

ORDINANCE NO. O-22-68

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER HAVEN, FLORIDA, APPROVING THE EXPANSION OF THE BOUNDARIES OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE AMENDED EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; PROVIDING NOTICE OF REQUIREMENTS; PROVIDING A SEVERABILITY CLAUSE; AND FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE. (General Location: The area covered by this request is generally located north of Cunningham Road and west of Lake Cunningham (aka Crystal Lake) and south of Grassy Lake). The area that is being added to the boundaries of the existing VillaMar Community Development District by this request is 148.16 ± acres.)

WHEREAS, VillaMar Community Development District ("Petitioner"), having obtained written consent to expand the boundaries of the VillaMar Community Development District ("District") by owners of one-hundred percent (100%) of the real property to be included in the District, petitioned the City Commission ("Commission") of Winter Haven, Florida, to adopt an ordinance approving the expansion of the boundaries of the District pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the petitioner is a local unit of special-purpose government established pursuant to the provisions of Chapter 190, Florida Statutes, and City of Winter Haven Ordinance No. O-18-70, as amended by that City of Winter Haven Ordinance No. O-20-40 and City of Winter Haven Ordinance No. O-21-32; and,

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition at a duly noticed public hearing conducted by the Commission on November 28, 2022; and,

WHEREAS, upon consideration of the record established at that hearing, the Commission determined that the statements within the Petition are true and correct; that the expansion of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the City's comprehensive plan; that the land within the District is of sufficient size; is sufficiently compact and is sufficiently contiguous to be developable as a functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; that the community development services and

facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services; and that the area that will be served by the District is amenable to separate special-district governance; and,

WHEREAS, the expansion of the District shall not act to amend any land development approvals and/or regulations governing the land area to be included within the District; and

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

NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF WINTER HAVEN, FLORIDA, AS FOLLOWS:

1. Authority. This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980 codified in Chapter 190, Florida Statutes. Nothing contained herein shall constitute an amendment to any land development approvals for the land area included within the District.
2. District Name. There is an established community development district situated entirely within the City of Winter Haven, Florida, which is known as the "VillaMar Community Development District," and which shall be referred to in this ordinance as the "District," from time to time.
3. District External Boundaries. The external boundaries of the District are hereby expanded by approximately 148.16 acres as described in Composite Exhibit "A" attached hereto, with said expanded boundaries the District will encompass a total of 583.79 acres, more or less as described and depicted in Composite Exhibit "A" attached hereto and incorporated herein by reference.
4. District Powers and Functions. The VillaMar Community Development District shall have all those general powers granted pursuant to Section 190.011, and those special powers granted pursuant to Section 190.012(2)(a) and (d), Florida Statutes. Consent is hereby given to the District to exercise those powers relating to parks and facilities for indoor and outdoor recreational, cultural, and educational uses contained in Section 190.012(2)(a) and security, including, but not limited to, guardhouses, fences and gates, and electronic detection systems, when authorized by proper government agencies as set forth in Section 190.012(2)(d), Florida Statutes. Notwithstanding the foregoing, the adoption and passage of this Ordinance approving the Petition for the expansion of the boundaries of the

VillaMar Community Development District shall not be construed to delegate, authorize, or in any way consent to the District's engagement in the ownership and operation of a water and/or wastewater facility(s) which would allow the District to engage in the wholesale or retail sale of water, wastewater and/or reuse water services, or provide garbage services and/or any other municipal services absent the express written consent and/or agreement of the City.

5. Termination of District. In the event that the District as expanded hereunder is terminated for any reason, the City shall in no way be required to accept ownership and/or maintenance responsibility for the road rights of way, stormwater management and drainage systems, and street lighting that are necessary for the development in the District without the City's express written consent. In the event of termination, the District shall be responsible for ensuring the transfer of such ownership and maintenance responsibilities to an appropriate entity other than the City as authorized by law.
6. Notice Requirements. The District shall provide public notice of all meetings pursuant to law.
7. Special Assessments. Non ad valorem special assessments, as defined in Chapter 190, Florida Statutes, shall only be levied by the District on those lands included within the District boundary, as such boundary may be amended, and in accordance with Chapter 190, Florida Statutes.
8. Severability. If any provision of this ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this ordinance.
9. The correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.
10. This ordinance shall not be codified, but the City Clerk shall retain this ordinance as a permanent record of action taken by the City Commission.
11. All ordinances in conflict herewith are hereby repealed to the extent of any conflict. Provided, however, Ordinance No. O-18-70 adopted by the City Commission on

November 26, 2018, Ordinance No. O-20-40 adopted by the City Commission on October 26, 2020, and Ordinance No. O-21-32 adopted by the City Commission on April 12, 2021, shall remain in full force and effect and are only amended by the expansion of boundaries as requested by Petitioner and as approved herein.

12. This ordinance shall take effect immediately upon passage at second reading.

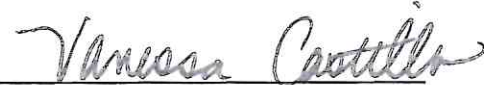
INTRODUCED on first reading this 14th day of November 2022.

PASSED on second reading this 28th day of November 2022.

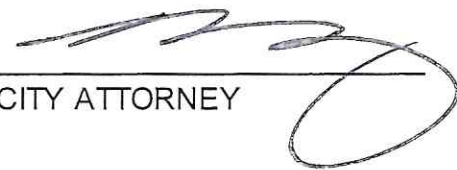
CITY OF WINTER HAVEN, FLORIDA

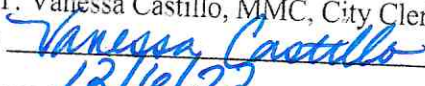

MAYOR-COMMISSIONER

ATTEST:


CITY CLERK

Approved as to form:


CITY ATTORNEY

City of Winter Haven, Florida
CERTIFIED TO BE A TRUE COPY
ATTEST: Vanessa Castillo, MMC, City Clerk
Signed: 
Date: 

Composite Exhibit "A"
Expansion Area Legal Description

MAP #1 - PARCEL 262922-000000-013020 (OR 9855 PG 845)

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, AND THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°34'41" EAST, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 1319.36 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 89°38'05" WEST, ALONG THE SOUTH BOUNDARY THEREOF A DISTANCE OF 1338.55 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°38'05" WEST, ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 100.85 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE CSX TRANSPORTATION RAILROAD; THENCE NORTH 36°58'07" WEST, ALONG SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 1392.70 FEET; THENCE DEPARTING SAID RAILROAD RIGHT-OF-WAY, NORTH 53°01'53" EAST, A DISTANCE OF 614.48 FEET TO THE INTERSECTION WITH THE WESTERLY BOUNDARY OF A WETLANDS AREA; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG SAID WETLANDS AREA BOUNDARY THE FOLLOWING TWENTY (20) COURSES: 1.) NORTH 45°42'28" WEST, 53.68 FEET; THENCE 2.) NORTH 56°36'56" WEST, 42.64 FEET; THENCE 3.) NORTH 29°28'50" WEST, 40.44 FEET; THENCE 4.) NORTH 03°00'41" EAST, 40.10 FEET; THENCE 5.) NORTH 44°54'40" EAST, 45.79 FEET; THENCE 6.) NORTH 66°02'00" EAST, 49.82 FEET; THENCE 7.) NORTH 79°48'29" EAST, 49.31 FEET; THENCE 8.) NORTH 82°02'58" EAST, 50.54 FEET; THENCE 9.) SOUTH 72°00'58" EAST, 50.98 FEET; THENCE 10.) SOUTH 76°03'40" EAST, 31.28 FEET; THENCE 11.) SOUTH 75°45'40", EAST, 40.32 FEET; THENCE 12.) SOUTH 68°14'10" EAST, 47.37 FEET; THENCE 13.) SOUTH 89°54'25", EAST, 51.43 FEET; THENCE 14.) NORTH 59°17'48" EAST, 47.41 FEET; THENCE 15.) NORTH 82°16'52" EAST, 55.98 FEET; THENCE 16.) NORTH 02°58'22" EAST, 58.79 FEET; THENCE 17.) SOUTH 88°36'09" WEST, 64.68 FEET; THENCE 18.) NORTH 13°49'55" WEST, 79.35 FEET; THENCE 19.) SOUTH 75°47'31" EAST, 79.31 FEET; THENCE 20.) SOUTH 84°09'45" EAST, 39.16 FEET; TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE AFORESAID SECTION 15; THENCE SOUTH 00°33'39" EAST, ALONG SAID EAST BOUNDARY A DISTANCE OF 451.01 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15, THE SAME ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 22; THENCE SOUTH 00°35'04" EAST, ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 1328.17 FEET TO THE **POINT OF BEGINNING**.

MAP #2 - PARCEL 262915-000000-022020 (OR 12157 PG 833)

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 14, AND THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 00°22'25" WEST, ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 971.57 FEET TO A POINT ON THE SOUTH LINE OF A

PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1476, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE NORTH 89°31'02" WEST, ALONG SAID SOUTH LINE, 554.55 FEET TO THE EAST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 9200, PAGE 1360, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 00°25'27" EAST, ALONG SAID EAST LINE 133.76 FEET TO THE INTERSECTION WITH THE NORTH LINE OF A WETLANDS AREA, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 9200, PAGE 1360; THENCE SOUTHWESTERLY ALONG SAID WETLANDS LINE THE FOLLOWING THIRTY-TWO (32) COURSES: (1) THENCE NORTH 77°11'29" WEST, 17.17 FEET; (2) THENCE NORTH 62°30'09" WEST, 36.60 FEET; (3) THENCE SOUTH 31°19'15" WEST, 32.21 FEET; (4) THENCE SOUTH 76°20'38" WEST, 38.02 FEET; (5) THENCE NORTH 85°01'51" WEST, 22.47 FEET; (6) THENCE SOUTH 54°52'21" WEST, 37.38 FEET; (7) THENCE SOUTH 61°14'01" WEST, 31.42 FEET; (8) THENCE SOUTH 25°28'33" EAST, 61.61 FEET; (9) THENCE SOUTH 33°43'27" WEST, 24.70 FEET; (10) THENCE NORTH 80°23'47" WEST, 94.47 FEET; (11) THENCE SOUTH 49°31'27" EAST, 25.88 FEET; (12) THENCE SOUTH 09°31'05" EAST, 26.43 FEET; (13) THENCE SOUTH 28°15'09" WEST, 40.89 FEET; (14) THENCE SOUTH 67°07'15" WEST, 62.35 FEET; (15) THENCE SOUTH 66°43'41" WEST, 89.20 FEET; (16) THENCE SOUTH 07°17'19" WEST, 60.33 FEET; (17) THENCE NORTH 71°53'12" WEST, 32.29 FEET; (18) THENCE SOUTH 83°43'29" WEST, 36.86 FEET; (19) THENCE SOUTH 15°37'14" WEST, 14.95 FEET; (20) THENCE SOUTH 03°39'48" EAST, 40.83 FEET; (21) THENCE SOUTH 58°31'56" WEST, 43.06 FEET; (22) THENCE NORTH 65°04'03" WEST, 26.78 FEET; (23) THENCE NORTH 39°19'32" WEST, 37.68 FEET; (24) THENCE NORTH 76°31'01" WEST, 25.01 FEET; (25) THENCE NORTH 23°42'30" WEST, 38.94 FEET; (26) THENCE SOUTH 41°52'56" WEST, 23.59 FEET; (27) THENCE SOUTH 60°20'04" WEST, 28.86 FEET; (28) THENCE NORTH 78°51'25" WEST, 20.99 FEET; (29) THENCE SOUTH 74°48'13" WEST, 24.41 FEET; (30) THENCE SOUTH 61°06'16" WEST, 34.70 FEET; (31) THENCE SOUTH 71°36'53" WEST, 36.79 FEET; (32) THENCE SOUTH 69°21'25" WEST, 35.69 FEET TO THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE ALONG THE WETLAND AREA AS DESCRIBED IN OFFICIAL RECORDS BOOK 9855, PAGE 845, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THE FOLLOWING THIRTEEN (13) COURSES: (1) THENCE NORTH 84°25'34" WEST, 44.85 FEET; (2) THENCE NORTH 75°51'45" WEST, 79.31 FEET; (3) THENCE SOUTH 13°54'09" EAST, 79.35 FEET; (4) THENCE NORTH 88°31'55" EAST, 64.68 FEET; (5) THENCE SOUTH 02°54'08" WEST, 58.79 FEET; (6) THENCE SOUTH 82°12'38" WEST, 55.98 FEET; (7) THENCE SOUTH 59°13'34" WEST, 47.41 FEET; (8) THENCE NORTH 89°58'39" WEST, 51.43 FEET; (9) THENCE NORTH 68°18'24" WEST, 47.37 FEET; (10) THENCE NORTH 75°49'54" WEST, 40.32 FEET; (11) THENCE NORTH 76°07'54" WEST, 31.28 FEET; (12) THENCE NORTH 72°05'12" WEST, 50.98 FEET; (13) THENCE SOUTH 81°58'44" WEST, 50.54 FEET; THENCE DEPARTING SAID WETLANDS LINE NORTH 40°20'11" WEST, 162.07 FEET; THENCE NORTH 34°52'16" WEST, 110.00 FEET; THENCE NORTH 46°14'56" WEST, 40.80 FEET; THENCE NORTH 34°52'16" WEST, 126.12 FEET; THENCE NORTH 55°03'07" EAST, 153.38 FEET; THENCE NORTH 56°11'36" EAST, 100.12 FEET; THENCE NORTH 56°11'37" EAST, 100.12 FEET; THENCE NORTH 30°56'38" WEST, 15.00 FEET; THENCE NORTH 59°03'22" EAST, 265.86 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,023.00 FEET, A CENTRAL ANGLE OF 21°39'55", A CHORD BEARING OF NORTH 69°53'19" EAST, AND A CHORD DISTANCE OF 760.40 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 764.95 FEET; THENCE NORTH 80°43'16" EAST, 860.09 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2,143.00 FEET, A CENTRAL ANGLE OF 05°07'00", A CHORD BEARING OF NORTH 78°09'46" EAST, AND A CHORD DISTANCE OF 191.31 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 191.38 FEET; THENCE SOUTH 00°22'34" EAST, 534.23 FEET TO THE AFOREMENTIONED SOUTH LINE OF A PARCEL BEING DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1476, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°31'02" WEST, ALONG SAID SOUTH LINE, 259.30 FEET TO THE POINT OF BEGINNING.

MAP #3 262915-000000-012030 (OR 12157 PG 839)

THE SOUTH 1730 FEET OF THE FOLLOWING PROPERTY: STARTING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 89°21'06" EAST A DISTANCE OF 1296.44 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°21'06" EAST A DISTANCE OF 1407.48 FEET; THENCE SOUTH 00°23'37" WEST A DISTANCE OF 2662.86 FEET, THENCE NORTH 88°52'30" WEST A DISTANCE OF 1413.64 FEET; THENCE NORTH 00°59'57" EAST A DISTANCE OF 538.05 FEET; THENCE NORTH 89°28'32" WEST A DISTANCE OF 5.1 FEET; THENCE NORTH 00°22'31" EAST A DISTANCE OF 1709.20 FEET; THENCE SOUTH 89°28'32" EAST A DISTANCE OF 5.1 FEET; THENCE NORTH 00°31'28" EAST A DISTANCE OF 403.85 FEET TO THE **POINT OF BEGINNING**.

LESS THAT PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA AS DESCRIBED IN OFFICIAL RECORDS BOOK 12157, PAGES 833, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TO-WIT: OR BOOK 1860, PAGE 971; OR BOOK 2140, PAGE 246; O.R. BOOK 3231, PAGE 993; O.R. BOOK 3321, PAGE 634; O.R. BOOK 3675, PAGE 1559; OR BOOK 4432, PAGE 518; O.R. BOOK 5115, PAGE 1183; O.R. BOOK 5115, PAGE 1186; O.R. BOOK 5115, PAGE 1191; O.R. BOOK 5115, PAGE 1194; O.R. BOOK 5271, PAGE 1572; OR BOOK 5271, PAGE 1577, O.R. BOOK 5271, PAGE 1579, AND O.R. BOOK 5271, PAGE 1580.

AND

COMMENCE AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, RUN THENCE SOUTH 00 DEGREES 22 MINUTES 50 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID SECTION 14, 1802.91 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 00 DEGREES 22 MINUTES 50 SECONDS EAST 2182.81 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE NORTH 89 DEGREES 31 MINUTES 21 SECONDS WEST, 2684.66 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, THENCE SOUTH 00 DEGREES 41 MINUTES 29 SECONDS EAST, 1005.48 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF THE CSX RAILROAD, THENCE SOUTH 37 DEGREES 02 MINUTES 29 SECONDS EAST ALONG SAID RIGHT-OF-WAY, 2079.04 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, THENCE SOUTH 89 DEGREES 39 MINUTES 34 SECONDS EAST, 104.51 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 36 MINUTES 26 SECONDS WEST 1328.17 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 31 MINUTES 55 SECONDS WEST, ALONG THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, 966.23 FEET, THENCE SOUTH 89 DEGREES 31 MINUTES 21 SECONDS EAST, 1601.04 FEET, THENCE NORTH 00 DEGREES 22 MINUTES 50 SECONDS WEST 2547.05 FEET, THENCE SOUTH 89 DEGREES 33 MINUTES 09 SECONDS WEST 260 FEET TO THE **POINT OF BEGINNING**.

LESS THAT PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 15, AND THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22, ALL LYING IN TOWNSHIP 29 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 9855, PAGE 845, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND LESS THAT PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 12157, PAGE 833, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALSO LESS THAT PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 12157, PAGE 833, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

MAP #4 262923-000000-011020 (OR 7363, PG 598)

THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA. **LESS AND EXCEPT** THE SOUTH 40.00 FEET THEREOF AND **LESS AND EXCEPT** THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE N-89°54'26"-W, ALONG THE NORTH LINE THEREOF A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF-WAY OF COUNTY ROAD 653 AS DESCRIBED IN DEED BOOK 1023, PAGE 461 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S-00°01'04"-W, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 1248.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S-00°01'04"-W, ALONG SAID WEST RIGHT-OF-WAY, 50.00 FEET TO THE NORTH LINE OF THE SOUTH 40.00 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE N-89°39'08"-W, ALONG SAID NORTH LINE OF THE SOUTH 40.00 FEET, A DISTANCE OF 50.00 FEET; THENCE N-45°10'58"-E, 70.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 148.16 ACRES MORE OR LESS.

Composite Exhibit "A"
Complete Legal Description for Villamar CDD As Amended

A PARCEL OF LAND BEING A PORTION OF SECTIONS 14, 15, 22, AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

NOTE: BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, (NAD 83), ADJUSTMENT OF 1990, WEST ZONE OF THE EAST LINE OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 15, AS BEING N-00°22'25"-W.

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, AND RUN THENCE ALONG THE EAST LINE OF "VILLAMAR PHASE 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGES 50 TO 58 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF "CRESCENT VIEW," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGES 18 AND 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, S-00°36'01"-E, 630.40 FEET TO THE SOUTHEAST CORNER OF TRACT B OF SAID "VILLAMAR PHASE 1", SAID POINT ALSO LIES ON THE NORTH LINE OF "SUNDANCE RANCH ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF SAID "VILLAMAR PHASE 1", ALSO BEING THE NORTH LINE OF SAID "SUNDANCE RANCH ESTATES," THE FOLLOWING THREE COURSES: 1) S-89°22'55"-W, 604.89 FEET; THENCE 2) S-00°37'04"-E, 269.91 FEET; THENCE 3) S-89°55'02"-W, 685.14 FEET TO THE SOUTHWEST CORNER OF LOT 30 OF SAID "VILLAMAR PHASE 1", SAID POINT ALSO LIES ON THE EASTERLY RIGHT-OF-WAY OF CHERRY BLOSSOM LANE (60.00 FEET WIDE); THENCE ALONG THE WEST LINE OF SAID "VILLAMAR PHASE 1", ALSO BEING SAID EASTERLY RIGHT-OF-WAY, N-00°05'12"-W, 841.09 FEET TO THE NORTHEAST CORNER OF SAID CHERRY BLOSSOM LANE RIGHT-OF-WAY; THENCE ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, S-89°23'59"-W, 60.01 FEET TO THE NORTHWEST CORNER OF SAID CHERRY BLOSSOM LANE RIGHT-OF-WAY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT F OF "VILLAMAR PHASE 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 9 TO 16 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID "VILLAMAR PHASE 2", ALSO BEING THE WESTERLY RIGHT-OF-WAY OF SAID CHERRY BLOSSOM LANE, S-00°05'12"-E, 617.39 FEET TO THE SOUTHEAST CORNER OF TRACT G OF SAID "VILLAMAR PHASE 2", SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 13 OF SAID "SUNDANCE RANCH ESTATES"; THENCE ALONG THE SOUTH LINE OF SAID "VILLAMAR PHASE 2," ALSO BEING THE NORTH LINE OF SAID "SUNDANCE RANCH ESTATES," AND THEN ALONG THE NORTH LINE OF "SUNDANCE RANCH ESTATES PHASE TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, S-89°54'40"-W, 1303.55 FEET TO THE NORTHEAST CORNER OF LOT 64 OF "VILLAMAR PHASE 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 186, PAGES 41 TO 47 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 15 OF SAID "SUNDANCE RANCH ESTATES PHASE TWO"; THENCE ALONG THE EAST LINE OF SAID "VILLAMAR PHASE 3", ALSO BEING THE WEST LINE OF SAID LOT 15, S-30°18'12"-W, 131.90 FEET; THENCE CONTINUE ALONG THE EAST LINE OF SAID "VILLAMAR PHASE 3", ALSO BEING THE WEST LINE OF SAID LOT 15, AND THEN THE WESTERLY LINE OF LOT 16 OF SAID "SUNDANCE RANCH ESTATES PHASE TWO", S-00°02'26"-E, 597.04 FEET TO THE SOUTHEAST CORNER OF TRACT H OF SAID "VILLAMAR PHASE 3", SAID POINT ALSO LIES ON THE NORTH LINE OF SAID "SUNDANCE RANCH ESTATES PHASE TWO", THENCE ALONG THE SOUTH LINE OF SAID "VILLAMAR PHASE 3", ALSO BEING THE NORTH LINE OF SAID "SUNDANCE RANCH ESTATES PHASE TWO", THE FOLLOWING TWO (2) COURSES: 1) S-89°50'17"-W, 1447.86 FEET; THENCE 2) S-52°57'56"-W, 162.90 FEET TO THE MOST SOUTHERLY CORNER OF TRACT B OF SAID "VILLAMAR PHASE 3", SAID POINT

ALSO LIES ON THE NORTHEASTERLY LINE OF THE CSX TRANSPORTATION RAILROAD RIGHT-OF-WAY, (100.00 FEET WIDE) ACCORDING TO THE MAP RECORDED IN MAP V5 FLA L-27-17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID "VILLAMAR PHASE 3" ALSO BEING SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY, N-37°02'21"-W, 1685.34 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG SAID WEST LINE, ALSO BEING THE WEST LINE OF SAID "VILLAMAR PHASE 3, N-00°36'31"-W, 140.09 FEET TO THE NORTHWEST CORNER OF SAID "VILLAMAR PHASE 3", ALSO BEING THE SOUTHWEST CORNER OF "VILLAMAR PHASE FOUR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 190 PAGES 16 TO 21 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼, N-89°41'20"-W, 104.65 FEET TO A POINT ON SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY, ALSO BEING THE SOUTHWESTERLY LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9855, PAGE 845, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THEN ALONG THE SOUTHWESTERLY LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1480, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, N-37°02'20"-W, 2079.03 FEET TO THE WEST LINE OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS OF POLK COUNTY, FLORIDA, N-37°02'20"-W, 2079.03 FEET TO THE WEST LINE OF SAID LAND AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6376, PAGE 1480; THENCE ALONG SAID WEST LINE N-00°41'26"-W, 1002.84 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 15; THENCE ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6376, PAGE 1480, S-89°30'27"-E, 1266.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5664, PAGE 367, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5664, PAGE 367, THE FOLLOWING THREE (3) COURSES: 1) N-00°26'46"-E, 535.71 FEET; THENCE 2) S-89°58'17"-W, 5.10 FEET; THENCE 3) N-00°10'40"-W, 1194.42 FEET TO THE NORTHWEST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5664, PAGE 367; THENCE ALONG THE NORTH LINE THEREOF, S-89°30'27"-E, 1412.77 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO LIES ON THE WEST LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1480, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N-00°22'39"-W, 454.56 FEET TO THE NORTHWEST CORNER OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6376, PAGE 1480; THENCE ALONG THE NORTH LINE THEREOF, N-89°33'17"-E, 259.22 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N-89°33'17"-E, 1266.31 FEET; THENCE N-43°52'13"-E, 579.06 FEET; THENCE ALONG THE NORTHWESTERLY PROJECTION OF THE SOUTHERLY LINE OF THE "TOWER PARCEL" AS DESCRIBED IN OFFICIAL RECORDS BOOK 12092, PAGE 2088, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, S-46°12'15"-E, 197.00 FEET TO THE SOUTHWEST CORNER OF SAID "TOWER PARCEL"; THENCE ALONG THE SOUTHERLY LINE OF SAID "TOWER PARCEL", AND CONTINUING S-46°12'15"-E, 60.00 FEET TO THE SOUTHEAST CORNER OF SAID "TOWER PARCEL"; THENCE ALONG THE SOUTHEASTERLY PROJECTION OF SAID "TOWER PARCEL", AND CONTINUING S-46°12'15"-E, 70.71 FEET TO A POINT THAT LIES 490.35 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY OF ELOISE LOOP ROAD (COUNTY ROAD 540-A, STATE ROAD 540-A); THENCE N-50°31'13"-E, 490.35 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, S-38°52'08"-E, 188.19 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 14; THENCE ALONG SAID EAST LINE, AND THEN ALONG THE EAST LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 14, S-00°05'44"-E, 2530.38 FEET TO A POINT ON THE NORTH LINE OF "TERRANOVA PHASE III" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 23 TO 27 (INCLUSIVE), PUBLIC RECORDS

OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S-89°34'39"-W, 1324.55 FEET TO THE NORTHWEST CORNER OF SAID "TERRANOVA PHASE III", ALSO BEING THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 14 ACCORDING TO THE RECORDED PLAT OF SAID "TERRANOVA PHASE III", THENCE ALONG THE WEST LINE OF SAID "TERRANOVA PHASE III", S-00°11'49"-E, 0.44 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 14; THENCE CONTINUE ALONG THE WEST LINE OF SAID "TERRANOVA PHASE III," THEN ALONG THE WEST LINE OF "TERRANOVA PHASE IV", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 6 AND 7, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, CONTINUING S-00°11'49"-E, 1329.50 FEET TO A POINT ON THE SOUTH LINE OF SAID "TERRANOVA PHASE IV"; THENCE ALONG THE SOUTH LINE OF SAID "TERRANOVA PHASE IV" N-89°28'44"-E, 0.47 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE THEREOF, S-00°35'58"-E, 364.00 FEET TO THE NORTHWEST CORNER OF TRACT A OF SAID "TERRANOVA PHASE FOUR", SAID POINT ALSO LIES ON THE SOUTH LINE OF THE NORTH 364.00 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF SAID "TERRANOVA PHASE FOUR", ALSO BEING THE SOUTH LINE OF THE NORTH 364.00 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, N-89°28'44"-E, 1321.79 FEET TO THE NORTHEAST CORNER OF TRACT G OF SAID "TERRANOVA PHASE FOUR"; THENCE ALONG THE EAST LINE OF SAID TRACT G, S-00°36'29"-E, 189.95 FEET TO THE NORTHWEST CORNER OF LOT 27 OF SAID "TERRANOVA PHASE FOUR"; THENCE ALONG THE NORTH LINE THEREOF, ALSO BEING THE NORTH LINE OF THE SOUTH 109.00 FEET OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, N-89°43'49"-E, 1322.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 27; THENCE ALONG THE EAST LINE OF SAID "TERRANOVA PHASE FOUR", S-00°36'26"-E, 109.00 FEET TO THE SOUTHEAST CORNER OF LOT 26 OF SAID "TERRANOVA PHASE FOUR", THENCE ALONG THE SOUTH LINE OF SAID LOT 26, ALSO BEING THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, ALSO BEING THE NORTH LINE OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, S-89°39'10"-W, 0.15 FOOT TO A POINT ON THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID "VILLAMAR PHASE 1"; THENCE ALONG SAID NORTHERLY PROJECTION, THEN ALONG THE EAST LINE OF SAID "VILLAMAR PHASE 1", S-00°36'30"-E, 623.11 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40.00 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG SAID NORTH LINE, N-89°42'54"-E, 1242.88 FEET; THENCE DEPARTING SAID NORTH LINE, N-44°33'20"-E, 70.51 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF RATTLESNAKE ROAD (COUNTY ROAD 653, STATE ROAD 653), AS DESCRIBED IN DEED BOOK 1023, PAGES 461, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY, S-00°36'34"-E, 74.14 FEET TO THE MAINTAINED RIGHT-OF-WAY OF CUNNINGHAM ROAD, ACCORDING TO THE MAP THEREOF, AS RECORDED IN MAP BOOK 7, PAGE 349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID MAINTAINED RIGHT-OF-WAY THE FOLLOWING THIRTEEN (13) COURSES: 1) S-88°34'10"-W, 92.81 FEET; THENCE 2) S-89°42'55"-W, 100.00 FEET; THENCE 3) S-89°42'55"-W, 100.00 FEET; THENCE 4) S-89°08'32"-W, 100.00 FEET; THENCE 5) N-89°42'43"-W, 100.00 FEET; THENCE 6) S-89°42'55"-W, 100.00 FEET; THENCE 7) S-87°25'28"-W, 100.08 FEET; THENCE 8) N-89°42'43"-W, 100.00 FEET; THENCE 9) N-89°08'21"-W, 100.02 FEET; THENCE 10) S-89°42'55"-W, 100.00 FEET; THENCE 11) N-89°42'43"-W, 100.00 FEET; THENCE 12) S-89°42'55"-W, 100.00 FEET; THENCE 13) S-89°42'55"-W, 100.08 FEET TO A POINT ON THE EAST LINE OF SAID "VILLAMAR PHASE 1", SAID POINT ALSO LIES ON THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG SAID WEST LINES, S-00°36'30"-E, 13.95 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 583.79 ACRES, MORE OR LESS.

