

**MANGROVE POINT  
AND  
MANGROVE MANOR  
COMMUNITY DEVELOPMENT  
DISTRICT**

**December 9, 2021**

**BOARD OF SUPERVISORS**

**LANDOWNERS'**

**MEETING AGENDA**

**Mangrove Point and Mangrove Manor  
Community Development District  
OFFICE OF THE DISTRICT MANAGER  
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431  
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

December 2, 2021

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Landowners

Mangrove Point and Mangrove Manor Community Development District

Dear Landowners:

A Landowners' Meeting of the Mangrove Point and Mangrove Manor Community Development District will be held on December 9, 2021 at 9:00 A.M., at the offices of Half Associates, Inc., 1000 N. Ashley Dr., Ste. # 900, Tampa, FL 33602. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors [All Seats]
  - A. Nominations
  - B. Casting of Ballots
    - Determine Number of Voting Units Represented
    - Determine Number of Voting Units Assigned by Proxy
  - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (five (5) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. **Please note that a particular real property is**

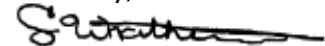
**entitled to only one (1) vote for each eligible acre of land or fraction thereof;** therefore, two (2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

The first step is to elect a Chair for the meeting, who may be any person present at the meeting. The Chair shall conduct the nominations and the voting. If the Chair is a landowner or proxy holder of a landowner, he/she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidates elected shall serve for a two (2)-year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 413 553 5047**


**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of Landowners Meeting and Organizational Meeting** was published in **Tampa Bay Times: 11/14/21, 11/21/21** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **11/21/2021**

  
\_\_\_\_\_  
Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced



**JESSICA ATTARD**  
Commission # GG 308686  
Expires March 28, 2023  
Bonded Thru Budget Notary Services

**NOTICE OF LANDOWNERS MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Mangrove Point and Mangrove Manor Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 113.54 acres. The site straddles U.S. Highway 41, and is north of Leisey Road, and south of the Southshore Falls subdivision in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened an organizational meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate and to conduct any other business that may come before the Board.

DATE: December 9, 2021  
TIME: 9:00 A.M.  
PLACE: Half Associates, Inc.  
1000 N. Ashley Dr., Ste. # 900  
Tampa, FL 33602

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (561)-571-0010 at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager  
November 14 and 21, 2021

0000195186

**LANDOWNER PROXY  
MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held at the offices of Halff Associates, Inc., 1000 N. Ashley Dr., Ste. # 900, Tampa, FL 33602 on December 9, 2021 at 9:00 A.M., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
SEE ATTACHMENT 1	113.43 ACRES	114 VOTES

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** 114 VOTES

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

# **ATTACHMENT 1**

[PARCEL DESCRIPTION]

Mangrove Point and Mangrove Manor CDD  
Landowner Election Roll - 12/07/2021

Parcel Number	Folio Number	Owner	Address	City State ZIP	Acres	Votes
U-28-31-19-1SF-000000-68000.0	051626-0000	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	65.06	
U-28-31-19-ZZZ-000001-75610.1	054191-0010	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	48.37	
<b>Total</b>					<b>113.43</b>	<b>114</b>

**OFFICIAL BALLOT**  
**MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**LANDOWNERS' MEETING**

**For Election (5 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the three (3) candidates receiving the next highest number of votes will each receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
(see attached)	113.43

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_  
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
<b>1</b>		___ Votes
<b>2</b>		___ Votes
<b>3</b>		___ Votes
<b>4</b>		___ Votes
<b>5</b>		___ Votes

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_



# **ATTACHMENT 1**

[PARCEL DESCRIPTION]

**EXHIBIT "A"**

**East Parcel:**

A TRACT OF LAND BEING PART OF SECTIONS 27 AND 28, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°28'13" WEST, A DISTANCE OF 869.98 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 28°37'13" EAST, A DISTANCE OF 1,610.60 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 89°59'46" WEST, A DISTANCE OF 768.73 FEET; THENCE SOUTH 00°00'14" WEST, A DISTANCE OF 93.20 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1,582.89 FEET; A CENTRAL ANGLE OF 16°09'31", A CHORD BEARING OF SOUTH 89°12'58" WEST AND A DISTANCE OF 444.93 FEET; THENCE ALONG THE ARC A DISTANCE OF 446.41 FEET; THENCE SOUTH 81°08'12" WEST, A DISTANCE OF 421.17 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 1,472.89 FEET; A CENTRAL ANGLE OF 03°25'40", A CHORD BEARING OF SOUTH 82°55'33" WEST AND A DISTANCE OF 88.10 FEET; THENCE ALONG THE ARC A DISTANCE OF 88.11 FEET; THENCE SOUTH 89°23'43" WEST, A DISTANCE OF 249.13 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 1,579.74 FEET; A CENTRAL ANGLE OF 06°28'15", A CHORD BEARING OF NORTH 82°13'32" WEST AND A DISTANCE OF 178.32 FEET; THENCE ALONG THE ARC A DISTANCE OF 178.41 FEET; THENCE NORTH 14°49'17" WEST, A DISTANCE OF 89.25 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH U.S. HIGHWAY 41; THENCE NORTH 47°13'27" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 45.28 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, SOUTH 14°49'17" EAST, A DISTANCE OF 118.18 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1,569.75 FEET; A CENTRAL ANGLE OF 01°37'05", A CHORD BEARING OF SOUTH 81°14'10" EAST AND A DISTANCE OF 44.33 FEET; THENCE ALONG THE ARC A DISTANCE OF 44.33 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1,476.85 FEET; A CENTRAL ANGLE OF 03°36'49", A CHORD BEARING OF SOUTH 83°44'41" EAST A DISTANCE OF 93.13 FEET; THENCE ALONG THE ARC A DISTANCE OF 93.14 FEET; THENCE NORTH 89°23'43" EAST, A DISTANCE OF 248.27 FEET; THENCE NORTH 82°55'04" EAST, A DISTANCE OF 87.08 FEET; THENCE NORTH 81°08'12" EAST, A DISTANCE OF 37.83 FEET; THENCE NORTH 07°21'23" WEST, A DISTANCE OF 8.82 FEET; THENCE NORTH 08°51'48" WEST, A DISTANCE OF 125.20 FEET TO A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 173.00 FEET HAVING A CENTRAL ANGLE OF 33°54'45"; A CHORD BEARING OF NORTH 25°49'10" WEST AND A DISTANCE OF 100.91 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 102.40 FEET; THENCE NORTH 42°46'33" WEST, A DISTANCE OF 180.40 FEET; THENCE NORTH 87°46'33" WEST, A DISTANCE OF 84.85 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH U.S. HIGHWAY 41; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 47°13'27" EAST, A DISTANCE OF 174.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 02°13'27" WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 42°46'33" EAST, A DISTANCE OF 180.40 FEET TO A POINT OF CURVE TO THE RIGHT WITH A RADIUS OF 227.00 FEET HAVING A CENTRAL ANGLE OF 10°15'51"; A CHORD BEARING OF SOUTH 37°38'37" EAST AND A DISTANCE OF 40.61 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 40.67 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 25.00 FEET; A CENTRAL ANGLE OF 48°41'35", A CHORD BEARING OF SOUTH 56°51'32" EAST A DISTANCE OF 20.61 FEET; THENCE ALONG THE ARC A DISTANCE OF

21.25 FEET; THENCE NORTH 47°13'27" EAST, A DISTANCE OF 295.03 FEET; THENCE NORTH 42°46'33" WEST, A DISTANCE OF 300.84 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH U.S. HIGHWAY 41; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTH 47°13'27" EAST, A DISTANCE OF 1,096.04 FEET; THENCE SOUTH 89°20'07" EAST, A DISTANCE OF 1,424.19 FEET; THENCE SOUTH 28°37'27" WEST, A DISTANCE OF 1,386.59 FEET TO THE POINT OF BEGINNING;

**and,**

**West Parcel:**

A TRACT OF LAND BEING PART OF LOTS 60-62 OF RUSKIN TOMATO FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 110, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

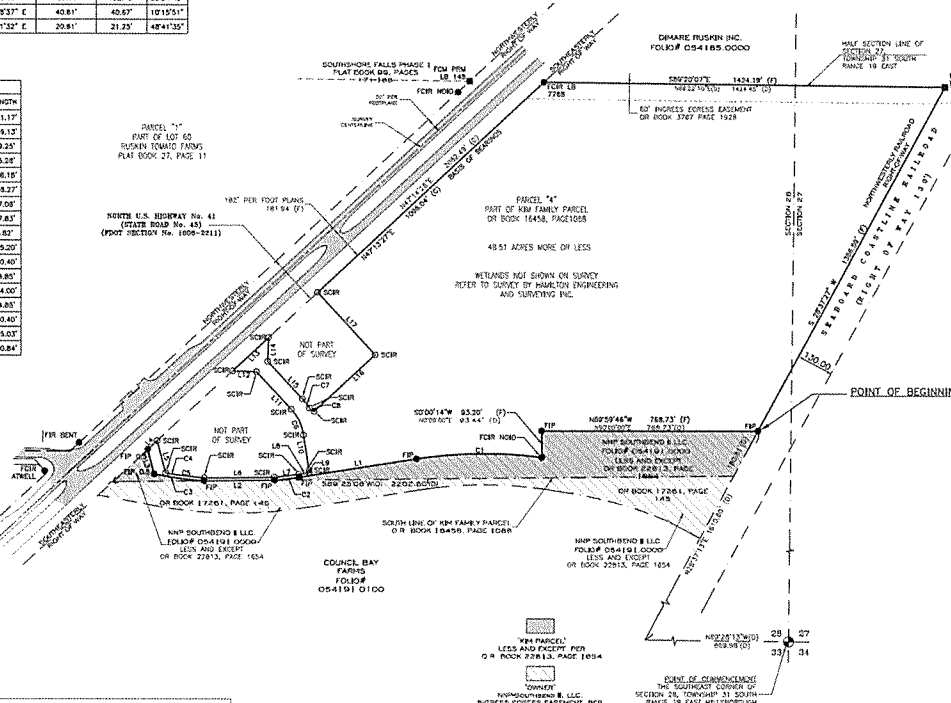
BEGIN AT THE SOUTHEAST CORNER OF SOUTHSORE FALLS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 171-188, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF NORTH U.S. HIGHWAY 41; THENCE SOUTH 47°13'27" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY A DISTANCE OF 990.63 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 42°46'33" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 47°13'27" WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 42°46'33" EAST, A DISTANCE OF 300.00 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY; THENCE SOUTH 47°13'27" WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 76.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 42°46'33" WEST, A DISTANCE OF 10 FEET; THENCE NORTH 47°13'27" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 42°46'33" WEST, A DISTANCE OF 290.00 FEET; THENCE SOUTH 47°13'27" WEST, A DISTANCE OF 890.31 FEET; THENCE SOUTH 89°19'39" EAST, A DISTANCE OF 399.88 FEET; THENCE NORTH 47°13'27" EAST, A DISTANCE OF 26.39 FEET; THENCE SOUTH 42°46'33" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY; THENCE SOUTH 47°13'27" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 50.89 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF LEISEY ROAD, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 27, PAGE 110, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°19'39" WEST, ALONG THE NORTHERLY LEISEY ROAD RIGHT-OF-WAY, A DISTANCE OF 1,720.18 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF GOLF AND SEA BOULEVARD; THENCE NORTH 00°53'07" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 1,294.39 FEET TO THE SOUTHWEST CORNER OF SOUTHSORE FALLS PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGES 175-187, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY SOUTH 89°22'41" EAST, ALONG THE SOUTHERLY LINE OF SOUTHSORE FALLS PHASE 1 AND SOUTHSORE FALLS PHASE 2, A DISTANCE OF 3,084.70 FEET TO THE POINT OF BEGINNING.

FOR A TOTAL OF 113.54 ACRES.

**A TRACT OF LAND BEING PART OF  
SECTIONS 27 AND 28,  
TOWNSHIP 31 SOUTH, RANGE 19 EAST  
HILLSBOROUGH COUNTY, FLORIDA**

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	1582.86'	S 89°12'58" W	444.93'	448.41'	160°09'51"
C2	1472.84'	S 82°53'33" W	88.10'	88.11'	3°25'40"
C3	1579.74'	N 82°13'23" W	178.32'	178.41'	87°28'15"
C4	1589.75'	S 81°14'10" E	44.33'	44.33'	1°37'00"
C5	1478.85'	S 83°44'41" E	93.12'	93.14'	3°28'45"
C6	173.00'	N 25°49'10" W	100.61'	102.40'	35°54'45"
C7	227.00'	S 37°35'37" E	40.81'	40.87'	10°15'15"
C8	28.00'	S 29°51'32" E	20.81'	21.23'	48°41'35"

LINE#	DIRECTION	LENGTH
L1	S 81°08'12" W	421.13'
L2	S 89°23'43" W	246.13'
L3	N 14°49'17" W	89.25'
L4	N 47°13'27" E	45.28'
L5	S 14°49'17" E	118.16'
L6	N 89°23'43" E	248.27'
L7	N 81°08'12" E	421.13'
L8	N 07°21'25" W	8.92'
L9	N 07°21'25" W	8.92'
L10	N 08°51'48" W	125.20'
L11	N 42°49'33" W	180.40'
L12	N 87°48'33" W	88.85'
L13	N 47°13'27" E	174.00'
L14	S 02°13'27" W	84.85'
L15	S 42°49'33" E	180.40'
L16	N 47°13'27" E	295.00'
L17	N 42°49'33" W	300.84'



**CERTIFIED TO:**  
D. R. HORTON  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
AKERMAN LLP  
FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

**OLD REPUBLIC TITLE INSURANCE COMPANY**  
COMMITMENT DATE: SEPTEMBER 16, 2020 AT 11:00 PM  
SCHEDULE B II

5. ALL MATTERS CONTAINED ON THE FLAT OF RUSKIN TOMATO FARMS AS RECORDED IN FLAT BOOK 27, PAGE 110, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, (AS TO WEST PARCEL)-DOES NOT APPLY TO THIS SURVEY.

6. EASEMENT AGREEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 3767, PAGE 192B, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, (AS TO EAST PARCEL)-SHOWN HEREON.

7. EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 7635, PAGE 976, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, (AS TO WEST PARCEL)-DOES NOT APPLY TO THIS SURVEY.

8. EASEMENT IN FAVOR TAMPA ELECTRIC COMPANY CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 7745, PAGE 1422, PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, (AS TO WEST PARCEL)-DOES NOT APPLY TO THIS SURVEY.

9. DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22813, PAGE 1854, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS (AS TO EAST PARCEL)-SHOWN HEREON.

**SURVEYOR'S NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH U.S. HIGHWAY 41, BEING A BEARING OF SOUTH 47°15'27" EAST, BASED ON FLORIDA STATE PLAT BOOK 2008, PAGE 208.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS TRACT OF LAND WHICH HAVE NOT BEEN PROVIDED TO THIS SURVEY.
- NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY OWNERS HAS BEEN PROVIDED TO THIS SURVEY.
- THE BOUNDARY OWNERS AND LINES SPECIFIED BY THIS SURVEY HAVE ESTABLISHED THIS MAP AS FAR AS POSSIBLE AS ACCURATE AS FEASIBLE.
- UNLESS OTHERWISE SHOWN HEREON, NO SUBSTANTIAL WETLAND AREAS OR OTHER SPECIAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
- UNDEGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, WERE NOT REVEALED UNLESS LOCATED EXCEPT AS SHOWN.
- THIS SURVEY HAS BEEN PREPARED OR REFLECTED CONCEPTS OF PROPERTY, BOUNDARY LINES, AND/OR ADJACENT USE, LINE OF CONSTRUCTION, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY LINES, THE ACCURACY STANDARDS FOR AN ADJACENT CLASS SURVEY AS DEFINED BY THE AMERICAN COUNCIL ON SURVEYING AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION.
- NOA FROM BUILDING OWNERS, FENCE OWNERS, SAID OWNERS, ETC. ARE NOT APPLIED TO REVEAL PROPERTY BOUNDARIES.
- ADJACENT OR RELATIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SURVEYING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYING PARTY OR PARTIES.
- THIS SURVEY HAS BEEN PREPARED EXPRESSLY FOR THE NAMED CLIENTS AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON ANY/OUR SURVEY THIS SURVEY FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF HAMILTON ENGINEERING & SURVEYING AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER.
- NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANY OTHER PERSON THAN THOSE SPECIFIED TO IN THIS SURVEY.
- FENCE CONCEPT NOT DETERMINED.
- PRINTED ENCLOSURES SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED ENCLOSURES THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SURVEYING CONTRACTOR.
- THE WORD "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THIS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESS OR IMPLIED, IN CONNECTION WITH THIS SURVEY.
- THE SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF FIELD SURVEY DATE AND IS BASED ON ALL EXISTING INFORMATION IN THE RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
- THE SHOWING DATE DOES NOT IMPLY OR SUPERSEDE THE DATE OF SURVEY.
- NOA TO RETAIN DELIVERABLE SURVEY BY HAMILTON ENGINEERING AND SURVEYING.

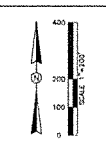
**EAST PARCEL:**

A TRACT OF LAND BEING PART OF SECTIONS 27 AND 28, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE NORTH 89°23'43" WEST, A DISTANCE OF 898.88 FEET TO A POINT ON THE NORTHWESTERN RIGHT-OF-WAY OF THE SEASOARD COASTLINE PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY, NORTH 30°19'15" EAST, A DISTANCE OF 1,410.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 82°54'41" WEST, A DISTANCE OF 182.12 FEET; THENCE SOUTH 02°14'41" WEST, A DISTANCE OF 83.20 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1,528.80 FEET, A CENTRAL ANGLE OF 180°31'31"; A CHORD BEARING OF SOUTH 89°12'58" WEST AND A DISTANCE OF 444.93 FEET; THENCE ALONG THE ARC A DISTANCE OF 448.41 FEET; THENCE ALONG THE ARC A DISTANCE OF 44.33 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 1,478.84 FEET, A CENTRAL ANGLE OF 03°25'40"; A CHORD BEARING OF SOUTH 82°53'33" WEST AND A DISTANCE OF 88.10 FEET; THENCE ALONG THE ARC A DISTANCE OF 88.11 FEET; THENCE SOUTH 14°49'17" WEST, A DISTANCE OF 89.25 FEET; THENCE ALONG THE ARC A DISTANCE OF 84.85 FEET; THENCE SOUTH 42°49'33" WEST, A DISTANCE OF 180.40 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1,579.74 FEET, A CENTRAL ANGLE OF 02°28'15"; A CHORD BEARING OF NORTH 82°13'23" WEST AND A DISTANCE OF 178.32 FEET; THENCE ALONG THE ARC A DISTANCE OF 178.41 FEET; THENCE NORTH 14°49'17" WEST, A DISTANCE OF 118.16 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH U.S. HIGHWAY 41; THENCE NORTH 47°13'27" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 452.8 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, SOUTH 14°49'17" EAST, A DISTANCE OF 118.16 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1,508.20 FEET, A CENTRAL ANGLE OF 01°37'00"; A CHORD BEARING OF SOUTH 81°14'10" EAST AND A DISTANCE OF 44.33 FEET; THENCE ALONG THE ARC A DISTANCE OF 44.33 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1,478.85 FEET, A CENTRAL ANGLE OF 03°28'45"; A CHORD BEARING OF SOUTH 83°44'41" WEST AND A DISTANCE OF 93.12 FEET; THENCE ALONG THE ARC A DISTANCE OF 93.14 FEET; THENCE NORTH 25°49'10" WEST, A DISTANCE OF 100.61 FEET; THENCE NORTH 87°48'33" WEST, A DISTANCE OF 88.85 FEET; THENCE NORTH 47°13'27" EAST, A DISTANCE OF 174.00 FEET; THENCE SOUTH 02°13'27" WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 42°49'33" EAST, A DISTANCE OF 180.40 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH U.S. HIGHWAY 41; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 47°13'27" EAST, A DISTANCE OF 295.00 FEET; THENCE SOUTH 14°49'17" WEST, A DISTANCE OF 118.16 FEET; THENCE SOUTH 89°23'43" WEST, A DISTANCE OF 246.13 FEET; THENCE NORTH 14°49'17" WEST, A DISTANCE OF 89.25 FEET; THENCE ALONG THE ARC A DISTANCE OF 84.85 FEET; THENCE SOUTH 42°49'33" WEST, A DISTANCE OF 180.40 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH U.S. HIGHWAY 41; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 47°13'27" EAST, A DISTANCE OF 295.00 FEET; THENCE SOUTH 14°49'17" WEST, A DISTANCE OF 118.16 FEET; THENCE SOUTH 89°23'43" WEST, A DISTANCE OF 248.27 FEET; THENCE NORTH 81°08'12" EAST, A DISTANCE OF 421.13 FEET TO THE POINT OF BEGINNING.

**Legend: (AS APPLICABLE)**

1	SET FROM 4"X4" CONCRETE MONUMENT 1887013	BMV	DAWDED-WAY FENCE
2	SET FROM 4"X4" CONCRETE MONUMENT 1887013	BMV	BEYOND
3	SET FROM 4"X4" CONCRETE MONUMENT 1887013	BMV	CHALK MEASUREMENT MARK
4	SET FROM 4"X4" CONCRETE MONUMENT AS NOTED	BMV	CHIPPED CONCRETE CONE
5	FOOD FROM ADO OR AS NOTED	CL	CLUMP PALM
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100	FOOD FROM ADO OR AS NOTED	CL	CLUMP PALM



**HAMILTON**  
ENGINEERING & SURVEYING, INC.

**MAP OF BOUNDARY SURVEY  
EAST PARCEL**

**THE KIM FAMILY LIVING TRUST  
5608 North U.S. HWY. 41  
HILLSBOROUGH COUNTY, FLORIDA**

D.R. HORTON  
704613  
03544-002R  
28-15-30  
01/27/2020

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