

ORDINANCE NO. 06-27

AN ORDINANCE ESTABLISHING THE HAWK'S POINT 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 AND FINANCING OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Centex Homes, a Nevada general partnership ("Petitioner") has filed a Petition with Hillsborough County requesting that the Board of County Commissioners of Hillsborough County ("County") adopt an ordinance establishing the Hawk's Point Community Development District pursuant to Chapter 190, Fla. Stat. ("District"), and designating the real property described in Exhibit A, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic method of delivering community development services, in the area described in Exhibit A, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005 (1) (d), Fla. Stat.; and

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TALLAHASSEE, FLORIDA

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005 (1) (e), Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS 10TH DAY OF OCTOBER, 2006 AS FOLLOWS:

SECTION 1. FINDINGS OF FACT.The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;
3. the creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. 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;
5. the creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;

6. the proposed community development 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

7. the area that will be served by the District is amenable to separate, special-district government.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Fla. Stat.;
2. The County has jurisdiction pursuant to Section 190.005 (2), Fla. Stat.; and
3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stat.

SECTION 3. CREATION, BOUNDARIES AND POWERS. There is hereby created a Community Development District for the area of land described in Exhibit A, attached hereto, which shall exercise the powers of Sections 190.011 and 190.012 (1), (2) (a)-(d) and (f), and (3), Fla. Stat., and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Fla. Stat., including the special powers provided by Section 190.012, Fla. Stat.

SECTION 4. INITIAL BOARD. The following five persons are designated as the initial members of the Board of Supervisors: Michelle Bushway, Brian Bullock, Beth Bradburn, Penny Dandino, and Brian Eggimann.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State.

SECTION 6. SEVERABILITY. If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

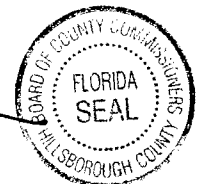
I, PAT COLLIER FRANK, Clerk of the Circuit Court and Ex-Officio of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of 10/10/06, as the same appears of record in Minute Book 365 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 11th day of October, 2006.

PAT COLLIER FRANK, CLERK

By: Michael K. DeM...

Deputy Clerk



#1838036v1

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APPROVED BY COUNTY ATTORNEY

BY [Signature]
Approved as to Form and Legal Sufficiency

EXHIBIT A

HAWKS POINT
COMMUNITY DEVELOPMENT DISTRICT
LEGAL DESCRIPTION

PARCEL 1:

LOT 205 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PART OF SAID LOT 205 (ADDITIONAL RIGHT-OF-WAY FOR 19th AVENUE N.E. EXTENSION) AS RECORDED IN OFFICIAL RECORD BOOK 4095, PAGE 385 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

CONTAINING 7.911 ACRES (344,587 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL 2:

LOTS 203, 204, 213, 214, 219, 220, 229 AND 230 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH:

THAT CERTAIN 40.00 FOOT PLATTED STREET LYING BETWEEN LOTS 213 AND 214 AND LOTS 219 AND 220 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THE SAME HAVING BEEN VACATED PER RESOLUTION RECORDED IN OFFICIAL RECORD BOOK 11783, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PART OF SAID LOTS 203 AND 204 (ADDITIONAL RIGHT-OF-WAY FOR 19th AVENUE N.E. EXTENSION) AS RECORDED IN OFFICIAL RECORD BOOK 4095, PAGE 385 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

THE WEST 10.00 FEET OF SAID LOT 213 (ADDITIONAL RIGHT-OF-WAY FOR 18th STREET N.E.) AS RECORDED IN OFFICIAL RECORD BOOK 1937, PAGE 481 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

THE WEST 10.00 FEET OF SAID LOTS 220 AND 229 (ADDITIONAL RIGHT-OF-WAY FOR 18th STREET N.E.) AS RECORDED IN OFFICIAL RECORD BOOK 1937, PAGE 479 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

THE SOUTH 20.00 FEET OF SAID LOTS 229 AND 230.

CONTAINING 73.868 ACRES (3,217,673 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL 3:

LOT 202 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PART OF SAID LOT 202 (ADDITIONAL RIGHT-OF-WAY FOR 19th AVENUE N.E. EXTENSION) AS RECORDED IN OFFICIAL RECORD BOOK 4095, PAGE 385 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

CONTAINING 8.526 ACRES (371,406 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL 4:

LOTS 218, 231 AND 232 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND LYING WITHIN SECTIONS 3 AND 4, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING A PORTION OF LOT 407 OF 1ST EXTENSION TO RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 24 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THAT CERTAIN PLATTED STREET LYING BETWEEN SAID LOT 407 AND LOT 232 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID STREET HAVING BEEN VACATED PER RESOLUTION RECORDED IN OFFICIAL RECORD BOOK 11783, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 232 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N00°03'46"W,

ALONG THE EAST BOUNDARY OF SAID LOT 232, A DISTANCE OF 22.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, N00°03'46"W, ALONG THE EAST BOUNDARY OF SAID LOT 232, A DISTANCE OF 617.92 FEET TO THE NORTHEAST CORNER THEREOF; THENCE DEPARTING SAID EAST BOUNDARY, S89°20'22"E, ALONG THE EASTERLY EXTENSION OF THE NORTH BOUNDARY OF SAID LOT 232, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 4; THENCE ALONG THE NORTH BOUNDARY OF AFOREMENTIONED LOT 407 AND THE WESTERLY EXTENSION THEREOF, S89°53'34"E, 60.76 FEET TO A POINT OF CUSP; THENCE DEPARTING SAID NORTH BOUNDARY, 626.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°43'38", SAID CURVE HAVING A RADIUS OF 2145.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S08°18'03"W, 624.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THE SOUTH 20.00 FEET OF SAID LOTS 231 AND 232.

CONTAINING 28.685 ACRES (1,249,525 SQUARE FEET), MORE OR LESS.

TOGETHER WITH

PARCEL 5:

A PARCEL OF LAND LYING WITHIN SECTION 3, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING A PORTION OF LOTS 387, 388, 389, 390, 391, 392, 393, 404, 405, 406, 407 AND 408 OF 1ST EXTENSION TO RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 24 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THOSE PLATTED STREETS ADJACENT TO SAID LOTS, SAID STREETS HAVING BEEN VACATED PER RESOLUTION RECORDED IN OFFICIAL RECORD BOOK 11783, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 232 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N00°03'46"W, ALONG THE EAST BOUNDARY OF SAID LOT 232, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S89°20'22"E, 12.84 FEET TO A POINT OF CURVATURE; THENCE 111.23 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°31'11", SAID CURVE HAVING A RADIUS OF 1,410.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N88°24'02"E, 111.20 FEET TO A POINT ON THE ARC OF A CURVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE 999.63 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28°20'23", SAID CURVE HAVING A RADIUS OF 2,021.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N14°07'39"E, 989.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE 1,061.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°21'36", SAID CURVE HAVING A RADIUS OF 2,145.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N14°07'02"E, 1050.92 FEET; THENCE S88°46'40"E, 336.08 FEET; THENCE N00°03'46"W, 520.13

FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 19TH AVENUE N.E. EXTENSION AS RECORDED IN OFFICIAL RECORD BOOK 4095, PAGE 382 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE BY THE FOLLOWING SIX (6) COURSES: (1) S88°46'40"E, 251.17 FEET, (2) N01°13'20"E, 5.00 FEET, (3) S88°46'40"E, 813.86 FEET, (4) S88°54'14"E, 86.41 FEET, (5) S01°05'46"W, 5.00 FEET, (6) S88°54'14"E, 77.43 FEET; THENCE DEPARTING SAID LINE, S14°14'08"W, 1,402.49 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 862.75 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°53'30", SAID CURVE HAVING A RADIUS OF 1,550.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S51°50'17"W, 851.66 FEET TO A POINT OF REVERSE CURVATURE; THENCE 1,236.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°14'55", SAID CURVE HAVING A RADIUS OF 1,410.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S61°00'59"W, 1,197.32 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND LYING WITHIN SECTION 3, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, CONSISTING OF LOTS 421 AND 424 TOGETHER WITH THOSE PORTIONS OF LOTS 404, 405, 407, 408, 409, 420, 422, 423, 425, 436, 437 AND 438 AND THOSE PORTIONS OF VACATED PLATTED STREETS OF 1ST EXTENSION OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 24 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 232 OF RUSKIN COLONY FARMS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N00°03'46"W, ALONG THE EAST BOUNDARY OF SAID LOT 232, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S89°20'22"E, 12.84 FEET TO A POINT OF CURVATURE; THENCE 111.23 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°31'11", SAID CURVE HAVING A RADIUS OF 1,410.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N88°24'02"E, 111.20 FEET TO A POINT ON THE ARC OF SAID CURVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE 1,236.57 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°14'55", SAID CURVE HAVING A RADIUS OF 1,410.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N61°00'59"E, 1,197.32 FEET TO A POINT OF REVERSE CURVATURE; THENCE 862.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31°53'30", SAID CURVE HAVING A RADIUS OF 1,550.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N51°50'17"E, 851.66 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 1,398.44 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36°19'04", SAID CURVE HAVING A RADIUS OF 2,206.21 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S03°55'24"E, 1,375.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE 724.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°09'45", SAID CURVE HAVING A RADIUS OF 1,649.78 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS S09°30'04"E, 718.72 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL

RECORD BOOK 11942 PAGE 1843 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY BOUNDARY LINE BY THE FOLLOWING THIRTY-SEVEN (37) COURSES: (1) S89°48'43"W, 205.02 FEET, (2) S17°36'38"W, 51.92 FEET, (3) S59°20'50"W, 54.59 FEET, (4) S74°35'27"E, 40.16 FEET, (5) S03°27'56"E, 24.75 FEET, (6) S17°05'53"W, 45.11 FEET, (7) S19°00'39"W, 48.23 FEET, (8) N70°09'25"W, 18.47 FEET, (9) N36°16'44"W, 55.32 FEET, (10) N70°32'27"W, 55.99 FEET, (11) S33°32'35"W, 37.72 FEET, (12) S03°43'54"E, 81.48 FEET, (13) S08°48'31"E, 69.10 FEET, (14) S03°24'50"W, 47.98 FEET, (15) N87°12'30"E, 34.30 FEET, (16) S70°07'52"E, 50.74 FEET, (17) S81°31'13"E, 68.13 FEET, (18) S61°12'21"E, 21.29 FEET, (19) S83°32'47"E, 62.52 FEET, (20) N85°10'38"E, 79.03 FEET, (21) N49°50'00"E, 22.95 FEET, (22) N41°28'57"E, 29.15 FEET, (23) S07°04'23"W, 67.37 FEET, (24) N87°10'29"W, 180.67 FEET, (25) S86°04'44"W, 71.20 FEET, (26) S87°05'40"W, 141.30 FEET, (27) S15°26'51"E, 6.63 FEET, (28) S85°23'49"E, 135.50 FEET, (29) S11°24'05"W, 77.68 FEET, (30) S14°26'41"W, 69.25 FEET, (31) S25°59'51"W, 84.41 FEET, (32) N75°26'45"W, 45.03 FEET, (33) N76°01'55"W, 31.58 FEET, (34) S02°01'55"W, 48.21 FEET, (35) S22°21'39"W, 54.35 FEET, (36) S00°21'39"W, 5.83 FEET, (37) N90°00'00"W, 1,540.66 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF AFOREMENTIONED LOT 438; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND RUNNING ALONG THE WEST LINE OF SAID LOT 438 AND THE WEST LINE OF AFOREMENTIONED LOT 422, N00°02'33"W, 841.60 FEET TO A POINT OF CURVATURE; THENCE DEPARTING SAID WEST LINE, 413.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°41'38", SAID CURVE HAVING A RADIUS OF 2,723.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N04°18'16"E, 412.79 FEET TO A POINT OF REVERSE CURVATURE; THENCE 432.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°41'38", SAID CURVE HAVING A RADIUS OF 2,847.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N04°18'16"E, 431.58 FEET; THENCE N00°02'33"W, 27.10 FEET; THENCE N00°03'46"W, 15.75 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 0.72 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°01'13", SAID CURVE HAVING A RADIUS OF 2,021.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N00°03'09"W, 0.72 FOOT TO THE POINT OF BEGINNING.

CONTAINING 152.480 ACRES (6,641,990 SQUARE FEET), MORE OR LESS.

TOTAL AREA (PARCELS 1 THROUGH 5 ALL INCLUSIVE) = 271.470 ACRES (11,825,181 SQUARE FEET), MORE OR LESS.

TOGETHER WITH:

24TH STREET PARCEL NO.7

THAT PART OF:

Tract 390, First Extension to Ruskin Colony Farms, as recorded in Plat Book 6, Page 24, Public Records of Hillsborough County, Florida, LESS the North 200 feet of the West 200 feet thereof and LESS right-of-way for 19th Avenue N.E. Extension as recorded in Official Record Book 4095, Page 382 of the Public Records of Hillsborough County, Florida.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at a nail and disk stamped "PLS 850" marking the Northwest corner of Section 3, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S88°48'09"E, along the North line of said Section 3, a distance of 532.13 feet; Thence departing said line, S00°03'46"E, 55.79 feet to a point of intersection with the South right-of-way line of 19th Avenue N.E. Extension as recorded in Official Record Book 4095, page 382 of the Public Records of Hillsborough County, Florida, said point being the POINT OF BEGINNING; Thence S88°46'40"E, along said right-of-way line, 62.02 feet; Thence departing said line, S00°03'46"E, 525.13 feet to a point of curvature; Thence 43.86 feet along the arc of a curve to the right through a central angle of 01°10'18", said curve having a radius of 2,145.00 feet and being subtended by a chord which bears S00°31'23"W, 43.86 feet to a point of intersection with the South line of Tract 390, 1st Extension of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 6, Page 24 of the Public Records of Hillsborough County, Florida; Thence N89°53'34"W, along said line, 124.02 feet to a point on the arc of a curve; Thence departing said line, 43.50 feet along the arc of said curve to the left through a central angle of 01°13'59", said curve having a radius of 2,021.00 feet and being subtended by a chord which bears N00°33'14"E, 43.49 feet to a point of tangency; Thence N00°03'46"W, 527.91 feet to a point of intersection with the aforementioned South right-of-way line of 19th Avenue N.E. Extension; Thence S88°46'40"E, along said line, 62.02 feet to the POINT OF BEGINNING.

Containing 1.623 acres (70,705 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.4

THAT PART OF:

Tract 391, First Extension to Ruskin Colony Farms, as recorded in Plat Book 6, Page 24, Public Records of Hillsborough County, Florida. TOGETHER with the land acquired by vacating the right-of-way adjacent thereto on the South.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at a nail and disk stamped "PLS 850" marking the Northwest corner of Section 3, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S88°48'09"E, along the North line of said Section 3, a distance of 532.13 feet; Thence departing said line, S00°03'46"E, 55.79 feet to a point of intersection with the South right-of-way line of 19th Avenue N.E. Extension as recorded in Official Record Book 4095, page 382 of the Public Records of Hillsborough County, Florida; Thence S88°46'40"E, along said right-of-way line, 62.02 feet; Thence departing said line, S00°03'46"E, 525.13 feet to a point of curvature; Thence 43.86 feet along the arc of a curve to the right through a central angle of 01°10'18", said curve having a radius of 2,145.00 feet and being subtended by a chord which bears S00°31'23"W, 43.86 feet to a point of intersection with the North line of Tract 391, 1st Extension of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 6, Page 24 of the Public Records of Hillsborough County, Florida, said point being the POINT OF BEGINNING; Thence continue 672.91 feet along a prolongation of the aforementioned curve through a central angle of 17°58'28", said curve being subtended by a chord which bears S10°05'46"W, 670.16 feet to a point of intersection with the centerline of a 40 foot wide

platted street lying between Tracts 391 and 406 of said 1st Extension of Ruskin Colony Farms; Thence N89°53'34"W, along said centerline, 131.61 feet to a point on the arc of a curve; Thence departing said line, 674.64 feet along the arc of said curve to the left through a central angle of 19°07'34"; said curve having a radius of 2,021.00 feet and being subtended by a chord which bears N10°44'00"E, 671.51 feet to a point of intersection with the aforementioned North line of Tract 391; Thence S89°53'34"E, along said line, 124.02 feet to the POINT OF BEGINNING.

Containing 1.918 acres (83,545 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.11

THAT PART OF:

Tract 406, First Extension to Ruskin Colony Farms, as recorded in Plat Book 6, Page 24, Public Records of Hillsborough County, Florida. TOGETHER with the land acquired by vacating the right-of-way adjacent thereto on the North.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at a nail and disk stamped "PLS 850" marking the Northwest corner of Section 3, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S88°48'09"E, along the North line of said Section 3, a distance of 532.13 feet; Thence departing said line, S00°03'46"E, 55.79 feet to a point of intersection with the South right-of-way line of 19th Avenue N.E. Extension as recorded in Official Record Book 4095, page 382 of the Public Records of Hillsborough County, Florida; Thence S88°46'40"E, along said right-of-way line, 62.02 feet; Thence departing said line, S00°03'46"E, 525.13 feet to a point of curvature; Thence 43.86 feet along the arc of a curve to the right through a central angle of 01°10'18", said curve having a radius of 2,145.00 feet and being subtended by a chord which bears S00°31'23"W, 43.86 feet to a point of intersection with the North line of Tract 391, 1st Extension of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 6, Page 24 of the Public Records of Hillsborough County, Florida; Thence continue 672.91 feet along a prolongation of the aforementioned curve through a central angle of 17°58'28", said curve being subtended by a chord which bears S10°05'46"W, 670.16 feet to a point of intersection with the centerline of a 40 foot wide platted street lying between Tracts 391 and 406 of said 1st Extension of Ruskin Colony Farms, said point being the POINT OF BEGINNING; thence continue 344.95 feet along a prolongation of the aforementioned curve through a central angle of 09°12'50", said curve being subtended by a chord which bears S23°41'25"W, 344.57 feet to a point of reverse curvature; Thence 374.15 feet along the arc of a curve to the left through a central angle of 10°36'26", said curve having a radius of 2,021.00 feet and being subtended by a chord which bears S22°59'37"W, 373.62 feet to a point of intersection with the South line of said Tract 406; Thence N89°53'34"W, along said line, 129.70 feet to a point on the arc of a curve; Thence departing said line, 436.29 feet along the arc of said curve to the right through a central angle of 11°39'14", said curve having a radius of 2,145.00 feet and being subtended by a chord which bears N22°28'13"E, 435.54 feet to a point of reverse curvature; Thence 282.21 feet along the arc of a curve to the left through a central angle of 08°00'02", said curve having a radius of 2,021.00 feet and being subtended by a chord which bears N24°17'49"E, 281.98 feet to a point of intersection with the centerline of a 40 foot wide platted street lying between aforementioned Tracts 391 and 406; Thence S89°53'34"E, along said centerline, 131.61 feet to the POINT OF BEGINNING.

Containing 2.046 acres (89,136 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.20

THAT PART OF:

Tract 232, RUSKIN COLONY FARMS, as recorded in Plat Book 5, Page 63, of the Public Records of Hillsborough County, Florida, together with 1/2 of vacated streets abutting thereon.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGIN at the Southeast corner of the Northeast 1/4 of Section 4, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S00°02'33"E, along the East line of the Southeast 1/4 of said Section 4, a distance of 26.97 feet to a point of intersection with the centerline of a 40 foot platted street lying between Tracts 232 and 233 of Ruskin Colony Farms per map or plat thereof as recorded in Plat book 5, page 63 of the Public Records of Hillsborough County, Florida; Thence N89°20'22"W, along said centerline, 30.00 feet; Thence departing said line, N00°02'09"W, 20.00 feet to the Southeast corner of said Tract 232; Thence N00°03'46"W, along the East line of said Tract 232, a distance of 22.10 feet to a point of curvature; Thence departing said line, 359.17 feet along the arc of a curve to the right through a central angle of 09°35'38", said curve having a radius of 2,145.00 feet and being subtended by a chord which bears N04°44'03"E, 358.75 feet to a point of intersection with the East line of the Northeast 1/4 of aforementioned Section 4; Thence S00°03'46"E, along said line, 373.00 feet to the POINT OF BEGINNING.

Containing 0.193 acres (8,429 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.19

THAT PART OF:

Tract 407, First Extension to Ruskin Colony Farms, as recorded in Plat Book 6, Page 24, Public Records of Hillsborough County, Florida. TOGETHER with the land acquired by vacating the rights-of-way adjacent thereto.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at a nail and disk stamped "PLS 850" marking the Northwest corner of Section 3, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S88°48'09"E, along the North line of said Section 3, a distance of 532.13 feet; Thence departing said line, S00°03'46"E, 55.79 feet to a point of intersection with the South right-of-way line of 19th Avenue N.E. Extension as recorded in Official Record Book 4095, page 382 of the Public Records of Hillsborough County, Florida; Thence S88°46'40"E, along said right-of-way line, 62.02 feet; Thence departing said line, S00°03'46"E, 525.13 feet to a point of curvature; Thence 43.86 feet along the arc of a curve to the right through a central angle of 01°10'18", said curve having a radius of 2,145.00 feet and being subtended by a chord which bears S00°31'23"W, 43.86 feet to a point of intersection with the North line of Tract 391, 1st Extension of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 6, Page 24 of the Public Records of Hillsborough County, Florida; Thence continue 672.91 feet along a prolongation of the aforementioned curve through a central angle of 17°58'28", said curve being subtended by a chord which bears S10°05'46"W, 670.16 feet to a point of intersection with the centerline of a 40 foot wide platted street lying between Tracts 391 and 406 of said 1st Extension of Ruskin Colony Farms; thence continue 344.95 feet along a prolongation of the aforementioned curve through a central angle of 09°12'50", said curve being subtended by a chord which bears S23°41'25"W, 344.57 feet to a point of reverse curvature; Thence 374.15 feet along the arc of a curve to the left through a central angle of 10°36'26", said curve having a radius of 2,021.00 feet and being subtended by a chord which bears S22°59'37"W, 373.62 feet to a point of intersection with the North line of Tract 407 of said 1st Extension of Ruskin Colony Farms, said point being the POINT OF BEGINNING; thence continue 626.19 feet along a prolongation of the aforementioned curve through a central angle of 17°45'10", said curve being subtended by a chord which bears S08°48'49"W, 623.69 feet to a point of tangency; Thence S00°03'46"E, 15.75 feet; Thence S00°02'33"E, 27.10 feet to a point of curvature; Thence 0.65 feet along the arc of a curve to the right through a central angle of 00°00'47", said curve having a radius of 2,847.00 feet and being subtended by a chord which bears S00°02'10"E, 0.65 feet to a point of intersection with the centerline of a 40 foot wide platted street lying between Tracts 407 and 422 of said 1st Extension of Ruskin Colony Farms; Thence N89°53'34"W, 94.00 feet along said centerline to a point of intersection with the West line of the Southwest 1/4 of aforementioned Section 3; Thence along said line, N00°02'33"W, 27.70 feet to a 1" iron pipe marking the Northwest corner of said

Southwest 1/4; Thence N00°03'46"W, along the West line of the Northwest 1/4 of said Section 3, a distance of 373.00 feet to a point on the arc of a curve; Thence departing said West line, 266.26 feet along the arc of said curve to the right through a central angle of 07°06'44", said curve having a radius of 2,145.00 feet and being subtended by a chord which bears N13°05'14"E, 266.09 feet to a point of intersection with the North line of aforementioned Tract 407; Thence S89°53'34"E, along said line, 129.70 feet to the POINT OF BEGINNING.

Containing 1.711 acres (74,514 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.21

THAT PART OF:

Tract 422, together with 1/2 of vacated streets abutting thereon, first EXTENSION TO RUSKIN COLONY FARMS, as per map or plat thereof recorded in Plat Book 6 at page 24, of the Public Records of Hillsborough County, Florida.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at the Northwest corner of the Southwest 1/4 of Section 3, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S00°02'33"E, along the West line of said Southwest 1/4, a distance of 27.70 feet to a point of intersection with the centerline of a 40 foot platted street lying between Tracts 407 and 422 of 1st Extension of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 6, page 24 of the Public Records of Hillsborough County, Florida, said point being the POINT OF BEGINNING; Thence departing said West line, S89°53'34"E, along said centerline, 94.00 feet to a point on the arc of a curve; Thence departing said centerline, 431.35 feet along the arc of said curve to the right through a central angle of 08°40'51", said curve having a radius of 2,847.00 feet and being subtended by a chord which bears S04°18'39"W, 430.94 feet to a point of reverse curvature; Thence 231.61 feet along the arc of a curve to the left through a central angle of 04°52'24", said curve having a radius of 2,723.00 feet and being subtended by a chord which bears S06°12'53"W, 231.54 feet to a point of intersection with the South line of said Tract 422; Thence N89°53'34"W, along said line and the Westerly prolongation thereof, 36.05 feet to a point of intersection with the West line of the Southwest 1/4 of said Section 3; thence N00°02'33"W, along said West line, 660.01 feet to the POINT OF BEGINNING.

Containing 1.068 acres (46,541 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.35

THAT PART OF:

Tract 233, together with 1/2 of vacated street abutting on the North and East, Ruskin Colony Farms, as recorded in Plat Book 5, page 63, Public Records of Hillsborough County, Florida.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at the Northeast corner of the Southeast 1/4 of Section 4, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S00°02'33"E, along the East line of said Southeast 1/4, a distance of 26.97 feet to a point of intersection with the centerline of a 40 foot platted street lying between Tracts 232 and 233 of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 5, page 63 of the Public Records of Hillsborough County, Florida, said point being the POINT OF BEGINNING; Thence continue along said East line S00°02'33"E, 660.74 feet to a point of intersection with the Easterly prolongation of the South line of said Tract 233; Thence departing said East line and running along the South line of said Tract 233 and the Easterly prolongation thereof, N89°20'23"W, 88.14 feet to a point on the arc of a curve; Thence departing said line, 249.26 feet along the arc of said curve to the right through a central angle of 05°00'59", said curve having a radius of 2,847.00 feet and being subtended by a chord which bears N06°08'36"E, 249.18 feet to a point of reverse curvature; Thence 413.18 feet along the arc of a curve to the left through a central angle of 08°41'38", said curve having a radius of 2,723.00 feet and

being subtended by a chord which bears N04°18'16"E, 412.79 feet to a point of tangency; Thence N00°02'33"W, 0.70 foot to a point of intersection with the centerline of a 40 foot platted street lying between aforementioned Tracts 232 and 233; Thence S89°20'22"E, along said line, 30.00 feet to the POINT OF BEGINNING.

Containing 0.819 acres (35,655 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.34

THAT PART OF:

Lots 247, 248, 249, 250 and 264, together with 1/2 of vacated streets abutting thereon, Ruskin Colony Farms, as recorded in Plat Book 5, page 63, Public Records of Hillsborough County, Florida. LESS that portion conveyed in Official Record Book 13242, page 353 Public Records of Hillsborough County, Florida.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at the Northeast corner of the Southeast 1/4 of Section 4, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S00°02'33"E, along the East line of said Southeast 1/4, a distance of 687.71 feet to a point of intersection with the Easterly prolongation of the North line of Tract 248 of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 5, page 63 of the Public Records of Hillsborough County, Florida, said point being the POINT OF BEGINNING; Thence continue along said East line S00°02'33"E, 176.26 feet to a point of intersection with the Easterly prolongation of the North line of those lands described in Official Record Book 13242, page 353 of the Public Records of Hillsborough County, Florida; Thence N89°34'55"W, along said Easterly prolongation, 94.00 feet to a point on the arc of a curve; Thence 176.71 feet along the arc of said curve to the right through a central angle of 03°33'22", said curve having a radius of 2,847.00 feet and being subtended by a chord which bears N01°51'25"E, 176.68 feet to a point of intersection with the North line of Tract 248 of aforementioned Ruskin Colony Farms; Thence S89°20'23"E, along said North line and the Easterly prolongation thereof, 88.14 feet to the POINT OF BEGINNING.

Containing 0.373 acres (16,230 square feet), more or less.

TOGETHER WITH:

24TH STREET PARCEL NO.22

THAT PART OF:

Tract 423, together with 1/2 of vacated streets abutting thereon, first EXTENSION TO RUSKIN COLONY FARMS, as per map or plat thereof recorded in Plat Book 6 at page 24, of the Public Records of Hillsborough County, Florida.

LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

Commence at the Northwest corner of the Southwest 1/4 of Section 3, Township 32 South, Range 19 East, Hillsborough County, Florida and run thence S00°02'33"E, along the West line of said Southwest 1/4, a distance of 687.71 feet to a point of intersection with the Westerly extension of the North line of Tract 423 of 1st Extension of Ruskin Colony Farms per map or plat thereof as recorded in Plat Book 6, page 24 of the Public Records of Hillsborough County, Florida, said point being the POINT OF BEGINNING; Thence departing said West line, S89°53'34"E, along said North line and the Westerly prolongation thereof, 36.05 feet to a point on the arc of a curve; Thence departing said North line, 176.54 feet along the arc of said curve to the left through a central angle of 03°42'53", said curve having a radius of 2,723.00 feet and being subtended by a chord which bears S01°55'14"W, 176.51 feet; Thence N89°34'55"W, 30.01 feet to a point of intersection with the aforementioned West line of the Southwest 1/4 of Section 3; Thence N00°02'33"W, along said West line, 176.26 feet to the POINT OF BEGINNING.

Containing 0.130 acres (5,656 square feet), more or less.

STATE OF FLORIDA DEPARTMENT OF STATE

Division of Library and Information Services

I, Sue M. Cobb, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of Hillsborough County Ordinance No. 06-27, which was filed in this office on October 12, 2006, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.

**Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
17th day of October, A.D., 2006.**



Sue M. Cobb

Secretary of State