



# CITY OF DAVENPORT

## Gateway to the Ridge

### CLERK'S CERTIFICATE

I, Raquel Castillo, the undersigned City Clerk of the City of Davenport, Florida (the "City"), DO HEREBY CERTIFY that:

- (1) Attached hereto is a true and correct copy of Ordinance No. 889 adopted by the City Commission at the June 3, 2019 Regular Meeting.
- (2) Said action made upon a motion by Vice-Mayor Summerlin and a second by Commissioner Fellows and carried unanimously.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affix the official seal of the City this 4<sup>th</sup> day of June, 2019.

A handwritten signature in blue ink that reads "Raquel Castillo". The signature is written in a cursive, flowing style.

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Raquel Castillo, City Clerk

ORDINANCE NO. 889

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2  
3 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF  
4 DAVENPORT, FLORIDA AMENDING ORDINANCE NUMBER 761, WHICH  
5 ESTABLISHED THE HIGHLAND MEADOWS II COMMUNITY  
6 DEVELOPMENT DISTRICT, AS SUCH ORDINANCE WAS PREVIOUSLY  
7 AMENDED BY ORDINANCE NUMBER 773 AND ORDINANCE NUMBER 803;  
8 PROVIDING FOR AMENDMENT TO SECTION 5 OF THE ORDINANCE TO  
9 CHANGE THE GEOGRAPHICAL BOUNDARIES OF THE DISTRICT  
10 PURSUANT TO SECTION 190.046, FLORIDA STATUTES, BY ADDING 44.59  
11 ACRES THERETO; PROVIDING FOR AMENDMENT TO ORDINANCE  
12 NUMBER 761, AS PREVIOUSLY AMENDED BY ORDINANCE NUMBER 773  
13 AND ORDINANCE NUMBER 803, TO AMEND EXHIBIT A OF SAID  
14 ORDINANCE TO PROVIDE FOR A NEW METES AND BOUNDS LEGAL  
15 DESCRIPTION OF THE DISTRICT; PROVIDING FOR ALL OTHER TERMS  
16 AND CONDITIONS TO REMAIN UNCHANGED; PROVIDING FOR  
17 SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.  
18

19 WHEREAS, on May 28, 2014, the City Commission of the City of Davenport, Florida (“City”),  
20 adopted Ordinance No. 761, which established the Highland Meadows II Community Development  
21 District (“District”); and

22 WHEREAS, on July 27, 2015, the City adopted Ordinance No. 773, which amended Ordinance  
23 No. 761, Section 5, External Boundaries of the District, to incorporate a metes and bounds legal  
24 description of the District, which is presently contained in Exhibit “A” of Ordinance 773; and

25 WHEREAS, on December 12, 2016, the City adopted Ordinance No. 803, which amended  
26 Ordinance No. 761, Section 5, External Boundaries of the District, as previously amended by Ordinance  
27 No. 773, to incorporate a metes and bounds legal description of the District, which is presently contained  
28 in Exhibit “A” of Ordinance 773; and

29 WHEREAS, the City has received from the Board of Supervisors of the District, a “Petition to  
30 Expand the Boundary of the Highland Meadows II Community Development District,” dated January 28,  
31 2019 (the “Petition”), which Petition is in compliance with the provisions of Section 190.046, *Florida*  
32 *Statutes*; and

33 WHEREAS, on March 19, 2019, following a publically advertised meeting, the Polk County  
34 Board of County Commissioners (“Polk County”) approved Resolution 19-021, affirming the consent of

1 Polk County to the inclusion of the lands described in the Petition and located in the unincorporated area  
2 of Polk County for inclusion into the external boundaries of the District; and

3 **WHEREAS**, the City has held two (2) public hearings in conformance with Section 166.041 and  
4 Section 190.046(1)(a), *Florida Statutes* (2018); and

5 **WHEREAS**, the City finds that it is in the best interest of the City to further amend Ordinance  
6 No. 761, as amended, to accomplish said purpose.

7 **NOW, THEREFORE, BE IT ENACTED** by the City Commission of the City of Davenport,  
8 Florida as follows:

9 **SECTION 1. RECITALS INCORPORATED.**

10 The above recitals are true and correct and are incorporated herein.

11 **SECTION 2. EXTERNAL BOUNDARIES.**

12  
13 Section 5, External Boundaries of the District of Ordinance No. 761, as amended by Ordinance  
14 No. 773 and Ordinance No. 803, is hereby further amended to provide that the external boundaries of the  
15 District are hereby amended as described and as set forth in Exhibit “A” of this Ordinance, which is  
16 attached hereto and incorporated herein. Further, the District boundaries shall encompass approximately  
17 332.59 acres, more or less.

18 **SECTION 3. LEGAL DESCRIPTION OF THE DISTRICT.**

19 Exhibit “A” of Ordinance No. 761, as amended by Ordinance No. 773, and Ordinance No. 803, is  
20 hereby replaced in its entirety with a new Exhibit “A”, which is attached hereto and incorporated herein,  
21 and which accurately depicts the acreage specified in Section 2, External Boundaries, above.

22 **SECTION 4. ALL OTHER CONDITIONS TO REMAIN UNCHANGED.**

23 All other terms and conditions of Ordinance No. 761 shall remain unchanged and enforceable in  
24 accordance with the terms expressed herein.

25 **SECTION 5. SEVERABILITY.**

1 If any section, sentence, clause or phrase of this Ordinance is held invalid or unconstitutional by  
2 any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining  
3 sections of this Ordinance.

4 **SECTION 6. EFFECTIVE DATE.** This Ordinance shall take effect upon its approval and publication  
5 as required by law.

6 **INTRODUCED, AND PASSED** by the City Commission of the City of Davenport, Florida, on  
7 first reading, meeting in regular session this day 20<sup>th</sup> of May, 2019

8  
9 CITY COMMISSION  
10 OF DAVENPORT, FLORIDA

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13 By:   
14 H.B. Robinson III, Mayor

15  
16 ATTEST:

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19 By:   
20 Raquel Castillo, City Clerk

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22 **INTRODUCED, AND PASSED** by the City Commission of the City of Davenport, Florida, on  
23 second and final reading, meeting in regular session this 3<sup>rd</sup> day of June, 2019

24  
25 CITY COMMISSION  
26 OF DAVENPORT, FLORIDA

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28  
29 By:   
30 H.B. Robinson III, Mayor

31 ATTEST:

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34 By:   
35 Raquel Castillo, City Clerk

36 APPROVED AS TO FORM AND CONTENT:

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39 By:   
40 Andrew Hand, City Attorney

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43  
44 ORDINANCE NUMBER: 889

**EXHIBIT A**  
**LEGAL DESCRIPTION**

ALL OF TRACTS 6, 7, 8, 10 AND 11, AND A PORTION OF TRACT 12, ALL IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 10; THENCE N-89°51'02"-W, ALONG THE SOUTH BOUNDARY OF THE AFORESAID TRACTS 10, 11, AND 12, A DISTANCE OF 994.57 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12; THENCE N-00°15'10"-W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 641.56 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S-89°38'36"-E, ALONG THE NORTH BOUNDARY OF THE AFORESAID TRACT 12, A DISTANCE OF 331.55 FEET TO THE NORTHEAST CORNER OF SAID TRACT 12, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE AFOREMENTIONED TRACT 6; THENCE N-00°15'04"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 6, A DISTANCE OF 638.14 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S-89°33'51"-E, ALONG THE NORTH BOUNDARY OF THE AFORESAID TRACTS 6, 7 AND 8, A DISTANCE OF 979.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8; THENCE S-00°14'46"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 8, A DISTANCE OF 636.78 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N-89°38'36"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 8, A DISTANCE OF 316.55 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT 10; THENCE S-00°14'52"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 10, A DISTANCE OF 637.96 FEET TO THE POINT OF BEGINNING; LESS THAT PART OF SAID TRACT 12 CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8393, PAGES 2173-2174, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND LESS AND EXCEPT ROAD RIGHT-OF-WAY ON THE SOUTH AND EAST SIDES THEREOF FOR CRO MARTIE ROAD AND 10 TH STREET NORTH ;

AND

ALL OF TRACTS 21, 22 AND 27, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 27; THENCE S-89°51'47"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 331.45 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N-00°15'04"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 27, A DISTANCE OF 639.25 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID TRACT 21; THENCE N-89°59'37"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 21, A DISTANCE OF 331.50 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N-00°15'10"-W, ALONG THE

WEST BOUNDARY OF SAID TRACT 21, A DISTANCE OF 640.08 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S-89°51'02"-E, ALONG THE NORTH BOUNDARY OF SAID TRACT 21 AND THE NORTH BOUNDARY OF THE AFORESAID TRACT 22, A DISTANCE OF 663.05 FEET TO THE NORTHEAST CORNER OF SAID TRACT 22; THENCE S-00°14'58"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 22, A DISTANCE OF 638.42 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 22, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 27; THENCE S-00°14'58"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 27, A DISTANCE OF 638.42 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY;

AND

ALL OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15 AND 16, IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE N-89°54'27"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 9 AND 10, A DISTANCE OF 649.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 10; THENCE N-00°22'00"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 10, A DISTANCE OF 640.13 FEET TO THE NORTHWEST CORNER OF SAID TRACT 10, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID TRACT 6; THENCE S-89°59'45"-W, ALONG THE SOUTH BOUNDARY OF THE AFORESAID TRACTS 6 AND 5, A DISTANCE OF 664.51 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 5, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 13; THENCE S-00°19'36"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 13, A DISTANCE OF 639.01 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N-89°54'27"-W, ALONG THE SOUTH BOUNDARY OF THE AFORESAID TRACTS 13, 14, 15 AND 16, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 16; THENCE N-00°14'46"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 16 AND THE WEST BOUNDARY OF THE AFORESAID TRACT 1, A DISTANCE OF 1273.58 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE N-89°53'58"-E, ALONG THE NORTH BOUNDARY OF THE AFORESAID TRACTS 1, 2, 3, 4, 5, 6, 7 AND 8, A DISTANCE OF 2626.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8; THENCE S-00°24'24"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 8, A DISTANCE OF 641.23 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 8, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 9; THENCE S-00°24'24"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 9, A DISTANCE OF 641.23 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY;

AND

ALL THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK

COUNTY, FLORIDA, LYING WEST OF THE RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE N-00°24'24"-W ALONG THE WEST BOUNDARY THEREOF A DISTANCE OF 656.25 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE S-89°57'54"-E, ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1046.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5766.11 FEET, SAID CURVE BEING THE WESTERLY RIGHT-OF-WAY OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE SOUTHWESTERLY ALONG SAID CURVE, AND SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE/DELTA OF 7°11'37", (CHORD=723.47 FEET, CHORD BEARING=S-24°36'07"-W) FOR A DISTANCE OF 723.95 FEET TO THE SOUTH BOUNDARY OF THE AFORESAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9; THENCE N-89°49'47"-W, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 740.34 FEET TO THE POINT OF BEGINNING;

AND

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE N-89°48'41"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 665.45 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE S-00°22'00"-E, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 655.13 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N-89°36'09"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 665.92 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N-00°19'36"-W, ALONG THE WEST BOUNDARY THEREOF AND THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1308.01 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE S-89°54'27"-E, ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 664.98 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE S-89°54'27"-E, ALONG THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 664.98 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S-00°24'24"-E, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 656.25 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY;

AND

THAT PART OF TRACTS 17 AND 18 LYING WEST OF THE RAILROAD IN THE SOUTHEAST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 17; THENCE N-00°24'24"-W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 641.27 FEET TO THE NORTHWEST CORNER OF SAID TRACT 17; THENCE S-89°49'47"-E, ALONG THE NORTH BOUNDARY OF SAID TRACT 17 AND THE NORTH BOUNDARY OF THE AFORESAID TRACT 18, A DISTANCE OF 650.00 FEET TO THE NORTHEAST CORNER OF AFORESAID TRACT 18; THENCE S-00°24'25"-E ALONG THE EAST BOUNDARY OF AFORESAID TRACT 18, A DISTANCE OF 187.84 FEET TO A NON-TANGENT INTERSECTION WITH THE WEST RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5766.11 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 04°41'49", (CHORD=472.57 FEET, CHORD BEARING=S-16°28'42"-W) FOR A DISTANCE OF 472.70 FEET TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED TRACT 18; THENCE N-89°48'41"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 18 AND THE SOUTH BOUNDARY OF THE AFORESAID TRACT 17, A DISTANCE OF 512.74 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY ON THE NORTH SIDE THEREOF FOR CRO MARTIE ROAD AND ON THE WEST SIDE THEREOF FOR WALL ROBERT ROAD;

AND

ALL OF TRACT 28, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 28; THENCE S-89°51'47"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 331.48 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 28; THENCE N-00°15'10"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 28, A DISTANCE OF 640.08 FEET TO THE NORTHWEST CORNER OF SAID TRACT 28; THENCE S-89°59'37"-E, ALONG THE NORTH BOUNDARY OF SAID TRACT 28, A DISTANCE OF 331.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT 28; THENCE S-00°15'04"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 28, A DISTANCE OF 639.25 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 28 AND THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY.

AND

TRACTS 11 AND 12 IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO



THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 25 AND 26 IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS AND EXCEPT ROAD RIGHT-OF-WAY ON THE SOUTH AND EAST SIDE THEREOF FOR PATTERSON ROAD AND 10 TH STREET NORTH.

AND

TRACT 20 IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 29 IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 31 AND 32 IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 1, 2, 15 AND 16 IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 5, 6, 11, 12, 13 AND 14 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

THE NORTH HALF OF TRACT 9 AND THE NORTH HALF OF TRACT 10 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

THE SOUTH HALF OF TRACT 9 AND THE SOUTH HALF OF TRACT 10 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 21, 22, 23, AND 24 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 7 AND 8 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF "FLORIDA DEVELOPMENT COMPANY SUBDIVISION," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS:

BEGIN AT A 5/8" STEEL IRON ROD AND CAP" PORTER 3340" STANDING AT THE NORTHWEST CORNER OF SAID TRACT 7, AND RUN ALONG THE NORTH LINE OF SAID TRACTS 7 AND 8 N-89°51'18"-E, 647.80 FEET TO A 5/8" STEEL ROD AND CAP "PORTER 3340" STANDING AT THE NORTHEAST CORNER OF SAID TRACT 8; THENCE ALONG THE EAST LINE OF SAID TRACT 8 S-00°21'57"-E, 642.17 FEET TO A 5/8" STEEL ROD AND CAP "PORTER 3340" STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 8; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 7 AND 8 S-89°50'42"-W, 647.60 FEET TO A 4" CONCRETE MONUMENT AND CAP "LB 8135" STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7 N-00°23'19"-W, 642.29 FEET TO THE **POINT OF BEGINNING**.

AND

ALL THAT PART OF TRACTS 13 AND 14, TOGETHER WITH THE PLATTED UN-OPENED RIGHT-OF-WAY LYING SOUTH OF SAID TRACTS 13 AND 14, TRACTS 17 AND 18, TOGETHER WITH THE SOUTH 1/2 OF THE PLATTED UNOPENED RIGHT-OF-WAY LYING NORTH OF SAID TRACTS 17 AND 18, AND TRACT 21, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED RIGHT-OF-WAY LYING NORTH OF SAID TRACT 21, ALL IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THRU 63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF PATTERSON HEIGHTS AS RECORDED IN PLAT BOOK 138, PAGES 4-10, AND THE EAST BOUNDARY OF RESERVE AT HIGHLAND MEADOWS AS RECORDED IN PLAT BOOK 164, PAGES 41-42, BOTH RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. SAID POINT

BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT 14; THENCE SOUTH 89°41'13" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID PATTERSON HEIGHTS, AND THE NORTH BOUNDARIES OF TRACT 14 AND 13, A DISTANCE OF 666.06 FEET; THENCE SOUTH 00°22'27" EAST, ALONG THE WESTERLY BOUNDARY OF SAID PATTERSON HEIGHTS, AND THE EAST BOUNDARY OF SAID TRACT 13, A DISTANCE OF 657.14 FEET TO THE CENTERLINE OF THAT CERTAIN PLATTED, UN-OPENED 30 FOOT WIDE RIGHT-OF-WAY LYING NORTH OF THE AFOREMENTIONED TRACT 21; THENCE SOUTH 89°44'50" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 333.10 FEET TO THE WESTERLY BOUNDARY OF THE AFORESAID PATTERSON HEIGHTS; THENCE SOUTH 00°22'50" EAST, ALONG SAID WESTERLY BOUNDARY OF PATTERSON HEIGHTS, A DISTANCE OF 656.79 FEET; THENCE NORTH 89°48'27" WEST, ALONG THE NORTHERLY BOUNDARY OF PATTERSON HEIGHTS, A DISTANCE OF 333.17 FEET TO THE NORTHEAST CORNER OF TOWER VIEW ESTATES AS RECORDED IN PLAT BOOK 131, PAGES 1-2 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°48'11" WEST, ALONG THE NORTH BOUNDARY OF SAID TOWER VIEW ESTATES, A DISTANCE OF 1316.93 FEET TO THE EAST RIGHT-OF-WAY OF 10TH STREET NORTH ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT AS RECORDED IN PLAT BOOK 3, PAGE 60 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 00°22'02" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 661.92 FEET TO THE CENTERLINE OF THAT CERTAIN PLATTED, UN-OPENED 30 FOOT WIDE RIGHT-OF-WAY LYING NORTH OF THE AFOREMENTIONED TRACTS 17 AND 18; THENCE SOUTH 89°44'44" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 646.37 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST BOUNDARY OF THE AFOREMENTIONED RESERVE AT HIGHLAND MEADOWS; THENCE NORTH 00°00'53" EAST, ALONG SAID EXTENSION AND SAID EAST BOUNDARY, A DISTANCE OF 654.33 FEET TO THE POINT OF BEGINNING.

**OVERALL CDD AFTER EXPANSION CONTAINS 332.59 ACRES MORE OR LESS.**