

O R D I N A N C E

AN ORDINANCE ESTABLISHING THE DOVERA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (1991); SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT IN AN ADOPTED CHARTER; DESCRIBING THE BOUNDARIES OF THE DISTRICT IN AN ADOPTED CHARTER; NAMING THE MEMBERS OF THE BOARD OF SUPERVISORS IN AN ADOPTED CHARTER; PROVIDING FOR THE ADMINISTRATION, OPERATION AND FINANCING OF THE DISTRICT IN AN ADOPTED CHARTER; PROVIDING FOR AN APPROVED CHARTER FOR THE DISTRICT; PROVIDING FOR THE ENTERING OF AN INTERLOCAL AGREEMENT BETWEEN THE COUNTY AND THE DISTRICT; PROVIDING FOR SEVERABILITY AND INCORPORATING EXHIBITS; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, The Viera Company, which is the property owner of all of the real property described in Exhibit "A" hereto which is incorporated herein as if fully set forth herein verbatim, has petitioned the Board of County Commissioners of Seminole County (the "County") to adopt an ordinance establishing the Dovera Community Development District (the "District") pursuant to the provisions of Chapter 190, Florida Statutes (1991); and

WHEREAS, The Viera Company is a Florida corporation authorized to conduct business in the State of Florida whose corporate address is Box 257; Highway 426; Oviedo, Florida 32765 and whose President is Joseph Duda; and

WHEREAS, the creation of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY S. Wall
DEPUTY CLERK
April 17, 1992

Petition 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, a duly noticed evidentiary public hearing regarding the Petition was held on March 12, 1992; and

WHEREAS, the Board of County Commissioners held, on April 14, 1992, a duly advertised public hearing relating to the adoption of this Ordinance; and

WHEREAS, all statements contained in the Petition have been found to be true and correct; and

WHEREAS, the creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan as set forth in Chapter 187, Florida Statutes (1991), or the 1991 Seminole County Comprehensive Plan; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one (1) functional interrelated community; and

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

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

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

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA

SECTION 1. CREATION OF DOVERA COMMUNITY DEVELOPMENT DISTRICT/INITIAL DISTRICT BOARD.

(a) There is hereby created a community development district within the property described in Exhibit "A" hereto and located in Seminole County, Florida which District shall be known as the "Dovera Community Development District" and which shall operate in accordance with the Charter attached as Exhibit "B" hereto which is incorporated herein as if fully set forth herein verbatim.

(b) The exercise by the District of its powers shall comply with all applicable governmental laws, rules, regulations and ordinances governing planning and permitting of the development to be serviced by the District including, but not limited to, plans submittal, review and approval. Neither the establishment nor the operation of the District is a development order under Chapter 380, Florida Statutes (1991).

(c) The District shall not have and may not exercise any zoning or development permitting power. All Seminole County planning, building, environmental and land development laws, rules, regulations and ordinances apply to all development of land within the District including plans submittal, review and approval. The District shall take no action which is inconsistent with the 1991 Seminole County Comprehensive Plan, as amended from time to time.

(d) The initial District Board shall consist of the following five (5) members whose address as set forth in the Petition:

Jack Maloy
Don Spotts
David Duda
Tracy Duda
Donna Duda

(e) The County hereby consents to the District engaging in the following activities which require, pursuant to Section 190.012(2), Florida Statutes (1991), the County's consent:

(1) Parks and facilities for indoor and outdoor recreational, cultural and educational uses;

(2) Security as authorized by law; and

(3) Control and elimination of mosquitoes and other arthropods of public health importance.

(f) The District shall not have the power of eminent domain beyond the boundaries of the District.

SECTION 2. INTERRELATIONSHIP WITH DLI PROPERTIES DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER AND RELATED DEVELOPMENT ORDERS AND PERMITS; PUBLIC FACILITIES.

(a) This Ordinance shall not, in any way, reduce the developer's obligations under or modify the terms and conditions of the DLI Properties Development of Regional Impact Development Order and related development orders or permits including, but not limited to, the Planned Unit Development (PUD) Commitment Agreement and the DLI Properties PUD Final Master Plan and Commitment Agreement; provided, however, that it is hereby determined that the

roads reflected in the above-referenced development orders and permits do not equal or exceed the County's specifications.

(b) All roads constructed by the District shall meet or exceed the County's specifications.

(c) The District, upon constructing major water and sewer lines (to parcel boundaries), shall convey said lines to the County pursuant to instruments of conveyance acceptable to the County.

(d) This Ordinance shall not be deemed or construed to vest any development permitting or regulatory authority in the District or to divest the County of any development permitting or regulatory authority. The District shall be subject to and pay any and all fees for County reviews, processes and permits in those circumstances when the District seeks County approvals.

(e) Insofar as the terms of the DLI Properties Development of Regional Impact Development Order require the Developer to provide or maintain certain infrastructure, facilities or services, the District may, with the consent of the Developer, assume and satisfy all or part of the Developer's obligation to provide such improvements or services in accordance with the terms of the said Development Order.

SECTION 3. SEVERABILITY/EXHIBITS.

(a) If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or

application and, to this end, the provisions of this Ordinance are declared severable; provided, however, that nothing herein and no occurrence resulting from the provisions of this Ordinance being severed shall be deemed in any way to authorize or provide for any of the obligations, indebtedness, duties or responsibilities of the District to be assumed by the County or its taxpayers in any way unless specifically consented to, in writing, by the County; provided, further, however, that nothing herein and no occurrence resulting from the provisions of this Ordinance being severed shall result in the developer or the successor to the developer as to the development orders referred to in Section 2 being relieved of any obligation or conditions therein.

(b) The Exhibits hereto are incorporated into this Ordinance as operative parts thereof.

SECTION 4. DEFINITIONS. Definitions utilized for this Ordinance and the Exhibits shall be those as set forth in Chapter 190, Florida Statutes (1991).

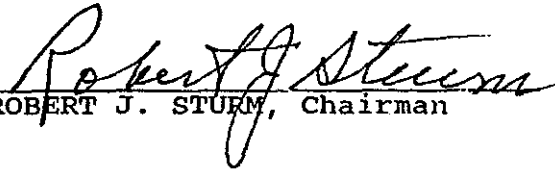
SECTION 5. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Seminole County Code and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase and the sections of this Ordinance may be renumbered or relettered to accomplish such intention; providing, however, that Sections 5 and 6 shall not be codified.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect upon receipt of official acknowledgment by the Clerk of the Board

of County Commissioners from the Department of State that this Ordinance has been filed with the Department of State; provided, however, that, if an Interlocal Agreement is substantially the form attached as Exhibit "C" hereto is not executed by the District on or before June 1, 1992, this Ordinance shall sunset and be of no further force nor effect.

ENACTED this 14th day of April, 1992.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: 
ROBERT J. STURM, Chairman

LNG/gg
02/21/92
02/27/92
02/28/92
03/02/92
03/13/92
03/31/92
DOVERA.CDD

LEGAL DESCRIPTION
TRACT A
NORTHWEST OF NEW RED BUG LAKE ROAD

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING A PORTION OF LOTS 61, 62, 63, 64 AND 65 OF "THE SLAVIA COLONY COMPANY'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 01°08'20" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND THE WEST LINE OF A TRACT OF LAND KNOWN AS "PINEY CREEK PROPERTY" AS RECORDED IN OFFICIAL RECORDS BOOK 2050, PAGE 1795, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, 824.62 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID WEST LINE, RUN NORTH 88°52'21" EAST ALONG THE SOUTHERLY LINE OF SAID "PINEY CREEK PROPERTY", 154.97 FEET; THENCE RUN SOUTH 56°37'39" EAST, ALONG SAID SOUTHERLY LINE, 190.00 FEET; THENCE RUN SOUTH 84°24'36" EAST, ALONG SAID SOUTHERLY LINE, 169.67 FEET; THENCE RUN NORTH 42°07'21" EAST, ALONG SAID SOUTHERLY LINE, 175.00 FEET; THENCE RUN NORTH 88°52'21" EAST, ALONG SAID SOUTHERLY LINE, 120.00 FEET; THENCE RUN SOUTH 73°07'36" EAST, ALONG SAID SOUTHERLY LINE, 36.94 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF RED BUG LAKE ROAD, ACCORDING TO THE RIGHT-OF-WAY MAPS THEREOF AS RECORDED IN RIGHT-OF-WAY AND RESERVATION MAP BOOK 2, PAGES 56 THROUGH 90, PUBLIC RECORDS OF SEMINOLE COUNTY, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH OF 1343.24 FEET, A CENTRAL ANGLE OF 05°19'33", AN ARC LENGTH OF 124.86 FEET, A CHORD LENGTH OF 124.81 FEET AND A CHORD BEARING OF SOUTH 02°17'46" WEST; THENCE RUN SOUTH 00°22'00" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 19.46 FEET; THENCE RUN SOUTH 03°26'51" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 180.40 FEET; THENCE RUN SOUTH 00°22'00" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 221.00 FEET; THENCE RUN NORTH 89°37'56" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 12.00 FEET; THENCE RUN SOUTH 00°22'00" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 45.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH OF 1227.26 FEET, A CENTRAL ANGLE OF 65°54'33", AN ARC LENGTH OF 1411.75 FEET, A CHORD LENGTH OF 1335.19 FEET AND A CHORD BEARING OF SOUTH 32°35'16" WEST TO A POINT LYING ON THE AFORESAID WEST

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LINE OF THE NORTHWEST QUARTER OF SECTION 20; THENCE,
DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN NORTH
01°08'20" WEST, ALONG SAID WEST LINE, 1712.14 FEET TO THE
POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN SEMINOLE COUNTY, FLORIDA,
AND CONTAINS 22.942 ACRES, MORE OR LESS.

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LEGAL DESCRIPTION
TRACT B
SOUTHEAST OF NEW RED BUG LAKE ROAD

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING A PORTION OF LOTS 45, 46, 62, 63, 65 AND 66 OF "THE SLAVIA COLONY COMPANY'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER, FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°33'06" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1332.49 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND KNOWN AS "PINEY CREEK PROPERTY", AS RECORDED IN OFFICIAL RECORDS BOOK 2050, PAGE 1795, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH 01°09'24" EAST, ALONG THE EAST LINE OF LOTS 59 AND 62 OF SAID "SLAVIA COLONY COMPANY'S SUBDIVISION", AND THE EAST LINE OF SAID "PINEY CREEK PROPERTY", A DISTANCE OF 835.66 FEET TO THE SOUTHEAST CORNER OF SAID "PINEY CREEK PROPERTY" AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°09'24" EAST ALONG SAID EAST LINE, 495.18 FEET TO A POINT LYING ON THE CENTERLINE OF A 30 FOOT WIDE STREET RIGHT-OF-WAY, ACCORDING TO THE AFORESAID PLAT OF "SLAVIA COLONY COMPANY'S SUBDIVISION"; THENCE RUN NORTH 89°39'50" EAST ALONG SAID CENTERLINE, 651.46 FEET TO A POINT LYING ON THE EAST LINE OF AFORESAID LOT 45; THENCE RUN SOUTH 01°09'56" EAST, ALONG THE EAST LINE OF AFORESAID LOTS 45 AND 46, A DISTANCE OF 1282.11 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD RED BUG LAKE ROAD, ACCORDING TO THE RIGHT-OF-WAY MAP OF S.R. S426-A, SECTION 77501-2601 DATED 2-24-61; THENCE RUN SOUTH 89°46'33" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 224.15 FEET; THENCE RUN NORTH 00°41'27" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 14.34 FEET; THENCE RUN SOUTH 89°18'33" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 101.80 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID LOT 46; THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 01°09'40" WEST, ALONG SAID WEST LINE, 418.34 FEET TO A POINT LYING ON THE NORTHWEST LINE OF BEAR GULLY CANAL, SEMINOLE COUNTY DRAINAGE EASEMENT; THENCE RUN SOUTH 41°53'08" WEST, ALONG SAID NORTHWEST LINE, 477.28 FEET TO A POINT LYING ON THE WEST LINE OF SAID LOT 46; THENCE RUN SOUTH 01°09'24" EAST, ALONG SAID WEST LINE, 66.87 FEET TO A POINT LYING ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF OLD RED BUG LAKE ROAD; THENCE RUN SOUTH 89°18'33" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 672.39 FEET; THENCE RUN SOUTH

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00°41'27" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 16.27 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF RED BUG LAKE ROAD, ACCORDING TO THE RIGHT-OF-WAY MAPS THEREOF, AS RECORDED IN RIGHT-OF-WAY AND RESERVATION MAP BOOK 2, PAGES 56 THROUGH 90, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 88°59'09" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 117.44 FEET; THENCE RUN NORTH 84°00'05" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 185.68 FEET; THENCE RUN NORTH 54°48'13" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 61.46 FEET; THENCE RUN NORTH 04°47'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 44.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RED BUG LAKE ROAD, ACCORDING TO THE AFORESAID RIGHT-OF-WAY AND RESERVATION MAP BOOK, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH OF 1367.26 FEET, A CENTRAL ANGLE OF 14°20'31", AN ARC LENGTH OF 342.24 FEET, A CHORD LENGTH OF 341.35 FEET AND A CHORD BEARING OF NORTH 46°16'01" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 39°05'46" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 181.54 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH OF 1379.26 FEET, A CENTRAL ANGLE OF 10°21'09", AN ARC LENGTH OF 249.21 FEET, A CHORD LENGTH OF 248.87 FEET AND A CHORD BEARING OF NORTH 26°21'23" EAST; THENCE RUN NORTH 68°49'12" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 12.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH OF 1367.26 FEET, A CENTRAL ANGLE OF 07°11'50", AN ARC LENGTH OF 171.75 FEET, A CHORD LENGTH OF 171.63 FEET AND A CHORD BEARING OF NORTH 17°34'53" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 13°58'59" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 181.54 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS LENGTH OF 1379.26 FEET, A CENTRAL ANGLE OF 06°47'10", AN ARC LENGTH OF 163.36 FEET, A CHORD LENGTH OF 163.26 FEET AND A CHORD BEARING OF NORTH 03°01'35" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°22'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 171.10 FEET; THENCE RUN SOUTH 89°38'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 12.00 FEET; THENCE RUN NORTH 00°22'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 294.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, HAVING A

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RADIUS LENGTH OF 1203.24 FEET, A CENTRAL ANGLE OF 05°17'55", AN ARC LENGTH OF 111.28 FEET, A CHORD LENGTH OF 111.24 FEET AND A CHORD BEARING OF NORTH 02°16'58" EAST TO THE SOUTH LINE OF AFORESAID "PINEY CREEK PROPERTY"; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 88°52'25" EAST ALONG SAID SOUTH LINE, 438.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN SEMINOLE COUNTY, FLORIDA, AND CONTAINS 40.845 ACRES, MORE OR LESS.

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LEGAL DESCRIPTION
TRACT C
SOUTH OF NEW RED BUG LAKE ROAD

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING A PORTION OF LOTS 33 AND 34, "THE SLAVIA COLONY COMPANY'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHEAST QUARTER, FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°47'24" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1001.09 FEET TO A POINT LYING ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE SEMINOLE COUNTY EXPRESSWAY, ACCORDING TO THE RIGHT-OF-WAY MAPS THEREOF, AS RECORDED IN MAP BOOKS 1 AND 2, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 05°51'37" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 98.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°51'37" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 63.14 FEET; THENCE RUN SOUTH 01°11'24" EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 156.52 FEET; THENCE RUN SOUTH 08°40'33" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 417.61 FEET; THENCE RUN SOUTH 16°50'39" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 202.24 FEET; THENCE RUN SOUTH 21°47' 55" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 400.78 FEET; THENCE RUN SOUTH 27°05'36" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 20.09 FEET TO A POINT LYING ON THE WEST LINE OF AFORESAID LOT 33; THENCE RUN NORTH 01°11'17" WEST, ALONG SAID WEST LINE OF LOT 33 AND THE WEST LINE OF AFORESAID LOT 34, A DISTANCE OF 876.27 FEET TO A POINT LYING ON THE SOUTHEAST LINE OF BEAR GULLY CANAL, SEMINOLE COUNTY DRAINAGE EASEMENT; THENCE RUN NORTH 41°32'40" EAST ALONG SAID SOUTHEAST LINE, 453.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN SEMINOLE COUNTY, FLORIDA, AND CONTAINS 4.452 ACRES, MORE OR LESS.

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LEGAL DESCRIPTION
TRACT D
SOUTH OF NEW RED BUG LAKE ROAD

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING A PORTION OF LOT 16 AND 17, "THE SLAVIA COLONY COMPANY'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOT 4, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°33'06" EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 1368.62 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RED BUG LAKE ROAD, ACCORDING TO THE RIGHT-OF-WAY MAPS THEREOF, AS RECORDED IN RIGHT-OF-WAY AND RESERVATION MAP BOOK 2, PAGES 56 THROUGH 90, PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA; SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTHEASTERLY, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH OF 1203.24 FEET, A CENTRAL ANGLE OF 34°09'28", AN ARC LENGTH OF 717.33 FEET, A CHORD LENGTH OF 706.75 FEET, AND A CHORD BEARING OF NORTH 69°03'13" EAST; THENCE RUN SOUTH 87°14'20" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 176.06 FEET; THENCE RUN NORTH 89°33'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 314.23 FEET; THENCE RUN SOUTH 50°20'47" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 49.68 FEET; THENCE RUN SOUTH 00°26'50" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 21.00 FEET; THENCE RUN NORTH 89°33'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 114.00 FEET; THENCE RUN NORTH 00°26'50" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 48.00 FEET; THENCE RUN NORTH 51°51'31" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 27.80 FEET; THENCE RUN NORTH 89°33'10" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 381.70 FEET TO THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE SEMINOLE COUNTY EXPRESSWAY AS RECORDED IN MAP BOOKS 1 AND 2, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 00°26'50" EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 10.00 FEET; THENCE RUN SOUTH 80°08'06" EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 111.72 FEET; THENCE RUN SOUTH 87°30'44" EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 390.59 FEET; THENCE RUN SOUTH 74°47'07" EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 113.07 FEET; THENCE RUN SOUTH 05°51'37" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 174.29 FEET TO A POINT LYING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF

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AFORESAID SECTION 17; THENCE RUN SOUTH 89°47'24" WEST,
ALONG SAID SOUTH LINE, 1001.09 FEET TO A POINT IN THE
SOUTHEAST CORNER OF AFORESAID GOVERNMENT LOT 4; THENCE
RUN SOUTH 89°33'06" WEST, ALONG THE SOUTH LINE OF SAID
GOVERNMENT LOT 4, A DISTANCE OF 1296.35 FEET TO THE POINT
OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN SEMINOLE COUNTY, FLORIDA,
AND CONTAINS 11.064 ACRES, MORE OR LESS.

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to Ordinance Number 92-_____

LEGAL DESCRIPTION
TRACT E-1
NORTH OF NEW RED BUG LAKE ROAD

A PARCEL OF LAND LYING IN SECTIONS 17 AND 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING A PORTION OF LOTS 4 THROUGH 12 AND LOTS 16 AND 17, "THE SLAVIA COLONY COMPANY'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A PORTION OF GOVERNMENT LOT 4 AND A PORTION OF LOTS 5, 6, 7, 8 AND 9 OF THE "PHILLIP R. YONGE" GRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 38 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, FOR A POINT OF REFERENCE. THENCE RUN NORTH $89^{\circ}33'06''$ EAST, ALONG THE SOUTH LINE OF SAID SECTION 17 AND THE SOUTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 984.27 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF A 110 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, AS RECORDED IN O.R. BOOK 143, PAGE 253, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE NORTHEASTERLY LINE OF "TUSKA RIDGE UNIT ONE", AS RECORDED IN PLAT BOOK 40, PAGE 65, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH $32^{\circ}35'56''$ WEST, ALONG SAID NORTHEASTERLY EASEMENT LINE AND SAID SUBDIVISION LINE, 148.55 FEET TO A POINT LYING IN THE EASTERLY CORNER OF "TUSKA RIDGE UNIT TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGES 66 THROUGH 68, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE CONTINUE NORTH $32^{\circ}35'56''$ WEST, ALONG THE EASTERLY LINE OF SAID "TUSKA RIDGE UNIT TWO" AND SAID NORTHEASTERLY EASEMENT LINE, 279.03 FEET; THENCE, DEPARTING SAID NORTHEASTERLY EASEMENT LINE, RUN NORTH $57^{\circ}24'04''$ EAST, ALONG SAID EASTERLY LINE, 36.75 FEET; THENCE RUN NORTH $00^{\circ}47'25''$ EAST, ALONG SAID EASTERLY LINE, 484.46 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF A TRACT OF LAND KNOWN AS "PINEY CREEK PROPERTY", AS RECORDED IN O.R. BOOK 2050, PAGE 1795, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH OF 750.00 FEET, A CENTRAL ANGLE OF $138^{\circ}48'55''$, AN ARC LENGTH OF 1817.09 FEET, A CHORD LENGTH OF 1404.16 FEET AND A CHORD BEARING OF NORTH $19^{\circ}16'44''$ WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH $49^{\circ}50'00''$ EAST, CONTINUING ALONG SAID EASTERLY LINE OF "PINEY CREEK PROPERTY", 407.58 FEET TO A POINT ON A LINE PARALLEL WITH AND 10.00 FEET SOUTHWESTERLY FROM, PERPENDICULAR MEASURE, THE SOUTHWESTERLY LINE OF "TUSCAWILLA, UNIT SEVEN", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK

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22, PAGES 46 AND 47, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 70°00'45" EAST, ALONG SAID PARALLEL LINE, 684.67 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF A LINE PARALLEL WITH AND 10.00 FEET EASTERLY FROM, PERPENDICULAR MEASURE, THE EAST LINE OF SAID "TUSCAWILLA UNIT SEVEN"; THENCE RUN NORTH 01°08'12" WEST, ALONG SAID PARALLEL LINE, 1800.08 FEET TO A POINT ON A LINE PARALLEL WITH AND 10.00 FEET SOUTHERLY FROM, PERPENDICULAR MEASURE, THE SOUTHERLY LINE OF "TUSCAWILLA, UNIT 13", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 1 AND 2; THENCE RUN NORTH 88°57'13" EAST, ALONG SAID PARALLEL LINE, 2733.06 FEET; THENCE RUN SOUTH 87°41'56" EAST ALONG SAID PARALLEL LINE AND A LINE PARALLEL WITH AND 10.00 FEET SOUTHERLY FROM, PERPENDICULAR MEASURE, THE SOUTHERLY LINE OF "TUSCAWILLA UNIT 14C", AS RECORDED IN PLAT BOOK 36, PAGES 11 AND 12, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, 1285.26 FEET TO THE EAST LINE OF LOT 12 OF AFORESAID "THE SLAVIA COLONY COMPANY'S SUBDIVISION", THENCE RUN SOUTH 00°48'16" EAST, ALONG THE EAST LINE OF LOTS 12 AND 10 OF SAID "THE SLAVIA COLONY COMPANY'S SUBDIVISION", 755.89 FEET TO THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE SEMINOLE COUNTY EXPRESSWAY, AS RECORDED IN MAP BOOKS 1 AND 2 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 20°51'49" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 818.80 FEET; THENCE RUN SOUTH 30°11'15" EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 120.06 FEET; THENCE RUN SOUTH 24°52'30" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 130.00 FEET; THENCE RUN NORTH 65°07'48" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 60.17 FEET; THENCE RUN SOUTH 18°00'45" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 125.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, AND THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH OF 850.00 FEET, A CENTRAL ANGLE OF 41°50'43", AN ARC LENGTH OF 620.79 FEET, A CHORD LENGTH OF 607.08 FEET AND A CHORD BEARING OF SOUTH 38°56'06" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 59°51'28" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 348.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH OF 640.00 FEET, A CENTRAL ANGLE OF 50°12'49", AN ARC LENGTH OF 560.89 FEET, A CHORD LENGTH OF 543.11 FEET AND A CHORD BEARING OF SOUTH 34°45'03" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 09°38'39" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 275.57 FEET; THENCE RUN SOUTH 15°20'52" WEST, ALONG SAID WESTERLY

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LIMITED ACCESS RIGHT-OF-WAY LINE, 191.25 FEET; THENCE RUN SOUTH 31°55'54" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 153.21 FEET; THENCE RUN SOUTH 75°09'40" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 156.93 FEET; THENCE RUN SOUTH 86°07'09" WEST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 500.90 FEET; THENCE RUN SOUTH 00°26'50" EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 8.00 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF RED BUG LAKE ROAD, ACCORDING TO THE RIGHT-OF-WAY MAPS THEREOF, AS RECORDED IN RIGHT-OF-WAY AND RESERVATION MAP BOOK 2, PAGES 56 THROUGH 90, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 89°33'10" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 352.70 FEET; THENCE RUN NORTH 50°20'59" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 49.68 FEET; THENCE RUN NORTH 00°26'50" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 21.00 FEET; THENCE RUN SOUTH 89°33'10" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 140.00 FEET; THENCE RUN SOUTH 00°26'50" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 48.00 FEET; THENCE RUN SOUTH 51°51'54" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 27.80 FEET; THENCE RUN SOUTH 89°33'10" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 421.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH OF 1343.24 FEET, A CENTRAL ANGLE OF 06°57'37", AN ARC LENGTH OF 163.18 FEET, A CHORD LENGTH OF 163.08 FEET AND A CHORD BEARING OF SOUTH 86°04'21" WEST; THENCE RUN SOUTH 82°08'06" WEST, 190.96 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH OF 1355.24 FEET, A CENTRAL ANGLE OF 08°24'13", AN ARC LENGTH OF 198.77 FEET, A CHORD LENGTH OF 198.60 FEET AND A CHORD BEARING OF SOUTH 70°17'26" WEST; THENCE RUN NORTH 79°45'42" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 34.28 FEET; THENCE RUN NORTH 27°48'13" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 5.00 FEET; THENCE RUN SOUTH 62°11'47" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 130.00 FEET; THENCE RUN SOUTH 27°48'13" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 5.00 FEET; THENCE RUN SOUTH 19°01'32" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 49.41 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH OF 1343.24 FEET, A CENTRAL ANGLE OF 19°33'59", AN ARC LENGTH OF 458.71 FEET, A CHORD LENGTH OF 456.49 FEET, AND A CHORD BEARING OF SOUTH 48°05'58" WEST TO A POINT LYING ON THE AFORESAID NORTHEASTERLY LINE OF "TUSKA RIDGE UNIT ONE" AND THE

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AFORESAID NORTHEASTERLY LINE OF THE 110 FOOT WIDE FLORIDA
POWER & LIGHT COMPANY EASEMENT; THENCE RUN NORTH
32°35'56" WEST, ALONG SAID NORTHEASTERLY LINE, 132.97
FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN SEMINOLE COUNTY, FLORIDA
AND CONTAINS 330.707 ACRES, MORE OR LESS.

dover.8 2/28/92

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THE TOTAL ACREAGE FOR THE ABOVE DESCRIBED TRACTS A, B, C, D
AND E-1 IS 410.010 ACRES, MORE OR LESS.

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