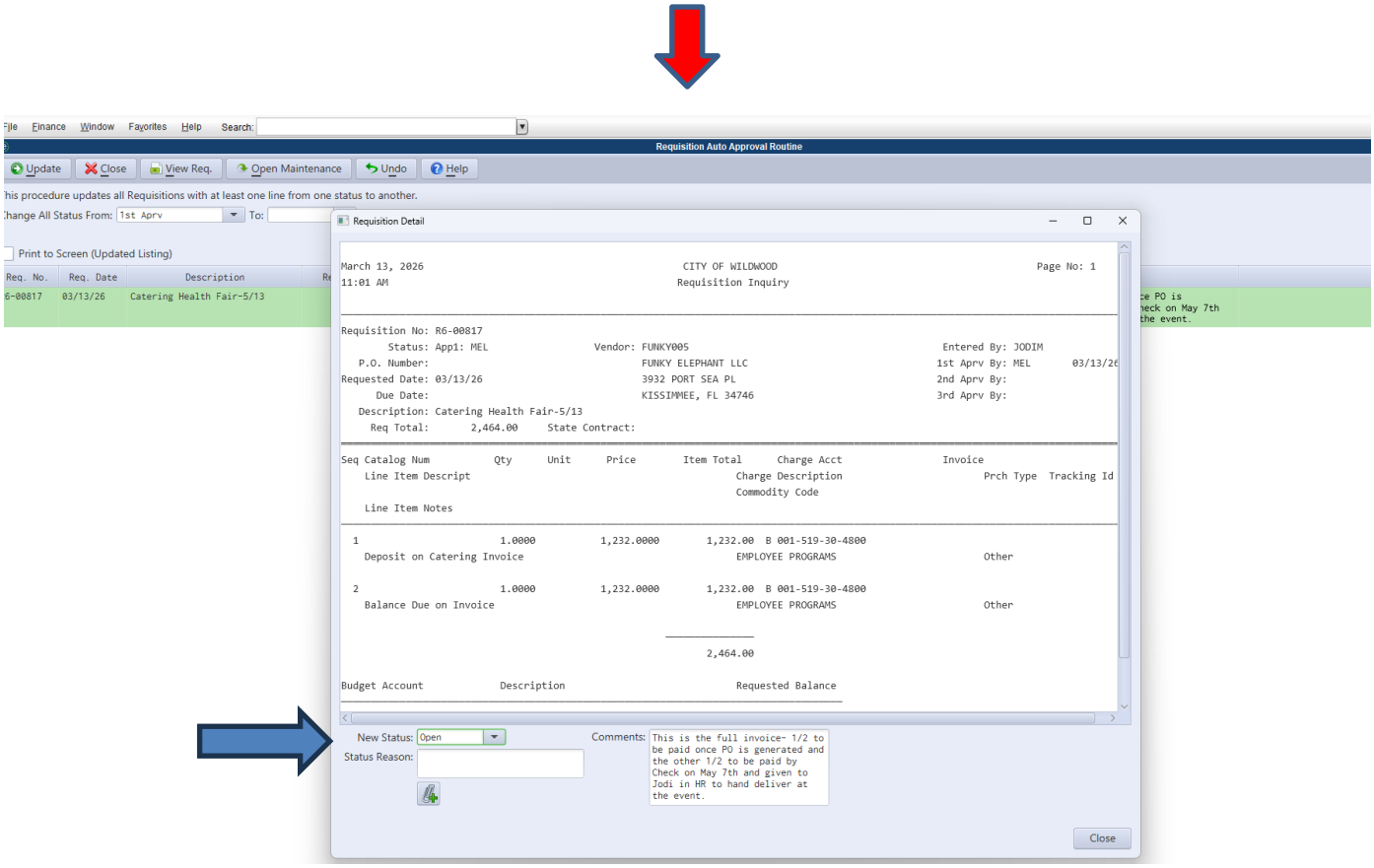
To see what is being requested for purchase double click on the requisition.



This is the report that will pop up showing the information for the requisition.



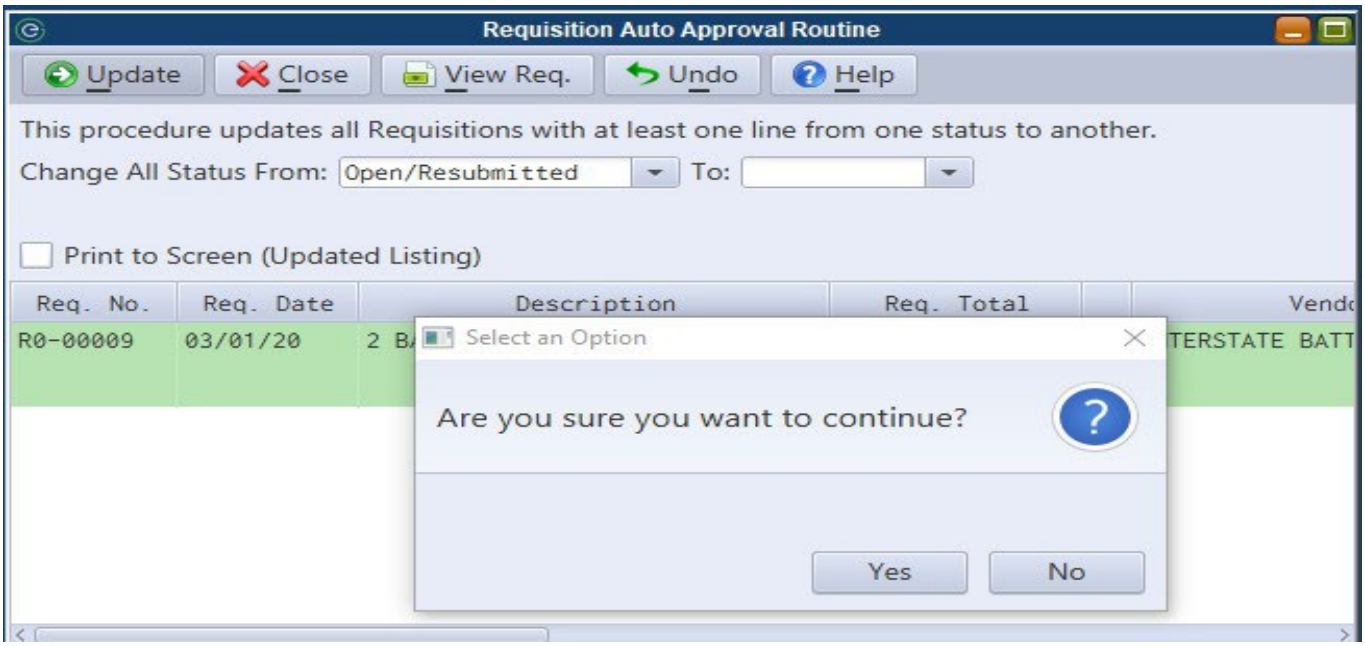
Go to New Status…..hit the drop down box and the following actions are available; 1st Approval, Denied, Cancel, Held or Needs Review. If you would like to put a reason for your status, type it in the Status Reason box.



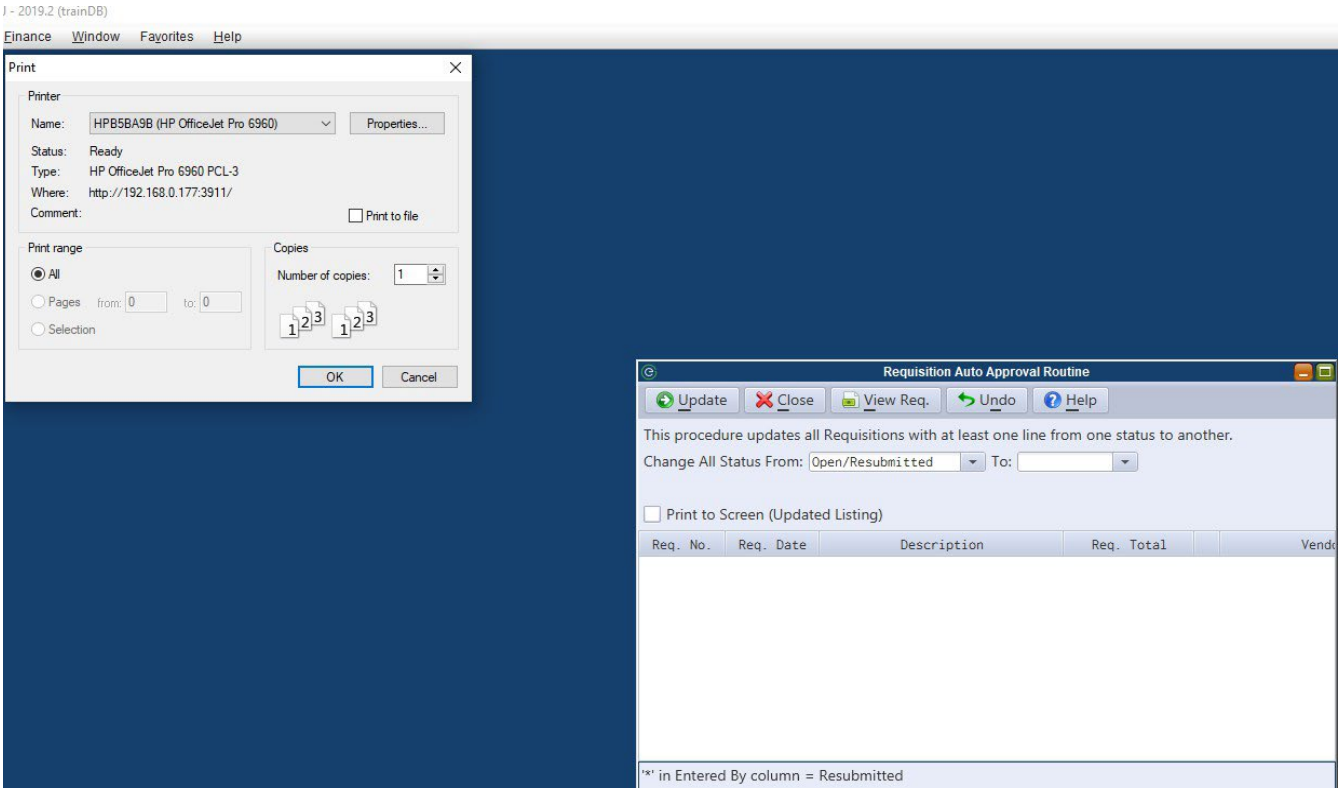
Close the window.

To update the status of the requisition, hit Update.

A box will pop up asking you “Are you sure you want to continue? Hit Yes.



A print box will pop up…the report is a Requisition Approval Listing. You have the option to print this report or cancel.



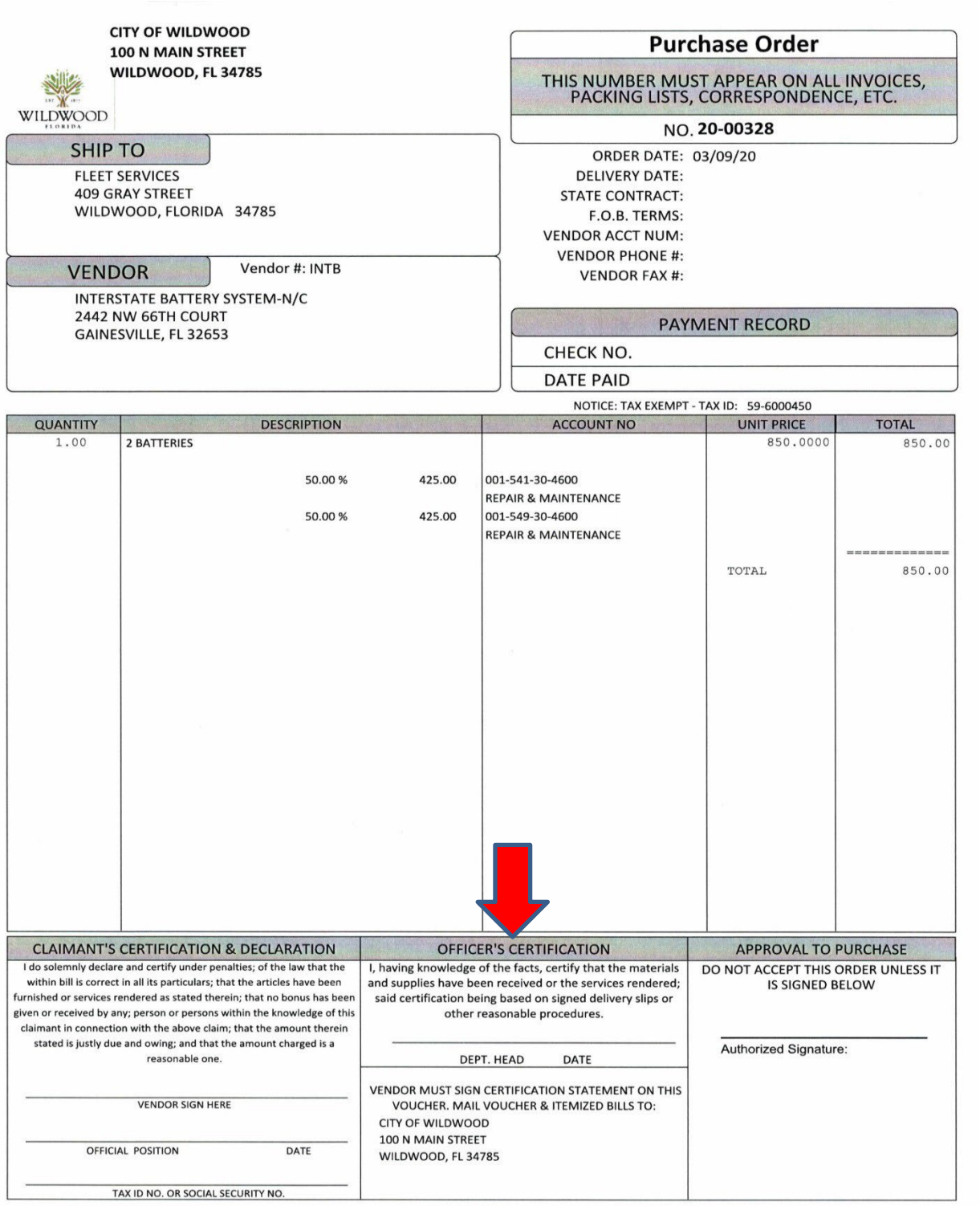
The Requisition will then go for review to the Finance Department if under $2,500. If the purchase amount is over $2,500 but no more than $20,000 then the City Manager will review for approval. If the purchase amount is over $20,000 DO NOT enter the requisition into the finance system until the Commission approves it. The following steps are for Commission approval:

1. The Department Director will write up an Agenda Item
2. City Manager will review.
3. Agenda Item will be presented to the Commission.
4. Commission will approve, deny or put on hold.
5. When Commission approves, requestor will input requisition into finance system.
6. Department Director will approve and then Finance Department will create P.O.

Once the P.O. is created, the employee that generated the Requisition will get a notification that a P.O. is ready.



This is what the Purchase Order will look like. On the bottom of the P.O. is a section called "Officer's Certification". To confirm that we have received the supplies or materials, a signature and date must be on the P.O. for the Finance Department to process the check. If you do not have the invoice, send all completed P.O.'s to the Finance Department to attach to the invoice.



CITY OF WILDWOOD
100 N MAIN STREET
WILDWOOD, FL 34785

WILDWOOD FLORIDA

Purchase Order

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.

NO. **20-00328**

ORDER DATE: 03/09/20
DELIVERY DATE:
STATE CONTRACT:
F.O.B. TERMS:
VENDOR ACCT NUM:
VENDOR PHONE #:
VENDOR FAX #:

SHIP TO

FLEET SERVICES
409 GRAY STREET
WILDWOOD, FLORIDA 34785

VENDOR Vendor #: INTB

INTERSTATE BATTERY SYSTEM-N/C
2442 NW 66TH COURT
GAINESVILLE, FL 32653

PAYMENT RECORD

CHECK NO.

DATE PAID

NOTICE: TAX EXEMPT - TAX ID: 59-6000450

QUANTITY	DESCRIPTION		ACCOUNT NO	UNIT PRICE	TOTAL
1.00	2 BATTERIES			850.0000	850.00
	50.00 %	425.00	001-541-30-4600 REPAIR & MAINTENANCE		
	50.00 %	425.00	001-549-30-4600 REPAIR & MAINTENANCE		
				TOTAL	850.00

CLAIMANT'S CERTIFICATION & DECLARATION

I do solemnly declare and certify under penalties; of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any; person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

VENDOR SIGN HERE

OFFICIAL POSITION DATE

TAX ID NO. OR SOCIAL SECURITY NO.

OFFICER'S CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.

DEPT. HEAD DATE

VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO:
CITY OF WILDWOOD
100 N MAIN STREET
WILDWOOD, FL 34785

APPROVAL TO PURCHASE

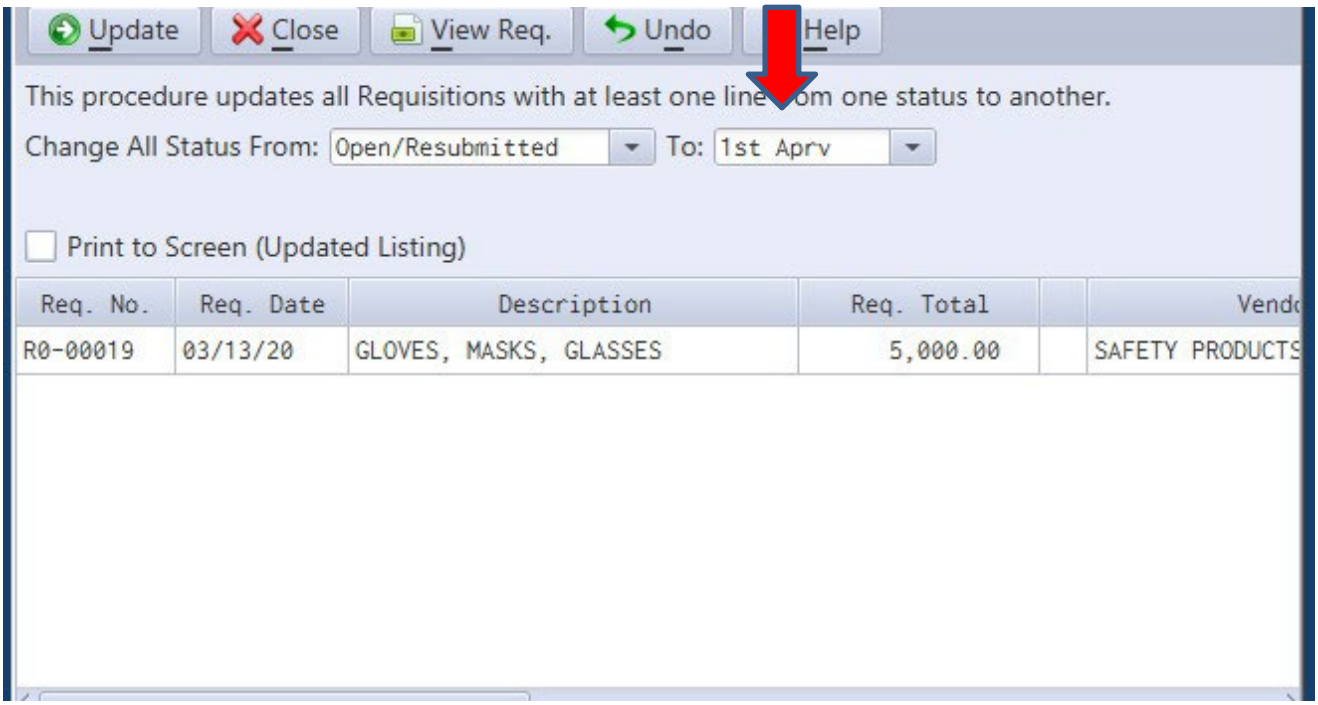
DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW

Authorized Signature:

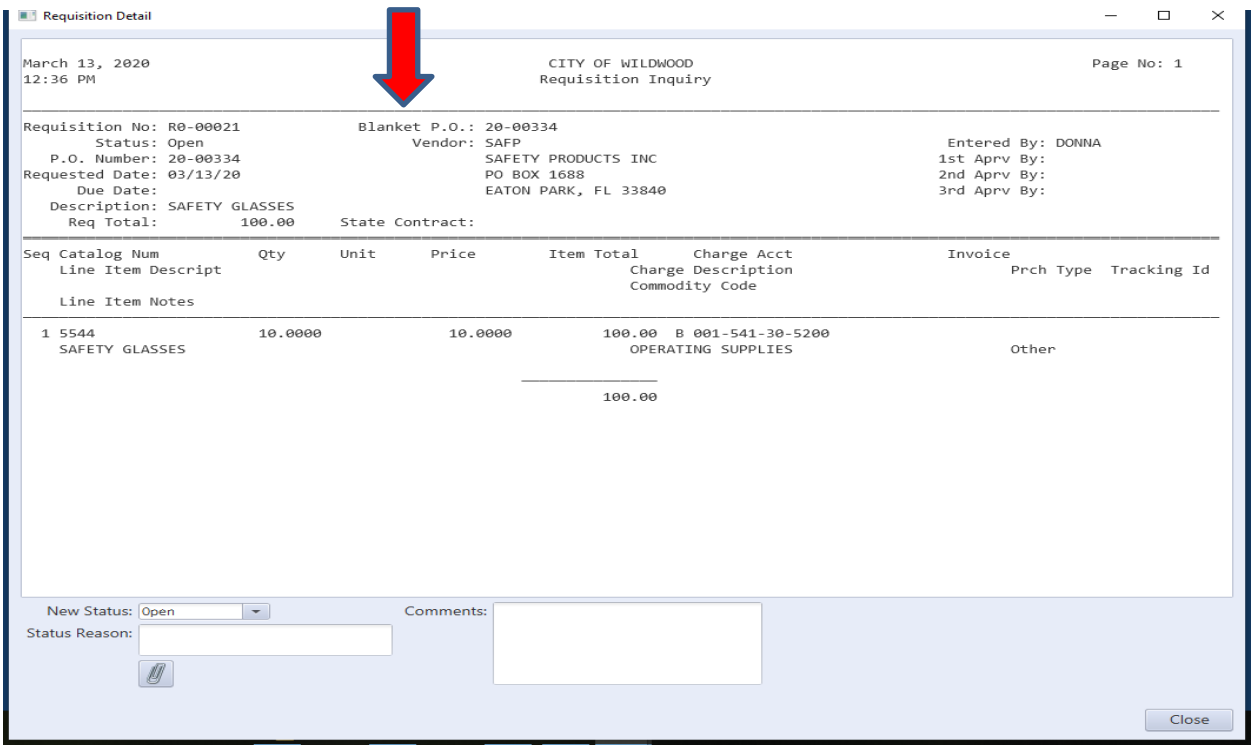
When multiple requisitions need approval, you will receive a popup message.Click on the notification and a list of all Requisitions will pop up. If you want to look at the details of each requisition, double click on the requisition

If there are attachments or comments that the requestor had added to a requisition, they will appear as an “A” for attachment and “C” for comments.

If you want to approve multiple requisitions at the same time, choose 1st approval in the “To” box. If you want to have a different status for each requisition, bring up the requisition and change the status in the lower left hand corner under “New Status”. When completed hit Update and then close.



When approving a Blanket P.O. you will see on the Requisition “Blanket P.O. number”.



After the Department Head and City Manager approve the Requisition, the Finance Department will create the Purchase Order. The original requestor of the Requisition will receive a notification that the Purchase Order is ready to print.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Resolution Opposing Property Tax Reform**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Ad valorem taxes and property tax reform were discussed at the April 20, 2026, City Commission Workshop, and the City Commission directed the City Manager to craft a resolution concerning property tax reform due to its impact on essential services that residents, businesses, and visitors depend on. The attached resolution expresses the City's concern about real property tax reform without the legislature providing meaningful alternatives to fund essential public services.

RESOLUTION NO. R2026-9

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, EXPRESSING THE CITY'S CONCERNS REGARDING PROPERTY TAX REFORM; ENCOURAGING RESIDENTS TO EDUCATE THEMSELVES ON THE ISSUE; PROVIDING FOR FINDINGS; PROVIDING FOR TRANSMITTAL, CORRECTIONS, AND AN EFFECTIVE DATE.

WHEREAS, Florida's Governor and members of the Florida Legislature have expressed a desire to implement property tax reform, including the possible elimination of the levy of any ad valorem taxes on real property; and,

WHEREAS, the Florida House of Representatives passed HB 203 HJR during the most recent legislative session which exempted all homestead properties from non-school property taxes; and,

WHEREAS, the Florida Senate did not pass a corresponding bill at the most recent legislative session; and,

WHEREAS, the legislature may address property taxes during a special legislative session starting on April 27, 2026; and,

WHEREAS, if approved by the legislature and signed into law by the Governor, the issue will be subject to a referendum on the November 2026 ballot; and,

WHEREAS, the annual real property taxes collected by the City of Wildwood ("City") fund a myriad of essential services, including but not limited to, public safety, transportation, culture and recreation, and other general government services; and,

WHEREAS, ad valorem levies against real property represent approximately more than forty-one percent (41%) of the City's revenues for Fiscal Year 2026; and,

WHEREAS, the City has been a good steward of taxpayer dollars by reducing the millage rate in FY 2018 from 4.0184 to the historically low rate of 2.8287 in FY 2026, which is the lowest comparable tax rate in Lake, Sumter, and Marion counties; and,

WHEREAS, the City promotes transparency in government and annually publishes "How Your Property Taxes Work For You" ("FY 26 Tax Flyer"), which is disseminated to residents and businesses, and posted on the City website; and,

WHEREAS, the FY 26 Tax Flyer categorizes the distribution of expenditures as "Transportation, 30%; Public Safety, 24%; Culture and Recreation, 13%; General Government Services, 13%; Transfer to Utilities, 9%; Debt Service, 2%" which illustrates the City's commitment to prioritizing public safety and infrastructure, as well as other important services; and,

WHEREAS, ad valorem taxes and property tax reform were discussed at the April 20, 2026, City Commission Workshop, and the City Commission directed the City Manager to craft a resolution expressing the City's concerns regarding property tax reform due to its impact on essential services that residents, businesses, and visitors depend on; and,

WHEREAS, Article VIII, Section 2(b) of the Florida Constitution grants municipalities broad home rule powers to conduct municipal government, perform municipal functions, and render municipal services; and

WHEREAS, the City Commission recognizes the Legislature's authority to enact general law but respectfully asserts that municipalities must retain the ability to respond to the specific needs and economic realities of their communities; and,

WHEREAS, the City Commission finds it to be in the best interest of the residents, businesses, and visitors of the City to formally express its concerns regarding the potential unintended consequences of property tax reform; and,

WHEREAS, the City is a member of the Florida League of Cities, and the Florida League of Cities' 2026 Legislative Platform supports local authority over equitable property tax decisions that fund essential services and infrastructure; and,

WHEREAS, the City Commission wishes to express its concerns regarding real property tax reform without the legislature providing meaningful alternatives to fund essential public services and infrastructure; and,

WHEREAS, the City Commission encourages all residents to participate in government processes through the public input process, and to educate themselves on how the City utilizes ad valorem funds and the consequences the elimination of non-school property tax will have on essential city services, including but not limited to public safety, transportation, culture and recreation, and other general government services; and,

WHEREAS, the City Commission encourages residents, businesses, and visitors to contact their elected state representatives to encourage them to re-examine their current position on local tax reform; and,

WHEREAS, the City Commission finds that this Resolution is in the best interest and welfare of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

SECTION 1. Adoption of Recitals. The foregoing recitals are deemed true and correct and are hereby ratified and confirmed as findings of the City Commission.

SECTION 2. The City Commission of the City hereby formally expresses its concerns regarding property tax reform and respectfully urges the Governor and the

Florida Legislature to substantially amend the proposed legislation to provide meaningful alternatives to fund essential public services and to preserve municipal home rule authority over equitable property tax decisions that fund essential public services and infrastructure.

SECTION 3. Voter Awareness. The City Commission hereby encourages voters within the City to participate in government processes and to educate themselves on how the City utilizes ad valorem funds to fund essential services and to contact their elected state representatives to encourage them to re-examine their current position on local tax reform.

SECTION 4. Transmittal. The City Clerk is hereby directed to transmit a certified copy of this Resolution to the Senator Ralph Massullo, Representative Samatha Scott, and Governor Ron DeSantis.

SECTION 5. Corrections. Conforming language or technical scrivener-type corrections may be made by the City Attorney for any conforming amendments to be incorporated into the final resolution for signature.

SECTION 6. Effective Date. This Resolution shall become effective immediately upon passage and adoption by City Commission.

DONE AND RESOLVED this _____ day of _____, 2026, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Adoption of Policy for Disclosure Policies and Procedures**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department: Executive

BUDGET IMPACT: None

HISTORY/FACTS/ISSUES:

In conjunction with the issuance of bonds in February of this year, the City agreed to adopt a policy that provides guidance on continuing disclosure requirements. The act of issuing bonds obligates the City to report certain future financial transactions and also stipulates annual reporting requirements. This policy provides guidance on what and how those transactions are to be reported as well as the annual reporting. The City's Disclosure Counsel provided this policy which addresses all the requirements related to continuing disclosure.

RESOLUTION NO. R2026-10

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING A CONTINUING DISCLOSURE POLICY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood issued bonds in February 2026 to finance the construction of a wastewater treatment plant, and;

WHEREAS, the City needs a policy to provide guidance on continuing disclosure requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

1. The City Commission hereby adopts the policy entitled “City of Wildwood, Florida Disclosure Policies and Procedures” as set forth in Attachment A, attached hereto and incorporated herein, establishing guidelines for reporting new financial obligations incurred by the City.

2. This Resolution shall take effect immediately upon its final adoption by the City Commission of the City of Wildwood, Florida.

DONE AND RESOLVED this _____ day of _____, 20____, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

ATTACHMENT A

CITY OF WILDWOOD, FLORIDA

DISCLOSURE POLICIES AND PROCEDURES
April, 2026

INTRODUCTION

Market disclosure in general is subject to the anti fraud rules under the federal securities laws. Disclosures by issuers are generally made in three contexts: (1) primary market disclosure through offering documents prepared for primary offerings of securities; (2) secondary market disclosures prepared in compliance with undertakings under SEC Rule 15c2-12 (the "Rule"); and (3) releases and/or statements by the issuer and its officials that are reasonably expected to reach investors and the trading markets, such as communications through investor websites, press releases or other public responses.

When the City of Wildwood, Florida (the "City") publicly issues bonds, notes or other obligations (collectively, the "Obligations"), a preliminary and final official statement (each an "Official Statement") are prepared that provide disclosure to buyers of the Obligations of financial and other information relating to the City.

In connection with each Official Statement, the Assistant City Manager, or his or her designee (the "Disclosure Officers") shall provide a certification to the effect that (i) the information contained therein, as of the date of such Official Statement and continuing undertaking, does not contain any untrue statement of a material fact or omit to state any material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading, and (ii) there has been no material adverse change in the financial condition and affairs of the City from the date of the Official Statements to the date of issuance of the Obligations that was not disclosed in or contemplated by the Official Statements. In connection with each Official Statement, the City Attorney shall opine to the effect that the information contained therein, as to legal matters and as of the date of such Official Statement and closing, does not contain any untrue statement of a material fact or omit to state any material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading.

In order to support the certification described above, the Disclosure Officers hereby adopt these policies and procedures for preparing the Official Statements and updating, from time to time, certain information contained within the Official Statements (the "Disclosure Policy"). The Disclosure Officers may, from time to time, as may be necessary, review and update the Disclosure Policy. By adopting this Disclosure Policy and by requiring staff to adhere to this Disclosure Policy, the Disclosure Officers hereby formalize the appropriate procedures and documents the reasonable basis to support the necessary certification.

In interpreting this Disclosure Policy, it should be noted that the Disclosure Officers should check for accuracy and be ultimately responsible for all factual information to be included in the Official Statements, and the City Attorney should check for accuracy and be ultimately responsible for all legal matters described in the Official Statement.

The City has engaged Disclosure Counsel (hereinafter referred to as "Disclosure Counsel") to advise the City with respect to disclosure obligations and requirements under the federal securities laws.

Disclosure Counsel shall provide a negative assurance 10b-5 opinion to the City in connection with the use of the Official Statements in each issuance of Obligations.

PREPARATION OF OFFICIAL STATEMENTS

Commensurate with the source of security for the Obligations, the Disclosure Officers shall collect, coordinate, and review, then provide all information that a reasonable investor would want to know in making an informed investment decision. In order to accomplish this objective, the following procedure will be followed:

(1) The Disclosure Officers, with the assistance of support staff, shall provide textual, demographic, financial, and budgetary information and operating data to Disclosure Counsel.

(2) For water and sewer bonds, solid waste bonds or stormwater bonds, the relevant department director shall provide information to the Disclosure Officers and Disclosure Counsel, that is considered material, including without limitation, customer data, description of the capital improvement plan and funding plan, description of system assets, description of regulatory activities, and historical debt service coverage. If necessary, based on consultation with Disclosure Counsel, the City's Municipal Advisor and the underwriter, the relevant department director, if applicable, shall request the outside engineer of record and/or financial feasibility consultant to prepare an independent report or reports to be appended to the Official Statements.

(3) The City Attorney, or her or his designee (the "City Attorney") shall provide descriptions of material litigation and contractual obligations to Disclosure Counsel.

(4) The Disclosure Officers shall contact relevant City officials to discuss pending or approved legislation, proposed and actual actions of the federal government, and strategic and policy considerations. If any of such matters are believed to be "significant," they should be reported to and reviewed by Disclosure Counsel, the City's Municipal Advisor and the underwriter, if any, to determine if any of such matters are disclosure issues.

(5) The Disclosure Officers shall ensure that all information that is provided to any rating agencies and/or insurers as part of the credit process is also shared with Disclosure Counsel.

(6) The Disclosure Officers shall review the City's website, including reports available on the City's website, to identify material inconsistencies with the information included in the Official Statements.

(7) Prior to printing each of the Official Statements, following appropriate review, the Disclosure Officers shall ensure that each of the City Attorney and the relevant department director, if applicable, are comfortable with the portions of the disclosure that they are individually responsible for.

PREPARATION OF
ANNUAL CONTINUING DISCLOSURE FILING

By April 30th of each year, the Disclosure Officers shall review the City's annual filing requirements in each active continuing disclosure undertaking to determine what financial information and operating data must be updated and filed on an annual basis, and when such filings should be submitted. The Disclosure Officers shall involve support staff, and the relevant department directors, as appropriate, in the preparation of the requisite updates. The Disclosure Officers shall comply with the annual filing requirements of all such undertakings. Process of preparation shall be the same as the preparation of Official Statements. The Disclosure Officers may employ the services of an outside dissemination agent to assist with the foregoing responsibilities, if desired.

In connection with the filing of an undertaking, the Disclosure Officers shall provide true and accurate information.

MONITORING EVENTS WHICH
MAY TRIGGER CONTINUING DISCLOSURE FILING

Periodically, the Disclosure Officers shall review the list of enumerated events in each active continuing disclosure undertaking, to maintain an awareness of the circumstances which may trigger a filing obligation, including the timeframe within which such a filing would be required to be made. The Disclosure Officers shall use his or her best efforts to comply with the ongoing filing requirements of all such undertakings. The Disclosure Officers may employ the services of an outside dissemination agent to assist with the foregoing responsibilities, if desired, to transmit the annual report to the Municipal Securities Rulemaking Board's Electronic Municipal Market Access (EMMA) system.

For publicly offered transactions which closed prior to February 27, 2019, there were 14 enumerated events in continuing disclosure undertakings which triggered a filing obligation. Transactions occurring on and after such date are subject to two additional filing events:

1. Incurrence of a financial obligation of the issuer or obligated person, if material (a "new obligation event"), or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the issuer or obligated person, any of which affect security holders, if material (a "revised obligation event"); and

2. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the issuer or obligated person, any of which reflect financial difficulties (a "financial distress event"). (Note the lack of a materiality standard in this 2. when compared to 1. above.)

A summary of the filing events, including the original 14 and the two new requirements set forth above, is included in **Exhibit A** hereto.

MATERIALITY, FINANCIAL OBLIGATIONS AND
FINANCIAL DIFFICULTIES

Certain enumerated events in the Rule require a materiality determination to be made by the City. Determining materiality is an area for which the SEC gives no bright line guidance. In making such

a determination of materiality, the Disclosure Officers should ask whether the information would be important to a reasonable investor making a decision to buy or sell bonds (for example, consider what is pledged, what is the priority, what is the size of the borrowing relative to the City's budget, what events of defaults were granted, what remedies were granted, etc.). The Disclosure Officers should also consult Disclosure Counsel.

Disclosure Officers should do the following with respect to the two new filing events, in addition to monitoring for the original 14 events: (i) inventory all existing financial obligations and planned borrowings on a spreadsheet as a living and breathing document, using the City's Annual Comprehensive Financial Report as a starting point, deleting ones as they mature and adding new ones as they occur; (ii) monitor debt issuance plans and such financial obligations on an ongoing basis for any of the three events described above (new obligation, revised obligation, financial distress), and if any such event occurs, to ensure the filing of a notice on EMMA of such within 10 business dates of the occurrence of such event.

Such Disclosure Officers should consult with their ongoing Disclosure Counsel in preparing for and executing filings, particularly with respect to the filing of financial obligations, as things happen fast when they do happen. Material failures to comply in a timely manner with continuing disclosure undertakings (e.g. failures to file in timely fashion) must be disclosed in official statements for 5 years following non-compliance. Having a dissemination agent is not alone enough because it is the Disclosure Officers, not the dissemination agent, who first obtain knowledge that one of these events has occurred. A dissemination agent is not generally tasked with monitoring the issuer's debt plans and financial obligations on an ongoing basis to determine if a new obligation event occurs, a revised obligation occurs or a financial distress event occurs. For example, neither they nor Disclosure Counsel are typically included on a distribution list for an upcoming bank loan.

Examples of a financial obligation (i.e., a new obligation event) include but are not limited to a debt obligation, a bank loan, the closing date of a draw down on a line of credit, initial establishment of a new commercial paper program, a forward interest rate swap, a cap, a collar, a traditional interest rate swap, a derivative, a guarantee, an interlocal funding agreement, an equipment lease financing that is like a borrowing (e.g., a bank affiliated leasing company is involved in addition to the equipment vendor), a certificate of participation, a subject to annual appropriation financial obligation, etc. Each draw down on a line of credit or issuance of a tranche of CP is not a separate reported financial obligation.

An example of a "revised obligation event" include that the covenants in a private placement or loan agreement may be changed because of improvements to the financial condition of the issuer or if the parties wish to restructure the loan for other reasons. It is not necessary that a revised obligation event reflect financial difficulties. For example, an entity substituted an existing security with stronger security with the consent of its lender for non-financial reasons, and this had nothing to do with financial difficulties. This is a classic case of a revised obligation event.

WEBSITE DISCLAIMER

The City's website is a useful tool for communicating with citizens and taxpayers in the City, and this informational tool should be encouraged. In certain instances, potential investors may also find the City's website useful, which requires that the City be cautious in the administration of its website. Relating to information of the "investor relations" variety (i.e., information that the City reasonably

expects to reach investors and the trading markets), the City is advised to include a disclaimer to the following effect before allowing access to potential investors:

> *The information on this website does not and should not be considered an offer to buy or sell securities. In connection with certain outstanding public bond issues of City of Wildwood, Florida (the "City"), the City files, or causes to be filed, its official statements, its audited financial statements, certain operating data and financial information, and occasional voluntary notices on the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") system which can be accessed at http://emma.msrb.org/. The information on EMMA and this website is for informational purposes only, and does not include all information which may be of interest to a potential investor, nor does it purport to present full and fair disclosure within the meaning of the applicable securities laws. Such information about the City is only accurate as of its date, and the City undertakes no obligation to update such information beyond its date. No representation is being made that there has not been a change in the affairs of the City since such date. Such information is subject to change without notice and posting of other information on the website does not imply that there has been no change in the affairs of the City since the date of such information. The updating or lack of updating of any information contained on EMMA or this website should not be considered to convey a complete picture of the affairs of the City. Such information concerning past performance should not be relied upon as a forecast of future performance. Third party information is believed to be reliable; however, the City takes no responsibility for its accuracy.*
>
> ***Please click the appropriate button below:***
>
> ***I understand and agree***
>
> ***I don't agree***

PERIODIC TRAINING

At least once every two years, the City's Disclosure Counsel shall conduct training for the City officials identified herein to review the roles and responsibilities in this Disclosure Policy. Such training shall include updates on current issues in the area of federal securities law as well as a question-and-answer session. Feedback on the process should be invited. During the training process, modifications to the Disclosure Policy, if any, should be considered.

CHIEF DISCLOSURE OFFICERS

The Disclosure Officers will have general oversight of the entire disclosure process which shall include: (i) maintaining appropriate records of compliance with this Disclosure Policy and decisions made with respect to disclosure issues that have been raised as a result of working through this Disclosure Policy; (ii) periodically checking to determine that this Disclosure Policy is being followed; and (iii) evaluating the effectiveness of the procedures contained in the Disclosure Policy and making the appropriate changes to the Disclosure Policy when revisions or modifications to the process become necessary.

GENERAL PRINCIPLES

(1) Everyone involved in the disclosure process should be encouraged to raise potential disclosure items at all times in the process.

(2) Everyone should be encouraged to err on the side of raising issues to the next level of the review chain.

(3) It should be made clear that all participants in the disclosure process should feel free to raise any issue with the Disclosure Officers at any time.

(4) While care should be taken not to shortcut or eliminate any steps outlined in the Disclosure Policy on an ad hoc basis, the disclosure procedures contained herein are a "work in progress" and recommendations for improvement should be solicited and regularly considered.

(5) The process of primary disclosure should not be viewed as a mechanical insertion of current information and data. Everyone involved in the preparation of Official Statements should consider the need for revisions in the form and content of the sections for which they are responsible at the time of each update.

(6) Care should be taken that any information produced and maintained for public consumption, and which may be relied upon by an investor in making an investment decision in the primary or secondary market, is accurate as of its date of publication.

(7) If materiality is unclear, err on the side of concluding that it is material.

(8) Prior to undertaking any voluntary continuing disclosure filings, the City should first have a discussion with the City's Municipal Advisor. If it is determined to be beneficial to undertake a voluntary continuing disclosure filing, the City should take care to be consistent in their filings when implementing a voluntary continuing disclosure program. Such voluntary filings can also be subject to

federal securities law liability. Any voluntary continuing disclosure filings should contain no material omissions or misstatements.

(9) Consideration should be made, based on consultation with Disclosure Counsel, as to whether a public statement by a City official or the response by the City to an investor inquiry (e.g., a question from one of the City's bondholders) may be material enough to merit a voluntary EMMA filing in order to ensure that the City's bonds are trading based on equal access to material information.

Exhibit A

Events Triggering a Filing Obligation

Section 5 of the Continuing Disclosure Certificate dated February 12, 20267 issued by the City of Wildwood, Florida in conjunction with its publicly-offered Utility System Revenue Bonds, Series 2026A, lists the events requiring a disclosure filing. Section 5 is excerpted below for ease of reference. Disclosure Officers are encouraged to contact Disclosure Counsel for guidance with respect to whether an event requires a filing under the Continuing Disclosure Certificate, and whether any additional requirements may apply in the future.

"SECTION 5. REPORTING OF SIGNIFICANT EVENTS.

(a) Pursuant to the provisions of this Section 5, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the 2026A Bonds. Such notice shall be given in a timely manner not in excess of ten (10) business days after the occurrence of the event, with the exception of the event described in number 17 below, which notice shall be given in a timely manner:

1. principal and interest payment delinquencies;

2. non-payment related defaults, if material;

3. unscheduled draws on debt service reserves reflecting financial difficulties;

4. unscheduled draws on credit enhancements reflecting financial difficulties;

5. substitution of credit or liquidity providers, or their failure to perform;

6. adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax status of the 2026A Bonds, or other material events affecting the tax status of the 2026A Bonds;

7. modifications to rights of the holders of the 2026A Bonds, if material;

8. the 2026A Bond calls, if material, and tender offers;

9. defeasances;

10. release, substitution, or sale of property securing repayment of the 2026A Bonds, if material;

11. ratings changes;

12. an Event of Bankruptcy or similar event of an Obligated Person;

13. the consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

14. appointment of a successor or additional trustee or the change of name of a trustee, if material;

15. incurrence of a Financial Obligation of the Issuer or Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer or Obligated Person, any of which affect security holders, if material;

16. default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the Financial Obligation of the Issuer or Obligated Person, any of which reflect financial difficulties; and

17. notice of any failure on the part of the Issuer to meet the requirements of Section 3 hereof.

(b) The notice required to be given in paragraph 5(a) above shall be filed with any Repository, in electronic format as prescribed by such Repository."

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Adoption of Cash Handling Policy**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department: Physical Environment/Finance

BUDGET IMPACT: None

HISTORY/FACTS/ISSUES:

As part of making incremental improvements to the City's policies and processes, Utility Billing Manager Ryan Smith was tasked with drafting the City's first formal policy regarding cash management procedures. The draft for which staff is seeking approval is the result of that task. Initially, this policy is geared toward the utility billing department. However, it will be used as a model to eventually be rolled out to other departments that handle cash.

RESOLUTION NO. R2026-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ADOPTING A CASH HANDLING POLICY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood has determined a need to adopt a formal cash handling policy.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, THAT:

1. The City Commission hereby adopts City of Wildwood Cash Handling Policy as set forth in Attachment A, attached hereto and incorporated herein, establishing guidelines for the handling of cash.

2. This Resolution shall take effect immediately upon its final adoption by the City Commission of the City of Wildwood, Florida.

DONE AND RESOLVED this _____ day of _____, 20____, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

ATTACHMENT A

City of Wildwood

Physical Environment Department

Cash Handling Policy and Procedures

---

1. Purpose

The purpose of this Cash Handling Policy is to establish uniform procedures and internal controls for the proper handling, safeguarding, recording, and depositing of all cash and cash equivalents received by the Physical Environment Department of the City of Wildwood. These procedures are intended to protect City assets, ensure accountability, promote public trust, and comply with generally accepted governmental accounting standards and audit best practices.

This policy is initially adopted for the Physical Environment Department and may be expanded to other City departments in the future.

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2. Scope

This policy applies to all Physical Environment employees who collect, handle, reconcile, transport, or deposit cash, checks, money orders, or electronic payment instruments on behalf of the City of Wildwood.

---

3. Forms of Payment Accepted

The Physical Environment Department may accept the following forms of payment:

- Cash (U.S. currency only)
- Checks and money orders payable to the City of Wildwood
- Credit and debit cards
- Electronic payments (online bill pay, IVR, ACH, or other authorized systems)

No other forms of payment shall be accepted without written authorization from the Chief Financial Officer (CFO) or Assistant Chief Financial Officer (Assistant CFO).

---

4. Internal Control Principles

The Physical Environment Department shall maintain strong internal controls, including:

- Separation of duties where practicable
- Individual accountability for cash drawers
- Daily reconciliation of all receipts
- Secure storage of funds
- Timely deposits
- Management oversight and periodic audits

No single employee shall be responsible for or have control over more than one of the following functions, where practicable or when staffing allows: collection, reconciliation, and deposit preparation.

---

5. Cash Drawer Assignment and Accountability

5.1 Cash Drawer Funds

- Each cash drawer shall begin and end each business day with a fixed change fund of **$100.00**, unless otherwise authorized.
- The amount and composition of the change fund shall not be altered.
- The $100 change fund shall be replenished only from verified daily deposits or by direct transfer from the Finance Department.

5.2 Assignment

- Cash drawers are assigned to individual employees per shift.
- Employees are solely responsible for the accuracy and security of their assigned cash drawer during their shift.
- Cash drawers shall not be shared.

5.3 Beginning of Shift

- At the beginning of each shift, the assigned employee shall count the cash drawer to verify the $100.00 starting balance.
- Any discrepancy shall be reported immediately to the Utility Billing Supervisor or designee before transactions begin.

---

6. Payment Handling Procedures

Customer service representatives do not accept electronic payments at the cashiering counter or window. Electronic payments are processed only through City-approved remote or automated payment channels.

6.1 Cash Payments

- Cash payments shall be recorded immediately in the authorized billing system (MCSJ – the City's authorized billing system).
- A receipt shall be provided to the customer for every cash transaction.
- A duplicate receipt generated by the authorized billing system (MCSJ) shall be retained until reconciliation and balancing are completed, after which cash payment receipts may be disposed of provided no discrepancies are identified.
- Cash shall be safeguarded in the employee's assigned cash drawer until reconciliation and deposit preparation.

6.2 Checks and Money Orders

- Check and money order payments shall be recorded immediately in the authorized billing system (MCSJ).
- All checks and money orders must be made payable to the City of Wildwood.
- Postdated checks shall not be accepted.
- Checks are endorsed electronically at the time of deposit scan. Manually deposited checks must be stamped "For Deposit Only – City of Wildwood".

6.3 Credit and Debit Card Payments

- Credit and debit card payments shall be recorded immediately in the authorized billing system (MCSJ).
- Credit and debit card payments shall be processed only through City-approved payment systems.
- In addition to the receipt generated by the authorized billing system (MCSJ), a credit or debit card terminal receipt shall be provided to the customer for each credit or debit card transaction.
- A duplicate receipt generated by the authorized billing system (MCSJ) shall be retained until reconciliation and balancing are completed.
- Employees shall not manually record, store, or retain full credit or debit card numbers. Any written or printed credit or debit card information that is generated must be immediately destroyed using an approved destruction receptacle (shred bin).

6.4 Electronic Payments

- Electronic payments received through remote or automated channels (online bill pay, WIPP/IVR, ACH) shall be included in the daily MCSJ verification reports and reconciled by the Utility Billing Supervisor or designee to ensure all remote receipts are properly credited.

6.5 Mail Handling and Processing

- Mail payments shall be distributed to Physical Environment staff for processing without delay.
- All payments received by mail must be recorded in the authorized billing system (MCSJ) on the same business day whenever practicable.
- Any delay in recording payments shall be documented and reviewed by the Utility Billing Supervisor or designee.
- Periodic supervisory review of mail payment processing shall be conducted to ensure compliance with established procedures.

6.6 Void / Reversal Transaction Control

- All voided transactions or transaction reversals must include documented justification and be reviewed and approved by the Utility Billing Supervisor or designee.

6.7 Counterfeit Detection

- All cash received shall be examined for counterfeits using standard detection methods (watermark, security thread, color-shifting ink, etc.). Bills valued greater than $50 will also be verified by counterfeit detection pen/marker.
- Suspected counterfeit currency shall be reported immediately to the Utility Billing Supervisor, Assistant CFO, or CFO and retained for possible law-enforcement referral.

---

7. Cash Security

- Cash drawer keys are the responsibility of the customer service representative assigned to and responsible for their specific cash drawer.
- Cash drawers shall remain secured at all times.
- All cash counting and reconciliation shall be performed in a secure area not accessible to the public.
- When an employee leaves their workstation, including during breaks or lunch, the cash drawer shall remain under their control or secured according to departmental procedures.
- After business hours, all cash drawers and deposits shall be secured in the designated vault.
- City funds shall not be commingled with personal funds or other unauthorized funds under any circumstances.

---

8. Daily Reconciliation

All payments, regardless of payment type, must be reconciled daily to system reports generated by the authorized billing system (MCSJ).

8.1 End of Shift Reconciliation

- At the end of each shift, employees shall print the daily verification report from the billing system (MCSJ).
- Cash, checks, money orders, and credit/debit payments shall be reconciled to system totals.
- The cash drawer shall be counted down to the authorized $100.00 change fund.

8.2 Overages and Shortages

- Any cash overage or shortage shall be documented and immediately reported to Utility Billing Supervisor or designee.
- Discrepancies shall be investigated promptly.
- Repeated overages or shortages shall be subject to review and may result in disciplinary action in accordance with City policy.

---

9. Deposits

9.1 Cash Deposit Preparation

- After reconciliation, cash and any manually-deposited checks/money orders shall be placed in a tamper-evident deposit envelope. Deposit envelopes shall be completed in full.
- Completed deposit envelopes are to be provided to the Utility Billing Supervisor (or designee) for deposit bag preparation.
- Deposit documentation shall include reconciliation reports and supporting records (MCSJ verification reports).
- Deposit envelopes will be scanned for Finance records, then placed in an approved tamper-evident deposit bag.

9.2 Storage and Transport

- Deposit package shall be logged, including date, amount, and preparer, and stored in the Finance vault until collected or transported to bank by CFO or Assistant CFO.

9.3 Deposit Verification

- Utility Billing Supervisor will verify the deposit bag seal and amount before storage in Finance vault.

9.4 Remote Check Scanning and Deposit

- Checks and money orders are scanned and remotely deposited at designated check-scanning station.
- Canadian and other non-US fund checks will not process through check scanner and must be deposited manually.

---

10. Prohibited Practices

The following practices are strictly prohibited:

- Borrowing or lending money from a cash drawer
- Using City funds for personal purposes
- Delaying the recording of transactions
- Allowing unauthorized access to cash drawers

---

11. Management Oversight and Audits

11.1 General Oversight

- All cash handling records shall be retained in accordance with the City's record retention schedule.
- Annual verification of cash drawer funds shall be conducted as part of fiscal year-end procedures.

11.2 Cash Drawer Audits

- Utility Billing Supervisor, Assistant CFO, or CFO shall conduct random, unannounced cash counts.
- Cash drawer audits shall include verification of cash on hand, reconciliation to system totals, and review of supporting documentation.
- Any discrepancies identified during an audit shall be investigated and resolved promptly.
- Repeated discrepancies may result in disciplinary action in accordance with City policy.

---

12. Training and Acknowledgment

- All employees with cash-handling responsibilities shall receive training on this policy.
- Employees must acknowledge receipt and understanding of this policy in writing.

---

13. Policy Violations

Violations shall be reported to the Utility Billing Supervisor, Assistant CFO, or CFO, and may result in disciplinary action up to and including termination. Serious violations (such as theft or intentional misuse) shall be referred immediately to the City Manager and, if appropriate, to law enforcement.

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14. Effective Date

This policy is effective upon approval by the City Manager or CFO and shall remain in effect until amended or rescinded.

---

15. Policy Review

This policy shall be reviewed annually by the CFO or designee and updated as needed.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Millennium Park Phase 1 & 2 Project Payment Application No. 14 in the Amount of $308,021.52**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department: Public Works

BUDGET IMPACT: Funding for the project has been allocated to account 301-572-60-6302.

HISTORY/FACTS/ISSUES:

The Millennium Park Phase 1 & 2 Project was approved by the City Commission and awarded to Kingdom Construction on February 13, 2025. Kingdom Construction has submitted Payment Application No. 14 in the amount of $308,021.52 for work performed through March 25, 2026. Work during this pay period included ongoing site improvements and installation activities in accordance with the project plans. As of this application, the project is approximately 65% complete.

CPH, the City's consulting engineer, has reviewed the Payment Application and recommends approval.

APPLICATION FOR PAYMENT AND AFFIDAVIT

NAME:	KINGDOM CONSTRUCTION	PROJECT NAME:	WILDWOOD MILLENIUM PARK
ADDRESS:	1102 N MAIN STREET, SUITE E	PROJECT NO:	252
CITY, ST, ZIP:	WILDWOOD, FL 34785	DRAW NO:	14
		PERIOD TO:	03/25/26

STATEMENT OF CONTRACT AMOUNT:

1.	Original Contract Amount	$ 10,645,645.08	(1)
2.	Approved Changes	$ -573,559.47	(2)
3.	Revised Contract Amount (1 + or - 2)	$ 10,072,085.61	(3)
4.	Contract Completed to Date:	$ 6,595,293.28	(4)
5.	Retainage	$ 329,764.66	(5)
6.	Contract Completed Less Retainage (4 - 5)	$ 6,265,528.62	(6)
7.	Less Previous Request (line 6 from previous draw)	$ 5,957,507.10	(7)
8.	Current Request for Payment (6 - 7)	$ 308,021.52	(8)
9.	Remaining Contract to Bill (3 - 6)	$ 3,806,556.99	(9)

Change Order Summary	Additions	Deductions
Total changes approved in previous months by Owner	$-890,552.09	
Total approved this month	$242,548.22	
Total	$-573,559.47	
NET CHANGES by Change Order	$-573,559.47	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief in the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

KINGDOM CONSTRUCTION SERVICES, INC.
Company Name

Signature — Karrie Fitzgerald/Senior PM
Print Name/Title

State of FL County of Sumter

The foregoing instrument was acknowledged before me this 8th day of April 20 26 by Karrie Fitzgerald

as Senior Project Manager for Kingdom Construction.

☑ Personally Known
☐ Produced Identification _____

Notary Aylee Hartman

My Commission Expires: 8/25/29

Notary Seal:

Notary Public State of Florida
Aylee Hartman
My Commission HH 714192
Expires 8/25/2029

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the date comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Amount Certified ..... $ 308,021.52

Architect:

By: John Skrandel 2026.04.09 14:15:56-04'00' Date: _____

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Continuation Sheet

Application #	14
Application Date	3/25/2026
Period to:	3/25/2026
Project Name	WILDWOOD MILLENIUM PARK

A	B	C	D	E	F	G		H	I
			Work Completed						
Item No.	Desc. Of Work	Scheduled Value	From Previous Application	This Period	Materials stored (not in D or E)	Total Completed and Stored	% billed	Balance to Finish	Retainage-5%
A-1	Bonds and Insurance	$ 401,886.10	$ 401,886.10	$ -		$ 401,886.10	100%	$ -	$ 20,094.31
A-2	Mobilization	$ 1,435,793.80	$ 1,435,793.80	$ -		$ 1,435,793.80	100%	$ -	$ 71,789.69
A-3	Preconstruction Topographic Surveying	$ 52,500.00	$ 52,500.00	$ -		$ 52,500.00	100%	$ -	$ 2,625.00
A-4	Record Drawings	$ 52,500.00	$ 23,444.52	$ -		$ 23,444.52	45%	$ 29,055.48	$ 1,172.23
A-5	Demobilization, Cleanup, Project Closeout (Incl.Material and Workmanship Bond)	$ 25,000.00	$ -			$ -	0%	$ 25,000.00	$ -
A-6	Preconstruction Video	$ 1,404.14	$ 1,404.14	$ -		$ 1,404.14	100%	$ 0.00	$ 70.21
A-7	Temporary Traffic Control - Millennium Park	$ 21,000.00	$ 19,900.00	$ -		$ 19,900.00	95%	$ 1,100.00	$ 995.00
A-8	Temporary Traffic Control - Powell Rd.	$ 21,000.00	$ 21,000.00	$ -		$ 21,000.00	100%	$ -	$ 1,050.00
A-9	Erosion and Sediment Control	$ 61,687.50	$ 61,687.50	$ -		$ 61,687.50	100%	$ -	$ 3,084.38
A-10	Silt Fence	$ 27,431.25	$ 27,431.25	$ -		$ 27,431.25	100%	$ -	$ 1,371.56
A-11	Clearing and Grubbing	$ 121,376.33	$ 121,376.33	$ -		$ 121,376.33	100%	$ -	$ 6,068.82
A-12	Demolition - Existing Driveway Aprons, Crushed Asphalt Parking Area, Concrete Pad at New Racquetball Court, Misc.Portions of Dirt Trail	$ 192,353.18	$ 189,728.18	$ -		$ 189,728.18	99%	$ 2,625.00	$ 9,486.41
B-1	Regular Excavation (ACAD Measurement Based on LIDAR Data and Proposed Elevations and 25% Increase to ACADMeasurement)	$ 320,036.59	$ 320,036.59	$ -		$ 320,036.59	100%	$ -	$ 16,001.83
B-2	Embankment (Fill Placement) ACAD Measurement Based on LIDAR Data and Proposed Elevations and 25% Increase to ACADMeasurement)	$ 151,415.84	$ 151,415.84	$ -		$ 151,415.84	100%	$ -	$ 7,570.79
B-3	Borrow Material (Allowance)	$ 175,000.00	$ 160,241.45	$ -		$ 160,241.45	92%	$ 14,758.55	$ 8,012.07
B-4	Allowance - Additional Earthwork (If Needed)	$ 250,000.00	$ 250,000.00	$ -		$ 250,000.00	100%	$ -	$ 12,500.00
B-5	8" Stabilized Subgrade or 4" Crushed ConcreteSubgrade (Furnish and Install) (Trail, Cart Path)	$ 71,659.20	$ 71,659.20	$ -		$ 71,659.20	100%	$ -	$ 3,582.96
B-6	12" Stabilized Subgrade or 6" Crushed Concrete Subgrade (Furnish and Install) (Road, Turn Lane, Parking Lots, TurnaroundArea)	$ 239,234.69	$ 239,234.69	$ -		$ 239,234.69	100%	$ 0.00	$ 11,961.73
B-7	6" Limerock Base or 6" Crushed Concrete Base (Furnish and Install) (Road,Parking Lots, Trail, Cart Path)	$ 358,260.90	$ 358,260.90	$ -		$ 358,260.90	100%	$ -	$ 17,913.05
B-8	10" Limerock Base or 10" Crushed Concrete Base (Furnish and Install) (TurnLane)	$ 18,692.16	$ 18,692.16	$ -		$ 18,692.16	100%	$ -	$ 934.61
B-9	Asphalt Surface Course, Type SP 9.5 (1") (Furnish and Install) (Trail, CartPath)	$ 149,612.90	$ -			$ -	0%	$ 149,612.90	$ -
B-10	Asphalt Surface Course, Type SP 12.5 (1.5")(Furnish and Install) (Road, Turn Lane, Parking Lots)	$ 352,210.13	$ 281,768.10	$ 62,442.03		$ 344,210.13	98%	$ 8,000.00	$ 17,210.51
B-11	Asphalt Friction Course, Type SP 12.5 (1.5") (TrafficC) (PG 76-22) (Furnish and Install) (Turn Lane)	$ 20,697.52	$ 20,697.52	$ -		$ 20,697.52	100%	$ -	$ 1,034.88
B-12	Ditch Bottom Inlet Type C (P-Bottom) (<10') (Furnish and Install)	$ 55,663.02	$ 55,663.02	$ -		$ 55,663.02	100%	$ 0.00	$ 2,783.15
B-13	Ditch Bottom Inlet Type C (P-Bottom With Sump)(<10') (Furnish and Install)	$ 3,975.93	$ 3,975.93	$ -		$ 3,975.93	100%	$ -	$ 198.80
B-14	Ditch Bottom Inlet Type C (J-Bottom) (<10') (Furnish and Install)	$ 8,604.54	$ 8,604.54	$ -		$ 8,604.54	100%	$ -	$ 430.23
B-15	Ditch Bottom Inlet Type D (P-Bottom) (<10') (Furnishand Install)	$ 5,717.04	$ 5,717.04	$ -		$ 5,717.04	100%	$ 0.00	$ 285.85
B-16	Ditch Bottom Inlet Type D (J-Bottom) (<10') (Furnish and Install)	$ 26,443.62	$ 26,443.62	$ -		$ 26,443.62	100%	$ 0.00	$ 1,322.18
B-17	Ditch Bottom Inlet Type D (J-Bottom With Sump)(<10') (Furnish and Install)	$ 11,433.45	$ 11,433.45	$ -		$ 11,433.45	100%	$ 0.00	$ 571.67
B-18	Type P-8 Manhole (<10') (Furnish and Install)	$ 20,317.50	$ 20,317.50	$ -		$ 20,317.50	100%	$ -	$ 1,015.88
B-19	Type J-8 Manhole (<10') (Furnish and Install)	$ 22,817.97	$ 22,817.97	$ -		$ 22,817.97	100%	$ 0.00	$ 1,140.90
B-20	Nyoplast or Equal Drain Basin (8") (<10') (Furnish and Install)	$ 5,718.35	$ 5,718.35	$ -		$ 5,718.35	100%	$ (0.00)	$ 285.92
B-21	Nyoplast or Equal Drain Basin (10") (<10') (Furnishand Install)	$ 11,436.71	$ 11,436.71	$ -		$ 11,436.71	100%	$ -	$ 571.84
B-22	Nyoplast or Equal Drain Basin (12") (<10') (Furnish and Install)	$ 3,812.24	$ 3,812.24	$ -		$ 3,812.24	100%	$ -	$ 190.61
B-23	Nyoplast or Equal Drain Basin (15") (<10') (Furnishand Install)	$ 3,812.24	$ 3,812.24	$ -		$ 3,812.24	100%	$ -	$ 190.61
B-24	Nyoplast or Equal DrainBasin (24") (<10') (Furnish and Install)	$ 1,906.12	$ 1,906.12	$ -		$ 1,906.12	100%	$ -	$ 95.31
B-25	Concrete Mitered End Section (12") (Furnish andInstall)	$ 2,100.00	$ 2,100.00	$ -		$ 2,100.00	100%	$ -	$ 105.00
B-26	Concrete Mitered End Section (18") (Furnish andInstall)	$ 15,614.55	$ 15,614.55	$ -		$ 15,614.55	100%	$ -	$ 780.73
B-27	Concrete Mitered EndSection (24") (Furnish and Install)	$ 20,750.10	$ 20,750.10	$ -		$ 20,750.10	100%	$ -	$ 1,037.51
B-28	Concrete Mitered End Section (30") (Furnish and Install)	$ 8,022.00	$ 8,022.00	$ -		$ 8,022.00	100%	$ -	$ 401.10
B-29	Concrete Mitered EndSection (36") (Furnish and Install)	$ 9,730.35	$ 9,730.35	$ -		$ 9,730.35	100%	$ -	$ 486.52
B-30	Concrete Mitered End Section (12"x18") (Furnish and Install)	$ 8,494.50	$ 8,494.50	$ -		$ 8,494.50	100%	$ -	$ 424.73
B-31	Concrete Mitered EndSection (19"x30") (Furnish and Install)	$ 16,989.00	$ 16,989.00	$ -		$ 16,989.00	100%	$ -	$ 849.45
B-32	8" Storm Sewer (Corrugated HDPE) (Furnish and Install)	$ 5,859.82	$ 5,859.82	$ -		$ 5,859.82	100%	$ -	$ 292.99
B-33	10" Storm Sewer (Corrugated HDPE)(Furnish and Install)	$ 23,228.54	$ 23,228.54	$ -		$ 23,228.54	100%	$ -	$ 1,161.43
B-34	12" Storm Sewer (Corrugated HDPE) (Furnish and Install)	$ 15,360.28	$ 15,360.28	$ -		$ 15,360.28	100%	$ -	$ 768.01
B-35	15" Storm Sewer (Corrugated HDPE)(Furnish and Install)	$ 50,113.83	$ 50,113.83	$ -		$ 50,113.83	100%	$ -	$ 2,505.69
B-36	18" Storm Sewer (RCP) (Furnish and Install)	$ 147,917.54	$ 147,917.54	$ -		$ 147,917.54	100%	$ -	$ 7,395.88
B-37	24" Storm Sewer (RCP) (Furnish and Install)	$ 70,259.41	$ 70,259.41	$ -		$ 70,259.41	100%	$ -	$ 3,512.97
B-38	30" Storm Sewer (RCP) (Furnish and Install)	$ 23,079.58	$ 23,079.58	$ -		$ 23,079.58	100%	$ (0.00)	$ 1,153.98
B-39	36" Storm Sewer (RCP) (Furnish and Install)	$ 97,754.16	$ 97,754.16	$ -		$ 97,754.16	100%	$ 0.00	$ 4,887.71
B-40	12"x18" Storm Sewer (ERCP) (Furnish andInstall)	$ 4,752.24	$ 4,752.23	$ -		$ 4,752.23	100%	$ 0.01	$ 237.61
B-41	19"x30" Storm Sewer(ERCP) (Furnish and Install)	$ 27,049.18	$ 27,049.17	$ -		$ 27,049.17	100%	$ 0.01	$ 1,352.46
B-42	Underdrain Type II (12" PVC, Aggregate, FilterFabric) (Furnish and Install)	$ 32,848.58	$ 32,848.58	$ -		$ 32,848.58	100%	$ -	$ 1,642.43
B-43	Underdrain Header Pipe(12" PVC) (Furnish and Install)	$ 11,292.47	$ 11,292.47	$ -		$ 11,292.47	100%	$ -	$ 564.62

B-44	Underdrain Cleanouts (Furnish and Install)	$ 35,167.04	$ 35,167.04	$ -		$ 35,167.04	100%	$ -	$ 1,758.35
B-45	Concrete Curb and Gutter, Type 'F' (Furnish andInstall)	$ 12,140.94	$ 12,140.94	$ -		$ 12,140.94	100%	$ -	$ 607.05
B-46	Concrete Valley Gutter (Furnish and Install)	$ 17,743.97	$ 17,743.97	$ -		$ 17,743.97	100%	$ -	$ 887.20
B-47	Standard Concrete Sidewalk (Including Ramps and Warning Mats), Bench, and Trash ReceptacleConcrete Pads (4") (Furnish and Install)	$ 6,890.52	$ 2,000.00	$ -		$ 2,000.00	29%	$ 4,890.52	$ 100.00
B-48	Standard Concrete Trail (10’ Wide; 4” Thick)	$ 110,436.52	$ -			$ -	0%	$ 110,436.52	$ -
B-49	Concrete Sidewalk (4" With Thickened Edge) (Furnishand Install)	$ 58,200.00	$ 31,779.84	$ -		$ 31,779.84	55%	$ 26,420.16	$ 1,588.99
B-50	Misc. Concrete Pads (6") (Furnish and Install)	$ 54,061.51	$ -			$ -	0%	$ 54,061.51	$ -
B-51	Standard Concrete (6") (Furnish and Install) (Trail Crossing at Access Rd)	$ 12,400.13	$ -			$ -	0%	$ 12,400.13	$ -
B-52	Heavy Duty Concrete (7") (Furnish and Install) (Food Truck Parking Area and Driveway and Concession Building and RestroomConcrete)	$ 220,371.47	$ -			$ -	0%	$ 220,371.47	$ -
B-53	Concrete Rip Rap (At Pond Bottom At MES)	$ 26,381.25	$ 26,381.25	$ -		$ 26,381.25	100%	$ -	$ 1,319.06
B-54	Wheel Stops	$ 28,231.88	$ -			$ -	0%	$ 28,231.88	$ -
B-55	Three Rail Wood Fence (4ft) (Furnish and Install) (Along Powell Rd.)	$ 17,401.80	$ -			$ -	0%	$ 17,401.80	$ -
B-56	Tennis Court Construction (Sub-base, Base, Concrete,Painting, Striping)	$ 228,800.00	$ 45,760.00	$ -		$ 45,760.00	20%	$ 183,040.00	$ 2,288.00
B-57	Street Signs and Posts (Furnish and Install)	$ 11,871.56	$ -			$ -	0%	$ 11,871.56	$ -
B-58	Wayfinding Signage	$ 11,169.38	$ -			$ -	0%	$ 11,169.38	$ -
B-59	Painted Pavement Markings(4" White at Parking Stalls) (Furnish and Install)	$ 4,554.90	$ -			$ -	0%	$ 4,554.90	$ -
B-60	Painted Pavement Markings (6" Blue at ADA ParkingStalls) (Furnish and Install)	$ 430.92	$ -			$ -	0%	$ 430.92	$ -
B-61	Painted Pavement Markings(6" White at ADA Parking Stalls) (Furnish and Install)	$ 526.68	$ -			$ -	0%	$ 526.68	$ -
B-62	ADA Parking Aisle Striping and Handicap Symbol (Painted) (Furnish andInstall)	$ 275.63	$ -			$ -	0%	$ 275.63	$ -
B-63	Thermoplastic, Std, White, Solid 12"	$ 318.15	$ -			$ -	0%	$ 318.15	$ -
B-64	Thermoplastic, Std, White, Solid, 24"	$ 4,328.16	$ -			$ -	0%	$ 4,328.16	$ -
B-65	Thermoplastic, Standard, White, Arrow	$ 2,526.56	$ -			$ -	0%	$ 2,526.56	$ -
B-66	Thermoplastic, Std-Op, Yellow, Solid, 12"	$ 1,237.95	$ -			$ -	0%	$ 1,237.95	$ -
B-67	Thermoplastic, Std-Op, Yellow, Solid, 6"	$ 2,898.26	$ -			$ -	0%	$ 2,898.26	$ -
B-68	Gravity Retaining Wall	$ 43,344.00	$ 43,344.00	$ -		$ 43,344.00	100%	$ -	$ 2,167.20
B-69	Pipe Guiderail	$ 17,653.36	$ 17,653.36	$ -		$ 17,653.36	100%	$ -	$ 882.67
C-1	Remove Existing Inactive 6" Force Main	$ 3,181.50	$ 3,181.50	$ -		$ 3,181.50	100%	$ -	$ 159.08
C-2	Remove Existing 12" Water Main	$ 12,738.60	$ 12,738.60	$ -		$ 12,738.60	100%	$ -	$ 636.93
C-3	Remove Existing 8" Sanitary Sewer	$ 27,518.40	$ 27,518.40	$ -		$ 27,518.40	100%	$ -	$ 1,375.92
C-4	Remove Existing Sanitary Sewer Manhole	$ 3,780.00	$ 3,780.00	$ -		$ 3,780.00	100%	$ -	$ 189.00
C-5	1" Water Service Line(Open Cut or Dir. Drill) (PE) (Furnish and Install)	$ 1,831.20	$ 1,831.20	$ -		$ 1,831.20	100%	$ -	$ 91.56
C-6	4" Water Main (Open Cut) (DI) (Restrained) (Furnish and Install)	$ 2,218.86	$ 2,218.86	$ -		$ 2,218.86	100%	$ -	$ 110.94
C-7	8" Water Main (Open Cut) (PVC) (Unrestrained)(Furnish and Install)	$ 5,874.28	$ 5,874.28	$ -		$ 5,874.28	100%	$ 0.00	$ 293.71
C-8	8" Water Main (Open Cut) (PVC) (Restrained) (Furnishand Install)	$ 8,402.94	$ 8,402.94	$ -		$ 8,402.94	100%	$ -	$ 420.15
C-9	12" Water Main (Open Cut)(PVC) (Unrestrained) (Furnish and Install)	$ 63,779.35	$ 63,779.35	$ -		$ 63,779.35	100%	$ (0.00)	$ 3,188.97
C-10	12" Water Main (Open Cut) (PVC) (Restrained) (Furnish and Install)	$ 47,157.61	$ 47,157.61	$ -		$ 47,157.61	100%	$ (0.00)	$ 2,357.88
C-11	4" D.I. Bends (45, 90)(Water Main) (Furnish and Install)	$ 13,772.18	$ 13,772.18	$ -		$ 13,772.18	100%	$ 0.00	$ 688.61
C-12	8" D.I. Bends (45, 90)(Water Main) (Furnish and Install)	$ 11,476.82	$ 11,476.82	$ -		$ 11,476.82	100%	$ 0.00	$ 573.84
C-13	12" D.I. Bends (11.25, 22.5,45, 90) (Water Main) (Furnish and Install)	$ 16,067.54	$ 16,067.54	$ -		$ 16,067.54	100%	$ (0.00)	$ 803.38
C-14	12" D.I. Tee (12"x4",12"x6") (Water Main) (Furnish and Install)	$ 6,886.09	$ 6,886.09	$ -		$ 6,886.09	100%	$ 0.00	$ 344.30
C-15	12" D.I. Wye / Tee (12"x12")(Water Main) (Furnish and Install)	$ 4,590.73	$ 4,590.73	$ -		$ 4,590.73	100%	$ 0.00	$ 229.54
C-16	8" D.I. Plug / Cap (Water Main) (Furnish and Install)	$ 2,295.36	$ 2,295.36	$ -		$ 2,295.36	100%	$ (0.00)	$ 114.77
C-17	12" D.I. Plug / Cap (Water Main) (Furnish and Install)	$ 6,886.09	$ 6,886.09	$ -		$ 6,886.09	100%	$ 0.00	$ 344.30
C-18	Temporary Jumper Connection (Furnish and Install, Remove)	$ 3,164.49	$ 3,164.49	$ -		$ 3,164.49	100%	$ -	$ 158.22
C-19	12" x 1" Service Saddle and Corp. Stop (Furnish and Install)	$ 1,978.16	$ 1,978.16	$ -		$ 1,978.16	100%	$ 0.00	$ 98.91
C-20	8" x 8" Tapping Sleeve and Valve (Furnish and Install)	$ 6,211.28	$ 6,211.28	$ -		$ 6,211.28	100%	$ 0.00	$ 310.56
C-21	12" x 12" Tapping Sleeve and Valve (Furnish and Install)	$ 18,108.83	$ 18,108.83	$ -		$ 18,108.83	100%	$ 0.01	$ 905.44
C-22	Close Valves, Connect to Existing 12" Water Main	$ 1,874.57	$ 1,874.57	$ -		$ 1,874.57	100%	$ 0.00	$ 93.73
C-23	1" Gate Valve	$ 525.00	$ 525.00	$ -		$ 525.00	100%	$ -	$ 26.25
C-24	Fire Hydrant Assembly (Furnish and Install)	$ 18,747.54	$ 18,747.54	$ -		$ 18,747.54	100%	$ -	$ 937.38
C-25	Blowoff Assembly (Furnish and Install)	$ 2,826.08	$ 2,826.08	$ -		$ 2,826.08	100%	$ -	$ 141.30
C-26	Fire Department Connection (4") (Furnishand Install)	$ 2,682.96	$ 2,682.96	$ -		$ 2,682.96	100%	$ (0.00)	$ 134.15
C-27	Line Stop Assembly, 12"(Furnish and Install) (If Needed)	$ 27,090.00	$ 13,545.06			$ 13,545.06	50%	$ 13,544.94	$ 677.25
C-28	Install Thrust Collar, Cut and Cap Existing 12" WaterMain	$ -	$ -			$ -	NA	$ -	$ -
C-29	Bypass Pumping (Sanitary Sewer)	$ 21,000.00	$ 21,000.00	$ -		$ 21,000.00	100%	$ -	$ 1,050.00
C-30	8" Sanitary Sewer Line(Open Cut) (PVC) (Furnish and Install)	$ 82,505.24	$ 82,505.24	$ -		$ 82,505.24	100%	$ -	$ 4,125.26
C-31	Sanitary Sewer Manhole (Furnish and Install)	$ 63,257.92	$ 63,257.92	$ -		$ 63,257.92	100%	$ -	$ 3,162.90
C-32	Connect to Existing Sanitary Sewer Manhole	$ 7,350.00	$ 7,350.00	$ -		$ 7,350.00	100%	$ -	$ 367.50
C-33	4” Backflow Preventer Assembly	$ 9,624.41	$ 9,624.41	$ -		$ 9,624.41	100%	$ -	$ 481.22
D-1	Sports Fields Amenities (Base Set, Home Plate, Pitchers Rubber, Dugout Bench, Foul Poles, Batting Cage, Fence Cap, Pickleball Net Posts and Net, Goal Posts, Net Backstop System) (Furnish and Install)	$ 151,294.00	$ 75,647.00	$ 23,636.88		$ 99,283.88	66%	$ 52,010.12	$ 4,964.19
D-2	Chain Link Fence - Softball Fields (Vinyl Coated Black) (With Fence Cap) (6-ft)(Furnish and Install)	$ 101,157.00	$ 43,742.95	$ -	$ -	$ 43,742.95	43%	$ 57,414.05	$ 2,187.15
D-3	Chain Link Fence With Windscreen (Vinyl CoatedBlack) (10-ft) (Furnish and Install)	$ 53,346.00	$ 29,761.91		$ -	$ 29,761.91	56%	$ 23,584.09	$ 1,488.10
D-4	Black Netting Backstop (25' Ht) (Furnish and Install)	$ 144,069.00	$ 54,025.87	$ 76,166.73		$ 130,192.60	90%	$ 13,876.40	$ 6,509.63
D-5	Pedestrian Chain Link Fence Gate (Vinyl CoatedBlack) (3-ft Opening, 6-Ft) (Furnish and Install)	$ 3,157.44	$ -			$ -	0%	$ 3,157.44	$ -
D-6	Double Swing Chain Link Fence Gate (Vinyl Coated Black) (12-ft Opening, 6-Ft)(Furnish and Install)	$ 2,786.68	$ -			$ -	0%	$ 2,786.68	$ -

D-7	Bahia Sod for Disturbed Areas	$ 264,314.36	$ 12,858.30	$ 7,000.00		$ 19,858.30	8%	$ 244,456.06	$ 992.92
D-8	Tennis Court Chain Link Fence Gate With Windscreen (Vinyl Coated Black) (4-ft Opening, 10-Ft)(Furnish and Install)	$ 1,500.00	$ -	$ 500.00		$ 500.00	33%	$ 1,000.00	$ 25.00
D-9	Litter Receptacle With Dome Lid	$ 37,582.95	$ -			$ -	0%	$ 37,582.95	$ -
D-10	Bench	$ 79,620.84	$ -			$ -	0%	$ 79,620.84	$ -
D-11	Bridge Foundation and Abutments	$ 46,800.00	$ 46,800.00	$ -		$ 46,800.00	100%	$ -	$ 2,340.00
D-12	Pre-Fabricated Steel Bridge Installation	$ -	$ -			$ -	NA	$ -	$ -
D-13	Pond Cypress 3" Cal., 12' Min. Ht., 6' Min. Sprd.	$ 6,505.20	$ -			$ -	0%	$ 6,505.20	$ -
D-14	Southern Slash Pine 3" Cal., 12' Min. Ht., 6' Min.Sprd.	$ 8,673.60	$ -			$ -	0%	$ 8,673.60	$ -
D-15	Maki Podocarpus 15 Gal., Full, 60" O.C.	$ 4,056.00	$ -			$ -	0%	$ 4,056.00	$ -
D-16	Drake' Chinese Elm 2.5"Cal., 10' Min. Ht., 4' Min. Sprd.	$ 30,357.60	$ -			$ -	0%	$ 30,357.60	$ -
D-17	Dahoon Holly 2" Cal., 8' Min. Ht., 4' Min., Sprd	$ 22,406.80	$ -			$ -	0%	$ 22,406.80	$ -
D-18	Red Maple 3" Cal.,10' Min. Ht., 5' Min. Sprd	$ 24,804.00	$ -			$ -	0%	$ 24,804.00	$ -
D-19	Muskogee Crape Myrtle 8' Min. Ht., 4' Min. Sprd.	$ 22,896.00	$ -			$ -	0%	$ 22,896.00	$ -
D-20	Cathedral Oak 6" Cal., 20' Min. Ht., 10' Min. Sprd.	$ 40,424.80	$ -			$ -	0%	$ 40,424.80	$ -
D-21	Live Oak 3" Cal., 12' Min. Ht., 6' Min. Sprd.	$ 54,568.80	$ -			$ -	0%	$ 54,568.80	$ -
D-22	Twilight Crape Myrtle 8' Min. Ht., 4' Min. Sprd.	$ 25,370.80	$ -			$ -	0%	$ 25,370.80	$ -
D-23	Dynamite Crape Myrtle, 8' Min. Ht., 4' Min. Sprd.	$ 13,613.60	$ -			$ -	0%	$ 13,613.60	$ -
D-24	Black Diamond Crape 8' Min. Ht., 4' Min. Sprd.	$ 1,856.40	$ -			$ -	0%	$ 1,856.40	$ -
D-25	Natchez Crape Myrtle 8'Min. Ht., 4' Min. Sprd.	$ 14,851.20	$ -			$ -	0%	$ 14,851.20	$ -
D-26	Cabbage Palm 16' - 26' Ct., Vary Heights, 32 SlickTrunks, 15' O.C. Where Clustered	$ 16,473.60	$ -			$ -	0%	$ 16,473.60	$ -
D-27	Silver Palmetto, 1 Gal., Full, 24" O.C.	$ 29,452.80	$ -			$ -	0%	$ 29,452.80	$ -
D-28	Cord Grass, 1 Gal., Full, 24" O.C.	$ 4,278.97	$ -			$ -	0%	$ 4,278.97	$ -
D-29	Swamp Sunflower, 1 Gal., Full, 24" O.C.	$ 470.29	$ -			$ -	0%	$ 470.29	$ -
D-30	Soft Rush, 1 Gal., Full, 24" O.C.	$ 1,342.80	$ -			$ -	0%	$ 1,342.80	$ -
D-31	Pickerelweed, 1 Gal., Full, 24" O.C.	$ 2,400.94	$ -			$ -	0%	$ 2,400.94	$ -
D-32	Bermuda 419 Grass (Baseball Fields and SoccerField)	$ 268,734.18	$ -			$ -	0%	$ 268,734.18	$ -
D-33	Baseball Infield Clay	$ 45,963.57	$ 34,472.67	$ 6,490.90		$ 40,963.57	89%	$ 5,000.00	$ 2,048.18
D-34	Irrigation	$ 387,753.60	$ 314,960.00	$ 19,120.00		$ 334,080.00	86%	$ 53,673.60	$ 16,704.00
D-35	Seed and Mulch	$ 3,812.14	$ -			$ -	0%	$ 3,812.14	$ -
E-1	Basketball Court Pre- Engineered Roof and Columns (Furnish and Install)	$ 702,000.00	$ -			$ -	0%	$ 702,000.00	$ -
E-2	Basketball Hoop Structures and Hoops (Furnish and Install)	$ 37,747.50	$ -			$ -	0%	$ 37,747.50	$ -
E-3	Basketball Court Furnishings (Bleachers, Benches, Tables, WaterFountains) (Furnish and Install)	$ 70,000.00	$ -			$ -	0%	$ 70,000.00	$ -
E-4	Basketball Court Floor and Foundation IncludingColumn Footers (Furnish and Install)	$ 283,920.00	$ 19,080.00	$ -		$ 19,080.00	7%	$ 264,840.00	$ 954.00
E-5	Riser Room Outside Basketball Courts (Furnish and Install)	$ 46,000.00	$ 43,700.00	$ -		$ 43,700.00	95%	$ 2,300.00	$ 2,185.00
E-6	Basketball Courts Fire Protection System (Furnishand Install)	$ 59,800.00	$ -	$ -		$ -	0%	$ 59,800.00	$ -
E-7	Basketball Courts Plumbing(Water and Sewer) (Furnish and Install)	$ 31,720.00	$ 6,658.00	$ -		$ 6,658.00	21%	$ 25,062.00	$ 332.90
E-8	Racquetball Court Block Walls, Door, Beams, Roof, and Foundation (Furnishand Install)	$ 182,000.00	$ 175,800.00	$ -		$ 175,800.00	97%	$ 6,200.00	$ 8,790.00
E-9	Racquetball Court Floor (Furnish and Install)	$ 83,200.00	$ -			$ -	0%	$ 83,200.00	$ -
F-1	Electrical Panels and Field Lighting Cabinet, ServiceRack, Power Rack (Furnish and Install)	$ 35,360.00	$ 32,600.00	$ 1,400.00		$ 34,000.00	96%	$ 1,360.00	$ 1,700.00
F-2	Misc. Electrical Including Conduit, Wire, and Appurtenances (Furnishand Install)	$ 150,111.20	$ 108,731.30	$ 22,600.00		$ 131,331.30	87%	$ 18,779.90	$ 6,566.57
F-3	Transformer - Coordinate With Duke Energy (Duke Energy to Install Transformer, Pad,Conduits, Pedestal and Appurtenances)	$ 2,000.00	$ 2,000.00	$ -		$ 2,000.00	100%	$ -	$ 100.00
F-4	Parking Lot Lights - Coordinate With Duke Energy (Duke Energy to furnish and install parking lot lights including poles, fixtures, foundation, connecting conduits, wires etc.)	$ 2,000.00	$ -			$ -	0%	$ 2,000.00	$ -
F-5	Street Lights - Coordinate With Duke Energy (Duke Energy to furnish and install parking poles, fixtures, foundation, connecting conduits, wires Etc.)	$ 2,000.00	$ -			$ -	0%	$ 2,000.00	$ -
F-6	Community Center Area Lights - Coordinate with Duke Energy - Duke Energy to furnish and install new fixtures (the new fixtures are to match those proposed with the internal roadway network).	$ 2,000.00	$ -			$ -	0%	$ 2,000.00	$ -
F-7	Single point connection for concession stand, fed from panel lpc-2,4. Verify exact location with owner for power source to enter the Concession stand. Provide 120/208v, 3 ph, 125a load center and coordinate load Locations with the City.	$ 9,286.16	$ 6,451.21	$ 1,450.00		$ 7,901.21	85%	$ 1,384.95	$ 395.06
F-8	Furnish and install 20a, weather proof gfci receptacle in each Dugout. Coordinate with the City on the exact location. Receptacles to be Fed out of panel lpc, (ckt-1).	$ 5,087.68	$ 3,994.71	$ 500.00		$ 4,494.71	88%	$ 592.97	$ 224.74
F-9	Basketball Court Electrical and Lighting, ControlBoxes, Etc. (Furnish and Install)	$ 71,148.48	$ 33,285.68	$ -		$ 33,285.68	47%	$ 37,862.80	$ 1,664.28
F-10	Tennis Court Electrical andLighting Control Boxes, Etc. (Furnish and Install)	$ 67,868.32	$ 52,813.60	$ 5,967.00		$ 58,780.60	87%	$ 9,087.72	$ 2,939.03
ALT- 1	Concrete Ribbon Curb	$ 110,279.40	$ 16,541.91	$ -		$ 16,541.91	15%	$ 93,737.49	$ 827.10
ALT- 2	Three Rail Wood Fence (4 ft) (Furnish and Install) (Onsite Between the GrassParking area and the new Trail)	$ 20,236.32	$ -			$ -	0%	$ 20,236.32	$ -
ALT- 3	Compost/Organic Mix for Topsoil	$ 26,790.40	$ -			$ -	0%	$ 26,790.40	$ -
CO	CO#1 Removal of Existing Irrigation Lines	$ 4,748.45	$ 4,748.45	$ -		$ 4,748.45	100%	$ -	$ 237.42
CO	CO#2 Retaining Wall	$ 127,799.00	$ 25,399.51	$ -		$ 25,399.51	20%	$ 102,399.49	$ 1,269.98
CO	CO#3 6" Reclaim Repair	$ 3,283.53	$ 3,283.53	$ -		$ 3,283.53	100%	$ -	$ 164.18
CO	CO#4 - Water Line from Restroom Building	$ 6,344.00	$ 6,344.00	$ -		$ 6,344.00	100%	$ -	$ 317.20
CO	CO#5 Sanitary/Water to Concession	$ 16,968.81	$ 8,484.40	$ -		$ 8,484.40	50%	$ 8,484.41	$ 424.22
CO	CO#6 Top Soil	$ 19,165.71	$ -	$ -		$ -	0%	$ 19,165.71	$ -
CO	CO#7 RFI #25	$ 32,756.14	$ 32,756.14	$ -		$ 32,756.14	100%	$ -	$ 1,637.81
CO	CO#8 RFI #26	$ 10,156.96	$ 10,156.96	$ -		$ 10,156.96	100%	$ -	$ 507.85
CO	CO#9 Weir	$ 27,856.58	$ -	$ -		$ -	0%	$ 27,856.58	$ -
CO	CO#10 Sanitary to MH-8	$ 15,873.81	$ 15,873.81	$ -		$ 15,873.81	100%	$ -	$ 793.69

CO	CO#11 Added Pickleball and Tennis Posts and Nets	$ 10,004.00	$ -	$ -		$ -	0%	$ 10,004.00	$ -
ODP	CO#12 MACK ODP Credit (B-12 thru B-19)	$ (117,319.00)	$ (117,319.00)	$ -		$ (117,319.00)	100%	$ -	$ (5,865.95)
ODP	CO#12 StaLine ODP Credit (B-20 thru B-24; B-40 thru B-44; C-5 thru C-30)	$ (349,310.72)	$ (349,310.72)	$ -		$ (349,310.72)	100%	$ -	$ (17,465.54)
ODP	CO#12 Rinker ODP Credit (B-36 thru B-41)	$ (197,164.24)	$ (197,164.24)	$ -		$ (197,164.24)	100%	$ -	$ (9,858.21)
ODP	CO#12 Keystone Benches and Trash Receptacles (D-9 & D-10)	$ (93,568.30)	$ -	$ -		$ -	0%	$ (93,568.30)	$ -
ODP	CO#12 Steel Craft Builiders (PEMB) (E-1)	$ (318,041.76)	$ -	$ -		$ -	0%	$ (318,041.76)	$ -
ODP	CO#12 Sales Tax Credit (B-12 thru B-19) (B-20 thru B-24; B-40 thru B-44; C-5 thru C-30) (B-36 thru B-41) (D-9 & D-10) (E-1)	$ (64,774.24)	$ (39,999.56)	$ -		$ (39,999.56)	62%	$ (24,774.68)	$ (1,999.98)
CO	CO#13 Credit for Excess Dirt Sold	$ (27,792.00)	$ -	$ (27,792.00)		$ (27,792.00)	100%	$ -	$ (1,389.60)
CO	CO#14 Scoreboard Mounts	$ 1,516.90	$ -	$ 1,243.36		$ 1,243.36	82%	$ 273.54	$ 62.17
CO	CO#15 Sanitary for 4th of July	$ 944.28	$ -	$ 944.28		$ 944.28	100%	$ -	$ 47.21
CO	CO#16 Resinous Coating	$ 74,444.40							
CO	CO#18 Retaining Wall Revisions	$ 86,511.38							
CO	CO#19 Basketball Ceiling Fans	$ 33,472.84							
ODP	CO#12 Mack ODP Credit Adjustment	$ 8,228.00	$ -	$ 8,228.00		$ 8,228.00	100%	$ -	$ 411.40
ODP	CO#12 StaLine ODP Credit Adjustment	$ 114,314.00	$ -	$ 114,314.00		$ 114,314.00	100%	$ -	$ 5,715.70
ODP	CO#12 RInker ODP Credit Adjustment	$ 22.00	$ -	$ 22.00		$ 22.00	100%	$ -	$ 1.10
	Overpayment on Draw 10 corrected on this Draw 13		$ 29,019.14	$ -		$ 29,019.14	NA	$ (29,019.14)	$ 1,450.96
	Grand Totals	$ 10,072,085.61	$ 6,271,060.10	$ 324,233.18	$ -	$ 6,595,293.28	65%	$ 3,282,363.71	$ 329,764.66

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **North Old Wire Water Main Replacement Pay App No. 2 for the Amount of $199,612.33**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Art Walker Construction, Inc

Effective Date: 04/17/2026 Termination Date:

Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT: This is a budgeted project in the 25/26 fiscal year budget. Funds for this project will be utilized from account 104-550-60-6360

HISTORY/FACTS/ISSUES:

As a part of the City's ongoing effort to improve water quality, the utility department identified the North Old Wire Rd (Black Iron) water main as a major line in need of replacement. On January 12, 2026, the City awarded the North Old Wire Water Main Replacement project to Art Walker Construction. Attached is pay application No. 2 for the amount of $199,612.33. The City's consultant, Halff Engineering, and staff have reviewed the pay application and recommend approval to pay Art Walker Construction the requested amount of $199,612.33.

VIA EMAIL

April 7, 2026

City of Wildwood
Jason Martin
Deputy Director, Utilities
100 North Main Street
Wildwood, Florida 34785

RE: CITY OF WILDWOOD – NORTH OLD WIRE ROAD WATERLINE REPLACEMENT, PAY REQUEST #2, APPLICATION DATE 3/31/2026 HALFF AVO #054387.021

Dear Mr. Martin,

We visited the referenced project site to inspect the improvements for Pay Application #1, by Art Walker Construction, Inc. Based upon these inspections, we submit to you the following:

a) To the best of our knowledge, Art Walker Construction, Inc. is entitled to payment in the amount of $199,612.33.

Enclosed you will find one (1) copy of Pay Request #2. Should you have any questions with regards to this matter, please feel free to contact our office.

Sincerely,

Halff

Michael Scullion, P.E., DBIA, BCEE
Senior Project Manager

MS/eb

Enclosure

cc:
Mark O'Dell, City of Wildwood
Art Walker Construction, Inc.

Contractor's Application for Payment No. 2

	Application Period: 3/1/26-3/31/26	Application Date: 3/31/2026
To (Owner): City of Wildwood	From (Contractor): Art Walker Construction, Inc.	Via (Engineer): Halff
Project: North Old Wire Road Waterline Replacement	Contract:	
Owner's Contract No.:	Contractor's Project No.: 12759	Engineer's Project No.:

Application For Payment

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
TOTALS		
NET CHANGE BY CHANGE ORDERS		

1. ORIGINAL CONTRACT PRICE			**$**	**$496,041.16**
2. Net change by Change Orders			**$**	
3. Current Contract Price (Line 1 ± 2)			**$**	**$496,041.16**
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)			**$**	**$260,033.59**
5. RETAINAGE:				
a. 5%	**X** $260,033.59	**Work Completed**	**$**	**$13,001.68**
b.	**X**	**Stored Material**	**$**	
c. Total Retainage (Line 5a + Line 5b)			**$**	**$13,001.68**
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)			**$**	**$247,031.91**
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)			**$**	**$47,419.58**
8. AMOUNT DUE THIS APPLICATION			**$**	**$199,612.33**
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)			**$**	**$249,009.25**

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:	Date: 4/1/2026

Payment of: $ 199,612.33
(Line 8 or other - attach explanation of the other amount)

is recommended by: Michael Scullion — 4/6/2026
Halff (Date)

Payment of: $ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ _____
City of Wildwood (Date)

Approved by: _____ _____
Funding Agency (if applicable) (Date)

Endorsed by the Construction Specifications Institute.

REV 10/13

Progress Estimate - Unit-Price Work

Contractor's Application

For (Contract): North Old Wire Road Waterline Replacement

Application No.: 2

Application Period: March 1, 2026 through March 31, 2026

Application Date: 3/31/2026

A					B	C				D	E	F	G	H
Item						Estimated Quantity Installed Previous Period		Estimated Quantity Installed This Period						
Bid Item No.	Description	Bid Item Quantity	Bid Item Unit	Unit Price	Bid Item Value ($)	Quantity	Amount	Quantity	Amount	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
1	Mobilization	1.00	LS	$ 17,013.00	$ 17,013.00	0.25	$ 4,253.25	0.25	$ 4,253.25	$8,506.50		$8,506.50	50.0%	$8,506.50
2	Maintenance of Traffic	1.00	LS	$ 30,816.00	$ 30,816.00	0.25	$ 7,704.00	0.25	$ 7,704.00	$15,408.00		$15,408.00	50.0%	$15,408.00
3	Construction Staking/As-Built	1.00	LS	$ 6,077.60	$ 6,077.60	0.25	$ 1,519.40	0.25	$ 1,519.40	$3,038.80		$3,038.80	50.0%	$3,038.80
4	Pressure Test Waterline	1.00	LS	$ 5,350.00	$ 5,350.00		$ -		$ -					$5,350.00
5	Density Testing	1.00	LS	$ 2,140.00	$ 2,140.00		$ -	0.50	$ 1,070.00	$1,070.00		$1,070.00		$1,070.00
6	Disinfection/Bac-T Sampling	1.00	LS	$ 5,862.40	$ 5,862.40		$ -		$ -					$5,862.40
7	110% Payment and Performance Bond	1.00	LS	$ 5,457.00	$ 5,457.00		$ -	1.00	$ 5,457.00	$5,457.00		$5,457.00	100.0%	
8	8" C900 PVC	1680.00	LF	$ 49.29	$ 82,807.20	480.00	$ 23,659.20	1200.00	$ 59,148.00	$82,807.20		$82,807.20	100.0%	
9	Restoration	1.00	LS	$ 31,400.22	$ 31,400.22	0.15	$ 4,710.03	0.25	$ 7,850.06	$12,560.09		$12,560.09	40.0%	$18,840.13
10	Water Service	21.00	EA	$ 3,136.14	$ 65,858.94		$ -	13.00	$ 40,769.82	$40,769.82		$40,769.82	61.9%	$25,089.12
11	Erosion Control/Silt Fence	600.00	LF	$ 2.71	$ 1,626.00	300.00	$ 813.00	300.00	$ 813.00	$1,626.00		$1,626.00	100.0%	
12	Replace Curb and Gutter	32.00	LF	$ 78.91	$ 2,525.12		$ -		$ -					$2,525.12
13	Open Cut & Repair Roadway	367.00	SY	$ 89.89	$ 32,989.63		$ -		$ -					$32,989.63
14	Fire Hydrant Assembly	4.00	EA	$ 8,712.39	$ 34,849.56		$ -	4.00	$ 34,849.56	$34,849.56		$34,849.56	100.0%	
15	Ductile Iron Fittings	1.00	LS	$ 14,177.30	$ 14,177.30	0.25	$ 3,544.33	0.75	$ 10,632.98	$14,177.30		$14,177.30	100.0%	
16	8" Gate Valve	8.00	EA	$ 3,712.14	$ 29,697.12	1.00	$ 3,712.14	7.00	$ 25,984.98	$29,697.12		$29,697.12	100.0%	
17	8" Tapping Sleeve and Valve	1.00	EA	$ 11,557.17	$ 11,557.17		$ -		$ -					$11,557.17
18	10" HDPE Directional Bore	80.00	LF	$ 466.98	$ 37,358.40		$ -		$ -					$37,358.40
19	Open Cut and Repair Concrete Sidewalk or Driveway	201.00	SY	$ 148.73	$ 29,894.73		$ -		$ -					$29,894.73
20	1" Air Release Valve	1.00	EA	$ 4,647.00	$ 4,647.00		$ -		$ -					$4,647.00
21	2" HDPE Water Main	165.00	LF	$ 29.74	$ 4,907.10		$ -	165.00	$ 4,907.10	$4,907.10		$4,907.10	100.0%	
22	2" Blow-Off Assembly	1.00	EA	$ 3,784.89	$ 3,784.89		$ -	1.00	$ 3,784.89	$3,784.89		$3,784.89	100.0%	
23	Abandonment & Grout Fill of Existing Water Main	1.00	LS	$ 17,930.53	$ 17,930.53		$ -		$ -					$17,930.53
24	6" C900 PVC Pipe	36.00	LF	$ 54.91	$ 1,976.76		$ -		$ -					$1,976.76
25	6" Gate Valve	1.00	EA	$ 2,335.11	$ 2,335.11		$ -		$ -					$2,335.11
26	2" Gate Valve	1.00	EA	$ 1,374.21	$ 1,374.21		$ -	1.00	$ 1,374.21	$1,374.21		$1,374.21	100.0%	
27	18" HDPE Pipe	20.00	LF	$ 135.72	$ 2,714.40		$ -		$ -					$2,714.40
28	18" Mitered End Section	2.00	EA	$ 1,605.00	$ 3,210.00		$ -		$ -					$3,210.00
29	Connection to Existing Water Main	1.00	LS	$ 5,703.77	$ 5,703.77		$ -		$ -					$5,703.77
	Totals				**$496,041.16**		**$49,915.35**		**$210,118.24**	**$260,033.59**		**$260,033.59**	52.4%	**$236,007.57**

REV 10/13

ART WALKER CONSTRUCTION, INC.

N Old Wire PROJECT SCHEDULE

April 1 to April 30

	Week 1 4/6/2026	Week 2 4/13/2026	Week 3 4/20/2026	Week 4 4/27/2026
LAYOUT				
LOCATES				
MOBILIZATION				
MOT				
EROSION CONTROL				
CLEARING AND GRUBBING				
CONCRETE				
WATER				
SOD				
ASBUILT				
SUBSTANTIAL				
FINAL				

SECTION 00849
PARTIAL RELEASE OF LIEN

PROJECT:

MATERIAL SUPPLIER/SUBCONTRACTOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IN CONSIDERATION OF PAYMENT IN THE SUM OF $47,419.58 RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, AND OTHER VALUABLE CONSIDERATIONS AND BENEFITS TO THE UNDERSIGNED ACCRUING, DO HEREBY WAIVE, RELEASE AND QUIT CLAIM ALL LIENS, LIEN RIGHTS, CLAIMS OR DEMANDS OF EVERY KIND WHATSOEVER WHICH THE UNDERSIGNED NOW HAS, OR MAY HEREAFTER HAVE, AGAINST THAT CERTAIN REAL ESTATE AND THE IMPROVEMENTS THEREON, LEGALLY DESCRIBED AS:

Project: City of Wildwood North Old Wire Road Waterline Replacement

ON ACCOUNT OF WORK AND LABOR PERFORMED, AND/OR MATERIALS FURNISHED IN, TO , OR ABOUT THE CONSTRUCTION OF ANY BUILDING OR BUILDINGS SITUATED THEREON, OR IN IMPROVING SAID PROPERTY ABOVE DESCRIBED, OR ANY PART THEREOF.

IT BEING THE UNDERSTANDING OF THE UNDERSIGNED THAT THIS IS A WAIVER AND RELEASE OF LIEN WHICH THE UNDERSIGNED HAS AGAINST THE PREMISES DESCRIBED HEREIN, ONLY TO THE EXTENT OF THE PAYMENTS SPECIFIED AND ONLY FOR MATERIALS FURNISHED OR WORK DONE UP UNTIL February 28, 2026 THE UNDERSIGNED WARRANTS THAT NO ASSIGNMENT OF SAID LIENS OR CLAIMS, NOR THE RIGHT TO PERFECT A LIEN AGAINST SAID REAL ESTATE, BY VIRTUE OF THE UNDERSIGNED HAS THE RIGHT TO EXECUTE THIS WAIVER AND RELEASE, AND THAT ALL LABORERS EMPLOYED BY THE UNDERSIGNED, AND ALL BILLS FOR MATERIALS AND SUPPLIES FURNISHED BY OTHERS TO THE UNDERSIGNED IN CONNECTION WITH THE CONSTRUCTION OF IMPROVEMENTS UPON THE AFORESAID PREMISES, TO THE EXTENT OF THE PAYMENT HEREIN REFERRED TO, HAVE BEEN FULLY PAID.

IN WITNESS WHEREOF I/WE HAVE EXECUTED THIS INSTRUMENT UNDER SEAL THIS 7th DAY OF April , 2026 .

Art Walker Construction, Inc.
COMPANY

BY: Tarrah Walker
SIGNATURE

(SEAL)

Tarrah Walker, Vice President
PRINT NAME AND TITLE

STATE OF FLORIDA
COUNTY OF Marion

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF April , BY Tarrah Walker OF Art Walker Construction, Inc. HE/SHE IS PERSONALLY KNOWN TO ME OR PROVIDED _____ AS IDENTIFICATION AND DID NOT TAKE AN OATH.

James Timothy Lusher
SIGNATURE OF NOTARY

JAMES TIMOTHY LUSHER
PRINTED NAME OF NOTARY

HH678097
SERIAL/COMMISSION NUMBER

September 6, 2029
EXPIRATION DATE

NOTARY PUBLIC STATE OF FLORIDA
JAMES TIMOTHY LUSHER
MY COMMISSION # HH 678097
EXPIRES: September 6, 2029

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **North Old Wire Water Main Replacement Project Change Order No. 1 in the Amount of $38,073.37**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Art Walker Construction, Inc

Effective Date: 04/17/2026 Termination Date:

Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT: This is a budgeted project in the 25/26 fiscal year budget. Funds for this change will be utilized from account 104-550-60-6360.

HISTORY/FACTS/ISSUES:

As a part of the City's ongoing effort to improve water quality, the utility department identified the North Old Wire Rd (Black Iron) water main as a major line in need of replacement. On January 12, 2026, the City awarded the North Old Wire Water Main Replacement project to Art Walker Construction.

Attached is change order No. 1. This change is due to existing field conditions that were previously unknown, such as a water main that needed to be connected at Knight Ave and a buried sidewalk that needed to be removed as it was in conflict with the proposed new line. Staff is also electing to add another directional drill to the Cleveland Ave crossing to avoid a substantial concrete driveway and disruption to the existing business located at the North Old Wire and Cleveland intersection. These decisions were made after discussions with the contracted consultant, Halff Engineering. Staff recommends approval of change order No. 1 to Art Walker Construction for the amount of $38,073.37.

SECTION 00843
CHANGE ORDER FORM

PROJECT: **CITY OF WILDWOOD NORTH OLD WIRE ROAD WATERLINE REPLACEMENT**

CHANGE ORDER NO. 1

DATE OF ISSUANCE: March 3, 2026

EFFECTIVE DATE:

CHANGE ORDER NO. 1

CONTRACTOR: Art Walker Construction, Inc.

ENGINEER: Halff Associates, Inc.

The following changes are hereby made to the Contract Documents:

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price $ 496,041.16	Original Contract Times Substantial Completion: June 9, 2026 Ready for final payment: July 9, 2026 days or dates
Net changes from previous Change Orders N/A	Net change from previous Change Orders N/A days
Contract Price prior to this Change Order $ 496,041.16	Contract Times prior to this Change Order Substantial Completion: June 9, 2026 Ready for final payment: July 9, 2026 days or dates
Net Increase (decrease) of this Change Order $ 38,073.37	Net Increase (decrease) of this Change Order 15 days
Contract Price with all approved Change Orders $ 534,114.53	Contract Times with all approved Change Orders Substantial Completion: June 24, 2026 Ready for final payment: July 24, 2026 days or dates

CHANGES ORDERED:

I. GENERAL This change order is necessary to cover changes in the work to be performed under this Contract. The General Conditions, Supplementary Conditions, Specifications and all parts of the Project Manual listed in Article 1, Definitions, of the General Conditions apply to and govern all work under this change order.

Change Order No. 1

II. REQUIRED CHANGES: Removal of sidewalk found after construction began, extension of directional bore, addition of 10" tapping sleeve, replace water service for Oakwood and modify the piping at the crossing of US 301

III. JUSTIFICATION: Contractor found concrete sidewalk burried under 9 inches of dirt and sod that needs to be removed to complete installation of water line. Extending the directional bore will avoid disruption to the local business's driveway. One of the Water Mains was labeled as 8" but is actually a 10" which requires 10" tapping sleeve. Replace the water service for Oakwood at US 301 and modify the piping at the crossing of US 301 per the City's request.

IV. PAYMENT: Increase in construction cost of $38,073.37

V. APPROVAL AND CHANGE AUTHORIZATION: Halff recommends approval of this change order.

Acknowledgments:

The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and,

It is expressly understood and agreed that the approval of the Change Order shall have no effect on the original contract other than matters expressly provided herein.

Change Order Request by: Art Walker Construction, Inc.

Change(s) Ordered by: _____

RECOMMENDED BY:

Halff Associates, Inc.
(Engineer)

By: Michael Scullion (Authorized Signature) April 6, 2026 (Date)

Senior Project Manager
(Title)

ACCEPTED BY:

Art Walker Construction, Inc.
(Contractor)

Brandon McInturff (Authorized Signature) April 6, 2026 (Date)

Project Manager
(Title)

APPROVED BY:

City of Wildwood
(Owner)

By: _____ _____
Name & Title (Date)

By: _____ _____
_____, Clerk (Date)

END OF SECTION

Art Walker Construction, Inc.

P.O. Box 267 • Lowell, FL 32663
Phone: 352-629-1466
Email: office@artwalkerconstruction.com

3/3/2026

City of Wildwood
Attn:
100 North Main Ave
Wildwood, FL 34785

RE: N. Old Wire Road Waterline Replacement
Change Order Request No.1

We hereby propose the following prices:

Item No.	Item Description	Quantity	UM	Unit Price	Ext. Amount
1	Demo & Removal of Concrete Sidewalk	1,120	SF	$ 6.93	$ 7,761.60
2	8"x 2" Connect to Existing (Labor Only)	1	EA	$ 4,125.00	$ 4,125.00
				TOTAL	**$ 11,886.60**

Notes:

1) An additional five (5) days must be added to the contract due to additional work.

Brandon McInturff

Branon McInturff
Art Walker Construction, Inc.
Brandon@artwalkerconstruction.com

City of Wildwood

Art Walker Construction, Inc.

P.O. Box 267 • Lowell, FL 32663
Phone: 352-629-1466
Email: office@artwalkerconstruction.com

3/10/2026

City of Wildwood
Attn: Jason Martin
711 Huey Street
Wildwood, FL 34785

RE: N. Old Wire Road Water Main Replacement
Change Order Request No.2

We hereby propose the following prices:

Item No.	Item Description	Quantity	UM	Unit Price	Ext. Amount
18	10" HDPE Directional Bore	20	LF	$ 466.98	$ 9,339.60
30	10" Tapping Sleeve and Valve	1	EA	$ 14,664.07	$ 14,664.07
31	Future Sewer Lateral Deflection (Labor)	1	EA	$ 2,750.00	$ 2,750.00
32	6" Tapping Sleeve and Valve	1	EA	$ 10,653.36	$ 10,653.36
33	6" MJ 90 Deg Bend	2	EA	$ 426.07	$ 852.14
				TOTAL	**$ 38,259.17**

Item No.	Item Description (CREDIT)	Quantity	UM	Unit Price	Ext. Amount
8	8" C900 PVC	20	LF	$ 49.29	$ 985.80
19	Open Cut and Repair Concrete Sidewalk or Driveway	32	SY	$ 148.73	$ 4,759.36
17	8" Tapping Sleeve and Valve	1	EA	$ 11,557.17	$ 11,557.17
34	6" MJ Long Sleeve	1	EA	$ 309.00	$ 309.00
				TOTAL	**$ 17,611.33**

TOTAL	**$ 20,647.84**

Notes:

1) Items 18, 30, 31, 32, and 33 represent the increase in cost.
2) Items 8, 19, 17, and 34 represent a credit in cost.
3) An additional five (5) days must be added to the contract due to additional work

Brandon McInturff

Branon McInturff
Art Walker Construction, Inc.
Brandon@artwalkerconstruction.com

City Of Wildwood

Art Walker Construction, Inc.

P.O. Box 267 • Lowell, FL 32663
Phone: 352-629-1466
Email: office@artwalkerconstruction.com

3/24/2026

City of Wildwood
Attn:
100 North Main Ave
Wildwood, FL 34785

RE: N. Old Wire Road Waterline Replacement
Change Order Request No. 3

We hereby propose the following prices:

Item No.	Item Description	Quantity	UM	Unit Price	Ext. Amount
10	Water Service (Oakwood Smokehouse)	1	EA	$ 3,136.14	$ 3,136.14
13	Open Cut & Repair Roadway (Service)	10	SY	$ 89.89	$ 898.90
26	2" Gate Valve	1	EA	$ 1,374.21	$ 1,374.21
	8"x 2" Plug w/ 2" Galvanived Nipple	1	EA	$ 709.68	$ 709.68
				TOTAL	**$ 6,118.93**

Item No.	Item Description (CREDIT)	Quantity	UM	Unit Price	Ext. Amount
	8"X 1-1/2" Service Saddle	1	EA	$ 292.00	$ 292.00
	1-1/2" Corporation Stop	1	EA	$ 288.00	$ 288.00
				TOTAL	**$ 580.00**

TOTAL	**$**	**5,538.93**

Notes:

1) An additional five (5) days must be added to the contract due to additional work.

Brandon McInturff

Branon McInturff
Art Walker Construction, Inc.
Brandon@artwalkerconstruction.com

City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Local Construction Projects Update**

REQUESTED ACTION: For Information Only

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached update on local construction projects.

Local Infrastructure Projects
Construction Update
April 21, 2026
Updates Shown in Red

1. **City Water Projects**

   a. *Continental Country Club Water Treatment Plant Decommissioning*
      i. ClearWater Solutions - $145,677.65
      ii. Contract documents executed
      iii. Preconstruction meeting held on March 4, 2026
      iv. Contractor has not recorded the bond; being unresponsive since the preconstruction meeting
      v. Considering alternative options

   b. *Gamble Street Water Line Replacement*
      i. Commission approved design contract with HALFF at the December 8, 2025, Commission meeting
      ii. Design progress – 30%; awaiting 60% plans

   c. *Stanley Avenue Water Rain Replacement*
      i. Design complete
      ii. Seeking funding options

   d. *North Old Wire Road Water Main Replacement*
      i. Art Walker Construction - $496,041.96
      ii. CRA Board awarded bid
      iii. Construction progress – 75%
      iv. Pay App. No. 2 in the amount of $199,612.33 scheduled for the April 27, 2026 City Commission meeting
      v. Change Order No. 1 in the amount of $38,073.37 (additional site work) scheduled for the April 27, 2026 City Commission meeting

   e. *Champagne Farm Wells and Future WTP*
      i. Survey complete
      ii. LPP Developer's Agreement – ON HOLD per Developer
      iii. Continuing dialogue with the property owner's representative

   f. *Water Use Permit Modification*
      i. Commission approved KHA Work Authorization at the January 12, 2026 Commission meeting
      ii. Pre-application meeting with SWFWMD held; positive feedback received
      iii. KHA working on demand projections

g. *South US 301 Water Main Relocation*
    i. Agreement for FDOT to include the construction in roadway project approved at the April 13, 2026, Commission meeting
    ii. KHA design contract approved at the April 13, 2026 Commission meeting
    iii. Design Progress – 10%
    iv. 90% plans due 6/29/2026

h. Ashley WTP and Fairways WTP Corrosion Inhibitor
    i. Design Progress (KHA) – 100%
    ii. FDEP permit submitted
    iii. Preparing Bid Package

i. *CR 501 WTP- Iron Filtration and High Service Pump Upgrades*
    i. Commission awarded bid to SGS: $2,715,700
        i. Substantial Completion – June 9, 2026
        ii. Construction Progress – 85%
        iii. Iron filter start-up complete
        iv. Chemical start-up complete
        v. Final Start Up scheduled for April 28, 2026
        vi. Pay Application No. 11 in the amount of $80,161.89 approved at the April 13, 2026 City Commission meeting
        vii. Landscaping – Earthscapes Unlimited
            i. COMPLETE

2. City Wastewater Projects

a. *Water Reclamation Facility*
    i. CPH designing the expansion of the new plant to 8 MGD
    ii. Commission moved to build 4 MGD new plant and maximize the capacity of the existing plant; both will be AWT with a total capacity estimated at 6.5 MGD (after DAVCO plant installed)
    iii. Pay Application No. 13 in the amount of $11,070,199.98 approved at the April 13, 2026 City Commission meeting
        i. Phase 1
            i. GMP Phase 1 – $34.5 million
            ii. Commission approved ODP packages
                1. All equipment ordered and being delivered on site
                2. DAVCO plant forms being installed

iii. Pay App. No.11 in the amount of $2,578,724.24 approved at the February 9, 2026 Commission meeting
iv. GMP Contract amendment to add City requested additional work and deduct from future Phase 2 (DAVCO plant, ODP items) in the amount of $7,959,820 approved at December 8, 2025 Commission meeting

ii. Phase 2

i. GMP 2 $69,155,875 approved at the March 23, 2026 Commission meeting
ii. Phase II ODP items being ordered as packages become ready
iii. City approved for SRF funding; funding to be received in the summer of 2026 at ~$20 million/year
iv. BABA requirements not necessary for Phase 2 and 3 (Contract amendment with Garney approved at February 23, 2026 Commission meeting)
v. City received $10 million in SAHM funding with $5 million principal forgiveness
vi. Revenue bond issuance – funds received
vii. Second bond issuance unlikely due to SRF funding and grants being received

iii. Phase 3

i. Updated 30% ROM estimate received (project remains less than $150 million)
ii. Awaiting 60% plans from CPH

b. *Rapid Infiltration Basin (RIB) Site Expansion*
   i. Design progress – 95% complete
   ii. Permit modifications underway to remove Lake Miona Golf Course and add Millennium Park
   iii. Out to Bid
   iv. Pre Bid Meeting – April 29, 2026
   v. Bid Opening – May 27, 2026

c. *Effluent Storage Tank on Walker Road/MLK Park*
   i. Design Progress – 10%
   ii. Preliminary design and pipe sizing in progress
   iii. Coordinating with First Florida Tradeport (fka Monarch Ranch)

d. *Prison Forcemain Relocation Through Monarch Ranch*
    i. KHA design contract executed
    ii. KHA to schedule kick-off meeting
    iii. Subconsultant working started

e. *Millennium Park Reclaimed Water Projects*
    i. R-12 Pump Station (at RIBS site)
        i. Commission awarded the bid to Cathcart Construction - $4,165,466
        ii. Construction progress – 30%
        iii. Final completion expected in June 2026
        iv. ODP items approved at the August 11, 2025 Commission meeting - $769,390
        v. Pay App No.1 in the amount of $656,637.15 approved at the March 9, 2026 Commission meeting
    ii. Reclaimed line design (St. Vincents to Broken Oak)– 90% complete
        i. Tentative Bid Schedule
            i. Invitation to Bid Posted – March 19th
            ii. Pre- Bid meeting – April 9, 2026
            iii. Bid Opening = April 23, 2026

3. City Projects (Other)

a. *Municipal Services Expansion:*
    i. Parking lot:
        i. Conceptual plan approved by Commission
        ii. Reviewing plans
    ii. Fleet expansion plans being coordinated for bid by Procurement
    iii. Pole Barn (at Parks Barn) plans being coordinated for bid by Procurement

b. *Millennium Park Phase 1 and II*
    i. Kingdom Construction - $10.7 million
    ii. Construction progress – 60%
    iii. Change Order No. 14 scheduled for February 23, 2026 Commission meeting
    iv. Pay App Nos. 13 in the amount of $299,343.29 approved at the April 27, 2026 City Commission meeting
    v. Change Order No. 20 approved at the April 27, 2026 City Commission meeting

c. *Oxford Park Improvements*
    i. Design Progress – 100%
    ii. KHA preparing bid package

d. *Dr. Martin Luther King Jr. Park Recreation and Outreach Center*
    i. Design progress – OLC design on hold until property tax issue is resolved

e. *Public Works Annex – The Villages*
    i. OLC (architectural firm) conceptual design contract approved
    ii. Property to be donated after completion of the service road
    iii. Commission to approved conceptual design plans at the March 23, 2026 Commission meeting
    iv. Commission approved design contract with OLC at the April 13, 2026 City Commission meeting

f. *Police Substation – The Villages*
    i. KP Studio (architectural firm) conceptual design contract approved
    ii. Property to be donated after completion of the service road
    iii. Commission approved conceptual design plans at the March 23, 2026 Commission meeting
    iv. Awaiting design scope from architect

g. *Downtown Master Plan Related*
    i. Coordinating with FDOT on Complete Streets Project
        i. Coordinating with LSMPO and FDOT on funding alternatives
        ii. Scoping meeting held on July 9, 2025
    ii. CSX Coordination
        i. Dumpsters to be removed from CSX right-of-way once shared compactor is installed
        ii. City working on landscaping plans for consideration by CSX
    iii. Shared Compactor – WM
        i. Commission approved Kingdom Construction's bid of $55K for the enclosure
        ii. Building permit to be released week of March 16th
        iii. Coordinating construction schedule with Kingdom
        iv. Duke service to be installed in 3 weeks
        v. Compactor lease under review by City Attorney
    iv. City Redevelopment Site (Martin Theatre)
        i. Gator Sktch contract approved at the September 22, 2025 Commission meeting
        ii. Gator Sktch provided conceptual plans completed
        iii. Gator Sktch working on elevation renderings
        iv. Targeting May 18, 2026 City Commission workshop
    v. The Railyard
        i. Construction ongoing
        ii. Construction completion anticipated in June

4. **City Stormwater Projects**

    a. *Peters Street and Orange Street Drainage Improvement*
        i. Commission approved design contract with Halff
        ii. Design Progress –35%

5. **City Road Projects**

    a. *Pavement Activities*
        i. FY 26 - Updating Pavement Management Plan to determine new decision tree and appropriate funding amount; new funding amount programmed in FY 26 and beyond
            i. Mott McDonald 5-Year Plan end transmitted to the city by the end of February
            ii. Rejuvenation efforts approved at the April 13, 2026 Commission meeting; scheduling with the contractor
            iii. Pavement activities to occur in summer
            iv. AI software equipment to be placed on vehicles in the spring (real-time PCI information)

    b. *Signature Drive and Clay Drain Road*
        i. Project Phases
            i. ~~Signature Drive Phase~~
                i. ~~COMPLETE~~
            ii. Clay Drain Road Phase
                i. Funding to be programmed in the CIP based on priority scoring (ROW in FY 27; construction in FY 28); awaiting property tax decision before moving forward
                ii. Meeting with property owners to discuss driveway curing scheduled over the next two months

    c. *Barwick Street Improvements:*
        i. Design Progress – 100%
        ii. Art Walker awarded bid
        iii. Preconstruction meeting scheduled for April 28, 2026