

FILE COPY

ORDINANCE NO. 02-23

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, AMENDING ORDINANCE 98-10 AS AMENDED BY ORDINANCE 98-18 AS FURTHER AMENDED BY ORDINANCE 00-23, TO FURTHER AMEND THE BOUNDARY OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 3; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners established the Village Community Development District No. 3 by Sumter County Ordinance 98-10 adopted on May 12, 1998, and

WHEREAS, the boundaries of the Village Community Development District No. 3 were subsequently amended by Sumter County Ordinance 98-13 adopted on June 30, 1998 and by Sumter County Ordinance 98-18 adopted on December 15, 1998 and by Sumter County Ordinance 00-23 adopted on December 12, 2000, and

WHEREAS, in the process of going forward with development activities it has come to the attention of the developer that additional changes are necessary in the boundary to add approximately 189.3 acres,

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

Section 1. Section 3 of Sumter County Ordinance 98-10 as amended by Sumter County Ordinances 98-13, 98-18 and 00-23 is hereby further amended so that the external boundary of the District shall be as per *Attachment "A"* attached hereto.

Section 2. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 3. That if any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 4. That this ordinance shall become effective in accordance with law.

PASSED this 29 day of August, 2002.



GLORIA HAYWARD
CLERK OF CIRCUIT COURT

BOARD OF COUNTY
COMMISSIONERS
SUMTER COUNTY, FLORIDA

By: Jan Kirkpatrick
DEPUTY CLERK

Billy J. Rutter
BILLY J. RUTTER, CHAIR

ATTACHMENT A

DESCRIPTION OF THE
AMENDED VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 3
APPROXIMATELY 894.3 ACRES

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 3, 4, 9, 10, 15 AND 16, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND INCLUDING A PORTION OF EL CAMINO REAL AND ALL OF BUENA VISTA BOULEVARD ACCORDING TO THE PLAT OF THE VILLAGES OF SUMTER VILLA VERA CRUZ, AS RECORDED IN PLAT BOOK 4, PAGES 132, 132A-132E, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF AFORESAID SECTION 4; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4 RUN N89°32'49"W 377.71 FEET; THENCE DEPARTING SAID NORTH LINE RUN S27°59'54"E 1179.26 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2430.00 FEET; THENCE RUN SOUTHWESTERLY 494.89 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 11°40'08" WITH A CHORD BEARING AND DISTANCE OF S79°29'19"W 494.04 FEET TO THE END OF SAID CURVE; THENCE S73°39'15"W 410.56 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE RUN SOUTHWESTERLY 92.25 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 21°08'29" TO THE END OF SAID CURVE; THENCE S52°30'46"W 64.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN WESTERLY 45.87 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 105°06'59" TO THE END OF SAID CURVE; THENCE N22°22'15"W 216.32 FEET; THENCE N52°55'37"E 314.75 FEET; THENCE N60°04'33"E 105.92 FEET; THENCE N64°07'02"E 129.05 FEET; THENCE N75°01'16"E 172.82 FEET; THENCE N03°01'16"E 73.84 FEET; THENCE N31°47'01"W 398.94 FEET; THENCE N70°36'18"W 435.27 FEET; THENCE S79°20'11"W 445.95 FEET; THENCE S04°55'15"W 427.71 FEET; THENCE S63°00'14"E 252.50 FEET; THENCE S42°25'18"E 215.70 FEET; THENCE S22°22'15"E 387.27 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHERLY 32.67 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 74°53'01" TO THE END OF SAID CURVE; THENCE S52°30'46"W 231.72 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE RUN SOUTHWESTERLY 28.36 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 03°14'58" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1970.00 FEET; THENCE RUN SOUTHWESTERLY 39.83 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 01°09'31"; THENCE DEPARTING SAID CURVE ALONG A NON-RADIAL LINE RUN N25°18'51"W 460.62 FEET; THENCE N39°05'37"W 90.10 FEET; THENCE N53°41'52"W 677.51 FEET; THENCE S89°28'03"W 461.79 FEET; THENCE N87°50'53"W 49.15 FEET;

THENCE N68°48'31"W 85.71 FEET; THENCE N00°26'39"W., 666.94 FEET TO AFORESAID NORTH LINE OF NORTHEAST 1/4 OF SECTION 4; THENCE ALONG SAID NORTH LINE RUN N89°32'49"W 106.66 FEET TO THE NORTH 1/4 CORNER OF SECTION 4; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 4 RUN N89°31'39"W 1322.33 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4; THENCE S00°26'39"W 1324.80 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE S89°32'04"E 1323.18 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE S00°24'26"W 1324.64 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE S89°35'34"E 254.88 FEET; THENCE S00°27'31"W 272.31 FEET; THENCE S77°47'55"W 539.77 FEET; THENCE N89°19'00"W 61.07 FEET; THENCE N82°57'54"W 297.03 FEET; THENCE N89°43'24"W 316.80 FEET; THENCE S42°04'20"W 186.59 FEET; THENCE S12°38'44"E 663.98 FEET; THENCE S02°33'46"W 62.92 FEET; THENCE S06°04'30"W 324.58 FEET; THENCE S07°20'47"E 579.61 FEET; THENCE N80°24'42"W 104.51 FEET; THENCE N84°46'19"W 69.47 FEET; THENCE N67°38'46"W 72.16 FEET; THENCE N79°51'10"W 80.60 FEET; THENCE N89°35'28"W 70.00 FEET; THENCE S00°24'32"W 319.01 FEET; THENCE S88°25'28"E 425.12 FEET; THENCE S50°11'38"E 141.53 FEET; THENCE N78°35'56"E 722.84 FEET; THENCE S83°38'37"E 245.89 FEET; THENCE N06°21'23"E 110.32 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE RUN EASTERLY 12.22 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 03°02'35" WITH A CHORD BEARING AND DISTANCE OF S82°07'19"E 12.21 FEET TO THE END OF SAID CURVE; THENCE S83°38'37"E 261.78 FEET; THENCE S06°26'56"E 357.77 FEET; THENCE S23°38'41"E 1249.35 FEET; THENCE S00°22'13"W 219.98 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9; THENCE S89°33'02"E 260.00 FEET; THENCE S00°22'13"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF NORTHEAST 1/4 A DISTANCE OF 1005.03 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°37'46"E 48.50 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE RUN SOUTHEASTERLY 396.94 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 45°29'09" TO THE END OF SAID CURVE; THENCE S44°09'30"E 292.10 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET; THENCE RUN SOUTHEASTERLY 316.80 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 45°22'42" TO THE END OF SAID CURVE; THENCE S89°31'19"E 306.88 FEET; THENCE N00°25'38"E 884.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 590.00 FEET; THENCE RUN NORTHWESTERLY 676.79 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 65°43'27"; THENCE ALONG A NON-RADIAL LINE RUN N05°41'19"W 1054.06 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1630.00 FEET; THENCE RUN EASTERLY 310.45 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 10°54'45" WITH A CHORD BEARING AND DISTANCE OF S87°45'16"E 309.98 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5780.00 FEET; THENCE RUN EASTERLY 304.73

FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 03°01'15" WITH A CHORD BEARING AND DISTANCE OF N85°16'44"E 304.69 FEET; THENCE ALONG A NON-RADIAL LINE RUN S07°46'08"E 797.30 FEET; THENCE S35°38'12"E 551.90 FEET; THENCE S11°31'09"E 910.46 FEET; THENCE S27°06'49"W 828.64 FEET; THENCE S20°59'43"E 116.63 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 795.00 FEET; THENCE RUN WESTERLY 319.79 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 23°02'49" WITH A CHORD BEARING AND DISTANCE OF N80°07'03"W 317.63 FEET; THENCE ALONG A NON-RADIAL LINE RUN N15°14'43"W 95.36 FEET; THENCE S85°03'31"W 345.34 FEET; THENCE N71°12'34"W 28.60 FEET; THENCE N49°20'29"W 266.18 FEET; THENCE N69°34'04"W 469.37 FEET; THENCE S54°01'41"W 161.05 FEET; THENCE S12°16'08"E 764.73 FEET; THENCE S43°36'56"E 479.71 FEET; THENCE N52°51'29"E 599.10 FEET; THENCE N24°51'34"E 404.85 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 745.00 FEET; THENCE RUN EASTERLY 410.34 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 31°33'29" WITH A CHORD BEARING AND DISTANCE OF S78°03'43"E 405.17 FEET; THENCE ALONG A NON-RADIAL LINE RUN S58°10'24"W 124.57 FEET; THENCE S21°26'19"W 485.56 FEET; THENCE S62°04'05"W 869.53 FEET; THENCE N57°47'49"W 550.65 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE RUN NORTHWESTERLY 166.18 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 31°44'20" TO THE END OF SAID CURVE; THENCE N89°32'09"W 38.86 TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9; THENCE N89°32'09"W 1312.31 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9; THENCE S00°18'51"W 1327.11 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF SOUTHEAST 1/4; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 16 RUN S00°35'21"W 632.19 FEET; THENCE S89°11'31"E 1889.24 FEET; THENCE N44°14'32"E 531.93 FEET; THENCE N06°31'15"E 199.66 FEET; THENCE N38°03'03"E 136.60 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2000.00 FEET; THENCE RUN NORTHEASTERLY 807.00 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 23°07'08" TO THE END OF SAID CURVE; THENCE N61°10'10"E 472.29 FEET; THENCE N10°27'09"E 58.41 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE RUN EASTERLY 83.22 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 11°13'08" WITH A CHORD BEARING AND DISTANCE OF S56°23'54"E 83.08 FEET TO THE END OF SAID CURVE; THENCE S62°00'28"E 119.59 FEET; THENCE S02°00'28"E 150.78 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 640.00 FEET; THENCE RUN SOUTHWESTERLY 64.00 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 05°43'48" WITH A CHORD BEARING AND DISTANCE OF S50°09'44"W 63.98 FEET TO THE END OF SAID CURVE; THENCE S53°01'38"W 807.57 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1026.00 FEET; THENCE RUN SOUTHWESTERLY 538.82 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 30°05'23" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING

A RADIUS OF 750.00 FEET; THENCE RUN SOUTHWESTERLY 271.54 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 20°44'38" WITH A CHORD BEARING AND DISTANCE OF S11°10'40"W 270.06 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1050.00 FEET; THENCE RUN SOUTHWESTERLY 130.55 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07°07'26" TO THE END OF SAID CURVE; THENCE S06°19'05"E 389.36 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 450.00 FEET; THENCE RUN SOUTHERLY 52.08 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 06°37'53"; THENCE S45°47'34"W 120.96 FEET TO A POINT THAT IS 50.00 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466; THENCE PARALLEL WITH SAID RIGHT-OF-WAY LINE RUN N89°11'31"W 979.23 FEET; THENCE S00°35'21"W 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466 (BEING 100 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S89°11'31"E 1121.45 FEET; THENCE S89°08'31"E 572.28 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1960.08 FEET; THENCE RUN SOUTHEASTERLY 581.50 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 16°59'53"; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN N00°23'31"E 52.35 FEET TO A POINT THAT IS 50.00 FEET NORTH (AS MEASURED RADially) OF AFORESAID RIGHT-OF-WAY LINE; THENCE CONCENTRIC WITH SAID CURVED RIGHT-OF-WAY LINE RUN NORTHWESTERLY 580.62 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 16°33'01" WITH A CHORD BEARING AND DISTANCE OF N80°52'01"W 578.61 FEET TO THE END OF SAID CURVE; THENCE N89°08'31"W 421.83 FEET; THENCE N44°24'51"W 123.12 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 450.00 FEET; THENCE RUN NORTHERLY 52.08 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 06°37'53" TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE WITH THE FOLLOWING COURSES: N06°56'42"E 406.74 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE RUN NORTHERLY 86.80 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 06°37'53" TO THE END OF SAID CURVE; THENCE RUN N00°18'48"E 203.18 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE RUN NORTHERLY 460.01 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 52°42'49" TO THE END OF SAID CURVE; THENCE N53°01'38"E 835.27 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 760.00 FEET; THENCE RUN NORTHEASTERLY 135.18 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 10°11'28"; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN N89°22'57"E 40.64 FEET TO A POINT THAT IS 30.00 FEET EASTERLY (AS MEASURED RADially) OF SAID EASTERLY RIGHT-OF-WAY LINE; THENCE CONCENTRIC WITH SAID CURVED RIGHT-OF-WAY LINE RUN NORTHEASTERLY 555.40 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 40°16'53" WITH A CHORD BEARING AND DISTANCE OF N20°40'04"E 544.04 FEET TO THE END OF SAID

CURVE; THENCE PARALLEL WITH SAID RIGHT-OF-WAY LINE RUN N00°31'37"E 2900.65 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10; THENCE CONTINUE N00°31'37"E 194.09 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 4150.00 FEET; THENCE RUN NORTHWESTERLY 1140.52 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 15°44'46" TO THE SOUTH LINE OF SECTION 3; THENCE ALONG SAID SOUTH LINE RUN N89°34'06"W 4.82 FEET; THENCE N18°13'12"W 160.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1685.00 FEET; THENCE RUN NORTHERLY 1045.87 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 35°33'47" WITH A CHORD BEARING AND DISTANCE OF N00°26'18"W 1029.16 FEET; THENCE ALONG A NON-TANGENT LINE RUN N17°20'35"E 23.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHEASTERLY 7.68 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 17°35'33" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 4030.00 FEET; THENCE RUN NORTHERLY 1211.21 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 17°13'12" WITH A CHORD BEARING AND DISTANCE OF N02°34'32"E 1206.65 FEET; THENCE N36°45'03"E 136.64 FEET; THENCE N81°06'55"E 161.22 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3455.00 FEET; THENCE RUN EASTERLY 398.59 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 06°36'36" TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 4520.30 FEET; THENCE RUN NORTHERLY 166.04 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 02°06'17" WITH A CHORD BEARING AND DISTANCE OF N08°57'51"W 166.04 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3620.00 FEET; THENCE RUN EASTERLY 119.39 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 01°53'22" WITH A CHORD BEARING AND DISTANCE OF N88°21'36"E 119.38 FEET; THENCE N00°26'59"E 947.24 FEET; THENCE S87°10'30"W 946.19 FEET; THENCE N10°01'04"W 1685.31 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3; THENCE ALONG SAID NORTH LINE RUN N89°37'19"W 604.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

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

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 3, 4, AND 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3 RUN S89° 37'19"E 451.70 FEET; THENCE DEPARTING SAID NORTH LINE RUN S10° 01'04"E 1123.56 FEET TO THE POINT OF CUSP OF CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWESTERLY 37.25 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 85°22'43" WITH A CHORD BEARING AND DISTANCE OF N52°42'26"W 33.90 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1030.00 FEET; THENCE RUN WESTERLY 142.24 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07°54'44" TO THE END OF SAID CURVE AND THE POINT OF BEGINNING; THENCE ALONG A NON-RADIAL LINE RUN S53°49'51"E 171.20 FEET; THENCE S10°01'04"E 1378.87 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 203.00 FEET; THENCE RUN SOUTHWESTERLY 95.04 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 26°49'33" WITH A CHORD BEARING AND DISTANCE OF S35°40'32"W 94.18 FEET; THENCE S81°06'55"W 195.02 FEET; THENCE S08°53'05"E 45.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 760.00 FEET; THENCE RUN SOUTHWESTERLY 596.90 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 45°00'00" WITH A CHORD BEARING AND DISTANCE OF S58°36'55"W 581.68 FEET TO THE END OF SAID CURVE; THENCE S36° 06'55"W 300.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 640.00 FEET; THENCE RUN SOUTHWESTERLY 462.54 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 41° 24'33" TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWESTERLY 40.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 19'47" TO THE END OF SAID CURVE; THENCE N10° 08'46"W 32.74 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY 120.46 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 39°26'20" TO THE END OF SAID CURVE; THENCE N29°17'35"E 2.40 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 325.00 FEET; THENCE RUN NORTHERLY 195.88 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 34° 31'57" TO THE END OF SAID CURVE; THENCE RUN N84° 45'38"E 69.51 FEET; THENCE N29° 17'35"E 510.45 FEET; THENCE N43° 02'37"E 125.00 FEET; THENCE N54° 38'47"E 759.86 FEET; THENCE N21° 18'07"W 833.75 FEET; THENCE N67°40'47"W 128.43 FEET; THENCE S68°44'10"W 218.69 FEET; THENCE S64°47'50"W 634.60 FEET; THENCE S57°02'12"W 522.29 FEET; THENCE S02°30'57"W 481.26 FEET; THENCE S20° 33'06"W 502.77 FEET; THENCE S38° 55'16"E 166.41 FEET; THENCE S58°59'54"E 84.34 FEET; THENCE S23°05'21"E 113.52 FEET; THENCE N86°15'04"W 34.58 FEET; THENCE S20°28'35"W., 168.38 FEET; THENCE S81°59'27"W., 190.63 FEET; THENCE S64°12'56"W., 183.58 FEET; THENCE S18°04'38"W., 215.54 FEET; THENCE S17°13'02"E., 146.73 FEET; THENCE N88°16'11"E., 143.30 FEET; THENCE N17°02'46"E., 68.64 FEET; THENCE N20°29'43"E., 54.09 FEET; THENCE N34°46'15"E., 79.98 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 49.99 FEET;

THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 57.47 FEET THROUGH A CENTRAL ANGLE OF 65°52'25" WITH A CHORD BEARING AND DISTANCE OF N66°45'21"E., 54.36 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 687.33 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, 193.71 FEET THROUGH A CENTRAL ANGLE OF 16°08'53" WITH A CHORD BEARING AND DISTANCE OF N87°43'56"E., 193.07 FEET; THENCE N79°51'14"E., ALONG A NON-TANGENT LINE 44.93 FEET; THENCE N72°53'57"E., 78.62 FEET; THENCE S10°08'46"E., 82.19 FEET; THENCE N79°51'14"E 75.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 760.00 FEET; THENCE RUN NORTHEASTERLY 368.90 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 27°48'39" TO THE END OF SAID CURVE; THENCE RUN N36°06'55"E 300.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 640.00 FEET; THENCE RUN NORTHEASTERLY 502.65 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 45°00'00" TO THE END OF SAID CURVE; THENCE ALONG A RADIAL LINE RUN S08°53'05"E 45.00 FEET; THENCE N81°06'55"E 195.02 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 203.00 FEET; THENCE RUN SOUTHEASTERLY 93.65 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 26°26'00" WITH A CHORD BEARING AND DISTANCE OF S53°14'56"E 92.83 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3835.00 FEET; THENCE RUN SOUTHERLY 215.68 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 03°13'20" WITH A CHORD BEARING AND DISTANCE OF S04°42'46"E 215.65 FEET; THENCE ALONG A NON-RADIAL LINE RUN N73°44'34"W 539.29 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 595.00 FEET; THENCE RUN SOUTHWESTERLY 215.94 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 20°47'40" WITH A CHORD BEARING AND DISTANCE OF S46°30'45"W 214.76 FEET TO THE END OF SAID CURVE; THENCE S36°06'55"W 300.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 805.00 FEET; THENCE RUN SOUTHWESTERLY 290.75 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 20°41'38"; THENCE DEPARTING SAID CURVE ALONG A NON-RADIAL LINE RUN S19°46'59"W 353.20 FEET; THENCE S49°15'22"W 309.03 FEET; THENCE N82°05'36"W 213.59 FEET; THENCE S05°19'47"W 407.90 FEET; THENCE S03°07'44"E 523.11 FEET; THENCE S18°47'26"W 244.76 FEET; THENCE S03°40'55"W 230.20 FEET; THENCE S28 59'06"E 118.23 FEET TO A POINT OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1570.00 FEET; THENCE RUN NORTHWESTERLY 706.60 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 25 47'13" WITH A CHORD BEARING AND DISTANCE OF N64°35'31"W 700.65 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-RADIAL LINE RUN N00° 21'35"W 1252.25 FEET; THENCE N80° 33'22"W 177.35 FEET; THENCE N56° 54'02"W 518.84 FEET; THENCE S75° 10'35"W 128.14 FEET; THENCE S26° 35'59"W 132.34 FEET; THENCE S06° 21'23"W 990.44 FEET; THENCE N83° 38'37"W 139.64 FEET; THENCE N14°27'17"W 159.44 FEET; THENCE N07° 20'47"W 717.99 FEET; THENCE N26° 10'04"E 614.06 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 896.07

FEET; THENCE RUN NORTHERLY 297.68 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 19° 02'02" TO THE END OF SAID CURVE; THENCE N00° 27'31"E 154.14 FEET; THENCE N89° 32'29"W 116.07 FEET; THENCE N00° 27'31"E 286.53 FEET; THENCE S89° 35'34"E 448.69 FEET; THENCE S55° 06'29"E 619.78 FEET; THENCE N59° 46'07"E 129.73 FEET; THENCE N34° 53'31"E 112.66 FEET; THENCE N20° 33'06"W 369.31 FEET; THENCE N00° 24'26"E 692.86 FEET TO A POINT OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2030.00 FEET; THENCE RUN NORTHEASTERLY 278.28 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07° 51'15" WITH A CHORD BEARING AND DISTANCE OF N60° 12'14"E 278.06 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY 58.64 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 06° 43'09" TO THE END OF SAID CURVE; THENCE N62° 59'46"E 417.07 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 5000.00 FEET; THENCE RUN NORTHEASTERLY 11.81 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 00° 08'07" TO THE END OF SAID CURVE; THENCE N63° 07'53"E 372.15 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY 103.42 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 11° 51'03" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2370.00 FEET; THENCE EASTERLY 725.27 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 17° 32'01" TO THE POINT OF BEGINNING.

AND

THOSE PORTIONS OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE SE 1/4 OF THE NW 1/4; LESS: BEGIN AT SW CORNER OF SE 1/4 OF NW 1/4, NORTH 525 FEET, EAST 415 FEET, SOUTH 525 FEET, WEST 415 FEET TO POINT OF BEGINNING AND LESS THE WEST 25.00 FEET FOR RIGHT-OF-WAY FOR COUNTY ROAD 101.

AND

THE SW 1/4 OF NE 1/4 AND THE NW 1/4 OF SE 1/4 AND THE EAST 1/2 OF SW 1/4, LESS THE WEST 25.00 FEET FOR RIGHT-OF-WAY FOR COUNTY ROAD 101 AND LESS THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE SE CORNER OF THE SAID SW 1/4 RUN N00° 18'51"E ALONG THE EAST LINE THEREOF 149.44 FEET; THENCE N89° 39'10"W, 1325.67 FEET TO THE WEST LINE OF THE SE 1/4 OF THE SW 1/4; THENCE S00° 20'41"W, ALONG THE WEST LINE THEREOF 142.98 FEET TO THE SOUTH LINE OF THE SW 1/4; THENCE ALONG SAID SOUTH LINE S89° 22'24"E, 1325.78 FEET TO THE POINT OF BEGINNING;

AND LESS THE FOLLOWING DESCRIBED PROPERTY:

FROM THE SE CORNER OF THE SAID SW 1/4 RUN N00°18'51"E ALONG THE EAST LINE THEREOF 149.44 FEET; THENCE N89°39'10"W, 1300.67 FEET TO A POINT THAT IS 25.00 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4; THENCE N00°20'41"E PARALLEL WITH SAID WEST LINE 85.00 FEET; THENCE S04°04'17"E, 85.25 FEET; THENCE N89°39'10"W, 6.57 FEET TO THE POINT OF BEGINNING.