

10/1/97

ORDINANCE NO. 97-18

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2
3 AN ORDINANCE TO BE KNOWN AS THE ORDINANCE RE-ESTABLISHING
4 THE FALLS CHASE SPECIAL TAXING DISTRICT AS THE FALLSCHASE
5 COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR FINDINGS
6 AND DETERMINATIONS; PROVIDING FOR GRANT OF PETITION RE-
7 ESTABLISHING AND TERMINATING THE FALLS CHASE SPECIAL
8 TAXING DISTRICT BY OPERATION OF LAW; PROVIDING FOR
9 EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR THE
10 INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR
11 SPECIAL POWERS OF THE DISTRICT; PROVIDING FOR THE
12 ASSUMPTION OF THE ASSETS AND LIABILITIES OF THE FALLS CHASE
13 SPECIAL TAXING DISTRICT BY THE FALLSCHASE COMMUNITY
14 DEVELOPMENT DISTRICT; PROVIDING FOR CONFLICT AND
15 SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING
16 FOR INCLUSION IN THE CODE OF THE LAWS AND ORDINANCES.

17
18 WHEREAS, pursuant to Section 165.041, Florida Statutes, and Leon County Ordinance
19 75-2, the Board of County Commissioners of Leon County, by Ordinance 75-6, did create and
20 establish an independent special purpose district known as the Falls Chase Special Taxing District
21 to provide basic community infrastructure systems, facilities and services to the Fallschase
22 community development; and

23 WHEREAS, general law standards for the creation and operation of such community
24 development districts has changed dramatically since 1975, and the Leon County Board of County
25 Commissioners desires to modernize the law applicable to the Falls Chase Special Taxing District;
26 and

27 WHEREAS, on July 22, 1997, the Leon County Board of County Commissioners,
28 requested the Board of the Falls Chase Special Taxing District submit a Petition for re-
29 establishment of the Falls Chase Special Taxing District as the Fallschase Community
30 Development District pursuant to Section 190.005, Florida Statutes; and

1 WHEREAS, the Falls Chase Special Taxing District submitted and filed a Petition, with
2 attachments, with the Board of County Commissioners of Leon County for review, together with
3 a fee of \$10,000, in conformance with the stipulation of the County and the District dated August
4 21, 1997, and Section 190.005, Florida Statutes; and

5 WHEREAS, a public hearing was duly noticed and held on October 14, 1997, pursuant
6 to the requirements of Section 190.005, Florida Statutes; and

7 WHEREAS, adoption of this ordinance re-establishing the existing District as the
8 Fallschase Community Development District does not waive any of Leon County's growth
9 management or land use authority of Leon County with regard to the above-referenced property;
10 and

11 WHEREAS, the actions of the re-established Fallschase Community Development District
12 and its Board of Supervisors shall be subject to Chapter 190, Florida Statutes, the Uniform
13 Community Development District Act of 1980, and all general law requirements of governmental
14 bodies and public officials including, but not limited to, public notice of meetings, government
15 in the sunshine, ethics, conflicts of interests, consultants competitive negotiations and competitive
16 bidding law, and various related limitations on the single purpose and general and special powers,
17 functions and duties of the District as contained in Chapter 190, Florida Statutes, as it may from
18 time to time be amended; and

19 WHEREAS, the re-established District, with its general law charter, has more stringent
20 disclosure provisions, improved accountability to property owners within the District, and greater
21 restrictions on its ability to raise revenues than the existing Falls Chase Special Taxing District;
22 and

1 WHEREAS, the Fallschase Community Development District will be assigned all assets
2 and liabilities of the Falls Chase Special Taxing District and the Board of County Commissioners
3 will not be liable for any present or future liabilities or debts of the Falls Chase Special Taxing
4 District or the Fallschase Community Development District; and
5 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY:

6 Section 1: Findings.

7 The Board of County Commissioners makes the following findings:

8 1. The creation and re-establishment by County ordinance of the Fallschase
9 Community Development District, and the related dissolution and termination by operation of law
10 of the Falls Chase Special Taxing District, under Section 190.005(3), Florida Statutes are
11 consistent with all applicable goals and policies of the State Comprehensive Plan of Florida,
12 Chapter 187, Florida Statutes as amended, and is not inconsistent with applicable goals, objectives
13 and policies of the Tallahassee-Leon County Comprehensive Plan.

14 2. The area of land within the proposed District, including both the property
15 within Falls Chase Special Taxing District and an additional approximately 75 acres, is of
16 sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one
17 function inter-related community.

18 3. A community development district is the best alternative available for
19 delivering community development systems, facilities and services to the area that will be served
20 by the District.

21 4. The community development systems, facilities and services of the District
22 will be compatible with the capacities and uses of existing local and regional community
23 development services and facilities.

1 5. The area that will be served by the District is amenable to separate special
2 district government.

3 6. The contents of the petition and its attachments are true and correct, as
4 amended.

5 Section 2: Grant of Petition Establishing District and Assumption of Obligations of
6 Existing District.

7 The Board of County Commissioners hereby grants the petition for the re-
8 establishment of the Falls Chase Special Taxing District as the Fallschase Community
9 Development District pursuant to Section 190.005(3), Florida Statutes, and hereby affirms that,
10 by operation of law, the Falls Chase Special Taxing District is, from the effective date of this
11 ordinance, and subject to the assumption of assets and liabilities by the Fallschase Community
12 Development District pursuant to this Section, terminated and dissolved and its assets and
13 liabilities exclusively and entirely assigned to the re-established Fallschase Community
14 Development District. At its first meeting following the effective date of this ordinance, the
15 Fallschase Community Development District Board of Supervisors, as its first official action, shall
16 adopt a resolution expressly assuming the obligations, indebtedness and guarantees of indebtedness
17 of the Falls Chase Special Taxing District. Such resolution shall be filed with the Leon County
18 Board of County Commissioners. If such resolution is not adopted and filed with the Leon
19 County Board of County Commissioners within ten days of the effective date of this ordinance,
20 this ordinance shall be null and void.

21 Section 3: External Boundaries of the District.

22 The land area to be serviced by the Fallschase Community Development District
23 is 691.78 contiguous acres of land, bounded generally on the north by U.S. Highway 90; bounded

1 on the south by Lafayette Heritage Trust; bounded on the east by Groveland Hills subdivision;
 2 and bounded on the west by Weems Road; this land area is more particularly described as to its
 3 external boundaries and attached Exhibit A attached hereto and made a part hereof.

4 Section 4: District Name.

5 The name of the re-established district is the Fallschase Community Development
 6 District.

7 Section 5: Board of Supervisors Members.

8 The Board designates the following five persons to serve as the initial members of
 9 the Board of Supervisors until the first election as provided by the charter of the District:

- 10 A. L. Blair Bailey
- 11 B. Libus Montgomery
- 12 C. John L. Sutton
- 13 D. James Priester
- 14 E. Sally H. Bailey

15 Section 6: Consent to Exercise of Additional Statutory Powers.

16 The Board of County Commissioners of Leon County consents expressly to the
 17 exercise of the following special powers which the District is, by general charter, authorized to
 18 exercise under Section 190.012(2), Florida Statutes:

- 19 (a) Parks and facilities for indoor and outdoor recreational, cultural and
 20 educational uses;
- 21 (b) Fire prevention and control;
- 22 (c) School buildings and related structures, which may be leased, sold
 23 or donated to the school district;

1 (d) Security, including but not limited to, guard houses, fences and
2 gates, electronic intrusion-detection systems and patrol cars, when authorized by responsible
3 governmental agencies;

4 (e) Mosquito control;

5 (f) Waste collection and disposal.

6 At its first meeting following the effective date of this ordinance, the Fallschase Community
7 Development District Board of Supervisors, as its first official action, shall adopt a resolution
8 entering into an interlocal agreement with Leon County regarding the exercise of these additional
9 powers. Such resolution shall be filed with the Leon County Board of County Commissioners.
10 If such resolution is not adopted and filed with the Leon County Board of County Commissioners
11 within ten days of the effective date of this ordinance, this ordinance shall be null and void.

12 Section 7: Successor Entity.

13 The re-established Fallschase Community Development District shall be and is the
14 successor entity to the Falls Chase Special Taxing District and is subject to all administrative
15 orders and permits and all orders of courts of competent jurisdiction which apply to the District.
16 All permits, licenses or franchises held by the Falls Chase Special Taxing District shall be
17 transferred to the Fallschase Community Development District by operation of law, subject to
18 applicable federal, state, regional or local laws or rules relating to the procedures for transferring
19 such permits, licenses or franchises.

20 Section 8: Repeal of Prior Ordinances

21 Upon receipt of the resolution of the Board of Supervisors of the Fallschase Community
22 Development District pursuant to Section 2 of this Ordinance, Leon County Ordinance Numbers
23 75-2 and 75-6 and any amendments thereto are repealed.

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Section 9: Conflict and Severability.

In the event this ordinance conflicts with any other ordinance of Leon County or other applicable law, the more restrictive shall apply, so long as it is not inconsistent with applicable general law governing this District's re-establishment. Any phrase or portion of this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining provisions.

Section 10: Effective Date.

This ordinance shall become effective upon filing with the Secretary of State.

LEON COUNTY, FLORIDA

BY: [Signature]
Gary L. Yordon, Chairman
BOARD OF COUNTY COMMISSIONERS

ATTESTED BY:
Dave Lang, Clerk of Court

BY: [Signature]



APPROVED AS TO FORM:
COUNTY ATTORNEY'S OFFICE
LEON COUNTY, FLORIDA

BY: [Signature]
HERBERT W.A. THIELE, ESQ.
COUNTY ATTORNEY

LEGAL DESCRIPTION OF THE
FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, LEON COUNTY, FLORIDA, AND RUN THENCE ALONG THE SOUTH BOUNDARY OF SECTION 27; S 89 DEGREES 53'47" W 638.58 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHEASTERLY, THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1849.86 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 06'02", FOR AN ARC DISTANCE OF 326.11 FEET, (THE CHORD OF SAID ARC BEING NORTH 46 DEGREES 08'47" WEST 325.69 FEET), THENCE CONTINUE ALONG SAID RAILROAD RIGHT-OF-WAY N 41 DEGREES 05'46" W 495.00 FEET TO A POINT OF CURVE TO THE LEFT, THENCE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS 1918.24 FEET, THROUGH A CENTRAL ANGLE OF 09 DEGREES 29'18", FOR AN ARC DISTANCE 317.67 FEET, THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY RUN N 00 DEGREES 27'01" W ALONG THE WEST BOUNDARY OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 27, A DISTANCE OF 2957.56 FEET TO A POINT 150.00 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE RUN S 89 DEGREES 45'48" W 678.56 FEET, THENCE RUN S 89 DEGREES 54'14" W 720.69 FEET, THENCE RUN S 89 DEGREES 53'59" W 1218.78 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF WEEMS ROAD, THENCE ALONG SAID RIGHT-OF-WAY OF WEEMS ROAD N 00 DEGREES 01'46"E 150.00 FEET, THENCE LEAVING SAID RIGHT-OF-WAY OF WEEMS ROAD RUN N 89 DEGREES 53'59"E 1218.42 FEET, THENCE RUN N 00 DEGREES 02'39"W 1270.57 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 10 (U.S. 90), THENCE ALONG SAID RIGHT-OF-WAY OF STATE ROAD NO. 10; N 67 DEGREES 19'49"E 24.73 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF STATE ROAD S-158 (BUCK LAKE ROAD), THENCE ALONG SAID RIGHT-OF-WAY OF STATE ROAD S-158 RUN S 89 DEGREES 58'44"E 2668.89 FEET, TO A POINT OF CURVE TO THE LEFT, THENCE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 5928.56 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 33'10", FOR AN ARC DISTANCE OF 160.67 FEET, THENCE LEAVING RIGHT-OF-WAY OF STATE ROAD S-158 RUN S 00 DEGREES 38'01"W ALONG THE WEST BOUNDARY OF PROPERTY DESCRIBED IN DEED BOOK 325, PAGE 95 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, A DISTANCE OF 718.59 FEET, THENCE RUN N 87 DEGREES 31'12"E ALONG THE SOUTH BOUNDARY OF SAID PROPERTY 215.76 FEET, THENCE RUN N 00 DEGREES 04'41"E ALONG THE EAST BOUNDARY OF SAID PROPERTY 717.80 FEET TO A POINT ON AFOREMENTIONED SOUTH RIGHT-OF-WAY OF STATE ROAD S-158 (BUCK LAKE ROAD), THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF STATE ROAD S-158 RUN N 87 DEGREES 18'46"E 271.01 FEET TO A POINT OF CURVE TO THE RIGHT, THENCE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 3779.33 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 23'03", FOR AN ARC DISTANCE OF 553.03 FEET, THENCE

LEAVING SAID RIGHT-OF-WAY OF STATE ROAD S-158 RUN S 00 DEGREES 10'08"E ALONG THE WEST BOUNDARY OF PROPERTY DESCRIBED IN DEED BOOK 106, PAGE 57 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, A DISTANCE OF 308.45 FEET, THENCE RUN N 89 DEGREES 49'52"E ALONG THE SOUTH BOUNDARY OF SAID PROPERTY 150.00 FEET, THENCE RUN N 00 DEGREES 10'08"W ALONG THE EAST BOUNDARY OF SAID PROPERTY 290.00 FEET TO A POINT ON AFOREMENTIONED SOUTH RIGHT-OF-WAY OF STATE ROAD S-158 (BUCK LAKE ROAD), SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHERLY, THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 3779.33 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 37'34", FOR AN ARC DISTANCE OF 41.31 FEET (THE CHORD OF SAID ARC BEING S 81 DEGREES 42'50"E 41.31 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY OF STATE ROAD S-158; S 81 DEGREES 23'14"E 626.13 FEET, THENCE LEAVING SAID RIGHT-OF-WAY OF STATE ROAD S-158 RUN S 00 DEGREES 00'25"E 492.44 FEET, THENCE RUN N 89 DEGREES 29'12"E 322.80 FEET, THENCE RUN N 52 DEGREES 11'30"E 86.86 FEET, THENCE RUN N 89 DEGREES 50'30"E 226.17 FEET, THENCE RUN 00 DEGREES 04'12"W 59.79 FEET, THENCE RUN S 89 DEGREES 44'56"W 179.63 FEET, THENCE RUN S 00 DEGREES 14'08"E 162.46 FEET, THENCE RUN N 89 DEGREES 43'42"E 180.05 FEET, THENCE RUN S 00 DEGREES 11'25"E 162.62 FEET, THENCE RUN S 89 DEGREES 43'42"W 180.05 FEET, THENCE RUN S 00 DEGREES 11'33"E 162.22 FEET, THENCE RUN S 00 DEGREES 12'24"E 162.69 FEET, THENCE RUN N 89 DEGREES 50'54"E 162.06 FEET, THENCE RUN N 89 DEGREES 56'45"E 60.57 FEET, THENCE RUN S 07 DEGREES 35'18"W 101.23 FEET, THENCE RUN N 89 DEGREES 48'48"E 420.56 FEET, THENCE RUN N 00 DEGREES 08'54"W 100.03 FEET, THENCE RUN N 89 DEGREES 51'06"E 249.89 FEET, THENCE RUN S 00 DEGREES 08'54"E 99.97 FEET, THENCE RUN N 89 DEGREES 50'19"E 199.98 FEET, THENCE RUN N 89 DEGREES 51'53"E 199.78 FEET, THENCE RUN N 00 DEGREES 08'06"W 99.97 FEET, THENCE RUN N 89 DEGREES 53'54"E 59.96 FEET, THENCE RUN S 00 DEGREES 06'17"E 20.00 FEET, THENCE RUN S 89 DEGREES 31'28"E 199.80 FEET, THENCE RUN S 89 DEGREES 30'35"E 673.76 FEET, THENCE RUN S 00 DEGREES 10'34"W 3933.32 FEET, THENCE RUN ALONG THE SOUTH BOUNDARY OF SAID SECTION 26; N 89 DEGREES 58'53"W 4525.79 FEET TO THE POINT OF BEGINNING:

1. ALSO:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH; RANGE 1 EAST; LEON COUNTY, FLORIDA, AND RUN THENCE N 00 DEGREES 31'42"W 6.17 FEET TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD S-158 (BUCK LAKE ROAD), THENCE N 89 DEGREES 58'44"W ALONG SAID RIGHT-OF-WAY BOUNDARY 261.36 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE N 89 DEGREES 58'14"W ALONG SAID RIGHT-OF-WAY BOUNDARY 1541.60 FEET, THENCE N 01 DEGREES 31'49"W 283.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD 10

(U.S. 90), THENCE N 67 DEGREES 19'49"E ALONG SAID RIGHT-OF-WAY BOUNDARY 662.06 FEET, THENCE N 89 DEGREES 68'06"E 525.96 FEET TO AN AXLE, THENCE S 89 DEGREES 51'19"E 407.95 FEET TO A CONCRETE MONUMENT, THENCE S 00 DEGREES 27'43"E 538.35 FEET TO THE POINT OF BEGINNING; CONTAINING 17.32 ACRES, MORE OR LESS.

2. ALSO:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH; RANGE 1 EAST, LEON COUNTY, FLORIDA, AND RUN THENCE N 00 DEGREES 31'42"W 6.17 FEET TO THE NORTH RIGHT-OF-WAY BOUNDARY OF STATE ROAD S-158 (BUCK LAKE ROAD), THENCE N 89 DEGREES 58'44"W ALONG SAID NORTH RIGHT-OF-WAY BOUNDARY 1802.96 FEET, THENCE N 01 DEGREES 31'49"W 354.19 FEET TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD 10 (U.S. 90), THENCE N 67 DEGREES 19'49"E ALONG SAID RIGHT-OF-WAY BOUNDARY 17.36 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE N 00 DEGREES 04'59"W 215.46 FEET TO A CONCRETE MONUMENT, THENCE N 89 DEGREES 55'40"E 517.72 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID STATE ROAD NO. 10 (U.S. 90), THENCE S 67 DEGREES 19'49"W ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY 560.72 FEET TO THE POINT OF BEGINNING; CONTAINING 1.28 ACRES, MORE OR LESS.

3. ALSO:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND RUN S 89 DEGREES 45'48"W 296.84 FEET, THENCE N 00 DEGREES 54'12"E 232.01 FEET, THENCE S 89 DEGREES 45'48"W 188.11 FEET, THENCE N 00 DEGREES 54'12"E 465.19 FEET, THENCE S 89 DEGREES 45'48"W 192.87 FEET, THENCE N 00 DEGREES 54'12"E 329.10 FEET, THENCE N 89 DEGREES 45'48"E 83.95 FEET, THENCE N 00 DEGREES 54'12"E 252.11 FEET, THENCE S 89 DEGREES 58'44"E 75.94 FEET, THENCE N 01 DEGREES 31'49"W 80.04 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN N 01 DEGREES 31'49"W 283.34 FEET TO THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 10 (U.S. 90) (66 FOOT ROADWAY), THENCE S 67 DEGREES 21'33"W ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY 734.47 FEET TO CONCRETE MONUMENT MARKING THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY AND THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF OLD BUCK ROAD (80 FOOT ROADWAY), THENCE S 89 DEGREES 57'29"E FOR A DISTANCE OF 685.44 FEET TO THE POINT OF BEGINNING; CONTAINING 2.22 ACRES, MORE OR LESS.

4. ALSO:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND RUN N 00 DEGREES 31'42"W, 6.17 FEET TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. S-158 (BUCK LAKE ROAD, A 60 FOOT WIDE RIGHT-OF-WAY), THENCE N 89 DEGREES 58'44"W ALONG SAID RIGHT-OF-WAY BOUNDARY 261.36 FEET, THENCE CONTINUE N 89 DEGREES 58'44"W ALONG SAID RIGHT-OF-WAY BOUNDARY 1083.06 FEET FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE CONTINUE N 89 DEGREES 58'44"W ALONG SAID RIGHT-OF-WAY BOUNDARY 176.35 FEET TO POINT LYING ON A CUL-DE-SAC (CENTER OF SAID CUL-DE-SAC BEING LOCATED S 42 DEGREES 48'02"W, 50.00 FEET), THENCE RUN SOUTHERLY ALONG SAID CUL-DE-SAC WITH A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 107 DEGREES 13'14", FOR AN ARC DISTANCE OF 93.57 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID STATE ROAD NO. S-158 (BUCK LAKE ROAD), THENCE S 89 DEGREES 58'44"E ALONG SAID RIGHT-OF-WAY BOUNDARY 382.41 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE NORTHERLY, THENCE FROM A TANGENT BEARING OF N 79 DEGREES 02'15"W RUN NORTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 18'00", FOR AN ARC DISTANCE OF 214.07 FEET TO THE POINT OF BEGINNING; CONTAINING 0.45 ACRE, MORE OR LESS.

1. LESS & EXCEPT

THAT CERTAIN TRACT OF LAND AS RECORDED IN O.R.B. 13, PAGE 191, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST; RUN THENCE 3.74 CHAINS WEST TO A POINT, THENCE RUN N 706.00 FEET TO A POINT OF BEGINNING; THENCE RUN N 100.00 FEET TO A POINT, THENCE RUN EAST 100.00 FEET TO A POINT, THENCE RUN SOUTH 100.00 FEET TO A POINT, THENCE RUN WEST 100.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1/4 ACRE, MORE OR LESS WITH EASEMENT THERETO.

2. LESS & EXCEPT

THAT CERTAIN TRACT OF LAND AS RECORDED IN O.R.B. 903, PAGE 1984 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOUNDED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND RUN THENCE W 3.74 CHAINS (246.84 FEET), THENCE NORTH 706.00 FEET, THENCE EAST 3.74 CHAINS (246.84 FEET), THENCE SOUTH

706.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4 ACRES, MORE OR LESS.

3. LESS & EXCEPT

THAT CERTAIN TRACT OF LAND AS RECORDED IN O.R.B. 643, PAGE 530 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, RUN THENCE WEST 246.84 FEET TO A POINT, THENCE RUN 806.00 FEET TO A POINT WHICH IS THE POINT OF BEGINNING, THENCE CONTINUE NORTH 102.00 FEET TO A POINT, THENCE RUN EAST 246.84 FEET, THENCE SOUTH 202.00 FEET, THENCE WEST 146.84 FEET, THENCE NORTH 100.00 FEET, THENCE WEST 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1 ACRE, MORE OR LESS.

4. LESS & EXCEPT

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 1 N, RANGE 1 E, LEON COUNTY, FLORIDA, AND RUN N 00 DEGREES 31'42"W, 6.17 FEET TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. S-158 (BUCK LAKE ROAD, A 80 FOOT WIDE RIGHT-OF-WAY), THENCE N 89 DEGREES 58'44"W ALONG SAID RIGHT-OF-WAY BOUNDARY 261.36 FEET TO A CONCRETE MONUMENT THENCE CONTINUE N 89 DEGREES 58'44"W ALONG SAID RIGHT-OF-WAY BOUNDARY 1259.41 FEET TO A CONCRETE MONUMENT LYING ON A CUL-DE-SAC (CENTER OF SAID CUL-DE-SAC BEING LOCATED S 42 DEGREES 48'02"W, 50.00 FEET) FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID CUL-DE-SAC WITH A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 85 DEGREES 33'31", FOR AN ARC DISTANCE OF 74.66 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID STATE ROAD NO. S-158 (BUCK LAKE ROAD), THENCE S 89 DEGREES 58'44"E ALONG SAID RIGHT-OF-WAY BOUNDARY 67.92 FEET TO THE POINT OF BEGINNING; CONTAINING 620 SQUARE FEET OR 0.014 ACRE, MORE OR LESS; AND

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND RUN N 00 DEGREES 31'42"W, 6.17 FEET TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. S-158 (BUCK LAKE ROAD, A 80 FOOT WIDE RIGHT-OF-WAY), THENCE N 89 DEGREES 58'44"W ALONG SAID RIGHT-OF-WAY BOUNDARY 261.36 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN N 00 DEGREES 01'16"E, 10.00 FEET TO A CONCRETE MONUMENT, THENCE N 89 DEGREES 58'44"W, 781.48 FEET TO A CONCRETE MONUMENT MARKING A POINT OF CURVE TO THE RIGHT, THENCE ALONG SAID CURVE WITH A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 63 DEGREES 37'53", FOR AN ARC DISTANCE OF 499.76

FEET TO A CONCRETE MONUMENT, THENCE N 26 DEGREES 20'51"W, 152.94 FEET TO A CONCRETE MONUMENT, THENCE N 22 DEGREES 18'53"E, 13.29 FEET TO A CONCRETE MONUMENT ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 10 (U.S. NO. 90), THENCE S 67 DEGREES 19'49"W ALONG SAID RIGHT-OF-WAY BOUNDARY 120.20 FEET TO A CONCRETE MONUMENT, THENCE S 67 DEGREES 40'04"E, 15.11 FEET TO A CONCRETE MONUMENT, THENCE S 26 DEGREES 20'51"E, 158.08 FEET TO A CONCRETE MONUMENT MARKING A POINT OF CURVE TO THE LEFT, THENCE ALONG SAID CURVE WITH A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 30 DEGREES 23'24", FOR AN ARC DISTANCE OF 291.72 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID STATE ROAD NO. S-158 (BUCK LAKE ROAD), THENCE S 89 DEGREES 58'44"E ALONG SAID RIGHT-OF-WAY BOUNDARY 1083.06 FEET TO THE POINT OF BEGINNING; CONTAINING 1.414 ACRES, MORE OR LESS; AND

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND RUN N 00 DEGREES 31'42"W, 6.17 FEET TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. S-158 (BUCK LAKE ROAD, A 80 FOOT WIDE RIGHT-OF-WAY), THENCE N 89 DEGREES 58'44"W ALONG SAID RIGHT-OF-WAY BOUNDARY 261.36 FEET TO A CONCRETE MONUMENT, THENCE S 00 DEGREES 01'16"W, 80.00 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID STATE ROAD NO. S-158 (BUCK LAKE ROAD), THENCE N 89 DEGREES 58'44"W ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY 873.54 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE N 89 DEGREES 58'44"W ALONG SAID RIGHT-OF-WAY BOUNDARY 12.42 FEET TO AN IRON PIN LYING ON A CURVE CONCAVE TO THE NORTHERLY, THENCE FORM A TANGENT BEARING OF S 79 DEGREES 02'15"E RUN EASTERLY ALONG SAID CURVE WITH A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 45'07", FOR AN ARC DISTANCE OF 16.82 FEET TO A CONCRETE MONUMENT LYING ON A CURVE CONCAVE TO THE SOUTHWESTERLY ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF FALLSCHASE BOULEVARD, THENCE FROM A TANGENT BEARING OF N 51 DEGREES 43'45"W RUN NORTHWESTERLY ALONG SAID CURVE AN ALONG SAID RIGHT-OF-WAY BOUNDARY WITH A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 49'20", FOR AN ARC DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING; CONTAINING 19 SQUARE FEET, MORE OR LESS.

5. LESS & EXCEPT

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND RUN N 00 DEGREES 31'42"W, 6.17 FEET TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. S-158 (BUCK LAKE ROAD, A 30 FOOT WIDE RIGHT-OF-WAY), THENCE N 89 DEGREES 58'44"W ALONG SAID

RIGHT-OF-WAY BOUNDARY 261.36 FEET TO A CONCRETE MONUMENT, THENCE S 00 DEGREES 01'16"W, 80.00 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID STATE ROAD NO. S-158 (BUCK LAKE ROAD), THENCE N 89 DEGREES 58'44"W ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY 700.35 FEET TO A CONCRETE MONUMENT MARKING A POINT OF CURVE TO THE LEFT FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN ALONG SAID CURVE AND ALONG THE EASTERLY RIGHT-OF-WAY BOUNDARY OF FALLSCHASE BOULEVARD WITH A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 36 DEGREES 52'25", FOR AN ARC DISTANCE OF 32.18 FEET TO A CONCRETE MONUMENT, THENCE N 89 DEGREES 58'44"W, 51.19 FEET TO A NAIL AND CAP MARKING A POINT OF CURVE TO THE RIGHT, THENCE ALONG SAID CURVE WITH A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 09 DEGREES 11'22", FOR AN ARC DISTANCE OF 88.21 FEET TO A CONCRETE MONUMENT LYING ON A CURVE CONCAVE TO THE SOUTHWESTERLY ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF FALLSCHASE BOULEVARD, THENCE FROM A TANGENT BEARING OF N 51 DEGREES 43'45"W RUN NORTHWESTERLY ALONG SAID CURVE AND ALONG SAID RIGHT-OF-WAY BOUNDARY WITH A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 49'20", FOR AN ARC DISTANCE OF 5.08 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID STATE ROAD NO. S-158 (BUCK LAKE ROAD) THENCE S 89 DEGREES 58'44"E ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY 173.19 FEET TO THE POINT OF BEGINNING; CONTAINING 0.030 ACRE, MORE OR LESS.

6. LESS & EXCEPT

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA. THENCE N 00 DEGREES 31'42"W 6.17 FEET TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. S-158 (BUCK LAKE ROAD), THENCE N 89 DEGREES 58'44"W ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY 261.36 FEET, THENCE N 00 DEGREES 01'16"E 10.00 FEET, THENCE N 89 DEGREES 58'44"W 781.48 FEET TO A POINT OF CURVE TO THE RIGHT, THENCE ALONG SAID CURVE WITH A RADIUS OF 450.00 FEET THROUGH A CENTRAL ANGLE OF 63 DEGREES 37'53" FOR AN ARC DISTANCE OF 499.76 FEET, THENCE N 26 DEGREES 20'51"W 162.36 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 10 (U.S. 90), THENCE S 67 DEGREES 19'49"W 110.20 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE S 67 DEGREES 19'49"W 10.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY, THENCE S 26 DEGREES 20'51"E 20.00 FEET, THENCE N 67 DEGREES 19'49"E 20.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF BUCK LAKE ROAD (STATE ROAD NO. 158), THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY AS FOLLOWS: N 26 DEGREES 20'51"W 9.29 FEET, THENCE N 67 DEGREES 40'04"W 15.11

FEET TO THE POINT OF BEGINNING, CONTAINING 345.77 FEET MORE OR LESS.

7. LESS & EXCEPT

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA. THENCE N 00 DEGREES 31'42"W 6.17 FEET TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 5-158 (BUCK LAKE ROAD); THENCE N 89 DEGREES 58'44"W ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY 261.36 FEET, THENCE N 00 DEGREES 01'16"E 10.00 FEET, THENCE N 89 DEGREES 58'44"W 781.48 FEET TO A POINT OF CURVE TO THE RIGHT, THENCE ALONG SAID CURVE WITH A RADIUS OF 450.00 FEET THROUGH A CENTRAL ANGLE OF 63 DEGREES 37'53" FOR AN ARC DISTANCE OF 499.76 FEET, THENCE N 26 DEGREES 20'51"W 162.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 10 (U.S. 90), THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY S 67 DEGREES 19'49"W 10.02 FEET, THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, N 22 DEGREES 40'11"W 66.00 FEET TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 10 (U.S. 90), AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE S 67 DEGREES 19'49"W 8.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, THENCE N 22 DEGREES 40'11"W 15.00 FEET, THENCE N 67 DEGREES 19'49"E 10.00 FEET, THENCE S 22 DEGREES 40'11"E 15.00 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY BOUNDARY, THENCE S 67 DEGREES 19'49"W 2.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING, CONTAINING 150.00 SQUARE FEET, MORE OR LESS.

CONTAINING 691.78 NET ACRES, MORE OR LESS.