

ORDINANCE NO. 00-06

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, CREATING THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT AND NAME OF THE DISTRICT, TO BE KNOWN AS VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4; PROVIDING FOR THE LEGAL DESCRIPTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR POWERS; PROVIDING FOR APPLICABILITY OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS; PROVIDING FOR NO MARION COUNTY OBLIGATIONS; PROVIDING FOR NO LIMITATION ON MARION COUNTY POWERS; PROVIDING FOR DISCLOSURE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR EFFECTIVE DATE.

WHEREAS, Chapter 190, Florida Statutes, the "Uniform Community Development District Act of 1980" (the "Act"), and specifically Section 190.005, "Establishment of district" at subsection 190.005(2) and Marion County Ordinance 97-10 set forth the exclusive and uniform method for the establishment of an independent community development district of less than one thousand (1,000) acres in Marion County, Florida; and

WHEREAS, Section 190.005(2), Florida Statutes, requires a petition for the establishment of a community development district to be filed with the County Commission, which petition is required to include certain information as required in Section 190.005(1)(a) and said petition is required to be considered at a public hearing conducted by the County Commission in accordance with the requirements and procedures of Section 190.005(1)(d); and

WHEREAS, a petition for the establishment of the Village Community Development District No. 4, which included a statement of estimated regulatory costs and the other information required in Section 190.005(1)(a), hereinafter referred to as the "Petition", was submitted by The Villages of Lake-Sumter, Inc., to the Board of County Commissioners of Marion County and considered at a public hearing on March 7, 2000; and

WHEREAS, the petition sets forth the external boundaries of the District and within such boundaries, the District proposes to exclude the golf course, club house, driving range and other related facilities consisting of approximately 242.3 acres, from the District; and

WHEREAS, on March 7, 2000, the Board of County Commissioners conducted a public hearing to receive public comment and to consider the factors set forth in Section 190.005(1)(e), Florida Statutes, to make a determination to grant or deny the Petition for the establishment of Village Community Development District No. 4; and

WHEREAS, Section 190.005(2), Florida Statutes, authorizes the Board of County Commissioners to exercise its legislative discretion and enact an ordinance granting the petition for the establishment of a community development district to be known as Village Community Development District No. 4, and

WHEREAS, the petition to establish Village Community Development District No. 4 provides the District will include 916.2 acres and will be a master planned, fully amenitized, residential community composed of 4,000 residential units at build out. The district plans to fund, construct, own, operate and maintain the community's minor collector roads, drainage systems, landscaping, lakes, irrigation systems, street lights and undertake such other activities permitted by the Act, and

WHEREAS, The Villages of Marion Florida Quality Development (FQD) was approved and a Development Order issued by the Department of Community Affairs on November 11, 1999 and all land that is part of the Village Community Development District No. 4 is contained with the Villages of Marion, FQD, and

WHEREAS, the initial cost estimate for district facilities is consistent with and will implement the provisions of the Development Order, now therefore

BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. ESTABLISHMENT AND NAME OF DISTRICT. The petition for the establishment of the "Village Community Development District No. 4" is hereby granted and there is hereby established pursuant to the provisions of Section 190.005(2), Florida Statutes, a community development district which shall be known as the "Village Community Development District No. 4" (the "District").

SECTION 2. LEGAL DESCRIPTION. The external boundaries of the District are legally described in *Exhibit A*, attached hereto and incorporated herein, provided, however, that certain real property described in *Exhibit B* attached hereto and located within the external boundaries of the District is to be excluded. A map reflecting the external boundaries of the District and property to be excluded is attached hereto as *Exhibit C*.

SECTION 3. FINDING OF FACT. Pursuant to Section 190.005(2), Florida Statutes, the Board of County Commissioners hereby adopts the following findings of fact at the public hearing on the Petition to establish the District:

- A. All statements contained within the Petition are true and correct and all statements set forth in the preamble to this ordinance are true and correct.
- B. The creation of the District is not inconsistent with applicable elements or portions of the State of Florida Comprehensive Plan set out in Chapter 187, Florida Statutes and the Marion County Comprehensive Plan, adopted in Ordinance No. 92-3, as amended.
- C. The area of land within the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community.
- D. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
- E. The community development services and facilities of the District will not be incompatible with the capability and uses of existing local and regional community development services and facilities.
- F. The area to be served by the District is amenable to separate special district government.

SECTION 4. BOARD OF SUPERVISORS.

- A. The initial five (5) members of the Board of Supervisors of the district shall be the following individuals: Mark Morse, Paul McDowell, Richard Murray, Dean Carter, and Mike Berning.
- B. The Board of Supervisors of the District shall exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes, consistent with all applicable governmental laws, rules and regulations.

SECTION 5. POWERS.

- A. The District shall have, and the Board of Supervisors of the District may exercise, all the general powers of a community development district granted by Chapter 190, Florida Statutes, as amended from time to time consistent with all applicable governmental laws, rules and regulations.

- B. The District shall have, and the Board of Supervisors of the District is hereby specifically authorized to exercise, all the special powers provided in Section 190.012, Florida Statutes, as amended from time to time consistent with all applicable governmental laws, rules and regulations.
- C. Pursuant to Florida Statutes Section 190.012(1)(f), this Ordinance also represents an agreement that the District is authorized and the Board of Supervisors of the District may exercise such authority to cause above ground utility lines to be relocated below ground within the boundaries and along adjacent roads of the Villages of Marion FQD, such work being consistent with the Marion County Comprehensive Plan.
- D. The creation of an independent community development district is not a development order within the meaning of Chapter 380, Florida Statutes. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of land within this community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. The District shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the Marion County. The District shall take no action which is inconsistent with the Development Order of the Villages of Marion, FQD.

SECTION 6. COMPLIANCE WITH LAWS AND ORDINANCES. The District shall comply with Chapter 190, Florida Statutes, and all applicable federal, state and regional laws, statutes, rules and regulations and all applicable provisions of the Marion County Comprehensive Plan, Land Development Code provisions, ordinances, rules and regulations, and all provisions of the Development Order of the Villages of Marion, FQD.

SECTION 7. NO MARION COUNTY OBLIGATION. No debt, obligation or duty of the District shall constitute a debt, obligation, duty or burden of or on Marion County.

SECTION 8. NO LIMITATION ON MARION COUNTY POWERS. Establishment of the District in no way limits Marion County in the exercise of its powers or authority as provided for in Chapter 125, Florida Statutes, and other Florida statutes upon the property within the District.


SECTION 9. REQUIRED DISCLOSURE. The District shall comply with the disclosure of public financing and disclosure to purchaser requirements set forth in Section 190.009 and 190.048, Florida Statutes, as amended from time to time. The District shall comply with the notice of establishment requirements of Section 190.0485, Florida Statutes.

SECTION 10. SEVERABILITY. It is declared to be the intent of the Board of County Commissioners that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.


SECTION 11. EFFECTIVE DATE. A certified copy of this Ordinance as enacted shall be filed by the Clerk of the Board with the Office of the Secretary of State of the State of Florida within ten (10) days after enactment, and this Ordinance shall take effect in accordance with Section 125.66(2), Florida Statutes.

DULY ADOPTED in regular session by the Board of County Commissioners of Marion County this 7th day of March, 2000.

ATTEST:


David R. Ellspermann, Clerk

**BOARD OF COUNTY COMMISSIONERS
OF MARION COUNTY, FLORIDA**


Steve F. Henning, Chairman

2000:\ctyatty\Noemi\Ordinances\Village Comm Develop\Ordinance.wpd

RECEIVED NOTICE FROM SECRETARY
OF STATE ON MARCH 15, 2000 THAT
ORDINANCE WAS FILED ON MARCH 10,
2000.

EXHIBIT A

DESCRIPTION OF THE EXTERNAL BOUNDARIES OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4 APPROXIMATELY 1,158.50 ACRES

A PARCEL OF LAND LYING WITHIN SECTIONS 27, 28, 29, 32, 33 AND 34, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF AFORESAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE SE1/4 OF SECTION 33 RUN N89°32'49"W 2645.09 FEET TO THE SOUTH 1/4 CORNER; THENCE ALONG THE SOUTH LINE OF THE SW1/4 OF SECTION 33 RUN N89°31'39"W 1322.33 FEET TO THE SOUTHWEST CORNER OF THE E1/2 OF THE SW1/4 OF SECTION 33; THENCE N00°16'36"E 1323.34 FEET TO THE SOUTHEAST CORNER OF THE SE1/4 OF THE NW1/4 OF THE SW1/4 OF SECTION 33; THENCE N89°33'29"W 661.44 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4 OF NW1/4 OF SW1/4; THENCE N00°15'53"E 661.49 FEET TO THE NORTHWEST CORNER OF SAID SE1/4 OF NW1/4 OF SW1/4; THENCE N89°34'24"W 661.58 FEET TO THE SOUTHWEST CORNER OF THE N1/2 OF THE NW1/4 OF THE SW1/4 OF SECTION 33; THENCE N00°15'10"E 661.32 FEET TO THE NORTHWEST CORNER OF SAID N1/2 OF NW1/4 OF SW1/4; THENCE S89°35'19"E 661.71 FEET TO THE SOUTHEAST CORNER OF THE SW1/4 OF THE SW1/4 OF THE NW1/4 OF SECTION 33; THENCE N00°15'59"E 659.97 FEET TO THE NORTHEAST CORNER OF SAID SW1/4 OF SW1/4 OF NW1/4; THENCE N89°09'04"W 690.67 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE RUN WESTERLY 248.97 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 22°38'34", CHORD BEARING AND DISTANCE OF N77°49'47"W 247.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2020.00 FEET; THENCE RUN NORTHWESTERLY 242.28 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 06°52'20", CHORD BEARING AND DISTANCE OF N69°56'40"W 242.14 FEET; THENCE ALONG A RADIAL LINE RUN N16°37'10"E 152.44 FEET; THENCE N34°58'31"E 78.36 FEET; THENCE N82°13'47"E 185.21 FEET; THENCE N43°33'09"E 189.21 FEET; THENCE S80°58'37"E 373.09 FEET; THENCE S86°38'59"E 300.31 FEET; THENCE N87°13'58"E 424.80 FEET; THENCE N79°46'30"E 682.32 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1858.00 FEET; THENCE RUN NORTHERLY 647.61 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 19°58'14", CHORD BEARING AND DISTANCE OF N00°05'09"W 644.34 FEET; THENCE ALONG A NON-TANGENT LINE RUN S89°35'20"W 659.48 FEET; THENCE S74°36'17"W 674.96 FEET; THENCE N54°00'21"W 153.71 FEET; THENCE N25°50'49"W 552.92 FEET; THENCE N53°01'28"W 136.32 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 630.03 FEET; THENCE RUN SOUTHWESTERLY 403.52 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 36°41'47", CHORD BEARING AND DISTANCE OF S55°19'27"W 396.66 FEET TO THE END OF SAID CURVE; THENCE S73°29'40"W 369.11 FEET; THENCE N16°30'30"W 653.08 FEET; THENCE N71°13'13"W 184.97 FEET; THENCE N00°24'22"E 122.14 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE RUN NORTHWESTERLY 78.64 FEET ALONG THE ARC

THEREOF THROUGH A CENTRAL ANGLE OF 30°02'22", CHORD BEARING AND
 DISTANCE OF N40°03'22"W 77.75 FEET; THENCE ALONG A RADIAL LINE RUN
 S64°57'48"W 137.92 FEET TO THE WEST LINE OF THE E1/2 OF THE SE1/4 OF AFORESAID
 SECTION 29; (SAID POINT BEARS N00°24'22"E 174.44 FEET FROM THE SOUTHWEST
 CORNER OF SAID E1/2 OF SE1/4;) THENCE ALONG SAID WEST LINE RUN N00°24'22"E
 2433.87 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 42; THENCE
 ALONG SAID RIGHT-OF-WAY LINE RUN S89°34'06"E 192.56 FEET; THENCE S89°34'20"E
 500.00 FEET; THENCE S89°31'34"E 229.17 FEET; THENCE DEPARTING SAID RIGHT-OF-
 WAY OF COUNTY ROAD 42 RUN S09°39'31"W 530.52 FEET; THENCE S11°09'08"E 836.09
 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF
 475.00 FEET; THENCE RUN EASTERLY 25.37 FEET ALONG THE ARC THEREOF
 THROUGH A CENTRAL ANGLE OF 03°03'36", CHORD BEARING AND DISTANCE OF
 N74°52'51"E 25.37 FEET TO THE END OF SAID CURVE; THENCE N73°21'03"E 119.78 FEET;
 THENCE N06°18'23"W 261.26 FEET; THENCE N03°40'26"E 688.40 FEET; THENCE
 N40°53'11"E 167.19 FEET; THENCE S89°45'31"E 132.38 FEET; THENCE S70°21'46"E 441.25
 FEET; THENCE S51°40'48"E 317.26; THENCE S41°12'47"E 100.65 FEET; THENCE
 S02°02'20"W 127.54 FEET; THENCE S45°21'31"W 258.98 FEET; THENCE S56°54'02"W 72.50
 FEET; THENCE S63°34'41"W 84.29 FEET; THENCE S71°54'05"W 83.30 FEET; THENCE
 S80°18'31"W 81.73 FEET; THENCE S83°41'37"W 365.00 FEET; THENCE S06°18'23"E 85.79
 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A
 RADIUS OF 435.00 FEET; THENCE RUN SOUTHEASTERLY 187.40 FEET ALONG THE ARC
 THEREOF THROUGH A CENTRAL ANGLE OF 24°40'59", CHORD BEARING AND
 DISTANCE OF S18°38'52"E 185.95 FEET; THENCE ALONG A NON-TANGENT LINE RUN
 N83°48'32"E 766.98 FEET TO A POINT ON A CURVE SOUTHEASTERLY AND HAVING A
 RADIUS OF 939.45 FEET; THENCE RUN NORTHEASTERLY 731.88 FEET ALONG THE ARC
 THEREOF THROUGH A CENTRAL ANGLE OF 44°38'11", CHORD BEARING AND
 DISTANCE OF N37°21'36"E 713.51 FEET TO THE BEGINNING OF A REVERSE CURVE
 CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 545.00 FEET; THENCE RUN
 NORTHEASTERLY 264.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A
 CENTRAL ANGLE OF 27°46'30", CHORD BEARING AND DISTANCE OF N45°47'27"E 261.62
 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF
 203.00 FEET; THENCE RUN NORTHERLY 176.08 FEET ALONG THE ARC OF SAID CURVE
 THROUGH A CENTRAL ANGLE OF 49°41'56", CHORD BEARING AND DISTANCE OF
 N10°51'44"W 170.62 FEET; THENCE ALONG A NON-TANGENT LINE RUN N51°19'50"W,
 123.46 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND
 HAVING A RADIUS OF 307.00 FEET; THENCE RUN NORTHWESTERLY 276.58 FEET
 ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°37'06", CHORD
 BEARING AND DISTANCE OF N25°31'17"W 267.32 FEET TO THE END OF SAID CURVE;
 THENCE N0°17'16"E, 15.50 FEET; THENCE N44°21'40"W 47.52 FEET TO THE SOUTH
 RIGHT-OF-WAY LINE OF COUNTY ROAD 42; THENCE ALONG SAID RIGHT-OF-WAY
 LINE RUN S89°38'03"E, 243.20 FEET; THENCE S89°35'38"E, 500.00 FEET; THENCE
 S89°30'08"E, 120.01 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN
 S0°29'52"W, 60.00 FEET; THENCE N89°30'08"W, 199.91 FEET; THENCE N89°35'38"W, 90.95
 FEET; THENCE S44°55'36"W, 137.34 FEET; THENCE S0°24'21"W, 95.19 FEET TO THE
 BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF
 19.00 FEET; THENCE RUN SOUTHEASTERLY 16.91 FEET ALONG THE ARC OF SAID
 CURVE THROUGH A CENTRAL ANGLE OF 50°59'08", CHORD BEARING AND DISTANCE
 OF S25°05'13"E 16.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE
 WESTERLY AND HAVING A RADIUS OF 188.00 FEET; THENCE RUN SOUTHERLY 294.03
 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°36'38",

CHORD BEARING AND DISTANCE OF S05°46'24"W 264.97 FEET; THENCE ALONG A NON-TANGENT LINE RUN N44°59'23"W 15.09 FEET A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 173.00 FEET; THENCE RUN SOUTHWESTERLY 127.75 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 42°18'32", CHORD BEARING AND DISTANCE OF S59°39'57"W 124.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 34.00 FEET; THENCE RUN SOUTHWESTERLY 30.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°18'32", CHORD BEARING AND DISTANCE OF S55°09'57"W 29.44 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 725.00 FEET; THENCE RUN SOUTHWESTERLY 381.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°10'01", CHORD BEARING AND DISTANCE OF S44°35'41"W 377.33 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 759.45 FEET; THENCE RUN SOUTHWESTERLY 1284.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°52'10", CHORD BEARING AND DISTANCE OF S11°14'37"W 1136.44 FEET TO THE END OF SAID CURVE; THENCE S37°11'28"E, 609.72 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2038.00 FEET; THENCE RUN SOUTHERLY 1622.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°36'20", CHORD BEARING AND DISTANCE OF S14°23'18"E 1579.70 FEET; THENCE ALONG A NON-TANGENT LINE RUN S80°30'49"E, 30.94 FEET; THENCE S9°30'35"W, 149.78 FEET; THENCE S37°01'44"E, 51.42 FEET; THENCE S90°00'00"E, 133.49 FEET; THENCE S44°48'29"E, 22.39 FEET; THENCE S0°00'00"W, 57.17 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE RUN NORTHEASTERLY 222.72 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 75°03'49", CHORD BEARING AND DISTANCE OF N39°34'44"E 207.13 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 430.00 FEET; THENCE RUN NORTHEASTERLY 584.51 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 77°53'00", CHORD BEARING AND DISTANCE OF N40°59'19"E 540.54 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE RUN NORTHEASTERLY 130.54 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 43°59'51", CHORD BEARING AND DISTANCE OF N57°55'54"E 127.36 FEET TO THE END OF SAID CURVE; THENCE N35°55'59"E 186.90 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 5030.00 FEET; THENCE RUN NORTHEASTERLY 214.91 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 02°26'53", CHORD BEARING AND DISTANCE OF N37°09'25"E 214.89 FEET TO THE END OF SAID CURVE; THENCE N38°22'52"E 445.98 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1030.00 FEET; THENCE RUN NORTHEASTERLY 143.50 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07°58'56", CHORD BEARING AND DISTANCE OF N42°22'20"E 143.38 FEET TO THE END OF SAID CURVE; THENCE N46°21'48"E 235.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 721.20 FEET; THENCE RUN NORTHEASTERLY 212.74 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 16°54'03", CHORD BEARING AND DISTANCE OF N37°53'56"E 211.97 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2505.00 FEET; THENCE RUN NORTHEASTERLY 1.24 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 00°01'42", CHORD BEARING AND DISTANCE OF N29°26'54"E 1.24 FEET; THENCE ALONG A NON-TANGENT LINE RUN N45°22'47"W 709.07 FEET; THENCE

N48°59'53"W 372.14 FEET; THENCE N66°28'58"W 278.13 FEET; THENCE S46°21'48"W 75.63 FEET; THENCE S43°38'12"E 173.35 FEET; THENCE S46°21'48"W 450.69 FEET; THENCE S35°39'05"W 134.79 FEET; THENCE S32°04'01"W 198.34 FEET; THENCE S79°08'51"W 182.99 FEET; THENCE N37°15'39"W 462.50 FEET; THENCE N54°08'52"W 597.95 FEET; THENCE N34°25'24"E 235.54 FEET; THENCE N17°30'14"E 319.60 FEET; THENCE N24°27'29"E 330.39 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FLORIDA POWER CORPORATION CENTRAL FLORIDA - SILVER SPRINGS TRANSMISSION LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S43°38'12"E 774.85 FEET; THENCE N46°21'48"E 170.00 FEET TO THE NORTHEASTERLY LINE OF AFORESAID RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN N43°38'12"W 110.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN N46°21'48"E 126.09 FEET; THENCE S75°04'48"E 574.20 FEET; THENCE N87°51'29"E 999.93 FEET; THENCE N84°35'20"E 67.37 FEET; THENCE N81°07'36"E 385.06 FEET; THENCE N00°00'00"E 164.27 FEET; THENCE N90°00'00"E 60.00 FEET; THENCE S00°00'00"E 233.85 FEET; THENCE S81°49'01"E 388.48 FEET; THENCE S74°39'43"E 795.29 FEET; THENCE S06°18'01"E 482.76 FEET; THENCE S38°12'04"W 76.17 FEET; THENCE S51°47'56"E 181.60 FEET; THENCE N38°12'04"E 182.52 FEET TO THE WEST LINE OF THE E3/4 OF THE S1/2 OF THE SW1/4 OF THE SW1/4 OF AFORESAID SECTION 27; THENCE ALONG THE WEST LINE THEREOF RUN N00°13'32"E 135.00 FEET TO THE NORTH LINE OF SAID E3/4 OF S1/2 OF SW1/4 OF SW1/4; THENCE ALONG SAID NORTH LINE RUN S89°35'17"E 923.80 FEET TO A POINT THAT IS 70.00 FEET WEST OF THE EAST LINE OF THE SW1/4 OF THE SW1/4 OF SECTION 27; THENCE PARALLEL WITH AFORESAID EAST LINE RUN N00°15'57"E 662.48 FEET TO A POINT THAT IS ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SE1/4 OF THE SW1/4 OF SECTION 27; THENCE ALONG SAID EXTENSION LINE AND NORTH LINE OF SE1/4 OF SW1/4 RUN S89°35'22"E 1395.69 FEET TO THE NORTHWEST CORNER OF THE SW1/4 OF THE SE1/4 OF SECTION 27; THENCE S89°37'09"E 1651.30 FEET TO THE NORTHEAST CORNER OF THE W1/4 OF THE SE1/4 OF THE SE1/4 OF SECTION 27; THENCE S00°20'12"W 1324.24 FEET TO THE SOUTHEAST CORNER OF SAID W1/4 OF SE1/4 OF SE1/4; THENCE N89°38'47"W 1650.90 FEET TO THE SOUTHWEST CORNER OF THE SW1/4 OF THE SE1/4 OF SECTION 27; THENCE S00°18'51"W 1328.26 FEET TO THE SOUTHEAST CORNER OF THE E1/2 OF THE NE1/4 OF THE NW1/4 OF AFORESAID SECTION 34; THENCE N89°34'18"W 662.07 FEET TO THE NORTHWEST CORNER OF THE E1/2 OF THE SE1/4 OF THE NW1/4 OF SECTION 34; THENCE S00°18'27"W 1328.09 FEET TO THE SOUTHWEST CORNER OF SAID E1/2 OF THE SE1/4 OF THE NW1/4; THENCE S89°33'24"E 661.91 FEET TO THE SOUTHEAST CORNER OF SAID E1/2 OF SE1/4 OF NW1/4; THENCE S00°18'51"W 1323.50 FEET TO THE NORTHEAST CORNER OF THE NE1/4 OF THE SE1/4 OF THE SW1/4 OF SECTION 34; THENCE N89°35'22"W 661.44 FEET TO THE NORTHWEST CORNER OF SAID NE1/4 OF SE1/4 OF SW1/4; THENCE S00°17'38"W 661.94 FEET TO THE SOUTHWEST CORNER OF SAID NE1/4 OF SE1/4 OF SW1/4; THENCE S89°36'20"E 661.21 FEET TO THE SOUTHEAST CORNER OF SAID NE1/4 OF SE1/4 OF SW1/4; THENCE S00°18'51"W 661.75 FEET TO THE SOUTH 1/4 CORNER OF SECTION 34; THENCE ALONG THE SOUTH LINE OF THE SW1/4 OF SECTION 34 RUN N89°37'19"W 2643.89 FEET TO THE POINT OF BEGINNING. (CONTAINING APPROXIMATELY 1,158.5 ACRES)

EXHIBIT B

DESCRIPTION OF THE
EXCLUDED REAL PROPERTY
LOCATED WITHIN THE EXTERNAL BOUNDARIES OF
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
APPROXIMATELY 242.3 ACRES

THOSE PORTIONS OF SECTIONS 28, 29 AND 32, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE E1/2 OF THE SE1/4 OF AFORESAID SECTION 29; THENCE ALONG THE WEST LINE THEREOF RUN N00°24'22"E 174.44 FEET; THENCE N64°57'48"E 137.92 FEET; THENCE N88°52'09"E 375.59 FEET TO THE POINT OF BEGINNING; THENCE N00°24'22"E 1063.58 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 835.00 FEET; THENCE RUN SOUTHEASTERLY 177.21 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 12°09'35", CHORD BEARING AND DISTANCE OF S70°41'21"E 176.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 525.00 FEET; THENCE RUN EASTERLY 385.21 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 42°02'23", CHORD BEARING AND DISTANCE OF S85°37'45"E 376.63 FEET TO THE END OF SAID CURVE; THENCE N73°21'03"E 212.50 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN EASTERLY 36.81 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 84°22'25", CHORD BEARING AND DISTANCE OF S64°27'45"E 33.58 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 485.00 FEET; THENCE RUN SOUTHEASTERLY 73.76 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 08°42'50", CHORD BEARING AND DISTANCE OF S26°37'57"E 73.69 FEET; THENCE ALONG A NON-TANGENT LINE RUN S25°01'32"W 98.43 FEET; THENCE S01°58'33"E 795.24 FEET; THENCE S48°11'03"E 127.56 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE RUN SOUTHWESTERLY 289.81 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 31°19'49", CHORD BEARING AND DISTANCE OF S26°09'03"W 286.22 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 570.00 FEET; THENCE RUN SOUTHWESTERLY 413.15 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 41°31'44", CHORD BEARING AND DISTANCE OF S31°15'00"W 404.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN N35°28'27"W 638.61 FEET; THENCE N63°43'15"W 213.41 FEET TO THE POINT OF BEGINNING. (CONTAINING APPROXIMATELY 24.0 ACRES)

A PARCEL LAND LYING WITHIN SECTIONS 27, 28, 33 AND 34, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE E1/2 OF THE SE1/4 OF THE NW1/4 OF AFORESAID SECTION 34; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°33'24"W 661.91 FEET TO THE SOUTHWEST CORNER OF SAID E1/2 OF SE1/4 OF NW1/4; THENCE N83°55'12"W 564.70 FEET TO A 4-INCH SQUARE CONCRETE MONUMENT (NO NUMBER) AT THE SOUTHEAST CORNER OF THE FLORIDA POWER

CORPORATION SUBSTATION PARCEL FOR THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID PARCEL RUN N89°18'16"W 190.20 FEET; THENCE S14°49'39"W 230.01 FEET; THENCE S43°38'12"E 161.53 FEET; THENCE S46°21'48"W 1171.24 FEET; THENCE N43°38'12"W 220.00 FEET; THENCE N34°33'02"W 56.99 FEET; THENCE N2°48'17"W 101.20 FEET; THENCE N39°10'58"W 717.50 FEET; THENCE N58°45'09"W 973.50 FEET; THENCE N77°13'14"W 963.14 FEET; THENCE S54°47'42"W 168.24 FEET; THENCE S7°11'50"E 395.36 FEET; THENCE S8°38'24"W 583.23 FEET; THENCE S8°51'59"W 438.86 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2925.00 FEET; THENCE RUN NORTHWESTERLY 521.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°13'08", CHORD BEARING AND DISTANCE OF N62°26'00"W 520.98 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1725.00 FEET; THENCE RUN NORTHWESTERLY 514.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°05'42", CHORD BEARING AND DISTANCE OF N48°46'35"W 512.77 FEET; THENCE ALONG A NON-TANGENT LINE RUN N38°52'10"E 638.86 FEET; THENCE N6°31'06"W 406.17 FEET; THENCE N28°15'54"W 742.05 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE RUN NORTHERLY 62.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'45", CHORD BEARING AND DISTANCE OF N07°52'04"E 61.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 370.00 FEET; THENCE RUN NORTHEASTERLY 515.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°47'39", CHORD BEARING AND DISTANCE OF N40°02'01"E 474.64 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE RUN NORTHEASTERLY 176.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°59'51", CHORD BEARING AND DISTANCE OF N57°55'54"E 172.31 FEET TO THE END OF SAID CURVE; THENCE N35°55'59"E 17.44 FEET; THENCE S54°04'01"E 216.76 FEET; THENCE S23°36'30"E 51.40 FEET; THENCE S8°02'05"E 377.54 FEET; THENCE S21°59'57"E 175.91 FEET; THENCE S56°10'15"E 133.87 FEET; THENCE N72°22'31"E 476.45 FEET; THENCE N83°39'09"E 127.93 FEET; THENCE S86°57'44"E 306.19 FEET; THENCE N61°15'03"E 180.94 FEET; THENCE N2°26'41"E 269.38 FEET; THENCE N32°42'29"W 169.20 FEET; THENCE N86°57'44"W 169.26 FEET; THENCE N67°56'14"W 118.84 FEET; THENCE N52°37'48"W 493.53 FEET; THENCE S88°29'09"W 209.48 FEET; THENCE S52°31'50"W 115.33 FEET; THENCE N89°59'01"W 117.10 FEET; THENCE N68°13'33"W 59.70 FEET; THENCE N54°04'01"W 108.10 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4970.00 FEET; THENCE RUN NORTHEASTERLY 111.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°17'20", CHORD BEARING AND DISTANCE OF N37°44'12"E 111.79 FEET TO THE END OF SAID CURVE; THENCE N38°22'52"E 445.98 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE RUN NORTHEASTERLY 135.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°58'56", CHORD BEARING AND DISTANCE OF N42°22'20"E 135.03 FEET TO THE END OF SAID CURVE; THENCE N46°21'48"E 206.06 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FLORIDA POWER CORPORATION CENTRAL FLORIDA - SILVER SPRINGS TRANSMISSION LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S43°38'12"E 200.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN N38°39'15"E 302.74 FEET; THENCE N43°38'12"W 142.01 FEET; THENCE N73°49'32"W 63.36 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2445.00 FEET; THENCE RUN NORTHEASTERLY 577.26 FEET ALONG THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF $13^{\circ}31'38''$, CHORD BEARING AND DISTANCE OF $N36^{\circ}29'21''E$ 575.92 FEET; THENCE ALONG A NON-TANGENT LINE RUN $S29^{\circ}33'51''E$ 185.35 FEET; THENCE $S79^{\circ}30'53''E$ 726.20 FEET; THENCE $N68^{\circ}27'28''E$ 399.51 FEET; THENCE $N25^{\circ}17'15''E$ 141.29 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 720.00 FEET; THENCE RUN SOUTHEASTERLY 162.28 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $12^{\circ}54'49''$, CHORD BEARING AND DISTANCE OF $S58^{\circ}15'21''E$ 161.93 FEET TO THE END OF SAID CURVE; THENCE $S51^{\circ}47'56''E$ 353.55 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1030.00 FEET; THENCE RUN SOUTHEASTERLY 119.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $6^{\circ}38'29''$, CHORD BEARING AND DISTANCE OF $S55^{\circ}07'11''E$ 119.33 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE RUN NORTHWESTERLY, SOUTHWESTERLY, SOUTHEASTERLY AND NORTHEASTERLY 2423.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $277^{\circ}45'54''$, CHORD BEARING AND DISTANCE OF $S17^{\circ}19'23''E$ 657.60 FEET TO THE POINT OF CUSP OF SAID CURVE; THENCE ALONG A NON-TANGENT LINE RUN $S23^{\circ}47'40''W$ 346.25 FEET; THENCE $S6^{\circ}36'22''E$ 98.13 FEET; THENCE $S41^{\circ}10'11''E$ 165.91 FEET; THENCE $S8^{\circ}41'15''E$ 620.89 FEET; THENCE $S72^{\circ}12'32''E$ 93.21 FEET; THENCE $S66^{\circ}17'30''E$ 31.53 FEET; THENCE $S85^{\circ}06'30''E$ 108.66 FEET; THENCE $N83^{\circ}44'55''E$ 55.44 FEET; THENCE $S87^{\circ}32'42''E$ 55.38 FEET; THENCE $S78^{\circ}50'45''E$ 55.35 FEET; THENCE $S69^{\circ}15'52''E$ 57.27 FEET; THENCE $S58^{\circ}12'32''E$ 42.03 FEET; THENCE $S70^{\circ}02'54''E$ 137.81 FEET; THENCE $N81^{\circ}32'26''E$ 90.42 FEET; THENCE $S0^{\circ}41'59''W$ 50.00 FEET; THENCE $S88^{\circ}42'01''E$ 51.45 FEET; THENCE $S00^{\circ}42'04''W$ 117.33 FEET TO A 4-INCH SQUARE CONCRETE MONUMENT (NO NUMBER) AT THE NORTHEAST CORNER OF FLORIDA POWER CORPORATION SUBSTATION PARCEL; THENCE ALONG THE EAST LINE OF SAID PARCEL RUN $S0^{\circ}42'08''W$ 699.96 FEET TO THE POINT OF BEGINNING. (CONTAINING APPROXIMATELY 218.3 ACRES)

EXHIBIT C

