

ORDINANCE NO. 615

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAVENPORT, FLORIDA AMENDING ORDINANCE NUMBER 573, WHICH ESTABLISHED THE HIGHLAND MEADOWS COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR AMENDMENT TO SECTION 5 OF THE ORDINANCE TO CHANGE THE GEOGRAPHICAL BOUNDARIES OF THE DISTRICT PURSUANT TO SECTION 190.046, FLORIDA STATUTES BY ADDING 14.67 ACRES THERETO; PROVIDING FOR AMENDMENT TO ORDINANCE NUMBER 585 TO AMEND EXHIBIT "B" OF SAID ORDINANCE TO PROVIDE FOR A NEW METES AND BOUNDS LEGAL DESCRIPTION OF THE DISTRICT; PROVIDING FOR ALL OTHER TERMS AND CONDITIONS TO REMAIN UNCHANGED; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on April 24, 2006 the City Council of the City of Davenport, Florida adopted Ordinance 573, which established the Highland Meadows Community District ("DISTRICT"); and

WHEREAS, on June 26, 2006, the City Council of the City of Davenport, Florida adopted Ordinance No. 585 for the purpose of amending Ordinance No. 573, Section 5, External Boundaries and Legal Description of the District, to incorporate a metes and bounds legal description of the DISTRICT which is presently contained and described in Exhibit "B" of said Ordinance; and

WHEREAS, the City Council of the City of Davenport, Florida has received from the Board of Supervisors of the DISTRICT, a "Petition to Amend the Boundaries of the Highland Meadows Community Development District" dated February 21, 2007; and

WHEREAS, the City Council of the City of Davenport, Florida has held a public meeting pursuant to Section 190.046(1)(a), Florida Statutes, (2006); and

WHEREAS, the City Council finds that it is in the best interest of the City of Davenport, Florida to further amend Ordinance No. 573 and Ordinance No. 585 to accomplish said purpose.

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Davenport, Florida as follows:

SECTION 1. RECITALS INCORPORATED.

The above recitals are true and correct and are incorporated herein.

SECTION 2. EXTERNAL BOUNDARIES.

Section 5, External Boundaries of the District of Ordinance No. 573 is hereby amended to provide that the external boundaries of the DISTRICT are hereby amended as described and as set forth in Exhibit "A" of this Ordinance, which is attached hereto and incorporated herein. Further, the acreage encompassing the DISTRICT's boundaries as described in Exhibit "A", is increased from 248.83 to 263.50 acres, more or less

SECTION 3. LEGAL DESCRIPTION OF THE DISTRICT.

Exhibit "B" of Ordinance No. 585 is hereby replaced in its entirety with a new Exhibit "B", which is attached hereto and incorporated herein, and which accurately depicts the added acreage specified in Section 2, External Boundaries, above.

SECTION 4. ALL OTHER CONDITIONS TO REMAIN UNCHANGED.

All other terms and conditions of Ordinance No. 573 and Ordinance No. 585 shall remain unchanged and enforceable in accordance with the terms expressed herein.

SECTION 5. SEVERABILITY.


If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining sections of this Ordinance.

SECTION 6. EFFECTIVE DATE.

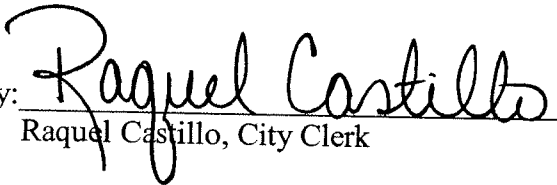
This Ordinance shall take effect upon its approval and publication as required by law.

INTRODUCED, AND PASSED by the City Council of the City of Davenport, Florida,
on first reading, meeting in regular session this 26th day of March, 2007.

CITY COUNCIL
OF DAVENPORT, FLORIDA

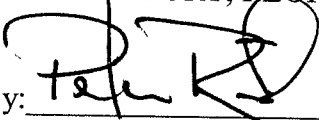
By: 
Peter Rust, Mayor

ATTEST:

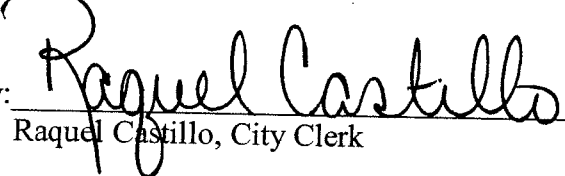
By: 
Raquel Castillo, City Clerk

INTRODUCED, AND PASSED by the City Council of the City of Davenport, Florida,
on second and final reading, meeting in regular session this 9th day of April, 2007.

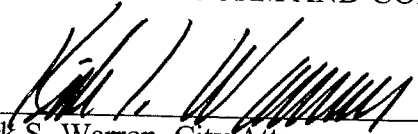
CITY COUNCIL
OF DAVENPORT, FLORIDA

By: 
Peter Rust, Mayor

ATTEST:

By: 
Raquel Castillo, City Clerk

APPROVED AS TO FORM AND CONTENT.

By: 
Kirk S. Warren, City Attorney

HIGHLAND MEADOWS PROPERTIES
CDD LEGAL DESCRIPTION

THAT PART OF TRACTS 3, 4, 5, 12, 13, 14, 15, 16 AND 17, IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 60 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE S-89°58'58"-E, ALONG THE NORTH BOUNDARY OF SAID SECTION 9, A DISTANCE OF 662.30 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF THE AFORESAID TRACT 3, FLORIDA DEVELOPMENT COMPANY, ALSO BEING THE NORTHERLY EXTENSION OF THE EAST BOUNDARY OF PHOENIX 1 AS RECORDED IN PLAT BOOK 101, PAGE 3, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S-00°17'58"-W, ALONG SAID LINE A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 547 AS RECORDED IN OFFICIAL RECORDS BOOK 107, PAGE 347 AND THE POINT OF BEGINNING; THENCE S-89°58'58"-E, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 993.36 FEET TO THE EAST LINE OF THE AFOREMENTIONED TRACT 5, FLORIDA DEVELOPMENT COMPANY; THENCE S-00°13'44"-W, ALONG SAID EAST LINE OF TRACT 5 AND THE EAST LINE OF THE AFOREMENTIONED TRACT 12, A DISTANCE OF 1253.32 FEET; THENCE N-89°48'56"-W, 950.67 FEET; THENCE N-26°49'15"-E, 102.22 FEET; THENCE N-89°40'45"-W, 534.72 FEET; THENCE S-00°19'15"-W, ALONG A NON-RADIAL LINE, 116.35 FEET TO THE NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 80.00 FEET WHOSE RADIUS POINT BEARS S-10°14'11"-E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 16°51'02" (CHORD=23.44 FEET, CHORD BEARING=S-71°20'19"-W) FOR A DISTANCE OF 23.53 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE ALONG A RADIAL LINE, N-27°05'12"-W FOR A DISTANCE OF 72.07 FEET; THENCE N-89°40'45"-W, 143.16 FEET TO THE EASTERLY MAINTAINED RIGHT-OF-WAY FOR NORTH TENTH STREET AS RECORDED IN MAP BOOK 7, PAGES 213-215, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1.) N-00°06'26"-W, 24.53 FEET; THENCE 2.) N-00°40'43"-W, 100.00 FEET; THENCE 3.) N-00°06'20"-W, 100.00 FEET; THENCE 4.) N-00°06'20"-W, 100.00 FEET; THENCE 5.) N-01°15'05"-W, 33.81 FEET TO THE INTERSECTION WITH THE PLATTED EAST RIGHT-OF-WAY LINE AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE N-00°19'15"-E, ALONG SAID PLATTED RIGHT-OF-WAY A DISTANCE OF 183.43 FEET TO THE INTERSECTION WITH THE AFORESAID EASTERLY MAINTAINED RIGHT-OF-WAY LINE; THENCE N-02°57'19"-E, ALONG SAID MAINTAINED RIGHT-OF-WAY A DISTANCE OF 61.89 FEET TO THE NORTH LINE OF THE AFOREMENTIONED TRACT 16, FLORIDA DEVELOPMENT COMPANY; THENCE S-89°53'25"-E ALONG SAID NORTH BOUNDARY, AND ALONG THE NORTH BOUNDARY OF THE AFOREMENTIONED TRACT 15 AND THE SOUTH BOUNDARY OF THE AFOREMENTIONED PHOENIX 1, A DISTANCE OF 644.64 FEET TO THE WEST BOUNDARY OF THE AFOREMENTIONED TRACT 3, FLORIDA DEVELOPMENT COMPANY; THENCE N-00°17'58"-E, ALONG SAID WEST BOUNDARY, AND THE EAST BOUNDARY OF THE AFORESAID PHOENIX 1, A DISTANCE OF 612.91 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF TRACTS 14, 15, 16, 17, 18, 19, 20, 29, 30, 31 AND 32, IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 60 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE S-89°58'58"-E, ALONG THE NORTH BOUNDARY OF SAID SECTION 9, A DISTANCE OF 1324.38 FEET; THENCE S-00°14'44"-W, 1292.36 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE AFOREMENTIONED TRACT 13, FLORIDA DEVELOPMENT CO. TRACTS; THENCE CONTINUE S-01°14'44"-W, ALONG THE NORTHERLY EXTENSION EAST BOUNDARY OF TRACT 20, THE EAST BOUNDARY OF TRACT 20 AND THE EAST BOUNDARY OF TRACT 29, ALL OF FLORIDA DEVELOPMENT CO. TRACTS, A DISTANCE OF 1307.36 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 29; THENCE N-89°38'55"-W, ALONG THE SOUTH BOUNDARY OF

SAID TRACT 29 AND THE SOUTH BOUNDARIES OF TRACTS 30, 31 AND 32, FLORIDA DEVELOPMENT CO. TRACTS, A DISTANCE OF 1312.78 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID TRACT 32, FLORIDA DEVELOPMENT CO. TRACTS; THENCE N-00°19'15"-E, ALONG THE WEST BOUNDARY OF SAID TRACT 32, AND THE WEST BOUNDARY OF THE AFOREMENTIONED TRACT 17, A DISTANCE OF 756.02 FEET TO THE INTERSECTION WITH THE EASTERLY MAINTAINED RIGHT-OF-WAY FOR NORTH TENTH STREET AS RECORDED IN MAP BOOK 7, PAGES 213-215 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID MAINTAINED RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES: 1) N-28°59'29"-E, 3.33 FEET; THENCE 2) N-02°28'11"-E, 102.26 FEET; THENCE 3) N-00°06'09"-E, 100.00 FEET; THENCE 4) N-00°40'32"-E, 100.00 FEET; THENCE 5) N-00°40'32"-E, 100.00 FEET; THENCE 6) N-00°28'12"-W, 100.04 FEET; THENCE 7) N-00°06'26"-W, 75.50 FEET; THENCE DEPARTING SAID MAINTAINED RIGHT-OF-WAY, S-89°40'45"-E, 143.16 FEET; THENCE S-27°05'12"-E, ALONG A RADIAL LINE, 72.07 FEET TO THE NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 80.00 FEET WHOSE RADIUS POINT BEARS S-27°05'12"-E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 16°51'02" (CHORD=23.44 FEET, CHORD BEARING=N-71°20'19"-E) FOR A DISTANCE OF 23.53 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE ALONG A NON-RADIAL LINE, N-19°15'00"-E FOR A DISTANCE OF 116.35 FEET; THENCE S-89°40'45"-E, 534.72 FEET; THENCE S-26°49'15"-W, 102.22 FEET TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED TRACT 14, FLORIDA DEVELOPMENT CO.; THENCE S-89°48'56"-E, ALONG THE SOUTH BOUNDARY OF SAID TRACT 14 AND THE SOUTH BOUNDARY OF THE AFOREMENTIONED TRACT 13, A DISTANCE OF 619.11 FEET TO THE POINT OF BEGINNING.

AND

ALL OF TRACTS 6, 7, 8, 10, 11, 12, 13 AND 14, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 10; THENCE S-89°51'02"-W, ALONG THE SOUTH BOUNDARY OF THE AFORESAID TRACTS 10, 11, 12, 13 AND 14, A DISTANCE OF 1657.62 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 14; THENCE N-00°15'22"-W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 643.96 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S-89°38'36"-E, ALONG THE NORTH BOUNDARY OF THE AFORESAID TRACTS 14, 13 AND 12, A DISTANCE OF 994.66 FEET TO THE NORTHEAST CORNER OF SAID TRACT 12, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE AFOREMENTIONED TRACT 6; THENCE N-00°15'04"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 6, A DISTANCE OF 638.14 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S-89°33'51"-E, ALONG THE NORTH BOUNDARY OF THE AFORESAID TRACTS 6, 7 AND 8, A DISTANCE OF 979.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8; THENCE S-00°14'46"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 8, A DISTANCE OF 636.78 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N-89°38'36"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 8, A DISTANCE OF 346.55 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT 10; THENCE S-00°14'52"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 10, A DISTANCE OF 637.96 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ROAD RIGHT-OF-WAY.

AND

ALL OF TRACTS 21, 22 AND 27, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 27; THENCE S-89°51'47"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 331.45 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N-00°15'04"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 27, A DISTANCE OF 639.25 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID TRACT 21; THENCE N-89°59'37"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 21, A DISTANCE OF 331.50 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N-00°15'10"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 21, A DISTANCE OF 640.08 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S-89°51'02"-E, ALONG THE NORTH BOUNDARY OF SAID TRACT 21 AND THE NORTH

BOUNDARY OF THE AFORESAID TRACT 22, A DISTANCE OF 663.05 FEET TO THE NORTHEAST CORNER OF SAID TRACT 22; THENCE S-00°14'58"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 22, A DISTANCE OF 638.42 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 22, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 27; THENCE S-00°14'58"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 27, A DISTANCE OF 638.42 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT-OF-WAY.

AND

ALL OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15 AND 16, IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE N-89°54'27"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 9 AND 10, A DISTANCE OF 649.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 10; THENCE N-00°22'00"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 10, A DISTANCE OF 640.13 FEET TO THE NORTHWEST CORNER OF SAID TRACT 10, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID TRACT 6; THENCE S-89°59'45"-W, ALONG THE SOUTH BOUNDARY OF THE AFORESAID TRACTS 6 AND 5, A DISTANCE OF 664.51 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 5, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 13; THENCE S-00°19'36"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 13, A DISTANCE OF 639.01 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N-89°54'27"-W, ALONG THE SOUTH BOUNDARY OF THE AFORESAID TRACTS 13, 14, 15 AND 16, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 16; THENCE N-00°14'46"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 16 AND THE WEST BOUNDARY OF THE AFORESAID TRACT 1, A DISTANCE OF 1273.58 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE N-89°53'58"-E, ALONG THE NORTH BOUNDARY OF THE AFORESAID TRACTS 1, 2, 3, 4, 5, 6, 7 AND 8, A DISTANCE OF 2626.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8; THENCE S-00°24'24"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 8, A DISTANCE OF 641.23 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 8, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 9; THENCE S-00°24'24"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 9, A DISTANCE OF 641.23 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT-OF-WAY.

AND

ALL THAT PART OF WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING WEST OF THE RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE N-00°24'24"-W ALONG THE WEST BOUNDARY THEREOF A DISTANCE OF 656.25 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE S-89°57'54"-E, ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1046.19 FEET TO A NON-TANGENT INTERSECTION WITH CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5766.11 FEET, SAID CURVE BEING THE WESTERLY RIGHT-OF-WAY OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE SOUTHWESTERLY ALONG SAID CURVE, AND SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE/DELTA OF 7°11'37", (CHORD=723.47 FEET, CHORD BEARING=S-24°36'07"-W) FOR A DISTANCE OF 723.95 FEET TO THE SOUTH BOUNDARY OF THE AFORESAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9; THENCE N-89°49'47"-W, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 740.34 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE N-89°48'41"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 665.45 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE S-00°22'00"-E, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 655.13 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N-89°36'09"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 665.92 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N-00°19'36"-W, ALONG THE WEST BOUNDARY THEREOF AND THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1308.01 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE S-89°54'27"-E, ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 664.98 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE S-89°54'27"-E, ALONG THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 664.98 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S-00°24'24"-E, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 656.25 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT-OF-WAY.

AND

THAT PART OF TRACTS 17, 18 AND 19 LYING WEST OF THE RAILROAD IN THE SOUTHEAST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

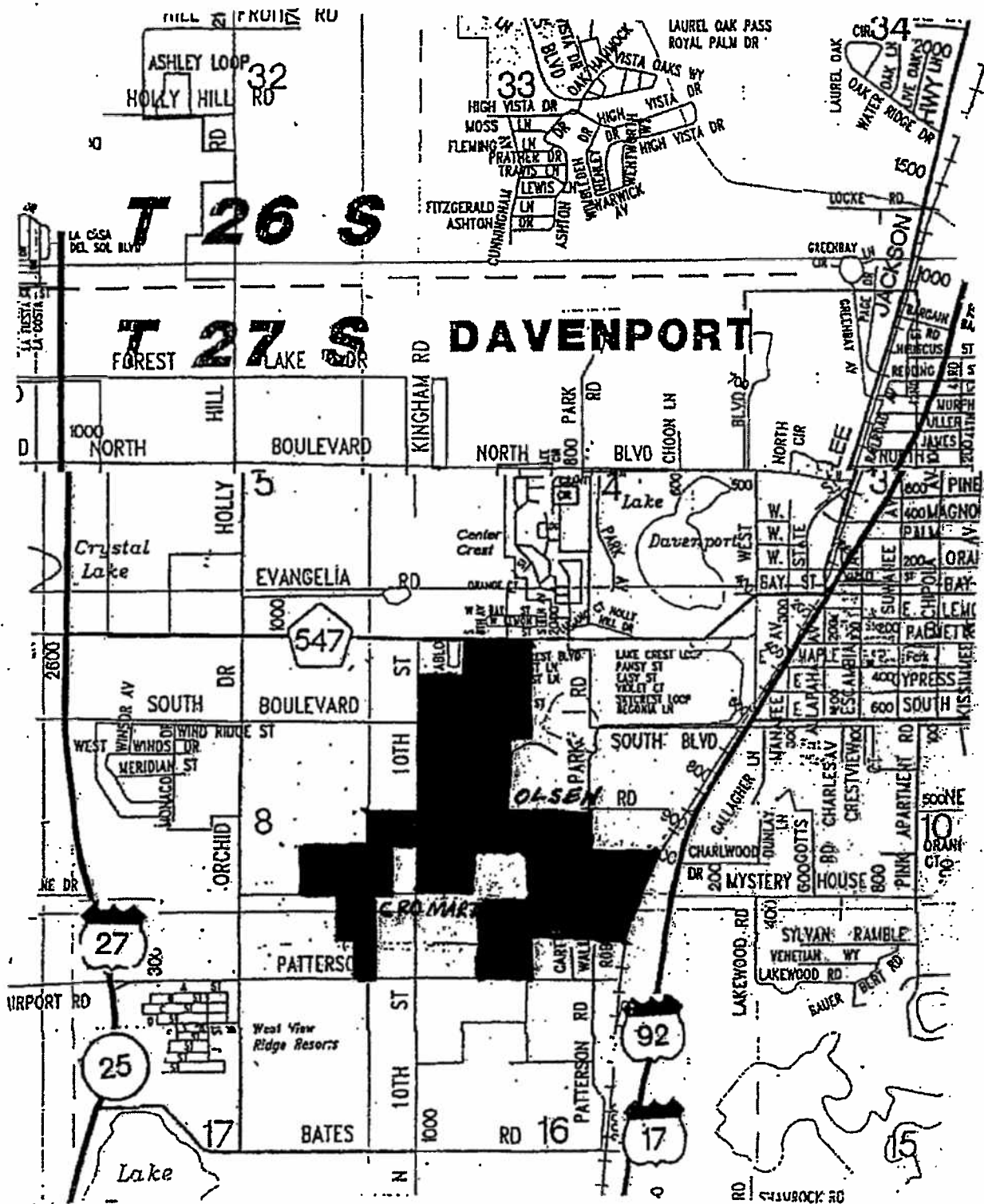
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 17; THENCE N-00°24'24"-W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 641.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE S-89°49'47"-E, ALONG THE NORTH BOUNDARY OF SAID LOT 17, THE NORTH BOUNDARY OF THE AFORESAID LOT 18 AND THE NORTH BOUNDARY OF THE AFORESAID LOT 19, A DISTANCE OF 719.51 FEET TO A NON-TANGENT INTERSECTION WITH THE WEST RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5766.11 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 6°41'29", (CHORD=673.01 FEET, CHORD BEARING=S-17°30'00"-W) FOR A DISTANCE OF 673.40 FEET TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED LOT 18; THENCE N-89°41'40"-W, ALONG THE SOUTH BOUNDARY OF SAID LOT 18 AND THE SOUTH BOUNDARY OF THE AFORESAID LOT 17, A DISTANCE OF 512.58 FEET TO THE POINT OF BEGINNING.

AND

ALL OF TRACTS 20, 28 AND 29, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 28; THENCE S-89°51'47"-W, ALONG THE SOUTH BOUNDARY THEREOF AND THE SOUTH BOUNDARY OF SAID TRACT 29, A DISTANCE OF 662.96 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE N-00°15'16"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 29 AND THE WEST BOUNDARY OF SAID TRACT 20, A DISTANCE OF 1281.81 FEET TO THE NORTHWEST CORNER OF SAID TRACT 20; THENCE S-89°51'02"-E, ALONG THE SOUTH BOUNDARY OF SAID TRACT 20, A DISTANCE OF 331.52 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S-00°15'10"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 20, A DISTANCE OF 640.08 FEET TO THE SOUTHEAST CORNER THEREOF, THE SAME ALSO BEING THE NORTHWEST CORNER OF SAID TRACT 28; THENCE S-89°59'37"-E, ALONG THE NORTH BOUNDARY OF SAID TRACT 28, A DISTANCE OF 331.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT 28; THENCE S-00°15'04"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 28, A DISTANCE OF 639.25 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 28 AND THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT-OF-WAY.

TOTAL LAND AREA 263.5 ACRES, MORE OR LESS.



**COMMUNITY
DEVELOPMENT DISTRICT
HIGHLAND MEADOWS**