ORDINANCE NO. 07-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING ORDINANCE NO. 97-18 TO CONTRACT THE BOUNDARIES OF THE EXISTING FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT TO ELIMINATE FROM THE DISTRICT CERTAIN LANDS THAT CURRENTLY ARE WITHIN THE DISTRICT BOUNDARIES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1997, the Leon County Board of County Commissioners enacted Ordinance No. 97-18 to create the Fallschase Community Development District, a local unit of special purpose government established pursuant to the provisions of Chapter 190, Florida Statutes, which is located entirely within the boundaries of Leon County, Florida; and,

WHEREAS, on March 28, 2007, the law firm of Hopping, Green & Sams, on behalf of the Petitioner, Fallschase Community Development District, filed a Petition seeking amendment of the boundary of the Fallschase Community Development District; and,

WHEREAS, pursuant to §190.046(b), Florida Statutes, a public hearing must be scheduled, in the same manner and in the same public notice as for other ordinance amendments; and,

WHEREAS, the Leon County Board of County Commissioners has scheduled such a public hearing to be held on April 24, 2007, to consider the record and the factors set forth in §190.005(1)(e), Florida Statutes, in making its determination to grant the Petition for ordinance amendment; and,

WHEREAS, Leon County Board of County Commissioners has conducted said public hearing and has considered the following factors in agreeing to amend the boundaries of the Fallschase Community Development District:

1. Whether all statements contained within the Petition have been found to be true and correct.
2. Whether the establishment of the district (or reconfiguration) is inconsistent with any applicable element of portion of the state comprehensive plan or of the effected local government comprehensive plan.
3. Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.
5. Whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. Whether the area that will be served by the district is amenable to separate special-district government.

WHEREAS, the Board of County Commissioners of Leon County finds that the Petition for ordinance amendment, in consideration of the listed factors, should be granted.

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

Section 1. Findings.

The Board of County Commissioners of Leon County hereby makes the following findings:

1. That all statements contained within the Petition for amendment of the boundaries of the Fallschase Community Development District, which Petition is dated March 28, 2007, are true;

2. That the amended boundaries will be consistent with any applicable element portion of the State Comprehensive Plan and of the Tallahassee-Leon County 2010 Comprehensive Plan;

3. That the land within the proposed district, as reduced, remains of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;

4. That the district remains the best alternative available for delivering community development services and facilities to the area that will be served by the district;

5. That the community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities; and,

6. That the area to be served, as amended, by the district is amenable to separate special-district government.

Section 2. External Boundaries of the District, As Amended.

That Section 3 of Ordinance No. 97-18 of the Board of County commissioners of Leon County, is hereby amended by removing from the boundaries of the Fallschase Community Development District the lands described in Exhibit A attached hereto and made a part hereof, with the new boundaries of the Fallschase Community Development District being set forth in Exhibit B attached hereto and made a part hereof.

Section 3. Remainder of Ordinance No. 97-18.

That all other provisions and findings set forth in Ordinance No. 97-18 shall remain in full force and effect and not be modified by this Ordinance.

Section 4. Conflicts.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2010 Comprehensive Plan, as amended, which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or part, with the said Comprehensive Plan.

Section 5. Severability.

If any word, phrase, clause, section or portion of this ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 6. Effective Date.

This ordinance shall become effective upon receipt of official acknowledgment from the Secretary of State that said ordinance has been duly filed, and shall apply to all off-site sign applications which were not complete or which were received after 12:01 a.m., local time, on April 11, 2007.

DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County, Florida, this _____ day of _____, 2007.

LEON COUNTY, FLORIDA

ATTESTED BY:
BOB INZER, CLERK OF THE COURT

BY:_____
C. E. DEPUY, JR., CHAIRMAN
Leon County Board of County Commissioners

BY:_____
CLERK

F01-00038
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APPROVED AS TO FORM:
COUNTY ATTORNEY'S OFFICE

BY:_____
HERBERT W. A. THIELE, ESQ.

THE FOLLOWING 4 LEGAL DESCRIPTIONS DESCRIBE LANDS NOT INCLUDED IN THE 2006 CDD BOUNDARY.

LEGAL DESCRIPTION

DESCRIPTION (13.53 AC. PARCEL):

A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1747, PG. 375 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED BY RECENT SURVEY AS FOLLOWS.

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA AND RUN NORTH 00 DEGREES 31 MINUTES 42 SECONDS WEST, 6.17 FEET TO THE NORTHERLY RIGHT OF WAY BOUNDARY OF COUNTY ROAD NO. C-158 (BUCK LAKE ROAD) (80 FOOT RIGHT OF WAY); THENCE NORTH 89° 46' 04" WEST ALONG SAID RIGHT OF WAY BOUNDARY 261.08 FEET TO A CONCRETE MONUMENT (#1254); THENCE NORTH 01° 09' 35" EAST ALONG THE RIGHT OF WAY BOUNDARY OF COUNTY ROAD NO. C-158 (BUCK LAKE ROAD) (100 FOOT RIGHT OF WAY) A DISTANCE OF 8.79 FEET TO A CONCRETE MONUMENT (#1254) FOR THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN NORTH 00° 29' 59" WEST 528 18 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#1254); THENCE SOUTH 89° 52' 36" WEST 407 77 FEET TO AN AXLE; THENCE SOUTH 89° 56' 00" WEST 523 39 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD NO.10 (U.S. NO 90); THENCE SOUTH 67° 19' 30" WEST ALONG SAID RIGHT OF WAY *BOUNDARY 339.56 FEET TO THE INTERSECTION OF SAID SOUTHEASTERLY* RIGHT OF WAY BOUNDARY WITH THE NORTHEASTERLY RIGHT OF WAY BOUNDARY OF COUNTY ROAD NO C-158 (BUCK LAKE ROAD); THENCE SOUTH 22°18'53" WEST, 10.89 FEET; THENCE SOUTH 26° 27' 19" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY BOUNDARY 153 58 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#1254) MARKING A POINT OF CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY BOUNDARY AND SAID CURVE WITH A RADIUS OF 450 00 FEET THROUGH A CENTRAL ANGLE OF 63° 39' 12" FOR AN ARC DISTANCE OF 499 93 FEET (CHORD OF SAID ARC BEING SOUTH 58° 11' 35" EAST 474 62 FEET) TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#1254); THENCE SOUTH 89° 59' 10" EAST ALONG SAID RIGHT OF WAY BOUNDARY 781.37 FEET TO THE POINT OF BEGINNING· CONTAINING 13.53 ACRES, MORE OR LESS.

DESCRIPTION (200.00 Ac. UPPER LAKE LAFAYETTE):

A 200.00 ACRE PARCEL OF LAND LYING IN SECTIONS 26 & 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA; SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 8" TERRA COTTA MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 89°51'28" WEST ALONG THE SOUTH BOUNDARY OF SAID SECTION 27, 638 47 FEET TO A FOUND CONCRETE MONUMENT (#732) MARKING A POINT ON THE NORTHEASTERLY RIGHT OF WAY BOUNDARY OF THE SEABOARD COAST LINE RAILROAD (120' RIGHT OF WAY) (O R. 1895, PG 247; P B. 12, PG. 83) AND A NON-TANGENTAL CURVE CONCAVE TO THE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID RAILROAD RIGHT OF WAY THE FOLLOWING 3 COURSES TO WIT NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1849.86 FEET, THROUGH A CENTRAL ANGLE OF 10°05'54" FOR AN ARC DISTANCE OF 326.04 FEET (CHORD OF SAID ARC BEING NORTH 46°12'41" WEST, 325.62 FEET) *TO A FOUND CONCRETE MONUMENT (#732); NORTH 41°09'59" WEST*, 495.05 FEET TO A FOUND CONCRETE MONUMENT (#732) MARKING THE POINT OF CURVATURE OF A NON-TANGENTAL CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1918.24 FEET; NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°29'19" FOR AN ARC DISTANCE OF 317.68 FEET (CHORD OF SAID ARC BEING NORTH 45°52'56" WEST, 317.31 FEET) TO A FOUND CONCRETE MONUMENT (#732); THENCE DEPART SAID NORTHEASTERLY RIGHT OF WAY BOUNDARY NORTH 00°29'59" WEST ALONG THE WEST BOUNDARY OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 27 A DISTANCE OF 494.15 FEET TO A SET CONCRETE MONUMENT (#7245); THENCE DEPART SAID WEST BOUNDARY THE FOLLOWING 27 COURSES TO WIT, ALL BEING MARKED WITH A SET CONCRETE MONUMENT (#7245)· NORTH 89°30'01" EAST, 41 38 FEET, NORTH 00°39'22" EAST, 173.12 FEET; NORTH 60°57'03" EAST, 115 66 FEET, NORTH 85°26'25" EAST, 83 28 FEET TO A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 98 80 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°37'20" FOR AN ARC DISTANCE OF 130.40 FEET, (CHORD OF SAID ARC BEING NORTH 47°37'45" EAST, 121 14 FEET); NORTH 09°49'05" EAST, 151.99 FEET; NORTH 87°01'24" EAST, 358 69 FEET; SOUTH 68°29'10" EAST, 374 52 FEET; SOUTH 43°56'53" EAST, 668.92 FEET, SOUTH 22°16'32" WEST, 112.72 FEET, SOUTH 77°06'37" EAST, 40.16 FEET, NORTH 23°45'58" EAST, 103.47 FEET; SOUTH 84°27'27" EAST, 72.19 FEET TO A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 197.17 FEET, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°16'26" FOR AN ARC DISTANCE OF 203.98 FEET, (CHORD OF SAID ARC BEING NORTH 65°54'19" EAST, 195.00 FEET) TO A COMPOUND CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 144 02 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°48'56" FOR AN ARC DISTANCE OF 223.25 FEET, (CHORD OF SAID ARC BEING NORTH 08°08'22" WEST, 201.56 FEET); NORTH 52°32'49" WEST, 149 42 FEET; NORTH 58°12'16" EAST, 847.94 FEET; NORTH 74°37'22" EAST, 699 35 FEET; NORTH 71°31'54" EAST, 432.21 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTAL CURVE CONCAVE SOUTHWESTERLY *AND HAVING A RADIUS OF 157.44 FEET*; SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°22'11" FOR AN ARC DISTANCE OF 193.37 FEET, (CHORD OF SAID ARC BEING SOUTH 75°56'27" EAST, 181.44 FEET); SOUTH 40°45'22" EAST, 257.89 FEET; SOUTH 20°03'13" EAST, 213.46 FEET; SOUTH 33°22'00" EAST, 358.94 FEET; SOUTH 50°10'45" EAST, 616.93 FEET; SOUTH 57°29'01" EAST, 427 33 FEET; SOUTH 39°34'52" EAST, 466.31 FEET; NORTH 84°42'15" EAST, 748.52 FEET; THENCE SOUTH 00°28'00" EAST 638 02 FEET TO A FOUND CONCRETE MONUMENT (NO I.D.); THENCE NORTH 89°59'42" WEST ALONG THE SOUTH BOUNDARY OF SAID SECTION 26 A DISTANCE OF 4525.03 FEET TO THE POINT OF BEGINNING CONTAINING 200.00 ACRES, MORE OR LESS.

DESCRIPTION (78.28 AC. PARCEL):

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST; THENCE S 00° 39' 20" E, 72.32' TO THE SOUTH RIGHT OF WAY BOUNDARY OF COUNTY ROAD C-158 (BUCK LAKE ROAD); THENCE ALONG SAID SOUTH RIGHT OF WAY BOUNDARY S 89° 57' 11" W, 49.31' TO THE POINT OF BEGINNING); THENCE DEPART SAID SOUTH RIGHT OF WAY BOUNDARY S 47°23'00" E, 92 73'; THENCE S 00° 33' 52" W, 467.10'; THENCE S 89°49'25" W, 526 75'; THENCE S 07°55'31" E, 34.30' TO A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 327.50'; SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°55'31" FOR AN ARC DISTANCE OF 45 30', (CHORD BEARS S 03°57'45" E, 45.26'); S 00°10'45" E, 170 35'; THENCE DEPART SAID RIGHT OF WAY BOUNDARY N 89°49'49" E, 16.21; THENCE S 18°08'26" E, 172.04'; THENCE S 00°10'11" E, 348.14' TO THE NORTHERLY RIGHT OF WAY BOUNDARY OF ACADIAN BOULEVARD (PROPOSED PUBLIC ROAD - RIGHT OF WAY VARIES) AND A NON-TANGENTIAL CURVE CONCAVE *NORTHWESTERLY AND HAVING A RADIUS* OF 270 00'; THENCE ALONG SAID RIGHT OF WAY BOUNDARY THE FOLLOWING 9 COURSES TO WIT: SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°10'23" FOR AN ARC DISTANCE OF 104 49', (CHORD BEARS S 78°44'37" W, 103 84'); S 89° 49' 49" W, 618.61' TO A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 470 00', NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'14" FOR AN ARC DISTANCE OF 116 65', (CHORD BEARS N 83°03'34" W, 116 35') TO A REVERSE CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 530 00'; NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'14" FOR AN ARC DISTANCE OF 131 54', (CHORD BEARS N 83°03'34" W, 131.21'); S 89°49'49" W, 307.49' TO A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3530.00'; SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°35'46" FOR AN ARC DISTANCE OF 283.16', (CHORD BEARS S 87°31'56" W, 283 09'); S 85°14'03" W, 606 51' TO A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 716 50'; NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°38'33" FOR AN ARC DISTANCE OF 308.16', (CHORD BEARS N 82°26'41" W, 305.79'), N 70°07'24" W, 76.47'; THENCE DEPART SAID RIGHT OF WAY BOUNDARY N 89°51'56" E, 268 77'; THENCE N 00°05'23" W, 1270.22' TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF MAHAN DRIVE (S.R #10 - U.S.#90) (F D.O.T. PROJECT NO.55020.2533) (RIGHT OF WAY VARIES); THENCE ALONG SAID RIGHT OF WAY BOUNDARY, N 67°19'30" E, 25.33' TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY BOUNDARY OF OLD BUCK LAKE ROAD; THENCE DEPART SAID SOUTHERLY RIGHT OF WAY BOUNDARY AND ALONG SAID SOUTHERLY RIGHT OF WAY BOUNDARY OF OLD BUCK LAKE ROAD, N 89°58'46" E, 1149.24' TO A CUL-DE-SAC HAVING A RADIUS OF 50.00 FEET; THENCE ALONG SAID CUL-DE-SAC THROUGH A CENTRAL ANGLE OF 193°40'57" FOR AN ARC LENGTH OF 169.02', (CHORD BEARS N 36°28'20" W, 99 29') TO THE NORTHERLY RIGHT OF WAY BOUNDARY OF SAID OLD BUCK LAKE ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY, S 89°59'16" W, 898.59' TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF MAHAN DRIVE (S.R #10 - U.S.#90) *(F.D O T PROJECT NO 55020 2533)* (RIGHT OF WAY VARIES), THENCE ALONG SAID RIGHT OF WAY BOUNDARY, N 67°19'30" E, 928.32'; THENCE S 26°20'51" E, 20 00'; THENCE N 67°19'49" E, 23 04' TO THE INTERSECTION WITH THE WESTERLY AND SOUTHERLY RIGHT OF WAY BOUNDARY OF COUNTY ROAD C-158 (BUCK LAKE ROAD) (PAVED RIGHT OF WAY VARIES), THENCE DEPART SAID SOUTHERLY RIGHT OF WAY BOUNDARY SOUTHEASTERLY ALONG SAID RIGHT OF WAY BOUNDARY THE FOLLOWING 6 COURSES TO WIT; S 25°10'12" E, 148 04' TO A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 550.00', SOUTHEASTERLY ALONG SAID RIGHT OF WAY CURVE THROUGH A CENTRAL ANGLE OF 54°36'38" FOR AN ARC DISTANCE OF 524 22', (CHORD BEARS S 53°49'42" E, 504 60') TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 550 00', SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°08'35" FOR AN ARC DISTANCE OF 87.77', (CHORD BEARS S 85°34'34" E, 87 68'), N 89°59'52" E, 51 19' TO A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50 00', NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°48'14" FOR AN ARC DISTANCE OF 32 12', (CHORD BEARS N 71°32'50" E, 31.57'); THENCE N 89°57'11" E, 455 06' TO THE POINT OF BEGINNING CONTAINING, 78 28 ACRES, MORE OR LESS.

LESS & EXCEPT: THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13, PAGE 191; OFFICIAL RECORDS BOOK 903, PAGE 1984 AND OFFICIAL RECORDS BOOK 643, PAGE 530 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

NET AREA = 73.13 ACRES, MORE OR LESS.

DESCRIPTION (1.28 AC. PARCEL):

A PORTION OF THOSE LANDS AS LYING IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA AS DESCRIBED IN OFFICIAL RECORDS 2299, PAGE 1776, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH. RANGE 1 EAST, LEON COUNTY, FLORIDA, AND RUN THENCE N 00° 31' 42" W, 6 17' TO THE NORTH RIGHT OF WAY BOUNDARY OF STATE ROAD S-158 (BUCK LAKE ROAD); THENCE N 89° 58' 44" W ALONG SAID NORTH RIGHT OF WAY BOUNDARY, 1802.96', THENCE N 01° 31' 49" W, 354 19' TO THE NORTHERLY RIGHT OF WAY BOUNDARY OF STATE ROAD 10 (U.S 90); THENCE N 67°19'49" E ALONG SAID RIGHT OF WAY BOUNDARY 17.36' TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING CONTINUE N 00° 04' 59" W 215 46 FEET TO A CONCRETE MONUMENT, THENCE N 89° 55' 40" E, 517 72' TO A CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF SAID STATE ROAD No.10 (U S 90), THENCE S 67° 19' 49" W ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY 560.72' TO THE POINT OF BEGINNING CONTAINING, 1 28 ACRES, MORE OR LESS

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EXHIBIT

B

Attachment # 1

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LEGAL DESCRIPTION

DESCRIPTION OF LANDS LYING WITHIN THE LIMITS OF THE C.D.D.:

A PORTION OF LAND LOCATED IN SECTIONS 26 AND 27, TOWNSHIP 1 NORTH, RANGE 1 EAST; LEON COUNTY, FLORIDA AND DESCRIBED IN OFFICIAL RECORDS BOOK 2299 PAGE 1776 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 8" TERRA COTTA MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, THENCE ALONG SAID SOUTH BOUNDARY OF SAID SECTION 27, S 89°51'28"W., 638.47 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#732) MARKING A POINT ON THE NORTHEASTERLY RIGHT OF WAY BOUNDARY OF THE SEABOARD COAST LINE RAILROAD (120' RIGHT OF WAY) (O.R. 1895, PG. 247; P.B. 12, PG. 83) AND A NON-TANGENTAL CURVE CONCAVE TO NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID RAILROAD RIGHT OF WAY THE FOLLOWING 3 COURSES TO WIT. *NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1849.86 FEET,* THROUGH A CENTRAL ANGLE OF 10°05'54" FOR AN ARC LENGTH OF 326.04 FEET, (CHORD BEARS N. 46°12'41" W., 325.62 FEET) TO A FOUND CONCRETE MONUMENT (#732): N. 41°09'59" W., 495 05 FEET TO A FOUND CONCRETE MONUMENT (#732) MARKING THE A NON-TANGENTAL CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1918.24 FEET; NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°29'19" FOR AN ARC LENGTH OF 317.68 FEET, (CHORD BEARS N. 45°52'56" W., 317.31 FEET) TO A FOUND CONCRETE MONUMENT (#732); THENCE DEPART SAID NORTHEASTERLY RIGHT OF WAY BOUNDARY AND ALONG THE WEST BOUNDARY OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 27, N. 00°29'59" W., 494.15' TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245) AND THE POINT OF BEGINNING; THENCE CONTINUE N. 00°29'59" W., 2463.48 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#1254) *BEING 149 70 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST* QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE DEPART SAID WEST BOUNDARY LINE S. 89°43'36"W., 9.03 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#1254), THENCE S. 89°54'00"W., 718.78 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT; THENCE S. 89° 51'29"W , 1220.53 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#1254) ON THE EASTERLY RIGHT OF WAY BOUNDARY OF WEEMS ROAD (66' RIGHT OF WAY) (P.B. 12, PG 90); THENCE ALONG SAID EASTERLY RIGHT OF WAY BOUNDARY N. 00°16'34"E., 149 86 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#1254), THENCE DEPART SAID EAST RIGHT OF WAY BOUNDARY N 89°51'56" E., 949.08 FEET TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT, THENCE S. 70°07'24" E., 76 47 FEET TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT AND A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 716.50 FEET; THENCE SOUTHEASTERLY *ALONG SAID CURVE* THROUGH A CENTRAL ANGLE OF 24°38'33" FOR AN ARC LENGTH OF 308.16 FEET, (CHORD BEARS S. 82°26'41" E., 305.79 FEET) TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE N. 85°14'03" E., 606.51 FEET TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245) AND A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3530.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°35'46" FOR AN ARC LENGTH OF 283.16 FEET, (CHORD BEARS N. 87°31'56" E., 283 09 FEET) TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE N. 89°49'49" E., 307.49 FEET TO A SET 4 INCH BY 4 *INCH CONCRETE MONUMENT (#7245)* AND A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'14" FOR AN ARC LENGTH OF 131.54 FEET, (CHORD BEARS S. 83°03'34" E., 131.21 FEET) TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245) AND A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'14" FOR AN ARC LENGTH OF 116.65 FEET, (CHORD BEARS S. 83°03'34" E., 116.35 FEET) TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE N. 89°049'49" E., 618.61 FEET TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245) AND A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°10'23" FOR AN ARC LENGTH OF 104 *49 FEET, (CHORD BEARS N. 78°44'37" E., 103.84 FEET) TO A SET* 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE N 00°10'11" W., 348.14 FEET TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE N 18°08'26" W., 172.04 FEET TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245), THENCE S. 89°49'49" W., 16.21 FEET TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE N. 00°10'45" W., 170.35 FEET TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245) AND A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 327.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°55'31" FOR AN ARC LENGTH OF 45.30 FEET, (CHORD BEARS N. 03°57'45" W , 45.26 FEET) TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE N. 07°55'31" W., 34.30 FEET TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245) THENCE N. 89°49'25" E., 526 75 FEET TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); *THENCE N. 00°33'52" E., 467.10 FEET TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245);* THENCE N. 47°23'00 W., 92.73 FEET TO A SET 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245) MARKING THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COUNTY ROAD C-158, (BUCK LAKE ROAD) (PAVED RIGHT OF WAY VARIES); THENCE EASTERLY ALONG SAID CURVE AND RIGHT OF WAY BOUNDARY THE FOLLOWING 2 COURSES TO WIT S. 89°57'11" E , 49.31 FEET TO A 6 INCH BY 6 INCH CONCRETE MONUMENT (DOT) AND A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5928.56 FEET; NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 01° 26'45" FOR AN ARC LENGTH OF 149.60 FEET, (CHORD BEARS N. 89°14'45" E., 149 59 FEET) TO A HALF INCH IRON PIPE; THENCE DEPART SAID SOUTHERLY RIGHT OF WAY BOUNDARY AND ALONG THE WEST BOUNDARY OF PROPERTY DESCRIBED IN O.R. BOOK 830, PAGE 284 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; S 00°33'52" W., 719.25 FEET TO A 1/2 INCH IRON *PIN; THENCE ALONG THE SOUTH BOUNDARY OF SAID* PROPERTY N.87°27'22" E., 215.59 FEET TO A 1/2 INCH IRON PIN; THENCE ALONG THE EAST BOUNDARY OF SAID PROPERTY N 00° 01'55"E., 718.24 FEET TO AN IRON PIN (#5509) AND THE SOUTH RIGHT OF WAY BOUNDARY OF SAID COUNTY ROAD C-158; THENCE EASTERLY ALONG SAID RIGHT OF WAY BOUNDARY THE FOLLOWING 2 COURSES TO WIT. N. 87°07'47" E., 268.95 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT AND A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3779 33 FEET, EASTERLY THROUGH A CENTRAL ANGLE OF 08° 25'31" FOR AN ARC LENGTH OF 555.74 FEET, (CHORD BEARS S. 88°28'10" E., 555.24 FEET) TO A 4 INCH BY 4 INCH CONCRETE MONUMENT; THENCE DEPART SAID SOUTHERLY RIGHT OF WAY BOUNDARY AND ALONG THE WESTERLY BOUNDARY OF PROPERTY DESCRIBED IN O.R.2280, PG 430 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; S. 00°12'37" E., 308.33 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PROPERTY N. 89°44'31" E., 149.81 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#3208); THENCE ALONG THE EASTERLY BOUNDARY OF SAID PROPERTY N. 00°14'13" W., 289.83 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT MARKING SAID SOUTH RIGHT OF WAY BOUNDARY OF COUNTY ROAD C-158 AND A POINT ON A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 3779.33 FEET; THENCE ALONG SAID SOUTH RIGHT OF WAY CURVE THE FOLLOWING 2 COURSES TO WIT: SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 00° *37'35" FOR AN ARC LENGTH OF 41.31 FEET,* (CHORD BEARS S. 81°39'25" E., 41.30 FEET) TO A 4 INCH BY 4 INCH CONCRETE MONUMENT, S 81°28'03" E , 626.13 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT; THENCE DEPART SAID SOUTHERLY RIGHT OF WAY BOUNDARY S. 00°01'16" E., 492.23 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT; THENCE N.89°28'38" E., 322.86 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (BROKEN); THENCE N.52°27'53" E., 86.76 FEET TO A 4 BY 4 CONCRETE MONUMENT (BROKEN); THENCE N. 89°38'57" E., 225.98 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT AND THE WESTERLY RIGHT OF WAY BOUNDARY OF DAVIS DRIVE (60' RIGHT OF WAY) (P B 4, PG. 55); THENCE ALONG SAID WESTERLY RIGHT OF WAY BOUNDARY S. 00°00'45" W., 59.85 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT; THENCE DEPART SAID RIGHT OF WAY BOUNDARY S. 89°43'34" W., 179.71 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT; THENCE S. 00°18'20" E., *162.55 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT; THENCE* N.89°31'14"E., 180.49 FEET TO A IRON PIN (#4792) AND SAID WESTERLY RIGHT OF WAY OF BOUNDARY OF DAVIS DRIVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY BOUNDARY S. 00°03'34" E., 163.15 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (BROKEN); THENCE DEPART SAID RIGHT OF WAY BOUNDARY S. 89°42'18" W , 180.17 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (X-TOP), THENCE S. 00°17'14" E., 162.14 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT, THENCE S. 00°16'09" E., 162.97 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT, THENCE N. 89°30'15" E., 162.26 FEET TO A ROD & CAP (#4792) AND SAID WESTERLY RIGHT OF WAY OF DAVIS DRIVE; THENCE S. 89°58'21" E., 60.43 FEET TO A ROD & CAP (#4792) AND THE EASTERLY RIGHT OF WAY BOUNDARY OF SAID DAVIS DRIVE, THENCE ALONG SAID EASTERLY RIGHT OF WAY BOUNDARY S. 07°36'18" W , 101.82 FEET TO A 3/4 INCH IRON PIPE, THENCE DEPART SAID EASTERLY *RIGHT OF WAY BOUNDARY N. 89°47'09" E., 420 33 FEET TO A 1/2* INCH IRON PIN, THENCE N. 00°02'08" E., 100.01 FEET TO A 1/2 INCH IRON PIN; THENCE N. 89°51'28" E., 249 69 FEET TO A 1/2 INCH IRON PIN ON THE EASTERLY RIGHT OF WAY BOUNDARY OF THRUSH DRIVE (60' RIGHT OF WAY) (P B. 4, PG.55); THENCE S. 00°16'32" E., 99.63 FEET TO A 3/4 INCH IRON PIPE; THENCE N. 89°53'15" E., 199.78 FEET TO A 1/2 INCH IRON PIN, THENCE N. 89°49'16" E., 199 66 FEET TO A 1/2 INCH IRON PIN, THENCE N. 00°03'27" W., 99.95 FEET TO A 1/2 INCH IRON PIN ON THE WESTERLY RIGHT OF WAY BOUNDARY OF IBIS DRIVE (60' RIGHT OF WAY) (P.B. 4, PG.55), THENCE N. 89°54'38" E., 59.94 FEET TO A 3/8 INCH IRON PIPE ON THE EASTERLY RIGHT OF WAY BOUNDARY OF SAID IBIS DRIVE, THENCE S. 00°23'31" E., 20.33 FEET TO A ROD & CAP (#4016), THENCE S. 89°38'06" E., 199.80 FEET TO A 6 INCH TERRA COTTA MONUMENT, THENCE N. 89°50'38" E , 673 61 FEET TO AN IRON AXLE (DISTURBED); THENCE S 00°28'00" E., 3294.79 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE S. 84°42'15" W , 748 52 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE N 39°34'52" W., 466.31 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE N 57°29'01" W., 427 33 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245), THENCE N. 50°10'45" W., 616 93 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE N. 33°22'00" W., 358.94 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245), THENCE N. 20°03'13" W., 213.46 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE N. 40°45'22" W., 257.89 FEET TO A 4 INCH BY 4 INCH CONCRETE *MONUMENT (#7245) AND A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS* OF 157.44 FEET; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 70° 22'11" FOR AN ARC LENGTH OF 193.37 FEET, (CHORD BEARS N. 75°56'27" W , 181.44 FEET) TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245), THENCE S 71°31'54" W., 432.21 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE S. 74°37'22" W., 699.55 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE S. 58°12'16" W., 847.94 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE S 52°32'49" E., 149.42 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245) AND A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 144.02 FEET; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 88° 48'56" FOR AN ARC LENGTH OF 223.55 FEET, (CHORD BEARS S 08°08'22" E., 201 56 FEET) TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245) AND A COMPOUND CURVE CONCAVE NORTHWESTERLY AND HAVING A *RADIUS OF 197.17 FEET; THENCE SOUTHWESTERLY THROUGH* A CENTRAL ANGLE OF 59° 16'26" FOR AN ARC LENGTH OF 203.98 FEET, (CHORD BEARS S 65°54'19" W., 195 00 FEET) TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE N 84°27'27" W., 72 19 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE N. 84°27'27" W., 72 19 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE S 23°45'58" W., 103.47 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE N 77°06'37" W., 40.16 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245), THENCE N. 22°16'32" E., 112 72 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245), THENCE N. 43°56'53" W , 668 92 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245), THENCE N. 68°29'10" W., 374.52 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE S. 87°01'24" W., 358.69 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245), THENCE S 09°49'05" W., 151.99 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245) AND A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 98.80 FEET; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 75° 37'20" FOR AN ARC LENGTH OF 130 40 FEET, (CHORD BEARS S. 47°37'45" W., 121.14 FEET) TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245), THENCE S. 85°26'25" W , 83.28 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245), THENCE S 60°57'03" W., 115 66 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245); THENCE S 00°39'22" W., 173 12 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245), THENCE S 89°30'01" W., 41.38 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (#7245) TO *THE POINT OF BEGINNING. CONTAINING,* 403.76 ACRES, MORE OR LESS.

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