

96-59574

ORDINANCE NO. 96-10

96 76019

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA, AMENDING ORDINANCE NUMBER 92-06 BY AMENDING THE BOUNDARIES OF THE VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO FLORIDA STATUTES 190.046 and 190.005, BY DELETING CERTAIN LANDS THEREFROM IN LADY LAKE, LAKE COUNTY, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has passed the Uniform Community Development District Act of 1980 (otherwise known as Chapter 190, Florida Statutes) to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, the Town Commission of the Town of Lady Lake, Florida (the "Commission"), passed Ordinance No. 92-06 creating the Village Center Community Development District (the "District"); and

WHEREAS, the District, with the joinder and consent of The Villages of Lake-Sumter, Inc., and Norbert N. Dorsey, as Bishop of the Dioceses of Orlando, the owners of the lands to be deleted, has petitioned the Town Commission of the Town of Lady Lake, Florida, to amend Ordinance No. 92-06 to change the boundaries of the District by deleting certain lands therefrom; and

WHEREAS, a public hearing has been conducted by the Commission pursuant to the requirements and procedures of Chapter 190, Florida Statutes; and

WHEREAS, the Commission has considered the record of the public hearing and has decided that amendment of the boundaries as requested is in the public interest and is the best alternative means to provide certain basic services to the properties within the District; and

NOW, THEREFORE, BE IT ORDAINED by the Town Commission of the Town of Lady Lake, Florida, as follows:

Section 1. That the foregoing Preamble is hereby ratified and confirmed as true and correct by the Town Commission of the Town of Lady Lake, Florida.

Section 2. That the petition to amend Ordinance No. 92-06 by amending the boundaries of the Village Center Community Development District as requested is hereby granted.

Section 3. That the external boundaries of the District as amended hereby and the property within the external boundaries of the District which are to be excluded are described on Exhibit "A" attached.

RECORDED
RECORD VERIFIED
11/21/96

NOV 21 9 56 AM '96
RECORDED
RECORD VERIFIED
COURT

Section 4. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5. That if any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 6. Ordinance No. 92-06 shall remain in full force and effect except to the extent that it is amended hereby.

Section 7. That this ordinance shall become effective in accordance with law.

PASSED THIS 19th day of August, 1996.

ATTEST:

BY:

Michael R. Scott
Town Clerk

TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA

William P. Lane
Mayor

Leslie S. Campione

Town Attorney: Approved as to form
amr:obh:amenord7.16

Ⓡ The Town of Lady Lake
225 West Quail St.
Lady Lake, FL 32159-3759

LEGAL DESCRIPTION

THAT PORTION OF THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: LOT 'A', LOT 'A-2', LOT 'B' AND LOT 'D', LESS THAT PORTION OF SAID LOT 'D' DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF SAID LOT 'D' AND THE SOUTHEASTERLY RIGHT OF WAY LINE IF AVENIDA CENTRAL; THENCE PROCEED ALONG THE NORTHERLY LINE OF SAID LOT 'D' THE FOLLOWING BEARINGS AND DISTANCES: S41°21'58"E 391.05 FEET; THENCE S18°08'55"W 111.22 FEET; THENCE S71°51'05"E 50.00 FEET; THENCE DEPARTING SAID LOT LINE PROCEED S54°42'02"W A DISTANCE OF 54.83 FEET; THENCE N41°21'58"E A DISTANCE OF 455.38 FEET TO THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF SAID AVENIDA CENTRAL, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 10°32'33"; THENCE PROCEED ALONG THE ARC OF SAID CURVE A DISTANCE OF 128.80 FEET TO THE POINT OF BEGINNING.
CONTAINING IN ALL 13.520 ACRES, MORE OR LESS.

EXHIBIT "A"

**PETITION TO AMEND BOUNDARIES OF
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
BY DELETING CERTAIN LANDS
PURSUANT TO FLORIDA STATUTE 190.046**

Petitioner, Village Center Community Development District, a Community Development District duly established by an ordinance of the Town of Lady Lake, Florida, pursuant to the powers set forth in Chapter 190, Florida Statutes, petitions the Town Commission of the Town of Lady Lake, Florida (hereinafter referred to as "Town"), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance amending the ordinance heretofore adopted establishing the Village Center Community Development District (hereinafter referred to as the "District") by eliminating certain lands from the District:

1. Petitioner is a Community Development District duly established by an ordinance of the Town, pursuant to the powers set forth in Chapter 190, Florida Statutes, with its principal place of business at 1200 Avenida Central, Lady Lake, Florida.

2. The land area to be served by the District after the amending the District boundaries as requested would comprise approximately 155.85 acres. A map showing the location of the land area to remain in the District is attached as Exhibit "1", and lies within the Town of Lady Lake, Lake County, Florida. A legal description of the external boundaries of the District as it exists today is shown as Exhibit "2" attached hereto. Exhibit "3" is a legal description of the area which Petitioner proposes to delete from the District. Exhibit "4" lists the names and addresses of real property owners within the external boundaries of the District which are to be excluded from the District. There should be no impact of the proposed District on the real property to be excluded from the District, since the areas will continue to be served by water and sewer services provided by the District. Attached as Exhibit "5" is documentation constituting written consent to the deletion of the parcels requested hereby to be excluded by the owner thereof.

3. A legal description of the District after the proposed amendment is attached as Exhibit "6".

4. The five persons currently serving as the members of the Board of Supervisors of the District who shall serve in that office until replaced are named in Exhibit "7" attached hereto.

5. It is proposed to continue with the name "Village Center Community Development District".

6. A map of the District as proposed to be amended showing current major trunk water mains and sewer interceptors and outfalls is attached as Exhibit "8".

7. All District services proposed to be furnished are in place.

8. All the property proposed to be excluded and all of that proposed to remain in the District is designated CPC, pursuant to the approved development plan of the Orange Blossom Gardens South Development of Regional Impact Development Order, and under the Lady Lake Land Use Element and Future Land Use Map attached as Exhibit "9".

9. A statement of estimated economic impact of the granting of this Petition is attached as Exhibit "10".

WHEREFORE, Petitioner respectfully requests the Town of Lady Lake to:

A. Schedule a public hearing to consider this Petition in accordance with law.

B. Grant the Petition and adopt an ordinance amending the original ordinance establishing the District, deleting from the District the lands described on Exhibit "3".

Respectfully submitted this 26 day of July, 1996

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

By: Sy. F. Mihal Vic Channi

amr:obh:vccdamen.pet

EXHIBIT 2

DESCRIPTION OF THE ORIGINAL VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT 169.56 ACRES

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF 11°18'29"; THENCE, PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 2,281.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N. 41°21'58" W., A DISTANCE 2,369.28 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY OF AVENIDA CENTRAL AS SHOWN ON THE PLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 14, RECORDED IN PLAT BOOK 30, PAGES 45-50 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S. 48°38'02" W., ALONG SAID NORTHWESTERLY RIGHT OF WAY, A DISTANCE OF 150.00 FEET; THENCE N. 41°21'58" W., DEPARTING SAID RIGHT OF WAY, A DISTANCE OF 213.39 FEET; THENCE N. 89°42'12" W., A DISTANCE OF 639.82 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY OF AFORESAID SECTION 6; THENCE S. 00°12'29" E., ALONG SAID WEST BOUNDARY, A DISTANCE OF 64.97 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 84°58'19"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 140.89 FEET TO A POINT OF TANGENCY; THENCE S.05°42'13" W., A DISTANCE OF 745.80 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY OF THE AFORESAID SECTION 7; THENCE S. 00°09'43" E.; ALONG THE WEST BOUNDARY OF SAID SECTION 7, A DISTANCE OF 301.72 FEET; THENCE N. 89°49'45" E., DEPARTING SAID WEST BOUNDARY, A DISTANCE OF 100.00 FEET TO THE EASTERLY RIGHT OF WAY OF THE AFORESAID AVENIDA CENTRAL; THENCE, ALONG THE RIGHT OF WAY OF AVENIDA CENTRAL, AS SHOWN ON THE PLAT OF SAID UNIT NO. 14, AND AS RECORDED IN MINUTE BOOK XII, PAGE 116 OF THE TOWN OF LADY LAKE PUBLIC RECORDS, THE FOLLOWING COURSES AND DISTANCES:
S. 00°10'15" E., A DISTANCE OF 853.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 65°38'51"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 802.04 FEET TO A POINT OF TANGENCY; THENCE S. 65°49'07" E., A DISTANCE OF 1,341.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 28°39'46"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 350.18 FEET TO A POINT OF

REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 51°30'00"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 584.25 FEET TO A POINT OF TANGENCY; THENCE S. 42°58'53" E., A DISTANCE OF 210.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 65°41'00"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 653.44 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S. 15°38'55" E., ALONG SAID NORTHERLY PROJECTION AND SAID RIGHT OF WAY, A DISTANCE OF 365.03 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF SAID UNIT NO. 16; THENCE N. 75°35'19" E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 327.11 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY AND AN EASTERLY PROJECTION THEREOF, S. 89°43'01" E., 353.69 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N. 00°14'34" E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 696.76 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED 2 PARCELS:

1. A TRACT OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF 01°29'17"; AND PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 200.19 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AS DESCRIBED HEREIN; THENCE CONTINUE ALONG SAID ARC AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.00 FEET; THENCE S. 38°33'58" W., A DISTANCE OF 146.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF 16°41'20"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 49°27'29"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 492.03 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S. 15°38'55" E., ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 100.12 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF 49°54'31"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 583.62 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 00°33'12"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 105°12'07"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.90 FEET TO A POINT OF TANGENCY; THENCE S. 52°22'04" E., A DISTANCE OF 156.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 52°36'38"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 247.92 FEET TO A POINT OF TANGENCY; THENCE S. 00°14'34" W., A DISTANCE

OF 266.55 FEET TO AN INTERSECTION WITH AN EASTERLY PROJECTION OF THE NORTH BOUNDARY OF THE AFORESAID UNIT NO. 16; THENCE S. 89°43'01" E., ALONG SAID EASTERLY PROJECTION, A DISTANCE OF 61.00 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N. 00°14'34" E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 266.65 FEET; THENCE N. 89°45'26" W., DEPARTING SAID EAST BOUNDARY, A DISTANCE OF 1.00 FOOT TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 52°36'02"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 302.96 FEET TO A POINT OF TANGENCY; THENCE N. 52°22'04" W., A DISTANCE OF 174.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°32'17"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.76 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 04°23'44"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.73 FEET TO A POINT OF TANGENCY; THENCE N. 38°33'58" E., A DISTANCE OF 146.25 FEET TO THE POINT OF BEGINNING.

2. THAT PORTION OF AVENIDA CENTRAL AS SHOWN ON THE PLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 14, RECORDED IN PLAT BOOK 30, PAGES 45-50 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 1 - OWNERSHIP

PORTIONS OF AVENIDA CENTRAL AND OAK MEADOWS LANE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, EXCEPTED FOR MAINTENANCE BY:

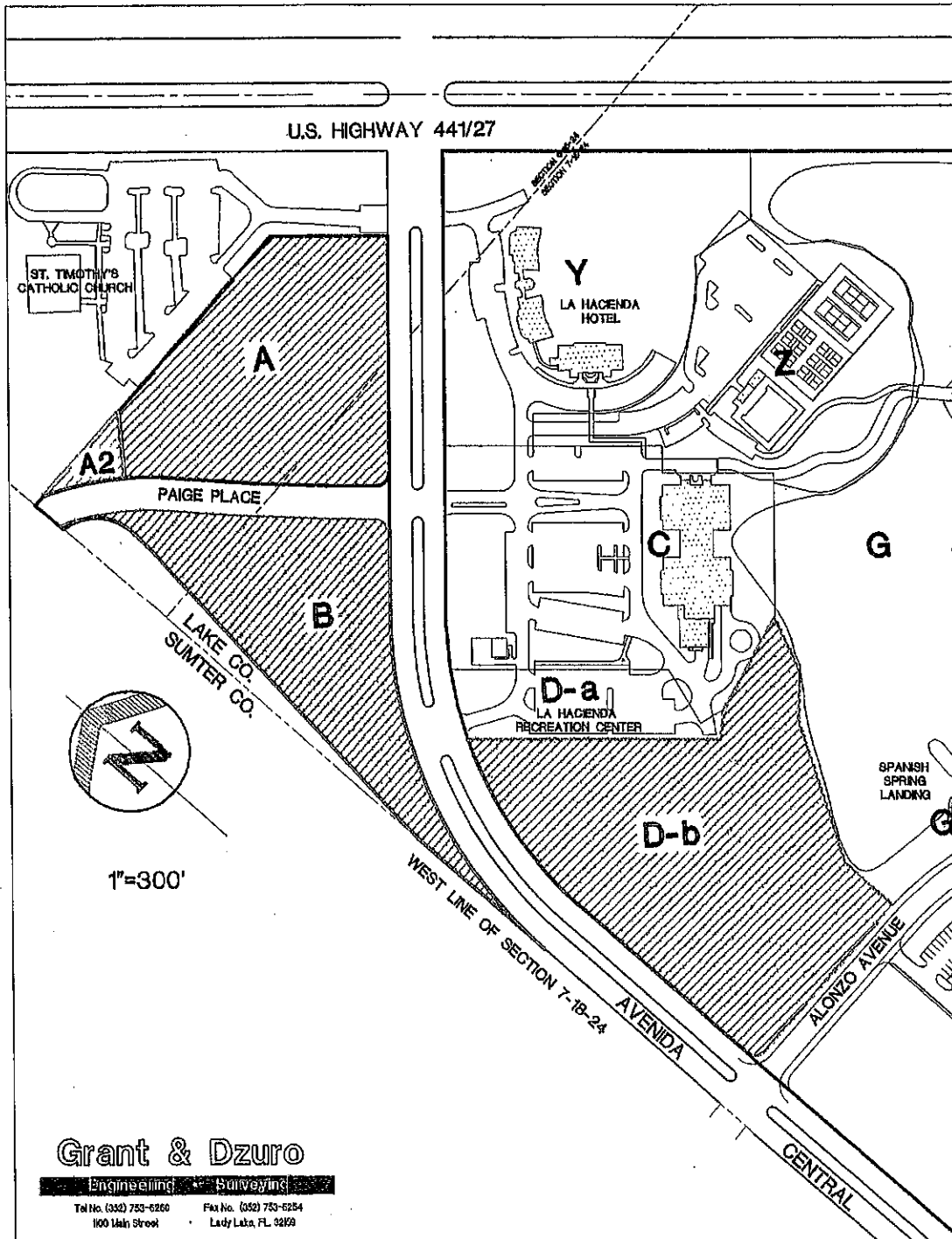
TOWN OF LADY LAKE
225 WEST GUAVA STREET
LADY LAKE, FLORIDA 32159

PARCEL 2 - OWNERSHIP

PORTIONS OF AVENIDA CENTRAL DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, EXCEPTED FOR MAINTENANCE BY:

TOWN OF LADY LAKE
225 WEST GUAVA STREET
LADY LAKE, FLORIDA 32159

EXHIBIT 3
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
PARCELS TO BE DELETED



Grant & Dzuro

Engineering • Surveying
 Tel No. (352) 753-5260 Fax No. (352) 753-5284
 100 Main Street Lady Lake, FL 32159

LEGAL DESCRIPTION

THAT PORTION OF THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: LOT "A", LOT "A-2", LOT "B" AND LOT "D", LESS THAT PORTION OF SAID LOT "D" DESCRIBED AS FOLLOWS:
 BEGIN AT THE MOST NORTHERLY CORNER OF SAID LOT "D" AND THE SOUTHEASTERLY RIGHT OF WAY LINE IF AVENIDA CENTRAL; THENCE PROCEED ALONG THE NORTHERLY LINE OF SAID LOT "D" THE FOLLOWING BEARINGS AND DISTANCES: S41°21'58"E 391.95 FEET; THENCE S18°08'56"W 111.22 FEET; THENCE S71°51'05"E 50.00 FEET; THENCE DEPARTING SAID LOT LINE PROCEED S64°42'02"W A DISTANCE OF 54.88 FEET; THENCE N41°21'58"E A DISTANCE OF 455.38 FEET TO THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF SAID AVENIDA CENTRAL, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 10°32'33"; THENCE PROCEED ALONG THE ARC OF SAID CURVE A DISTANCE OF 128.80 FEET TO THE POINT OF BEGINNING.
 CONTAINING IN ALL 13.620 ACRES, MORE OR LESS.

**EXHIBIT 4
LANDOWNERS OF PROPERTY TO BE
DELETED FROM
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**

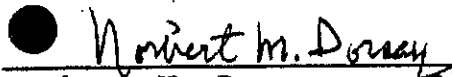
H. GARY MORSE, VICE-PRESIDENT
THE VILLAGES OF LAKE-SUMTER, INC.
1100 MAIN STREET
LADY LAKE, FLORIDA 32159

NORBERT N. DORSEY, AS BISHOP OF
THE DIOCESE OF ORLANDO
OFFICE OF FINANCE AND ADMINISTRATION
POST OFFICE BOX 1800
ORLANDO, FL 32802-1800

EXHIBIT 5


CONSENT TO AMEND BOUNDARIES OF
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

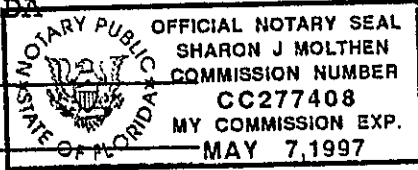
Norbert N. Dorsey, as Bishop of the Dioceses of Orlando, owner of part of the property more particularly described in Exhibit 3 attached to the Petition, herein joins in and consents to the granting of the Petition.


Norbert N. Dorsey, as Bishop of the
Dioceses of Orlando

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 26th
day of July, 1996, by Norbert N. Dorsey, as Bishop of the
Dioceses of Orlando.


NOTARY PUBLIC - STATE OF FLORIDA
(Signature of Notary Public)



(Print Name of Notary Public)
My Commission Expires: _____
Serial/Commission Number: _____
Personally Known or Produced Identification _____
Type of Identification Produced: _____

EXHIBIT 5

CONSENT TO AMEND BOUNDARIES OF
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

The Villages of Lake-Sumter, Inc., a Florida corporation, owner of part of the property more particularly described in Exhibit 3 attached to the Petition, herein joins in and consents to the granting of the Petition.

The Villages of Lake-Sumter, Inc.

By: *H. Gary Morse*
H. Gary Morse
Its: Vice President

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 26 day of July, 1996, by H. Gary Morse, the Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation.

Renée B. Dix

NOTARY PUBLIC - STATE OF FLORIDA

(Signature of Notary Public)

Renée B. Dix

(Print Name of Notary Public)

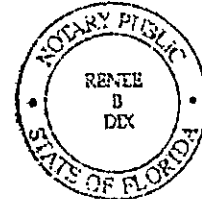
My Commission Expires: 10-19-98

Serial/Commission Number: 468066

Personally Known or Produced Identification _____

Type of Identification Produced: _____

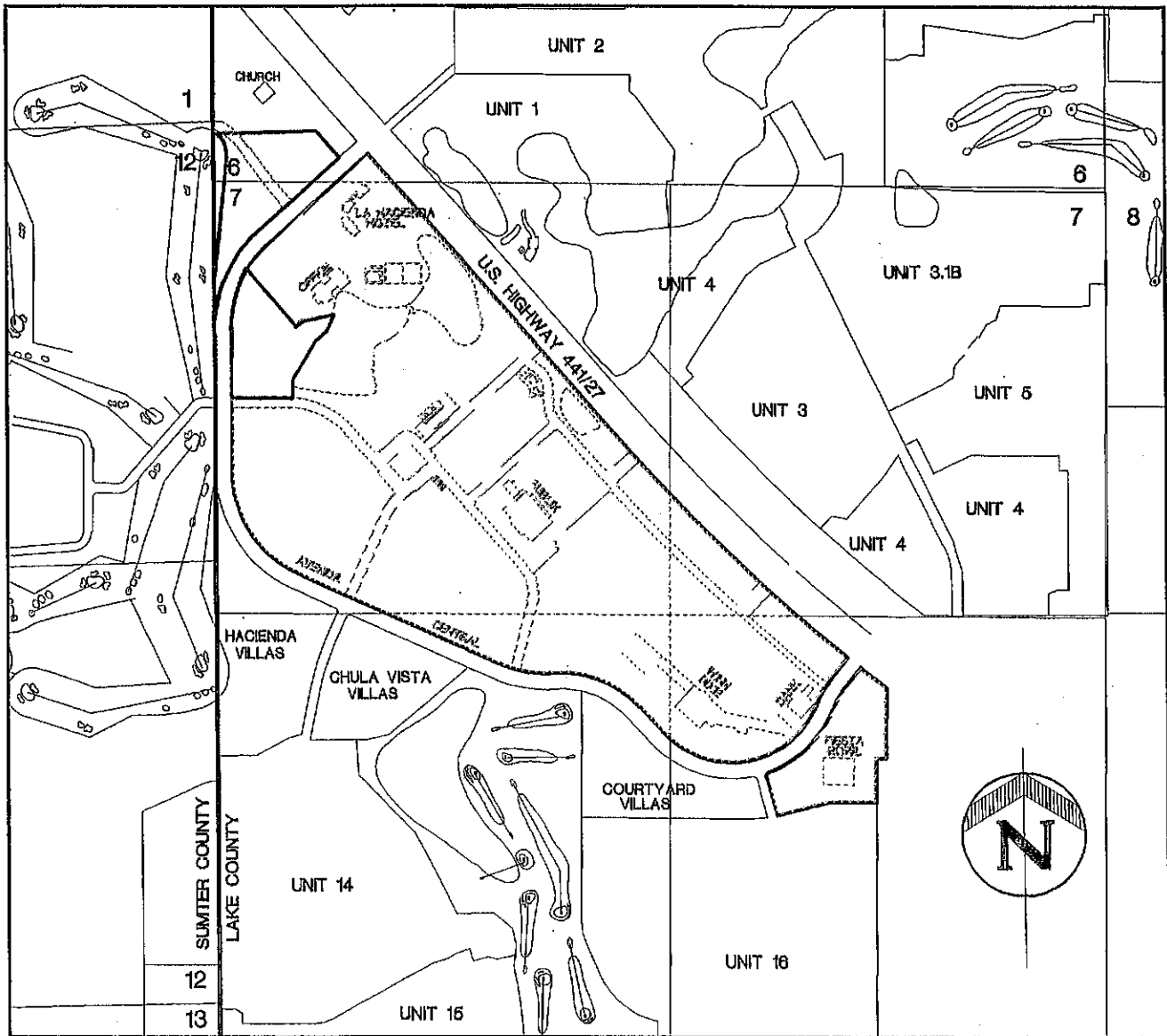
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OFFICIAL NOTARY SEAL
COMMISSION NO. CC468066-003
MY COMMISSION EXP OCT 19, 1998

EXHIBIT 1
AMENDED
VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT

LOCATION MAP



Grant & Dzuro

Engineering + Surveying

Tel No. (952) 753-8280
100 Mah Street

Fax No. (952) 753-6264
Lady Lake, FL 32159

**EXHIBIT 7
BOARD OF SUPERVISORS
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**

JOSEPH STEWART, CHAIRMAN
903 AVENIDA CENTRAL
LADY LAKE, FLORIDA 32159

JOHN WISE
1100 MAIN STREET
LADY LAKE, FLORIDA 32159

RONALD G. HESS
1100 MAIN STREET
LADY LAKE, FLORIDA 32159

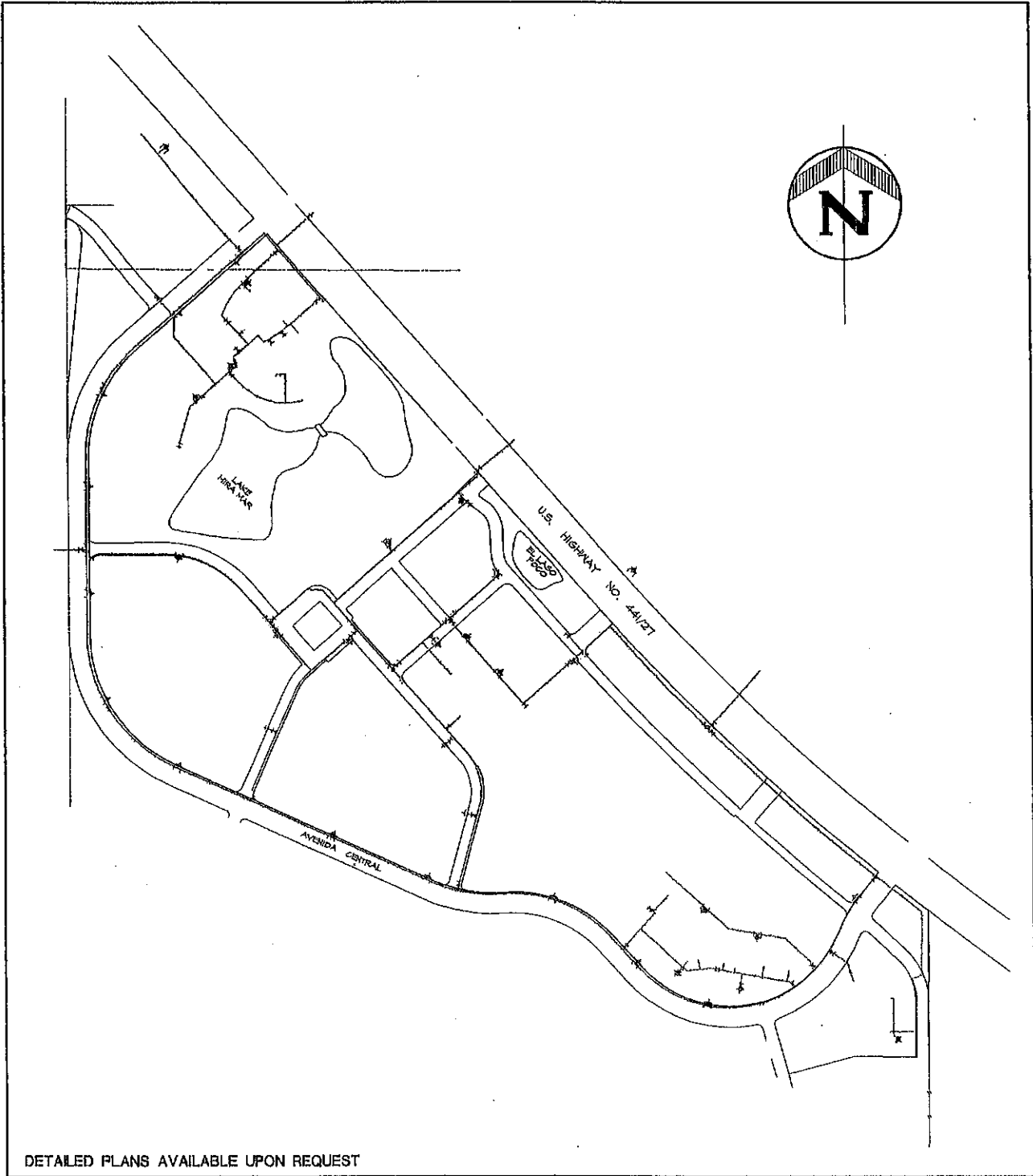
DODD McDOWELL
1100 MAIN STREET
LADY LAKE, FLORIDA 32159

GEORGE McCABE
1100 MAIN STREET
LADY LAKE, FLORIDA 32159

EXHIBIT 8

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAJOR TRUNK WATER MAINS,
SEWER INTERCEPTORS AND OUTFALLS
CURRENTLY IN EXISTENCE IN THE DISTRICT

WATER



DETAILED PLANS AVAILABLE UPON REQUEST

Grant & Dzuro

Engineering • Surveying

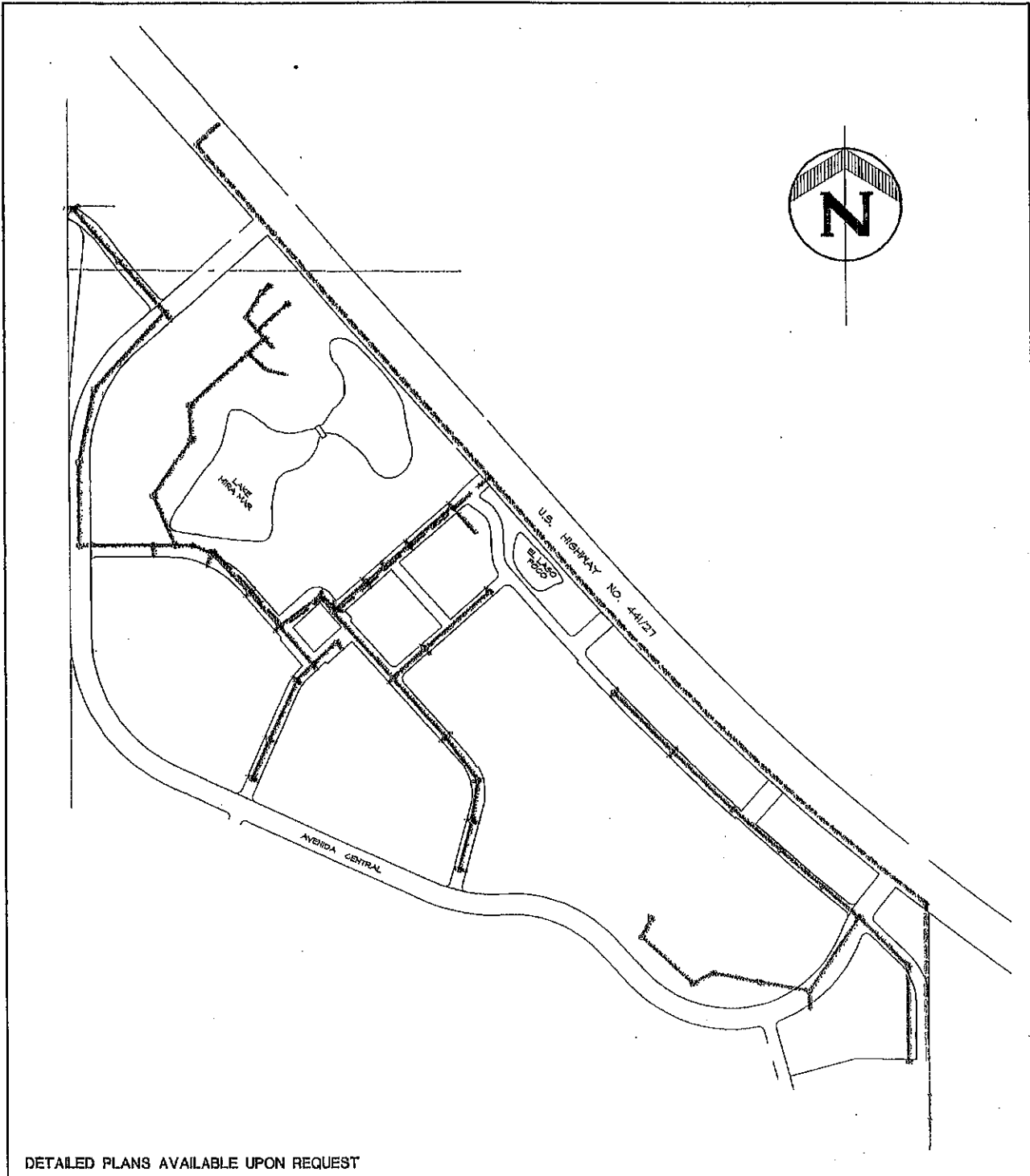
Tel No. (352) 783-8286
100 Main Street

Fax No. (352) 753-0284
Lady Lake, FL 32659

EXHIBIT 8

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAJOR TRUNK WATER MAINS,
SEWER INTERCEPTORS AND OUTFALLS
CURRENTLY IN EXISTENCE IN THE DISTRICT

SEWER



DETAILED PLANS AVAILABLE UPON REQUEST

Grant & Dzuro

Engineering & Surveying

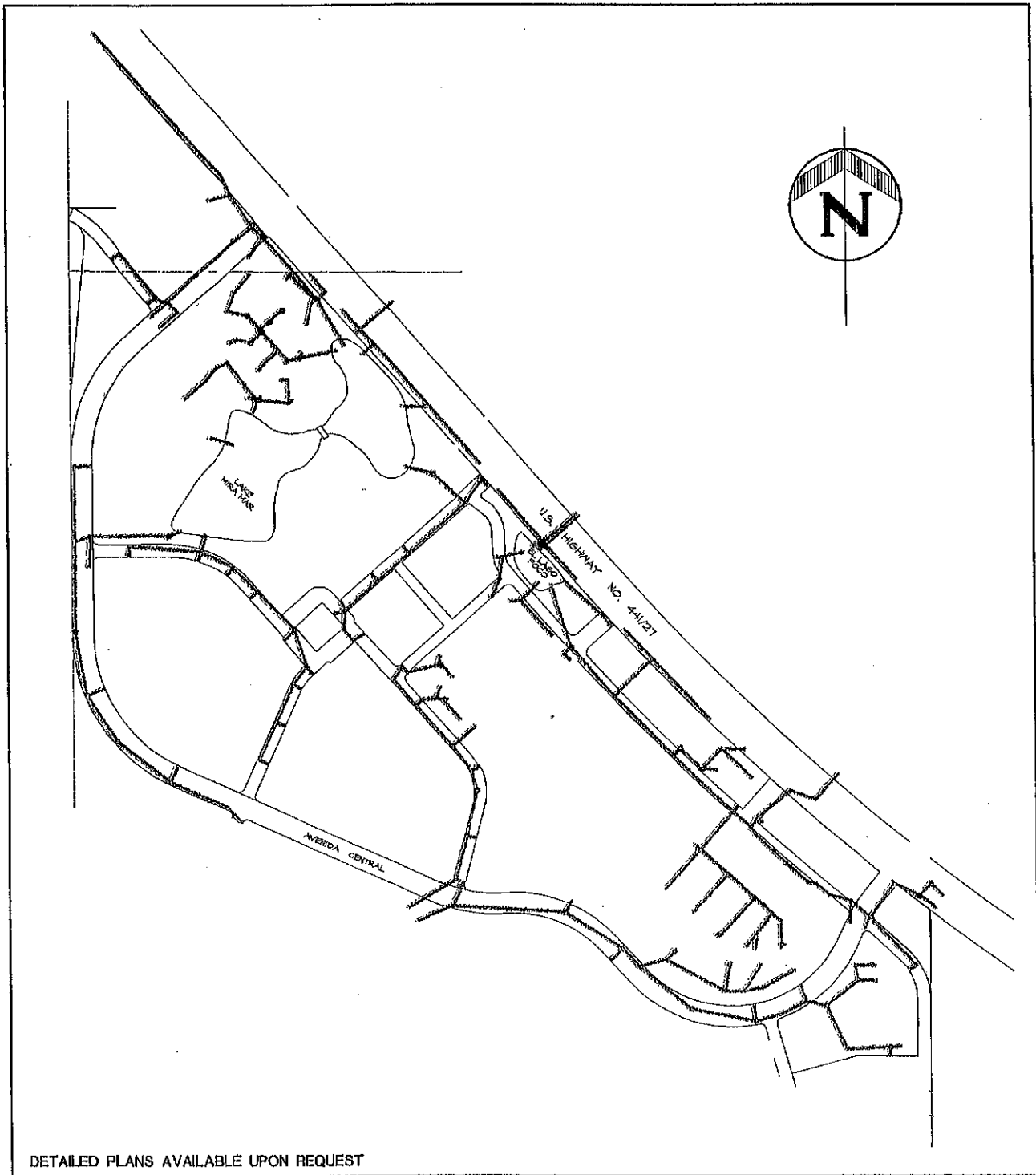
Tel No. (352) 753-6280
100 Main Street

Fax No. (352) 753-6284
Lady Lake, FL 32150

EXHIBIT 8

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAJOR TRUNK WATER MAINS,
SEWER INTERCEPTORS AND OUTFALLS
CURRENTLY IN EXISTENCE IN THE DISTRICT

STORM DRAINAGE



DETAILED PLANS AVAILABLE UPON REQUEST

Grant & Dzuro

Engineering • Surveying

Tel No. (352) 763-6280
100 Main Street

Fax No. (352) 763-6284
Lady Lake, FL 32159

EXHIBIT 9 VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT LAND USE MAP

The Village Center Community Development District (District) is contained within a Development of Regional Impact (DRI) known as the Tri-County Villages. A Development Order was issued by the Town Commission of Lady Lake, Florida on January 18, 1988. The Development Order was amended on May 7, 1990 and again on October 12, 1994. The October 12, 1994 amendment to the Development Order also required a Comprehensive Plan Amendment to the Lady Lake Comprehensive Plan. This Plan Amendment was found in compliance with Chapter 163 F.S. by the Florida Department of Community Affairs through a Notice of Intent issued on July 29, 1994. This Plan Amendment represents the most recent amendment to the Comprehensive Plan Future land Use Map and is shown below. The intended land use in the District is Commercial-Retail. The District is shown on the lady Lake Future Land use map as Commercial Retail land, therefore the District is consistent with the Future Land Use Plan.

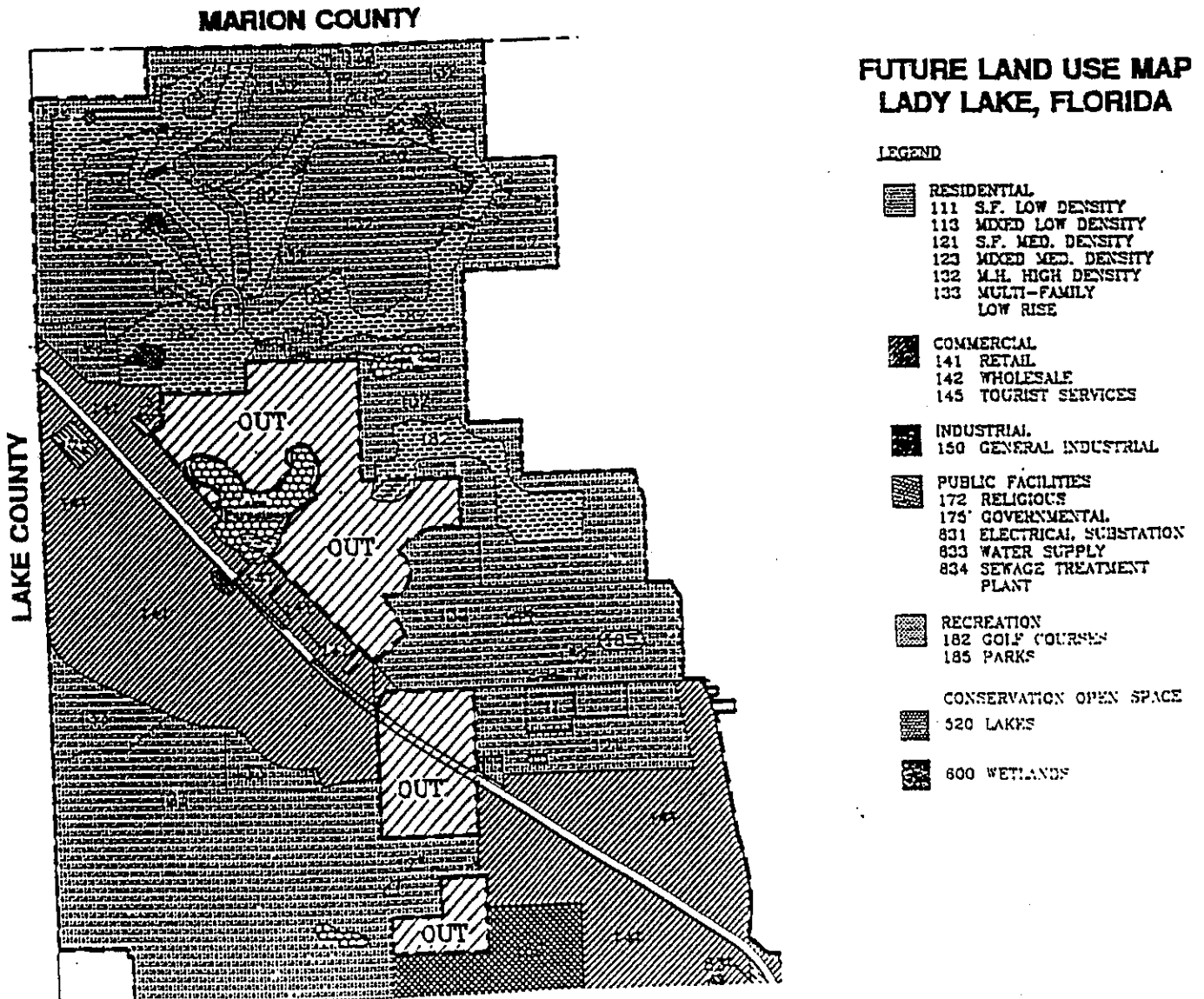


EXHIBIT 10
ECONOMIC IMPACT STATEMENT
FOR AMENDING THE BOUNDARIES OF THE
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

The following economic impact statement is submitted as an exhibit to the Petition to Amend Boundaries of the Village Center Community Development District ("District"). The developer for the District is Villages of Lake-Sumter, Inc., a Florida Corporation ("Villages"). The purpose of this economic impact statement, as required by Sections 190.005(1)(a), and 120.54(2)(c), F.S., is to examine the economic benefits and consequences of amending the District boundaries and make recommendations, if any for reducing adverse impacts. The contents and observations of this economic impact statement are consistent with Section 120.54(2)(c) and are based on empirical analysis of all the factors involved with the District.

A Community Development District ("CDD") is an independent special taxing district created and authorized by Chapter 190, F.S., established to plan, finance, construct, acquire, operate, and maintain community-wide infrastructure in planned community developments. In accordance with Chapter 190, F.S., the District will be empowered to manage and finance: (1) water management and control systems; (2) water and wastewater systems; (3) District roads; (4) parks and recreational facilities; (5) public services facilities; (6) other infrastructure as required by the development order. CDDs provide a "solution to the state's planning, management, and financing needs for delivery of capital infrastructure in order to service project growth without overburdening other governments and their taxpayers".

A CDD is not, however, a substitute for the local general-purpose governmental unit (i.e., Town of Lady Lake in which this District lies). A CDD, as a limited local special-purpose government, has no permitting, zoning, police nor many of the other powers possessed by local general-purpose of managing and financing specific infrastructure for community development. It is therefore evident that a CDD is solely an alternative means of managing, financing, construction, acquiring, operating, and maintaining community-wide infrastructure for planned developments.

Based on the limitations of power and function of the District described above, the scope of this economic impact statement is solely limited to evaluating the consequences of amending the District boundaries. The limitations on the scope of this economic impact statement are explicitly set out in Section 120.54(2)(c) F.S.

The amended district is comprised of approximately 156 acres of commercial, recreation, open space, and related roads. The amended District is currently approved for

development within The Tri-County Villages Development of Regional Impact (DRI) for approximately 1,250,000 square feet of all community commercial uses as listed in the Town Land Development Regulations.

Section 120.54(2)(c), F.S. describes the eight elements of an economic impact statement required for creating or amending a CDD. The required elements that must be addressed are listed below in bold type followed by any expected economic impacts.

1. AN ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE OR LOCAL GOVERNMENT ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ACTION, INCLUDING THE ESTIMATED AMOUNT OF PAPERWORK, AND ANY ANTICIPATED EFFECT ON STATE OR LOCAL REVENUES;

Since the District, following this amendment, is smaller than 1,000 acres, approval by the Florida Land and Water Adjudicatory Commission (Cabinet) is not required, and therefore, no costs for the Cabinet. The District is also required to submit reports to the Department of Community Affairs (DCA) which will incur cost for processing and review, however, the DCA charges each special district a \$175 annually to offset this cost.

Other than the administrative, there will be no additional cost incurred by either the State or the general citizenry as a result of amending the District. The District was established to serve the needs of its landowners by managing, constructing and/or acquiring, financing, operating, and maintaining the infrastructure and urban services needed by the District landowners. The amended District will require no subsidies from the State or its citizens for these services.

The Town will incur a cost for the review of this petition to amend the District. As an offset to this cost the petitioner will provide the Town with an applicable filing fee. This fee should equal the amount of cost incurred by the Town for its review.

2. AN ESTIMATE OF THE COST OF THE ECONOMIC BENEFIT TO ALL PERSONS DIRECTLY AFFECTED BY THE PROPOSED ACTION;

The Villages, the major landowner of the areas being deleted from the District, will incur substantial costs in preparing this petition and if the amended District is approved these costs can be grouped into five categories: (1) planning for the amendment; (2) contributions of management and technical assistance; and (3) landowners; participation in the governmental process. Planning for this amendment is costly and time consuming when considering the working group includes attorneys, engineers, planners, and experienced district management.

3. AN ESTIMATE OF THE IMPACT OF THE PROPOSED ACTION ON COMPETITION AND THE OPEN MARKET FOR EMPLOYMENT, IF APPLICABLE;

The District will have a modest effect on competition in the commercial market in the Lady Lake area and in those areas where there are development projects similar to the proposed development. To understand the nature of these competitive effects, it is important to recognize the type of project envisioned. The development is designed as a high quality commercial development. As such, it competes with other developments serving this same market niche. There is no unique competitive advantage conferred upon the amended District or deleted parcels which is not available to everyone else in the market competing in the niche the District will serve.

4. AN ANALYSIS OF THE IMPACT ON SMALL BUSINESS AS DEFINED IN THE FLORIDA SMALL AND MINORITY BUSINESS ASSISTANCE ACT OF 1985;

The amended District will not adversely impact small businesses. Small businesses that decide to locate in the District may be subject to special assessments above and beyond those paid by small businesses located outside its boundaries. Locating in the District is completely voluntary and small businesses can determine for themselves whether the benefits of any additional assessments are worth the added expense.

5. A COMPARISON OF THE PROBABLE COSTS AND BENEFITS OF THE PROPOSED CHANGE TO THE PROBABLE COSTS AND BENEFITS OF NOT ADOPTING THE CHANGE;

The cost for amending the District boundaries are discussed above. As stated there are not cost to the Town or State for amending the District boundaries. The benefits of amending the District are improved alternate land use for the deleted parcels.

6. A DETERMINATION OF WHETHER LESS COSTLY METHODS OR LESS INTRUSIVE METHODS EXIST FOR ACHIEVING THE PURPOSE OF THE PROPOSED CHANGE WHERE REASONABLE ALTERNATIVE METHODS EXIST WHICH ARE NOT PRECLUDED BY LAW;

Since all costs for amending the District boundaries will be paid by the landowners involved there are no cost to the Town. There are no less costly or intrusive methods for amending the District boundaries.

7. A DESCRIPTION OF ANY REASONABLE ALTERNATIVE METHODS, WHERE APPLICABLE, FOR ACHIEVING THE PURPOSE OF THE PROPOSED CHANGE WHICH WERE CONSIDERED BY THE AGENCY, AND A STATEMENT OF THE REASONS FOR REJECTING THOSE ALTERNATIVES IN FAVOR OF THE PROPOSED CHANGE; AND

The only alternative to amending the District boundaries are to maintain the existing boundaries. The landowners have reviewed the two choices and have decided to move forward with the request to amend the District boundaries thereby allowing full flexibility in landuse planning.

8. A DETAILED STATEMENT OF THE DATA AND METHODOLOGY USED IN MAKING THE ESTIMATES REQUIRED BY THIS PARAGRAPH;

A complete and thorough economic analysis for the development of the land underlying the District boundaries was developed during the Application for Development Approval (ADA) submitted during The Tri-County Villages DRI process. The methodology used to develop this economic impact statement is consistent with the ADA and the development history of the Villages.

EXHIBIT 6

DESCRIPTION OF THE AMENDED VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT 155.85 ACRES

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF $11^{\circ}18'29''$; THENCE, PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 2,281.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N. $41^{\circ}21'58''$ W., A DISTANCE 2,269.28 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY OF AVENIDA CENTRAL AS SHOWN ON THE PLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 14, RECORDED IN PLAT BOOK 30, PAGES 45-50 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S. $48^{\circ}38'02''$ W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 823.84 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF $48^{\circ}48'17''$; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.02 FEET TO THE MOST NORTHERLY CORNER OF LOT D AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID CURVE, A DISTANCE OF 128.80 FEET; THENCE, DEPARTING SAID CURVE AND SAID AVENIDA CENTRAL, S. $41^{\circ}21'58''$ E., A DISTANCE OF 455.38 FEET; THENCE N. $54^{\circ}42'02''$ E., A DISTANCE OF 54.83 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFORESAID LOT D; THENCE N. $78^{\circ}08'55''$ E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 188.62 FEET; THENCE, ALONG THE EASTERLY LINE OF SAID LOT D THE FOLLOWING COURSES AND DISTANCES: S. $24^{\circ}30'17''$ W., 106.66 FEET; THENCE S. $50^{\circ}02'36''$ W., 88.11 FEET; THENCE S. $31^{\circ}11'42''$ W., 267.57 FEET; THENCE S. $01^{\circ}04'10''$ W, 110.41 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT D; THENCE S. $89^{\circ}49'45''$ W., ALONG SAID SOUTHERLY LINE, 332.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90° ; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF CUSP AND AN INTERSECTION WITH THE AFORESAID SOUTHEASTERLY RIGHT OF WAY OF AVENIDA CENTRAL; THENCE ALONG SAID RIGHT OF WAY OF AVENIDA CENTRAL, AS SHOWN ON THE PLAT OF SAID UNIT NO. 14, AND AS RECORDED IN MINUTE BOOK XII, PAGE 116 OF THE TOWN OF LADY LAKE PUBLIC RECORDS AND ALONG THE BOUNDARY LINE OF SAID VILLAGE CENTER THE FOLLOWING COURSES

AND DISTANCES: S. 00°10'15" E., A DISTANCE OF 462.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 65°38'51"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 802.04 FEET TO A POINT OF TANGENCY; THENCE S. 65°49'07" E., A DISTANCE OF 1,341.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 28°39'46"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 350.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 51°30'00"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 584.25 FEET TO A POINT OF TANGENCY; THENCE S. 42°58'53" E., A DISTANCE OF 210.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 65°41'00"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 653.44 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S. 15°38'55" E., ALONG SAID NORTHERLY PROJECTION AND SAID RIGHT OF WAY, A DISTANCE OF 365.03 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF SAID UNIT NO. 16; THENCE N. 75°35'19" E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 327.11 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY AND AN EASTERLY PROJECTION THEREOF, S. 89°43'01" E., 353.69 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N. 00°14'34" E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 696.76 FEET TO THE POINT OF BEGINNING.

AND

PAIGE PLACE AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF 01°29'17"; AND PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 200.19 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AS DESCRIBED HEREIN; THENCE CONTINUE ALONG SAID ARC AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.00 FEET; THENCE S. 38°33'58" W., A DISTANCE OF 146.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF 16°41'20"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 49°27'29"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 492.03 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S. 15°38'55" E., ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 100.12 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF 49°54'31"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 583.62 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 00°33'12"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 105°12'07"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.90 FEET TO A POINT OF TANGENCY; THENCE S. 52°22'04" E., A DISTANCE OF 156.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 52°36'38"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 247.92 FEET TO A POINT OF TANGENCY; THENCE S. 00°14'34" W., A DISTANCE OF 266.55 FEET TO AN INTERSECTION WITH AN EASTERLY PROJECTION OF THE NORTH BOUNDARY OF THE AFORESAID UNIT NO. 16; THENCE S. 89°43'01" E., ALONG SAID EASTERLY PROJECTION, A DISTANCE OF 61.00 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N. 00°14'34" E., ALONG SAID EAST BOUNDARY, A DISTANCE OF

266.65 FEET; THENCE N. 89°45'26" W., DEPARTING SAID EAST BOUNDARY, A DISTANCE OF 1.00 FOOT TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 52°36'02"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 302.96 FEET TO A POINT OF TANGENCY; THENCE N. 52°22'04" W., A DISTANCE OF 174.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°32'17"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.76 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 04°23'44"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.73 FEET TO A POINT OF TANGENCY; THENCE N. 38°33'58" E., A DISTANCE OF 146.25 FEET TO THE POINT OF BEGINNING.

OUTPARCEL OWNERSHIP

PORTIONS OF AVENIDA CENTRAL AND OAK MEADOWS LANE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.