

LEGISLATIVE #

180972A

1 **ORDINANCE NO. 180972**

2
3 **An ordinance of the City of Gainesville, Florida, establishing the Finley Woods**
4 **Community Development District, pursuant to Chapter 190, Florida Statutes;**
5 **naming the District; describing the external boundaries of the District; describing**
6 **the functions and powers of the District; designating five persons to serve as the**
7 **initial members of the District’s Board of Supervisors; providing a severability**
8 **clause; providing a repealing clause; and providing an effective date.**

9
10 **WHEREAS**, the Uniform Community Development Act of 1980, Chapter 190, *Florida Statutes*
11 (hereinafter referred to as the “Act”), sets forth the exclusive and uniform method for
12 establishing a community development district; and

13 **WHEREAS**, Section 190.005(2) of the Act requires that a petition for the establishment of a
14 community development district of less than 2,500 acres be filed with the municipality having
15 jurisdiction over the majority of land in the area in which the district is to be located; and

16 **WHEREAS**, WWB Real Estate Investments, LLC (the “Petitioner”), having obtained written
17 consent to the establishment of the Finley Woods Community Development District (the
18 “District”) by the owners of one-hundred percent (100%) of the real property to be included in
19 the District, petitioned the City Commission (the “City Commission”) of the City of Gainesville,
20 Florida (the “City”), to adopt an ordinance establishing the District pursuant to Chapter 190,
21 *Florida Statutes*; and

22 **WHEREAS**, the Petitioner is a limited liability company authorized to conduct business in the
23 State of Florida whose address is 2563 SW 87th Drive, Suite 10, Gainesville, Florida 32608; and

24 **WHEREAS**, all interested persons and affected units of general-purpose local government were
25 afforded an opportunity to present oral and written comments on the Petition at a duly-noticed
26 public hearing conducted by the City Commission on June 6, 2019; and

27 **WHEREAS**, upon consideration of the record established at that hearing, the City Commission

1 determined: that the statements within the Petition are true and correct; that the establishment
2 of the District is not inconsistent with any applicable element or portion of the state
3 comprehensive plan or the City’s comprehensive plan; that the land within the District is of
4 sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as a
5 functionally interrelated community; that the District is the best alternative available for
6 delivering community development services and facilities to the area that will be served by the
7 District; that the community development services and facilities of the District will not be
8 incompatible with the capacity and uses of existing local and regional community development
9 services and facilities; and that the area that will be served by the District is amenable to separate
10 special-district governance; and

11 **WHEREAS**, establishment of the District will constitute a timely, efficient, effective, responsive
12 and economic way to deliver community development services in the area described in the
13 Petition.

14 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
15 **FLORIDA:**

16 **SECTION 1.** Authority. This ordinance is adopted in compliance with and pursuant to the
17 Uniform Community Development District Act of 1980 codified in Chapter 190, *Florida Statutes*.
18 Nothing contained herein shall constitute an amendment to any land development approvals for
19 the land area included within the District.

20 **SECTION 2.** District Name. There is hereby created a community development district
21 situated entirely within the City of Gainesville, Florida, which shall be known as the “Finley Woods

1 Community Development District”.

2 **SECTION 3.** District External Boundaries. The external boundaries of the District are described
3 in **Exhibit A** attached hereto, said boundaries encompassing 88 acres, more or less.

4 **SECTION 4.** District Powers and Functions. The powers and functions of the District are
5 described in Chapter 190, *Florida Statutes*.

6 **SECTION 5.** Board of Supervisors. The five persons designated to serve as initial members of
7 the District’s Board of Supervisors are as follows:

8 Name: Thomas W. Williams, Jr.
9 Address: 2563 SW 87th Drive, Suite 10
10 Gainesville, Florida 32608

11
12 Name: E.D. Norfleet, III
13 Address: 5820 Southeast County Road 337
14 Newberry, Florida 32669

15
16 Name: Anne E. Williams
17 Address: 2563 SW 87th Drive, Suite 10
18 Gainesville, Florida 32608

19
20 Name: Emilee Lowe
21 Address: 2563 SW 87th Drive, Suite 10
22 Gainesville, Florida 32608

23
24 Name: Thomas W. Williams, III
25 Address: 2563 SW 87th Drive, Suite 10
26 Gainesville, Florida 32608

27 All of the above-listed persons are residents of the State of Florida and citizens of the United
28 States of America.

29 **SECTION 6.** Severability. If any word, phrase, clause, paragraph, section, or provision of this
30 ordinance or the application hereof to any person or circumstance is held invalid or
31 unconstitutional, such finding will not affect the other provisions or applications of this ordinance

1 that can be given effect without the invalid or unconstitutional provision or application, and to
2 this end the provisions of this ordinance are declared severable.

3 **SECTION 7.** Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict
4 herewith are to the extent of such conflict hereby repealed.

5 **SECTION 8.** Effective Date. This ordinance shall become effective immediately upon adoption.

6 **PASSED AND ADOPTED** this _____ day of June, 2019.

7
8
9

LAUREN POE
MAYOR

10
11
12
13 Attest:

Approved as to form and legality:

14
15

16 _____
17 OMICHELE D. GAINNEY
18 CLERK OF THE COMMISSION

NICOLE M. SHALLEY
CITY ATTORNEY

19

20 This ordinance passed on first reading this _____ day of June, 2019.

21

22 This ordinance passed on second reading this _____ day of _____, 2019.

23

DISTRICT'S EXTERNAL BOUNDARIES

FINLEY WOODS CDD LEGAL DESCRIPTION



DATE: July 5, 2018
CLIENT: WWB REAL ESTATE INVESTMENTS, LLC
PROJECT NO: 17-0050
DESCRIPTION FOR: FINLEY WOODS CDD

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTIONS 22, 23, 26, AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 03°27'25", AN ARC DISTANCE OF 216.06 FEET (CHORD BEARING AND DISTANCE OF NORTH 76°59'23" WEST, 216.03 FEET, RESPECTIVELY); THENCE NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE NORTH 88°51'58" WEST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 588.03 FEET TO A BOUNDARY CORNER OF SAID LANDS; THENCE SOUTH 00°37'00" WEST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 568.46 FEET TO THE AFOREMENTIONED NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE; THENCE NORTH 89°06'16" WEST, ALONG SAID NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 329.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163; THENCE NORTH 00°36'22" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 724.44 FEET TO THE NORTHWEST CORNER OF SAID LANDS, LYING ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162 OF SAID PUBLIC RECORDS; THENCE NORTH 89°45'09" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 310.28 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162; THENCE NORTH 00°32'09" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 850.24 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°45'10" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 61.25 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 00°14'50" EAST, A DISTANCE OF 6.83 FEET TO THE SOUTHWEST CORNER OF BROOKS ESTATES, ACCORDING TO THE PLAT THEREOF

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RECORDED IN PLAT BOOK "A", PAGE 40 OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421 OF SAID PUBLIC RECORDS; THENCE NORTH 39°24'30" WEST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421, A DISTANCE OF 104.14 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTH 84°05'35" EAST, ALONG THE NORTH LINE OF SAID LANDS, THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1422, AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1420, A DISTANCE OF 2451.15 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1420; THENCE SOUTH 02°09'02" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 376.31 FEET; THENCE NORTH 89°42'08" EAST, A DISTANCE OF 71.02 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 3051, PAGE 1424 OF SAID PUBLIC RECORDS; THENCE SOUTH 31°06'07" WEST, ALONG THE EAST BOUNDARY LINES OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3051, PAGE 1424, OFFICIAL RECORDS BOOK 3051, PAGE 1425, OFFICIAL RECORDS BOOK 3051, PAGE 1423, AND A SOUTHWESTERLY PROJECTION THEREOF, A DISTANCE OF 1924.82 FEET TO THE AFOREMENTIONED NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE FOR S.W. 62ND AVENUE; THENCE NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 00°28'38", AN ARC DISTANCE OF 29.83 FEET (CHORD BEARING AND DISTANCE OF NORTH 75°01'21" WEST, 29.83 FEET, RESPECTIVELY) TO THE POINT OF BEGINNING.

LESS & EXCEPT #1

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTIONS 22, 23, 26, AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 03°27'25", AN ARC DISTANCE OF 216.06 FEET (CHORD BEARING AND DISTANCE OF NORTH 76°59'23" WEST, 216.03 FEET, RESPECTIVELY); THENCE NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 168.62 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590,

PAGE 153 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 380.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND THE POINT OF

BEGINNING; THENCE NORTH 81°02'41" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 620.72 FEET TO THE NORTHWEST CORNER OF SAID LANDS, AND LYING ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162 OF SAID PUBLIC RECORDS; THENCE NORTH 00°26'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 369.21 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°20'10" EAST, ALONG THE SOUTH LINE OF SAID LANDS, AND THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1422, A DISTANCE OF 671.85 FEET TO THE WEST LINE OF PARCEL 10, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°13'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 338.81 FEET TO THE NORTHEAST CORNER OF PARCEL 12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS; THENCE NORTH 88°20'10" WEST, ALONG THE NORTH LINE OF SAID PARCEL 12, A DISTANCE OF 51.93 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01°07'57" WEST, ALONG THE WEST LINE OF SAID PARCEL 12, A DISTANCE OF 109.10 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT #2

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 76°47'11" WEST, 190.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°03'02", AN ARC LENGTH OF 190.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 78°30'54" WEST, 25.41 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'23", AN ARC LENGTH OF 25.41 FEET; THENCE DEPARTING FROM SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 168.62 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590,

PAGE 153 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 380.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE

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CONTINUE NORTH 01°07'57" EAST, ALONG THE WEST LINE OF OF PARCEL 12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS, A DISTANCE OF 109.10 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 12; THENCE SOUTH 88°20'10" EAST, ALONG THE NORTH LINE OF SAID PARCEL 12, A DISTANCE OF 25.00 FEET; THENCE DEPARTING FROM THE NORTH LINE OF SAID PARCEL 12, SOUTH 01°07'57" WEST, A DISTANCE OF 1184.37 FEET; THENCE SOUTH 40°06'17" EAST, A DISTANCE OF 23.06 FEET; THENCE SOUTH 86°58'45" EAST, A DISTANCE OF 34.83 FEET; THENCE SOUTH 01°13'26" WEST, A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF FINLEY WOODS, PHASE 1A, ACCORDING THENCE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 56-57 OF SAID PUBLIC RECORDS, SAID CORNER LYING ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SOUTHWEST 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE: (1) NORTH 89°32'23" EAST, A DISTANCE OF 52.49 FEET; (2) THENCE SOUTH 88°56'55" EAST, A DISTANCE OF 654.12 FEET; (3) THENCE SOUTH 88°59'36" EAST, A DISTANCE OF 419.82 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2120.06 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 86°51'02" EAST, 155.60 FEET; (4) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°12'22", AN ARC LENGTH OF 155.63 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, SOUTH 19°05'14" WEST, A DISTANCE OF 72.66 FEET; THENCE SOUTH 70°54'46" EAST, A DISTANCE OF 76.10 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62 OF SAID PUBLIC RECORDS; THENCE SOUTH 12°28'50" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 938.50 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 38°59'58" WEST, A DISTANCE OF 299.43 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 3°13'59" WEST, 58.45 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°31'58", AN ARC LENGTH OF 62.42 FEET; THENCE NORTH 32°32'00" EAST, A DISTANCE OF 150.09 FEET; THENCE NORTH 59°11'02" WEST, A DISTANCE OF 70.63 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 22°04'48" WEST, 60.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°12'29", AN ARC LENGTH OF 64.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 95.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 16°30'43" WEST, 99.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°04'19", AN ARC LENGTH OF 104.58 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°32'41" WEST, 41.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°00'23", AN ARC

LENGTH OF 42.77 FEET; THENCE NORTH 0°57'31" EAST, A DISTANCE OF 40.44 FEET; THENCE NORTH 89°05'44" WEST, A DISTANCE OF 125.23 FEET; THENCE SOUTH 59°11'02" EAST, A DISTANCE OF 29.04 FEET; THENCE SOUTH 30°48'58" WEST, A DISTANCE OF 167.27 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 450.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 42°05'37" WEST, 176.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°33'19", AN ARC LENGTH OF 177.15 FEET; THENCE SOUTH 53°22'17" WEST, A DISTANCE OF 81.99 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 474.23 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 57°53'10" WEST, 74.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°02'39", AN ARC LENGTH OF 74.86 FEET; THENCE SOUTH 62°21'35" WEST, A DISTANCE OF 24.29 FEET; THENCE NORTH 27°38'25" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 62°21'35" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 23°17'25" EAST, A DISTANCE OF 255.79 FEET TO A POINT LYING ON THE EASTERLY LINE OF AFOREMENTIONED FINLEY WOODS, PHASE 1A PLAT; THENCE NORTH 54°45'48" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 338.87 FEET; THENCE SOUTH 89°52'42" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 53.87 FEET TO THE EASTERLY LINE OF FINLEY WOODS, PHASE 1B, A PLAT AS RECORDED IN PLAT BOOK 29, PAGES 58-59 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EASTERLY LINE: (1) THENCE NORTH 5°02'14" WEST, A DISTANCE OF 65.07 FEET; (2) THENCE NORTH 2°21'26" WEST, A DISTANCE OF 66.05 FEET; (3) THENCE NORTH 15°11'05" WEST, A DISTANCE OF 75.01 FEET TO THE AFOREMENTIONED EASTERLY LINE OF FINLEY WOODS PHASE 1A; THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID EASTERLY LINE: (1) NORTH 31°35'48" WEST, A DISTANCE OF 97.59 FEET; (2) THENCE NORTH 44°02'24" EAST, A DISTANCE OF 46.81 FEET; (3) THENCE NORTH 45°57'36" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 525.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 47°15'00" EAST, 60.95 FEET; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°39'03", AN ARC LENGTH OF 60.99 FEET; (5) THENCE NORTH 39°16'57" WEST, A DISTANCE OF 109.50 FEET; (6) THENCE NORTH 0°27'37" WEST, A DISTANCE OF 254.22 FEET TO THE POINT OF BEGINNING.