

ORDINANCE NO. 97- 11

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, AMENDING ORDINANCE 96-12 BY AMENDING THE BOUNDARIES OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 2, PURSUANT TO FLORIDA STATUTES 190.046 AND 190.005, BY DELETING CERTAIN LANDS THEREFROM AND BY ADDING OTHER LANDS ALL IN SUMTER COUNTY, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners established the Village Community Development District No. 2 by Sumter County Ordinance 96-12 adopted on May 14, 1996, and

WHEREAS, The Board of Supervisors of Village Community Development District No. 2 has petitioned to add certain lands and delete certain lands from the boundaries of the District, and

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

WHEREAS, the Board of County Commissioners has considered the petition and has decided that the requested boundary changes have no adverse impact on Sumter County or the District, and

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Sumter County, Florida, as follows:

Section 1. That the foregoing Preamble is hereby ratified and confirmed as true and correct by the Board of County Commissioners of Sumter County, Florida.

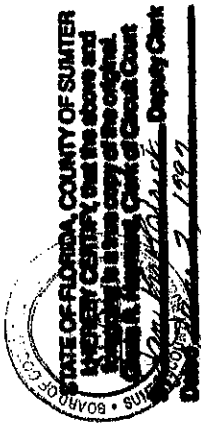
Section 2. That the petition to change the boundaries of Village Community Development District No. 2 is hereby granted.

Section 3. That the external boundaries of the District is described as set forth in Exhibit A attached.

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 That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.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

JUN - 4 1997



Section 6. That this ordinance shall become effective in accordance with law.

PASSED THIS 27th DAY OF May, 1997.



ATTEST: GLORIA HAYWARD
CLERK OF CIRCUIT COURT

Jan Kirkpatrick
DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS
SUMTER COUNTY

Karen Krauss
KAREN KRAUSS, CHAIR

EXHIBIT A

**DESCRIPTION OF THE
AMENDED VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 2
APPROXIMATELY 997.5 ACRES**

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 1, 2, 3, 10, 11 AND 12, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 3 AND PROCEED S. 89°37'19" E., ALONG THE NORTH BOUNDARY OF SAID SECTION 3, A DISTANCE OF 604.44 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AS DESCRIBED HEREIN; THENCE CONTINUE S. 89°37'19" E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 2039.45 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S. 00°28'46" W., A DISTANCE OF 1325.96 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE S. 89°33'01" E., ALONG THE SOUTH BOUNDARY OF SAID NORTH HALF, 2003.86 FEET TO THE CENTER LINE OF AN EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 348, PAGE 475 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S. 00°48'59" W., ALONG SAID CENTER LINE, A DISTANCE OF 664.53 FEET; THENCE S. 89°33'47" E., A DISTANCE OF 183.57 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY OF A FLORIDA POWER CORPORATION TRANSMISSION LINE EASEMENT (BEING 170 FEET WIDE). SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT I OF THE VILLAGES OF SUMTER VILLA VERA CRUZ, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 132 THROUGH 132E OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S. 43° 37' 45"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT I, A DISTANCE OF 1,346.10 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF EL CAMINO REAL OF SAID VILLAGES OF SUMTER VILLA VERA CRUZ; THENCE N. 46° 22' 15" E., ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 220.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,150.00 FEET AND A CENTRAL ANGLE OF 29° 48' 45"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 598.38 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 61° 16' 37"E., 591.65 FEET; THENCE N. 00° 26' 13" E., ALONG THE EASTERLY BOUNDARY OF THE AFORESAID TRACT I, A DISTANCE OF 108.46 FEET; THENCE S. 89° 33' 47"E., A DISTANCE OF 25.00 FEET; THENCE N. 00° 26' 13"E., A DISTANCE OF 416.85 FEET; THENCE S. 89° 33' 47"E., A DISTANCE OF 1,145.80 FEET TO THE NORTHEAST CORNER OF THE WEST THREE QUARTERS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 2; THENCE S. 00°42'47" W., A DISTANCE OF 662.33 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SAID SECTION 2; THENCE S.

89°31'20" E., ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 2, A DISTANCE OF 2971.62 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE N. 87°11'29" E., ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 1, A DISTANCE OF 1507.92 FEET; THENCE S. 02°48'31" E., A DISTANCE OF 135.28 FEET; THENCE S. 06°12'28" W., A DISTANCE OF 766.71 FEET; THENCE S. 82°33'06" W., A DISTANCE OF 329.58 FEET; THENCE N. 88°13'57" W., A DISTANCE OF 1113.41 FEET TO AN INTERSECTION WITH THE EAST BOUNDARY OF SAID SECTION 2; THENCE CONTINUE N. 88°13'57" W., A DISTANCE OF 391.92 FEET; THENCE S. 06°29'39" W., A DISTANCE OF 170.94 FEET; THENCE S. 88°15'10" E., A DISTANCE OF 250.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 17°01'19"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.56 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 83°14'10" E., 44.40 FEET; THENCE N. 74°43'31" E., A DISTANCE OF 79.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 51°14'59"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.73 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF SAID SECTION 2; THENCE CONTINUE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.08 FEET TO A POINT OF TANGENCY. SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S. 79°39'00" E., 108.12 FEET; THENCE S. 54°01'31" E., A DISTANCE OF 82.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 66°16'38"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 173.51 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 87°09'50" E., 164.00 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 91°29'09"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 159.67 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 74°33'35" E., 143.24 FEET; THENCE S. 28°49'00" E., A DISTANCE OF 13.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 16°11'00" W., 141.42 FEET; THENCE S. 61°11'00" W., A DISTANCE OF 210.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 60°33'42"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.55 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 88°32'10" W., 151.27 FEET; THENCE N. 58°15'19" W., A DISTANCE OF 84.12 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF SECTION 2; THENCE CONTINUE N. 58°15'19" W., A DISTANCE OF 36.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 17°36'41"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID

CURVE, A DISTANCE OF 61.47 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 49°26'59" W., 61.23 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 63°50'42"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 167.15 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 72°33'59" W., 158.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1518.02 FEET AND A CENTRAL ANGLE OF 05°45'58"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 152.77 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 72°37'41" W., 152.70 FEET; THENCE S. 08°06'16" E., ALONG A NON-TANGENT LINE, A DISTANCE OF 115.61 FEET; THENCE S. 59°43'42" E., A DISTANCE OF 410.97 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF SECTION 2; THENCE CONTINUE S. 59°43'42" E., A DISTANCE OF 127.82 FEET; THENCE N. 60°22'57" E., A DISTANCE OF 887.40 FEET; THENCE S. 73°26'35" E., A DISTANCE OF 920.43 FEET; THENCE S. 43°58'26" E., A DISTANCE OF 584.48 FEET; THENCE S. 18°39'57" W., 702.08 FEET; THENCE N. 70°39'35" W., 493.92 FEET; THENCE S. 89°17'21" W., 903.49 FEET; THENCE S. 83°56'16" W., A DISTANCE OF 69.62 FEET; THENCE S. 16°36'44" W., A DISTANCE OF 245.45 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2841.00 FEET AND A CENTRAL ANGLE OF 27°47'35"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.69 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF THE AFORESAID SECTION 12; THENCE CONTINUE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1345.42 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 73°40'37" E., 1364.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 999.01 FEET AND A CENTRAL ANGLE OF 19°51'17"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 346.19 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 77°39'18" E., 344.46 FEET; THENCE S. 51°57'35" E., ALONG A NON-TANGENT LINE, A DISTANCE OF 13.65 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1, PURSUANT TO ORDINANCE NO. 94-4 OF THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA AND RECORDED IN OFFICIAL RECORDS BOOK 523, PAGES 101-111, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE, ALONG THE SAID NORTHERLY BOUNDARY OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1, THE FOLLOWING COURSES AND DISTANCES: S. 38°28'11" W., A DISTANCE OF 72.69 FEET; THENCE S. 22°00'48" W., A DISTANCE OF 347.75 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 745.00 FEET AND A CENTRAL ANGLE OF 06°41'56"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.11 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 03°15'17" W., 87.06 FEET; THENCE S. 00°05'41" E., A DISTANCE OF 449.87 FEET; THENCE, DEPARTING SAID NORTHERLY BOUNDARY OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1, N. 89°16'23" W., A DISTANCE OF 79.53 FEET; THENCE N. 74°00'53" W., A DISTANCE OF

254.18 FEET; THENCE S. 80°26'12" W., A DISTANCE OF 75.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 35°58'33"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.79 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 62°26'56" W., 61.76 FEET; THENCE S. 44°27'39" W., A DISTANCE OF 186.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 78°06'54"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 613.51 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 83°31'07" W., 567.09 FEET; THENCE N. 57°25'26" W., A DISTANCE OF 159.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 63°09'25"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 110.23 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 89°00'09" W., 104.73 FEET; THENCE S. 59°25'09" W., A DISTANCE OF 277.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 64°09'50"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 325.06 FEET TO AN INTERSECTION WITH THE EAST BOUNDARY OF THE AFORESAID SECTION 11; THENCE CONTINUE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 178.88 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 88°29'56" W., 478.02 FEET; THENCE N. 73°22'23" W., ALONG A NON-TANGENT LINE, A DISTANCE OF 781.39 FEET; THENCE S. 69°02'49" W., A DISTANCE OF 253.28 FEET; THENCE S. 67°46'30" W., A DISTANCE OF 722.12 FEET; THENCE S. 33°32'53" E., A DISTANCE OF 212.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 33°21'26"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.77 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 50°13'36" E., 71.75 FEET; THENCE N. 02°37'27" E., A DISTANCE OF 88.75 FEET; THENCE N. 76°23'18" E., A DISTANCE OF 735.77 FEET; THENCE S. 43°37'45" E., A DISTANCE OF 651.04 FEET; THENCE N. 46°21'30" E., A DISTANCE OF 170.53 FEET TO AN INTERSECTION WITH THE AFORESAID NORTHERLY BOUNDARY OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1; THENCE ALONG THE AFORESAID NORTHERLY BOUNDARY, THE FOLLOWING COURSES AND DISTANCES: S. 43°38'30" E., A DISTANCE OF 99.77 FEET; THENCE S. 46°21'30" W., A DISTANCE OF 170.00 FEET; THENCE N. 43°38'30" W., A DISTANCE OF 22.27 FEET; THENCE S. 69°46'56" W., A DISTANCE OF 65.25 FEET; THENCE S. 49°39'55" W., A DISTANCE OF 27.63 FEET; THENCE S. 15°18'53" E., A DISTANCE OF 432.34 FEET; THENCE N. 89°30'23" W., A DISTANCE OF 877.46 FEET; THENCE S. 38°45'26" W., A DISTANCE OF 788.64 FEET; THENCE S. 45°22'29" W., A DISTANCE OF 630.10 FEET; THENCE, DEPARTING FROM SAID NORTHERLY BOUNDARY, N. 05°13'50" W., A DISTANCE OF 658.96 FEET; THENCE N. 18°08'58" W., A DISTANCE OF 42.41 FEET; THENCE N. 23°17'54" W., A DISTANCE OF 56.23 FEET; THENCE N. 55°15'50" W., A DISTANCE OF 56.23 FEET; THENCE N. 60°24'22" W., A DISTANCE OF 89.40

FEET; THENCE N. 30°11'30" E., A DISTANCE OF 280.08 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE CONTINUE N. 30°11'30" E., A DISTANCE OF 327.50 FEET; THENCE N. 54°50'16" E., A DISTANCE OF 482.11 FEET; THENCE N. 36°47'24" E., A DISTANCE OF 117.10 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 33°43'29"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE 103.01 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 50°24'38" W., 101.53 FEET; THENCE N. 33°32'53" W., A DISTANCE OF 155.88 FEET; THENCE S. 58°25'34" W., A DISTANCE OF 697.96 FEET; THENCE S. 16°09'29" W., A DISTANCE OF 430.00 FEET; THENCE N. 89°33'04" W., A DISTANCE OF 111.73 FEET TO AN INTERSECTION WITH THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 11; THENCE N. 00°26'56" E., ALONG SAID NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 2574.76 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE N. 00°43'18" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF THE AFORESAID SECTION 2, A DISTANCE OF 108.45 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF THE AFORESAID FLORIDA POWER CORPORATION TRANSMISSION LINE EASEMENT; THENCE N. 43° 37' 45" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 643.85 FEET; THENCE S. 00°43'04" W., A DISTANCE OF 520.70 FEET; THENCE N.89° 30' 45" W., 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 2, A DISTANCE OF 2,196.81 FEET TO AN INTERSECTION WITH THE EAST BOUNDARY OF SAID SECTION 3; THENCE N. 89° 37' 15" W., 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 3, A DISTANCE OF 2,636.27 FEET TO AN INTERSECTION WITH THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 3; THENCE S. 00° 28' 46" W., ALONG SAID NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTH BOUNDARY OF SECTION 3 AND THE NORTH BOUNDARY OF THE AFORESAID SECTION 10; THENCE S. 00° 30' 48" W., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 10, A DISTANCE 1,320.45 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE N. 89° 34' 23" W., ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND A WESTERLY PROJECTION THEREOF A DISTANCE 1,341.32 FEET; THENCE N. 00° 31' 37" E., A DISTANCE OF 194.09 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 4,150.00 FEET AND A CENTRAL ANGLE OF 15° 44' 46"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,140.52 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 07° 20' 47" W., 1,136.93 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTH BOUNDARY OF SECTION 3; THENCE N. 89° 34' 06" W., ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 4.82 FEET; THENCE N. 18°13'12" W., A DISTANCE OF 160.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1685.00 FEET AND A CENTRAL ANGLE OF 35°33'47"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1045.87 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND

DISTANCE OF N. 00°26'18" W., 1029.16 FEET; THENCE N. 17°20'35" E., A DISTANCE OF 23.08 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 17°35'33"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.68 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 26°08'22" E., 7.65 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 4030.00 FEET AND A CENTRAL ANGLE OF 10°26'28"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 734.39 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 05°57'54" E., 733.37 FEET; THENCE N. 89°25'09" E., A DISTANCE OF 658.58 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 4520.30 FEET AND A CENTRAL ANGLE OF 10°16'25"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 810.54 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 04°52'51" W. 809.45 FEET; THENCE N. 10°01'04" W., A DISTANCE OF 683.89 FEET; THENCE S. 79°58'56" W., A DISTANCE OF 651.25 FEET; THENCE N. 10°01'04" W., A DISTANCE OF 2019.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

THE VILLAGES OF LAKE-SUMTER, INC.
1100 MAIN STREET
LADY LAKE, FLORIDA 32159

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 AND PROCEED N. 89°31'20" W., ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 2, A DISTANCE OF 892.15 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION DESCRIBED HEREIN. SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1030.00 FEET AND A CENTRAL ANGLE OF 66°38'51"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.19 FEET; THENCE S. 43°48'49" W., A DISTANCE OF 721.27 FEET; THENCE S. 46°11'11" E., A DISTANCE OF 719.00 FEET; THENCE S. 55°18'01" E., A DISTANCE OF 251.06 FEET; THENCE S. 46°47'08" E., A DISTANCE OF 687.51 FEET; THENCE S. 46°22'15" W., A DISTANCE OF 356.05 FEET TO A POINT OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 93°09'23"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 162.59 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 00°12'27" E., 145.26 FEET; THENCE N. 46°47'08" W., A DISTANCE OF 117.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 62°21'05"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF

108.82 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 15°36'36" W., 103.53 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 59°12'26"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 103.34 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 14°02'17" W., 98.80 FEET; THENCE N. 43°38'30" W., A DISTANCE OF 120.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 471.24 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 88°38'30" W., 424.26 FEET; THENCE S. 46°21'30" W., A DISTANCE OF 199.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 49°42'58"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.77 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 21°30'01" W., 84.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 53°43'32"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.77 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 23°30'18" W., 90.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 143°42'09"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 451.46 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 21°29'01" E., 342.09 FEET; THENCE N. 86°39'54" E. A DISTANCE OF 164.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 49°42'21"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.75 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 68°28'55" E., 84.06 FEET; THENCE S. 43°37'45" E., A DISTANCE OF 129.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 71°34'57"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 124.94 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 79°25'14" E., 116.97 FEET TO A POINT OF CUSP OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 495.00 FEET AND A CENTRAL ANGLE OF 43°56'59"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 379.70 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 86°45'47" W., 370.46 FEET; THENCE N. 71°15'43" W., A DISTANCE OF 323.14 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 610.00 FEET AND A CENTRAL ANGLE OF 18°19'22"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 195.07 FEET TO A POINT OF TANGENCY. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 89°25'24" W., 194.24 FEET; THENCE N. 89°35'05" W., A DISTANCE OF 304.98 FEET; THENCE N. 00°24'55" E., A DISTANCE OF

900.22 FEET; THENCE N. 40°51'45" W., A DISTANCE OF 739.03 FEET; THENCE N. 46°22'15" E., A DISTANCE OF 483.96 FEET TO THE POINT OF CURVATURE OF THE AFORESAID CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1030.00 FEET AND A CENTRAL ANGLE OF 66°38'51"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 464.89 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF THE AFORESAID SOUTHWEST QUARTER OF SECTION 2; THENCE CONTINUE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 656.04 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 79°41'40" E., 1031.70 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 2 AND PROCEED N. 00° 42' 59" E., ALONG THE WEST BOUNDARY OF SAID SECTION 2 A DISTANCE OF 1,008.91 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AS DESCRIBED HEREIN; THENCE N. 83° 35' 14" E., A DISTANCE OF 558.43 FEET; THENCE N. 74° 48' 27" E., A DISTANCE OF 161.03 FEET; THENCE S. 28° 45' 05" E., A DISTANCE OF 275.02 FEET; THENCE S. 00° 24' 55" W., A DISTANCE OF 264.67 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 660.00 FEET AND CENTRAL ANGLE OF 01° 44' 12"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.00 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 89° 32' 49" E., 20.00 FEET; THENCE N. 00° 24' 55" E., A DISTANCE OF 900.22 FEET; THENCE N. 40° 51' 45" W., A DISTANCE OF 184.52 FEET; THENCE S. 58° 01' 01" W., A DISTANCE OF 506.14 FEET; THENCE N. 89° 48' 28" W., A DISTANCE OF 116.01 FEET; THENCE N. 69° 45' 42" W., A DISTANCE OF 113.58 FEET; THENCE N. 33° 10' 04" E., A DISTANCE OF 107.46 FEET; THENCE S. 78° 42' 42" W., A DISTANCE OF 30.24 FEET TO AN INTERSECTION WITH THE EAST BOUNDARY OF SAID SECTION 3; THENCE CONTINUE S. 78° 42' 42" W., A DISTANCE 265.42 FEET; THENCE N. 89° 32' 37" W., A DISTANCE OF 405.89 FEET; THENCE S. 11° 45' 54" W., A DISTANCE OF 847.66 FEET; THENCE S. 79° 00' 31" E., A DISTANCE OF 498.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,140.00 FEET AND A CENTRAL ANGLE OF 02° 58' 30"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE 59.19 FEET. SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 80° 29' 46" E., 59.19 FEET; THENCE N. 20° 14' 00" W., A DISTANCE OF 183.26 FEET; THENCE N. 11° 45' 54" E., A DISTANCE OF 207.41 FEET; THENCE N. 45° 51' 14" E., A DISTANCE OF 142.01 FEET; THENCE N. 86° 34' 39" E., A DISTANCE OF 151.04 FEET; THENCE N. 83° 35' 14" E., A DISTANCE OF 54.32 FEET TO THE POINT OF BEGINNING.