

Agenda Item Cover Sheet

Agenda Item Nº.

Meeting Date

September 8, 2021

Consent Section	□ Regular Section	☑ Public Hearing			
Subject: CDD 21-0	592 PETITION TO EXPA	AND THE TOUCH	STONE COMMUNITY DEVE	LOPMENT D	ISTRICT (CDD)
Agency/Department:	Development	Services Departmen	t, Community Development Sec	tion	
Contact Person:	Brian Grady		Contact Phone:	276-8343	
Sign-Off Approvals			٨		
Many	mall 8/25/2	2021	ant		8/25/2021
Deputy County Administrator	1	Date	Department Director		Date
Kevin Bri		2021	Nancy Y. Takem	ori	8/25/2021
Business and Support Services - Approved as to I	inancial inneact Accuracy	Date	County Attorney – Approved as to Legal Sufficiency		Date

STAFF'S RECOMMENDED BOARD MOTION

Approve expansion of the Touchstone 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 approximate total of \$1,620,000 budgeted for CDD-qualified common area infrastructure development costs ("common costs") within the expansion area, it is estimated that \$260,609 (or about 16%) of total 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 September 26, 2017 the Board of County Commissioners (Board) adopted Ordinance 17-24 establishing the Touchstone CDD. On June 16, 2021 the Touchstone CDD, petitioned Hillsborough County to expand the boundaries of the Touchstone Community Development District (CDD). The applicant's representatives is Brian Lamb. The applicant filed revised information on August 3, 2021.

The area of expansion will be + 4.03 acres. The revised Touchstone CDD will be +222.25 acres. It is located on the west side of 78th Street North, between S. 36th Ave. to the north and S. 49th Ave. to the south. See Attachment A for the proposed CDD's location. The new expanded CDD area will consist of the following folios:

47374.0000			
	47374.0000	47374.0000	47374.0000

List of Attachments: A) Location Map B) Consent of Landowners C) Draft Ordinance

The CDD expansion area is located within Planned Development (PD) zoning district PD 19-1038. PD 19-1038 permits a total of 36 single family homes attached townhomes (with minimum lot size of 1,800 square feet and minimum lot width of 18 feet) and/or single-family detached units (with minimum lot sizes of 3,500 and minimum lot width of 35 feet). The applicant proposes in the expansion area approximately 18 townhomes lots and 18 single-family lots (35-foot lot width).

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 CDD-qualified common cost of improvements in the expansion area as being approximately 1,620,000. 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 CDD-qualified common 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.

Description	<u>Original</u> <u>Construction</u> <u>Budget</u>	<u>Expansion</u> <u>Area</u> <u>Construction</u> <u>Budget</u>	<u>Total</u> Construction <u>Budget</u>
Stormwater Management	\$6,986,000	\$311,025	\$7,297,025
Utilities (Water & Sewer)	9,780,400	435,440	10,215,840
Roadway	11,177,600	497,645	11,675,245
Landscape/Hardscape	3,000,000	133,565	3,133,565
Offsite Improvements	<u>1,400,000</u>	<u>62,325</u>	<u>1,462,325</u>
Total Eligible Project Costs	\$32,344,000	\$1,440,000	\$33,784,000
Additional Private Development Costs	<u>0</u>	180,000	180,000
Total Projected Construction Costs	\$32,344,000	\$1,620,000	\$33,964,000

Financing Summary:

The Petitioner has applied to expand the District boundaries by approximately 4.03 acres in order to include an additional estimated 36 residential lots. The County confirmed with the Petitioner's counsel that assessment levels of lots located within the existing CDD boundaries will not be increased or otherwise adversely impacted by the expansion. Assessments levels on the additional approximate 36 lots will be sufficiently high to fully repay the debt associated with infrastructure improvements to be located within the expansion area.

The intent of the Petitioner is to use a mix of CDD bonds, bank loans and equity to fund construction of infrastructure improvements which will directly benefit landowners within the CDD expansion area boundaries. Long-term CDD bonds ("A bonds") are repaid over a period of 30 years via annual assessments levied on the landowners, which at different points in the project's life cycle may be the developer, homebuilder(s) or residents depending on the ownership state of the land at the time of assessment. While the developer bears no long-term financial responsibility for repayment of A bond debt assessed on land owned by others, it does bear financial responsibility for the debt over the short-term and until such time as the indebted land is sold to a third party builder. At that point, the builder assumes responsibility for repayment of the affiliated A bond debt until such time as the land is sold to a homebuyer, at which point the homeowner assumes responsibility for repayment of

the debt. Therefore, the financial capacity and willingness of the developer to assumed financial responsibility for the debt through the time of transfer of the land to unaffiliated third-party buyers is of concern. Of the total \$1,620,000 budgeted for expansion area development costs, approximately \$260,609 (or about 16%) of total development costs will be financed with CDD bond financing. The developer will use loan proceeds and owner's equity to fund the remaining development costs. It is anticipated that the expansion area will consist of approximately 18 townhomes and 18 35' single-family detached lots. Annual per-lot assessments will vary by lot size and are projected to range from \$575 (for a townhome) to \$1,117 (for a 35' lot). A complete CDD financing summary is shown below and on the previous page.

Projected Inflows from Issuance of Bonds:	
Bond Proceeds (equal to the par amount)	\$,440,000
Projected Uses of Funds Received:	
Construction of Improvements	\$260,609
Cost of Issuance	75,000
Debt Service Reserve Fund	28,620
Capitalized Interest (for 12 months)	22,000
Underwriter's Discount (2% of Par)	50,000
Contingency Rounding	<u>3,711</u>
Total Projected Uses of Bond Proceeds	\$440,000

(1) Total proposed direct project costs for the expansion area 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

The planned expansion area will consist of approximately 18 townhomes and 18 35' single-family detached lots. Annual per-lot assessments will vary by lot size and are projected to range from \$575 (for a townhome) to \$1,117 (for a 35' lot).

Proposed Facilities Ownership and Maintenance

Description	<u>Ownership &</u> <u>Maintenance</u>
Stormwater Management	CDD
Utilities	City of Tampa
Roads	County
Amenities	CDD
Off-site Improvements	County

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.

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 application to expand the Touchstone CDD. 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

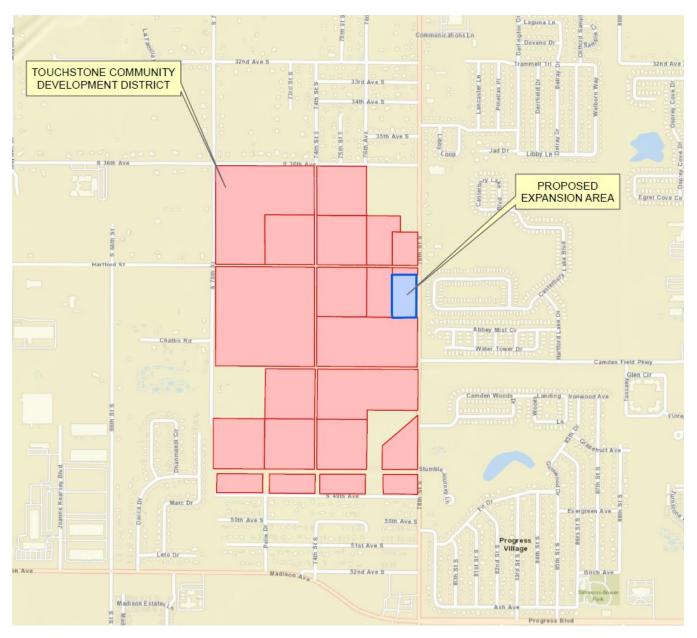
The financial consultant engaged by the Petitioner completed a feasibility study and performed certain other financial analysis in order to evaluate the probability of success of the project. The County reviewed this analysis for reasonableness; however, the fiduciary responsibility for this information 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 establishment of the CDD.

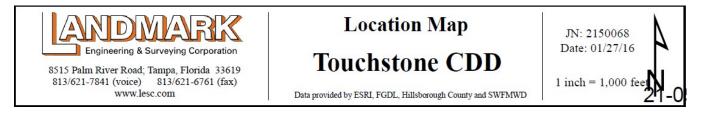
Role of the Underwriter

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





CONSENT AND JOINDER OF LANDOWNER TO ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Lennar Homes, LLC ("Petitioner") intends to submit a petition to expand the Touchstone Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute a portion of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the expansion of the Touchstone Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the expansion of the Touchstone Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the expansion of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is expanded or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if required by Petitioner, consent to expand the Touchstone Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 8th day of February, 2021.

Witnessed:

Print Name: Amarda Bowers

Camden Field, LLC

By: Bing Kearney Its: Manager

Print Name:

21-0952

STATE OF FLORIDA COUNTY OF HLILLSBOROUGH

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [] online notarization, this 8th day of February, 2021, by Bing Kearney, as Manager of Camden Field, LLC. He [X] is personally known to me, or \Box has produced as identification.

moren mand NOTARY PUBLIC, STATE OF FLORIDA

. . .

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



DESCRIPTION:

A portion of Tract 9, SOUTH TAMPA, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, lying within the Southeast 1/4 of Section 35, Township 29 South, Range 19 East and in the Southwest 1/4 of Section 36, Township 29 South, Range 19 East, Hillsborough County Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of said Section 35, said point also being the Northwest corner of the Southwest 1/4 of said Section 36; thence S00°27'49"W., 1425.04 feet along the Easterly boundary line of the Southeast 1/4 of said Section 35 said line also being the Westerly boundary line of the Southwest 1/4 of said Section 36, to the POINT OF BEGINNING, said point being on the Southerly boundary line of the North 90.00 feet of said Tract 9 and the Southerly boundary line of Tract "D", TOUCHSTONE PHASE 2, as recorded in Plat Book 135, Pages 12-19, of the Public Records of Hillsborough County, Florida; thence N.89°43'42"E., 31.16 feet along said Southerly boundary line of the North 90.00 feet of said Tract 9, said Southerly boundary line of said Tract "D" and along the Southerly boundary line of Tract "K, TOUCHSTONE PHASE 1, as recorded in Plat Book 132, Pages 37-51, of the Public Records of Hillsborough County, Florida, to the Westerly right-of-way line of S. 78TH STREET, said line also being the Easterly boundary line of said Tract 9; thence S.00°17'48"W., 554.35 feet along said Westerly right-of-way line and said Easterly boundary line to the Northeast corner of Tract "J" of said TOUCHSTONE PHASE 1; thence S.89°41'28"W., 314.54 feet along the Southerly boundary line of said Tract 9, said line also being the Northerly boundary line of said Tract "J", the Northerly right-of-way line of GLOBE THISTLE DRIVE, and the Northerly boundary line of Lots 19-22, Block 1, of said TOUCHSTONE PHASE 1 to the Southwest corner of the East 1/2 of said Tract 9; thence N.00°06'21"W., 554.53 feet along the Westerly boundary line of the East 1/2 of said Tract 9 and the Easterly boundary line of Lots 25-41, Block 1 of said TOUCHSTONE PHASE 1 to the Southerly boundary line of the North 90.00 feet of said Tract 9 said point also being the Southwest corner of Tract "E", of said TOUCHSTONE PHASE 2, thence N.89°43'42"E., 287.28 feet along said Southerly boundary line of the North 90.00 feet of said Tract 9 and the Southerly boundary line of said Tract "E", Southerly boundary line of Lots 48-53, Block 1, of said TOUCHSTONE PHASE 2, the Southerly right-of-way line of SHOOTING STAR PLACE and the Southerly boundary line of said Tract "D" to the POINT OF BEGINNING.

Containing 4.03 Acres, more or less.

Exhibit A

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 17-24 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; EXPANDING THE BOUNDARIES OF THE TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXPANDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 17-24 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Touchstone Community Development District was created by Hillsborough County Ordinance No. 17-24, approved by the Hillsborough County Board of County Commissioners on September 26, 2017, and encompasses 218.22 acres, more or less; and

WHEREAS, Touchstone Community Development District (the "District"), has petitioned the Board of County Commissioners of Hillsborough County (the "County") to adopt an ordinance expanding the District pursuant to Chapter 190, Florida Statutes, to add approximately 4.03 acres to the District; and

WHEREAS, the real property constituting the approximately 4.03 acres is described in the attached Exhibit "A"; and

WHEREAS, the owners of the approximately 4.03 acres to be added to the District, as described in Exhibit "A," 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 real property described in Exhibit "A", 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;

WHEREAS, the expanded District will constitute a timely, efficient, effective, responsive and economic method of delivering community development services, in the area described in Exhibit "B", 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 ____, 2021 AS FOLLOWS: SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

 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;

 the expansion of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;

 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;

 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;

 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

 the area that will be served by the expanded District is amenable to separate, specialdistrict government; and

 the granting of the Petition complies with the requirements of Chapter 190, Florida Statutes; and

 upon adoption of this Ordinance, all provisions of County Ordinance No. 17-24 will continue to be effective, except as modified herein.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Fla. Stat.;

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. Stats.

2

SECTION 3. BOUNDARY EXPANSION. The area of land described in the attached Exhibit "A" is hereby added to and included within the geographical boundaries of the District. Accordingly, all of the real property identified in Exhibit "B," encompassing 222.25 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. 17-24 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 ______, 2021.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, CINDY STUART, 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 ______, 2021.

CINDY STUART, CLERK

BY:_____

Deputy Clerk

APPROVED BY COUNTY ATTORNEY AS TO FORM AND LEGAL SUFFICIENCY

BY:

Nancy Y. Takemori Assistant County Attomey

EXHIBIT A LEGAL DESCRIPTION OF LANDS TO BE ADDED TO THE DISTRICT

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1. LAND CORPO Number 2. This of original Mapper. 3. No im rights of this surv	TOUCHST feet of said of said TOU boundary li Containing Containing E S: DWARK ENGINEEF BRATIONS' Certific to provide surveyi drawing not valid w seal of a Florida R struments of recom way or okcept as sho HEET 1 R E on	North 90 ONE PH 1 Tract 9 UCHSTC ine of sa 4,03 Ac 4,03 Ac 81 4,03 Ac 14,03 Ac 14,040 Ac 14,040 Ac 14,040 Ac 14,040 Ac 14,040 Ac 14,040 Ac	0.00 fee HASE : and th DNE P id Tra- rres, m rveyment arres, m rve	et of said Tra 2, thence N, the Southerly HASE 2, the ct "D" to the nore or less, and	SURVEYO	being the Southwest 8 feet along said Sout aid Tract "E", Souther way line of SHOOTIN NING. PD8 = POINT OF PO0 = POINT OF PC0 = POINT OF SEC = SECTION RE = PANSE PB = PLAT BOOK (P] = PLAT O.R. = OFFICIAL RS CERTIFICATE conterne to the requirements of Chapter code in effect on the Survey Date shown	BEGINNING STAR P BEGINNING COMMENCEI TWP.= COMMENCEI RECORDS	Tract "E", of s adary line of the y line of Lots - PLACE and the PLACE AND	aid te North 90 48-53, Bloc e Southerly	.00 :k 1, / / Corporatio Dida 33619 1832 (lsx)	

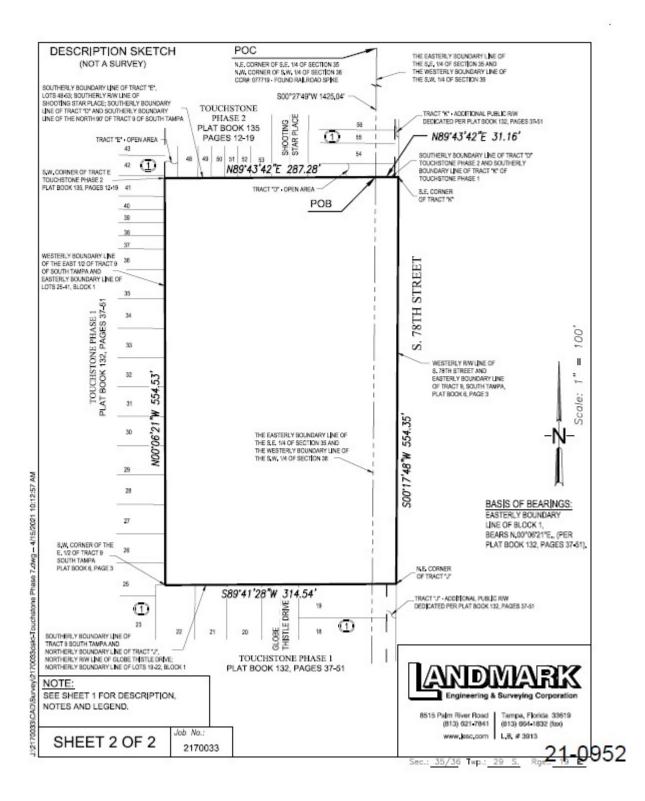


EXHIBIT B LEGAL DESCRIPTION AFTER EXPANSION

	DESCRIPTIC		
DESCRIPTION:	(NOT A S	URVEY)	
PARCEL 1A:			
in the SW 1/4 of Section 3, of the Public Records and 3 in Resolution Num Vacation Area 1 lying Er North of said Tracts 10 a	3, 14 and 15 in the SE 1/4 of Section 35, Township 29 South, Rai 36, Township 29 South, Range 19 East, West of S. 78th Street, 4 of Hillsborough County, Florida, TOGETHER WITH the following ber R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of st of said Tracts 6, 11 and 14 and West of said Tracts 7, 10 and 1 and 11; the South 1/2 of that portion of Right-of-Way Vacation Are uth of said Tracts 13, 14, 15 and 16.	ALL in SOUTH TAMPA, acc portions of the vacated righ f the Public Records of Hills 15; that portion of Right-of-	ording to map or plat thereof recorded in Plat Book 6, Page ts of way described as Right-of-Way Vacation Areas 1, 2 borough County, Florida: that portion of Right-of-Way Nay Vacation Area 2 lying South of said Tracts 6 and 7 and
PARCEL 1B:			
thereof recorded in Plat	38 314 ft. of the East 208 314 ft. thereof in the SE 114 of Section 38 Book 6, Page 3, of the Public Records of Hillsborough County, Fic n Area 2 in Resolution Number R17-032, recorded in O.R. Book 2 said Tract 8.	orida, TOGETHER WITH th	North 1/2 of that portion of vacated right of way described
	following: in the SE 1/4 of Section 35, Township 29 South, Range 19 East, 3 Isborough County, Florida, less the North 208.75 feet.	SOUTH TAMPA, according	to map or plat thereof recorded in Plat Book 6, Page 3, of
PARCEL 1C:			
Public Records of Hillsbo	SE 114 of Section 35, Township 29 South, Range 19 East, SOUT rough County, Florida, TOGETHER WITH the South 112 of that p led in O.R. Book 24800, Pages 1045-1050, of the Public Records	portion of vacated right of wa	y described as Right-of-Way Vacation Area 2 in Resolution
PARCEL 1D:			
Teache 2 3 5 6 and 7 in	the NF 1/4 of Section 2 Townshin 30 South Rooms 10 East 000		nan or olat ikananf aroodad in Diet Baak & Dana 3 - Site
Public Records of Hillsbo Resolution Number R17- 1 lying East of said Track	the NE 1/4 of Section 2, Township 30 South, Range 19 East, SO rough County, Florida, TOGETHER WITH the following portions 032, recorded in O.R. Book 24800, Pages 1045-1050, of the Pub 3 and 6 and West of said Tract 2 and 7; and, the South 1/2 of the	of the vacated rights of way lic Records of Hillsborough	described as Right-of-Way Vacation Areas 1 and 3 in County, Florida: that portion of Right-of-Way Vacation Area
Public Records of Hillsbo Resolution Number R17- 1 lying East of said Track	rough County, Florida, TOGETHER WITH the following portions 032, recorded in O.R. Book 24800, Pages 1045-1050, of the Pub	of the vacated rights of way lic Records of Hillsborough	described as Right-of-Way Vacation Areas 1 and 3 in County, Florida: that portion of Right-of-Way Vacation Area
Public Records of Hillsbo Resolution Number R17- 1 lying East of said Track	rough County, Florida, TOGETHER WITH the following portions: 032, recorded in O.R. Book 24800, Pages 1045-1050, of the Pub 3 and 6 and West of said Trect 2 and 7; and, the South 1/2 of the TINUED ON SHEETS 2 AND 3) NOTES: 1. LANDMARK ENGINEERING & SURVEYING CORPORATIONS Certificate of Authorization Number to provide surveying is LB3913.	of the vecated rights of way vic Records of Hillsborough at portion of Right-of-Way V LEGEND: 2008 = POINT OF BEGINNIN 2002 = POINT OF COMMENC 3802 = POINT OF COMMENC 3802 = RANGE 8 = PLAT BOOK PGS	described as Right-of-Way Vacation Areas 1 and 3 in County, Florida: that portion of Right-of-Way Vacation Area acation Area 3 lying North of said Tracts 2 and 3.
Public Records of Hillsto Resolution Number R17- 1 lying East of seid Trect (DESCRIPTION CON	rough County, Florida, TOGETHÉR WITH the following portions 032, recorded in O.R. Book 24800, Pages 1045-1050, of the Pub 3 and 6 and West of said Tract 2 and 7; and, the South 1/2 of the TINUED ON SHEETS 2 AND 3) NOTES: 1. LANDMARK ENGINEERING & SURVEYING CORPORATIONS Certificate of Authorization Number to provide surveying is LB3913.	of the vecated rights of way lic Records of Hillsborough at portion of Right-of-Way V LEGEND: ROB = POINT OF BEGINNIN ROB = POINT OF BEGINNIN ROE = POINT OF COMMENS SEC. = SECTION TWF ROE = RANGE PI = PLAT RW	described as Right-of-Way Vacation Areas 1 and 3 in County, Florida: that portion of Right-of-Way Vacation Area scation Area 3 lying North of said Tracts 2 and 3. EMENT = TOWINSHIP = PAGES
Public Records of Hillstor Resolution Number R17- 1 lying East of said Track (DESCRIPTION CON	rough County, Florida, TOGETHER WITH the following portions: 032, recorded in O.R. Book 24800, Pages 1045-1050, of the Pub 3 and 6 and West of said Trect 2 and 7; and, the South 1/2 of the TINUED ON SHEETS 2 AND 3) NOTES: 1. LANDMARK ENGINEERING & SURVEYING CORPORTIONS Certificate of Authorization Number to provide surveying is LB3913. 2. This drawing not valid without the signature and original seal of a Florida Registered Surveyor & Mepper. 3. No instruments of record reflecting essements,	of the vecated rights of way lic Records of Hillsborough at portion of Right-of-Way V L E G E N D: 2005 = POINT OF BEGINNIN 2005 = POINT OF BEGINNIN 2005 = POINT OF BEGINNIN 2005 = POINT OF COMMENT 2005 = PLAT 2005 POINT OF COMMENT 2005 = PLAT 2005 POINT OF COMMENT 2005 POINT 2005 POI	described as Right-of-Way Vacation Areas 1 and 3 in County, Florida: that portion of Right-of-Way Vacation Area scation Area 3 lying North of said Tracts 2 and 3. EMENT = TOWINSHIP = PAGES
Public Records of Hillsto Resolution Number R17- 1 lying East of seid Trect (DESCRIPTION CON	rough County, Florida, TOGETHÉR WITH the following portions 032, recorded in O.R. Book 24800, Pages 1045-1050, of the Pub 3 and 6 and West of said Trect 2 and 7; and, the South 1/2 of the TINUED ON SHEETS 2 AND 3) NOTES: 1. LANDMARK ENGINEERING & SURVEYING CORPORATIONS Certificate of Authorization Number to provide surveying is LB3913. 2. This drawing not velid without the signature and original seal of a Florida Registered Surveyor & Mapper.	of the vecated rights of way lic Records of Hillsborough at portion of Right-of-Way V POB = POINT OF BEGINNIN 208 = POINT OF BEGINNIN 208 = POINT OF BEGINNIN 208 = POINT OF COMINEN SEC = SECTION TWP RE = RANGE PI = PLAT ROW D.R. = OFFICIAL RECORDS NOTE:	described as Right-of-Way Vacation Areas 1 and 3 in County, Florida: that portion of Right-of-Way Vacation Area scation Area 3 lying North of said Tracts 2 and 3. EMENT = TOWINSHIP = PAGES
Public Records of Hillstor Resolution Number R17- 1 lying East of said Tred (DESCRIPTION CON SHEET 1 OF 6	rough County, Florida, TOGETHER WITH the following portions: 032, recorded in O.R. Book 24800, Pages 1045-1050, of the Pub 3 and 6 and West of said Trect 2 and 7; and, the South 1/2 of the TINUED ON SHEETS 2 AND 3) N O T E S: 1. LANDMARK ENGINEERING & SURVEYING CORPORATIONS Certificate of Authorization Number to provide surveying is LB3913. 2. This drawing not velid without the signature and original seal of a Florida Registered Surveyor & Mapper. 3. No instruments of record reflecting essements, rights-of-way and/or ownership were furnished to	Of the vecated rights of way Sic Records of Hillsborough at portion of Right-of-Way V DE G E N D: DOB = POINT OF BEGINNING OB = POINT OF BEGINNING C = POINT OF BEGINNING C = POINT OF COMMEND DOB = PLAT OF COMMEND DOK POINT OF CO	described as Right-of-Way Vacation Areas 1 and 3 in County, Florida: that portion of Right-of-Way Vacation Area scation Area 3 lying North of said Tracts 2 and 3. EMENT = TOWINSHIP = PAGES = RIGHT-OF-WAY
Public Records of Hillstor Resolution Number R17- 1 lying East of soid Tred (DESCRIPTION CON DESCRIPTION CON SHEET 1 OF 6 RE) escription	Prough County, Florida, TOGETHÉR WITH the following portions (32, recorded in O.R. Book 24800, Pages 1045-1050, of the Pub 3 and 6 and West of said Trect 2 and 7; and, the South 1/2 of the TINUED ON SHEETS 2 AND 3) NOTES: 1. LANDMARK ENGINEERING & SURVEYING CORPORATIONS Certificate of Authorization Number to provide surveying is LB3913. 2. This drawing not velid without the signature and original seal of a Florida Registered Surveyor & Mapper. 3. No instruments of record reflecting essements, right-of-way and/or ownership were furnished to this surveyor except as shown hereon. VISIONS SURVEYORS (Date Dun, CKd Order No.	OWLER OWLER OF INTER	described as Right-of-Way Vacation Areas 1 and 3 in County, Florida: that portion of Right-of-Way Vacation Area scation Area 3 lying North of said Tracts 2 and 3. EMENT = PAGES = RIGHT-OF-WAY ABLES AND SHEETS 4 & 5 FOR SKETCHES.

DESCRIPTION: (Continued) PARCEL 1E Tacks 1 and 8, bigs packagin in the NE N of Decision 2, Township 30 Bodh, Renge 19 East and packagin in the NW 11 Af Decision 1, Township 30 Bodh, Renge 19 East, Mithel 5, Titos Baset, SOUTH TAMPA, according to map or plat here of recorded in Phal Book 6, Page 3, of the Public Records of Hilbsonagh County, Pages 1186-11800, bigs the Public Records of Hilbsonagh County, Florida, Juing North of and Taret 1. EES AND EXCEPT the following: Appoint of Table 3 and 8, Juing parking in page or plat here of recorded in Phal Book 6, Page 3, of the Public Records of Hilbsonagh County, Pages 1186-11800, Pages 1186-1180, Pages 1186, Pages 128, Pa		DESCRIPTION SKETCH	
PARCEL IE Tack 1 and 1, jung partally in the NE N of Section 2, Township 30 South, Range 19 East and partally in the NW 114 of Section 1, Township 30 South, Range 19 East, Wet of the South 30 Area of Section 3, Township 30 South, Range 19 East, Met of the South 30 Area of Section 3, Township 30 South, Range 19 East, Met of the Pakic Records of Hilbscough County, Florids, Jung North of and Tand 11. LESS MO EXCEFT the following: Apprint of The Met 30 Area of Section 3, Township 30 South, Range 19 East, and partally in the W114 of Section 1, Township 30 South, Range 19 East, and partally in the W114 of Section 1, Township 30 South, Range 19 East, and partally in the W114 of Section 1, Township 30 South, Range 19 East, and partally in the W114 of Section 1, Township 30 South, Range 19 East, and partally in the W114 of Section 1, Township 30 South, Range 19 East, and partally in the W114 of Section 1, Township 30 South, Range 19 East, and partally in the W114 of Section 1, Township 30 South, Range 19 East, and partally in the W114 of Section 2, Township 30 South, Range 19 East, and partally in the W114 of Section 2, Township 30 South, Range 19 East, and partally in the W114 of Section 1, Township 30 South, Range 19 East, and partally in the W114 of Section 2, Township 30 South, Range 19 East, and partally in the W114 of Section 2, Township 30 South, Range 19 East, and partally in the W114 of Section 2, Township 30 South, Range 19 East, and partally in the W114 of Section 2, Township 30 South, Range 19 East, Section 2, Township 30 South, Range 19 East, Section 2, Township 30 South, Range 19 East, and partally in the W114 of Section 3, Township 30 South, Range 19 East, Section 2, Township 30 South, Range 19 East, Section 3, Township 2, South and Section 3, Township 2, South	DESCRIPTION: (Co	(NOT A SURVEY)	
Tack 1 and 8, jing particly in the NE to Section 2, Tearship 30 South, Range 19 East and particly in the NW 114 of Section 1, Tearship 30 South, Range 19 East, Wet of 5, 786 Discess 300HT TAMPA, according to map or plat hered recorder in Pel Book 6, Page 3, of the Public Records of Hilbscrough County, Florida, Jung Morth of and Tack 1. LESS AND DEXCEFT the following: A portion of Tack 1 and 9, by aparticly in the Northeast quarter of Section 2, Tearship 30 South, Range 19 East, and partially in the NW 114 of Section 1, Tearship 30 South, Range 19 East, and partially in the NW 114 of Section 1, Tearship 30 South, Range 19 East, and partially in the NW 114 of Section 1, Tearship 30 South, Range 19 East, and partially in the NW 114 of Section 1, Tearship 30 South, Range 19 East, 300HT TAMPA, according to map or plat hered recorder in Pel Book 5, Page 3, of the Public Records of Hilbscrough County, Florida, which potion a discribed as follows: Page 1, 100HT TAMPA, according to map or plat hered recorder in Pel Book 18, Page 15-A, Public Records of Hilbscrough County, Florida, Nuch potion a discribed as follows: Page 1, 100HT TAMPA, seconding to map or plat hered recorder in Pel Book 18, Page 15-A, Public Records of Hilbscrough County, Florida, TOGETHER, Within Less nu in Southwesterly direction to a point located 40 test Noth of the Southest 200 feel but he Point of Baginnig. PARCEL 1F: Block 1 and Block 2 of Speedeary Park Unit No. 1, as per map or plat hered recorded in Pel Book 18, Page 15-A, Public Records of Hilbscrough County, Florida, TOGETHER, Within Less Tay 1, Souther Page 10-A, Public Records of Hilbscrough County, Florida, TOGETHER, Within Less Tay 2, and 10 R. Book 24800, Pages 1045-1050, of the Public Records of Hilbscrough County, Florida, TOGETHER, Within Less Tay 2, and 14, Biox 18, Page 15-B, of the Public Records of Hilbscrough County, Florida, TOGETHER, Within East Tay 4, and the Speedeary Park Unit No. 2, as per map or plat hered recorded in Pel Book 19, Page 15-B, of the Public R			
S. 276: Detect, SOUTH TAMPA, according to map or plat thered recorder in Pell Book 5, Page 3, of the Public Records of Hilbscrupt Courty, Points, TOSETHER WITH the Detect of the Public Records of Hilbscrupt Courty, Florida, Iving North of and Tract 1. LESS AND DEXCEFT the following: A point of Tract 5 and the public Records of Hilbscrupt Courty, Florida, Iving North of and Tract 1. LESS AND DEXCEFT the following: A point of Tract 5 and the public Records of Hilbscrupt Courty, Florida, Iving North of and Tract 1. LESS AND DEXCEFT the following: A point of Tract 5 and the public Records of Hilbscrupt Courty, Florida, Jving North of and Tract 1. LESS AND DEXCEFT the following: A point of Tract 5 and the public Records of Hilbscrupt Courty, Florida, and points and decoded as follows: Development of the Southeast court of and Tract 1, hence run Fact 1 be East Loundary of Tract 1, section Track, which points a decoded as follows: Development of the Southeast Court of and Tract 1, hence run Fact 1 be East Loundary of Tract 1, section and Stract 1 be point located 20 feel South the North fee said Southwest courter of Tract 8, there run Neuth 200 feel to the Point of Beg South 3, Page 15-A, Public Records of Hilbscrupt Courty, Florida, TOGETHER With Working Hild and Tract 1, hence run an South Records of Hilbscrupt Courty, Florida, TOGETHER With Working Hild and South 2 and the public Records of Hilbscrupt Courty, Florida, TOGETHER With Working Hild and South 2 and the public Records of Hilbscrupt Courty, Florida, TOGETHER With Working Hild and South 2 and prevention feel as and the West 11C of uscated right devy described as Right-Villy Vacation Area 5 in Resolution Number RIT-032, recorded in O.R. Book 24800, Pages 1045-1080, dife Public Records of Hilbscrupt Courty, Florida, TOGETHER With Record J Ribbert 1, South Record as Right-Villy Vacation Area 5 in Resolution Number RIT-032, recorded in O.R. Book 24800, Pages 1045-1080, dife Public Records of Hilbscrupt Courty, Florida, TOGETHER With Record 10 G.R. Book	PARCEL 1E:		
A portion of Treds 1 and 8, uping partially in the Norheast quarter of Section 2, Tournip 30 South, Range 19 Ext, and partially in the With Carl Section 1, Tournip 30 South, Range 19 Ext, South Section 20 Tred 8 and partially in the With Carl Section 1, Tournip 30 South, Range 19 Ext, Southeast	S. 78th Street, SOUTH T South 1/2 of that portion	AMPA, according to map or plat thereof recorded in Plat Book 6, Page 3, of the Public Re of vacated right of way described as Right-of-Way Vacation Area 3 in Resolution Number	ecords of Hillsborough County, Floride, TOGETHER WITH the
A portion of Treds 1 and 8, uping partially in the Norheast quarter of Section 2, Tournip 30 South, Range 19 Ext, and partially in the With Carl Section 1, Tournip 30 South, Range 19 Ext, South Section 20 Tred 8 and partially in the With Carl Section 1, Tournip 30 South, Range 19 Ext, Southeast	LESS AND EXCEPT the	following:	
Block 1 and Block 2 of Speedway Park Unit No. 1 as per map or plat thereof recorded in Plat Block 18, Page 15-4, Public Records of Hilbborough County, Florida. TOGETHER WITH vacated sight of way described as Right-of-Way Vacation Area 5 in Resolution Number R17-032, recorded in O.R. Block 24800, Pages 1045-1050, of the Public Records of Hilbborough County, Florida. PARCEL 19: Block 17 and 18 of Speedway Park Unit No. 2, as per map or plat thereof recorded in Plat Block 18, Page 15-8, of the Public Records of Hilbborough County, Florida, TOGETHER WITH the East 12 of vacated right of way described as Right-of-Way Vacation Area 5 in Resolution Number R17-032, recorded in O.R. Block 24800, Pages 1045-1050, of the Public Records of Hilbborough County, Florida, TOGETHER WITH the East 12 of vacated right of way described as Right-of-Way Vacation Area 5 in Resolution Number R17-032, recorded in O.R. Block 24800, Pages 1045-1050, of the Public Records of Hilbborough County, Florida. LESS AND EXCEPT the clining: Leb 1, 2, 3, 22, 23 and 24, Block 18, Speedway Park Unit No. 2, as per map or plat thereof recorded in Plat Block 18, et Page 15-8 of the Public Records of Hilbborough County, Florida. PARCEL 24: Tracks 3, 4 and 5 in SE 114 of Section 35, Township 29 South, Range 19 East, SOUTH TAMPA, according to the map or plat thereof recorded in Flat Block 6, Page 3 of the Public Records of Hilbborough County, Florida. TOGETHER WITH the Islowing portions of the vacated right of way described as Right-of-Way Vacation Areas 1 wing East of said Track 3, and, the North 12 of that portion of Right-of-Way Vacation Area 1 PARCEL 28: The East 12 of Track 9, Jung parkiely in the SE N of Section 35, Township 29 South, Range 19 East, Weat 05. 78h Steets, SOUTH TAMPA, according to the map or glat	A portion of Tracts 1 and Range 19 East, SOUTH described as follows: Bey the Northwest comer of 8 comer of said Tract 1, th	8, lying partially in the Northeast quarter of Section 2, Township 30 South, Range 19 Eas TAMPA, according to map or plat thereof recorded in Plat Book 6, Page 3, of the Public R jinning at the Southwest comer of said Tract 8 run thence North along the West boundary he South one-half of said Tract 1, thence run East to the East boundary of Tract 1, thence ence run in a Southwesterly direction to a point located 200 feet East of and 320 feet Nort	lecords of Hillsborough County, Florida, which portion is y of Tract 8 and said Tract 1 to a point located 200 feet South of run South to a point located 40 feet North of the Southeast
WITH vacated right of way described as Right-of-Way Vacation Area 5 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hilbsbrough County, Florida. PARCEL 19: Blocks 17 and 18 of Speedway Park Unit No. 2, as per map or plat hereof recorded in Plat Book 18, Page 15-8, of the Public Records of Hilbsbrough County, Florida, TOGETHER, MITH the East 12 of vacated right of way described as Right-of-Way Vacation Area 5 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hilbsbrough County, Florida. LESS AND EXCEPT the following: Lebs 1, 2, 3, 2, 23 and 24, Block 18, Speedway Park Unit No. 2, as per map or plat thereof recorded in Plat Book 18, at Page 15-8 of the Public Records of Hilbsbrough County, Florida. PARCEL 24: Tracks 3, 4 and 5 in SE 114 of Section 35, Township 29 South, Range 19 East, SOUTH TAMPA, according to the map or plat thereof recorded in Plat Book 6, Page 3 of the Public Records of Hilbborough County, Florida. TOGETHER WITH the following portions of the vacated right of way described as Right-of-Way Vacation Areas 1 and 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hilbborough County, Florida. The West 112 of thet portion of Right-of-Way Vacation Areas 1 and 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hilbborough County, Florida. The West 112 of thet portion of Right-of-Way Vacation Area 1 tyng East of said Tred 3; and, the Noth 12 of that portion of Right-of-Way Area 2 tyng South of said Tred 5. PARCEL 28: The East 112 of Tred 8 less North 208.75 feet loggether with the North 90 feet of East 1/2 of Tred 9, Jying parkelly in	PARCEL 1F:		
Blocks 17 and 18 of Speedway Park Unit No. 2, as per map or plot thereof recorded in Plot Book 18, Page 15-8, of the Public Records of Hilbborough County, Florida, TOGETHER WITH the East 12 of vacaded right of way described as Right-of-Way Vacation Axes 5 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hilbborough County, Florida. LESS AND EXCEPT the following: Lab 1, 2, 3, 22, 23 and 24, Block 18, Speedway Park Unit No. 2, as per map or plat thereof recorded in Plot Book 18, et Page 15-8 of the Public Records of Hilbborough County Florida. PARCEL 24: Tracks 3, 4 and 5 in SE 114 of Section 35, Township 29 South, Range 19 East, SOUTH TAMPA, according to the map or plat thereof recorded in Plet Book 6, Page 3 of the Public Records of Hilbborough County, Florida. TOGETHER WITH the following pootron of the vacated right of way described as Right-of-Way Vacation Axes 1 and 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hilbborough County, Florida. The West 112 of that portion of Right-of-Way Vacation Axes 1 lying East of said Tract 3; and, the North 102 of thet portion of Right-of-Way Axes 2 lying South of said Tract 3. PARCEL 28: The East 112 of Tract 8 less North 208.75 feet logether with the North 90 feet of East 112 of Tract 9, lying partially in the SE N of Section 35, Township 29 South, Range 19 East, Book 6, Page 3, of the Public Records of Hilbborough County, Florida. Like Axes 2 line 20 Jung South of said Tract 3. Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hilbborough County, Florida, lying South of said East 112 of Tract 8 less North of said East 112 of Tract 8. (DESCRIPTION CONTINUED ON SHEET 3)	WITH vacated right of wa	y described as Right-of-Way Vacation Area 4 and the West 1/2 of vacated right of way de	escribed as Right-of-Way Vacation Area 5 in Resolution
TOEFTHER WITH the East 1/2 of vacated right of way described as Right-of-Way Vacation Aces 5 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida. LESS AND EXCEPT the following: Lob 1, 2, 3, 22, 23 and 24, Block 18, Speedway Park Unit No. 2, as per map or plat thereof recorded in Plat Book 18, at Page 15-8 of the Public Records of Hillsborough County Florida. PARCEL 2A: Tracts 3, 4 and 5 in SE 114 of Section 35, Township 29 South, Range 19 East, SOUTH TAMPA, according to the map or plat thereof recorded in Plat Book 6, Page 3 of the Public Records of Hillsborough County, Florida. Number R17-932, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida. The Way Vacation Areas 1 and 2 in Resolution Number R17-932, necorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida. Number R17-932, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida. The Way Vacation Areas 1 and 2 in Resolution Number R17-932, necorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida. PARCEL 2B: The East 1/2 of Tract 8 lying partially in the SE N of Section 35, Township 29 South, Range 19 East 3 and the SW 114 of Section 36, Township 29 South, Range 19 East West of S. 78th Street, SOUTH TAMPA, according to the map or plat thereof as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, lying South of said East 1/2 of Tract 8 liele North of said East 1/2 of Tract 8 liele North of said East 1/2 of Tract 8 liele North of said East 1/2 of Tract 9. (DESCRIPTION	PARCEL 1G:		
Lob 1, 2, 3, 22, 23 and 24, Block 18, Speedway Park Unit No. 2, as per map or plat thereof recorded in Plat Book 18, at Page 15-8 of the Public Records of Hillsborough County Floride. PARCEL 24: Tredb 3, 4 and 5 in SE 114 of Section 35, Township 29 South, Range 19 East, SOUTH TAMPA, according to the map or plat thereof recorded in Plat Book 6, Page 3 of the Public Records of Hillsborough County, Florida. TOGETHER WITH the following portions of the vacated rights of way described as Right-of-Way Vacation Areas 1 and 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida: the West 1/2 of that portion of Right-of-Way Vacation Area 1 lying East of said Tred 3; and, the North 1/2 of that portion of Right-of-Way Area 2 lying South of said Tred 5. PARCEL 28: The East 1/2 of Tred 8 less North 208.75 feet logether with the North 90 feet of East 1/2 of Tred 9, lying partially in the SE N of Section 35, Township 29 South, Range 19 East, and partially in the SW 114 of Section 35, Township 29 South, Range 19 East, West 07. 78th 74th 74th 74th 74th 74th 74th 74th 74	TOGETHER WITH the E	ast 1/2 of vacated right of way described as Right-of-Way Vacation Area 5 in Resolution M	
Lob 1, 2, 3, 22, 23 and 24, Block 18, Speedway Park Unit No. 2, as per map or plat thereof recorded in Plat Book 18, at Page 15-8 of the Public Records of Hillsborough County Floride. PARCEL 24: Tredb 3, 4 and 5 in SE 114 of Section 35, Township 29 South, Range 19 East, SOUTH TAMPA, according to the map or plat thereof recorded in Plat Book 6, Page 3 of the Public Records of Hillsborough County, Florida. TOGETHER WITH the following portions of the vacated rights of way described as Right-of-Way Vacation Areas 1 and 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida: the West 1/2 of that portion of Right-of-Way Vacation Area 1 lying East of said Tred 3; and, the North 1/2 of that portion of Right-of-Way Area 2 lying South of said Tred 5. PARCEL 28: The East 1/2 of Tred 8 less North 208.75 feet logether with the North 90 feet of East 1/2 of Tred 9, lying partially in the SE N of Section 35, Township 29 South, Range 19 East, and partially in the SW 114 of Section 35, Township 29 South, Range 19 East, West 07. 78th 74th 74th 74th 74th 74th 74th 74th 74	LESS AND EXCEPT the	following:	
Tracts 2, 4 and 5 in SE 1/4 of Section 35, Township 29 South, Range 19 East, SOUTH TAMPA, seconding to the map or plat thereof recorded in Plat Book 6, Page 3 of the Publi Records of Hilbsorough County, Florida. TOGETHER WITH the following portions of the vacated rights of way described as Right-of-Way Vacation Areas 1 and 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hilbsorough County, Florida: the West 1/2 of that portion of Right-of-Way Vacation Area 1 lying East of said Tract 3; and, the North 1/2 of that portion of Right-of-Way Area 2 lying South of said Tract 5. PARCEL 28: The East 1/2 of Tract 8 less North 208.75 feet logether with the North 90 feet of East 1/2 of Tract 9, lying partially in the SE W of Section 35, Township 29 South, Range 19 East, Book 6, Page 3 of the Public Records of Hilbsborough County, Florida: the Way Vacation Area 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hilbsborough County, Florida, Tampa, Florida 200, Pages 1045-1050, of the Public Records of Hilbsborough County, Florida, lying South of said East 1/2 of Tract 9. (DESCRIPTION CONTINUED ON SHEET 3) CESTIPTION CONTINUED ON SHEET 3 SHEET NOTE: SEE SHEET 3 FOR TABLES AND SHEETS 4 & 5 FOR SKETCHES. Way JoseCoord Tampa, Florida 33819 (013) 064-1032 (tw) Way JOSECON Tampa, Florida 33619 (013) 084-1032 (tw)	Lots 1, 2, 3, 22, 23 and 2	-	18, at Page 15-8 of the Public Records of Hillsborough County
Records of Hillsborough County, Florida. TOGETHER WITH the following portions of the vacated rights of way described as Right-of-Way Vacation Areas 1 and 2 in Resolution Number R17-932, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida: the West 112 of that portion of Right-of-Way Vacation Area 1 lying East of said Tract 3; and, the North 112 of that portion of Right-of-Way Area 2 lying South of said Tract 5. PARCEL 28: The East 1/2 of Tract 8 less North 208.75 feet logether with the North 90 feet of East 1/2 of Tract 9, lying partially in the SE 14 of Section 35, Township 29 South, Range 19 East and patially in the SW 114 of Section 36, Township 29 South, Range 19 East and patially in the SW 114 of Section 36, Township 29 South, Range 19 East 300 k 6, Page 3, of the Public Records of Hillsborough County, Florida, TOGETHER WITH that portion of vacated right of way described as Right-of-Way Vacation Area 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Floride, lying South of said East 1/2 of Tract 8 and North of said East 1/2 of Tract 9. (DESCRIPTION CONTINUED ON SHEET 3) CERCET NOTE:: SEE SHEET 3 FOR TABLES AND SHEETS 4 & 5 FOR SKETCHES. 0 S15 Palm River Road (13 0 RECORD) Tampa, Florida 33619 (013 0 (02 - 104 1) (013 0 (02 - 104	PARCEL 2A:		
The East 1/2 of Tract 8 less North 208.75 feet together with the North 90 feet of East 1/2 of Tract 9, lying partially in the SE ¼ of Section 35, Township 29 South, Range 19 East and partially in the SW 114 of Section 36, Township 29 South, Range 19 East, West of S. 78th Street, SOUTH TAMPA, according to the map or plat thereof as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, TOGETHER WITH that portion of vacated right of way described as Right-of-Way Vacation Area 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida, lying South of said East 1/2 of Tract 8 and North of said East 1/2 of Tract 9. (DESCRIPTION CONTINUED ON SHEET 3) SHEET 2 OF 6	Records of Hillsborough Number R17-032, record	County, Florida. TOGETHER WITH the following portions of the vacated rights of way des ed in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County,	scribed as Right-of-Way Vacation Areas 1 and 2 in Resolution Florida: the West 1/2 of that portion of Right-of-Way Vacation
and partially in the SW 114 of Section 36, Township 29 South, Range 19 East, West of S. 78th Street, SOUTH TAMPA, according to the map or plat thereof as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Floride, TOGETHER WITH that portion of vacated right of way described as Right-of-Way Vacation Area 2 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Floride, lying South of said East 1/2 of Trect 8 and North of said East 1/2 of Trect 9. (DESCRIPTION CONTINUED ON SHEET 3) SHEET 2 OF 6	PARCEL 28:		
SHEET NOTE: 2 OF 6	and partially in the SW 1. Book 6, Page 3, of the Pi Resolution Number R17-	4 of Section 36, Township 29 South, Range 19 East, West of S. 78th Street, SOUTH TAN ublic Records of Hillsborough County, Floride, TOGETHER WITH that portion of vacated r 032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborou	WPA, according to the map or plat thereof as recorded in Plat right of way described as Right-of-Way Vacation Area 2 in
SHEET NOTE: SEE SHEET 3 FOR TABLES AND SHEETS 4 & 5 FOR SKETCHES. 8515 Palm River Road (813) 621-7841 Tampe, Florida 33619 (813) 621-7841 2 OF 6 www.lesc.com L8, # 3913	(DESCRIPTION CON	TINUED ON SHEET 3)	
SHEET NOTE: SEE SHEET 3 FOR TABLES AND SHEETS 4 & 5 FOR SKETCHES. 8515 Palm River Road (813) 621-7841 Tampe, Florida 33619 (813) 621-7841 2 OF 6 www.lesc.com L8, # 3913			
SHEET NOTE: SEE SHEET 3 FOR TABLES AND SHEETS 4 & 5 FOR SKETCHES. 8515 Palm River Road (813) 621-7841 Tampe, Florida 33619 (813) 621-7841 2 OF 6 www.lesc.com L8, # 3913			Engineering & Surveying Corporation
2 OF D	SHEET		8515 Palm River Road (813) 621-7841 (813) 6621-7841 (813) 664-1832 (fax)
	2 OF 6		

21-0952

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DESCRIPTION SKETCH (NOT A SURVEY)

DESCRIPTION: (Continued)

PARCEL 3:

Treat 2, in the Southeast 114 of Section 35, Township 29 South, Range 19 East, South Tampa, according to the map or plat thereof as recorded in Plat Book 6, Page 3, Public Records of Hillsborough County, Florida, TOGETHER WITH the following portion of the vacated rights of way described as Right-of-Way Vacation Area 1 in Resolution Number R17-032, recorded in O.R. Book 24800, Pages 1045-1050, of the Public Records of Hillsborough County, Florida: the East 16 of that portion of Right-of-Way Vacation Area 1 lying West of said Tract 2.

ALL containing 218.22 Acres, more or less.

TOGETHER WITH:

PHASE 7:

N

10.53

2021

A portion of Tract 9, SOUTH TAMPA, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, lying within the Southeast 114 of Section 35, Township 29 South, Range 19 East and in the Southwest 114 of Section 36, Township 29 South, Range 19 East, Hillsborough County Florida, being more particularly described as follows:

COMMENCE at the Northeast comer of the Southeast 1/4 of said Section 35, said point also being the Northwest comer of the Southwest 1/4 of said Section 36; thence S00*27/49*W, 1425.04 feet along the Easterly boundary line of the Southeast 1/4 of said Section 35 said line also being the Westerly boundary line of the Southwest 1/4 of said Section 35, to the POINT OF BEGINNING, said point being on the Southerly boundary line of the North 90.00 feet of said Treet 9 and the Southerly boundary line of there 10°, TOUCHSTONE PHASE 2, as recorded in Plat Book 135, Pages 12-19, of the Public Records of Hilbsborough County, Florids, thence N.89*4342*E, 31.16 feet along said Southerly boundary line of the North 90.00 feet of said Treet 9, said Southerly boundary line of said Treet 70* and along the Southerly boundary line of Treet "K, TOUCHSTONE PHASE 1, as recorded in Plat Book 132, Pages 37-51, of the Public Records of Hilbsborough County, Florida, to the Westerly right-of-way line of S. 78TH STREET, said line also being the Easterly boundary line of said Treet 9; thence S.00*17/48*W, 554.35 feet along said Westerly right-of-way line of said Treet 9, said to the Northerly boundary line of said Treet 7", the Northerly right-of-way line of GLOBE THISTLE DRIVE, and the Northerly boundary line of said Treet 9, said TouCHSTONE PHASE 1 to the Southwest corner of the East 1/2 of said Treet 9; thence 8.00*072*W, 314.54 feet along the Northerly boundary line of the East 1/2 of said TOUCHSTONE PHASE 1 to the Southerst corner of the East 1/2 of said Treet 9; thence N.00*06*21*W, 554.53 feet along the Westerly boundary line of the East 1/2 of said Treet 9 and the Easterly boundary line of said Treet 7", of said TOUCHSTONE PHASE 1 to the Southerly boundary line of the East 1/2 of said Treet 9 and the Easterly boundary line of said Treet 9 said point also being the Southerly boundary line of the North 90.00 feet of said Treet 9 as point also being the Southerly boundary line of said TouCHSTONE PHASE 2, thence N.09*0472*1.

Containing 4.03 Acres, more or less.

O	VERALL AREA	contai	ning 21	22.25 Acr	es, more or l	less.				
			_							
Sec. 4	LINE TABLE	Biotos	-	Unia 🖌	LINE TAB	Distance	Line #	LINE TARLE Bioxiso	Distance	
11	S02104/537F	- 850.4	1-0" 1Q1	173	.900115107	V 200.00"	(25	1491337E	569.35	
12	N89 55 52 T	4,36.6	4	1.14	N89'35'32'	# 531.94	1.26	500105'28'%	542,26	
3	500'09'40'2	208.7	51	115	500104/5.5	765.76	1.27	500'00'28"2	137.74	
4 :	N89'55'52'E	208.7	5'	1/6	189'34'37'	1971.30	1.28	500'01'15	263.04"	
5	500720°47°W	435.)	0	117	N00'09'46	5.31.88	1.29	N892937W	4.38.74"	
б .	500°17'48'W	129.0	W.5.	18	589'42'28	5.36.61	130	A001132 W	262.41	
7.	S89'43'42'W	318.4	4'	1.19	100739/25	E 865.36	1.37	58934372	4,39.52	8
8	50006212	554.5	3	120	A895079	# 842.35	1.12	S007175412	266,80	
9	N89-41-28 2	314.3	14	121	NOU'09 45	2001.27	1.3.3	A89757978	1970.96	
0	SUV11 48 W	30.6	12 · · ·	1.23	NSD'72'37	2 7304.39 9 200.01	1.34	S89'34'37'E	230.00	ANDMARK
12	SW015'26'W	127	re ^c	123	MVT04'ST	W 475.07	1.10	307 24 37 2	7310.02	Engineering & Surveying Corporation
-	serve seal # 10 H	1000 7 5 1	NOT		1700 01 00	an sensions				
S	HEET		NOT SEE :		3 FOR TAE	BLES AND S	HEETS 4	& 5 FOR SK	ETCH.	8515 Palm River Road Tampa, Florida 33619 (813) 621-7841 (813) 664-1832 (fax)
3	3 OF 6		411					Jab No	21500	www.lesc.com L,B, # 3913

