

12/13/99

10:47

OF WINTER GARDEN → 4076798081

NO. 563

002

ORDINANCE 99 - 60

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

WHEREAS, Stoneybrook Joint Venture, a Florida general partnership, ("Petitioner"), has petitioned the City of Winter Garden (the "City") to adopt an Ordinance establishing the Stoneybrook West Community Development District (the "District") pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District will constitute a timely, effective, responsive, and economic way to deliver community development services in the area thereby providing a solution to the City's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the City and its taxpayers; and

WHEREAS, all statements contained in the Petition filed by Petitioner with the City on September 9, 1999, are found to be true and correct; and

WHEREAS, the creation of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the City of Winter Garden Comprehensive Plan; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated

community; and

WHEREAS, the creation of the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District; and

WHEREAS, the services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area that will be served by the District is amenable to separate special district government; and

WHEREAS, publication of notice has been given pursuant to Section 190.005, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED by the City of Winter Garden, Florida:

SECTION 1. DISTRICT AND CHARTER

That there is hereby created the Stoneybrook West Community Development District pursuant to Chapter 190, Florida Statutes, which shall operate in accordance with the Charter attached as Exhibit "A" which is hereby adopted by this reference as if set forth in full herein.

SECTION 2. SEVERABILITY

It is declared to be the intent of the City of Winter Garden that if any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity

of the remaining portions hereof.

SECTION 3. CONFLICT

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

SECTION 4. EFFECTIVE DATE

This Ordinance is effective immediately upon receipt of official acknowledgement of its being filed with the Department of State.

READ FIRST TIME: October 28, 1999

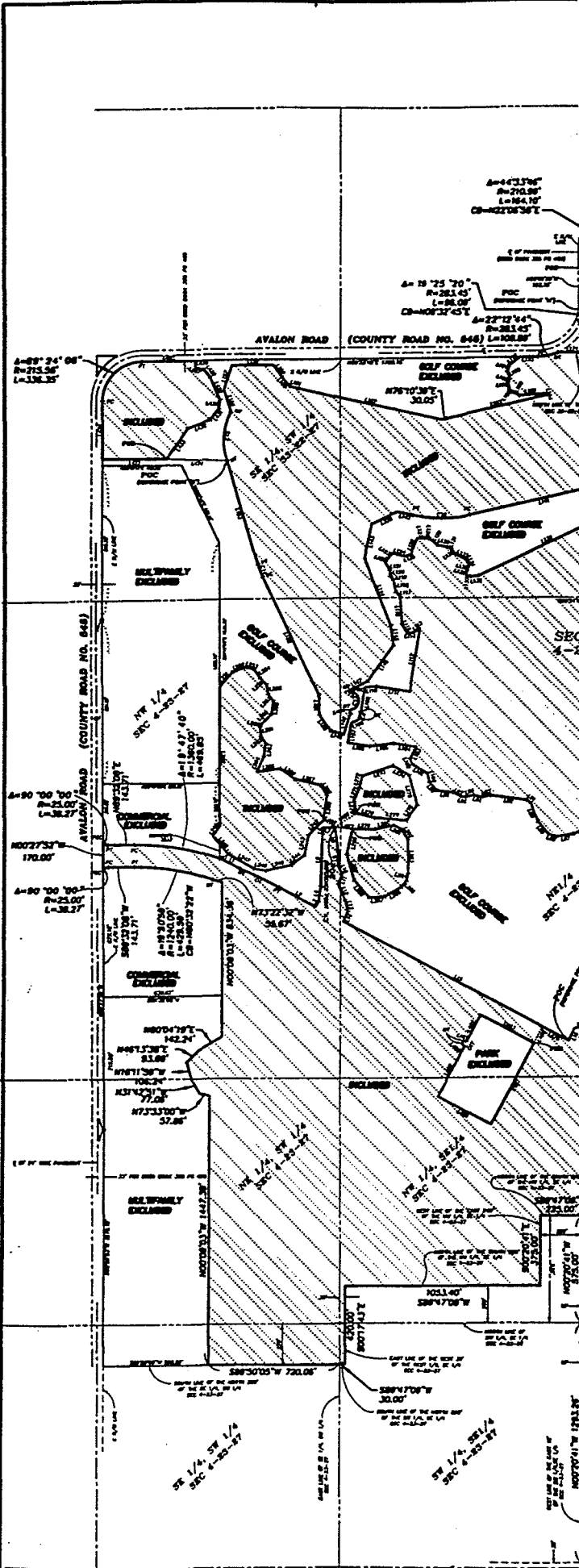
READ, PASSED AND ADOPTED by the City of Winter Garden by its City Commission at its regular meeting this 11th day of November, 1999.

CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA

By: Jack Quesinberry
Mayor, Jack Quesinberry

ATTEST:

Nancy Williams, Deputy Clerk
City Clerk



LANDS INCLUDED IN STONEYBROOK WEST COMMUNITY DEVELOPMENT DISTRICT

The subject lands include the following Parcels 1 through 6, but less and except therefrom Tracts A through F described hereafter.

PARCEL 1

That part of Sections 33 and 34, Township 22 South, Range 27 East, and Sections 3 and 4, Township 23 South, Range 27 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of said Section 4 and run N 00°23'38" W along the East line of the Southeast 1/4 of said Section 4 for a distance of 1324.51 feet to the Southeast corner of the Northeast 1/4 of said Southeast 1/4, said corner also being the POINT OF BEGINNING; thence run S 89°47'09" W along the South line of said Northeast 1/4 of the Southeast 1/4 for a distance of 1323.57 feet to the Southwest corner of said Northeast 1/4 of the Southeast 1/4; thence run S 00°20'41" E along the East line of the Southwest 1/4 of said Southeast 1/4 for a distance of 1293.27 feet to the North Right-of-Way line of Tilden Road, said Right-of-Way line being 30 feet North of and parallel with the South line of said Southwest 1/4 of the Southeast 1/4; thence run S 89°50'21" W along said Right-of-Way line for a distance of 15.00 feet; thence run N 00°20'41" W along the West line of the East 15 feet of said Southwest 1/4 of the Southeast 1/4 for a distance of 1293.26 feet to a point on the North line of said Southwest 1/4 of the Southeast 1/4; thence continue N 00°20'41" W along the West line of the East 15 feet of the Northwest 1/4 of the Southeast 1/4 of said Section 4 for a distance of 575.00 feet; thence run S 89°47'09" W along the North line of the South 575.00 feet of said Northwest 1/4 of the Southeast 1/4 for a distance of 225.00 feet; thence run S 00°20'41" E along the West line of the East 240 feet of said Northwest 1/4 of the Southeast 1/4 for a distance of 375.00 feet; thence run S 89°47'09" W along the North line of the South 200 feet of said Northwest 1/4 of the Southeast 1/4 for a distance of 1053.40 feet; thence run S 00°17'43" E along the East line of the West 30 feet of the West 1/2 of said Southeast 1/4 for a distance of 420.00 feet; thence run S 89°47'09" W along the South line of the North 220 feet of the Southwest 1/4 of the Southeast 1/4 of said Section 4 for a distance of 30.00 feet to a point on the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 4; thence run S 89°50'05" W along the South line of the North 220 feet of said Southeast 1/4 of the Southwest 1/4 for a distance of 720.06 feet; thence run N 00°09'03" W for a distance of 1447.39 feet; thence run N 73°33'00" W for a distance of 57.86 feet; thence run

N 31°42'51" W for a distance of 77.06 feet; thence run N 16°11'59" W for a distance of 106.24 feet; thence run N 46°13'38" E for a distance of 93.69 feet; thence run N 60°04'19" E for a distance of 142.24 feet; thence run N 00°09'03" W for a distance of 834.36 feet; thence run N 73°22'32" W for a distance of 55.67 feet to a point on a non-tangent curve concave Southerly having a radius of 1240.00 feet and a chord bearing of N 80°32'22" W; thence run Westerly along the arc of said curve through a central angle of 19°50'59" for a distance of 429.59 feet to a point of tangency; thence run S 89°32'08" W for a distance of 143.71 feet to a point of curvature of a curve concave Southeasterly having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Southwesterly along the arc of said curve for a distance of 39.27 feet to a point of cusp; thence run N 00°27'52" W along the East Right-of-Way line of Avalon Road (County Road No. 545) lying 33.00 feet Easterly of the centerline of pavement as stated in Deed Book 385, Page 480, of the Public Records of Orange County, Florida, for a distance of 170.00 feet to a point of cusp of a curve concave Northeasterly having a radius of 25.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a point of tangency; thence run N 89°32'08" E for a distance of 143.71 feet to a point of curvature of a curve concave Southerly having a radius of 1360.00 feet and a central angle of 19°47'40"; thence run Southeasterly along the arc of said curve for a distance of 469.85 feet to a point of non-tangency; thence run S 63°56'07" E, 125.22 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2825.00 feet, a central angle of 04°44'48" and a chord bearing of S 64°38'53" E; thence run Southeasterly along the arc of said curve for a distance of 234.04 feet to the point of tangency; thence run S 62°16'29" E, 230.53 feet; thence run N 27°43'31" E, 33.14 feet; thence run N 07°55'36" E, 83.53 feet; thence run N 01°32'44" E, 281.80 feet; thence run N 00°00'00" W, 35.02 feet; thence run N 88°43'22" E, 68.95 feet to a point hereinafter referred to as Reference Point "A"; thence run S 07°10'16" E, 134.48 feet; thence run S 00°01'14" W, 76.56 feet; thence run S 25°36'56" E, 52.24 feet; thence run S 19°54'48" W, 58.06 feet; thence run S 24°39'43" E, 92.97 feet; thence run S 15°22'01" E, 63.99 feet; thence run S 27°43'31" W, 58.78 feet; thence run S 62°16'29" E, 1382.58 feet to a point hereinafter referred to as Reference Point "I"; thence run N 27°43'31" E, 74.25 feet; thence run N 80°12'00" E, 76.90 feet; thence run N 41°26'43" E, 35.05 feet; thence run N 14°55'19" E, 53.87 feet; thence run N 15°19'42" W, 70.17 feet; thence run N 50°09'27" E, 33.22 feet; thence run S 60°59'48" E, 145.91 feet; thence run N 27°43'31" E, 191.17 feet to the point of curvature of a curve

concave Southeasterly having a radius of 2550.00 feet and a central angle of $11^{\circ}49'28''$; thence run Northeasterly along the arc of said curve a distance of 526.26 feet to a point of reverse curvature of a curve concave Northwesterly having a radius of 1000.00 feet and a central angle of $05^{\circ}55'23''$; thence run Northeasterly along the arc of said curve for a distance of 103.38 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 4960.00 feet and a central angle of $08^{\circ}43'53''$; thence run Northeasterly along the arc of said curve for a distance of 755.85 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 2740.00 feet and a central angle of $12^{\circ}40'28''$; thence run Northeasterly along the arc of said curve for a distance of 606.11 feet to the point of reverse curvature of a curve concave Westerly having a radius of 50.00 feet and a central angle of $88^{\circ}09'05''$; thence run Northerly along the arc of said curve for a distance of 76.93 feet to the point of tangency; thence run N $50^{\circ}34'54''$ W, 162.12 feet to a point hereinafter referred to as Reference Point "B"; thence run S $40^{\circ}55'17''$ W, 95.03 feet; thence run S $41^{\circ}19'59''$ W, 75.04 feet; thence run S $39^{\circ}25'06''$ W, 450.00 feet; thence run S $37^{\circ}43'05''$ W, 149.09 feet; thence run S $29^{\circ}15'39''$ W, 72.52 feet; thence run S $25^{\circ}43'54''$ W, 500.69 feet; thence run S $67^{\circ}28'23''$ E, 57.44 feet; thence run S $03^{\circ}05'47''$ E, 53.74 feet; thence run S $30^{\circ}19'48''$ W, 63.79 feet; thence run S $08^{\circ}30'59''$ E, 33.31 feet; thence run S $20^{\circ}51'32''$ W, 57.03 feet; thence run S $58^{\circ}18'14''$ W, 52.88 feet; thence run S $81^{\circ}15'15''$ W, 44.05 feet; thence run N $55^{\circ}00'41''$ W, 32.94 feet; thence run S $73^{\circ}23'37''$ W, 17.94 feet; thence run S $45^{\circ}57'24''$ W, 69.81 feet; thence run S $00^{\circ}24'03''$ E, 33.31 feet; thence run S $31^{\circ}58'10''$ W, 35.78 feet; thence run S $62^{\circ}12'27''$ W, 31.74 feet; thence run S $81^{\circ}52'34''$ W, 26.71 feet; thence run N $66^{\circ}32'42''$ W, 28.27 feet; thence run N $31^{\circ}33'48''$ W, 54.10 feet; thence run N $07^{\circ}07'36''$ E, 82.77 feet; thence run N $11^{\circ}06'42''$ W, 191.52 feet; thence run N $47^{\circ}04'51''$ E, 96.15 feet; thence run N $49^{\circ}26'15''$ W, 85.10 feet; thence run N $11^{\circ}04'44''$ E, 163.16 feet; thence run N $41^{\circ}41'47''$ E, 78.01 feet; thence run N $50^{\circ}56'13''$ E, 82.89 feet; thence run N $25^{\circ}43'54''$ E, 225.00 feet; thence run N $24^{\circ}17'43''$ E, 77.03 feet; thence run N $30^{\circ}30'16''$ E, 90.37 feet; thence run N $38^{\circ}05'29''$ E, 85.08 feet; thence run N $39^{\circ}48'01''$ E, 75.00 feet; thence run N $40^{\circ}10'56''$ E, 75.01 feet; thence run N $39^{\circ}25'06''$ E, 380.00 feet; thence run N $37^{\circ}43'53''$ E, 169.81 feet to a point on a non-tangent curve concave Southwesterly having a radius of 1960.00 feet, a central angle of $09^{\circ}38'46''$ and a chord bearing of N $56^{\circ}37'33''$ W; thence run Northwesterly along the arc of said curve for a distance of 329.98 feet to a point of non-tangency; thence run S $15^{\circ}23'10''$ E, 51.59 feet; thence run S $49^{\circ}12'23''$ W, 39.54 feet; thence run S $70^{\circ}37'44''$ W, 53.29 feet; thence run

S 29°55'04" W, 79.58 feet; thence run S 08°27'14" E, 116.05 feet; thence run S 38°25'03" W, 132.48 feet; thence run S 63°27'08" W, 30.75 feet; thence run S 14°30'05" W, 82.04 feet; thence run S 47°18'44" W, 57.79 feet; thence run S 75°58'26" W, 31.48 feet; thence run N 70°50'04" W, 31.22 feet; thence run N 67°40'14" W, 60.50 feet; thence run S 22°19'46" W, 15.48 feet; thence run S 42°36'52" W, 70.88 feet; thence run S 59°49'20" W, 53.63 feet; thence run S 63°18'01" W, 72.11 feet; thence run S 27°35'13" E, 127.36 feet; thence run S 19°53'02" W, 464.48 feet; thence run S 33°06'02" E, 53.56 feet; thence run S 13°01'37" W, 54.85 feet; thence run S 32°01'25" W, 41.75 feet; thence run S 02°34'48" W, 33.25 feet; thence run S 28°01'15" E, 65.12 feet; thence run S 00°00'00" W, 34.07 feet; thence run S 46°17'36" W, 31.30 feet; thence run S 65°28'38" W, 97.16 feet; thence run S 80°56'18" W, 96.44 feet; thence run N 69°48'17" W, 45.13 feet; thence run N 40°20'59" W, 88.45 feet; thence run N 21°17'47" W, 107.61 feet; thence run N 55°40'45" W, 29.07 feet; thence run N 82°43'48" W, 192.63 feet; thence run S 76°55'26" W, 52.21 feet; thence run N 70°54'22" W, 42.93 feet; thence run S 75°25'00" W, 45.06 feet; thence run N 79°11'52" W, 30.23 feet; thence run N 62°22'15" W, 49.60 feet; thence run N 84°50'42" W, 84.07 feet; thence run N 43°12'29" W, 63.22 feet; thence run N 15°01'01" W, 49.64 feet; thence run N 59°38'08" W, 94.81 feet; thence run N 22°07'25" W, 33.38 feet; thence run N 28°21'45" E, 70.82 feet; thence run N 80°56'39" W, 125.44 feet; thence run S 82°38'13" W, 125.10 feet; thence run N 80°56'39" W, 120.00 feet; thence run N 09°03'21" E, 107.73 feet; thence run N 65°01'21" E, 48.99 feet to a point on a non-tangent curve concave Easterly having a radius of 50.00 feet, a central angle of 47°25'20" and a chord bearing of N 08°54'54" E; thence run Northerly along the arc of said curve for a distance of 41.38 feet to a point of non-tangency; thence run N 09°03'21" E, 135.00 feet; thence run N 85°01'10" E, 61.85 feet; thence run S 80°56'39" E, 180.00 feet; thence run N 09°03'21" E, 351.09 feet; thence run S 51°58'26" W, 44.43 feet; thence run N 87°34'22" W, 36.72 feet; thence run N 29°22'15" W, 52.32 feet; thence run N 03°52'31" W, 145.99 feet; thence run N 36°20'51" W, 39.95 feet; thence run N 11°59'29" W, 63.74 feet; thence run N 37°19'29" W, 25.74 feet; thence run N 06°31'29" W, 34.29 feet; thence run N 30°29'04" W, 41.37 feet; thence run N 20°52'08" E, 31.69 feet; thence run N 45°01'18" E, 35.41 feet; thence run S 75°16'02" E, 65.91 feet; thence run N 68°37'10" E, 38.10 feet; thence run N 21°51'08" E, 89.46 feet; thence run N 84°38'54" E, 40.72 feet; thence run S 80°32'41" E, 29.17 feet; thence run S 52°17'44" E, 52.59 feet; thence run S 77°22'33" E, 55.63 feet; thence run S 64°33'12" E, 28.00 feet; thence run S 32°38'20" E, 29.38 feet; thence run S 62°25'00" E,

69.73 feet; thence run S 24°38'24" E, 36.97 feet; thence run S 20°34'13" W, 27.17 feet; thence run S 12°15'36" W, 30.12 feet; thence run S 77°44'24" E, 23.56 feet; thence run N 83°24'33" E, 45.53 feet; thence run N 64°50'23" E, 835.01 feet; thence run N 46°10'56" E, 86.04 feet to a point on a non-tangent curve concave Northeasterly having a radius of 1240.00 feet, a central angle of 05°28'26" and a chord bearing of N 37°19'46" W; thence run Northwesterly along the arc of said curve for a distance of 118.47 feet to a point of non-tangency; thence run S 77°19'18" W, 815.45 feet to the point of curvature of a curve concave Northerly having a radius of 705.00 feet and a central angle of 25°09'49"; thence run Westerly along the arc of said curve for a distance of 309.63 feet to the point of tangency; thence run N 77°30'53" W, 88.21 feet; thence run S 63°20'24" W, 150.24 feet; thence run S 12°29'07" W, 190.10 feet; thence run S 21°13'36" E, 391.57 feet; thence run S 08°23'13" E, 107.56 feet; thence run S 34°43'26" W, 240.14 feet; thence run S 64°09'43" W, 109.45 feet to a point on a non-tangent curve concave Northeasterly having a radius of 25.00 feet, a central angle of 36°06'11", and a chord bearing of S 55°58'35" E; thence run Southeasterly along the arc of said curve for a distance of 15.75 feet to the point of reverse curvature of a curve concave Westerly having a radius of 50.00 feet and a central angle of 159°12'14"; thence run Southerly along the arc of said curve for a distance of 138.93 feet to a point of non-tangency; thence run S 04°49'26" E, 19.95 feet; thence run S 17°06'38" W, 118.93 feet; thence run N 72°53'22" W, 73.94 feet; thence run N 36°13'14" W, 105.83 feet; thence run N 01°56'27" W, 109.38 feet; thence run N 25°50'17" W, 710.25 feet to the point of curvature of a curve concave Northeasterly having a radius of 457.18 feet and a central angle of 09°16'11"; thence run Northwesterly along the arc of said curve for a distance of 73.97 feet to the point of tangency; thence run N 16°34'06" W, 588.78 feet to a point on a non-tangent curve concave Easterly having a radius of 301.00 feet, a chord bearing of N 04°51'18" E and a central angle of 52°11'24" said point also hereinafter referred to as Reference Point "G"; thence run Northerly along the arc of said curve for a distance of 274.18 feet to a point of non-tangency; thence run N 18°09'13" W, 126.33 feet; thence run N 18°17'32" E, 139.47 feet; thence run N 89°33'49" E, 225.23 feet; thence run S 34°48'20" E, 79.55 feet; thence run S 42°26'57" E, 66.49 feet; thence run S 76°24'47" E, 51.03 feet; thence run S 77°30'53" E, 791.28 feet; thence run N 76°10'39" E, 30.05 feet; thence run N 77°19'18" E, 554.75 feet; thence run N 12°40'42" W, 10.00 feet; thence run S 86°07'12" W, 148.20 feet; thence run N 62°19'41" W, 40.10 feet; thence run N 45°01'18" W, 27.11 feet; thence run N 06°00'49" W, 36.32 feet; thence run N 20°45'57" E, 21.31 feet; thence run

N 19°00'36" W, 41.02 feet; thence run N 18°26'52" E, 31.30 feet; thence run N 50°29'55" E, 73.32 feet to a point on the South Right-of-Way line of Avalon Road (said Right-of-Way line lying 33 feet South of the centerline of pavement as stated in said Deed Book 385, Page 480); thence run N 89°33'49" E along said Right-of-Way line for a distance of 100.93 feet to the point of curvature of a curve concave Northerly having a radius of 283.45 feet and a central angle of 22°12'44"; thence run Easterly along the arc of said curve and said Right-of-Way line for a distance of 109.89 feet to a point of non-tangency, said point being on the North line of the Southwest 1/4 of the Southeast 1/4 of the aforesaid Section 33; thence run N 89°50'50" E along said line for a distance of 158.99 feet to the Northeast corner of said Southwest 1/4 of the Southeast 1/4; thence run N 00°11'18" W along the West line of the East 1/2 of the Southeast 1/4 for a distance of 167.69 feet to a point on the East Right-of-Way line of Avalon Road (said Right-of-Way line lying 33 feet East of the centerline of pavement as stated in said Deed Book 385, Page 480), and being on a curve concave Northwesterly having a radius of 283.45 feet, a central angle of 19°25'20" and a chord bearing of N 09°32'45" E; thence run Northeasterly along the arc of said curve and said Easterly Right-of-Way line for a distance of 96.09 feet to a point of non-tangency said point hereinafter referred to as Reference Point "H"; thence run S 01°00'27" E, 287.13 feet to a point on a non-tangent curve concave Easterly having a radius of 1160.00 feet, a central angle of 10°10'24" and a chord bearing of S 06°31'04" E; thence run Southerly along the arc of said curve for a distance of 205.96 feet to a point on a non-tangent curve concave Southeasterly having a radius of 345.00 feet, a central angle of 56°17'38" and a chord bearing of N 24°40'28" E; thence run Northeasterly along the arc of said curve for a distance of 338.97 feet to the point of tangency; thence run N 52°49'17" E, 78.16 feet; thence run N 37°10'43" W, 15.87 feet; thence run S 68°12'56" W, 72.76 feet; thence run N 72°21'45" W, 36.63 feet; thence run N 08°08'10" W, 41.39 feet; thence run N 29°46'48" E, 71.23 feet; thence run N 05°42'54" E, 53.92 feet; thence run N 41°29'21" E, 53.25 feet; thence run N 23°58'43" E, 18.61 feet; thence run N 05°42'53" W, 47.94 feet; thence run N 49°23'22" E, 69.44 feet; thence run N 20°27'49" E, 56.99 feet; thence run N 63°00'17" E, 54.11 feet; thence run N 44°18'52" E, 50.47 feet; thence run N 64°33'12" E, 25.86 feet; thence run N 79°59'58" E, 34.78 feet; thence run S 87°50'03" E, 59.92 feet; thence run N 69°52'40" E, 29.89 feet; thence run S 85°36'17" E, 23.83 feet; thence run N 75°58'26" E, 51.49 feet; thence run S 80°08'29" E, 28.38 feet; thence run S 52°52'27" E, 44.29 feet; thence run S 28°27'40" E, 31.16 feet; thence run S 05°54'38" E, 34.62 feet; thence run S 29°45'49" W,

30.73 feet; thence run S 37°10'43" E, 21.79 feet; thence run N 52°49'17" E, 441.16 feet to a point on a non-tangent curve concave Southeasterly having a radius of 170.00 feet, a central angle of 14°59'18" and a chord bearing of N 28°50'55" E; thence run Northeasterly along the arc of said curve for a distance of 44.47 feet to a point of non-tangency; thence run N 36°42'42" W, 6.46 feet; thence run S 53°17'18" W, 188.32 feet; thence run S 74°56'33" W, 23.67 feet; thence run N 86°33'19" W, 78.50 feet; thence run N 36°20'51" W, 49.67 feet; thence run N 08°45'10" W, 48.61 feet; thence run N 04°05'19" E, 39.52 feet; thence run N 26°34'57" E, 62.20 feet; thence run N 49°53'27" E, 116.32 feet; thence run N 69°49'42" E, 65.78 feet; thence run S 79°23'17" E, 47.22 feet; thence run N 61°56'44" E, 24.77 feet; thence run N 39°39'56" E, 34.80 feet; thence run N 64°18'25" E, 56.53 feet; thence run S 89°15'58" E, 68.47 feet; thence run S 72°08'02" E, 39.43 feet; thence run S 24°14'38" E, 34.58 feet; thence run S 06°48'41" W, 68.14 feet; thence run S 53°17'18" W, 81.99 feet; thence run S 37°10'52" E, 137.56 feet; thence run S 31°34'19" W, 35.83 feet to a point on a non-tangent curve concave Southwesterly having a radius of 50.00 feet, a central angle of 48°45'39" and a chord bearing of S 34°02'52" E; thence run Southeasterly along the arc of said curve for a distance of 42.55 feet to a point of non-tangency; thence run N 78°24'36" E, 39.53 feet; thence run S 37°10'52" E, 121.73 feet to a point on a non-tangent curve concave Northwesterly having a radius of 170.00 feet, a central angle of 49°13'27" and a chord bearing of S 59°40'34" W; thence run Southwesterly along the arc of said curve for a distance of 146.05 feet to a point of non-tangency; thence run S 52°49'17" W, 669.42 feet; thence run S 48°34'45" W, 340.22 feet; thence run S 44°01'25" W, 237.83 feet to a point on a non-tangent curve concave Northwesterly having a radius of 125.00 feet, a central angle of 51°47'07" and a chord bearing of S 43°06'47" W; thence run Southwesterly along the arc of said curve for a distance of 112.98 feet to the point of tangency; thence run S 67°42'40" W, 28.15 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet and a central angle of 91°15'44"; thence run Southwesterly along the arc of said curve for a distance of 39.82 feet to the point of compound curvature of a curve concave Northeasterly having a radius of 1160.00 feet and a central angle of 09°22'32"; thence run Southeasterly along the arc of said curve for a distance of 189.82 feet to a point of non-tangency; thence run N 56°11'45" E, 742.13 feet; thence run N 42°53'25" E, 868.01 feet; thence run N 22°56'25" W, 54.80 feet; thence run N 37°10'52" W, 406.06 feet; thence run N 52°49'08" E, 141.41 feet; thence run N 13°55'43" W, 71.82 feet; thence run N 47°31'14" E, 277.75 feet; thence run N 18°05'51" W, 10.98 feet; thence

run N 56°18'07" W, 230.97 feet; thence run N 76°10'12" W, 84.82 feet; thence run N 55°16'24" W, 48.35 feet to a point on the North line of the East 1/2 of the Southeast 1/4 of said Section 33; thence run N 89°54'24" E along said line for a distance of 195.97 feet to the Northwest corner of the Southwest 1/4 of said Section 34; thence run N 89°35'22" E along the North line of said Southwest 1/4 for a distance of 1293.45 feet to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 34; thence run S 01°03'34" E along the East line of said Northwest 1/4 of the Southwest 1/4 for a distance of 1324.75 feet to the Southeast corner thereof; thence run N 89°42'04" E along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 34 for a distance of 1308.09 feet to the Northeast corner thereof; thence run S 01°41'24" E along the East line of said Southeast 1/4 of the Southwest 1/4 for a distance of 1327.55 feet to the Southeast corner thereof; thence run N 89°48'39" E along the North line of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 3 for a distance of 661.43 feet to the Northeast corner thereof; thence run S 00°03'40" W along the East line of said Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 for a distance of 650.07 feet to the Southeast corner thereof; thence run N 89°54'27" E along the North line of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 3 for a distance of 663.23 feet to the Northeast corner thereof; thence run S 00°06'30" E along the East line of the West 1/2 of the Northeast 1/4 of said Section 3 for a distance of 1612.73 feet; thence run S 84°17'22" W for a distance of 329.81 feet to a point of curvature of a curve concave Southeasterly having a radius of 5879.58 feet and a central angle of 26°57'50"; thence run Southwesterly along the arc of said curve for a distance of 2766.99 feet to a point of reverse curvature of a curve concave Northwesterly having a radius of 1006.45 feet and a central angle of 12°58'16"; thence run Southwesterly along the arc of said curve for a distance of 227.85 feet to a point on a non-tangent curve concave Southeasterly having a radius of 5909.58 feet and a chord bearing of S 50°19'48" W; thence run Southwesterly along the arc of said curve through a central angle of 09°36'32" for a distance of 991.08 feet to a point of non-tangency; thence run S 89°42'18" W along the South line of the North 1/2 of the Southwest 1/4 of said Section 3 for a distance of 103.30 feet to the POINT OF BEGINNING.

AND

PARCEL 2

Commence at the aforesaid Reference Point "A" and run N 56°29'15" W, 74.34 feet to the POINT OF BEGINNING; thence run S 44°59'31" W, 118.43 feet; thence run S 09°55'01" W, 108.21 feet; thence run S 52°30'38" W, 89.93 feet; thence run S 77°30'30" W, 143.68 feet; thence run N 80°35'12" W, 65.67 feet; thence run N 60°55'34" W, 165.30 feet; thence run N 40°33'37" W, 126.12 feet; thence run N 32°19'15" E, 65.80 feet; thence run N 00°12'00" W, 751.65 feet; thence run N 41°46'10" E, 108.27 feet; thence run N 70°55'25" E, 81.71 feet; thence run S 71°35'29" E, 45.18 feet; thence run S 34°20'04" E, 54.34 feet; thence run S 43°22'09" E, 51.21 feet; thence run S 07°21'57" E, 50.52 feet; thence run S 37°07'19" E, 49.38 feet; thence run S 09°25'14" W, 72.36 feet; thence run S 45°40'31" W, 75.18 feet; thence run S 22°35'17" W, 17.56 feet; thence run S 05°44'35" E, 46.12 feet; thence run S 33°27'09" E, 47.33 feet; thence run S 06°20'12" W, 72.02 feet; thence run S 23°43'20" W, 91.78 feet; thence run N 82°44'03" E, 128.18 feet; thence run S 55°17'16" E, 97.65 feet; thence run S 77°13'33" E, 144.56 feet; thence run S 32°33'57" E, 65.69 feet; thence run S 08°07'35" W, 133.08 feet to the POINT OF BEGINNING

AND

PARCEL 3

Commence at the aforesaid Reference Point "A" and run N 57°55'24" E, 137.56 feet to the POINT OF BEGINNING; thence run N 09°31'07" W, 68.87 feet; thence run N 21°13'54" E, 76.33 feet; thence run N 13°36'18" E, 64.44 feet; thence run N 70°57'59" E, 171.43 feet; thence run S 58°55'58" E, 102.82 feet; thence run S 15°18'09" E, 166.40 feet; thence run S 35°46'28" W, 101.49 feet; thence run N 85°16'58" W, 170.39 feet; thence run N 75°51'04" W, 99.33 feet to the POINT OF BEGINNING.

AND

PARCEL 4

Commence at the aforesaid Reference Point "A" and run S 82°38'09" E, 94.87 feet to the POINT OF BEGINNING; thence run S 89°24'12" E, 120.68 feet; thence run N 77°20'17" E, 102.31 feet; thence run S 61°22'07" E, 43.30 feet; thence run S 34°02'56" E, 68.03 feet; thence run S 00°54'52" E, 182.89 feet; thence run S 10°47'32" W, 38.12 feet; thence run S 39°03'24" W, 45.09 feet; thence run S 59°16'11" W, 103.44 feet; thence run S 86°25'27" W, 83.81 feet; thence run N 40°38'51" W, 125.22 feet; thence run N 15°40'29" W, 144.06 feet; thence run N 12°06'24" E, 138.74 feet to the POINT OF BEGINNING.

AND
PARCEL 5

Commence at the aforesaid Reference Point "G" and run N 87°39'54" W for a distance of 327.93 feet to the POINT OF BEGINNING; thence run S 89°49'17" W, 346.24 feet to the East Right-of-Way line of County Road No. 545; thence run N 00°09'42" E along said Right-of-Way line for a distance of 315.38 feet to the point of curvature of a curve concave Southeasterly having a radius of 215.56 feet and a central angle of 89°24'08"; thence run Northeasterly along the arc of said curve and said Right-of-Way line for a distance of 336.35 feet to the point of tangency; thence run N 89°33'49" E along the South Right-of-Way line of said County Road 545 for a distance of 285.41 feet; thence run S 00°26'11" E, 35.00 feet; thence run S 73°01'17" E, 48.03 feet; thence run S 39°29'37" E, 56.03 feet; thence run S 23°08'22" E, 135.14 feet; thence run S 05°54'38" W, 42.88 feet; thence run S 37°00'19" W, 78.39 feet; thence run S 70°38'06" W, 134.36 feet; thence run S 33°48'33" W, 198.69 feet to the POINT OF BEGINNING.

AND
PARCEL 6

Commence at the aforesaid Reference Point "H" and run N 00°09'55" W along the East Right-of-Way line of County Road 545 for a distance of 184.61 feet to the POINT OF BEGINNING; thence continue N 00°09'55" W along said Right-of-Way line for a distance of 112.05 feet to the point of curvature of a curve concave Southeasterly having a radius of 210.99 feet and a central angle of 44°33'46"; thence run Northeasterly along the arc of said curve and said East Right-of-Way line for a distance of 164.10 feet to the point of tangency; thence run N 44°23'52" E along said Right-of-Way line, 67.69 feet; thence run S 45°36'08" E, 7.48 feet; thence run N 60°16'26" E, 37.04 feet; thence run N 64°14'52" E, 35.88 feet; thence run N 90°00'00" E, 33.75 feet; thence run S 63°27'08" E, 27.57 feet; thence run S 33°02'37" E, 30.54 feet; thence run S 12°10'57" E, 64.19 feet; thence run S 13°00'15" W, 35.80 feet; thence run S 41°00'49" W, 60.21 feet; thence run S 15°01'45" W, 42.94 feet; thence run S 41°12'27" W, 48.00 feet; thence run S 59°03'19" W, 38.61 feet; thence run S 21°32'58" W, 47.38 feet; thence run S 30°43'07" W, 41.99 feet; thence run S 56°19'48" W, 30.12 feet; thence run N 85°02'02" W, 30.32 feet; thence run N 68°38'39" W, 30.61 feet; thence run N 39°06'54" W, 31.13 feet to the POINT OF BEGINNING.

LESS
TRACT A

Commence at the aforesaid Reference Point "B" and run N 14°47'37" W, 136.80 feet to the POINT OF BEGINNING; thence run N 50°34'54" W, 20.07 feet; thence run N 44°02'35" E, 205.57 feet to a point on a non-tangent curve concave Westerly having a radius of 160.00 feet, a central angle of 55°24'58" and a chord bearing of N 00°56'11" E; thence run Northerly along the arc of said curve for a distance of 154.75 feet to a point of non-tangency; thence run N 63°31'26" E, 330.62 feet; thence run N 26°41'43" E, 273.03 feet; thence run N 08°59'27" E, 67.53 feet; thence run N 02°46'46" W, 69.38 feet; thence run N 57°03'04" E, 48.69 feet; thence run S 31°21'22" E, 40.83 feet; thence run N 89°08'02" E, 73.38 feet; thence run N 22°37'42" W, 254.07 feet; thence run S 35°59'47" E, 284.54 feet to the point of curvature of a curve concave Southwesterly having a radius of 145.00 feet and a central angle of 10°26'16"; thence run Southeasterly along the arc of said curve for a distance of 26.42 feet to a point of non-tangency; thence run N 54°00'13" E, 105.23 feet to a point hereinafter referred to as Reference Point "C", said point also being on a non-tangent curve concave Northwesterly having a radius of 125.00 feet, a central angle of 15°53'31" and a chord bearing of S 10°30'21" W; thence run Southwesterly along the arc of said curve for a distance of 34.67 feet to the point of tangency; thence run S 18°27'06" W, 70.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 225.00 feet and a central angle of 48°04'42"; thence run Southeasterly along the arc of said curve for a distance of 188.80 feet to the point of cusp of a curve concave Southerly having a radius of 50.00 feet and a central angle of 126°06'20"; thence run Westerly along the arc of said curve for a distance of 110.05 feet to a point of non-tangency; thence run N 40°53'08" W, 104.63 feet; thence run S 49°06'52" W, 85.00 feet; thence run S 34°10'59" W, 77.62 feet; thence run S 49°06'52" W, 321.48 feet to the point of curvature of a curve concave Southeasterly having a radius of 3055.00 feet and a central angle of 05°30'27"; thence run Southwesterly along the arc of said curve for a distance of 293.66 feet to the point of tangency; thence run S 44°02'35" W, 183.73 feet to the POINT OF BEGINNING.

LESS
TRACT B

Commence at the aforesaid Reference Point "C" and run N 69°12'51" E, 53.08 feet to the POINT OF BEGINNING; thence run N 54°05'29" E, 195.10 feet;

thence run S 20°43'28" E, 46.34 feet; thence run S 52°33'07" E, 146.51 feet; thence run S 52°59'35" E, 181.03 feet; thence run S 57°08'36" E, 102.53 feet; thence run S 40°05'12" E, 65.84 feet; thence run S 04°40'41" W, 73.31 feet; thence run N 85°00'32" E, 59.46 feet; thence run S 55°17'26" E, 97.95 feet; thence run S 35°11'56" W, 220.29 feet to a point on a non-tangent curve concave Southerly having a radius of 575.00 feet, a central angle of 25°45'41", and a chord bearing of N 88°22'33" W; thence run Westerly along the arc of said curve for a distance of 258.53 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 175.00 feet and a central angle of 60°22'16"; thence run Northwesterly along the arc of said curve for a distance of 184.39 feet to the point of tangency said point also being hereinafter referred to as Reference Point "D"; thence run N 40°53'08" W, 221.30 feet to the point of curvature of a curve concave Northeasterly having a radius of 175.00 feet and a central angle of 59°20'14"; thence run Northwesterly along the arc of said curve for a distance of 181.24 feet to the point of tangency; thence run N 18°27'06" E, 70.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 175.00 feet and a central angle of 22°47'42"; thence run Northeasterly along the arc of said curve for a distance of 69.62 feet to the POINT OF BEGINNING.

LESS

TRACT C

Commence at the aforesaid Reference Point "D" and run S 03°08'42" E, 70.29 feet to the POINT OF BEGINNING; thence run S 34°48'40" W, 42.11 feet; thence run S 54°56'20" E, 98.83 feet; thence run S 09°43'11" E, 67.62 feet; thence run N 78°48'43" E, 24.29 feet; thence run S 49°46'09" E, 61.35 feet; thence run S 01°34'22" W, 32.72 feet; thence run S 53°33'21" E, 19.56 feet; thence run N 81°48'07" E, 26.97 feet; thence run S 57°00'58" E, 40.42 feet; thence run S 07°03'49" E, 46.90 feet; thence run S 52°17'53" E, 115.25 feet; thence run S 75°00'08" E, 69.45 feet; thence run N 04°26'20" W, 32.36 feet; thence run N 86°52'51" E, 139.10 feet; thence run S 75°53'43" E, 123.17 feet; thence run N 35°00'28" E, 48.45 feet; thence run S 54°59'32" E, 75.56 feet; thence run S 43°41'44" E, 498.84 feet; thence run S 34°01'17" E, 72.74 feet; thence run S 07°00'25" E, 213.06 feet; thence run S 21°27'34" E, 11.87 feet; thence run S 68°32'26" W, 32.99 feet; thence run S 16°23'33" W, 47.63 feet; thence run S 00°13'11" E, 14.20 feet; thence run S 16°42'50" E, 84.24 feet; thence run S 01°55'47" W, 15.98 feet; thence run S 20°34'24" W, 27.88 feet; thence run S 13°09'50" E, 27.77 feet; thence run S 18°17'37" E, 23.94 feet;

thence run S 10°18'51" W, 34.48 feet; thence run S 26°10'47" W, 13.67 feet; thence run S 00°04'14" W, 33.44 feet; thence run S 18°32'45" E, 36.69 feet; thence run S 23°22'29" W, 39.53 feet; thence run S 01°24'03" W, 18.71 feet; thence run S 20°34'24" E, 13.31 feet; thence run S 05°42'57" E, 35.68 feet; thence run S 28°07'55" E, 48.03 feet; thence run S 58°27'09" E, 23.06 feet; thence run S 85°55'05" E, 19.22 feet thence run S 71°51'24" E, 12.15 feet; thence run S 57°47'42" E, 44.59 feet; thence run S 81°40'37" E, 20.24 feet; thence run N 74°26'28" E, 51.61 feet; thence run N 68°32'26" E, 50.61 feet; thence run S 21°27'34" E, 269.96 feet; thence run S 06°56'24" W, 544.27 feet; thence run S 85°21'00" W, 143.91 feet; thence run S 10°31'45" W, 284.87 feet; thence run S 40°33'23" E, 239.51 feet to a point on a non-tangent curve concave Southeasterly having a radius of 5970.58 feet, a central angle of 12°49'27", and a chord bearing of S 63°44'15" W; thence run Southwesterly along the arc of said curve for a distance of 1336.36 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 915.45 feet and a central angle of 18°30'56"; thence run Southwesterly along the arc of said curve for a distance of 295.84 feet to the point of non-tangency; thence run S 14°09'32" E radial to said curve, 40.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 955.45 feet, a central angle of 40°43'35", and a chord bearing of N 83°47'53" W; thence run Northwesterly along the arc of said curve for a distance of 679.14 feet to the point of tangency; thence run N 63°26'06" W, 386.35 feet; thence run N 62°16'29" W, 914.89 feet; thence run S 85°04'27" E, 135.69 feet; thence run N 18°45'46" E, 57.12 feet; thence run N 79°04'23" E, 95.22 feet to a point hereinafter referred to as Reference Point "E"; thence run S 22°55'55" E, 62.96 feet; thence run S 55°44'00" E, 68.80 feet; thence run S 74°50'17" E, 53.88 feet; thence run N 72°13'43" E, 39.23 feet; thence run S 85°03'52" E, 40.79 feet; thence run S 61°12'27" E, 47.21 feet; thence run N 80°52'22" E, 157.65 feet; thence run N 49°25'12" E, 51.61 feet; thence run N 27°20'30" E, 56.34 feet; thence run N 03°22'08" E, 30.30 feet to a point on a non-tangent curve concave Northeasterly having a radius of 395.00 feet, a central angle of 32°08'09", and a chord bearing of S 40°00'39" E; thence run Southeasterly along the arc of said curve for a distance of 221.55 feet to the point of tangency; thence run S 56°04'43" E, 452.87 feet to the point of curvature of a curve concave Northerly having a radius of 395.00 feet and a central angle of 63°49'35"; thence run Southeasterly along the arc of said curve for a distance of 440.02 feet to the point of tangency; thence run N 60°05'42" E, 678.47 feet; thence run N 73°47'20" E, 783.30 feet; thence run N 61°30'48" E, 106.25 feet; thence run N 10°31'45" E, 325.47 feet; thence run N 48°00'31" W, 88.04 feet;

thence run N 03°54'26" W, 425.49 feet; thence run N 09°12'25" W, 863.43 feet; thence run N 51°36'55" W, 602.31 feet; thence run N 49°06'23" W, 733.68 feet; thence run N 40°53'08" W, 130.81 feet; thence run N 49°06'52" E, 87.65 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet and a central angle of 86°33'37"; thence run Easterly along the arc of said curve for a distance of 37.77 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 225.00 feet and a central angle of 10°51'48"; thence run Southeasterly along the arc of said curve for a distance of 42.66 feet to the POINT OF BEGINNING.

LESS

TRACT D

Commence at the aforesaid Reference Point "E" and run N 20°33'54" E, 153.87 feet to the POINT OF BEGINNING; thence run N 43°07'19" E, 245.09 feet; thence run N 04°16'59" E, 203.66 feet; thence run N 39°06'54" W, 47.48 feet; thence run N 56°49'33" W, 94.67 feet; thence run N 00°00'00" E, 27.12 feet; thence run N 34°28'52" W, 40.88 feet; thence run N 70°32'13" W, 88.40 feet to a point on a non-tangent curve concave Southeasterly having a radius of 2450.00 feet, a central angle of 01°05'02", and a chord bearing of N 35°53'04" E; thence run Northeasterly along the arc of said curve for a distance of 46.35 feet to the point of tangency; thence run N 36°25'35" E, 95.64 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet and a central angle of 88°21'22"; thence run Northeasterly along the arc of said curve for a distance of 38.55 feet to the point of tangency; thence run S 55°13'03" E, 197.78 feet to a point hereinafter referred to as Reference Point "F" said point also being the point of curvature of a curve concave Southwesterly having a radius of 475.00 feet and a central angle of 13°19'25"; thence run Southeasterly along the arc of said curve for a distance of 110.46 feet to a point of non-tangency; thence run S 48°06'21" W, 120.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 355.00 feet, a central angle of 09°56'03", and a chord bearing of S 36°55'37" E; thence run Southeasterly along the arc of said curve for a distance of 61.55 feet to a point of non-tangency; thence run S 58°02'24" W, 75.93 feet; thence run S 04°16'59" W, 184.31 feet; thence run S 24°42'09" W, 98.78 feet; thence run S 43°35'18" W, 147.25 feet; thence run N 46°24'42" W, 78.79 feet to the POINT OF BEGINNING.

LESS

TRACT E

Commence at the aforesaid Reference Point "F" and run N 09°43'05" W, 70.10 feet to the POINT OF BEGINNING; thence run N 55°13'03" W, 159.55 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet and a central angle of 89°26'04"; thence run Northerly along the arc of said curve for a distance of 39.02 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 5040.00 feet and a central angle of 09°19'17"; thence run Northeasterly along the arc of said curve for a distance of 819.94 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 2660.00 feet and a central angle of 10°05'27"; thence run Northeasterly along the arc of said curve for a distance of 468.47 feet to a point of non-tangency; thence run S 55°00'50" E, 74.38 feet; thence run S 86°07'04" E, 126.06 feet; thence run N 71°22'07" E, 91.14 feet; thence run S 78°27'43" E, 60.37 feet; thence run S 53°05'38" E, 63.36 feet; thence run N 86°50'51" E, 86.06 feet; thence run S 40°53'37" W, 644.96 feet; thence run S 38°26'59" W, 879.13 feet to the POINT OF BEGINNING.

LESS

TRACT F

Commence at the aforesaid Reference Point "I" and run N 62°16'29" W, 160.69 feet; thence run S 27°43'31" W, 100.00 feet to the POINT OF BEGINNING; thence run S 27°43'31" W, 496.11 feet; thence run N 62°16'29" W, 325.00 feet; thence run N 27°43'31" E, 306.82 feet; thence run N 50°44'16" W, 21.44 feet to a point on a non-tangent curve concave Northwesterly having a radius of 50.00 feet, a central angle of 23°04'26", and a chord bearing of N 27°43'31" E; thence run Northeasterly along the arc of said curve for a distance of 20.14 feet to a point of non-tangency; thence run S 73°48'42" E, 21.44 feet; thence run N 27°43'31" E, 160.71 feet; thence run S 62°16'29" E, 325.00 feet to the POINT OF BEGINNING.