



Agenda Item Cover Sheet

Agenda Item No. _____

Meeting Date August 13, 2024

Consent Section Regular Section Public Hearing

Subject: CDD 24-0559 PETITION TO EXPAND THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT (CDD)

Agency/Department: Development Services Department, Community Development Section

Contact Person: Brian Grady Contact Phone: 276-8343

Sign-Off Approvals	
<i>Kevin Brickey</i> 7/31/2024 Deputy County Administrator Date	<i>[Signature]</i> 7/31/2024 Department Director Date
<i>Kevin Brickey</i> 7/31/24 Business and Support Services – Approved as to Financial Impact Accuracy Date	<i>Nancy J. Takemori</i> 7/31/2024 County Attorney – Approved as to Legal Sufficiency Date

STAFF'S RECOMMENDED BOARD MOTION

Approve expansion of the Berry Bay Community Development District (CDD) in accordance with the attached ordinance. No direct financial impact to the County will occur as a result of this petition.

Of the total of \$7, 920,000 budgeted for development costs for the expansion parcel, it is estimated that \$4,355,000 (or about 54%) of development costs will be funded with long-term CDD bond proceeds.

FINANCIAL IMPACT STATEMENT

No direct financial impact to the County will occur as a result of this petition.

BACKGROUND

On March 10, 2020 the Board of County Commissioners (Board) adopted Ordinance 20-7 establishing the Berry Bay Community Development District (CDD). On March 18, 2024, the CDD petitioned Hillsborough County to expand further the boundaries of the District. The applicant’s representatives is Brian Lamb.

The area of expansion will be + 115.675 acres. The revised Berry Bay CDD will be +474.635 acres. It is generally located between US Hwy 301 and SR 579 and south of Bonita Drive and north of Saffold Road in Wimauma.. Please see Attachment A for the proposed CDD’s location. The new expanded CDD area will consist of the following folios:

79715.4020	79636.0060		
79636.0020	79636.0080		
79636.0000	79637.0100		
79636.0150	79715.4010		

List of Attachments: A) Location Map B) Consent of Landowners C) Management & Budget Dept. Analysis D) Draft Ordinance

BACKGROUND - Continued:

The CDD expansion area is located within the proposed Planned Development (PD) zoning district PD 24-0044. PD 24-0044 is scheduled to be heard concurrently with CDD at the August 13 BOCC Land Use Meeting. PD 24-0044 consist of the area encompassing the existing Berry Bay CDD (currently zoned PD 19-0102) and the expansion area. The existing PD is approved for 1,047 residential units and PD 24-0044 will add an additional 110 units for an overall total of 1,157 units. PD would permit single family detached units (with minimum lot sizes of 4,000 sq. ft with minimum lot widths of 40 feet, with a maximum of 65% permitted to be under 50 feet in width). It is anticipated the expansion area will contain 176 single-family detached lots (50' and 60' lot widths).

The statutory purpose of a CDD is to plan, finance, construct, and/or acquire, operate, and maintain community-wide infrastructure in large, planned community developments. A CDD is not a substitute for the local general purpose government unit, i.e. the City or County in which the CDD lies. A CDD lacks the powers of permitting, zoning, police, and many other authorities possessed by the general purpose governments.

The petition identifies the total cost of improvements in the expansion area as being approximately \$7,920,000. The cost estimate summary provided to the County for review appears below. Pursuant to Section 190.005(1)(a)6., F.S., the proposed timetable for construction of district services and the estimated cost of construction are not binding and may be subject to change. Total proposed costs include the following items. The scope of the County's financial review excludes making any determination as to which of the items may be funded with bond proceeds.

<u>Description</u>	<u>Prior Total Cost Estimate (a)</u>	<u>Expansion Area Costs (b)</u>	<u>Total Budget (a) + (b)</u>
Amenity/Hardscape/Landscape/Irrigation	\$4,000,000	\$200,000	\$4,200,000
District Roads	6,391,211	2,308,000	8,699,211
Drainage	0	1,446,000	1,446,000
Environmental Costs	160,000	0	160,000
Irrigation	0	50,000	50,000
Master Infrastructure	10,000,000	0	10,000,000
Offsite Roadways	1,517,127	0	1,517,127
Offsite Utilities	1,519,316	0	1,519,316
Professional and Permitting Fees	2,455,754	150,000	2,605,754
Sewer and Wastewater Management	5,410,304	2,170,000	7,580,304
Undergrounding of Soft Utilities	450,000	100,000	550,000
Water Management and Control	13,333,317	0	13,333,317
Water Supply	<u>3,219,951</u>	<u>814,000</u>	<u>4,033,951</u>
Subtotal Direct Project Costs	\$48,456,980	\$7,238,000	\$55,694,980
Private Development Costs	<u>N/A</u>	<u>682,000</u>	<u>682,000</u>
Total Project Costs	\$48,456,980	\$7,920,000	\$56,376,980

BACKGROUND - Continued:

Financing Summary:

The Petitioner has applied to expand the District boundaries by approximately 115 acres (or about 32% of its acreage) in order to create a more uniform land area; it is anticipated that 176 single-family homes will be located within the boundaries of the expansion parcel. The lands comprising the expansion area are currently undeveloped and unassessed.

The intent of the Petitioner is to use a variety of funding sources including, but not limited to, future short- and/or long-term CDD bond issues, equity financing and bank financing to pay for improvements within the expansion area; such improvements will directly benefit landowners located within the boundaries of the expansion area. At this time, the Petitioner is planning to issue \$4,355,000 in long-term CDD bonds in order to pay for a portion of the projected \$7,920,000 in expansion area improvements. Long-term CDD bonds are repaid over a period of 30 years via annual assessments levied on the landowner; the developer bears no responsibility for repayment of long-term CDD debt assessed on land owned by others. Of the total \$56,376,980 budgeted for development costs, approximately \$25,034,519.72 (or about 45%) of infrastructure development costs will be financed with CDD Bonds. It is anticipated that the expansion area will contain 176 single-family detached lots ranging in width from 50' to 60', and that annual assessments to all homeowners will range from \$2,000/lot to \$2,400/lot. A complete CDD financing summary for the expansion area is shown below.

Projected Inflows from Issuance of Bonds:

Bond Proceeds (equal to the issuance amount)	\$4,355,000
--	-------------

Projected Uses of Funds Received:

Construction of Infrastructure Improvements (1)	\$3,234,327
Capitalized Interest (for 24 months)	587,925
Debt Service Reserve Fund (7.86% of the issuance amount)	342,160
Underwriter's Discount (2% of the issuance amount)	87,100
Costs of Issuance	100,000
	<u>3,488</u>
Total Projected Uses of Bond Proceeds	\$4,355,000

(1) Total proposed direct project costs include the following items. The scope of the County's financial review excludes making any determination as to which of the items may be funded with bond proceeds.

Lot Mix and Projected Assessments

It is anticipated that the expansion area will contain 176 single-family detached lots ranging in width from 50' to 60', and that annual assessments to all homeowners will range from \$2,000/lot to \$2,400/lot.

The District will be managed by District Supervisors selected by qualified electors of the District. The District landowners control the entity which provides services and levies the funds to pay for these services. In accordance with 190.006, F.S., the residents of the District will begin to assume control of the CDD commencing six years after the initial appointment of the CDD board by the landowners. The County is not involved in the management or financial responsibilities of the District. The applicant has provided the written consent to the expansion of the boundaries of the District by the landowners of the property to be included in the District.

BACKGROUND - Continued:

A CDD is an independent special-purpose, local government taxing district authorized by Chapter 190, F.S. (Uniform Community Development Act of 1980, Section 190.002(1)a F.S.). The Uniform Community Development Act requires a public hearing on the petitioned request.

The petition includes the following items required by Section 190.046 F.S. which addresses contraction and expansion of the CDD:

- A metes and bounds description of the external boundaries of the district
- A statement of estimated regulatory costs in accordance with the requirements of s.120.541, F.S.
- The proposed timetable for construction of District services
- The estimated costs of constructing the proposed services for the expansion area and,
- A designation of the future general distribution, location and extent of public and private uses of land proposed for the area within the District boundaries.

The above information was received by Hillsborough County and was made part of the review for the proposed CDD.

Chapter 190, F.S., establishes six criteria that a petition must meet to merit approval for the expansion of a CDD. The six requirements include:

- 1) That all statements contained within the petition have been found to be true and correct.
- 2) That the expansion of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the effective local government comprehensive plan.
- 3) That the land area within the expanded district is of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functional, interrelated community.
- 4) That the creation of the expanded District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District.
- 5) That the proposed services and facilities to be provided by the expanded District are not incompatible with the capacity and uses of existing local and regional community development district services and facilities.
- 6) That the area proposed to be included in the expanded District is amenable to separate special district government.

Review Performed by County

No objections to the expansion of the CDD were raised by reviewing agencies. Staff from the Management and Budget department met with representatives of the Petitioner and conducted a financial review of the Berry Bay CDD expansion application. This review evaluated 1) the Applicant's compliance with the requirements of Florida Statutes Chapter 190, 2) the financial capacity of the Petitioner, who will be responsible for the development and operation of the CDD, and 3) the plan of finance for the CDD, including the issuance of bonds to finance eligible infrastructure. This review did not include determining the reasonableness of estimated infrastructure costs or a determination of which project costs are or are not eligible for reimbursement by the CDD and does not guarantee success of the project. Project financials reviewed were based on planned or anticipated performance rather than actual results, and as with any plan or strategy, some amount of risk is inherent and cannot be mitigated away.

Review Performed by the District's Financial Consultant

The financial consultant engaged by the Petitioner completed a feasibility study and performed certain other financial analysis in order to evaluate the probability of success of the project. The County reviewed this analysis for reasonableness; however, the fiduciary responsibility for this information lies with the Petitioner and its finance team rather than with the County. The County's financial review is conducted for the purpose of evaluating whether the applicant has met and complied with the requirements of Florida Statute Chapter 190 with regard to the expansion of the CDD.

BACKGROUND - Continued:

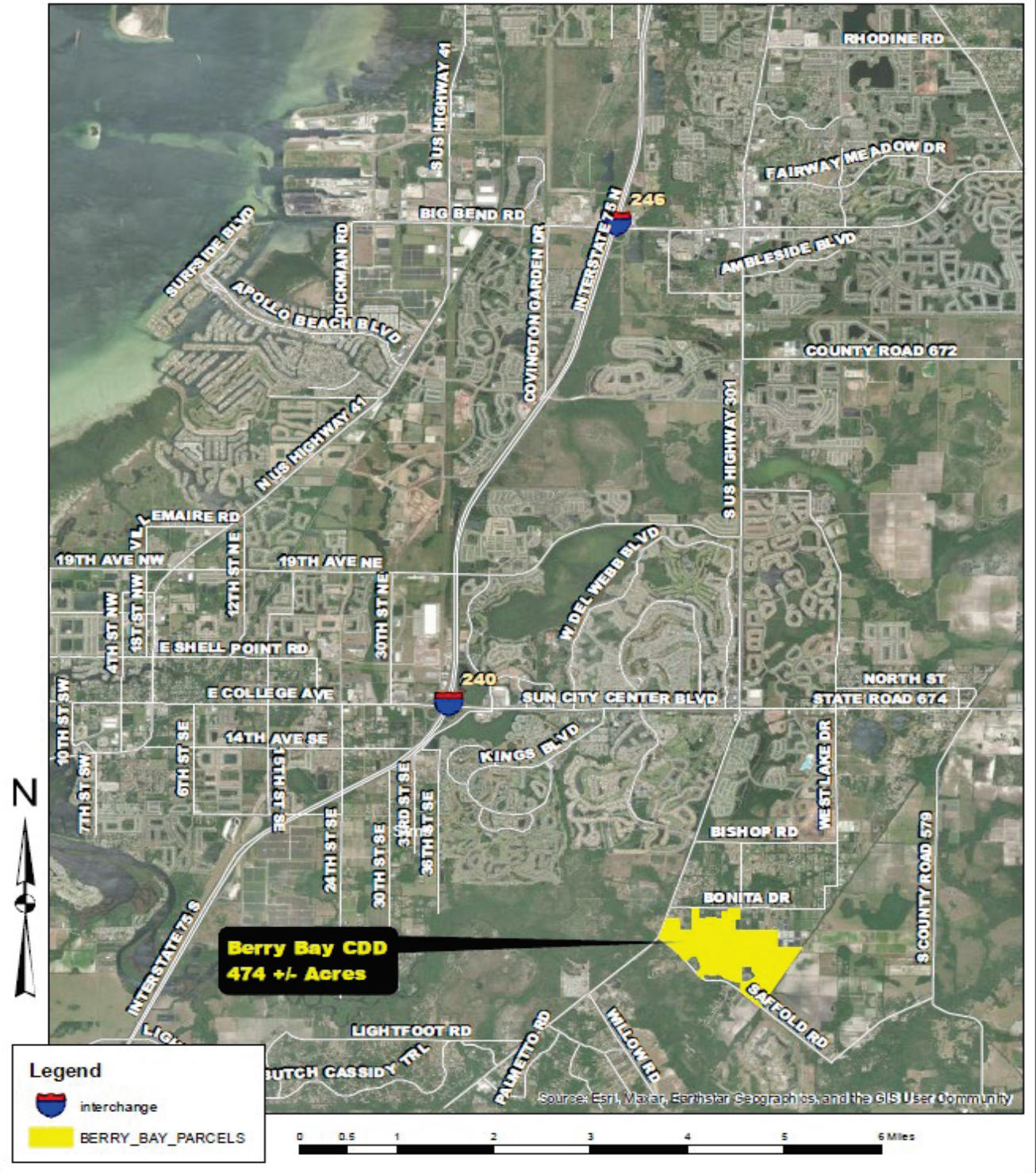
Role of the Underwriter

It is the underwriters' responsibility to identify investors to purchase the bonds issued by the CDD.

Based on the information contained in this petition and reviews of county departments, staff finds that the petition meets the criteria contained in Chapter 190, F.S., for the expansion of a CDD.

ATTACHMENT A

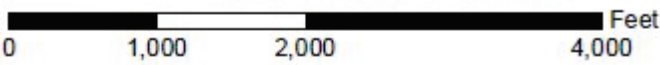
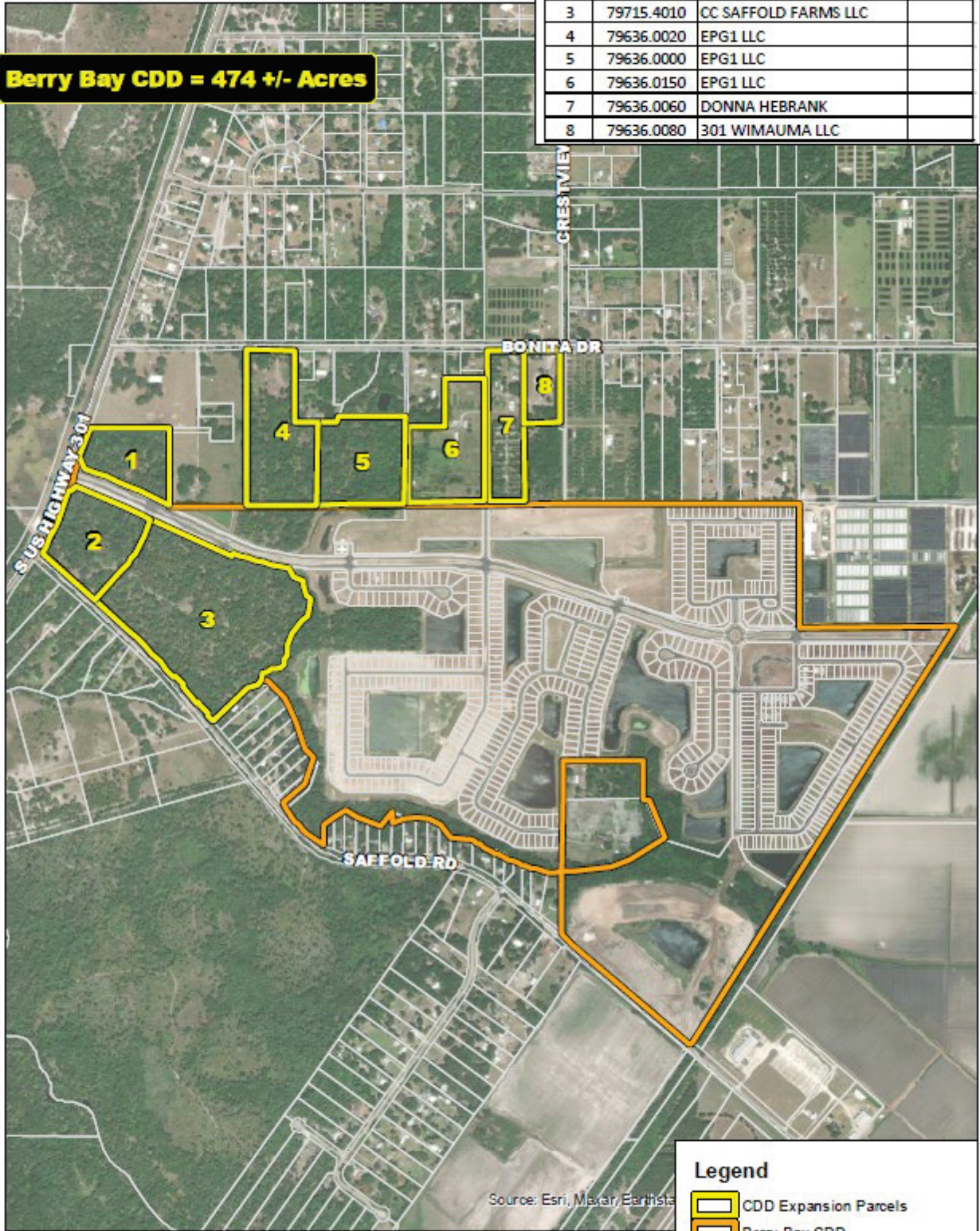
Berry Bay - Expansion C
DD 08/2023 3



Berry Bay - Expansion CDD 01/2024

Berry Bay CDD = 474 +/- Acres

KEY	FOLIO #	OWNER
1	79637.0100	CC SAFFOLD FARMS LLC
2	79715.4020	CC SAFFOLD FARMS LLC
3	79715.4010	CC SAFFOLD FARMS LLC
4	79636.0020	EPG1 LLC
5	79636.0000	EPG1 LLC
6	79636.0150	EPG1 LLC
7	79636.0060	DONNA HEBRANK
8	79636.0080	301 WIMAUMA LLC



Legend

- CDD Expansion Parcels
- Berry Bay CDD
- HILLS_PARCELS_03_10_2023

ATTACHMENT B

**AFFIDAVIT OF OWNERSHIP AND CONSENT AND JOINDER OF LANDOWNER
TO EXPAND THE BOUNDARIES OF BERRY BAY I COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA
HILLSBOROUGH COUNTY

On this 29th day of January 2024 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Nicholas J. Dister, who, after being duly sworn, depose and say:

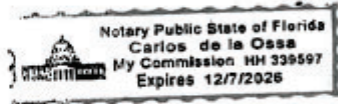
1. Affiant, Nicholas J. Dister, as Authorized Personnel of EPG1, LLC, owner of the following described property, located in Hillsborough County, Florida, Parcel IDs: 79636.0000; 79636.0020; 79636.0150.
2. Affiant, Nicholas J. Dister, hereby represents that he has full authority to execute all documents and instruments on behalf of the EPG1, LLC relating to the Petition before Hillsborough County, Florida, to amend an ordinance to expand the boundaries of the Berry Bay I Community Development District (the "CDD").
3. The Property described above represents a portion of the real property to be included in the proposed expansion of the CDD.
4. Affiant, Nicholas J. Dister, as Authorized Personnel of EPG1, LLC, owner of the Property in the capacity described above, hereby consents to the expansion of the CDD.


AFFIANT FURTHER SAYETH NOT.



Nicholas J. Dister – EPG1, LLC

Sworn to, affirmed, and subscribed before me by means of physical presence or online notarization, this 29th day of January 2024, by Nicholas J. Dister, as Authorized Personnel of EPG1, LLC, owner of property. He/she is personally known to me, or has produced _____ as identification.





NOTARY PUBLIC, STATE OF FLORIDA

Carlos de la Ossa
(Print, Type or Stamp Commissioned Name of
Notary Public)

Prepared by and Return To:
Neshia Perry
Fidelity National Title of Florida, Inc.
11248 Winthrop Main Street, Suite A
Riverview, FL 33578

Order No.: FTPA22-127255

APN/Parcel ID(s): U-19-32-20-ZZZ-000003-23760.0

WARRANTY DEED

THIS WARRANTY DEED dated 4-21-2023, by Michael McDonald, a single man, as Personal Representative for the Estate of Betty M. Toler, hereinafter called the grantor, to EPG1, LLC, a Florida limited liability company, whose post office address is 111 S. Armenia Ave, Suite 201, Tampa, FL 33609, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Hillsborough, State of Florida, to wit:

A Parcel of land lying in the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 32 South, Range 20 East, Hillsborough County, Florida, more particularly described as follows: Commencing at the Southeast corner of said Section 19; thence South 89°20'11", West along the South boundary of Section 19, a distance of 991.00 feet for a Point of Beginning; thence South 89°20'11" West a distance of 330.33 feet; thence North 00°17'50", West, a distance of 1333.98 feet; thence Easterly along the center line of Bonita Drive, also being the North boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 19, a distance of 330.33 feet; thence South 00°17'50", East, a distance of 1330.16 feet; to the Point of Beginning. LESS the North 40 feet for Bonita Drive and LESS the West and South 30 feet thereof for proposed road right-of-way and also LESS the North 660.00 feet.

AND

A parcel of land lying in the SE 1/4 of the SE 1/4 of Section 19, Township 32 South, Range 20 East, Hillsborough County, Florida, more particularly described as: Commence at the SE corner of said Section 19, thence South 89°20'11" West along the South boundary of said Section 19, a distance of 660.66 feet for a Point of Beginning, thence continue South 89°20'11" West a distance of 330.33 feet, thence North 00°17' 50" West a distance of 1330.16 feet, thence East along the centerline of Bonita Drive, also being the North boundary of said SE 1/4 of the SE 1/4 of Section 19, a distance of 330.33 feet, thence South 00°17'50" East a distance of 1326.33 feet to the Point of Beginning, LESS the North 40 feet for Bonita Drive and LESS the East and South 30 feet thereof for proposed road right of way and LESS the following described parcel: Commence at the SE corner of said Section 19, thence South 89°20'11" West along the South boundary of said Section 19, a distance of 990.99 feet, thence

WARRANTY DEED

(continued)

North 00°17'50" West a distance of 1105.16 feet for a Point of Beginning, thence continue North 00°17'50" West a distance of 225 feet, thence East along the centerline of Bonita Drive, also being the North boundary of said SE 1/4 of the SE 1/4 of Section 19, a distance of 135.00 feet, thence South 00°17'50" East a distance of 225.00 feet, thence South 89°20'11" West a distance of 135.00 feet to the Point of Beginning, LESS the North 40 feet for Bonita Drive.

AND LESS

A Parcel of land lying in the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 32 South, Range 20 East, Hillsborough County, Florida, more particularly described as follows:
Commencing at the Southeast corner of said Section 19; thence South 89°20'11" West along the South boundary of Section 19, a distance of 660.66 feet; thence North 00°17'50" West, a distance of 1106.78 feet to the Point of Beginning; thence South 89°36'40" West, 195.33 feet, thence North 00°17'50" West, 215.00 feet to a point on the North boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 19; thence with the said North boundary North 89°36'40" East, 195.33 feet, thence South 00°17'50" East, 215.00 feet to the Point of Beginning. LESS the North 40.00 feet for Bonita Drive and LESS the East 30.00 feet thereof for road right-of-way.

TOGETHER WITH an easement for the purpose of ingress, egress and utility purposes as evidenced in that certain Grant of Easement and Easement Agreement recorded in Official Records Book 15611, Page 607, Public Records of Hillsborough County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple and Easement forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

C.A. Stutts
Witness Signature

Christina Stutts
Print Name

Neshia Perry
Witness Signature
NESHIA PERRY

Print Name

Michael McDonald, a single man, as Personal Representative for the Estate of Betty M. Toler

BY: *Michael McDonald*
Michael McDonald
Personal Representative

Address: 5115 Bonita Dr
Wimauma, FL 33598

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 21 day of April, 2023 by Michael McDonald, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Neshia Perry
Name: _____
Notary Public in and for the State of _____
My Commission Expires: _____



Instrument #: 2021436196, Pg 1 of 3, 8/27/2021 12:21:53 PM DOC TAX PD(F.S. 201.02) \$3500.00, INT. TAX PD (F.S.199) \$0.00, DOC TAX PD (F.S. 201.08) \$0.00, Deputy Clerk: JPOSTLE Cindy Stuart, Clerk of the Circuit Court Hillsborough County

Prepared by and Return To:

Bayshore Title, a division of LandCastle Title Group, LLC
3431 Henderson Blvd.
Tampa, FL 33609

Order No.: BY811904052

For Documentary Stamp Tax purposes the consideration is \$500,000.00

Doc Stamp: \$3,500.00

APN/Parcel ID(s): 079636-0000
079636-0020

TRUSTEE'S DEED

THIS TRUSTEE'S DEED made and executed 8.19.2021, by Richard F. Stickle and Hellen A. Stickle, Co-Trustees of The Stickle Family Revocable Living Trust dated 02/24/2010 hereinafter called the grantor, to EPG1, LLC, a Florida limited liability company, whose post office address is 5003 Bonita Drive, Wimauma, FL 33598, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens, remises, releases, conveys and confirms unto the grantee, all certain land situated in Hillsborough County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

subject to easements, restrictions, reservations, and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

TRUSTEE'S DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Brittany Meijas
Witness Signature

Brittany Meijas
Print Name

[Signature]
Witness Signature

Beanie Judd
Print Name

BY: *Richard F. Stickle*
Richard F. Stickle, Co-Trustee of The Stickle Family
Revocable Living Trust dated 02/24/2010

BY: *Hellen A. Stickle*
Hellen A. Stickle, Co-Trustee of The Stickle Family
Revocable Living Trust dated 02/24/2010

Address: 1020 SW 140th Avenue
Ocala, FL 34481

State of FLORIDA
County of CITRUS

The foregoing instrument was acknowledged before me this 19th day of August, 2021,
by **Richard F. Stickle and Hellen A. Stickle, Co-Trustees of The Stickle Family Revocable Living
Trust dated 02/24/2010**, on behalf of the Trust, to me known to be the person(s) described in or who
has/have produced De Licenses as identification and who executed the foregoing
instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 19th day of August,
2021.

Brittany Meijas
NOTARY PUBLIC
My Commission Expires:

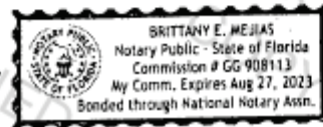


EXHIBIT "A"
Legal Description

PARCEL 1:

Beginning at the Southwest corner of the Southeast 1/4 of Section 19, Township 32 South, Range 20 East, Hillsborough County, Florida; run thence North 0°06'39" West along the West boundary of the Southeast 1/4 of said Section 19, a distance of 1,291.68 feet to a point on the South right-of-way line of Bonita Drive; run thence East along the South right-of-way line of Bonita Drive, a distance of 407.08 feet; run thence South, a distance of 610.00 feet; run thence East, a distance of 195.41 feet; run thence South, a distance of 678.78 feet to a point on the South boundary of the Southeast 1/4 of said Section 19; run thence South 89°43'25" West, along the South boundary of the Southeast 1/4 of said Section 19, a distance of 600.00 feet to the Point of Beginning.

PARCEL 2:

A tract of land in the Southwest 1/4 of the Southeast 1/4 of Section 19, Township 32 South, Range 20 East, Hillsborough County, Florida; being more particularly described as follows: For a point of reference commence at the Southeast corner of said Section 19 and run thence South 89°41'54" West, (assumed bearing) 1,321.60 feet along the South boundary thereof to the Point of Beginning; thence South 89°41'08" West, 759.05 feet along the aforementioned South boundary; thence North 00°03'56" West, 678.92 feet; thence South 89°57'06" East, 183.03 feet to the centerline of Dug Creek; thence Northeasterly along the centerline of Dug Creek to the intersection of the said Dug Creek with the South boundary of the North 606.0 feet of the Southwest 1/4 of the Southeast 1/4 of said Section 19; thence North 89°59'16" East, 529.84 feet along said South boundary to a point on the East boundary of the said Southwest 1/4 of the Southeast 1/4 of Section 19; thence South 00°05'59" West, 719.24 feet along said East boundary to the Point of Beginning; LESS the East 30.0 feet thereof for proposed road.

**AFFIDAVIT OF OWNERSHIP AND CONSENT AND JOINDER OF LANDOWNER
TO EXPAND THE BOUNDARIES OF BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA
HILLSBOROUGH COUNTY

On this 29th day of January 2024 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Nicholas J. Dister, who, after being duly sworn, deposed and say:

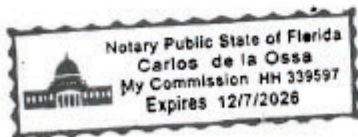
1. Affiant, Nicholas J. Dister, as Authorized Representative of 301 WIMAUMA LLC, owner of the following described property, located in Hillsborough County, Florida, Parcel IDs: 79636.0080.
2. Affiant, Nicholas J. Dister, hereby represents that he has full authority to execute all documents and instruments on behalf of the 301 WIMAUMA LLC relating to the Petition before Hillsborough County, Florida, to amend an ordinance to expand the boundaries of the Berry Bay I Community Development District (the "CDD").
3. The Property described above represents a portion of the real property to be included in the proposed expansion of the CDD.
4. Affiant, Nicholas J. Dister, as Authorized Representative of 301 WIMAUMA LLC, owner of the Property in the capacity described above, hereby consents to the expansion of the CDD.


AFFIANT FURTHER SAYETH NOT.



Nicholas J. Dister – 301 WIMAUMA LLC

Sworn to, affirmed, and subscribed before me by means of physical presence or online notarization, this 29th day of January 2024, by Nicholas J. Dister, as Authorized Representative of 301 WIMAUMA LLC, owner of the property. He/she is personally known to me, or has produced _____ as identification.





NOTARY PUBLIC, STATE OF FLORIDA
Carlos de la Ossa
(Print, Type or Stamp Commissioned Name of Notary Public)

Instrument #: 2024022156, Pg 1 of 2, 1/17/2024 10:32:26 AM DOC TAX PD(F.S. 201.02) \$3150.00, INT. TAX PD (F.S. 199) \$0.00, DOC TAX PD (F.S. 201.08) \$0.00, Deputy Clerk: OSERVICE Cindy Stuart, Clerk of the Circuit Court Hillsborough County

Consideration: \$450,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mariah L. Miller, Esq.
201 Center Road
Ste 210
Venice, FL 34285
23-35846-001

Property Appraiser's Parcel ID No.: 079636-0080

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 16th day of January, 2024, by and between **STEVEN Q. CRUZ AND CATHERINE C. CRUZ, HUSBAND AND WIFE**, whose address is **5357 Twin Bridge Boulevard, Indianapolis, IN 46239** (hereinafter "GRANTOR"), and **301 WIMAUMA LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **111 South Armenia Avenue, Suite 201, Tampa, FL 33609** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained, aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Hillsborough County, Florida**, to wit:

THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SE 1/4, AND THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE SE 1/4, ALL IN SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; LESS THE NORTH 40 FEET FOR ROAD RIGHT-OF-WAY; LESS THAT PART OF CAPTIONED PROPERTY WHICH LIES WITHIN THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3990, PAGE 706, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *Veronica R. Cannon*
 Printed Name VERONICA R. CANNON
 P.O. Address P.O. Box 15677 Sarasota FL 34277

(2) *Mariah L. Miller*
 Printed Name Mariah L. Miller
 P.O. Address 201 Center Rd, Venice FL 34285

[Signature]
 Steven Q. Cruz

[Signature]
 Catherine C. Cruz

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 1 day of November, 2023, by Steven Q Cruz and Catherine C Cruz.

[Signature]
 Signature of Notary Public
 Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
 Type of Identification
 Produced: FL DL for both

**AFFIDAVIT OF OWNERSHIP AND CONSENT AND JOINDER OF LANDOWNER
TO EXPAND THE BOUNDARIES OF BERRY BAY I COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA
HILLSBOROUGH COUNTY

On this 29th day of January 2024 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Nicholas Dister, who, after being duly sworn, depose and say:

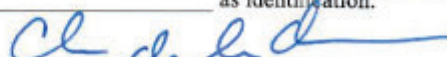
1. Affiant, Nicholas Dister, as Authorized Representative of CC SAFFOLD FARMS, LLC, owner of the following described property, located in Hillsborough County, Florida, Parcel IDs: 79715.4012.
2. Affiant, Nicholas Dister, hereby represents that he has full authority to execute all documents and instruments on behalf of the CC SAFFOLD FARMS, LLC relating to the Petition before Hillsborough County, Florida, to amend an ordinance to expand the boundaries of the Berry Bay I Community Development District (the "CDD").
3. The Property described above represents a portion of the real property to be included in the proposed expansion of the CDD.
4. Affiant, Nicholas Dister, as Authorized Representative of CC SAFFOLD FARMS, LLC, owner of the Property in the capacity described above, hereby consents to the expansion of the CDD.

AFFIANT FURTHER SAYETH NOT.



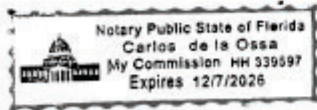
Nicholas Dister – CC SAFFOLD FARMS, LLC

Sworn to, affirmed, and subscribed before me by means of physical presence or online notarization, this 29th day of January 2024, by Nicholas Dister, as Authorized Representative of CC SAFFOLD FARMS, LLC, owner of property. He/she is personally known to me, or has produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

Carlos de la Ossa
(Print, Type or Stamp Commissioned Name of
Notary Public)



**AFFIDAVIT OF OWNERSHIP AND CONSENT AND JOINDER OF LANDOWNER
TO EXPAND THE BOUNDARIES OF BERRY BAY I COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA
HILLSBOROUGH COUNTY

On this 3rd day of April 2024 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Nicholas Dister, who, after being duly sworn, depose and say:

1. Affiant, Nicholas Dister, as Authorized Representative of CC SAFFOLD FARMS, LLC, owner of the following described property, located in Hillsborough County, Florida, Parcel IDs: 79715.4010, 79715.4020, and 79637.0100.
2. Affiant, Nicholas Dister, hereby represents that he has full authority to execute all documents and instruments on behalf of the CC SAFFOLD FARMS, LLC relating to the Petition before Hillsborough County, Florida, to amend an ordinance to expand the boundaries of the Berry Bay I Community Development District (the "CDD").
3. The Property described above represents a portion of the real property to be included in the proposed expansion of the CDD.
4. Affiant, Nicholas Dister, as Authorized Representative of CC SAFFOLD FARMS, LLC, owner of the Property in the capacity described above, hereby consents to the expansion of the CDD.


AFFIANT FURTHER SAYETH NOT.



Nicholas Dister, CC SAFFOLD FARMS, LLC

Sworn to, affirmed, and subscribed before me by means of physical presence or online notarization, this 3rd day of April 2024, by Nicholas Dister, as Authorized Representative of CC SAFFOLD FARMS, LLC, owner of property. He/she is personally known to me, or has produced _____ as identification.





NOTARY PUBLIC, STATE OF FLORIDA
Carlos de la Ossa
(Print, Type or Stamp Commissioned Name of Notary Public)

INSTRUMENT # 2021583880
11/16/2021 at 01:37:05 PM
Deputy Clerk: NTRADO
Cindy Stuart, Clerk of the Circuit
Court Hillsborough County

Prepared by, record and return to:
Robert L. Barnes, Jr., Esquire
Robert L. Barnes, Jr., P.L.
111 S. Armenia Ave., Ste. 202
Tampa, Florida 33609

QUITCLAIM DEED

THIS INDENTURE is made this 16th day of November, 2021, by and between **EPG1, LLC**, a Florida limited liability company, whose mailing address is: 111 South Armenia Ave, Suite 201, Tampa, FL 33609 ("**Grantor**") and **CC Saffold Farms, LLC**, a Florida limited liability company, whose mailing address is: 1302 E Second Ave, Suite 200, Tampa, FL 33605 ("**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, lawful money of the United State of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to Grantee, its successors and assigns forever, all the right, title, interest and claim of Grantor in and to the following described land in Hillsborough County, Florida, to-wit:

The real property more particularly described on **Composite Exhibit "A"** attached hereto and incorporated herein and which real property identified in Hillsborough County Property Appraiser Folio Number 079715.4012.

The above-described property is not the homestead property of the Grantor.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto Grantee, and its successors and assigns, forever.


IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, sealed and delivered
in the presence of:

GRANTOR:

WITNESSES:

EPG1, LLC,
a Florida limited liability company


Name: Lea Poulos

By: 
Printed Name: Nicholas J. Dister
Title: AUTHORIZED REPRESENTATIVE


Name: Kelley Cato Juneau

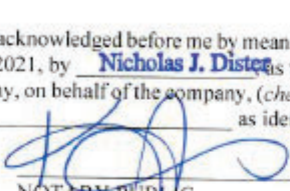
(Notary paragraph intentionally appears on next page)

{A0233743.DOC}

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 16th day of NOV., 2021, by Nicholas J. Disten as the Authorized Representative of EPGI, LLC, a Florida limited liability company, on behalf of the company, (check one) who is personally known to me or who has produced a _____ as identification.

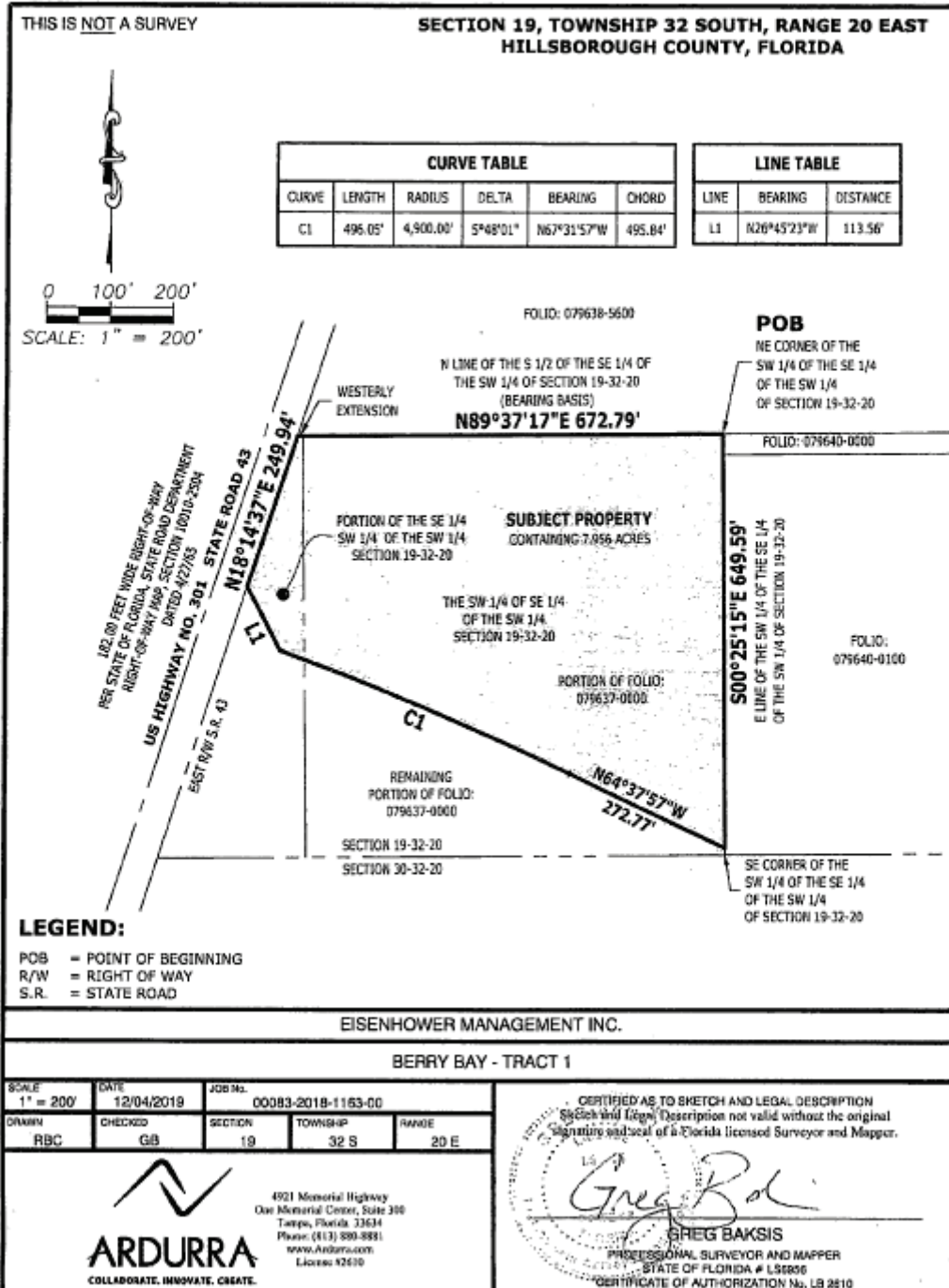




NOTARY PUBLIC
Kelley Cato Juneau

(Print, Type or Stamp Name)

My Commission Expires: MAY 21, 2024



COMPOSITE EXHIBIT "A"

C:\SURVEY\000832018\1163\Production\Drawings\BERRY BAY-TRACT 1-S&L.dwg, April 2, 2020 3:06 PM, ARDURRA GROUP, INC.

THIS IS NOT A SURVEY

**SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA**

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12914, PAGE 304 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°25'15" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 649.59 FEET; THENCE LEAVING SAID EAST LINE, NORTH 64°37'57" WEST, A DISTANCE OF 272.77 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 496.05 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 4,900.00 FEET, A CENTRAL ANGLE OF 05°48'01", AND A CHORD BEARING AND DISTANCE OF NORTH 67°31'57" WEST 495.84 FEET; THENCE NORTH 26°45'23" WEST, A DISTANCE OF 113.56 FEET; THENCE NORTH 18°14'37" EAST, ALONG THE EAST RIGHT-OF-WAY U.S. HIGHWAY NO. 301 (STATE ROAD 43), A 182.00 FEET WIDE RIGHT-OF-WAY ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 10010-2504, DATED 04/27/65, A DISTANCE OF 249.94 FEET; THENCE NORTH 89°37'17" EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, AND SAID NORTH LINE OF THE SOUTH 1/2, RESPECTIVELY, A DISTANCE OF 672.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.956 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, BEING NORTH 89°37'17" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

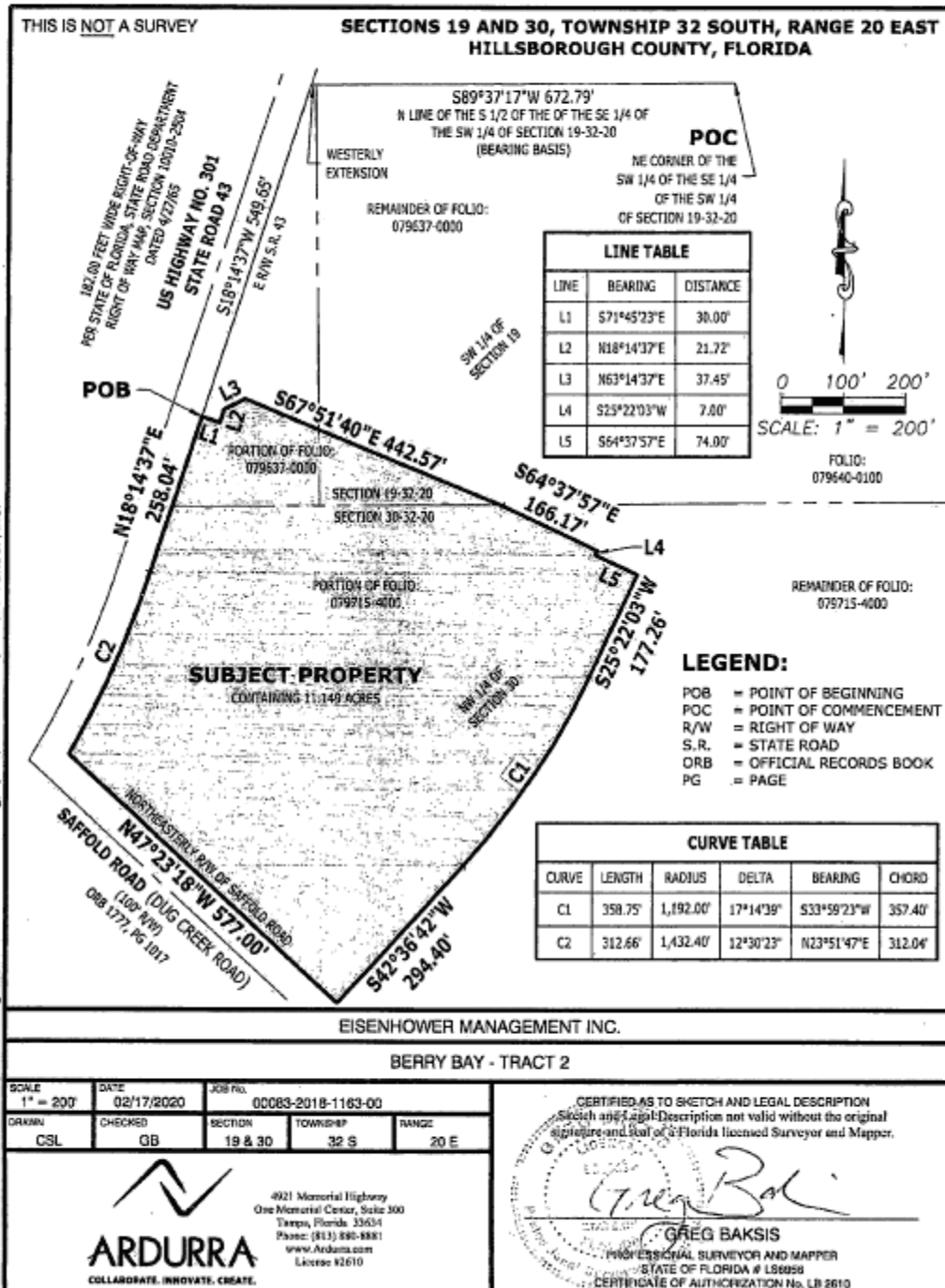
EISENHOWER MANAGEMENT INC.

BERRY BAY - TRACT 1



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #0610

C:\SURVEY\000832018\1163\production\Drawings\BERRY BAY-TRACT 1-SSA.dwg, April 2, 2020 3:08 PM, ARDURRA GROUP, Inc.



C:\SURVEY\00083\2018\1163\Production\Drawings\BERRY BAY-TRACT 2-S&L.dwg, April 2, 2020 12:37 PM, ARDURRA GROUP, INC.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12914, PAGE 304 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 19 AND THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°37'17" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AND ITS WESTERLY EXTENSION, RESPECTIVELY, A DISTANCE OF 672.79 FEET; THENCE SOUTH 18°14'37" WEST, ALONG THE EAST RIGHT-OF-WAY U.S. HIGHWAY NO. 301 (STATE ROAD 43), A 182.00 FEET WIDE RIGHT-OF-WAY ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 10010-2504, DATED 04/27/65, A DISTANCE OF 549.65 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST RIGHT-OF-WAY, SOUTH 71°45'23" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 18°14'37" EAST, A DISTANCE OF 21.72 FEET; NORTH 63°14'37" EAST, A DISTANCE OF 37.45 FEET; THENCE SOUTH 67°51'40" EAST, A DISTANCE OF 442.57 FEET; THENCE SOUTH 64°37'57" EAST, A DISTANCE OF 166.17 FEET; THENCE SOUTH 25°22'03" WEST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 64°37'57" EAST, A DISTANCE OF 74.00 FEET; THENCE SOUTH 25°22'03" WEST, A DISTANCE OF 177.26 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 358.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,192.00 FEET, A CENTRAL ANGLE OF 17°14'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 33°59'23" WEST 357.40 FEET; THENCE SOUTH 42°36'42" WEST, A DISTANCE OF 294.40 FEET; THENCE NORTH 47°23'18" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SAFFOLD ROAD (DUG CREEK ROAD), A 100.00 FEET WIDE RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 1777, PAGE 1017 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 577.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG AFORESAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 301 (STATE ROAD 43), 312.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,432.40 FEET, A CENTRAL ANGLE OF 12°30'23", AND A CHORD BEARING AND DISTANCE OF NORTH 23°51'47" EAST 312.04 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY, NORTH 18°14'37" EAST, A DISTANCE OF 258.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.149 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, BEING SOUTH 89°37'17" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

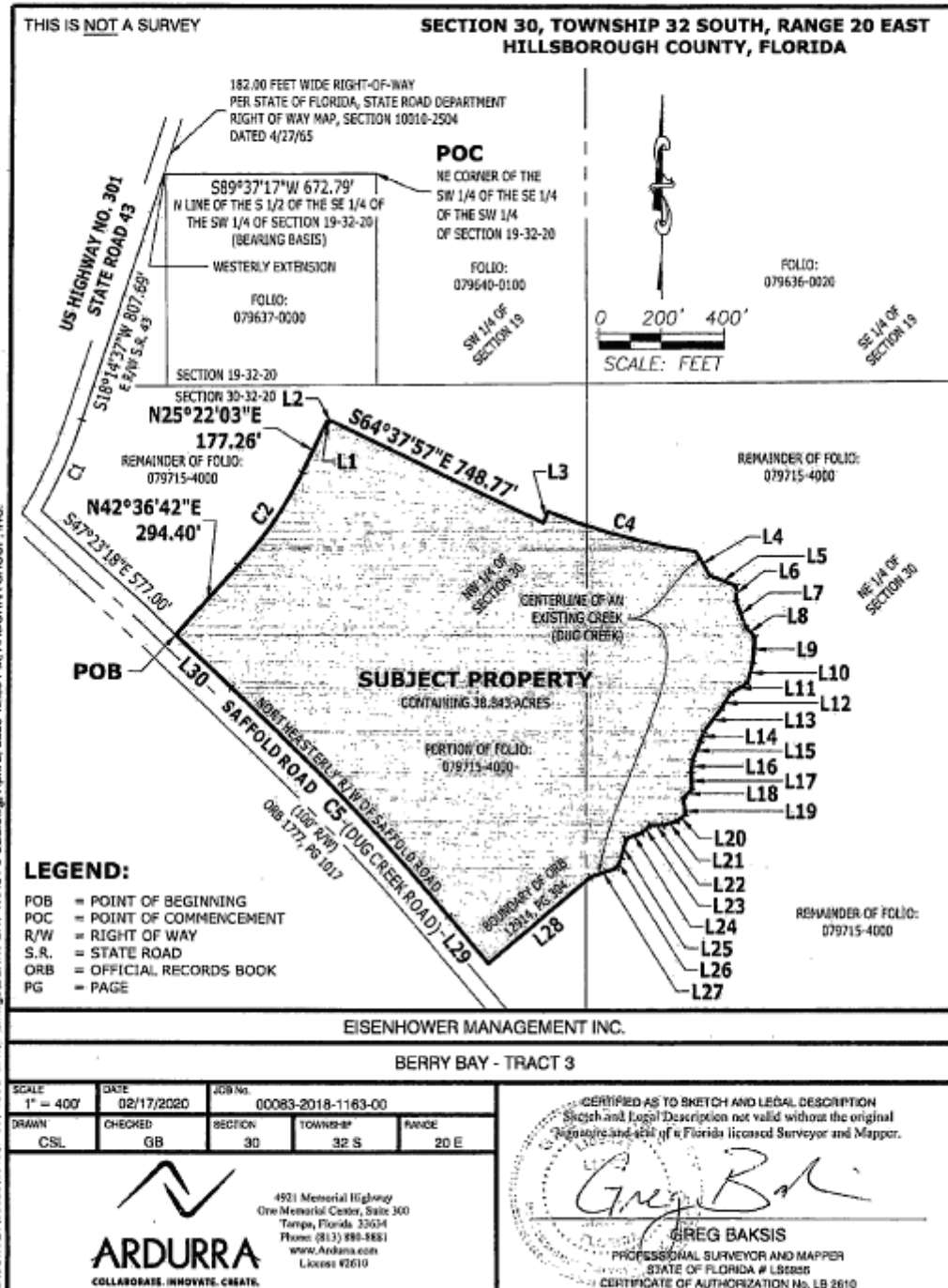
EISENHOWER MANAGEMENT INC.

BERRY BAY - TRACT 2



4921 Memorial Highway
One Memorial Center, Suite 306
Tampa, Florida 33634
Phone: (813) 899-5881
www.Ardurra.com
License #2610

C:\SURVEY\00083\2018\1163\Production\Drawings\BERRY BAY-TRACT 2-S&L.dwg, April 2, 2020 12:37 PM, ARDURRA GROUP, Inc.



THIS IS NOT A SURVEY


LINE TABLE			LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
L1	S64°37'57"E	10.00'	L16	S05°14'11"W	39.62'	C1	312.66'	1,432.40'	12°30'23"	S23°51'47"W	312.04'
L2	N25°22'03"E	7.00'	L17	S02°58'04"E	50.43'	C2	358.75'	1,192.00'	17°14'39"	N33°59'23"E	357.40'
L3	N21°44'34"E	38.10'	L18	S44°38'59"W	41.07'	C4	486.88'	2,183.00'	12°46'41"	S74°54'31"E	485.84'
L4	S30°32'54"E	89.17'	L19	S10°05'57"E	50.65'	C5	990.29'	8,134.68'	6°58'30"	N43°54'03"W	989.68'
L5	S68°14'41"E	88.61'	L20	S51°46'38"W	34.89'						
L6	S02°19'37"W	45.45'	L21	S74°46'38"W	45.53'						
L7	S20°53'14"E	89.33'	L22	N89°30'12"W	43.79'						
L8	S44°22'41"E	40.26'	L23	S43°10'16"W	33.52'						
L9	S04°14'11"W	79.25'	L24	S72°06'49"W	55.51'						
L10	S14°31'56"W	67.65'	L25	S14°46'38"W	62.99'						
L11	S89°36'42"W	61.85'	L26	S24°57'12"W	34.89'						
L12	S30°06'48"W	55.43'	L27	S71°03'06"W	88.53'						
L13	S37°17'05"W	90.87'	L28	S49°35'12"W	420.09'						
L14	S20°05'49"W	32.83'	L29	N40°24'48"W	194.94'						
L15	S21°14'11"W	63.40'	L30	N47°23'18"W	244.44'						

SURVEYOR'S NOTES:

- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, BEING SOUTH 89°37'17" WEST, AS SHOWN HEREON.
- DISTANCES SHOWN HEREON ARE IN U.S. FEET.

EISENHOWER MANAGEMENT INC.

BERRY BAY - TRACT 3



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.ardurra.com
License #2610

COLLABORATE. INNOVATE. CREATE.

C:\SURVEY\00083\2018\11630\Production\Drawings\BERRY BAY-TRACT 3-S&L.dwg, April 2, 2020 12:39 PM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12914, PAGE 304 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°37'17" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AND ITS WESTERLY EXTENSION, RESPECTIVELY, A DISTANCE OF 672.79 FEET; THENCE SOUTH 18°14'37" WEST, ALONG THE EAST RIGHT-OF-WAY U.S. HIGHWAY NO. 301 (STATE ROAD 43), A 182.00 FEET WIDE RIGHT-OF-WAY ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 10010-2504, DATED 04/27/65, A DISTANCE OF 807.69 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY, SOUTHWESTERLY 312.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,432.40 FEET, A CENTRAL ANGLE OF 12°30'23", AND A CHORD BEARING AND DISTANCE OF SOUTH 23°51'47" WEST 312.04 FEET; THENCE SOUTH 47°23'18" EAST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SAFFOLD ROAD (DUG CREEK ROAD), A 100.00 FEET WIDE RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 1777, PAGE 1017 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 577.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42°36'42" EAST, A DISTANCE OF 294.40 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 358.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,192.00 FEET, A CENTRAL ANGLE OF 17°14'39", AND A CHORD BEARING AND DISTANCE OF NORTH 33°59'23" EAST 357.40 FEET; THENCE NORTH 25°22'03" EAST, A DISTANCE OF 177.26 FEET; THENCE SOUTH 64°37'57" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 25°22'03" EAST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 64°37'57" EAST, A DISTANCE OF 748.77 FEET; THENCE NORTH 21°44'34" EAST, A DISTANCE OF 38.10 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 486.85 FEET, MORE OR LESS, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,183.00 FEET, A CENTRAL ANGLE OF 12°46'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 74°54'31" EAST 485.84 FEET TO THE CENTERLINE OF AN EXISTING CREEK KNOWN AS DUG CREEK; THENCE MEANDER ALONG SAID CENTERLINE OF DUG CREEK THE FOLLOWING TWENTY-FOUR (24) COURSES: 1) SOUTH 30°32'54" EAST, A DISTANCE OF 89.17 FEET; 2) SOUTH 68°14'41" EAST, A DISTANCE OF 88.61 FEET; 3) SOUTH 02°15'37" WEST, A DISTANCE OF 45.45 FEET; 4) SOUTH 20°53'14" EAST, A DISTANCE OF 89.33 FEET; 5) SOUTH 44°22'41" EAST, A DISTANCE OF 40.26 FEET; 6) SOUTH 04°14'11" WEST, A DISTANCE OF 79.25 FEET; 7) SOUTH 14°31'56" WEST, A DISTANCE OF 67.65 FEET; 8) SOUTH 59°36'42" WEST, A DISTANCE OF 61.85 FEET; 9) SOUTH 30°06'48" WEST, A DISTANCE OF 55.43 FEET; 10) SOUTH 37°17'05" WEST, A DISTANCE OF 90.87 FEET; 11) SOUTH 20°05'49" WEST, A DISTANCE OF 32.83 FEET; 12) SOUTH 21°14'11" WEST, A DISTANCE OF 63.40 FEET; 13) SOUTH 06°14'11" WEST, A DISTANCE OF 39.62 FEET; 14) SOUTH 02°58'04" EAST, A DISTANCE OF 50.43 FEET; 15) SOUTH 44°38'59" WEST, A DISTANCE OF 41.07 FEET; 16) SOUTH 10°05'57" EAST, A DISTANCE OF 50.65 FEET; 17) SOUTH 51°46'38" WEST, A DISTANCE OF 34.89 FEET; 18) SOUTH 74°46'38" WEST, A DISTANCE OF 45.55 FEET; 19) NORTH 89°30'12" WEST, A DISTANCE OF 43.79 FEET; 20) SOUTH 43°10'16" WEST, A DISTANCE OF 33.52 FEET; 21) SOUTH 72°06'49" WEST, A DISTANCE OF 55.51 FEET; 22) SOUTH 14°46'38" WEST, A DISTANCE OF 62.99 FEET; 23) SOUTH 24°57'12" WEST, A DISTANCE OF 34.89 FEET; 24) SOUTH 71°03'06" WEST, A DISTANCE OF 88.53 FEET; THENCE SOUTH 49°35'12" WEST, ALONG THE BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12914, PAGE 304 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 420.00 FEET; THENCE ALONG AFORESAID NORTHEASTERLY RIGHT-OF-WAY OF SAFFOLD ROAD (DUG CREEK ROAD) THE FOLLOWING THREE (3) COURSES: 1) NORTH 40°24'48" WEST, A DISTANCE OF 194.94 FEET TO A POINT ON A CURVE TO THE LEFT; 2) NORTHWESTERLY 990.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,134.68 FEET, A CENTRAL ANGLE OF 06°58'30", AND A CHORD BEARING AND DISTANCE OF NORTH 43°54'03" WEST 989.68 FEET; 3) NORTH 47°23'18" WEST, A DISTANCE OF 244.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.843 ACRES.

EISENHOWER MANAGEMENT INC.

BERRY BAY - TRACT 3



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.ardurra.com
License #2610

C:\SURVEY\000803\2018\1163\Production\Drawings\BERRY BAY-TRACT 3-98L.dwg, April 2, 2020 12:38 PM, ARDURRA GROUP, Inc.


**AFFIDAVIT OF OWNERSHIP AND CONSENT AND JOINDER OF LANDOWNER
TO EXPAND THE BOUNDARIES OF BERRY BAY I COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA
HILLSBOROUGH COUNTY

On this 17th day of August, 2023 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Donna Hebrank, who, after being duly sworn, depose and say:

1. Affiant, DONNA HEBRANK, is a partial owner of the following described property, located in Hillsborough County, Florida, Parcel IDs: 79636.0060.
2. Affiant, DONNA HEBRANK, hereby represents that she has full authority to execute all documents and instruments relating to the Petition before Hillsborough County, Florida, to amend an ordinance to expand the boundaries the Berry Bay I Community Development District (the "Proposed CDD").
3. The Property described above represents a portion of the real property to be included in the proposed CDD.
4. Affiant, DONNA HEBRANK, as the sole owner of the of the Property in the capacity described above, hereby consents to the expansion of the CDD.

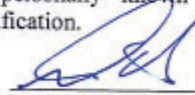
AFFIANT FURTHER SAYETH NOT.



DONNA HEBRANK - OWNER

Sworn to, affirmed, and subscribed before me by means of physical presence or online notarization, this 17th day of August, 2023, by DONNA HEBRANK, as partial owner of property. He/she is personally known to me, or has produced _____ as identification.





NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of Notary Public)

Prepared by/Return to: Bonnie Otero
Lawyers Title Insurance Corporation
14802 N Dale Mabry Hwy Ste 100
Tampa, FL 33618

Case No.: 0302561

Return to: Donna Hebrank
5119 Bonita Dr.
Wimauma, FL 33598
EW

QUIT CLAIM DEED

State of Florida
County of Hillsborough



This Quit Claim Deed made on 5/12/03 between
Beverly-Ann Hebrank, an unmarried woman

INSTR # 2003209426
OBK 12686 PG 1312

RECORDED 05/29/2003 07:33:17 AM
RICHARD AWE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PDF. S.201.021 18.20
DEPUTY CLERK D LeDuc

whose mailing address is: 5119 Bonita Drive
Wimauma, FL 33598

hereinafter called the first party, to
Donna Hebrank, a married woman

whose mailing address is: 5119 Bonita Drive
Wimauma, FL 33598-4205

hereinafter called the second party: (Wherever used herein the term "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first party, for and in consideration of the sum of One Dollar (\$1), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hillsborough and State of Florida to wit:

A Parcel of land lying in the SE 1/4 of the SE 1/4 of Section 19, Township 32 South, Range 20 East, Hillsborough County, Florida more particularly described as follows:

Commence at the SE corner of stated Section 19, thence S. 89 deg. 20'11" W., along the South boundary of said Section 19, a distance of 330.33 feet
(CONTINUED ON FOLLOWING PAGE)

TAX FOLIO NUMBER: 79636-0060

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity, and claim whatsoever of the said first party either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Signed, Sealed, and Delivered in our presence:

(Wit.) Donna Landers Beverly Ann Hebrank (SEAL)
DONNALANDERS Beverly-Ann Hebrank

(Wit.) Angela Lewis _____ (SEAL)
ANGELA LEWIS

(Wit.) _____ (SEAL)

(Wit.) _____ (SEAL)

The foregoing instrument is acknowledged before me, on _____ by
Beverly-Ann Hebrank, an unmarried woman

who is personally known to me or who has/have produced a driver's license (s) as identification and did take an oath. Witness my signature and official seal in the county and state last Aforesaid.

Affix Notary Seal

Donna J. Landers
Notary Public

(qcdeed 10/02)

2/

(CONTINUED)

for Point of Beginning; thence continue S. 89 deg. 20'11" W., a distance of 330.33 feet, thence N. 00 deg. 17'50" W., a distance of 1326.33 feet; thence East along the center line of Bonita Drive (also being the North boundary of stated SE 1/4 of the SE 1/4 of Section 19) a distance of 330.33 feet; thence S. 00 deg. 17'50" E., a distance of 1322.51 feet to the Point of Beginning, LESS the North 40 feet for Bonita Drive and LESS the West and South 30 feet for proposed right-of way for road.

OR BK 12686 PG 1313

ATTACHMENT D

ORDINANCE NO. 24- _____

AN ORDINANCE AMENDING ORDINANCE NO. 20-7 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; EXPANDING THE BOUNDARIES OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXPANDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 20-7 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Berry Bay Community Development District (the "**District**") was created by Hillsborough County Ordinance No. 20-7, approved by the Board of County Commissioners of Hillsborough County (the "**County**") on March 10, 2020; and

WHEREAS, the District has petitioned the County to adopt an ordinance expanding the District pursuant to Chapter 190, Florida Statutes, to add approximately 115.675 acres to the District as described in the attached **Exhibit "A"** (the "**Expansion Area**"); and

WHEREAS, the owners of the Expansion Area have consented in writing to the inclusion of such property within the boundaries of the District; and

WHEREAS, the petition seeks, by way of adding the Expansion Area, to designate all of the real property described in **Exhibit "B"** as land within the District, for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, in preparing the legal description for the Expansion Area a scrivener's error was discovered in the total acreage calculation for the original boundaries of the District and it was determined that the District currently encompasses 358.96 acres, more or less (not the 361.816 acres as originally calculated); and

WHEREAS, the expanded District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, to all lands in the expanded District, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Sections 190.046(1)(b), Fla. Stats.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005 (1) (e), Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS ___ DAY OF _____, 2024 AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance.
2. all statements contained in the Petition are true and correct; and
3. the expansion of the District is not inconsistent with any applicable element or portion of the County's Comprehensive Plan; and
4. the area of land within the expanded District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and
5. the expansion of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and
6. the expanded community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
7. the area that will be served by the expanded District is amenable to separate, special-district government; and
8. the granting of the Petition complies with the requirements of Chapter 190, Florida Statutes; and
9. upon adoption of this Ordinance, all provisions of County Ordinance No. 20-7 will continue to be effective, except as modified herein.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Fla. Statutes and
2. The County has jurisdiction pursuant to Sections 190.005 (2) and 190.046(1)(b), Fla. Stats.; and
3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Statutes.

SECTION 3. BOUNDARY EXPANSION. The Expansion Area is hereby added to and included within the geographical boundaries of the District. Accordingly, all of the real property identified in **Exhibit "B,"** encompassing 474.635 acres, more or less, is now designated as land within the District.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State. Except as modified herein, all provisions of previously adopted County Ordinance No. 20-7 shall remain in effect.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

Adopted this ___ day of _____, 2024.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, _____ Clerk of the Circuit Court and Ex-Officio of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of _____, as the same appears of record in Minute Book _____ of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this ___ day of _____, 2024.

BY: _____

Deputy Clerk

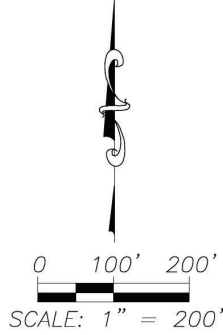
APPROVED BY COUNTY ATTORNEY

BY:
Senior Assistant County Attorney
Approved as to form and legal sufficiency.

EXHIBIT A
Expansion Parcels

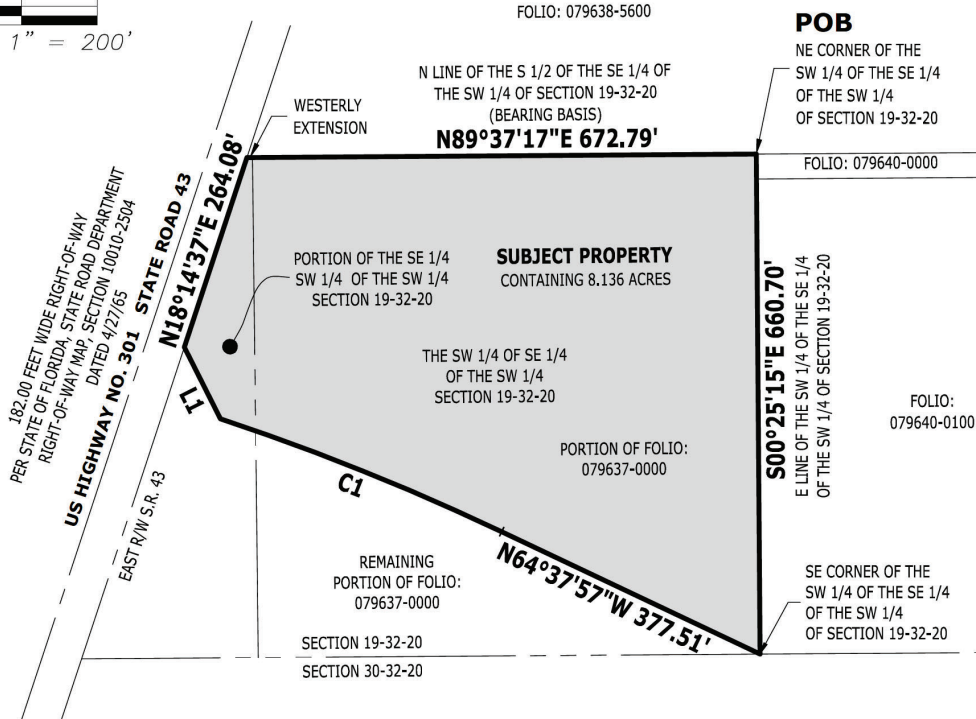
THIS IS NOT A SURVEY

**SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	400.60'	3,285.00'	6°59'14"	N68°07'34"W	400.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N26°45'23"W	105.87'



LEGEND:

- POB = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- S.R. = STATE ROAD

TRACT 1

SCALE 1" = 200'	DATE 12/04/2019	JOB No. 00083-2018-1163-00		
DRAWN RBC	CHECKED GB	SECTION 19	TOWNSHIP 32 S	RANGE 20 E

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper.



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

GREG BAKSIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6956
CERTIFICATE OF AUTHORIZATION No. LB 2610

C:\SURVEY\00083\2018\1163\PRODUCTION\Drawings\HAC\1-S&L.dwg, December 4, 2019 7:29 AM, ARDURRA GROUP, INC.

THIS IS NOT A SURVEY

**SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA**

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12914, PAGE 304 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°25'15" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 660.70 FEET; THENCE LEAVING SAID EAST LINE, NORTH 64°37'57" WEST, A DISTANCE OF 377.51 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 400.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,285.00 FEET, A CENTRAL ANGLE OF 06°59'14", AND A CHORD BEARING AND DISTANCE OF NORTH 68°07'34" WEST 400.35 FEET; THENCE NORTH 26°45'23" WEST, A DISTANCE OF 105.87 FEET; THENCE NORTH 18°14'37" EAST, ALONG THE EAST RIGHT-OF-WAY U.S. HIGHWAY NO. 301 (STATE ROAD 43), A 182.00 FEET WIDE RIGHT-OF-WAY ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 10010-2504, DATED 04/27/65, A DISTANCE OF 264.08 FEET; THENCE NORTH 89°37'17" EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, AND SAID NORTH LINE OF THE SOUTH 1/2, RESPECTIVELY, A DISTANCE OF 672.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.136 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, BEING NORTH 89°37'17' EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

TRACT 1

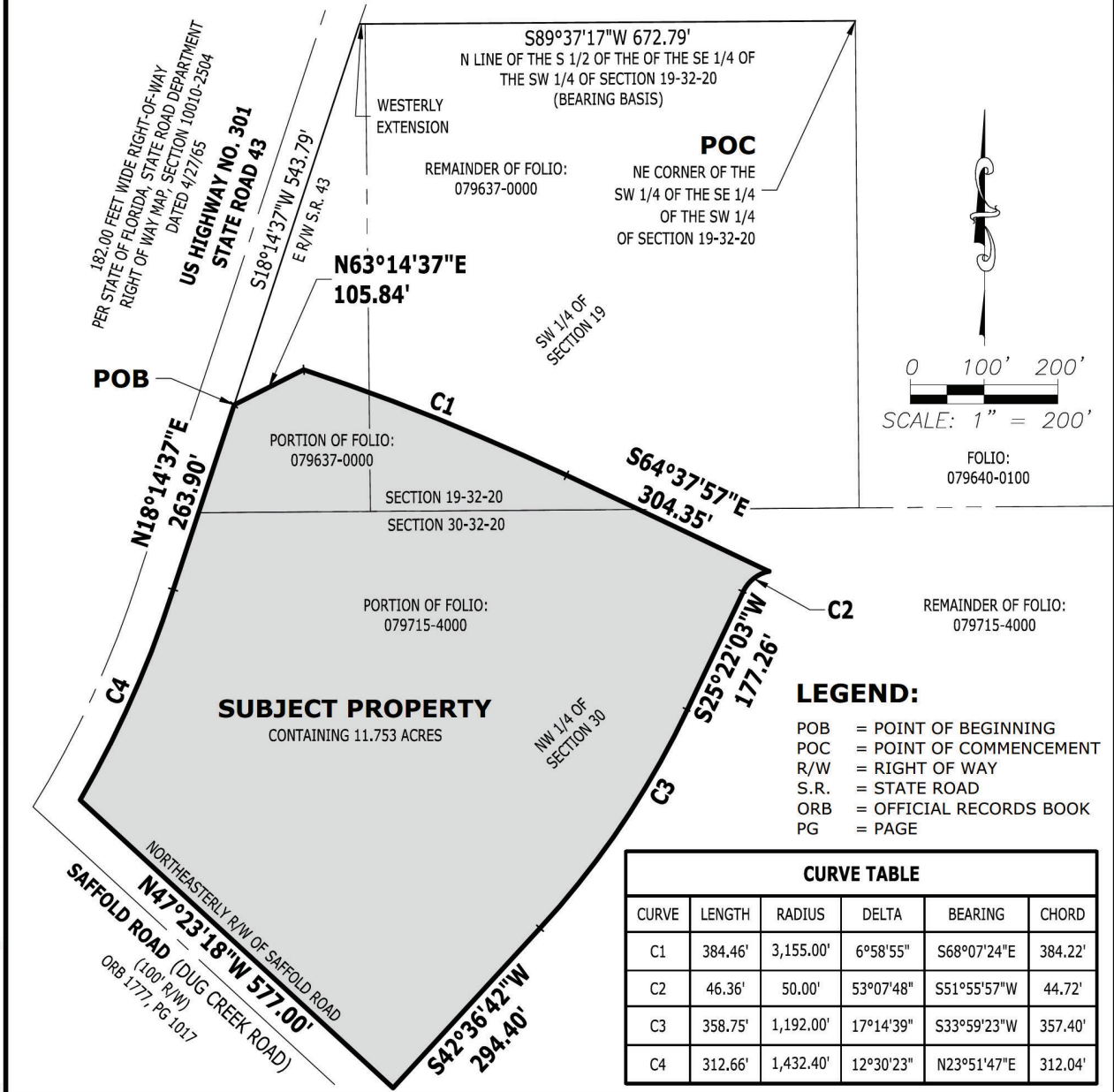


4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

C:\SURVEY\00063\2018\1163\Production\Drawings\TRACT 1 -S&L.dwg, December 4, 2019 7:29 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

**SECTIONS 19 AND 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA**



TRACT 2

SCALE 1" = 200'	DATE 10/18/2019	JOB No. 00083-2018-1163-00		
DRAWN CSL	CHECKED GB	SECTION 19 & 30	TOWNSHIP 32 S	RANGE 20 E

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper.



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Arduorra.com
License #2610

GREG BAKSIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6956
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\00083\2018\1163\Production\Drawings\TRACT 2-S&L.dwg, December 4, 2019 7:36 AM, ARDURRA GROUP, INC.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12914, PAGE 304 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 19 AND THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°37'17" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AND ITS WESTERLY EXTENSION, RESPECTIVELY, A DISTANCE OF 672.79 FEET; THENCE SOUTH 18°14'37" WEST, ALONG THE EAST RIGHT-OF-WAY U.S. HIGHWAY NO. 301 (STATE ROAD 43), A 182.00 FEET WIDE RIGHT-OF-WAY ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 10010-2504, DATED 04/27/65, A DISTANCE OF 543.79 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST RIGHT-OF-WAY, NORTH 63°14'37" EAST, A DISTANCE OF 105.84 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 384.46 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,155.00 FEET, A CENTRAL ANGLE OF 06°58'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 68°07'24" EAST 384.22 FEET; THENCE SOUTH 64°37'57" EAST, A DISTANCE OF 304.35 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 46.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 53°07'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 51°55'57" WEST 44.72 FEET; THENCE SOUTH 25°22'03" WEST, A DISTANCE OF 177.26 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 358.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,192.00 FEET, A CENTRAL ANGLE OF 17°14'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 33°59'23" WEST 357.40 FEET; THENCE SOUTH 42°36'42" WEST, A DISTANCE OF 294.40 FEET; THENCE NORTH 47°23'18" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SAFFOLD ROAD (DUG CREEK ROAD), A 100.00 FEET WIDE RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 1777, PAGE 1017 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 577.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG AFORESAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 301 (STATE ROAD 43), 312.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,432.40 FEET, A CENTRAL ANGLE OF 12°30'23", AND A CHORD BEARING AND DISTANCE OF NORTH 23°51'47" EAST 312.04 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY, NORTH 18°14'37" EAST, A DISTANCE OF 263.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.753 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, BEING SOUTH 89°37'17" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

TRACT 2

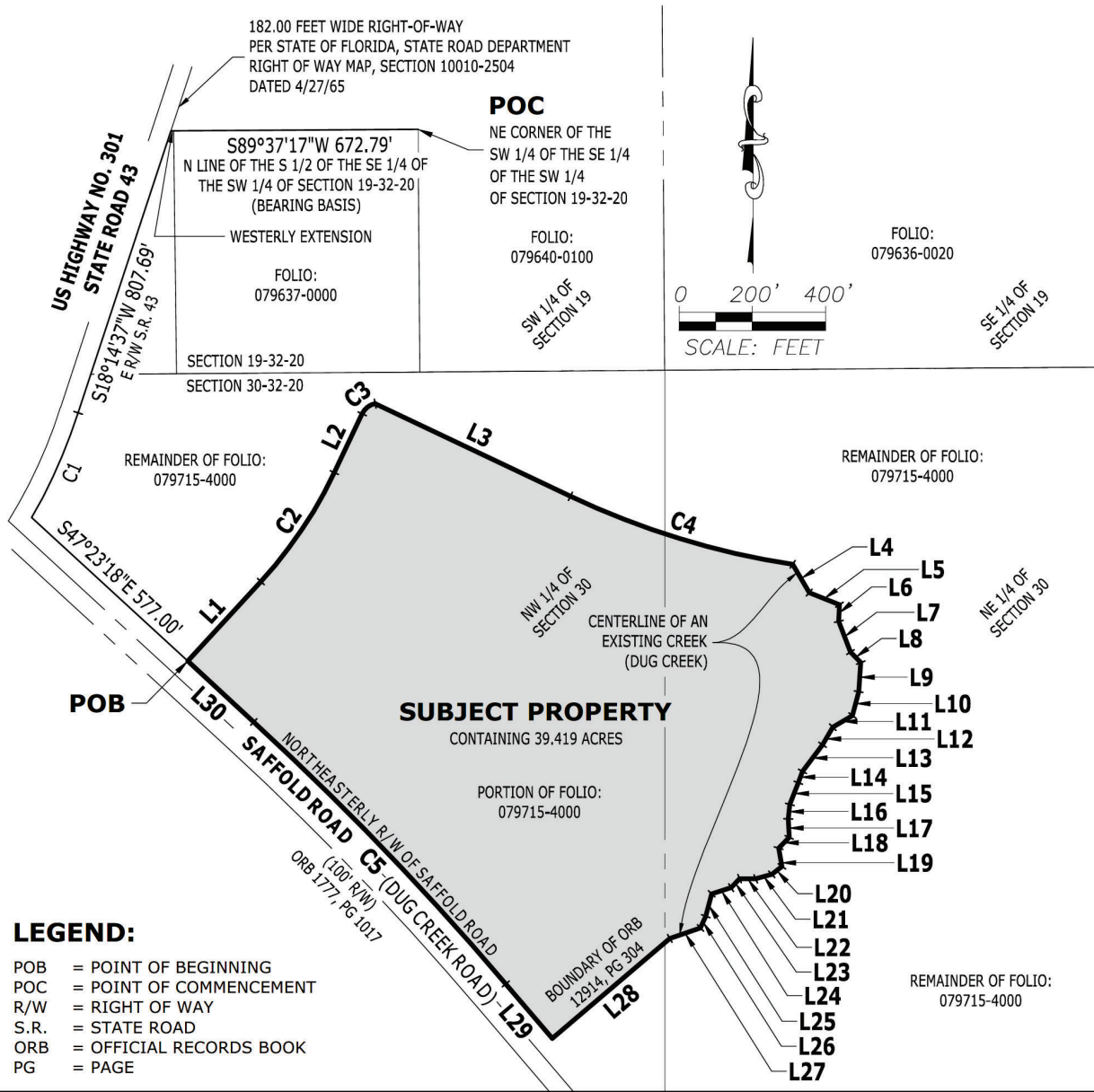


4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

C:\SURVEY\00083\2018\1163\Production\Drawings\TRACT 2-S&L.dwg, December 4, 2019 7:36 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

**SECTION 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA**



TRACT 3

SCALE 1" = 400'	DATE 12/04/2019	JOB No. 00083-2018-1163-00		
DRAWN CSL	CHECKED GB	SECTION 30	TOWNSHIP 32 S	RANGE 20 E

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper.



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

GREG BAKSIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6956
CERTIFICATE OF AUTHORIZATION No. LB 2610

C:\SURVEY\00083\201811163\Production\Drawings\TRACT 3-S&L.dwg, December 4, 2019 7:24 AM, ARDURRA GROUP, INC.

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N42°36'42"E	294.40'
L2	N25°22'03"E	177.26'
L3	S64°37'57"E	588.37'
L4	S30°32'54"E	89.17'
L5	S68°14'41"E	88.61'
L6	S02°15'37"W	45.45'
L7	S20°53'14"E	89.33'
L8	S44°22'41"E	40.26'
L9	S04°14'11"W	79.25'
L10	S14°31'56"W	67.65'
L11	S59°36'42"W	61.85'
L12	S30°06'48"W	55.43'
L13	S37°17'05"W	90.87'
L14	S20°05'49"W	32.83'
L15	S21°14'11"W	63.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	S06°14'11"W	39.62'
L17	S02°58'04"E	50.43'
L18	S44°38'59"W	41.07'
L19	S10°05'57"E	50.65'
L20	S51°46'38"W	34.89'
L21	S74°46'38"W	45.55'
L22	N89°30'12"W	43.79'
L23	S43°10'16"W	33.52'
L24	S72°06'49"W	55.51'
L25	S14°46'38"W	62.99'
L26	S24°57'12"W	34.89'
L27	S71°03'06"W	88.53'
L28	S49°35'12"W	420.00'
L29	N40°24'48"W	194.94'
L30	N47°23'18"W	244.44'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	312.66'	1,432.40'	12°30'23"	S23°51'47"W	312.04'
C2	358.75'	1,192.00'	17°14'39"	N33°59'23"E	357.40'
C3	46.36'	50.00'	53°07'48"	N51°55'57"E	44.72'
C4	634.95'	2,183.00'	16°39'55"	S72°57'54"E	632.72'
C5	990.28'	8,134.68'	6°58'30"	N43°54'03"W	989.67'

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, BEING SOUTH 89°37'17" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

TRACT 3



4921 Memorial Highway
 One Memorial Center, Suite 300
 Tampa, Florida 33634
 Phone: (813) 880-8881
 www.Ardurra.com
 License #2610

Q:\SURVEY\000883\2018\1163\Production\Drawings\TRACT 3-S&L.dwg, December 4, 2019 7:24 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12914, PAGE 304 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°37'17" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AND ITS WESTERLY EXTENSION, RESPECTIVELY, A DISTANCE OF 672.79 FEET; THENCE SOUTH 18°14'37" WEST, ALONG THE EAST RIGHT-OF-WAY U.S. HIGHWAY NO. 301 (STATE ROAD 43), A 182.00 FEET WIDE RIGHT-OF-WAY ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 10010-2504, DATED 04/27/65, A DISTANCE OF 807.69 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY, SOUTHWESTERLY 312.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,432.40 FEET, A CENTRAL ANGLE OF 12°30'23", AND A CHORD BEARING AND DISTANCE OF SOUTH 23°51'47" WEST 312.04 FEET; THENCE SOUTH 47°23'18" EAST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SAFFOLD ROAD (DUG CREEK ROAD), A 100.00 FEET WIDE RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 1777, PAGE 1017 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 577.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42°36'42" EAST, A DISTANCE OF 294.40 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 358.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,192.00 FEET, A CENTRAL ANGLE OF 17°14'39", AND A CHORD BEARING AND DISTANCE OF NORTH 33°59'23" EAST 357.40 FEET; THENCE NORTH 25°22'03" EAST, A DISTANCE OF 177.26 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 46.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 53°07'48", AND A CHORD BEARING AND DISTANCE OF NORTH 51°55'57" EAST 44.72 FEET; THENCE SOUTH 64°37'57" EAST, A DISTANCE OF 588.37 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 634.95 FEET, MORE OR LESS, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,183.00 FEET, A CENTRAL ANGLE OF 16°39'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 72°57'54" EAST 632.72 FEET TO THE CENTERLINE OF AN EXISTING CREEK KNOWN AS DUG CREEK; THENCE MEANDER ALONG SAID CENTERLINE OF DUG CREEK THE FOLLOWING TWENTY-FOUR (24) COURSES: 1) SOUTH 30°32'54" EAST, A DISTANCE OF 89.17 FEET; 2) SOUTH 68°14'41" EAST, A DISTANCE OF 88.61 FEET; 3) SOUTH 02°15'37" WEST, A DISTANCE OF 45.45 FEET; 4) SOUTH 20°53'14" EAST, A DISTANCE OF 89.33 FEET; 5) SOUTH 44°22'41" EAST, A DISTANCE OF 40.26 FEET; 6) SOUTH 04°14'11" WEST, A DISTANCE OF 79.25 FEET; 7) SOUTH 14°31'56" WEST, A DISTANCE OF 67.65 FEET; 8) SOUTH 59°36'42" WEST, A DISTANCE OF 61.85 FEET; 9) SOUTH 30°06'48" WEST, A DISTANCE OF 55.43 FEET; 10) SOUTH 37°17'05" WEST, A DISTANCE OF 90.87 FEET; 11) SOUTH 20°05'49" WEST, A DISTANCE OF 32.83 FEET; 12) SOUTH 21°14'11" WEST, A DISTANCE OF 63.40 FEET; 13) SOUTH 06°14'11" WEST, A DISTANCE OF 39.62 FEET; 14) SOUTH 02°58'04" EAST, A DISTANCE OF 50.43 FEET; 15) SOUTH 44°38'59" WEST, A DISTANCE OF 41.07 FEET; 16) SOUTH 10°05'57" EAST, A DISTANCE OF 50.65 FEET; 17) SOUTH 51°46'38" WEST, A DISTANCE OF 34.89 FEET; 18) SOUTH 74°46'38" WEST, A DISTANCE OF 45.55 FEET; 19) NORTH 89°30'12" WEST, A DISTANCE OF 43.79 FEET; 20) SOUTH 43°10'16" WEST, A DISTANCE OF 33.52 FEET; 21) SOUTH 72°06'49" WEST, A DISTANCE OF 55.51 FEET; 22) SOUTH 14°46'38" WEST, A DISTANCE OF 62.99 FEET; 23) SOUTH 24°57'12" WEST, A DISTANCE OF 34.89 FEET; 24) SOUTH 71°03'06" WEST, A DISTANCE OF 88.53 FEET; THENCE SOUTH 49°35'12" WEST, ALONG THE BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12914, PAGE 304 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 420.00 FEET; THENCE ALONG AFORESAID NORTHEASTERLY RIGHT-OF-WAY OF SAFFOLD ROAD (DUG CREEK ROAD) THE FOLLOWING THREE (3) COURSES: 1) NORTH 40°24'48" WEST, A DISTANCE OF 194.94 FEET TO A POINT ON A CURVE TO THE LEFT; 2) NORTHWESTERLY 990.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,134.68 FEET, A CENTRAL ANGLE OF 06°58'30", AND A CHORD BEARING AND DISTANCE OF NORTH 43°54'03" WEST 989.67 FEET; 3) NORTH 47°23'18" WEST, A DISTANCE OF 244.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.419 ACRES.

TRACT 3



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

C:\SURVEY\00083\2018\1163\Production\Drawings\TRACT 3-S&L.dwg, December 4, 2019 7:24 AM, ARDURRA GROUP, Inc.

Description Sketch

(Not A Survey)

DESCRIPTION: BERRY BAY CDD - NORTH (Prepared by GeoPoint Surveying, Inc)

A parcel of land lying in the Southeast 1/4 of Section 19, Township 32 South, Range 20 East, Hillsborough County, Florida, said parcel being more particularly described as follows:



COMMENCE at the Southeast corner of said Southeast 1/4 of Section 19; thence along the North boundary of Berry Bay Subdivision Villages E, G, and L, according to the plat thereof, as recorded in Plat Book 142, Page 76, of the Public Records of Hillsborough County, Florida, S 89°25'38" W, a distance of 330.12 feet to the **POINT OF BEGINNING**. thence continuing along said North boundary of said Berry Bay Subdivision Villages E, G, and L, N 89°25'38" W, a distance of 2350.79 feet to the Southwest corner of the Southeast 1/4 of said Section 19, thence along the West boundary of Southwest 1/4 of said Section 19, N 00°23'43" W, a distance of 1291.61 feet to the South Right of Way of Bonita Drive, according to Official Records Instrument # 2021436196, of said Public Records; thence N 89°40'55" E, a distance of 406.84 feet; thence S 00°18'37" E, a distance of 609.95 feet; thence N 89°43'38" E, a distance of 373.11 feet; thence N 59°20'55" E, a distance of 87.13 feet; thence N 89°40'35" E, a distance of 477.22 feet to a point on the West boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 19; thence along said West boundary, N 00°13'33" W, a distance of 565.79 feet to a point on aforesaid South Right of Way of Bonita Drive; thence along said South Right of Way, N 89°42'25" E, a distance of 60.00 feet; thence departing said South Right of Way, S 00°15'50" E, a distance of 620.11 feet to a point on a line 660.00 feet South and parallel with the North boundary of said Southeast 1/4 of the Southeast 1/4; thence continue along said line, N 89°42'33" E, a distance of 300.33 feet; thence N 00°12'23" W, a distance of 440.22 feet; thence N 89°25'38" E, a distance of 135.00 feet; thence N 00°09'28" W, a distance of 4.11 feet; thence N 89°41'11" E, a distance of 165.33 feet; thence N 00°17'50" W, a distance of 174.92 feet to aforesaid South Right of Way of Bonita Drive; thence along said South Right of Way, N 89°42'33" E, a distance of 691.04 feet to a point on the West boundary of the Southwest 1/4 of said Section 20; thence along said West boundary S 00°12'00" E, a distance of 639.44 feet, thence leaving said West line S 89°33'38" W, a distance of 330.28 feet to the West boundary of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 & Southerly extension thereof thence along said Westerly boundary and the Southerly extension thereof, S 00°12'59" E, a distance of 639.83 feet to the **POINT OF BEGINNING**.

Containing 56.367 acres, more or less.

NOTES:

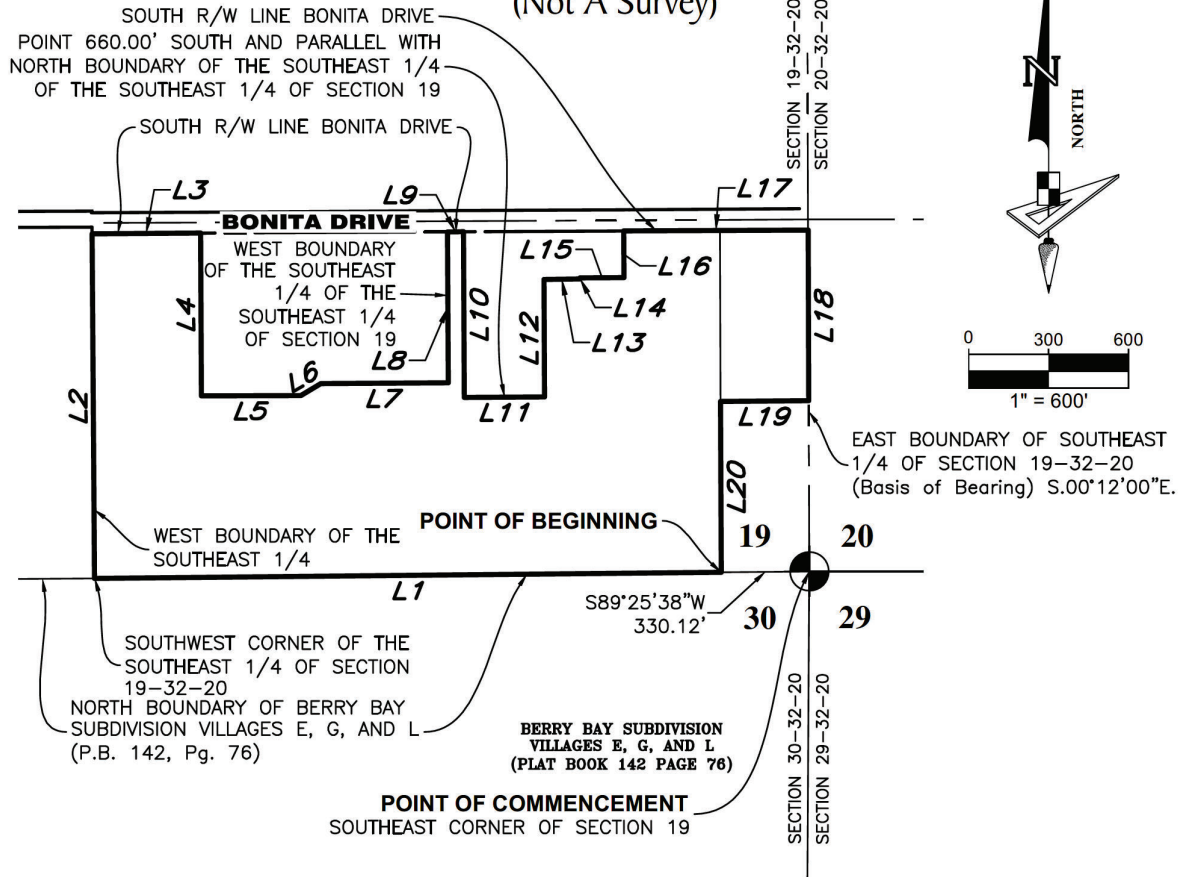
1.) Bearings shown hereon are based on the East Line of the Southeast 1/4 of Section 19, having a Grid bearing of S.00°12'00"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

2.) This Description and Sketch has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

	Digitally signed by John D. Weigle	JOB #: 160841-8-EPG.8.01															
	Date: 2024.03.12 08:18:50 -04'00'	DRAWN: SWM DATE: 03/11/2024 CHECKED: JDW	Prepared For: Eisenhower Property Group														
	John D. Weigle LS5246	Revisions															
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN</th> </tr> </thead> <tbody> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> </tbody> </table>	DATE	DESCRIPTION	DRAWN	---	---	---	---	---	---	---	---	---	---	---	---
DATE	DESCRIPTION	DRAWN															
---	---	---															
---	---	---															
---	---	---															
---	---	---															
		West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurveying.com Licensed Business No.: LB7768															

Description Sketch

(Not A Survey)



NOTES:

1.) Bearings shown hereon are based on the East Line of the Southeast 1/4 of Section 19, having a Grid bearing of S.00°12'00"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

Line Data Table		
No.	Bearing	Length
L1	S89°25'38"W	2350.79'
L2	N00°23'43"W	1291.60'
L3	N89°40'55"E	406.84'
L4	S00°18'37"E	609.95'
L5	N89°43'38"E	373.11'
L6	N59°20'55"E	87.13'
L7	N89°40'35"E	477.22'
L8	N00°13'33"W	565.79'
L9	N89°42'25"E	60.00'
L10	S00°15'50"E	620.11'

Line Data Table		
No.	Bearing	Length
L11	N89°42'33"E	300.33'
L12	N00°12'23"W	440.22'
L13	N89°25'38"E	135.00'
L14	N00°09'28"W	4.11'
L15	N89°41'11"E	165.33'
L16	N00°17'50"W	174.92'
L17	N89°42'33"E	691.04'
L18	S00°12'00"E	639.44'
L19	S89°33'38"W	330.28'
L20	S00°12'59"E	639.83'

LEGEND

- 20-32-20 — Section-Township-Range
- P.B. - - - Plat Book
- Pg.(s) - - Page(s)
- R/W - - - Right-of-Way

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)


DESCRIPTION: BERRY BAY CDD

All of BERRY BAY SUBDIVISION VILLAGES E, G AND L, according to the plat thereof, as recorded in Plat Book 142, Page 76; along with All of BERRY BAY SUBDIVISION VILLAGE M, according to the plat thereof, as recorded in Plat Book 142, Page 135; along with All of BERRY BAY SUBDIVISION VILLAGE K, according to the plat thereof, as recorded in Plat Book 142, Page 142; along with All of BERRY BAY SUBDIVISION VILLAGE I, according to the plat thereof, as recorded in Plat Book 142, Page 146, all of the Public Records of Hillsborough County, Florida; together with parcels of land lying in Sections 19, 29 & 30, Township 32 South, Range 20 East, and being more particularly described as follows:

BEGIN at the Easternmost corner of said BERRY BAY SUBDIVISION VILLAGES E, G, AND L; thence along the East boundary of said BERRY BAY SUBDIVISION VILLAGES E, G, AND L; S 32°10'01" W, a distance of 4154.11 feet to a point on the Northeasterly Right of Way of SAFFOLD ROAD, also known as DUG CREEK ROAD, as shown on said BERRY BAY SUBDIVISION VILLAGES E, G, AND L; thence along said Northeasterly Right of Way, N 55°47'49" W, a distance of 197.84 feet; thence N 49°03'15" W, a distance of 1261.99 feet to a point on the West boundary of Section 29, Township 32 South, Range 20 East; thence along said West boundary, N 00°22'43" E, a distance of 485.09 feet to the centerline of an existing creek known as Dug Creek, said point hereafter known as "Reference Point A"; thence meander along said centerline of Dug Creek the following twenty one (21) courses: 1) N 71°49'58" W, a distance of 111.12 feet; 2) N 79°21'50" W, a distance of 154.07 feet; 3) S 72°16'36" W, a distance of 79.75 feet; 4) N 48°28'53" W, a distance of 100.66 feet; 5) N 51°16'33" W, a distance of 99.97 feet; 6) N 64°24'08" W, a distance of 92.10 feet; 7) S 89°07'11" W, a distance of 87.67 feet; 8) N 56°04'50" W, a distance of 109.62 feet; 9) N 65°15'10" W, a distance of 103.68 feet; 10) N 87°23'56" W, a distance of 96.93 feet; 11) N 40°50'03" W, a distance of 149.63 feet; 12) N 65°11'31" W, a distance of 109.43 feet; 13) N 84°41'38" W, a distance of 101.73 feet; 14) S 87°13'30" W, a distance of 100.15 feet; 15) N 63°17'24" W, a distance of 111.58 feet; 16) S 38°55'28" W, a distance of 160.48 feet; 17) N 73°11'24" W, a distance of 104.26 feet; 18) N 66°39'45" W, a distance of 108.59 feet; 19) N 56°04'33" W, a distance of 118.40 feet; 20) S 57°25'23" W, a distance of 114.36 feet; 21) S 56°58'16" W, a distance of 107.26 feet; thence departing said Centerline of Dug Creek, S 00°22'43" W, a distance of 174.00 feet to a point on aforesaid Northeasterly Right of Way of SAFFOLD ROAD; thence along said Northeasterly Right of Way, 218.98 feet along the arc of a non-tangent curve to the right having a radius of 637.11 feet and a central angle of 19°41'34" (chord bearing N 50°13'31" W, 217.90 feet); thence N 40°24'48" W, a distance of 219.00 feet; thence departing said North Right of Way, N 49°35'12" E, a distance of 254.78 feet to the Centerline of aforesaid existing creek; thence along said centerline, the following nine (9) courses: 1) N 19°00'36" E, a distance of 230.00 feet; 2) N 42°21'34" W, a distance of 108.06 feet; 3) N 16°25'27" W, a distance of 118.21 feet; 4) N 22°41'16" W, a distance of 113.38 feet; 5) N 18°00'39" W, a distance of 116.82 feet; 6) N 26°15'44" W, a distance of 111.38 feet; 7) N 43°51'27" W, a distance of 108.20 feet; 8) N 46°55'35" W, a distance of 108.70 feet; 9) S 82°51'08" W, a distance of 196.89 feet to a point on the Easterly boundary of that certain property as described in Official Records Instrument 2021583880, of said Public Records; thence along said Easterly boundary, S 49°35'09" W, a distance of 420.00 feet to aforesaid Northeasterly Right of Way of SAFFOLD ROAD; thence along said Northeasterly Right of Way, N 40°24'48" W, a distance of 194.94 feet; thence northwesterly, 990.29 feet along the arc of a tangent curve to the left having a radius of 8134.68 feet and a central angle of 06°58'30" (chord bearing N 43°54'03" W, 989.68 feet); thence N 47°23'18" W, a distance of 821.43 feet to the East Right of Way of US HIGHWAY NO. 301 (State Road 43); as shown on said BERRY BAY SUBDIVISION VILLAGES E, G AND L; thence along said East Right of Way, northeasterly, 312.66 feet along the arc of a non-tangent curve to the left having a radius of 1433.59 feet and a central angle of 12°29'46" (chord bearing N 23°51'47" E, 312.04 feet); thence N 18°14'37" E, a distance of 807.69 feet to a point on the Westerly extension of the North boundary of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 19; thence along said Westerly extension, N 89°37'18" E, a distance of 672.80 feet to the Northeast corner of the Southwest 1/4 of said Southeast 1/4 of the Southwest 1/4; thence along the East line of said Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4, S 00°25'15" E, a distance of 660.70 feet to the Southeast corner thereof, said point also being on the Northerly boundary of said BERRY BAY SUBDIVISION VILLAGES E, G, AND L; thence along said Northerly boundary, N 89°37'02" E, a distance of 666.48 feet to the Southeast corner of said Southwest 1/4 of Section 19;

Continued on Sheet 2.

Digitally signed
by John D.
Weigle
Date:
2024.04.11
13:51:10 -04'00'



John D. Weigle **LS5246**

JOB #: 160841-2.BBD BB 003		
DRAWN: DSC	DATE: 07/13/2023	CHECKED: JDW
Prepared For: Berry Bay Development, LLC		
Revisions		
DATE	DESCRIPTION	DRAWN
11/8/23	Add parcel to boundary	DMM
4/10/24	Area Calculations Corrected	DSC
---	---	---
---	---	---

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

EXHIBIT B
New District Boundaries

Description Sketch

(Not A Survey)

Continued from Sheet 1.

thence along the East boundary of said Southwest 1/4, N 00°23'43" W, a distance of 1291.61 feet to a point on the South Right of Way of Bonita Drive, according to Official Records Instrument # 2021436196, of said Public Records; thence N 89°40'55" E, a distance of 406.84 feet; thence S 00°18'37" E, a distance of 609.95 feet; thence N 89°43'38" E, a distance of 373.11 feet; thence N 59°20'55" E, a distance of 87.13 feet; thence N 89°40'35" E, a distance of 477.22 feet to a point on the West boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 19; thence along said West boundary, N 00°13'33" W, a distance of 565.79 feet to a point on aforesaid South Right of Way of Bonita Drive; thence along said South Right of Way, N 89°42'25" E, a distance of 60.00 feet; thence departing said South Right of Way, S 00°15'50" E, a distance of 620.11 feet to a point on a line 660.00 feet South and parallel with the North boundary of said Southeast 1/4 of the Southeast 1/4; thence continue along said line, N 89°42'33" E, a distance of 300.33 feet; thence N 00°12'23" W, a distance of 440.22 feet; thence N 89°25'38" E, a distance of 135.00 feet; thence N 00°09'28" W, a distance of 4.11 feet; thence N 89°41'11" E, a distance of 165.33 feet; thence N 00°17'50" W, a distance of 174.92 feet to aforesaid South Right of Way of Bonita Drive; thence along said South Right of Way, N 89°42'33" E, a distance of 691.04 feet to a point on the West boundary of the Southwest 1/4 of said Section 20; thence along said West boundary S 00°12'00" E, a distance of 639.44 feet, thence leaving said West line S 89°33'38" W, a distance of 330.28 feet to the West boundary of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 & Southerly extension thereof thence along said Westerly boundary and the Southerly extension thereof, S 00°12'59" E, a distance of 639.83 feet to a point on aforesaid Northerly boundary of BERRY BAY SUBDIVISION VILLAGES E, G, AND L; thence along said Northerly boundary, N 89°25'38" E, a distance of 330.12 feet to the Southeast corner of said Section 19; thence along said North boundary of said BERRY BAY SUBDIVISION VILLAGES E, G, AND L, the following three (3) courses: 1) S 89°55'05" E, a distance of 1979.38 feet; 2) S 00°05'40" E, a distance of 1050.69 feet; 3) S 89°56'45" E, a distance of 1325.96 feet to the **POINT OF BEGINNING**.

Containing 488.931 acres, more or less.

LESS & EXCEPT:

DESCRIPTION: A parcel of land lying in Section 29, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at aforesaid Reference Point "A"; thence along the West boundary of said Section 29; N 00°22'44" E, a distance of 469.72 feet to the Southwest corner of the Northwest 1/4 of said Section 29; thence continue along said West boundary, N 00°19'20" E, a distance of 498.49 feet; thence S 89°35'23" E, a distance of 658.93 feet; thence S 00°26'55" E, a distance of 329.48 feet; thence S 89°38'18" E, a distance of 35.51 feet; thence S 23°46'27" E, a distance of 376.27 feet; thence S 58°52'30" W, a distance of 353.16 feet; thence S 69°26'38" W, a distance of 169.65 feet; thence S 83°08'26" W, a distance of 396.27 feet to the **POINT OF BEGINNING**.

Containing 14.974 acres, more or less.

Total containing 473.947 acres, more or less.

NOTES:

1.) Bearings shown hereon are based on the West Line of the Southwest 1/4 of Section 20, having a Grid bearing of N.00°12'00"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

2.) This Description and Sketch has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

See Sheet 1 for Signature & Revisions

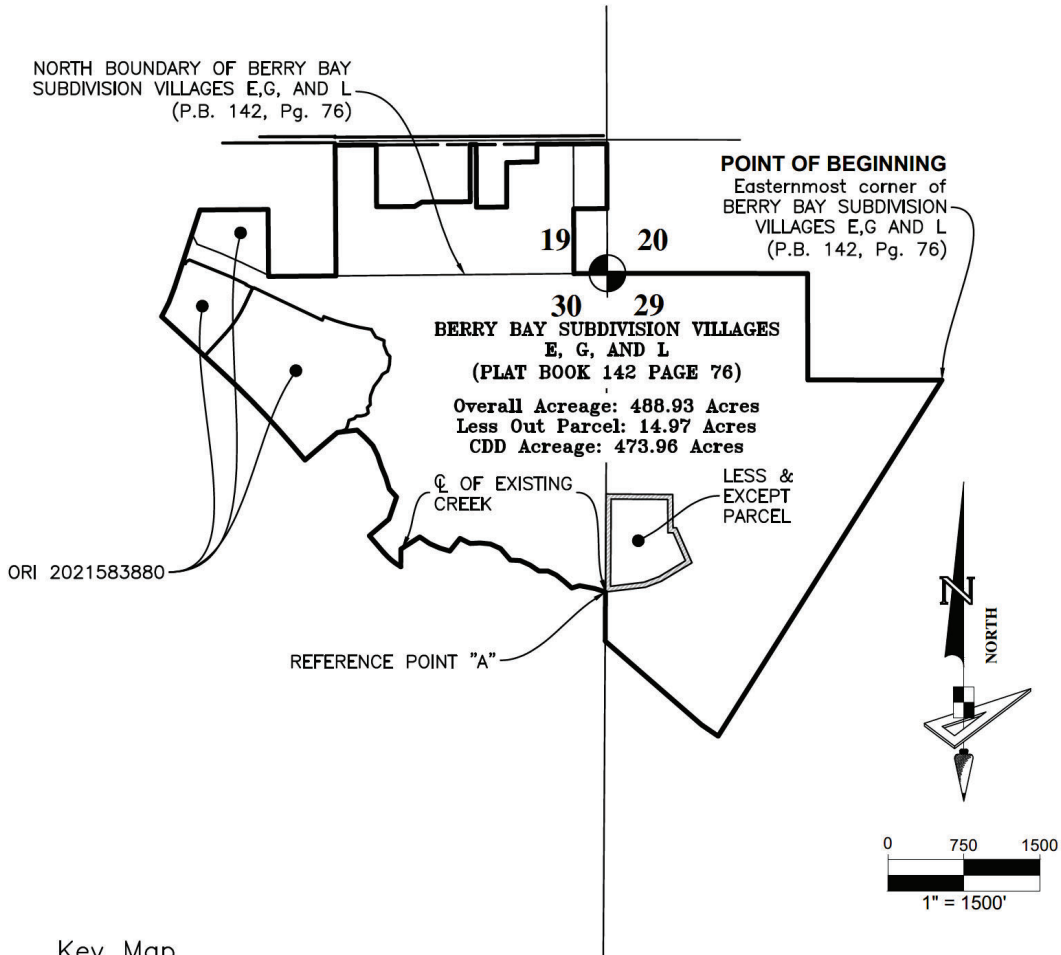
West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



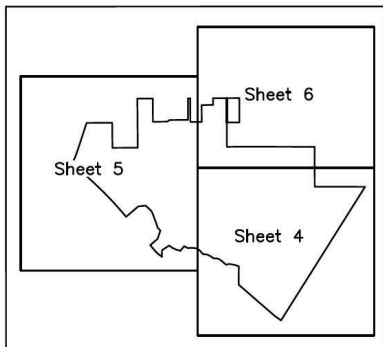
GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)



Key Map



LEGEND

P.B. --- Plat Book
Pg.(s) --- Page(s)
--- Less Out Parcel Boundary

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768



GeoPoint
Surveying, Inc.

Description Sketch

MATCH LINE SEE SHEET 6 OF 7

(Not A Survey)

MATCH LINE SEE SHEET 5 OF 7

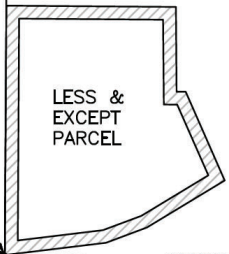
**BERRY BAY SUBDIVISION VILLAGES E, G, AND L
(PLAT BOOK 142 PAGE 76)**

POINT OF BEGINNING
Easternmost corner of BERRY BAY SUBDIVISION VILLAGES E, G AND L
(P.B. 142, Pg. 76)
Western line of O.R.B. 5289, Pg. 660 TECO

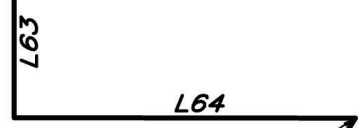
SECTION 30-32-20
SECTION 29-32-20

SECTION 30-32-20
SECTION 29-32-20

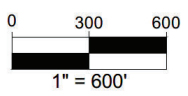
L15
C OF EXISTING
CREEK
L14
L13
L11
L9
L6
L12
L10
L8
L5
L7
L4
L3



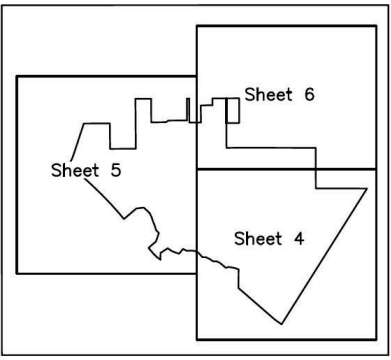
REFERENCE POINT "A"
WEST BOUNDARY OF SECTION 29
SAFFOLD ROAD
(P.B. 142, Pg. 76)



4154.11'
S32°10'01"W



Key Map



- LEGEND**
- O.R.B. — Official Records Book
 - P.B. — Plat Book
 - Pg.(s) — Page(s)
 - Less Out Parcel Boundary

See Sheet 1 for Signature & Revisions
See Sheet 7 for Line and Curve Tables

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

POINT 660.00' SOUTH AND PARALLEL WITH
NORTH BOUNDARY OF THE SOUTHEAST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 19

NORTHEAST CORNER OF THE SOUTHWEST
1/4 OF THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 19

WESTERLY EXTENSION OF THE
NORTH LINE OF THE SOUTH 1/2
OF THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 19

East R/W of US HIGHWAY
301 STATE ROAD 43
STATE ROAD DEPARTMENT
10010-2504

US HIGHWAY 301
STATE ROAD 43
RIGHT-OF-WAY

ORI 2021583880

ORI 2021583880

ORI 2021583880

EAST BOUNDARY OF THE
SOUTHWEST 1/4
SOUTHWEST CORNER OF THE
SOUTHWEST 1/4 OF SECTION
19-32-20

NORTH BOUNDARY OF BERRY BAY
SUBDIVISION VILLAGES E, G, AND L
(P.B. 142, Pg. 76)

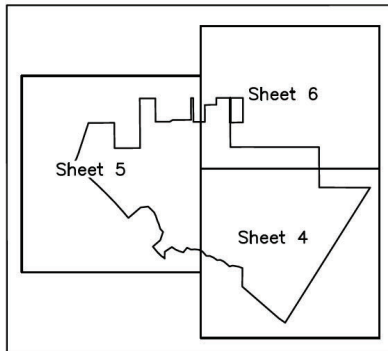
SOUTHEAST CORNER OF
THE SOUTHWEST 1/4 OF
THE SOUTHWEST 1/4 OF
SECTION 19

BERRY BAY SUBDIVISION
VILLAGES E, G, AND L
(PLAT BOOK 142 PAGE 76)

NORTH R/W OF SAFFOLD ROAD
SAFFOLD ROAD
RIGHT-OF-WAY



Key Map



LEGEND

- P.B. --- Plat Book
- Pg.(s) --- Page(s)
- R/W --- Right-of-Way

See Sheet 1 for Signature & Revisions
See Sheet 7 for Line and Curve Tables

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768

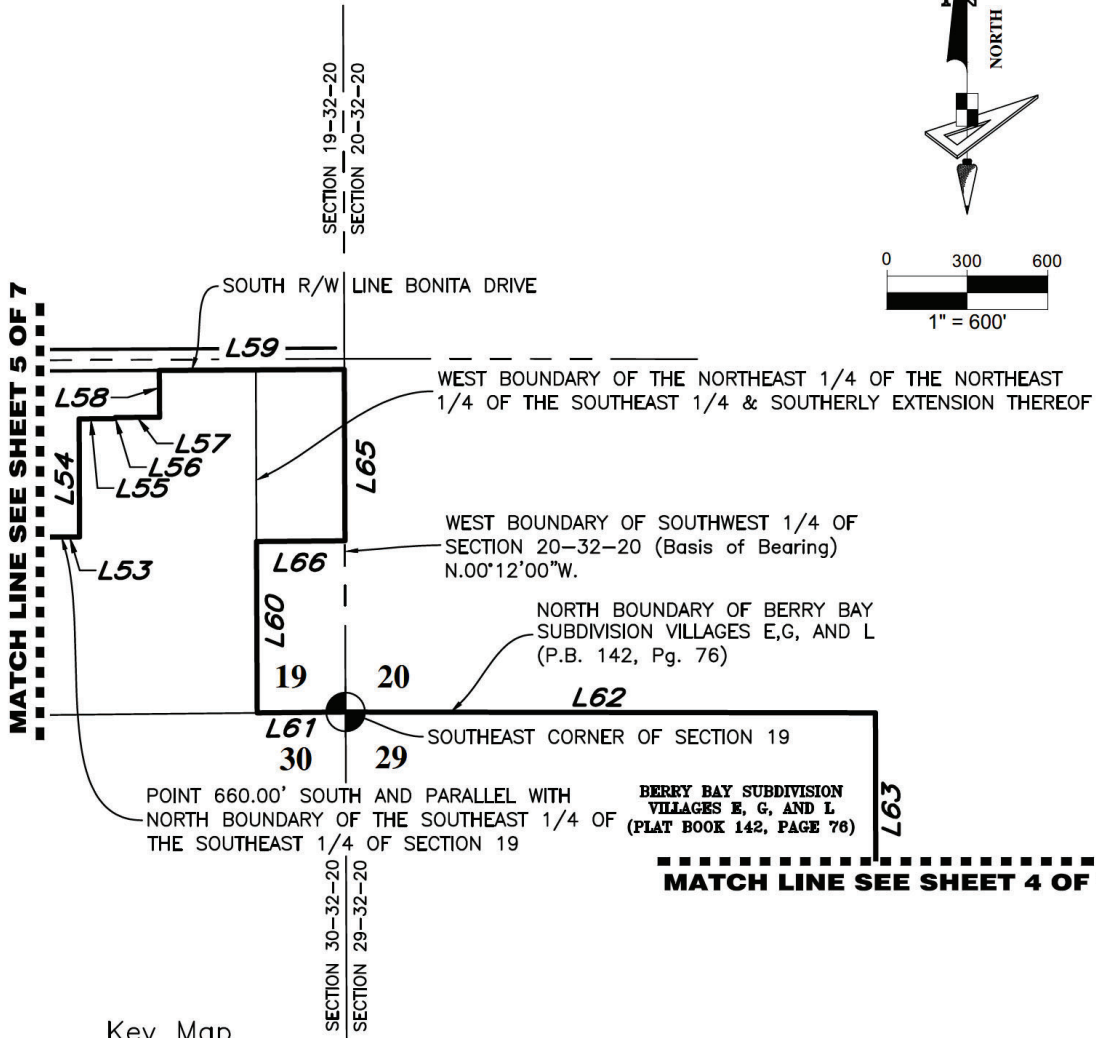
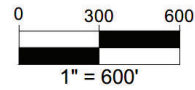


MATCH LINE SEE SHEET 6 OF 7

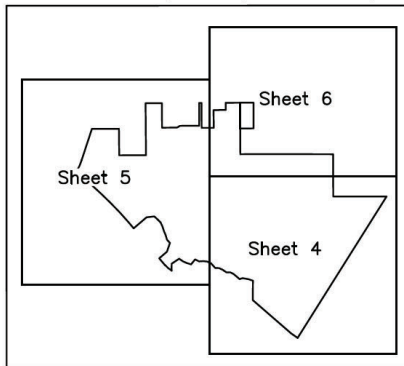
MATCH LINE SEE SHEET 4 OF 7

Description Sketch

(Not A Survey)



Key Map



- LEGEND**
- 20-32-20 — Section-Township-Range
 - P.B. - - - Plat Book
 - Pg.(s) - - - Page(s)
 - R/W - - - Right-of-Way

See Sheet 1 for Signature & Revisions
See Sheet 7 for Line and Curve Tables

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768



GeoPoint

Surveying, Inc.

Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	N55°47'49"W	197.84'
L2	N49°03'15"W	1261.99'
L3	N00°22'43"E	485.09'
L4	N71°49'58"W	111.12'
L5	N79°21'50"W	154.07'
L6	S72°16'36"W	79.75'
L7	N48°28'53"W	100.66'
L8	N51°16'33"W	99.97'
L9	N64°24'08"W	92.10'
L10	S89°07'11"W	87.67'
L11	N56°04'50"W	109.62'
L12	N65°15'10"W	103.68'
L13	N87°23'56"W	96.93'
L14	N40°50'03"W	149.63'
L15	N65°11'31"W	109.43'
L16	N84°41'38"W	101.73'
L17	S87°13'30"W	100.15'
L18	N63°17'24"W	111.58'
L19	S38°55'28"W	160.48'
L20	N73°11'24"W	104.26'
L21	N66°39'45"W	108.59'
L22	N56°04'33"W	118.40'
L23	S57°25'23"W	114.36'
L24	S56°58'16"W	107.26'
L25	S00°22'43"W	174.00'

Line Data Table		
No.	Bearing	Length
L26	N40°24'48"W	219.00'
L27	N49°35'12"E	254.78'
L28	N19°00'36"E	230.00'
L29	N42°21'34"W	108.06'
L30	N16°25'27"W	118.21'
L31	N22°41'16"W	113.38'
L32	N18°00'39"W	116.82'
L33	N26°15'44"W	111.38'
L34	N43°51'27"W	108.20'
L35	N46°55'35"W	108.70'
L36	S82°51'08"W	196.89'
L37	S49°35'09"W	420.00'
L38	N40°24'48"W	194.94'
L39	N47°23'18"W	821.43'
L40	N18°14'37"E	807.69'
L41	N89°37'18"E	672.80'
L42	S00°25'15"E	660.70'
L43	N89°37'02"E	666.48'
L44	N00°23'43"W	1291.61'
L45	N89°40'55"E	406.84'
L46	S00°18'37"E	609.95'
L47	N89°43'38"E	373.11'
L48	N59°20'55"E	87.13'
L49	N89°40'35"E	477.22'
L50	N00°13'33"W	565.79'

Line Data Table		
No.	Bearing	Length
L51	N89°42'25"E	60.00'
L52	S00°15'50"E	620.11'
L53	N89°42'33"E	300.33'
L54	N00°12'23"W	440.22'
L55	N89°25'38"E	135.00'
L56	N00°09'28"W	4.11'
L57	N89°41'11"E	165.33'
L58	N00°17'50"W	174.92'
L59	N89°42'33"E	691.04'
L60	S00°12'59"E	639.83'
L61	N89°25'38"E	330.12'
L62	S89°55'05"E	1979.38'
L63	S00°05'40"E	1050.69'
L64	S89°56'45"E	1325.96'
L65	S00°12'00"E	639.44'
L66	S89°33'38"W	330.28'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	637.11'	218.98'	19°41'34"	N50°13'31"W	217.90'
C2	8134.68'	990.29'	6°58'30"	N43°54'03"W	989.68'
C3	1433.59'	312.66'	12°29'46"	N23°51'47"E	312.04'

See Sheet 1 for Signature & Revisions
See Sheets 3 through 5 for Sketch

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768



GeoPoint
Surveying, Inc.