

Jurisdiction in which proposed Comprehensive Plan Amendment is located:

- Unincorporated Hillsborough County City of Plant City
- City of Tampa City of Temple Terrace

Type of Comprehensive Plan Amendment:

- Map Amendment Text Amendment

IMPORTANT: If the subject property is 10 acres or greater, the Pre-Application Conference that must be conducted **must be dated within 6 months of the application submission and at least fifteen (15) days prior to the filing deadline** for the Comprehensive Plan Amendment application. **Applications for amendments subject properties less than 10 acres** can be submitted anytime.

Comprehensive Plan Amendment Initiated by:

- Private Sector Public Sector

Property Owner(s):

Name (s): Walden Lake LLC
Address: 4800 N Federal Hwy Suite 103A, Boca Raton, FL 33431
Phone: 813-620-4500 E-mail: ialbert@halff.com

Agent/Representative (if applicable):

Name: Isabelle Albert - Halff Assoc.
Address: 1000 N Ashley Dr, suite 900, Tampa, FL
Phone: 813-620-4500 E-mail: ialbert@halff.com

Affidavit to Authorize Agent (if applicable): Where the applicant is not identified as the owner(s) of the property as specified on the deed(s) submitted with the request, a signed Affidavit to Authorize Agent is required.

Site Location Information (for Map Amendments only):

Site Location Address(es): 2001 Clubhouse Dr, Plant City.

Plan Amendment Request (for Map Amendments only):
Attach additional property folio numbers on additional page if needed.

Property Information		Future Land Use Designation	
Folio Numbers	Acres	Current	Requested
203274-0550	9.9	RES-6	Village Town Center

Justification for the proposed Map Amendment (i.e., infrastructure; supporting Policies, transit availability, etc.):

Per meetings with staff, it was recommended to create a new category to address integrated mixed-use development within a village center type of development

Development trends in the area (within one mile of site in the cities and five miles of the site for unincorporated Hillsborough County):

The site is located within the Walden Lake Golf Community; however, the golf course has been vacant for some time.

Is there a pending action regarding the subject property in process related to the subject property (i.e., concurrent Rezoning, Land Development Code Amendment, others):

No, however, an amendment to the zoning is anticipated in the near future.

Sketch & Description
Walden Lakes CPA
Section 1, Township 29 South, Range 21 East
Hillsborough County, Florida

Walden Lakes CPA: As Written by SurvTech Solutions

A parcel of land and being lying in Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at a point marking the Northeast corner of Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida, thence coincident with the North boundary of said Section 1, S 89°30'51" W a distance of 28.08 feet to a point coincident with the Southeasterly right-of-way boundary of CSX Railroad; thence departing said North boundary, coincident with said Southeasterly right-of-way boundary, S 52°26'41" W a distance 761.46 feet to the POINT OF BEGINNING; thence departing said Southeasterly right-of-way boundary, N 88°11'16" E a distance of 413.22 feet; thence S 00°22'54" E a distance of 596.57 feet to a point coincident with the Northerly right-of-way boundary of Clubhouse Drive, said point also being coincident with a non-tangent curve concave to the South, said curve having a radius of 200.00 feet, a delta angle of 34°58'00" and being subtended by a chord bearing N 74°46'47" W for a distance of 120.17 feet; thence coincident with said Northerly right-of-way boundary the following three (3) courses: 1.) coincident with the arc of said curve a distance of 122.06 feet; 2.) thence S 87°44'13" W a distance of 699.16 feet to a point coincident with a tangent curve concave to the South, said curve having a radius of 165.00 feet, a delta angle of 27°32'03" and being subtended by a chord bearing S 73°58'12" W for a distance of 78.53 feet; 3.) thence coincident with the arc of said curve a distance of 79.29 feet to a point marking the Southeast corner of Lot 2, Block 5 of WALDEN LAKES UNIT 28 PHASE 2, as recorded in Plat Book 76, page 69 of the Public Records of Hillsborough County, Florida; thence departing said Northerly right-of-way boundary, coincident with the Easterly boundary said Lot 2, and the Northerly extension thereof, N 29°47'33" W a distance of 190.04 feet a point coincident with the aforementioned Southeasterly right-of-way boundary of CSX Railroad; thence departing said Northerly extension and coincident with said Southeasterly right-of-way boundary, N 52°26'41" E a distance of 715.82 feet to the POINT OF BEGINNING.

Containing an area of 431,382.22 square feet, 9.903 acres, more or less.

Curve Information

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	200.00'	122.06'	34°58'00"	N 74°46'47" W	120.17'	63.00'
C2	165.00'	79.29'	27°32'03"	S 73°58'12" W	78.53'	40.43'

THIS IS NOT A BOUNDARY SURVEY.

Stacy L. Brown PSM No. 6516
 SurvTech Solutions, Inc. LB No. 7340

- 1.) Paper copies of this survey are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this sketch is based on a Florida West State Plane grid bearing of S 87°44'13" W for the Southerly Boundary of subject property and the North Right-of-way boundary of Clubhouse Drive.

SURVEYING TODAY WITH
 TOMORROW'S TECHNOLOGY



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

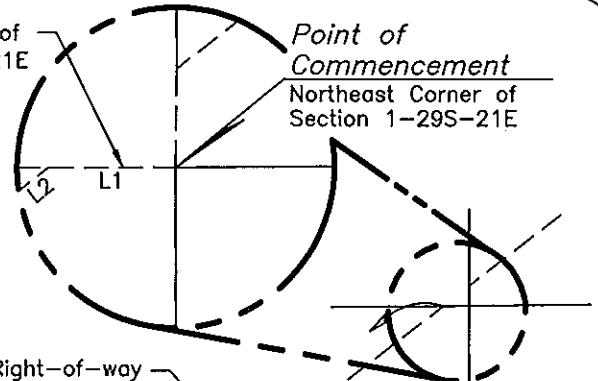
10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

Project No.: 20190035
 Phase: 3
 Drawing Name: 20190035_3K
 Last Field Date: N/A
 Field Book/Page: N/A
 Drafted By: M. Rook
 Date Drafted: 12/19/20
 Revision Date: N/A
 Approved By: S. Brown
 Date Approved: 12/20/20

Sketch & Description
Walden Lakes CPA
 Section 1, Township 29 South,
 Range 21 East
 Hillsborough County, Florida

North Boundary of
 Section 1-29S-21E

*Point of
 Commencement*
 Northeast Corner of
 Section 1-29S-21E

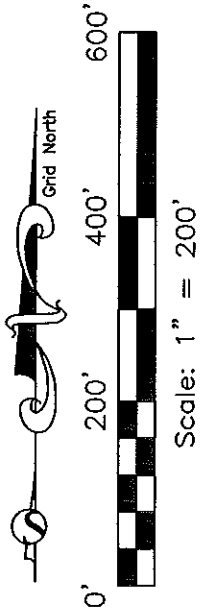


Southeasterly Right-of-way
 Boundary of CSX Railroad

Line Information:

LINE	BEARING	DISTANCE
L1	S 89°30'51" W	28.08'
L2	S 52°26'41" W	761.46'
L3	N 88°11'16" E	413.22'
L4	S 00°22'54" E	596.57'
L5	S 87°44'13" W	699.16'
L6	N 29°47'33" W	190.04'
L7	N 52°26'41" E	715.82'

Point of Beginning
 Walden Lakes CPA



Total Acreage
 431,382.22 Square Feet
 9.903 Acres

Portion of
 Folio #20374-0550

Portion of
 Folio #20374-0550

Northerly Right-of-way
 Boundary of
 Clubhouse Drive

Easterly Boundary
 of Lot 2 Block 5

Lot 2
 Block 5

Lot 3
 Block 5

WALDEN LAKE
 UNIT 28 PHASE 2
 Plat Book 76,
 Page 69

Clubhouse Drive
 50' Public Right-of-way

Southeast corner of
 Lot 2 Block 5

Easterly Boundary
 of Section 1-29S-21E

PROJECT NO.: 20190035
 PHASE: 3
 LAST FIELD DATE: N/A



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610

phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340

email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

WALDEN LAKE LLC, a Florida limited liability company

(NAME OF ALL PROPERTY OWNERS- Attach list if more than one), being first duly sworn, depose(s) and say(s):

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS(ES) OR GENERAL LOCATIONS: 2001 Clubhouse Dr, Plant City.

FOLIO(S) No. 203274.0550

2. That this property constitutes the property for which a request for a:

Map and Text Comprehensive Plan Amendment

(NATURE OF REQUEST) Jake Cremer / David Smith, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.

3. That the undersigned (has/have) appointed Isabelle Albert, Half Associates as (his/her/their) agent(s) to execute any permits or other documents necessary to affect such application.

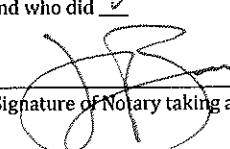
4. That this affidavit has been executed to induce Hillsborough County, Florida to consider and act on the above-described property;


5. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.



SIGNED (PROPERTY OWNER)
Guclu Gencer, as Manager, GNCR Americas, LLC
Manager, GNCR Developments, LLC, Manager

SIGNED (PROPERTY OWNER)

<p>STATE OF FLORIDA COUNTY OF MIAMI-DADE This foregoing instrument was acknowledged before me this (DATE) <u>21st day of January, 2020</u> by <u>Guclu Gencer, Authorized Person, Walden Lake LLC (FL)</u> (Property Owner) Personally known to me <input checked="" type="checkbox"/> Florida Driver's License _____ And who did <input checked="" type="checkbox"/> did not <input type="checkbox"/> take an oath.  (Signature of Notary taking acknowledgment) <u>Joshua A. Berman</u> (Type or Print Name of Notary Public) <u>GG030368</u> <u>9/14/2020</u> Commission Number Expiration Date</p>	<p>STATE OF FLORIDA COUNTY OF MIAMI-DADE This foregoing instrument was acknowledged before me this (DATE) _____ by _____ (Property Owner) Personally known to me _____ Florida Driver's License _____ And who did <input type="checkbox"/> did not <input type="checkbox"/> take an oath. _____ (Signature of Notary taking acknowledgment) _____ (Type or Print Name of Notary Public) _____ Commission Number Expiration Date</p>
--	--

 Joshua Berman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG030368
Expires 9/14/2020

Detail by Entity Name

Florida Limited Liability Company
WALDEN LAKE, LLC

Filing Information

Document Number L19000049504
FEI/EIN Number 83-4000221
Date Filed 02/19/2019
State FL
Status ACTIVE

Principal Address

4800 NORTH FEDERAL HIGHWAY
SUITE A-103
BOCA RATON, FL 33431

Mailing Address

4800 NORTH FEDERAL HIGHWAY
SUITE A-103
BOCA RATON, FL 33431

Registered Agent Name & Address

NAUTILUS LEGAL SERVICES, P.A.
150 SE 2ND AVENUE
SUITE PH1
MIAMI, FL 33130

Authorized Person(s) Detail

Name & Address

Title MGR

GNCR DEVELOPMENTS LLC
1717 NORTH BAYSHORE DRIVE, UNIT 4136
MIAMI, FL 33132

Title MGR

SICIMOGLU GROUP LLC
4800 NORTH FEDERAL HIGHWAY
BOCA RATON, FL 33431

Annual Reports

Report Year	Filed Date
2020	01/15/2020

Document Images

[01/15/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/19/2019 -- Florida Limited Liability](#)

[View image in PDF format](#)

Detail by Entity Name

Florida Limited Liability Company
GNCR DEVELOPMENTS LLC

Filing Information

Document Number L19000029710
FE/EIN Number NONE
Date Filed 01/29/2019
State FL
Status ACTIVE

Principal Address

1717 N. BAYSHORE DRIVE
UNIT 2441
MIAMI, FL 33132

Mailing Address

1717 N. BAYSHORE DRIVE
UNIT 2441
MIAMI, FL 33132

Registered Agent Name & Address

NAUTILUS LEGAL SERVICES, P.A.
150 SE 2ND AVE
SUITE PH-1
MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title MGR

GNCR AMERICAS LLC
KONAKLAR MAHALLESİ AKASYALI SOKAK NO 26
ISTANBUL, TR 34330 TR

Title MGR

ZAYOUN GROUP LLC
1717 N. BAYSHORE DRIVE UNIT 2441
MIAMI, FL 33132

Annual Reports

No Annual Reports Filed

Document Images

01/29/2019 -- Florida Limited Liability

[View image in PDF format](#)



Department of State / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company

GNCR AMERICAS LLC

Filing Information

Document Number L17000133186
FEI/EIN Number 82-2900480
Date Filed 06/19/2017
Effective Date 07/01/2017
State FL
Status ACTIVE

Principal Address

1717 n bayshore dr
ste 213
Miami, FL 33132

Changed: 01/03/2020

Mailing Address

1717 n bayshore dr
ste 213
Miami, FL 33132

Changed: 01/03/2020

Registered Agent Name & Address

NAUTILUS LEGAL SERVICES, P.A.
150 SE 2ND AVENUE SUITE PH1
miami, FL 33131

Name Changed: 01/03/2020

Address Changed: 01/03/2020

Authorized Person(s) Detail

Name & Address

Title MR

GENCER, GUCLU, MR
6975 Northwest 28th Avenue
Boca Raton, FL 33496

Prepared by and return to:

Jonathan Leder
Miami Title Group, Inc.
150 SE 2nd Avenue
Suite PH1
Miami, FL 33131
(305) 514-0600
File No 7431888

Parcel Identification No 203274-0550

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 28th day of March, 2019 between Today's Bank, an Arkansas Banking Corporation, whose post office address is 432 Harmony Road, Huntsville, AR 72740, Grantor, to Waldea Lake, LLC, a Florida Limited Liability Company, whose post office address is 4800 North Federal Highway, Suite A-103, Boca Raton, FL 33431, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough County, Florida, to-wit:

See attached Exhibit "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor are lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS Gaston Fontela
[Signature]
WITNESS Jonathan Leck

Today's Bank, an Arkansas Banking Corporation

By: [Signature]
Kevin Beasley, Senior Vice President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 27 day of March, 2019 by Kevin Beasley, Senior Vice President of Today's Bank, an Arkansas Banking Corporation, on behalf of the Corporation.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Gaston Fontela
COMMISSION #246702
EXPIRES: July 18, 2019
WWW.AARONNOTARY.COM

Personally known: _____
OR Produced Identification: X

Type of Identification Produced: Driver's License

Exhibit "A"

Legal Description

PARCEL A

A parcel of land lying within Section 6, Township 29 South, Range 22 East, and Section 31, Township 28 South, Range 22 East, Hillsborough County, Florida, more particularly described as follows:

Begin at the most Northerly corner of Lot 1, Block 1, of WALDEN LAKE FAIRWAY ESTATES UNIT II, as recorded in Plat Book 51, Page 31, of the Public Records of Hillsborough County, Florida, said point being on the Southerly right-of-way boundary of West Timberlane Drive; thence on said Southerly right-of-way boundary, North 31 degrees 59 minutes 30 seconds East, a distance of 390.37 feet to the West boundary of WALDEN LAKE FAIRWAY ESTATES, as recorded in Plat Book 48, Page 14, of the Public Records of Hillsborough County, Florida; thence departing said Southerly right-of-way boundary and on this Westerly, Southerly, and Easterly boundaries of said WALDEN LAKE FAIRWAY ESTATES the following eight courses: 1) South 26 degrees 00 minutes 00 seconds East, a distance of 167.38 feet; 2) thence South 10 degrees 23 minutes 12 seconds East, a distance of 391.60 feet; 3) thence South 00 degrees 45 minutes 11 seconds East, a distance of 743.94 feet; 4) thence North 85 degrees 00 minutes 00 seconds East, a distance of 480.00 feet; 5) thence North 05 degrees 00 minutes 00 seconds West, a distance of 670.00 feet; 6) thence North 11 degrees 00 minutes 00 seconds West, a distance of 650.00 feet; 7) thence North 26 degrees 00 minutes 00 seconds West, a distance of 165.00 feet; 8) thence North 39 degrees 33 minutes 07 seconds West, a distance of 165.00 feet to the aforesaid Southerly right-of-way boundary of West Timberlane Drive; thence on said Southerly right-of-way boundary the following three courses: 1) North 50 degrees 26 minutes 53 seconds East, a distance of 244.83 feet to the beginning of a curve, concave Southerly, having a radius of 309.00 feet and a central angle of 46 degrees 43 minutes 37 seconds, 2) thence Northeasterly along the arc of said curve to the right, a distance of 252.00 feet, said arc subtended by a chord which bears North 73 degrees 48 minutes 42 seconds East, a distance of 245.08 feet to the curve's end; thence South 82 degrees 49 minutes 30 seconds East, a distance of 261.62 feet to a point on the Westerly boundary of THE PRESERVE, A CONDOMINIUM, as recorded in Condominium Plat Book 14, Page 30, Public Records of Hillsborough County, Florida; thence departing said Southerly right-of-way boundary and on said Westerly boundary the following six courses: 1) South 15 degrees 03 minutes 14 seconds West, a distance of 796.53 feet; 2) thence South 09 degrees 56 minutes 19 seconds East, a distance of 403.94 feet; 3) thence South 02 degrees 59 minutes 11 seconds West, a distance of 50.99 feet; thence 4) South 06 degrees 54 minutes 14 seconds East, a distance of 250.35 feet; 5) thence South 27 degrees 00 minutes 45 seconds East, a distance of 26.63 feet; 6) thence South 06 degrees 15 minutes 48 seconds East, a distance of 61.23 feet; thence departing said Westerly boundary, South 12 degrees 57 minutes 43 seconds West, a distance of 102.83 feet; thence South 21 degrees 37 minutes 42 seconds West, a distance of 50.79 feet; thence South 32 degrees 15 minutes 11 seconds West, a distance of 49.97 feet; thence South 14 degrees 37 minutes 03 seconds West, a distance of 34.97 feet; thence South 46 degrees 39 minutes 45 seconds West, a distance of 70.10 feet; thence South 13 degrees 32 minutes 19 seconds West, a distance of 66.59 feet; thence South 01 degrees 55 minutes 22 seconds West, a distance of 24.39 feet; thence South 10 degrees 18 minutes 13 seconds East, a distance of 47.81 feet; thence North 89 degrees 51 minutes 40 seconds East, a distance of 35.59 feet to the most Northwesterly corner of Lot 19, of WALDEN LAKE UNIT II-B, as recorded in Plat Book 53, Page 43, of the Public Records of Hillsborough County, Florida; thence on the Northerly

boundary of said WALDEN LAKE UNIT II-B, the following 6 courses: 1) South 00 degrees 08 minutes 20 seconds East, a distance of 109.96 feet; 2) thence South 78 degrees 42 minutes 00 seconds West, a distance of 390.95 feet; 3) thence South 38 degrees 40 minutes 00 seconds West, a distance of 90.00 feet; 4) thence North 90 degrees 00 minutes 00 seconds West, a distance of 185.00 feet; 5) thence North 48 degrees 58 minutes 16 seconds West, a distance of 134.76 feet; 6) thence North 15 degrees 30 minutes 00 seconds West, a distance of 25.00 feet to the Southeast corner of Lot 11, Block 1, of the aforesaid WALDEN LAKE FAIRWAY ESTATES UNIT II; thence departing said Northerly boundary and on the Easterly boundary of said WALDEN LAKE FAIRWAY ESTATES UNIT II the following three courses: 1) North 15 degrees 30 minutes 00 seconds West, a distance of 683.87 feet; 2) thence North 00 degrees 45 minutes 11 seconds West, a distance of 450.00 feet; 3) thence North 21 degrees 12 minutes 55 seconds West, a distance of 137.51 feet to the POINT OF BEGINNING

PARCEL B

A parcel of land lying in Section 6, Township 29 South, Range 22 East, Hillsborough County, Florida, being more particularly described as follows:

Begin at the Southwest corner of WALDEN LAKE FAIRWAY VILLAS UNIT II, as recorded in Plat Book 51, Page 36, Public Records of Hillsborough County, Florida; thence North 80 degrees 24 minutes 02 seconds East, a distance of 133.34 feet; thence North 67 degrees 56 minutes 51 seconds East, a distance of 552.24 feet to a point on the aforesaid Southerly boundary of WALDEN LAKE FAIRWAY VILLAS; thence on said Southerly boundary North 63 degrees 39 minutes 54 seconds East, a distance of 379.75 feet; thence South 62 degrees 08 minutes 13 seconds East, a distance of 74.24 feet to the Northerly right-of-way boundary of West Timberlane Drive; thence on said Northerly right-of-way boundary South 31 degrees 59 minutes 30 seconds West, a distance of 316.95 feet to the beginning of a curve concave Northwesterly, having a radius of 300.00 feet and a central angle of 23 degrees 30 minutes 30 seconds; thence on the arc of said curve and the Northerly right-of-way boundary of West Timberlane Drive, a distance of 123.09 feet, said arc subtended by a chord which bears South 43 degrees 44 minutes 45 seconds West, a distance of 122.23 feet to the curve's end; thence continue on said Northerly right-of-way boundary of West Timberlane Drive, South 55 degrees 30 minutes 00 seconds West, a distance of 505.00 feet; thence departing said Northerly boundary of West Timberlane Drive, North 41 degrees 26 minutes 34 seconds West, a distance of 102.28 feet; thence South 75 degrees 37 minutes 14 seconds West, a distance of 578.98 feet; thence South 89 degrees 59 minutes 47 seconds West, a distance of 243.55 feet to the Easterly right-of-way boundary of Village Green Boulevard, said point being on a curve concave Westerly, having a radius of 1040.00 feet and a central angle of 2 degrees 45 minutes 21 seconds; thence on the arc of said curve and the Easterly right-of-way boundary of Village Green Boulevard, a distance of 50.02 feet; said arc subtended by a chord which bears North 23 degrees 37 minutes 20 seconds West, a distance of 50.02 feet to the curve's end; thence continue on said Easterly right-of-way boundary of Village Green Boulevard, North 25 degrees 00 minutes 00 seconds West, a distance of 276.56 feet to the South boundary of WALDEN LAKE UNIT 13A, as recorded in Plat Book 59, Page 6, of the Public Records of Hillsborough County, Florida; thence on said South boundary of WALDEN LAKE UNIT 13A, the following five courses; North 86 degrees 34 minutes 12 seconds East, a distance of 8.89 feet; thence South 60 degrees 36 minutes 17 seconds East, a distance of 155.71 feet; thence South 88 degrees 01 minutes 48 seconds East, a distance of 99.00 feet; thence North 73 degrees 52 minutes 52 seconds East, a distance of 247.74 feet; thence North 67 degrees 27 minutes 14 seconds East, a distance of 159.03 feet to the POINT OF BEGINNING.

PARCEL C

A parcel of land lying in Section 6, Township 29 South, Range 22 East, and Section 31, Township 28 South, Range 22 East, Hillsborough County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Section 31; thence on the West boundary thereof, North 00 degrees 42 minutes 45 seconds East, a distance of 21.42 feet to a point on the Southeasterly right-of-way boundary of the Seaboard System Railroad; thence on said Southeasterly right-of-way boundary, North 52 degrees 56 minutes 39 seconds East, a distance of 1,238.70 feet; thence North 52 degrees 57 minutes 33 seconds East, a distance of 673.05 feet; thence departing said Southeasterly right-of-way boundary, South 34 degrees 00 minutes 00 seconds East, a distance of 483.97 feet; thence South 84 degrees 08 minutes 54 seconds East, a distance of 217.60 feet; thence North 86 degrees 24 minutes 06 seconds East, a distance of 261.53 feet; thence North 24 degrees 45 minutes 30 seconds West, a distance of 110.74 feet; thence North 47 degrees 57 minutes 20 seconds East, a distance of 69.45 feet; thence South 52 degrees 50 minutes 18 seconds East, a distance of 193.90 feet; thence North 31 degrees 13 minutes 08 seconds East, a distance of 10.00 feet; thence South 58 degrees 46 minutes 52 seconds East, a distance of 135.91 feet; thence South 61 degrees 32 minutes 17 seconds East, a distance of 192.72 feet; thence South 53 degrees 06 minutes 21 seconds East, a distance of 293.96 feet; thence South 40 degrees 26 minutes 27 seconds East, a distance of 361.72 feet; thence South 22 degrees 02 minutes 30 seconds East, a distance of 69.10 feet to the Northerly right-of-way boundary of West Timberlane Drive and the beginning of a curve concave Southeasterly, having a radius of 1050.00 feet and a central angle of 9 degrees 32 minutes 49 seconds; thence on the arc of said curve on the Northerly right-of-way boundary of West Timberlane Drive, a distance of 174.96 feet, said arc subtended by a chord which bears South 45 degrees 40 minutes 29 seconds West, a distance of 174.75 feet to the curve's end and the Northerly boundary of WALDEN LAKE FAIRWAY VILLAS, as recorded in Plat Book 50, Page 18, Public Records of Hillsborough County, Florida; thence departing said Northerly right-of-way boundary of West Timberlane Drive and on said Northerly boundary of WALDEN LAKE FAIRWAY VILLAS, the following six courses: North 49 degrees 00 minutes 00 seconds West, a distance of 375.00 feet; thence North 82 degrees 00 minutes 00 seconds West, a distance of 149.50 feet; thence North 35 degrees 29 minutes 04 seconds West, a distance of 322.68 feet; thence South 41 degrees 00 minutes 00 seconds West, a distance of 30.99 feet; thence North 49 degrees 00 minutes 00 seconds West, a distance of 25.00 feet; thence South 41 degrees 00 minutes 00 seconds West, a distance of 94.45 feet; thence departing said Northerly boundary of WALDEN LAKE FAIRWAY VILLAS, North 76 degrees 13 minutes 30 seconds West, a distance of 257.32 feet to a point on the Northerly boundary of WALDEN LAKE UNIT 17, as recorded in Plat Book 54, Page 6, of the Public Records of Hillsborough County, Florida; thence continue North 76 degrees 13 minutes 30 seconds West on said Northerly boundary of WALDEN LAKE UNIT 17, a distance of 350.86 feet; thence North 66 degrees 49 minutes 00 seconds West, a distance of 83.50 feet; thence South 88 degrees 30 minutes 00 seconds West, a distance of 27.21 feet to a point on the Northerly boundary of WALDEN LAKE UNIT 17 - PHASE 2, as recorded in Plat Book 59, Page 20, of the Public Records of Hillsborough County, Florida; thence on said Northerly boundary of WALDEN LAKE UNIT 17 - PHASE 2, the following three courses; South 88 degrees 30 minutes 00 seconds West, a distance of 182.00 feet; thence South 69 degrees 00 minutes 00 seconds West, a distance of 185.00 feet; thence South 63 degrees 30 minutes 34 seconds West, a distance of 140.32 feet to a point on the Northerly boundary of WALDEN LAKE UNIT 18, as recorded in Plat Book 61, Page 32, of the Public Records of Hillsborough County, Florida; thence on said Northerly, Westerly and Southerly boundaries of

said WALDEN LAKE UNIT 18 the following twelve courses; South 86 degrees 32 minutes 58 seconds West, a distance of 77.37 feet; thence South 56 degrees 26 minutes 47 seconds West, a distance of 151.12 feet; thence South 59 degrees 52 minutes 59 seconds West, a distance of 405.24 feet; thence South 05 degrees 06 minutes 06 seconds East, a distance of 213.19 feet; thence South 57 degrees 15 minutes 51 seconds West, a distance of 148.45 feet; thence South 43 degrees 09 minutes 27 seconds West, a distance of 289.97 feet; thence South 38 degrees 31 minutes 31 seconds West, a distance of 520.66 feet; thence South 28 degrees 37 minutes 55 seconds East, a distance of 82.54 feet; thence North 88 degrees 12 minutes 16 seconds East, a distance of 275.89 feet; thence South 53 degrees 10 minutes 00 seconds East, a distance of 121.04 feet; thence North 85 degrees 21 minutes 00 seconds East, a distance of 339.81 feet; thence North 63 degrees 55 minutes 04 seconds East, a distance of 179.58 feet; thence North 86 degrees 34 minutes 12 seconds East, a distance of 174.15 feet to a point on the Southerly boundary of the aforesaid WALDEN LAKE UNIT 13A; thence on said Southerly boundary of WALDEN LAKE UNIT 13A, North 86 degrees 34 minutes 12 seconds East, a distance of 20.09 feet to the West right-of-way boundary of Villas Green Boulevard; thence departing said Southerly boundary of WALDEN LAKE UNIT 13A and on said West right-of-way boundary, South 25 degrees 00 minutes 00 seconds East, a distance of 198.38 feet to the Northerly boundary of WALDEN LAKE UNIT 14, as recorded in Plat Book 54, Page 20, of the Public Records of Hillsborough County, Florida; thence departing said West right-of-way boundary and on said Northerly boundary of WALDEN LAKE UNIT 14 the following six courses: thence North 72 degrees 38 minutes 37 seconds West, a distance of 78.43 feet; thence South 72 degrees 24 minutes 03 seconds West, a distance of 502.00 feet; thence South 49 degrees 18 minutes 20 seconds West, a distance of 119.24 feet; thence South 80 degrees 49 minutes 57 seconds West, a distance of 258.76 feet; thence South 82 degrees 17 minutes 36 seconds West, a distance of 75.09 feet; thence South 30 degrees 58 minutes 33 seconds West, a distance of 216.27 feet to the Northerly right-of-way boundary of Clubhouse Drive; thence departing said Northerly boundary of WALDEN LAKE UNIT 14 and on said Northerly right-of-way boundary of Clubhouse Drive the following six courses; North 56 degrees 30 minutes 00 seconds West, a distance of 73.05 feet to the beginning of a curve concave Northeasterly, having a radius of 270.00 feet and a central angle of 10 degrees 26 minutes 39 seconds; thence on the arc of said curve a distance of 49.22 feet, said arc subtended by a chord which bears North 51 degrees 16 minutes 40 seconds West, a distance of 49.15 feet to the curve's end; thence North 46 degrees 03 minutes 21 seconds West, a distance of 99.81 feet; thence North 47 degrees 41 minutes 33 seconds West, a distance of 175.07 feet; thence North 46 degrees 03 minutes 21 seconds West, a distance of 25.00 feet to the beginning of a curve concave Southwesterly, having a radius of 200.00 feet and a central angle of 26 degrees 42 minutes 14 seconds; thence on the arc of said curve a distance of 93.21 feet; said arc subtended by a chord which bears North 59 degrees 24 minutes 28 seconds West, a distance of 92.37 feet; thence departing said Northerly right-of-way boundary of Clubhouse Drive North 13 degrees 50 minutes 36 seconds East, a distance of 249.34 feet; thence North 21 degrees 23 minutes 16 seconds East, a distance of 358.88 feet; thence North 07 degrees 01 degrees 35 seconds East, a distance of 249.26 feet; thence North 15 degrees 04 minutes 16 seconds East, a distance of 205.60 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the lands described in Official Records Book 9225, Page 1725, of the Public Records of Hillsborough County, Florida.

PARCEL D

A parcel of land lying in Section 6, Township 29 South, Range 22 East, and Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Begin at the Northern most point in WALDEN LAKE UNIT 26, as recorded in Plat Book 60, Page 15, of the Public Records of Hillsborough County, Florida; thence North 48 degrees 10 minutes 20 seconds East, a distance of 578.67 feet; thence North 25 degrees 28 minutes 54 seconds East, a distance of 712.19 feet; thence North 54 degrees 30 minutes 12 seconds East, a distance of 217.26 feet; thence North 27 degrees 49 minutes 54 seconds East, a distance of 921.23 feet to the South right-of-way boundary of Clubhouse Drive and the beginning of a curve concave Northeasterly having a radius of 330.00 feet and a central angle of 10 degrees 26 minutes 39 seconds; thence on said South right-of-way boundary of Clubhouse Drive and on the arc of said curve a distance of 60.15 feet, said arc subtended by a chord which bears South 51 degrees 16 minutes 40 seconds East, a distance of 60.07 feet to the curve's end; thence South 56 degrees 30 minutes 00 seconds East, a distance of 201.94 feet to the beginning of a curve concave Southwesterly, having a radius of 170.00 feet and a central angle of 25 degrees 00 minutes 00 seconds; thence on the arc of said curve a distance of 74.18 feet; said arc subtended by a chord which bears South 44 degrees 00 minutes 00 seconds East, a distance of 73.59 feet to the curve's end; thence South 31 degrees 30 minutes 00 seconds East, a distance of 33.09 feet; thence departing said South right-of-way boundary of Clubhouse Drive; South 57 degrees 02 minutes 30 seconds West, a distance of 7.87 feet; thence South 25 degrees 12 minutes 31 seconds West, a distance of 136.10 feet; thence South 29 degrees 22 minutes 53 seconds West, a distance of 245.60 feet; thence South 00 degrees 17 minutes 17 seconds West, a distance of 102.59 feet; thence South 00 degrees 47 minutes 13 seconds West, a distance of 84.38 feet; thence South 13 degrees 07 minutes 28 seconds East, a distance of 67.54 feet; thence South 10 degrees 51 minutes 20 seconds West, a distance of 285.98 feet; thence South 01 degrees 34 minutes 28 seconds East, a distance of 137.90 feet; thence South 08 degrees 40 minutes 11 seconds East, a distance of 97.54 feet; thence South 60 degrees 30 minutes 00 seconds East; a distance of 165.83 feet to the Westerly right-of-way boundary of West Timberlane Drive; thence on said Westerly right-of-way boundary South 29 degrees 30 minutes 00 seconds West, a distance of 295.51 feet to the beginning of a curve concave Easterly, having a radius of 1050.00 feet and a central angle of 23 degrees 36 minutes 56 seconds; thence on the arc of said curve a distance of 432.77 feet; said arc subtended by a chord which bears South 17 degrees 41 minutes 31 seconds West, a distance of 429.72 feet to the curve's end; thence departing said Westerly right-of-way boundary of West Timberlane Drive, North 89 degrees 41 minutes 41 seconds West, a distance of 82.78 feet; thence North 79 degrees 19 minutes 46 seconds West, a distance of 203.19 feet; thence South 39 degrees 36 minutes 01 seconds West, a distance of 210.18 feet; thence South 62 degrees 32 minutes 38 seconds West, a distance of 262.81 feet; thence North 87 degrees 14 minutes 34 seconds West, a distance of 149.80 feet; thence South 17 degrees 25 minutes 46 seconds West, a distance of 120.03 feet; thence South 40 degrees 24 minutes 06 seconds West, a distance of 185.15 feet; thence South 15 degrees 03 minutes 17 seconds East, a distance of 549.05 feet; thence South 17 degrees 15 minutes 21 seconds East, a distance of 144.30 feet; thence South 40 degrees 34 minutes 42 seconds East, a distance of 157.11 feet to the aforesaid Westerly right-of-way boundary of West Timberlane Drive and a point on a curve concave Southeasterly, having a radius of 1050.00 feet and a central angle of 26 degrees 39 minutes 18 seconds; thence on said Westerly right-of-way boundary of West Timberlane Drive on the arc of said curve a distance of 488.48 feet; said arc subtended by a chord which bears South 36 degrees 05 minutes 39 seconds West, a distance of 484.08 feet, said point being the most Easterly corner of Lot 64, of said WALDEN LAKE UNIT 26; thence departing said Westerly right-of-way boundary of West Timberlane Drive

and on the Easterly boundary of said WALDEN LAKE UNIT 26, the following six courses; North 67 degrees 14 minutes 00 seconds West, a distance of 141.50 feet to the beginning of a curve concave Northeasterly, having a radius of 150.00 feet and a central angle of 95 degrees 36 minutes 00 seconds; thence on the arc of said curve a distance of 250.28 feet; said arc subtended by a chord which bears North 19 degrees 26 minutes 00 seconds West, a distance of 222.24 feet to the curve's end; thence North 28 degrees 22 minutes 00 seconds East, a distance of 236.53 feet; thence North 08 degrees 07 minutes 00 seconds West, a distance of 752.30 feet; thence North 32 degrees 36 minutes 13 seconds East, a distance of 131.94 feet; thence North 24 degrees 26 minutes 12 seconds West, a distance of 507.01 feet to the POINT OF BEGINNING.

PARCEL "E"

A parcel of land lying in Section 1, Township 29 South, Range 21 East, Section 6, Township 29 South, Range 22 East, Section 7, Township 29 South, Range 22 East and Section 12, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Begin at the most Westerly point in WALDEN LAKE UNIT 20, as recorded in Plat Book 56, Page 43, of the Public Records of Hillsborough County, Florida; thence on the Southerly boundaries thereof the following three courses; South 74 degrees 32 minutes 31 seconds East, a distance of 239.28 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 305.00 feet; thence North 73 degrees 53 minutes 00 seconds East, a distance of 1566.00 feet to the Southeast corner of Lot 32, Block 2, of said WALDEN LAKE UNIT 20; thence continue North 73 degrees 53 minutes 00 seconds East, a distance of 44.57 feet; thence North 32 degrees 57 minutes 35 seconds East, a distance of 299.39 feet; thence North 45 degrees 47 minutes 17 seconds East, a distance of 119.10 feet; thence North 25 degrees 04 minutes 01 seconds East, a distance of 91.96 feet; thence North 46 degrees 08 minutes 06 seconds East, a distance of 91.18 feet; thence North 29 degrees 53 minutes 24 seconds East, a distance of 90.68 feet; thence North 25 degrees 35 minutes 54 seconds East, a distance of 107.08 feet; thence South 53 degrees 05 minutes 30 seconds East, a distance of 0.07 feet; thence North 21 degrees 40 minutes 40 seconds East, a distance of 110.65 feet; thence North 00 degrees 12 minutes 34 seconds East, a distance of 118.50 feet; thence South 76 degrees 02 minutes 40 seconds West, a distance of 0.10 feet; thence North 16 degrees 57 minutes 43 seconds West, a distance of 254.02 feet; thence North 20 degrees 48 minutes 44 seconds East, a distance of 46.15 feet; thence North 57 degrees 20 minutes 30 seconds West, a distance of 60.00 feet; thence North 57 degrees 20 minutes 30 seconds West, a distance of 72.52 feet; thence North 57 degrees 20 minutes 30 seconds West, a distance of 109.89 feet; thence North 57 degrees 20 minutes 30 seconds West, a distance of 109.89 feet; thence North 57 degrees 20 minutes 30 seconds West, a distance of 98.87 feet; thence North 57 degrees 20 minutes 30 seconds West, a distance of 85.53 feet; thence North 57 degrees 20 minutes 30 seconds West, a distance of 46.84 feet; thence North 79 degrees 04 minutes 44 seconds West, a distance of 81.89 feet; thence North 46 degrees 46 minutes 54 seconds West, a distance of 78.98 feet; thence North 32 degrees 12 minutes 45 seconds East, a distance of 0.11 feet; thence North 46 degrees 33 minutes 41 seconds West, a distance of 26.16 feet; thence North 20 degrees 30 minutes 09 seconds West, a distance of 77.55 feet; thence South 62 degrees 25 minutes 08 seconds West, a distance of 92.91 feet; thence South 13 degrees 29 minutes 28 seconds West, a distance of 37.12 feet; thence South 61 degrees 59 minutes 46 seconds West, a distance of 20.47 feet; thence South 23 degrees 02 minutes 50 seconds West, a distance of 59.73 feet; thence North 79 degrees 22 minutes 00 seconds West, a distance of 123.05 feet to the Northerly extension of the East boundary of Lot 15, Block 2, of said WALDEN LAKE UNIT 20;

thence on said Northerly extension, South 13 degrees 52 minutes 55 seconds West, a distance of 6.01 feet to the Northeast corner of said Lot 15, Block 2; thence on the North boundary of said Lot 15, Block 2, North 79 degrees 22 minutes 00 seconds West, a distance of 103.48 feet to the Northwest corner of said Lot 15; Block 2; thence on the Northerly extension of the Westerly line of said Lot 15, Block 2; North 05 degrees 57 minutes 40 seconds East, a distance of 14.40 feet; thence departing said Northerly extension, South 90 degrees 00 minutes 00 seconds West, a distance of 77.79 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 25.50 feet; thence North 63 degrees 49 minutes 30 seconds West, a distance of 45.28 feet; thence North 53 degrees 28 minutes 00 seconds West, a distance of 28.73 feet; thence North 43 degrees 15 minutes 42 seconds West, a distance of 38.34 feet; thence North 28 degrees 40 minutes 00 seconds West, a distance of 34.82 feet; thence North 70 degrees 06 minutes 31 seconds West, a distance of 36.20 feet; thence North 79 degrees 42 minutes 13 seconds West, a distance of 39.90 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 172.31 feet to a point on the Northerly extension of the West line of Lot 11, Block 2, of said WALDEN LAKE UNIT 20; thence on said Northerly extension, South 19 degrees 50 minutes 40 seconds East, a distance of 122.26 feet to the Northwest corner of said Lot 11; thence on the North boundary of Lot 10, Block 2, of said WALDEN LAKE UNIT 20, North 90 degrees 00 minutes 00 seconds West, a distance of 101.69 feet; thence departing said North boundary, North 00 degrees 00 minutes 00 seconds East, a distance of 50.00 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 40.52 feet to the Easterly right-of-way boundary of West Timberlane Drive and a point on a curve concave Easterly, having a radius of 950.00 feet and a central angle of 17 degrees 13 minutes 58 seconds; thence on said Easterly right-of-way boundary on the arc of said curve a distance of 285.73 feet; said arc subtended by a chord which bears North 20 degrees 53 minutes 01 seconds East, a distance of 284.66 feet to the curve's end; thence North 29 degrees 30 minutes 00 seconds East, a distance of 287.63 feet; thence South 52 degrees 18 minutes 00 seconds East, a distance of 544.99 feet; thence South 85 degrees 51 minutes 00 seconds East, a distance of 699.72 feet; thence South 43 degrees 03 minutes 00 seconds East, a distance of 729.40 feet; thence South 12 degrees 18 minutes 18 seconds West, a distance of 682.92 feet; thence South 05 degrees 55 minutes 39 seconds West, a distance of 89.65 feet; thence South 52 degrees 39 minutes 38 seconds West, a distance of 225.06 feet; thence South 27 degrees 17 minutes 36 seconds West, a distance of 310.08 feet; thence South 29 degrees 02 minutes 26 seconds West, a distance of 733.43 feet; thence South 85 degrees 59 minutes 41 seconds West, a distance of 406.96 feet; thence South 84 degrees 17 minutes 41 seconds West, a distance of 170.48 feet; thence North 82 degrees 16 minutes 32 seconds West, a distance of 354.84 feet; thence North 32 degrees 47 minutes 05 seconds West, a distance of 65.59 feet; thence South 78 degrees 16 minutes 59 seconds West, a distance of 76.79 feet; thence North 73 degrees 25 minutes 30 seconds West, a distance of 177.46 feet; thence North 38 degrees 54 minutes 12 seconds West, a distance of 64.89 feet; thence South 85 degrees 37 minutes 14 seconds West, a distance of 102.95 feet; thence South 01 degrees 32 minutes 08 seconds East, a distance of 90.41 feet; thence South 41 degrees 46 minutes 26 seconds West, a distance of 159.23 feet; thence North 62 degrees 09 minutes 42 seconds West, a distance of 196.10 feet; thence North 80 degrees 01 minutes 55 seconds West, a distance of 223.86 feet; thence North 66 degrees 15 minutes 32 seconds West, a distance of 260.46 feet to the aforesaid Easterly right-of-way boundary of West Timberlane Drive; said point being on a curve concave Easterly, having a radius of 650.00 feet and a central angle of 8 degrees 09 minutes 55 seconds; thence on said Easterly right-of-way boundary of West Timberlane Drive on the arc of said curve a distance of 92.63 feet; said arc subtended by a chord which bears North 12 degrees 47 minutes 01 seconds East, a

distance of 92.55 feet to the curve's end; thence North 16 degrees 52 minutes 00 seconds East, a distance of 41.55 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the lands described in Official Records Book 8107, Page 1644, of the Public Records of Hillsborough County, Florida.

NEW PARCEL F.

A parcel of land lying within Sections 1 and 12, Township 29 South, Range 21 East, Hillsborough County, Florida, more particularly described as follows: Commence at the Southwest corner of said Section 1; thence on the South boundary of said Section 1, South 88 degrees 57 minutes 29 seconds East, a distance of 25.00 feet; thence departing said South boundary, North 00 degrees 35 minutes 43 seconds East, parallel with the West boundary of said Section 1, a distance of 402.11 feet; thence South 89 degrees 24 minutes 17 seconds East, a distance of 660.00 feet to the POINT OF BEGINNING; thence North 00 degrees 35 minutes 43 seconds East parallel with the aforesaid West boundary of said Section 1, a distance of 1440.61 feet to the Southerly right-of-way boundary of the C.S.X. Railroad; thence on said Southerly right-of-way boundary the following three courses; 1) North 57 degrees 15 minutes 43 seconds East, a distance of 60.47 feet to the beginning of a curve, concave Northwesterly, having a radius of 8694.42 feet and a central angle of 04 degrees 17 minutes 58 seconds, 2) thence Northeasterly along the arc of said curve to the left, a distance of 652.42 feet, said arc subtended by a chord which bears North 55 degrees 06 minutes 44 seconds East, a distance of 652.27 feet to the curve's end; 3) thence North 52 degrees 57 minutes 45 seconds East, a distance of 3583.91 feet; thence departing said Southerly right-of-way boundary, South 29 degrees 16 minutes 29 seconds East, a distance of 40.04 feet; thence South 52 degrees 57 minutes 45 seconds West, a distance of 116.48 feet; thence South 28 degrees 46 minutes 12 seconds West, a distance of 146.39 feet; thence South 01 degrees 44 minutes 43 seconds East, a distance of 40.97 feet; thence South 79 degrees 48 minutes 11 seconds East, a distance of 153.86 feet to the West right-of-way boundary of Clubhouse Drive and a point of intersection with a non-tangent curve, concave Easterly, having a radius of 165.00 feet and a central angle of 04 degrees 33 minutes 30 seconds; thence on said West right-of-way boundary, Southerly along the arc of said curve to the left, from which local tangent at the beginning point bears South 02 degrees 48 minutes 38 seconds West, a distance of 13.13 feet, said arc subtended by a chord which bears South 00 degrees 31 minutes 53 seconds West, a distance of 13.12 feet to a point on the Northerly boundary of WALDEN LAKE UNIT 28, as recorded in Plat Book 72, Page 57, of the Public Records of Hillsborough County, Florida and the point of intersection with a non-tangent line; thence on said Northerly and Westerly boundaries of said WALDEN LAKE UNIT 28 the following two courses: 1) South 88 degrees 15 minutes 17 seconds West, a distance of 150.00 feet; 2) thence South 01 degrees 44 minutes 43 seconds East, a distance of 203.00 feet; thence departing said Westerly boundary and on an extended line thereof, South 16 degrees 28 minutes 51 seconds West, a distance of 27.43 feet to a point on the aforesaid Westerly boundary of WALDEN LAKE UNIT 28; thence on said Westerly boundary the following eight courses; 1) South 16 degrees 28 minutes 51 seconds West, a distance of 96.43 feet; thence 2) South 21 degrees 46 minutes 04 seconds West, a distance of 500.00 feet; 3) thence South 39 degrees 29 minutes 32 seconds West, a distance of 309.52 feet; 4) thence South 33 degrees 59 minutes 27 seconds West, a distance of 306.38 feet; 5) thence South 66 degrees 43 minutes 17 seconds West, a distance of 130.87 feet; 6) thence North 63 degrees 54 minutes 44 seconds West, a distance of 183.91 feet; 7) thence South 87 degrees 07

minutes 58 seconds West, a distance of 135.08 feet; 8) thence South 69 degrees 14 minutes 26 seconds West, a distance of 131.19 feet; thence departing said Westerly boundary North 20 degrees 45 minutes 38 seconds West, a distance of 24.11 feet; thence South 69 degrees 26 minutes 14 seconds West, a distance of 58.76 feet; thence South 58 degrees 34 minutes 25 seconds West; a distance of 67.97 feet; thence South 55 degrees 25 minutes 48 seconds West, a distance of 45.50 feet; thence South 53 degrees 43 minutes 19 seconds West, a distance of 99.32 feet; thence South 48 degrees 39 minutes 23 seconds West, a distance of 90.25 feet; thence South 45 degrees 07 minutes 07 seconds West, a distance of 126.28 feet; thence South 38 degrees 42 minutes 58 seconds West, a distance of 155.37 feet; thence South 33 degrees 58 minutes 18 seconds West, a distance of 82.95 feet; thence South 29 degrees 07 minutes 41 seconds West, a distance of 123.72 feet; thence South 47 degrees 47 minutes 56 seconds West, a distance of 90.36 feet; thence South 52 degrees 39 minutes 51 seconds West, a distance of 180.00 feet; thence South 52 degrees 08 minutes 22 seconds West, a distance of 90.01 feet; thence South 50 degrees 32 minutes 23 seconds West, a distance of 117.71 feet; thence South 50 degrees 21 minutes 12 seconds West, a distance of 130.59 feet; thence South 36 degrees 26 minutes 13 seconds West, a distance of 57.60 feet; thence South 04 degrees 56 minutes 40 seconds East, a distance of 63.52 feet; thence South 06 degrees 16 minutes 55 seconds West, a distance of 79.59 feet; thence South 03 degrees 14 minutes 21 seconds East, a distance of 198.91 feet; thence South 11 degrees 12 minutes 24 seconds West, a distance of 112.91 feet; thence South 11 degrees 02 minutes 07 seconds East, a distance of 92.61 feet; thence South 28 degrees 35 minutes 29 seconds West, a distance of 75.19 feet; thence South 13 degrees 56 minutes 25 seconds East, a distance of 68.26 feet; thence South 01 degrees 21 minutes 05 seconds East, a distance of 81.41 feet; thence South 02 degrees 06 minutes 29 seconds West, a distance of 64.21 feet; thence South 00 degrees 54 minutes 40 seconds East, a distance of 25.92 feet; thence South 00 degrees 46 minutes 58 seconds East, a distance of 49.73 feet; thence South 00 degrees 48 minutes 58 seconds East, a distance of 40.61 feet; thence South 01 degrees 46 minutes 53 seconds West, a distance of 90.07 feet; thence South 13 degrees 26 minutes 52 seconds West, a distance of 91.22 feet; thence South 00 degrees 18 minutes 16 seconds West, a distance of 100.44 feet; thence South 03 degrees 57 minutes 13 seconds East, a distance of 49.80 feet; thence South 08 degrees 47 minutes 33 seconds East, a distance of 40.93 feet; thence South 08 degrees 49 minutes 30 seconds East, a distance of 7.06 feet; thence South 38 degrees 13 minutes 13 seconds East; a distance of 57.13 feet; thence South 15 degrees 45 minutes 38 seconds East, a distance of 40.26 feet; thence South 05 degrees 50 minutes 46 seconds West, a distance of 18.00 feet; thence South 35 degrees 53 minutes 42 seconds West, a distance of 88.16 feet; thence South 29 degrees 06 minutes 37 seconds West, a distance of 47.81 feet; thence South 08 degrees 35 minutes 12 seconds East, a distance of 48.57 feet; thence South 89 degrees 15 minutes 50 seconds East, a distance of 67.25 feet to a point on the West boundary of WALDEN LAKE UNIT 27, PHASE 1, as recorded in Plat Book 66, Page 37, of the Public Records of Hillsborough County, Florida; thence on said West boundary the following two courses; 1) South 00 degrees 43 minutes 46 seconds West, a distance of 42.74 feet; 2) thence South 38 degrees 17 minutes 00 seconds West, a distance of 160.00 feet to a point of intersection with a non-tangent curve, concave Southwesterly, having a radius of 650.00 feet and a central angle of 15 degrees 58 minutes 37 seconds; thence Northwesterly along the arc of said curve to the left, from which the local tangent at the beginning point bears North 46 degrees 49 minutes 27 seconds West, a distance of 181.25 feet, said arc subtended by a chord which bears North 54 degrees 48 minutes 45 seconds West, a distance of 180.66 feet to a point of compound curvature with a curve, concave Southerly, having a radius of 300.00 feet and a central angle of 31 degrees 53 minutes 14 seconds; thence Northwesterly

along the arc of said curve to the left, a distance of 166.96 feet, said arc subtended by a chord which bears North 78 degrees 44 minutes 40 seconds West, a distance of 164.81 feet to the curve's end; thence South 85 degrees 18 minutes 43 seconds West, a distance of 158.33 feet to the beginning of a curve, concave Southerly, having a radius of 650.00 feet and a central angle of 03 degrees 12 minutes 28 seconds; thence Westerly along the arc of said curve to the left, a distance of 36.39 feet, said arc subtended by a chord which bears South 83 degrees 42 minutes 29 seconds West, a distance of 36.39 feet to a point of reverse curvature with a curve, concave Northeasterly, having a radius of 25.00 feet and a central angle of 85 degrees 45 minutes 07 seconds; thence Westerly along the arc of said curve to the right, a distance of 37.42 feet, said arc subtended by a chord which bears North 55 degrees 01 minutes 12 seconds West, a distance of 34.02 feet to the point of intersection with a non-tangent line; thence North 77 degrees 51 minutes 22 seconds East, a distance of 130.00 feet; thence North 12 degrees 08 minutes 38 seconds West, a distance of 180.00 feet; thence North 04 degrees 37 minutes 19 seconds East, a distance of 59.84 feet; thence South 85 degrees 22 minutes 41 seconds East, a distance of 172.85 feet; thence North 48 degrees 07 minutes 48 seconds East, a distance of 196.75 feet; thence North 01 degrees 59 minutes 37 seconds East, a distance of 322.26 feet; thence North 01 degrees 38 minutes 57 seconds West, a distance of 410.39 feet; thence North 25 degrees 08 minutes 52 seconds West, a distance of 75.24 feet; thence North 01 degrees 38 minutes 57 seconds West, a distance of 132.00 feet; 6 seconds E, Thence Northwesterly along the arc of said curve to the left, from which the local tangent at the beginning point bears North thence North 23 degrees 10 minutes 28 seconds East, a distance of 71.46 feet; thence North 01 degrees 38 minutes 57 seconds West, a distance of 90.08 feet; thence North 46 degrees 41 minutes 40 seconds West, a distance of 82.17 feet; thence North 43 degrees 18 minutes 20 seconds East, a distance of 270.00 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 68.71 feet; thence North 43 degrees 18 minutes 20 seconds East, a distance of 153.53 feet; thence North 01 degrees 44 minutes 58 seconds West, a distance of 134.66 feet; thence North 38 degrees 37 minutes 10 seconds West, a distance of 120.00 feet; thence North 75 degrees 29 minutes 21 seconds West, a distance of 166.46 feet; thence South 43 degrees 18 minutes 20 seconds West, a distance of 916.13 feet; thence South 22 degrees 48 minutes 32 seconds West, a distance of 121.25 feet; thence South 01 degrees 38 minutes 57 seconds East, a distance of 521.49 feet; thence South 01 degrees 46 minutes 25 seconds West, a distance of 176.63 feet; thence South 04 degrees 37 minutes 19 seconds West, a distance of 270.00 feet; thence South 06 degrees 53 minutes 02 seconds West, a distance of 104.24 feet; thence South 12 degrees 08 minutes 38 seconds East, a distance of 298.75 feet; thence North 77 degrees 51 minutes 22 seconds East, a distance of 130.00 feet to a point of intersection with a non-tangent curve concave Northwesterly, having a radius of 25.00 feet and a central angle of 85 degrees 45 minutes 07 seconds; thence Southerly along the arc of said curve to the right, from which the local tangent at the beginning point bears South 12 degrees 07 minutes 31 seconds East, a distance of 37.41 feet, said arc subtended by a chord which bears South 30 degrees 43 minutes 56 seconds West, a distance of 34.02 feet to a point of reverse curvature with a curve, concave Southeasterly, having a radius of 650.00 feet and a central angle of 18 degrees 40 minutes 24 seconds; thence Westerly along the arc of said curve to the left, a distance of 211.84 feet, said arc subtended by a chord which bears South 64 degrees 16 minutes 17 seconds West, a distance of 210.91 feet to a point of reverse curvature with a curve, concave Northerly, having a radius of 550.00 feet and a central angle of 33 degrees 50 minutes 48 seconds; thence Southwesterly along the arc of said curve to the right, a distance of 324.91 feet, said arc subtended by a chord which bears South 71 degrees 51 minutes 24 seconds West, a distance of 320.20 feet to the point of intersection with a non-tangent line; thence

North 00 degrees 35 minutes 43 seconds East, a distance of 163.58 feet; thence North 65 degrees 15 minutes 50 seconds East, a distance of 91.73 feet; thence North 00 degrees 35 minutes 43 seconds East, a distance of 246.87 feet to the POINT OF BEGINNING.

LESS AND EXCEPT lands described in Official Records Book 7903, Page 340, of the Public Records of Hillsborough County, Florida.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A tract of land in Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 1, Block 2, of WALDEN LAKE UNIT 27, PHASE 2, SECTION B, as recorded in Plat Book 71, Page 58, of the Public Records of Hillsborough County, Florida; thence run North 85 degrees 53 minutes 10 seconds West along the prolongation of the South line of said Lot 1, Block 2, a distance of 38.39 feet to the POINT OF BEGINNING; thence continue North 85 degrees 53 minutes 10 seconds West, a distance of 20.18 feet; thence North 26 degrees 33 minutes 59 seconds East, a distance of 43.78 feet; thence South 00 degrees 46 minutes 58 seconds East, a distance of 40.61 feet to the POINT OF BEGINNING.

TOGETHER with the following:

A tract of land in Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida being more particularly described as follows:

Begin at the Northeasterly most corner of Lot 17, Block 2 of WALDEN LAKE UNIT 28, as recorded in Plat Book 72, Page 57, of the Public Records of Hillsborough County, Florida, thence run North 80 degrees 37 minutes 49 seconds West, 157.31 feet along the Northerly boundary line of said Lot 17, Block 2; thence North 16 degrees 29 minutes 05 seconds East, 27.43 feet; thence North 88 degrees 15 minutes 17 seconds East, a distance of 150.00 feet to a point on the Westerly right-of-way line of Clubhouse Drive; thence along said right-of-way line South 01 degrees 44 minutes 43 seconds East, a distance of 13.00 feet to the beginning of a curve concave Westerly having a radius of 225.00 feet and a central angle of 11 degrees 06 minutes 54 seconds, thence 43.65 feet along the arc of said curve; said arc also being the Westerly right-of-way line of Clubhouse Drive; said arc subtended by a chord of 43.58 feet which bears South 03 degrees 48 minutes 44 seconds West to the POINT OF BEGINNING.

LESS AND EXCEPT the lands described in Official Records Book 8879, Page 444, of the Public Records of Hillsborough County, Florida.

PARCEL G

A parcel of land lying in Section 1, Township 29 South, Range 21 East and Section 12, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Begin at the Southern most point in WALDEN LAKE UNIT 27 PHASE 1, as recorded in Plat Book 66, Page 37, of the Public Records of Hillsborough County, Florida; thence on the Easterly boundary thereof and the Easterly boundary of the proposed Unit 27, Phase 2 the following seven courses: North 43 degrees 29 minutes 39 seconds East, a distance of 939.93 feet; thence North 21 degrees 58 minutes 40 seconds East, a distance of 280.33 feet; thence North 08 degrees 38 minutes 00 seconds West, a distance of

412.52 feet; thence North 06 degrees 27 minutes 32 seconds West, a distance of 599.30 feet; thence North 14 degrees 35 minutes 30 seconds East, a distance of 529.88 feet; thence North 47 degrees 30 minutes 50 seconds East, a distance of 440.41 feet; thence North 36 degrees 35 minutes 30 seconds East, a distance of 73.58 feet; thence departing said Easterly boundary and continue North 36 degrees 35 minutes 30 seconds East, a distance of 281.55 feet; thence North 39 degrees 05 minutes 23 seconds East, a distance of 770.11 feet; thence North 32 degrees 30 minutes 24 seconds East, a distance of 579.43 feet; thence North 20 degrees 58 minutes 43 seconds East, a distance of 527.66 feet; thence North 79 degrees 12 minutes 06 seconds East, a distance of 220.76 feet; thence North 14 degrees 52 minutes 26 seconds West, a distance of 81.19 feet; thence South 58 degrees 20 minutes 04 seconds East, a distance of 94.09 feet; thence North 82 degrees 19 minutes 01 seconds East, a distance of 100.39 feet; thence North 20 degrees 53 minutes 53 seconds East, a distance of 92.47 feet; thence North 39 degrees 32 minutes 18 seconds West, a distance of 17.64 feet; thence North 13 degrees 23 minutes 11 seconds East, a distance of 56.14 feet; thence North 74 degrees 27 minutes 58 seconds East, a distance of 49.71 feet; thence South 74 degrees 47 minutes 40 seconds East, a distance of 43.29 feet; thence North 80 degrees 32 minutes 14 seconds East, a distance of 117.72 feet; thence South 56 degrees 47 minutes 08 seconds East, a distance of 5.60 feet; thence South 43 degrees 18 minutes 58 seconds East, a distance of 186.56 feet; thence South 27 degrees 49 minutes 54 seconds West, a distance of 820.48 feet; thence South 54 degrees 30 minutes 12 seconds West, a distance of 217.26 feet; thence South 25 degrees 28 minutes 54 seconds West, a distance of 712.19 feet; thence South 48 degrees 10 minutes 20 seconds West, a distance of 578.67 feet to the most Northerly point of WALDEN LAKE UNIT 26, as recorded in Plat Book 60, Page 15, of the Public Records of Hillsborough County, Florida; thence on the Westerly boundary thereof the following five courses: South 48 degrees 10 minutes 20 seconds West, a distance of 497.73 feet; thence South 23 degrees 16 minutes 44 seconds West, a distance of 591.08 feet; thence South 06 degrees 47 minutes 43 seconds East, a distance of 1159.00 feet; thence South 30 degrees 47 minutes 26 seconds West, a distance of 673.34 feet; thence South 47 degrees 25 minutes 00 seconds West, a distance of 778.69 feet to the Northerly right-of-way boundary of Griffin Boulevard and a point on a curve concave Northerly having a radius of 550.00 feet and a central angle of 43 degrees 45 minutes 02 seconds; thence on said Northerly right-of-way boundary on the arc of said curve a distance of 419.98 feet; said arc subtended by a chord which bears North 53 degrees 15 minutes 31 seconds West, a distance of 409.85 feet to the curve's end; thence North 31 degrees 23 minutes 00 seconds West, a distance of 30.31 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the lands described in Official Records Book 8967, Page 720, of the Public Records of Hillsborough County, Florida.

PARCEL H

The Easterly 60 feet of the following described land:

A parcel of land lying in Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 1; thence on the North boundary thereof, North 89 degrees 35 minutes 39 seconds West, a distance of 27.85 feet to a point on the Southeasterly right-of-way boundary of the Seaboard System Railroad; thence departing said North boundary and on said Southeasterly right-of-way boundary, South 52 degrees 57 minutes 45 seconds West, a distance of 1477.58 feet; thence departing said Southeasterly right-of-way boundary on a radial line, South 29

degrees 16 minutes 29 seconds East, a distance of 240.03 feet to a point on the Southerly right-of-way boundary of Clubhouse Drive; said point also being on a curve concave Southeasterly, having a radius of 115.00 feet and a central angle of 27 degrees 32 minutes 10 seconds; thence on said Southerly right-of-way boundary, on the arc of said curve, a distance of 55.27 feet; said arc subtended by a chord which bears North 74 degrees 29 minutes 12 seconds East, a distance of 54.74 feet to the curve's end; thence North 88 degrees 15 minutes 17 seconds East, a distance of 104.41 feet to the POINT OF BEGINNING; thence departing said Southerly right-of-way boundary of Clubhouse Drive; South 01 degrees 40 minutes 52 seconds East, a distance of 263.53 feet; thence South 88 degrees 19 minutes 02 seconds West, a distance of 219.12 feet to the Easterly right-of-way boundary of Clubhouse Drive; thence on said Easterly and Southerly right-of-way boundary of Clubhouse Drive; North 01 degrees 44 minutes 43 seconds West, a distance of 148.29 feet to the beginning of a curve concave Southeasterly, having a radius of 115.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence on the arc of said curve a distance of 180.64 feet; said arc subtended by a chord which bears North 43 degrees 15 minutes 17 seconds East, a distance of 162.63 feet to the curve's end; thence North 88 degrees 15 minutes 17 seconds East, a distance of 104.41 feet to the POINT OF BEGINNING.

PARCEL I

A parcel of land lying in Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida; thence on the North boundary thereof, North 89 degrees 35 minutes 59 seconds West, a distance of 27.85 feet to a point on the Southerly right-of-way boundary of the Seaboard System Railroad; thence departing said North boundary and on said Southeasterly right-of-way boundary, South 52 degrees 57 minutes 45 seconds West, a distance of 1477.58 feet; thence departing said Southeasterly right-of-way boundary on a radial line, South 29 degrees 16 minutes 29 seconds East, a distance of 240.03 feet to a point on the Southerly right-of-way boundary of Clubhouse Drive; said point also being on a curve concave Southeasterly, having a radius of 115.00 feet and a central angle of 27 degrees 32 minutes 10 seconds; thence on said Southerly right-of-way boundary, on the arc of said curve, a distance of 55.27 feet; said arc subtended by a chord which bears North 74 degrees 29 minutes 12 seconds East, a distance of 54.74 feet to the curve's end; thence North 88 degrees 15 minutes 17 seconds East, a distance of 104.41 feet to the POINT OF BEGINNING; thence continue on said Southerly right-of-way boundary, North 88 degrees 15 minutes 17 seconds East, a distance of 594.78 feet to the beginning of a curve concave Southwesterly, having a radius of 150.00 feet and a central angle of 45 degrees 41 minutes 22 seconds; thence on the arc of said curve a distance of 119.62 feet, said arc subtended by a chord which bears South 68 degrees 54 minutes 02 seconds East, a distance of 116.47 feet to the curve's end; thence South 46 degrees 03 minutes 21 seconds East, a distance of 25.00 feet; thence South 44 degrees 25 minutes 09 seconds East, a distance of 175.07 feet; thence South 46 degrees 03 minutes 21 seconds East, a distance of 99.81 feet; thence departing said Southerly right-of-way boundary, South 27 degrees 49 minutes 54 seconds West, a distance of 100.76 feet; thence North 43 degrees 18 minutes 58 seconds West, a distance of 186.56 feet; thence North 56 degrees 47 minutes 08 seconds West, a distance of 5.60 feet; thence South 80 degrees 32 minutes 14 seconds West, a distance of 117.72 feet; thence North 74 degrees 47 minutes 40 seconds West, a distance of 43.29 feet; thence South 74 degrees 27 minutes 58 seconds West, a distance of 49.71 feet; thence South 13 degrees 23 minutes 11 seconds West, a distance of 56.14 feet; thence South 39 degrees 32 minutes 18 seconds East, a distance

of 17.64 feet; thence South 20 degrees 53 minutes 53 seconds West, a distance of 92.47 feet; thence South 82 degrees 19 minutes 01 seconds West, a distance of 100.39 feet; thence North 58 degrees 20 minutes 04 seconds West, a distance of 94.09 feet; thence South 14 degrees 52 minutes 26 seconds East, a distance of 81.19 feet; thence South 79 degrees 12 minutes 06 seconds West, a distance of 220.76 feet; thence North 80 degrees 37 minutes 49 seconds West, a distance of 337.02 feet to the Easterly right-of-way boundary of Clubhouse Drive and a point on a curve concave Westerly having a radius of 275.00 feet and a central angle of 11 degrees 06 minutes 54 seconds; thence on said Easterly right-of-way boundary, on the arc of said curve a distance of 53.36 feet; said arc subtended by a chord which bears North 03 degrees 49 minutes 27 seconds East, a distance of 53.27 feet to the curve's end; thence North 01 degrees 44 minutes 43 seconds West, a distance of 67.71 feet; thence departing said Easterly right-of-way boundary, North 88 degrees 19 minutes 02 seconds East, a distance of 219.12 feet; thence North 01 degrees 40 minutes 52 seconds West, a distance of 263.53 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the lands described in Official Records Book 8407, Page 544, of the Public Records of Hillsborough County, Florida.

PARCEL J

A parcel of land lying in Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of Section 1, thence South 15 degrees 04 minutes 16 seconds West, a distance of 205.60 feet; thence South 07 degrees 01 minutes 35 seconds West, a distance of 249.26 feet; thence South 21 degrees 23 minutes 16 seconds West, a distance of 358.88 feet; thence South 13 degrees 50 minutes 36 seconds West, a distance of 249.34 feet to the Northerly right-of-way boundary of Clubhouse Drive; said point also being on a curve concave Southerly having a radius of 200.00 feet and a central angle of 18 degrees 59 minutes 08 seconds; thence on said Northerly right-of-way boundary on the arc of said curve, a distance of 66.27 feet; said arc subtended by a chord which bears North 82 degrees 15 minutes 09 seconds West, a distance of 65.97 feet to the curve's end; thence South 88 degrees 15 minutes 17 seconds West, a distance of 699.19 feet to the beginning of a curve concave Southerly, having a radius of 165.00 feet and a central angle of 27 degrees 32 minutes 03 seconds; thence on the arc of said curve, a distance of 79.29 feet; said arc subtended by a chord which bears South 74 degrees 29 minutes 16 seconds West, a distance of 78.53 feet to the curve's end; thence departing said Northerly right-of-way boundary on a radial line, North 29 degrees 16 minutes 29 seconds West, a distance of 190.03 feet to a point on the Southeasterly right-of-way boundary of the Seaboard System Railroad; thence on said Southeasterly right-of-way boundary North 52 degrees 57 minutes 45 seconds East, a distance of 1477.58 feet to a point on the North boundary of said Section 1; thence departing said Southeasterly right-of-way boundary and on said North boundary, South 89 degrees 35 minutes 59 seconds East, a distance of 27.85 feet to the POINT OF BEGINNING.

LESS AND EXCEPT FROM PARCELS A THROUGH J ABOVE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10602, PAGE 354, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING NON-EXCLUSIVE EASEMENT:

NO. 1:

A non-exclusive easement over and on an Easement Parcel as contained in Official Records Book 5927, Page 1840, for the purposes of installing and constructing and repairing an asphalt golf cart path and for ingress and egress along the Easement Parcel, said Easement Parcel being described as follows:

ON AND ACROSS the 40 foot Buffer Easement on Lot 63, WALDEN LAKE UNIT 26, as shown on the recorded plat, Plat Book 60, Page 15, of the Public Records of Hillsborough County, Florida.

NO. 2:

A non-exclusive easement over and on an Easement Parcel as contained in Official Records Book 5126, Page 1931, of the Public Records of Hillsborough County, Florida, for the purposes of installing and constructing and repairing an asphalt golf cart path and for ingress and egress along the Easement Parcel, said Easement Parcel being described as follows:

ON AND ACROSS the 40 foot Buffer Easement on Lot 64, WALDEN LAKE UNIT 26, as shown on the recorded plat, Plat Book 60, Page 15, of the Public Records of Hillsborough County, Florida.

NO. 3:

Non-Exclusive Easement for drainage and maintenance of Easement Parcel as contained in Official Records Book 5927, Page 1943, described as follows:

(LAKE DRAINAGE EASEMENT E-4)

A parcel of land lying in Sections 6 and 7, Township 29 South, Range 22 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the most Westerly point in WALDEN LAKE UNIT 20, as recorded in Plat Book 56, Page 43, of the Public Records of Hillsborough County, Florida; said point also being on the Easterly right-of-way boundary of West Timberlane Drive; run thence on said Easterly right-of-way boundary, South 16 degrees 52 minutes 00 seconds West, a distance of 41.55 feet to the point of curvature with a curve concave Easterly, having a radius of 650.00 feet and a central angle of 08 degrees 09 minutes 55 seconds; thence on said Easterly right-of-way boundary on the arc of said curve a distance of 92.63 feet; said arc subtended by a chord which bears South 12 degrees 47 minutes 01 seconds West, a distance of 92.55 feet to the curve's end; thence departing said Easterly right-of-way boundary South 66 degrees 15 minutes 32 seconds East, a distance of 260.46 feet; thence South 80 degrees 01 minutes 55 seconds East, a distance of 223.86 feet; thence South 62 degrees 09 minutes 42 seconds East, a distance of 196.10 feet; thence North 41 degrees 46 minutes 26 seconds East, a distance of 159.23 feet; thence North 01 degrees 32 minutes 08 seconds West, a distance of 90.41 feet; thence North 85 degrees 37 minutes 14 seconds East, a distance of 102.95 feet; thence South 38 degrees 54 minutes 12 seconds East, a distance of 64.89 feet; thence South 73 degrees 25 minutes 30 seconds East, a distance of 177.46 feet; thence North 78 degrees 16 minutes 59 seconds East, a distance of 76.79 feet; thence South 32 degrees 47 minutes 05 seconds East, a distance of 65.59 feet; thence South 82 degrees 16 minutes 32 seconds East, a distance of 354.84 feet; thence North 84 degrees 17 minutes 41 seconds East, a distance of 170.48 feet; thence North 60 degrees 41 minutes 33 seconds East, a distance of 244.48 feet; thence South 64 degrees 40 minutes 14 seconds East, a distance of 213.28 feet; thence North 29 degrees 02 minutes 26 seconds East, a distance of 30.00 feet to the POINT OF BEGINNING; thence North 87 degrees 00 minutes 00 seconds East, a distance of 75.00 feet; thence North 32 degrees 00 minutes 00 seconds

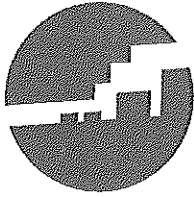
East, a distance of 130.00 feet; thence North 42 degrees 00 minutes 00 seconds East, a distance of 165.00 feet; thence North 30 degrees 30 minutes 00 seconds East, a distance of 245.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 100.00 feet; thence North 55 degrees 00 minutes 00 seconds West, a distance of 65.34 feet; thence South 29 degrees 02 minutes 26 seconds West, a distance of 669.55 feet to the POINT OF BEGINNING.

NO. 4:

Non-Exclusive Easements as set out in Paragraph No. 6, No. 7 and No. 10 of Restrictions and Easement Agreement recorded in Official Records Book 7220, Page 195, of the Public Records of Hillsborough County, Florida.

NO. 5:

Non-Exclusive Easement by and between David and Ellen Bland, Grantor and Sun City Center Corp., Grantee, as set out by Easement Agreement recorded in Official Records Book 7220, Page 393, of the Public Records of Hillsborough County, Florida.



The following information is required to be filled out below in the highlighted areas, where applicable and submitted prior to a Pre-Application meeting:

<p>Map Amendments</p> <ul style="list-style-type: none"> • Property address(es) or folio#(s) • Requested land use change <p>Text Amendments</p> <ul style="list-style-type: none"> • Initial draft and purpose
--

After submittal and initial review, staff will contact you and provide available meeting times and dates

General Information

Requesting Party: David Smith and Jake Cremer, Stearns Weaver; Isabelle Albert, Genesis Halff, Inc.

Email: dsmith@stearnsweaver.com,
ialbert@halff.com, jcremer@stearnsweaver.com

Phone: (813) 331-0976

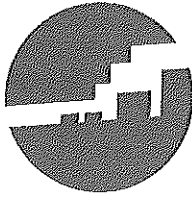
- | | |
|---|--|
| <input type="checkbox"/> Unincorporated Hillsborough County | <input checked="" type="checkbox"/> City of Plant City |
| <input type="checkbox"/> City of Tampa | <input type="checkbox"/> City of Temple Terrace |

Proposed Change

Note: The purpose of the pre-application conference shall be to provide information to the prospective applicant related to:

1. Advising the applicant on the most appropriate land use classification for the subject property, based on the intended use as defined by the jurisdiction.
 2. Facilitate the processing of an application to ensure data accuracy.
 3. Identifying additional information needed when the Plan Amendment application is submitted
- This pre-application conference does not constitute a recommendation by staff to the Planning Commission.*

Type of Amendment: Map Text : Discussed amendment(s) to establish a village center in the community of Walden Lake in Plant City. Two small scale amendments (map and text) to create a new land use plan category (village center) and locate it on Plant City's Future Land Use Map.



Address(es): New village center at Walden Lake

Property Information		Future Land Use Designation	
Folio Numbers	Acres	Current	Requested
Area in or near Golf Driving Range	TBD	Plant City Residential-6	TBD

Purpose and Intent (*Text Amendment Only*):

Redevelop golf course to, in part, establish a village center in Walden Lake

Is the subject site located in the:

Coastal High Hazard Area

Urban Service Area (Unincorporated Hillsborough County)

Additional Information Needed:

Signatures

Staff Counselor(s): Mark P. Hudson, AICP and Tony Garcia, AICP

Requesting Party: See Above

Date: 11/14/2019

Proposed Cycle: Dec 2019