

2019-3

An Ordinance establishing the Oak Stone East Community Development District.

Adopted January 22, 2019

**ORDINANCE NO. 2019-   3**

**AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA ESTABLISHING THE OAK STONE EAST COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; GRANTING SPECIAL POWERS; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Oak Stone, LLC, a Florida limited liability company ("Petitioner") has filed a Petition with the Board of County Commissioners of Desoto County, Florida ("County"), a political subdivision of the State of Florida, to adopt an ordinance establishing the Oak Stone East Community Development District ("District"), pursuant to Chapter 190, Fla. Stat., and designating the real property described in **Exhibit A**, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

**WHEREAS**, the District will constitute a timely, efficient, effective, responsive and economic method of delivering community development services in the area described in Exhibit A, which the County is currently not able to provide at a level and quality needed to service the District, thereby assisting the County's planning, management and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

**WHEREAS**, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Sections 190.005(1)(d) and (2)(b) Fla. Stat.; and

**WHEREAS**, the County has considered the record of the public hearing and the factors set forth in Sections 190.005(1)(e) and (2)(c), Fla. Stat.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, THAT:**

**SECTION 1. FINDINGS OF FACT.** The County hereby finds and states that:

1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. All statements contained in the Petition are true and correct;
3. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;

4. The area of land within the proposed District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;

5. The creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;

6. The proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; specifically, the District will not supply or take any action inconsistent with the County's sole and exclusive right to provide and supply water, wastewater and garbage service within the District, unless expressly approved by the County, or impact, interfere with or limit the County's authority to levy taxes and special assessments within the District; and

7. The area that will be served by the District is amenable to separate, special-district government.

## **SECTION 2. CONCLUSIONS OF LAW.**

1. This proceeding is governed by Chapter 190, Fla. Stat.;
2. The County has jurisdiction pursuant to Section 190.005(2), Fla. Stat.; and
3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stat.
4. The District shall not have and may not exercise any general police powers including without limitation law enforcement, fire and emergency management, zoning, code enforcement and land development powers, unless approved and authorized by the County.

**SECTION 3. CREATION, BOUNDARIES AND POWERS.** There is hereby created the **Oak Stone East Community Development District** for the area of land described in **Exhibit A**, attached hereto, which shall exercise the powers of Sections 190.011, and 190.012(1), Fla. Stat., as well as the powers of Section 190.012(2)(a) and (d), Fla. Stat., and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Fla. Stat., including the special powers provided under Section 190.012(1), Fla. Stat., and the powers of Section 190.012(2)(a) and (d), Fla. Stat.

**SECTION 4. INITIAL BOARD.** The following five persons are designated as the initial members of the Board of Supervisors:

1. Michael Lawson
2. Doug Draper
3. Lori Price
4. Sonia Valentin

5. Christie Ray

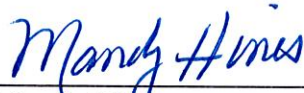
**SECTION 5. EFFECTIVE DATE.** This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State.

**SECTION 6. SEVERABILITY.** If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

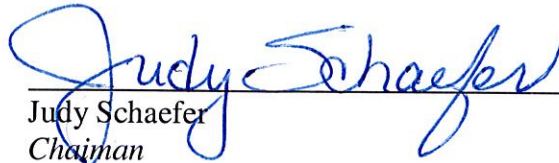
**PASSED and ADOPTED** this 22<sup>nd</sup> day of January, 2019.

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
DESOTO COUNTY, FLORIDA**



Mandy Hines  
County Administrator



Judy Schaefer  
Chairman

Approved as to form and legal sufficiency.



Donald D. Conn  
County Attorney

**EXHIBIT A**  
**OAK STONE EAST COMMUNITY DEVELOPMENT DISTRICT**



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND  
LYING IN SECTIONS 29 AND 30, T-39-S, R-23-E,  
DESOTO COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 29 AND 30, TOWNSHIP 39 SOUTH, RANGE 23 EAST, DESOTO COUNTY, FLORIDA, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF SAID SECTION 30; THENCE N.00°04'04"E., ALONG THE WEST LINE OF SAID SECTION 30, FOR 2187.73 FEET TO THE NORTHWESTERLY LINE OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE N.51°13'10"E., ALONG THE NORTHWESTERLY LINE OF SAID FORMER SEABOARD COASTLINE RAILROAD, FOR 4985.45 FEET TO THE NORTH LINE OF SAID SECTION 30; THENCE N.89°58'42"E., ALONG THE NORTH LINE OF SAID SECTION 30, FOR 1423.09 FEET TO THE NORTHWEST CORNER OF SAID SECTION 30; THENCE S.89°37'05"E., ALONG THE NORTH LINE OF SAID SECTION 29, FOR 141.73 FEET TO THE POINT OF BEGINNING; THENCE S.89°37'05"E. FOR 4844.26 FEET TO THE WESTERLY RIGHT-OF-WAY OF KING'S HIGHWAY, COUNTY ROAD 769; THENCE S.26°09'57"W., ALONG THE WESTERLY RIGHT-OF-WAY OF KING'S HIGHWAY, FOR 149.46 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY FOR THE FOLLOWING SIX CALLS: N.63°47'29"W. FOR 2.11 FEET; THENCE S.27°09'49"W. FOR 300.04 FEET; THENCE S.26°58'16"W. FOR 526.05 FEET; THENCE S.29°13'32"W. FOR 74.10 FEET; THENCE S.63°47'29"E. FOR 17.90 FEET; THENCE S.26°12'31"W. FOR 1236.72 FEET TO THE NORTH LINE OF 33<sup>RD</sup> AVENUE AS SHOWN ON THE PLAT OF UNIT A PLATTSBURG SUBDIVISION RECORDED IN PLAT BOOK 4, PAGE 20, PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA; THENCE S.89°36'41"W., ALONG THE NORTH LINE OF SAID 33<sup>RD</sup> AVENUE, FOR 681.34 FEET TO THE WEST LINE OF RAINEY STREET PER SAID PLAT OF UNIT A PLATTSBURG SUBDIVISION; THENCE S.00°06'23"W., ALONG SAID WEST LINE OF RAINEY STREET, FOR 320.01 FEET TO THE SOUTH LINE OF 32<sup>ND</sup> AVENUE AS SHOWN ON SAID PLAT OF UNIT A PLATTSBURG SUBDIVISION; THENCE N.89°36'41"E., ALONG SAID SOUTH LINE OF 32<sup>ND</sup> AVENUE, FOR 523.88 FEET TO SAID WEST LINE OF KING'S HIGHWAY; THENCE S.26°12'31"W, ALONG SAID WEST LINE OF KING'S HIGHWAY, FOR 305.60 FEET; THENCE N.89°53'13"W. FOR 799.32 FEET; THENCE S.00°01'32"E. FOR 520.00 FEET; THENCE N.89°53'13"W. FOR 2883.46 FEET; THENCE N.89°15'48"W. FOR 1546.49 FEET; THENCE N.22°32'40"W. FOR 92.49 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 27°59'55", CHORD BEARING N.36°32'37"W., CHORD DISTANCE OF 12.10 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 12.22 FEET; THENCE N.50°32'35"W. FOR 47.33 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 53°41'58", CHORD BEARING N.77°23'34"W., CHORD DISTANCE OF 22.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 23.43 FEET; THENCE S.75°45'27"W. FOR 14.29 FEET; THENCE N.12°10'41"W. FOR 14.15 FEET; THENCE N.52°01'00"W. FOR 40.83 FEET; THENCE N.64°10'05"W. FOR 50.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, DELTA ANGLE OF 47°51'26", CHORD BEARING N.88°05'48"W., CHORD DISTANCE OF 24.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 25.06 FEET; THENCE S.67°58'29"W. FOR 53.45 FEET; THENCE N.88°18'58"W. FOR 45.77 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 584.00 FEET, DELTA ANGLE OF 22°27'53", CHORD BEARING N.38°17'23"E., CHORD DISTANCE OF 227.51 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 228.98 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, DELTA ANGLE OF 40°32'54", CHORD BEARING N.47°19'54"E., CHORD DISTANCE OF 124.74 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 127.39 FEET; THENCE N.67°36'21"E. FOR 15.28 FEET; THENCE N.22°23'39"W. FOR

SHEET 1 OF 9

NOT VALID WITHOUT ACCOMPANYING SHEETS 2,3,4,5,6,7,8, AND 9 OF 9

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120.00 FEET; THENCE N.67°36'21"E. FOR 97.40 FEET; THENCE N.22°23'39"W. FOR 64.00 FEET; THENCE N.67°36'21"E. FOR 524.74 FEET; THENCE N.22°23'39"W. FOR 223.82 FEET TO POINT "A"; THENCE N.31°29'27"E. FOR 49.49 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 42°06'58", CHORD BEARING N.10°25'58"E., CHORD DISTANCE OF 17.97 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 18.38 FEET; THENCE N.10°37'31"W. FOR 18.02 FEET; THENCE N.40°06'59"E. FOR 33.12 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 24°17'20", CHORD BEARING N.27°58'19"E., CHORD DISTANCE OF 10.52 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 10.60 FEET; THENCE N.15°49'39"E. FOR 55.49 FEET; THENCE N.29°45'31"E. FOR 11.04 FEET; THENCE N.83°53'16"E. FOR 37.15 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, DELTA ANGLE OF 54°40'37", CHORD BEARING N.56°32'58"E., CHORD DISTANCE OF 27.55 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 28.63 FEET; THENCE N.29°12'39"E. FOR 29.43 FEET; THENCE N.54°55'49"E. FOR 91.92 FEET; THENCE N.56°29'03"E. FOR 93.29 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 21°09'29", CHORD BEARING N.45°54'18"E., CHORD DISTANCE OF 9.18 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 9.23 FEET; THENCE N.35°19'34"E. FOR 113.79 FEET; THENCE N.22°50'42"E. FOR 41.68 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, DELTA ANGLE OF 40°18'48", CHORD BEARING N.02°41'18"E., CHORD DISTANCE OF 20.68 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 21.11 FEET; THENCE N.17°28'06"W. FOR 124.69 FEET; THENCE N.19°41'32"E. FOR 79.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET, DELTA ANGLE OF 57°46'26", CHORD BEARING N.48°34'45"E., CHORD DISTANCE OF 188.40 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 196.63 FEET; THENCE N.77°27'58"E. FOR 163.24 FEET; THENCE S.60°25'37"E. FOR 38.85 FEET; THENCE S.88°59'12"E. FOR 149.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, DELTA ANGLE OF 08°04'03", CHORD BEARING N.86°58'47"E., CHORD DISTANCE OF 2.81 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 2.82 FEET; THENCE N.82°56'46"E. FOR 63.29 FEET; THENCE S.79°47'44"E. FOR 61.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, DELTA ANGLE OF 21°20'29", CHORD BEARING N.89°32'02"E., CHORD DISTANCE OF 7.41 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 7.45 FEET; THENCE N.78°51'47"E. FOR 82.65 FEET; THENCE S.86°46'38"E. FOR 44.34 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, DELTA ANGLE OF 55°30'48", CHORD BEARING N.65°27'58"E., CHORD DISTANCE OF 18.63 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 19.38 FEET; THENCE N.37°42'34"E. FOR 10.15 FEET; THENCE N.81°21'08"E. FOR 20.98 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, DELTA ANGLE OF 36°20'11", CHORD BEARING N.63°11'02"E., CHORD DISTANCE OF 12.47 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 12.68 FEET; THENCE N.45°00'57"E. FOR 81.15 FEET; THENCE N.24°09'51"E. FOR 95.10 FEET; THENCE N.55°45'13"E. FOR 30.34 FEET; THENCE S.61°31'03"E. FOR 63.12 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, DELTA ANGLE OF 62°09'28", CHORD BEARING N.87°24'12"E., CHORD DISTANCE OF 20.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 21.70 FEET; THENCE N.56°19'28"E. FOR 29.07 FEET; THENCE S.70°10'41"E. FOR 28.30 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 64°25'18", CHORD BEARING N.77°36'40"E., CHORD DISTANCE OF 26.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 28.11 FEET; THENCE N.45°24'01"E. FOR 66.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 57°01'05", CHORD BEARING N.16°53'29"E., CHORD DISTANCE OF 23.86 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 24.88 FEET; THENCE N.11°37'04"W. FOR 55.77 FEET; THENCE N.50°21'31"W. FOR 82.24 FEET; THENCE S.81°22'03"W. FOR 44.45 FEET; THENCE N.29°43'57"W. FOR 12.97 FEET; THENCE N.00°23'34"W. FOR 82.39 FEET; THENCE N.13°44'37"E. FOR 51.25 FEET; THENCE N.32°11'08"E. FOR 42.12 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 39°45'17", CHORD BEARING N.12°18'29"E., CHORD DISTANCE OF 17.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 17.35 FEET; THENCE N.07°34'10"W. FOR 76.98 FEET; THENCE N.31°57'32"W. FOR 65.05 FEET; THENCE N.16°00'07"W. FOR 102.74 FEET; THENCE N.30°58'40"W. FOR 34.63 FEET; THENCE N.06°31'24"W. FOR 28.28 FEET; THENCE N.55°54'01"W. FOR 17.04 FEET; THENCE N.29°39'07"E. FOR 46.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA

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ANGLE OF 73°18'14", CHORD BEARING N.07°00'00"W., CHORD DISTANCE OF 29.85 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 31.98 FEET; THENCE N.43°39'07"W. FOR 29.48 FEET; THENCE N.08°13'02"W. FOR 58.61 FEET; THENCE N.30°01'56"W. FOR 30.84 FEET; THENCE N.00°10'50"E. FOR 191.04 FEET; THENCE N.41°12'06"E. FOR 14.11 FEET; THENCE N.25°54'22"E. FOR 93.82 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

FROM THE AFOREMENTIONED POINT "A"; THENCE N.79°54'21"E. FOR 225.33 FEET TO THE POINT OF BEGINNING; THENCE S.38°14'39"E. FOR 119.05 FEET; THENCE N.52°01'39"E. FOR 238.91 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, DELTA ANGLE OF 21°12'57", CHORD BEARING N.41°25'10"E., CHORD DISTANCE OF 110.45 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 111.09 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 115.00 FEET, DELTA ANGLE OF 46°39'17", CHORD BEARING N.54°08'20"E., CHORD DISTANCE OF 91.08 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 93.64 FEET; THENCE N.77°27'58"E. FOR 249.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 392.00 FEET, DELTA ANGLE OF 42°52'57", CHORD BEARING N.56°01'30"E., CHORD DISTANCE OF 286.59 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 293.39 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 02°16'54", CHORD BEARING S.27°15'58"W., CHORD DISTANCE OF 1.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 1.00 FEET; THENCE S.26°07'30"W. FOR 38.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 26°07'30", CHORD BEARING S.13°03'45"W., CHORD DISTANCE OF 11.30 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 11.40 FEET; THENCE S.00°00'00"E. FOR 21.02 FEET; THENCE S.28°49'39"W. FOR 11.44 FEET; THENCE S.22°09'11"W. FOR 27.51 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 47°58'42", CHORD BEARING S.01°50'10"E., CHORD DISTANCE OF 20.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 20.93 FEET; THENCE S.25°49'31"E. FOR 41.42 FEET; THENCE S.16°29'40"E. FOR 23.63 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 23°34'05", CHORD BEARING S.28°16'42"E., CHORD DISTANCE OF 10.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 10.28 FEET; THENCE S.40°03'45"E. FOR 53.60 FEET; THENCE S.11°33'10"E. FOR 42.75 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, DELTA ANGLE OF 114°21'10", CHORD BEARING S.68°43'46"E., CHORD DISTANCE OF 50.42 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 59.88 FEET; THENCE N.54°05'39"E. FOR 8.42 FEET; THENCE S.39°10'50"E. FOR 8.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 65°30'44", CHORD BEARING S.71°56'12"E., CHORD DISTANCE OF 27.05 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 28.59 FEET; THENCE N.75°18'26"E. FOR 67.36 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 28°11'09", CHORD BEARING N.61°12'51"E., CHORD DISTANCE OF 12.17 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 12.30 FEET; THENCE N.47°07'17"E. FOR 10.25 FEET; THENCE S.57°21'20"E. FOR 2.48 FEET; THENCE N.88°21'51"E. FOR 15.28 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 41°13'30", CHORD BEARING N.67°45'06"E., CHORD DISTANCE OF 17.60 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 17.99 FEET; THENCE N.47°08'21"E. FOR 26.34 FEET; THENCE N.40°10'24"E. FOR 21.92 FEET; THENCE S.10°34'34"E. FOR 46.96 FEET; THENCE S.06°45'05"W. FOR 96.76 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET, DELTA ANGLE OF 11°38'57", CHORD BEARING S.00°55'37"W., CHORD DISTANCE OF 79.16 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 79.29 FEET; THENCE S.04°53'52"E. FOR 61.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET, DELTA ANGLE OF 22°50'46", CHORD BEARING S.16°19'15"E., CHORD DISTANCE OF 194.09 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 195.38 FEET; THENCE S.27°44'38"E. FOR 199.00 FEET; THENCE N.62°15'22"E. FOR 120.00 FEET; THENCE S.27°44'38"E. FOR 118.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET, DELTA ANGLE OF 50°09'51", CHORD BEARING S.02°39'43"E., CHORD DISTANCE OF 144.13

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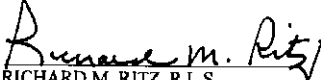
FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 148.84 FEET; THENCE S.22°25'13"W. FOR 97.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 85°07'49", CHORD BEARING S.64°59'07"W., CHORD DISTANCE OF 33.82 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 37.15 FEET; TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 564.00 FEET, DELTA ANGLE OF 18°48'16", CHORD BEARING N.81°51'07"W., CHORD DISTANCE OF 184.28 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 185.11 FEET; TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET, DELTA ANGLE OF 62°38'00", CHORD BEARING N.59°56'15"W., CHORD DISTANCE OF 436.60 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 459.13 FEET; THENCE N.28°37'15"W. FOR 341.28 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 332.00 FEET, DELTA ANGLE OF 83°46'24", CHORD BEARING N.70°30'27"W., CHORD DISTANCE OF 443.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 485.42 FEET; THENCE S.67°36'21"W. FOR 203.24 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 90°00'00", CHORD BEARING N.67°23'39"W., CHORD DISTANCE OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 39.27 FEET; THENCE N.22°23'39"W. FOR 134.07 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, DELTA ANGLE OF 56°41'02", CHORD BEARING N.05°56'52"E., CHORD DISTANCE OF 18.99 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 19.79 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 30 AS BEARING N.00°04'04"E.

CONTAINING 14,375,189 SQUARE FEET OR 330.01 ACRES MORE OR LESS.

BANKS ENGINEERING  
FLORIDA LICENSED BUSINESS NO. LB6690

SEPTEMBER 24, 2018

  
RICHARD M. RITZ, R.L.S.  
REGISTERED LICENSED SURVEYOR  
FLORIDA CERTIFICATION NO. 4009

SHEET 4 OF 9

NOT VALID WITHOUT ACCOMPANYING SHEETS 1,2,3,5,6,7,8, AND 9 OF 9

SERVING THE STATE OF FLORIDA

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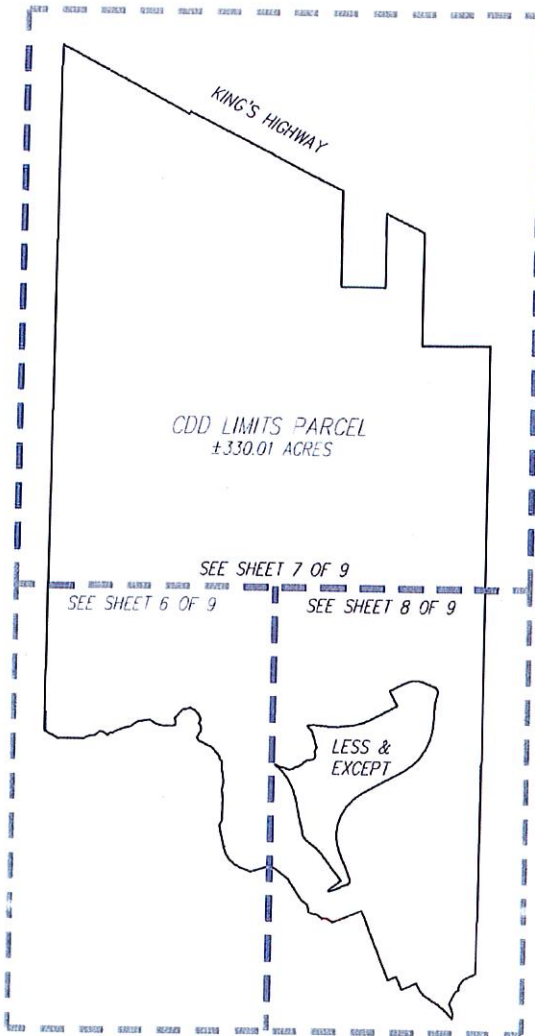
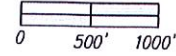
4161 Tamiami Trail - Building 5, Unit 501, Port Charlotte, FL 33952  
(941) 625-1165 • Fax (941) 625-1149      www.bankseng.com

NOTE:  
 BEARINGS BASED ON THE WEST LINE  
 OF SECTION 30, TOWNSHIP 39 SOUTH  
 RANGE 23 EAST, AS BEING N00°04'04"E.

# KEY MAP



1" = 1000'



LEGEND  
 R/W RIGHT OF WAY  
 L2 LINE 2 - SEE TABLE  
 C2 CURVE 2 - SEE TABLE

NOT VALID WITHOUT ACCOMPANYING SHEETS 2,3,4,5,6,7,8 AND 9 OF 9

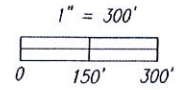
**BANKS**  
**ENGINEERING**  
ENGINEERING LICENSE # LB 6469 • SURVEY LICENSE # LB 6690

Professional Engineers,  
 Planners & Land Surveyors  
 4161 TAMiami TRAIL - BLDG 5 UNIT 501  
 PORT CHARLOTTE, FLORIDA 33952  
 PHONE: (941)625-1165 FAX: (941)625-1149

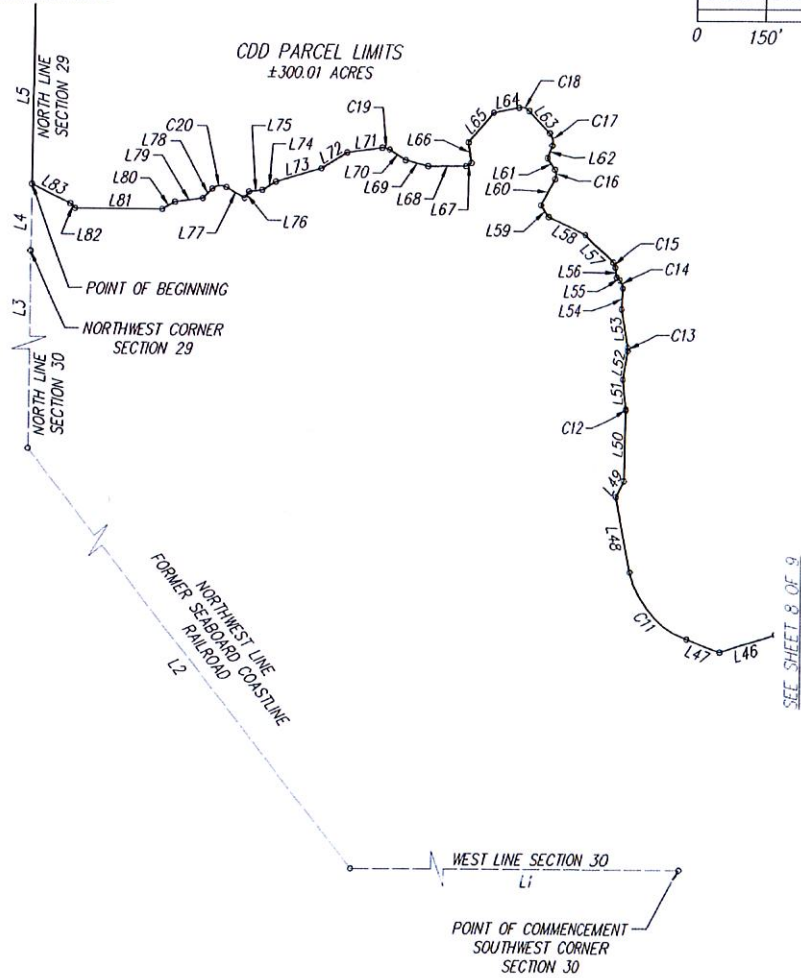
SKETCH TO ACCOMPANY DESCRIPTION  
**CDD LIMITS**  
 DESOTO COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET OF	FILE NO. (S-1-10)
09/24/18	3682	CDD-SK	DDB	BAC	1"=1000'	5 9	29/00-11-23

NOTE:  
 BEARINGS BASED ON THE WEST LINE  
 OF SECTION 30, TOWNSHIP 39 SOUTH  
 RANGE 23 EAST, AS BEING N00°04'04"E.



SEE SHEET 7 OF 9



**LEGEND**

- R/W RIGHT OF WAY
- L2 LINE 2 - SEE TABLE
- C2 CURVE 2 - SEE TABLE

NOT VALID WITHOUT ACCOMPANYING SHEETS 1,2,3,4,5,7,8 AND 9 OF 9

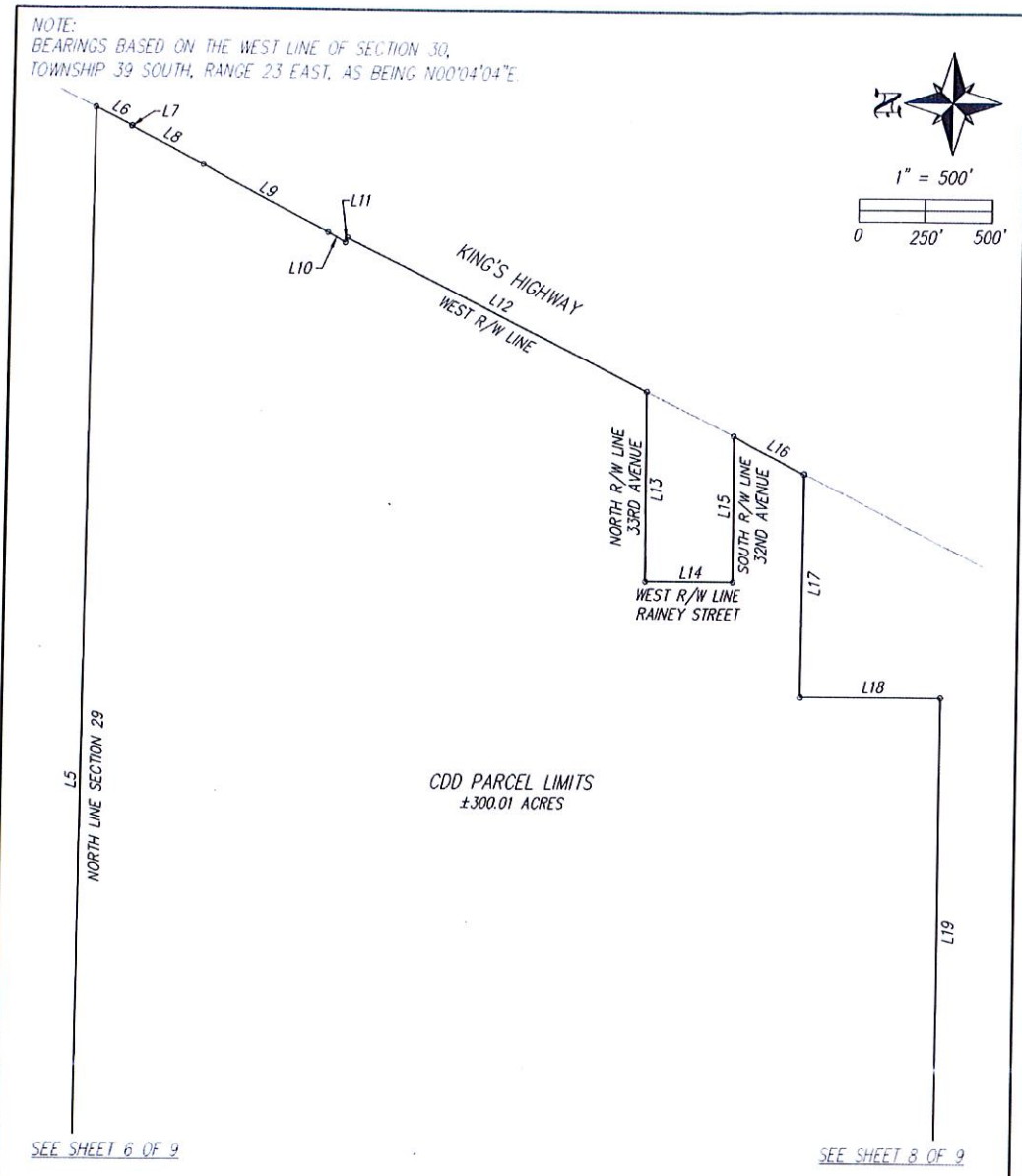
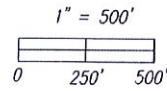
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SKETCH TO ACCOMPANY DESCRIPTION  
**CDD LIMITS**  
 DESOTO COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET OF	FILE NO. (S-T-R)
09/24/18	3682	CDD-SK	DOB	BUC	1"=300'	6 9	29/30-11-23

NOTE:  
 BEARINGS BASED ON THE WEST LINE OF SECTION 30,  
 TOWNSHIP 39 SOUTH, RANGE 23 EAST, AS BEING N00°04'04"E.



**LEGEND**

- R/W RIGHT OF WAY
- L2 LINE 2 - SEE TABLE
- C2 CURVE 2 - SEE TABLE

NOT VALID WITHOUT ACCOMPANYING SHEETS 1,2,3,4,5,6,8 AND 9 OF 9

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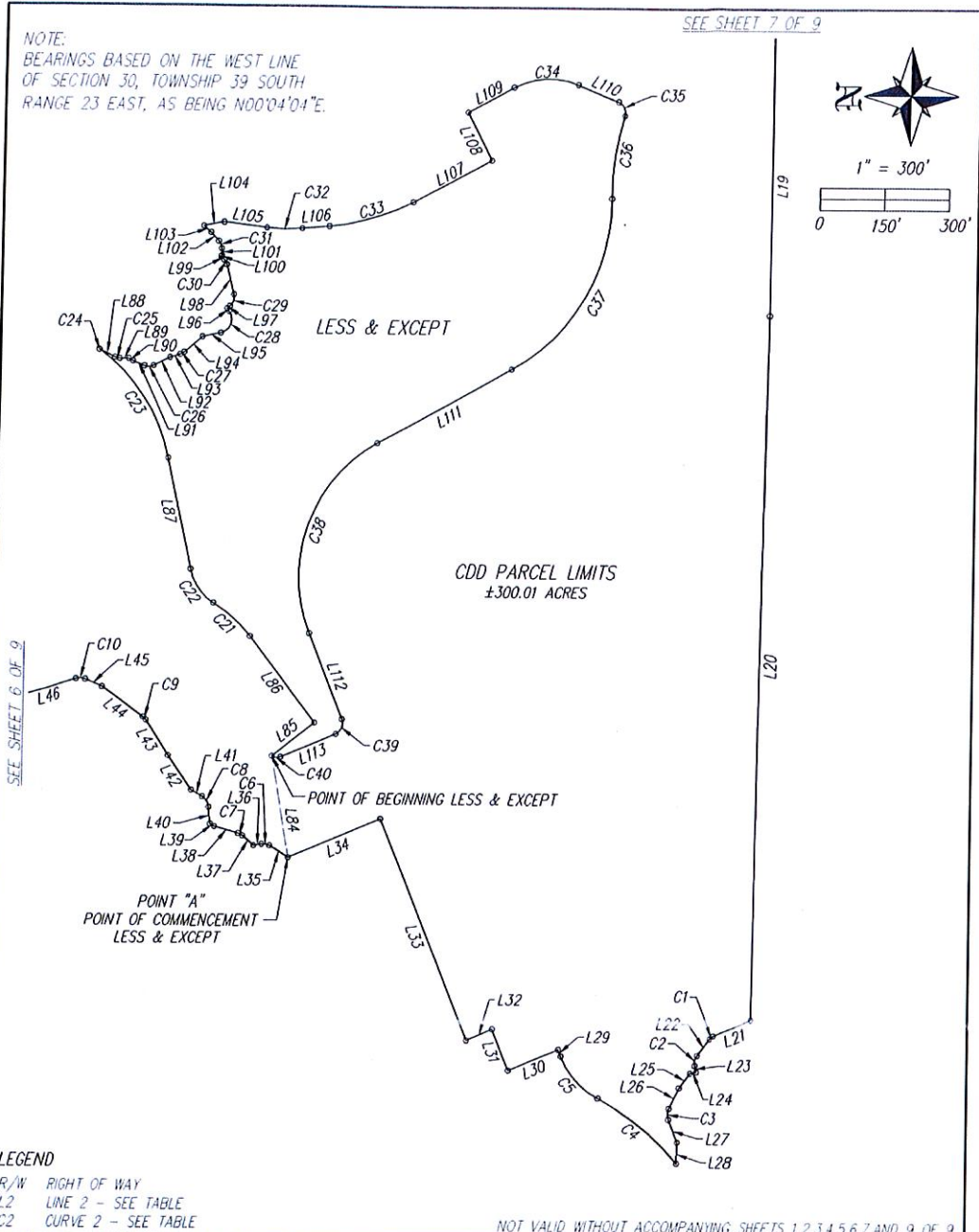
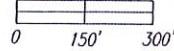
SKETCH TO ACCOMPANY DESCRIPTION							
CDD LIMITS							
DESOTO COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET OF	FILE NO. (S-F-R)
09/24/18	3682	CDD-SK	DOB	BAC	1"=500'	7 9	29/10-11-21

SEE SHEET 7 OF 9

NOTE:  
BEARINGS BASED ON THE WEST LINE  
OF SECTION 30, TOWNSHIP 39 SOUTH  
RANGE 23 EAST, AS BEING N00°04'04"E.



1" = 300'



LEGEND

- R/W RIGHT OF WAY
- L2 LINE 2 - SEE TABLE
- C2 CURVE 2 - SEE TABLE

NOT VALID WITHOUT ACCOMPANYING SHEETS 1,2,3,4,5,6,7, AND 9 OF 9

**BANKS**  
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SKETCH TO ACCOMPANY DESCRIPTION							
CDD LIMITS							
DESOTO COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET OF	FILE NO. (S-I-R)
09/24/18	3682	CDD-SK	DOB	B.K.	1"=300'	8 9	29/30-41-23

NOTE:  
 BEARINGS BASED ON THE WEST LINE OF SECTION 30.  
 TOWNSHIP 39 SOUTH, RANGE 23 EAST, AS BEING N00°04'04"E.

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	25.00'	12.22'	12.10'	N 36°32'37" W	27°59'55"
C2	25.00'	23.43'	22.58'	N 77°23'34" W	53°41'58"
C3	30.00'	25.06'	24.34'	N 88°05'48" W	47°51'26"
C4	584.00'	228.98'	227.51'	N 38°17'23" E	22°27'53"
C5	180.00'	127.39'	124.74'	N 47°19'54" E	40°32'54"
C6	25.00'	18.38'	17.97'	N 10°25'58" E	42°06'58"
C7	25.00'	10.60'	10.52'	N 27°58'19" E	24°17'20"
C8	30.00'	28.63'	27.55'	N 56°32'58" E	54°40'37"
C9	25.00'	9.23'	9.18'	N 45°54'18" E	21°09'29"
C10	30.00'	21.11'	20.68'	N 02°41'18" E	40°18'48"
C11	195.00'	196.63'	188.40'	N 48°34'45" E	57°46'26"
C12	20.00'	2.82'	2.81'	N 86°58'47" E	8°04'03"
C13	20.00'	7.45'	7.41'	N 89°32'02" E	21°20'29"
C14	20.00'	19.38'	18.63'	N 65°27'58" E	55°30'48"
C15	20.00'	12.68'	12.47'	N 63°11'02" E	36°20'11"
C16	20.00'	21.70'	20.65'	N 87°24'12" E	62°09'28"
C17	25.00'	28.11'	26.65'	N 77°36'40" E	64°25'18"
C18	25.00'	24.88'	23.86'	N 16°53'29" E	57°01'05"
C19	25.00'	17.35'	17.00'	N 12°18'29" E	39°45'17"
C20	25.00'	31.98'	29.85'	N 07°00'00" W	73°18'14"
C21	300.00'	111.09'	110.45'	N 41°25'10" E	21°12'57"
C22	115.00'	93.64'	91.08'	N 54°08'20" E	46°39'17"
C23	392.00'	293.39'	286.59'	N 56°01'30" E	42°52'57"
C24	25.00'	1.00'	1.00'	S 27°15'58" W	2°16'54"
C25	25.00'	11.40'	11.30'	S 13°03'45" W	26°07'30"
C26	25.00'	20.93'	20.33'	S 01°50'10" E	47°58'42"
C27	25.00'	10.28'	10.21'	S 28°16'42" E	23°34'05"
C28	30.00'	59.88'	50.42'	S 68°43'46" E	114°21'10"
C29	25.00'	28.59'	27.05'	S 71°56'12" E	65°30'44"
C30	25.00'	12.30'	12.17'	N 61°12'51" E	28°11'09"
C31	25.00'	17.99'	17.60'	N 67°45'06" E	41°13'30"
C32	390.00'	79.29'	79.16'	S 00°55'37" W	11°38'57"
C33	490.00'	195.38'	194.09'	S 16°19'15" E	22°50'46"
C34	170.00'	148.84'	144.13'	S 02°39'43" E	50°09'51"
C35	25.00'	37.15'	33.82'	S 64°59'07" W	85°07'49"
C36	564.00'	185.11'	184.28'	N 81°51'07" W	18°48'16"
C37	420.00'	459.13'	436.60'	N 59°56'15" W	62°38'00"
C38	332.00'	485.42'	443.33'	N 70°30'27" W	83°46'24"
C39	25.00'	39.27'	35.36'	N 67°23'39" W	90°00'00"
C40	20.00'	19.79'	18.99'	N 05°56'52" E	56°41'02"

LINE	BEARING	DISTANCE
L1	N 00°04'04" E	2187.73'
L2	N 51°13'10" E	4985.45'
L3	N 89°58'42" E	1423.09'
L4	S 89°37'05" E	141.73'
L5	S 89°37'05" E	4844.26'
L6	S 26°09'57" W	149.46'
L7	N 63°47'29" W	2.00'
L8	S 27°09'49" W	300.04'
L9	S 26°58'16" W	526.05'
L10	S 29°13'32" W	74.10'
L11	S 63°47'29" E	17.90'
L12	S 26°12'31" W	1236.72'
L13	S 89°36'41" W	681.34'
L14	S 00°06'23" W	320.01'
L15	N 89°36'41" E	523.88'
L16	S 26°12'31" W	305.60'
L17	N 89°53'13" W	799.32'
L18	S 00°01'32" E	520.00'
L19	N 89°53'13" W	2883.46'
L20	N 89°15'48" W	1546.49'
L21	N 22°32'40" W	92.49'
L22	N 50°32'35" W	47.33'
L23	S 75°45'27" W	14.29'
L24	N 12°10'41" W	14.15'
L25	N 52°01'00" W	40.83'
L26	N 64°10'05" W	50.08'
L27	S 67°58'29" W	53.45'
L28	N 88°18'58" W	45.77'
L29	N 67°36'21" E	15.28'
L30	N 22°23'39" W	120.00'
L31	N 67°36'21" E	97.40'
L32	N 22°23'39" W	64.00'
L33	N 67°36'21" E	524.74'
L34	N 22°23'39" W	223.82'
L35	N 31°29'27" E	49.49'
L36	N 10°37'31" W	18.02'
L37	N 40°06'59" E	33.12'
L38	N 15°49'39" E	55.49'
L39	N 29°45'31" E	11.04'
L40	N 83°53'16" E	37.15'
L41	N 29°12'39" E	29.43'
L42	N 54°55'49" E	91.92'
L43	N 56°29'03" E	93.29'
L44	N 35°19'34" E	113.79'
L45	N 22°50'42" E	41.68'
L46	N 17°28'06" W	124.69'
L47	N 19°41'32" E	79.14'
L48	N 77°27'58" E	163.24'
L49	S 60°25'37" E	38.85'
L50	S 88°59'12" E	149.28'
L51	N 82°56'46" E	63.29'
L52	S 79°47'44" E	61.49'
L53	N 78°51'42" E	82.65'
L54	S 86°46'38" E	44.34'
L55	N 37°42'34" E	10.15'
L56	N 81°21'08" E	20.98'
L57	N 45°00'52" E	81.15'

LINE	BEARING	DISTANCE
L58	N 24°09'51" E	95.10'
L59	N 55°45'13" E	30.34'
L60	S 61°31'03" E	63.12'
L61	N 56°19'28" E	29.07'
L62	S 70°10'41" E	28.30'
L63	N 45°24'01" E	66.44'
L64	N 11°37'04" W	55.77'
L65	N 50°21'31" W	82.24'
L66	S 81°22'03" W	44.45'
L67	N 29°43'57" W	12.97'
L68	N 00°23'34" W	82.39'
L69	N 13°44'37" E	51.25'
L70	N 32°11'08" E	42.12'
L71	N 07°34'10" W	76.98'
L72	N 31°57'32" W	65.05'
L73	N 16°00'07" W	102.74'
L74	N 30°58'40" W	34.63'
L75	N 06°31'24" W	28.28'
L76	N 55°54'01" W	17.04'
L77	N 29°39'07" E	46.47'
L78	N 43°39'07" W	29.48'
L79	N 08°13'02" W	58.61'
L80	N 30°01'56" W	30.84'
L81	N 00°10'50" E	191.04'
L82	N 41°12'06" E	14.11'
L83	N 25°54'22" E	93.82'
L84	N 79°54'21" E	225.33'
L85	S 38°14'39" E	119.05'
L86	N 52°01'39" E	238.91'
L87	N 77°27'58" E	249.44'
L88	S 26°07'30" W	38.11'
L89	S 00°00'00" E	21.02'
L90	S 28°49'39" W	11.44'
L91	S 22°09'11" W	27.51'
L92	S 25°49'31" E	41.42'
L93	S 16°29'40" E	23.63'
L94	S 40°03'45" E	53.60'
L95	S 11°33'10" E	42.75'
L96	N 54°05'39" E	8.42'
L97	S 39°10'50" E	8.11'
L98	N 75°18'26" E	67.36'
L99	N 47°07'17" E	10.25'
L100	S 57°21'20" E	2.48'
L101	N 88°21'51" E	15.28'
L102	N 47°08'21" E	26.34'
L103	N 40°10'24" E	21.92'
L104	S 10°34'34" E	46.96'
L105	S 06°45'05" W	96.76'
L106	S 04°53'52" E	61.94'
L107	S 27°44'38" E	199.00'
L108	N 62°15'22" E	120.00'
L109	S 27°44'38" E	118.34'
L110	S 22°25'13" W	97.59'
L111	N 28°37'15" W	341.28'
L112	S 67°36'21" W	203.24'
L113	N 22°23'39" W	134.07'

LEGEND  
 L2 LINE 2-SEE TABLE  
 C2 CURVE 2-SEE TABLE

NOT VALID WITHOUT ACCOMPANYING SHEETS 1,2,3,4,5,6,7,AND 8 OF 9

**BANKS ENGINEERING**  
 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690

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 PHONE:(941)625-1165 FAX:(941)625-1149

SKETCH TO ACCOMPANY DESCRIPTION  
**CDD LIMITS**  
 DESOTO COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	DESIGNED	SCALE	SHEET OF	FILE NO. (P-T-R)
09/24/18	3682	CDD-SK	DDG	BJC	N/A	9 9	29/30-41-23



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**MICHAEL ERTEL**  
Secretary of State

January 23, 2019

Ms. Jill Kersey  
Office Manager  
Desoto County  
Administration Building, Suite 201  
201 East Oak Street  
Arcadia, Florida 34266

Attention: Leah Feindel

Dear Ms. Kersey:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy for Desoto County Ordinance No. 2019-3, which was filed in this office on January 23, 2019.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb