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ORDINANCE NO. O2018-20

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE TITLE OF ORDINANCE O2018-18 TO CORRECT A SCRIVENER'S ERROR; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of The City Of Wildwood (the "City") adopted Ordinance Number O2012-20 on June 25, 2012 establishing The Brownwood Community Development District (the "District"); and

WHEREAS, the City Commission of The City Of Wildwood adopted Ordinance Number O2013-28 on July 8, 2013 to reflect a new legal description and amended boundary of the District; and

WHEREAS, the District has approved a petition to the City requesting that the legal description included in Exhibit "A" to Ordinance O2012-20 and O2013-28 be amended to reflect a net increase in the size of the District of 41.4 acres, more or less; and

WHEREAS, the District has filed a "Petition to Amend the Boundaries of the Brownwood Community Development District" (the "Petition"), pursuant to and in compliance with Section 190.046, Florida Statutes; and

WHEREAS, in the Petition, the District requests that the City pass an ordinance amending Ordinance O2012-20 and O2013-28, to reflect the new legal description and amended boundary of the District; and

WHEREAS, on or about March 26, 2018, the City Commission of the City of Wildwood adopted Ordinance Number O2018-18, amending Ordinance Numbers O2012-20 and O2013-28; and

WHEREAS, the City recognized a scrivener's error in the title of Ordinance O2018-18; and

WHEREAS, the City wishes to correct said scrivener's error in the title of Ordinance O2018-18 with the adoption of this Ordinance; and

WHEREAS, it is the intent of this Ordinance to amend the title of Ordinance O2018-18 to correct the scrivener's error;

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Wildwood, Florida that Ordinance Number O2018-18 is hereby amended as follows:

SECTION 1. Title. The Title of Ordinance O2018-18 is hereby amended as follows

Ordinance
Correcting Scrivener's Error in Title of Ordinance O2018-18
Page 1

R -> City of Wildwood
100 N Main St
Wildwood FL 32178

(deletions in ~~strike~~through and additions in underline):

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, AMENDING THE BOUNDARIES OF THE ~~VILLAGES BROWNWOOD~~ COMMUNITY DEVELOPMENT DISTRICT ~~NO. 9~~ PURSUANT TO FLORIDA STATUTE 190.046; ENCOMPASSING PORTIONS OF THE LAND IN SECTIONS 8, 9, 16, AND 17 OF TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND RATIFYING AND CONSENTING TO THE POWERS AUTHORIZED IN SECTION 190.012(1) AND 190.012(2) FLORIDA STATUTES; PROVIDING FOR THE POWERS OF THE DISTRICT; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

SECTION 2. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given the effect without the invalid provision or application, and to this end, the provision of this ordinance are declared severable.

SECTION 3: Effective Date. This Ordinance shall be retroactively effective upon the date of adoption of the original Ordinance O2018-18 by the City Commission of the City of Wildwood.

DONE AND ORDAINED this 23rd day of April, 2018 at Wildwood, Sumter County, Florida.



ATTEST: Cassandra Smith
Cassandra Smith, City Clerk

First Reading: April 9, 2018
Second Reading: April 23, 2018

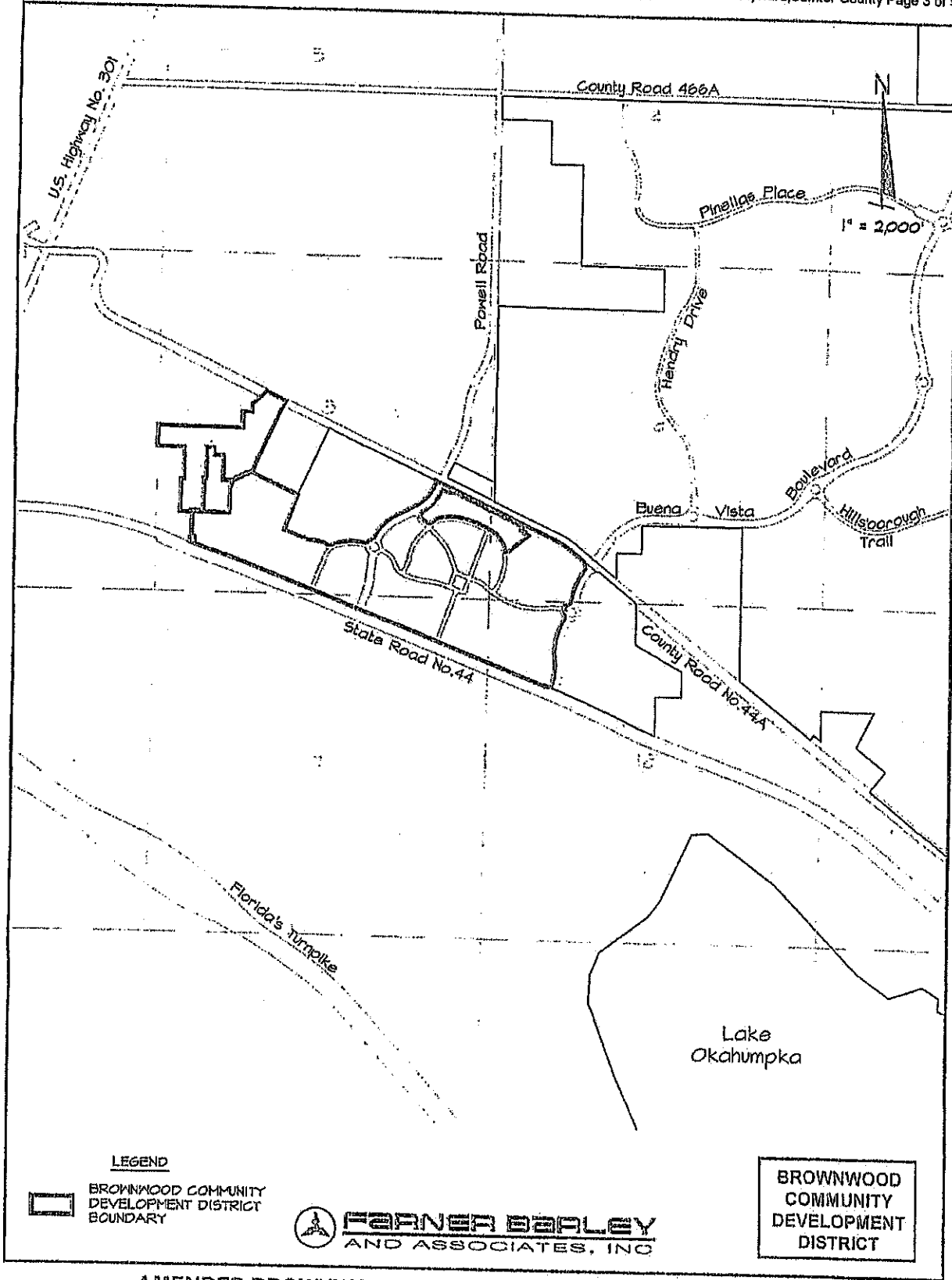
Approved as to form:
Ashley Hunt
Ashley Hunt, City Attorney

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf
BY: Ed Wolf, Mayor

EXHIBIT "A"

Inst:201860017665 Date:5/14/2018 Time:4:08 PM
DC,Gloria R. Hayward,Sumter County Page 3 of 9 B:3412 P:309



AMENDED BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT "A"

DESCRIPTION OF THE AMENDED
BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT
APPROXIMATELY 239.8 ACRES

A PARCEL OF LAND LYING WITHIN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, INCLUDING THAT PORTION OF THE CSX TRANSPORTATION RAILROAD AS SHOWN ON ATTACHMENT #2 IN THE AMENDED FINAL JUDGEMENT RECORDED IN O.R. BOOK 1993, PAGE 782; ALSO INCLUDING THAT PORTION OF RIGHT-OF-WAY FOR POWELL ROAD AS RECORDED IN O.R. BOOK 2088, PAGE 199; AND ALSO INCLUDING THAT PORTION OF PARCEL 101A RIGHT-OF-WAY OF STATE ROAD NO. 44 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR ROAD SECTION 18070-2518 AND DESCRIBED IN O.R. BOOK 2529, PAGE 485, ALL IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF THE NW1/4 OF AFORESAID SECTION 16 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR ROAD SECTION 18070-2518; THENCE RUN SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 44 TO THE WESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 2332, PAGE 395, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG AFORESAID WESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44-A AS DESCRIBED IN O.R. BOOK 2332, PAGE 395 AND O.R. BOOK 2173, PAGE 649, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE RUN NORTHWESTERLY TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWELL ROAD AS DESCRIBED IN O.R. BOOK 2088, PAGE 199, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET TO WHICH A RADIAL LINE BEARS N24°49'48"E; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: RUN SOUTHEASTERLY 78.76 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 90°14'54" TO THE POINT OF TANGENCY; THENCE S25°04'43"W A DISTANCE OF 30.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 690.00 FEET; THENCE RUN SOUTHWESTERLY 460.02 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 38°11'57" TO THE POINT OF TANGENCY; THENCE S63°16'39"W A DISTANCE OF 330.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 760.00 FEET; THENCE RUN SOUTHWESTERLY 368.67 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 27°47'37"; THENCE DEPARTING SAID RIGHT-OF-WAY ALONG A NON-TANGENT LINE RUN N66°22'30"W A DISTANCE OF

309.36 FEET; THENCE N69°21'04"W A DISTANCE OF 40.55 FEET; THENCE N75°37'23"W A DISTANCE OF 40.55 FEET; THENCE N82°26'11"W A DISTANCE OF 47.51 FEET; THENCE N86°19'02"W A DISTANCE OF 51.75 FEET; THENCE N81°27'56"W A DISTANCE OF 61.87 FEET; THENCE N75°49'16"W A DISTANCE OF 61.91 FEET; THENCE N70°02'15"W A DISTANCE OF 57.09 FEET; THENCE N65°11'41"W A DISTANCE OF 715.56 FEET; THENCE RUN SOUTHWESTERLY TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR ROAD SECTION 18070-2518; SAID POINT LYING 1500.00 FEET NORTHWESTERLY OF (AS MEASURED ALONG SAID RIGHT-OF-WAY LINE) THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF POWELL ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 RUN SOUTHEASTERLY TO THE SOUTHWESTERLY CORNER OF PROPERTY DESCRIBED IN O.R. BOOK 2529, PAGE 485; THENCE CONTINUE SOUTHEASTERLY TO THE SOUTHEASTERLY CORNER OF AFORESAID PROPERTY DESCRIBED IN O.R. BOOK 2529, PAGE 485; THENCE CONTINUE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE SOUTH 89°28'01" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8 A DISTANCE OF 371.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°28'12" EAST 500.00 FEET; THENCE SOUTH 89°22'34" EAST 44.10 FEET; THENCE NORTH 00°28'12" EAST 502.50 FEET; THENCE NORTH 89°22'34" WEST 415.84 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 8; THENCE NORTH 00°28'40" EAST ALONG THE AFOREMENTIONED WEST LINE 330.10 FEET TO THE NORTH BOUNDARY OF THE SOUTHWEST 1/4; THENCE SOUTH 89°22'02" EAST ALONG THE AFOREMENTIONED NORTH BOUNDARY, 1323.85 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE NORTH 00°24'44" EAST ALONG THE WEST LINE OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8 A DISTANCE OF 253.00 FEET; THENCE SOUTH 89°35'16" EAST 138.00 FEET; THENCE NORTH 00°24'44" EAST 291.23 FEET TO THE SOUTH RIGHT OF WAY LINE OF CSX RAILWAY; THENCE SOUTH 65°12'32" EAST ALONG THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE 526.89 FEET TO THE WESTERLY RIGHT OF WAY OF COUNTY ROAD NUMBER 177; THENCE SOUTH 24°47'25" WEST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, 1123.37 FEET; THENCE NORTH 65°13'12" WEST 70.00 FEET; THENCE SOUTH 22°30'28" WEST 716.00 FEET; THENCE NORTH 89°28'01" WEST 7.28 FEET; THENCE NORTH 00°21'22" EAST 500.00 FEET; THENCE NORTH 89°25'41" WEST 112.15 FEET; THENCE NORTH 00°28'40" EAST 388.88 FEET; THENCE NORTH 89°28'25" WEST 150.00 FEET;

THENCE NORTH 00°21'22" EAST 113.50 FEET; THENCE NORTH 89°27'36" WEST 115.00 FEET; THENCE SOUTH 00°21'22" WEST 502.50 FEET; THENCE NORTH 89°27'36" WEST 17.30 FEET; THENCE SOUTH 00°21'22" WEST 500.00 FEET; THENCE NORTH 89°28'01" WEST 373.68 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING-DESCRIBED PARCEL:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SE 1/4 OF NW 1/4 RUN N00°23'31"W, 253.00 FEET; THENCE N89°36'29"E, 138.00 FEET; THENCE PARALLEL WITH SAID WEST LINE RUN N00°23'31"W, 124.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°23'31"W, 299 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD S.A.L. RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S66°00'08"E, 240.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTHWESTERLY 296.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT PORTIONS OF THOSE 20-FOOT WIDE STRIPS OF LAND LYING THEREIN AS DESCRIBED IN O.R. BOOK 2372, PAGE 498, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

A PARCEL OF LAND LYING WITHIN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN O. R. BOOK 2132, PAGE 185, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF KERL & MILLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT-OF-WAY OF CSX RAILWAY; THENCE ALONG THE EAST LINE OF SAID PLATTED SUBDIVISION RUN S24°48'19"W, 1133.40 FEET TO THE MOST SOUTHERLY CORNER OF SAID KERL & MILLER SUBDIVISION AND THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF AFORESAID PROPERTY DESCRIBED IN O.R. BOOK 2132, PAGE 185 WITH THE FOLLOWING FIVE (5) COURSES: RUN N65°13'12"W ALONG THE SOUTH LINE OF SAID SUBDIVISION 874.89 FEET; THENCE DEPARTING SAID SUBDIVISION RUN S22°30'28"W 716.00 FEET; THENCE N89°28'01"W, 611.48 FEET; THENCE S00°25'18"W, 471.15 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 44; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN SOUTHEASTERLY TO A POINT THAT LIES 1500.00 FEET NORTHWESTERLY OF (AS MEASURED ALONG SAID RIGHT-OF-WAY LINE) THE WESTERLY RIGHT-OF-WAY LINE OF POWELL ROAD AS DESCRIBED IN O.R. BOOK 2088, PAGE 199, PUBLIC

RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN NORTHEASTERLY TO THE POINT OF BEGINNING.

LESS AND EXCEPT PORTIONS OF THOSE 20-FOOT WIDE STRIPS OF LAND LYING THEREIN AS DESCRIBED IN O.R. BOOK 2372, PAGE 498, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SE 1/4 OF NW 1/4 RUN N00°23'31"W, 253.00 FEET; THENCE N89°36'29"E, 138.00 FEET; THENCE PARALLEL WITH SAID WEST LINE RUN N00°23'31"W, 124.00 FEET TO THE MOST SOUTHERLY CORNER OF PROPERTY DESCRIBED IN O.R. BOOK 2372, PAGE 494, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID PROPERTY BOUNDARY CONTINUE N00°23'31"W, 299 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF OLD S.A.L. RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S66°00'08"E, 240.00 FEET TO THE MOST EASTERLY CORNER OF AFORESAID PROPERTY FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 177; THENCE ALONG SAID EXTENSION AND WEST RIGHT-OF-WAY LINE, RESPECTIVELY, RUN SOUTHWESTERLY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OLD S.A.L. RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN NORTHWESTERLY TO THE SOUTHEASTERLY LINE OF AFORESAID PROPERTY DESCRIBED IN O.R. BOOK 2372, PAGE 494; THENCE ALONG SAID PROPERTY LINE RUN NORTHEASTERLY TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD NUMBER 44-A.

ALSO LESS:

THAT PORTION OF BROWNWOOD BOULEVARD LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF SHADY NOOK RUN, PER PLAT OF BROWNWOOD DOWNTOWN AS RECORDED IN PLAT BOOK 15, PAGES 6, 6"A" THROUGH 6"J", PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND LYING SOUTH OF THE FOLLOWING-DESCRIBED LINE:

BEGIN AT THE MOST EASTERLY CORNER OF TRACT 13 OF AFORESAID PLAT OF BROWNWOOD DOWNTOWN; THENCE RUN S65°10'12"E, 50.00 FEET TO THE WESTERLY CORNER OF TRACT 15 OF AFORESAID PLAT OF BROWNWOOD DOWNTOWN, AND THE POINT OF TERMINUS OF DESCRIPTION LINE.

AND

TRACTS 9, 13, 14 AND 15, AS SHOWN ON THE PLAT OF BROWNWOOD DOWNTOWN AS RECORDED IN PLAT BOOK 6, PAGES 6, 6A THROUGH 6I, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF AFORESAID TRACT 13 DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF AFORESAID TRACT 13; THENCE ALONG THE NORTHERLY BOUNDARY OF TRACT 13 RUN N63°26'02"W, 31.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N63°26'02"W ALONG SAID BOUNDARY, 53.20 FEET TO THE WESTERLY BOUNDARY OF TRACT 13; THENCE ALONG SAID WESTERLY BOUNDARY RUN S26°33'58"W, 4.37 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY RUN S61°25'11"E, 8.00 FEET; THENCE S68°34'55"E, 26.76 FEET; THENCE S70°21'35"E, 18.69 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

THAT LAND LYING IN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF LOT 32, VILLAGES OF WILDWOOD ALDEN BUNGALOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PAT BOOK 15, PAGES 20, 20A THROUGH 20D, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING NINE (9) COURSES BEING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF LOTS 10 THROUGH 32, INCLUSIVE, AND TRACT 'H' OF AFORESAID PLAT: RUN S65°11'41"E, 656.85 FEET; THENCE S70°02'15"E, 57.09 FEET; THENCE S75°49'16"E, 61.91 FEET; THENCE S81°27'56"E, 61.87 FEET; THENCE S86°19'02"E, 51.75 FEET; THENCE S82°26'11"E, 47.51 FEET; THENCE S75°37'23"E, 40.55 FEET; THENCE S69°21'04"E, 40.55 FEET; THENCE S66°22'30"E, 309.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 760.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°34'55"W, 129.89 FEET TO WHICH A RADIAL LINE BEARS N54°30'57"W; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF POWELL ROAD PER OFFICIAL RECORDS BOOK 2088, PAGE 199, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY LINE AND WESTERLY RIGHT OF WAY LINE OF SAID POWELL ROAD PER OFFICIAL RECORDS BOOK 2434, PAGE 807, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°48'16", AN ARC DISTANCE OF 130.05 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.25 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°00'26", AN ARC DISTANCE OF 41.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 129.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°04'57", AN ARC DISTANCE OF 99.83 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 87.50 FEET AND A CHORD BEARING AND DISTANCE OF N87°39'22"W,

31.37 FEET TO WHICH A RADIAL LINE BEARS S07°58'55"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'05", AN ARC DISTANCE OF 31.54 FEET TO THE POINT OF TANGENCY; THENCE N77°19'50"W, 41.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°14'03", AN ARC DISTANCE OF 222.49 FEET TO THE POINT OF TANGENCY; THENCE S82°26'07"W, 147.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 313.09 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°31'46", AN ARC DISTANCE OF 106.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 122.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°24'22", AN ARC DISTANCE OF 120.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 379.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'18", AN ARC DISTANCE OF 116.61 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 592.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°28'19", AN ARC DISTANCE OF 108.29 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 485.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°02'56", AN ARC DISTANCE OF 93.62 FEET; THENCE ALONG A NON-TANGENT LINE RUN N02°38'27"W, 31.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 235.00 FEET AND A CHORD BEARING AND DISTANCE OF N80°13'15"W, 101.20 FEET TO WHICH A RADIAL LINE BEARS S02°39'20"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°52'10", AN ARC DISTANCE OF 102.00 FEET TO THE POINT OF TANGENCY; THENCE N67°47'10"W, 247.20 FEET; THENCE N24°48'19"E, 442.03 FEET; THENCE N27°23'11"E, 85.54 FEET TO A POINT ON THE BOUNDARY LINE OF EASEMENT PER OFFICIAL RECORDS BOOK 2973, PAGE 546, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID BOUNDARY OF EASEMENT: RUN N60°12'34"E, 1.98 FEET; THENCE N24°48'19"E, 23.84 FEET TO THE POINT OF BEGINNING.