

ORDINANCE NO. 23-O-26

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA, ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT, TO BE KNOWN AS THE EAST RIDGE 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; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, Section 190.005 of the Florida Statutes authorizes the establishment of community development districts; and

WHEREAS, GreenPointe Developers, LLC, a Delaware limited liability company, has filed a petition (the "Petition") with the City Commission to establish a community development district, and the Petition contains the information required by Section 190.005; and

WHEREAS, the City Commission has conducted a public hearing on August, 23, 2023, after causing notice of such hearing to be published in accordance with Section 190.005; and

WHEREAS, the City Commission has considered the record of the public hearing and the factors set forth in Section 190.005(l)(e) and determined:

- (1) All statements contained within the Petition are true and correct.
- (2) Creation of the district is not inconsistent with any applicable elements and portions of the State Comprehensive Plan and the City of Tallahassee Comprehensive Plan.
- (3) The area of land contained within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional, interrelated community.
- (4) The district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.
- (5) The community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities.

(6) The area that will be served by the district is amenable to separate special-district government.

NOW, THEREFORE, BE IT ENACTED by the people of the City of Tallahassee as follows:

Section 1. Authority. This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980 codified in Chapter 190 of the Florida Statutes.

Section 2. District Name. There is hereby created a community development district situated entirely within the City of Tallahassee, Florida (the "City"), which shall be known as the "East Ridge Community Development District" and which shall be referred to in this ordinance as the "District".

Section 3. District External Boundaries. The external boundaries of the District are described in Exhibit A, attached hereto and incorporated herein, said boundaries encompassing 893.47 acres, more or less.

Section 4. Special Powers. The District may exercise certain powers to finance, fund, plan, establish, acquire, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and for enhanced security within the District in accordance with City of Tallahassee regulations, as authorized and described in Section 190.012, Florida Statutes.

Section 5. District facilities and services. Exhibit 7 to the Petition identifies the facilities anticipated to be financed, constructed, acquired or installed by the District within the boundaries of the District contracted as proposed herein, as well as the ultimate expected owner and entity responsible for maintenance. Exhibit 7 to the Petition also provides the estimated costs of these facilities.

Section 6. Exceptions and Interlocal Agreements. The District shall have all of the authority and power contained within Chapter 190, Florida Statutes, as set forth above, except that the District may construct, but will not operate, potable water or wastewater facilities unless, pursuant to Chapter 163, Florida Statutes, an Interlocal Agreement is promulgated between the City and the District. Provided, however, that following construction, the District will dedicate such facilities to the City.

Section 7. Board of Supervisors. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Liam O'Reilly, Brad Odom, Jay Revell, Peter W. Mettler, Jr. and James E. Davenport

Section 8. Severability. If any provision of this ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed to be severable and the remaining

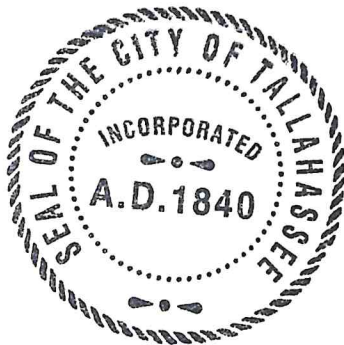
provisions shall continue in full force and effect provided that the invalid, illegal, or unenforceable provision is not material to the logical and intended interpretation of this ordinance.

Section 9. Conflict with Other Ordinances and Codes. All ordinances or parts of ordinances of the City of Tallahassee, Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 10. Effective Date. This ordinance shall become effective immediately upon its passage.

INTRODUCED in the City Commission on the 14th day of June, 2023.

PASSED by the City Commission on the 23rd day of August, 2023.



ATTEST:

By: James O. Cooke, IV
James O. Cooke, IV
City Treasurer-Clerk

CITY OF TALLAHASSEE

By: John E. Dailey
John E. Dailey
Mayor

APPROVED AS TO FORM:

By: Cassandra K. Jackson
Cassandra K. Jackson
City Attorney

EXHIBIT A

A PORTION OF LANDS LYING WITHIN SECTIONS 7, 8, 9, 17, AND 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA, KNOWN AS THE WELAUNEE PLANTATION, BEING MORE PARTICULARLY DESCRIBED BY RECENT SURVEY AS FOLLOWS:

BEGIN AT A FOUND TERRACOTTA MONUMENT (NO ID) MARKING THE SOUTHWEST CORNER OF SECTION 4, SOUTHEAST CORNER OF SECTION 5, NORTHEAST CORNER OF SECTION 8, AND NORTHWEST CORNER OF SECTION 9, ALL WITHIN TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA, LYING ON THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED AS PARCEL 3 OF THE MICCOSUKEE CANOPY ROAD GREENWAY IN OFFICIAL RECORDS BOOK 2122, PAGE 1039 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, ALSO BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2175, PAGE 459; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS AND THE NORTHERLY BOUNDARY OF SECTION 9 AND THE SOUTHERLY BOUNDARY OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 2 EAST, S 89°56'26" E, 1322.25 FEET TO A FOUND TERRACOTTA MONUMENT (NO ID) MARKING THE SOUTHEAST CORNER OF SAID PARCEL 3, THE SOUTHWEST CORNER OF LOT 24, MICCOSUKEE MEADOWS (UNRECORDED SUBDIVISION), AND THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 4 AND SAID SUBDIVISION LOTS 19, 20, 21, 22, 23, AND 24, N 89°51'47" E, 1322.60 FEET TO A FOUND CONCRETE MONUMENT (NO ID) LYING ON THE SOUTHERLY BOUNDARY OF SAID LOT 19, MARKING THE NORTHEAST CORNER OF EMERALD ACRES PHASE III, A MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 46; THENCE LEAVING THE SOUTHERLY BOUNDARY OF SAID LOT 19 AND THE SOUTHERLY BOUNDARY OF SAID SECTION 4, AND ALONG THE WESTERLY BOUNDARY OF SAID EMERALD ACRES PHASE III AND THE WESTERLY BOUNDARY OF EMERALD ACRES PHASE IV, A MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 29 AND A PROJECTION SOUTHERLY THEREOF, AND THE EASTERLY BOUNDARY OF THE WEST HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 2 EAST, S 00°05'20" E, 1320.18 FEET TO A FOUND CONCRETE MONUMENT (NO ID) LYING ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5332, PAGE 27 AND THE SOUTHERLY BOUNDARY OF THE NORTH HALF OF THE NORTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 2 EAST; THENCE ALONG SAID BOUNDARY S 89°32'39" W, 2645.82 FEET TO A FOUND CONCRETE MONUMENT (#5831) MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 2 EAST AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5332, PAGE 27; THENCE ALONG THE WESTERLY BOUNDARY OF SAID SECTION 9, THE WESTERLY BOUNDARY OF SAID LANDS, AND THE WESTERLY BOUNDARY OF

LANDS DESCRIBED AS LOTS 1 AND 2 OF A LIMITED PARTITION AS RECORDED IN OFFICIAL RECORDS BOOK 5412, PAGE 2187, S 00°04'39" E, 909.30 FEET TO A FOUND CONCRETE MONUMENT (#7245) LYING ON THE WESTERLY BOUNDARY OF SAID LOT 2, MARKING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 81, PAGE 306; THENCE LEAVING SAID WESTERLY BOUNDARY AND ALONG THE NORTHERLY BOUNDARY OF SAID LANDS AND LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 73, PAGE 412, S 89°16'00" W, 510.00 FEET TO A FOUND CONCRETE MONUMENT (#7245) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 73, PAGE 412; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LANDS, SOUTH, 385.00 FEET TO A FOUND CONCRETE MONUMENT (#7245) MARKING THE SOUTHWEST CORNER OF SAID LANDS, LYING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF MILES JOHNSON ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1641, PAGE 1607; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY AND THE SOUTHERLY BOUNDARY OF SAID LANDS, N 89°16'00" E, 90.88 FEET TO A FOUND CONCRETE MONUMENT (#7245); THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY AND THE SOUTHERLY BOUNDARY OF SAID LANDS, SOUTH, 36.20 FEET TO A FOUND PINCHED IRON PIPE (NO ID); THENCE ALONG THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1810, PAGE 909 AND THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3937, PAGE 156 AND A PROJECTION NORTHERLY THEREOF, S 00°40'28" E, 3092.98 FEET TO A FOUND IRON ROD AND CAP (CITY OF TALLAHASSEE) LYING ON THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3937, PAGE 156, AND MARKING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3450, PAGE 593; THENCE ALONG THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3450, PAGE 593 AND THE AFOREMENTIONED WESTERLY BOUNDARY, S 01°04'27" E, 425.03 FEET TO A FOUND IRON ROD AND CAP (CITY OF TALLAHASSEE); THENCE ALONG SAID EASTERLY BOUNDARY, SAID WESTERLY BOUNDARY, AND THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4007, PAGE 1856, S 01°23'29" E, 424.77 FEET TO A FOUND IRON ROD AND CAP (CITY OF TALLAHASSEE) MARKING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4007, PAGE 1856, THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3450, PAGE 593, AND LYING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF MAHAN DRIVE (US HIGHWAY #90); THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY AND THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3450, PAGE 593, S 80°05'24" W, 76.04 FEET TO A FOUND IRON ROD AND CAP (CITY OF TALLAHASSEE) MARKING THE SOUTHWEST CORNER OF SAID LANDS; THENCE S 80°08'18" W, 1140.83 FEET TO A FOUND CONCRETE MONUMENT (#7245) AND A CURVE CONCAVE SOUTHEASTERLY, THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 11559.19 FEET, THROUGH A CENTRAL ANGLE OF 5°33'06", FOR AN ARC LENGTH OF 1120.00 FEET (CHORD BEARS S 77°25'36" W, 1119.56 FEET)

TO A FOUND CONCRETE MONUMENT (#7245); THENCE N 15°23'45" W, 27.00 FEET TO A FOUND CONCRETE MONUMENT (#7245) AND A CURVE CONCAVE SOUTHEASTERLY, THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 11586.19 FEET, THROUGH A CENTRAL ANGLE OF 4°44'44", FOR AN ARC LENGTH OF 959.62 FEET (CHORD BEARS S 72°13'53" W, 959.34 FEET) TO A FOUND IRON ROD AND CAP (FLORIDA DEPARTMENT OF TRANSPORTATION); THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 11586.19 FEET, THROUGH A CENTRAL ANGLE OF 1°35'12", FOR AN ARC LENGTH OF 320.86 FEET (CHORD BEARS S 69°03'55" W, 320.85 FEET) TO A FOUND CONCRETE MONUMENT (#7245); THENCE S 79°23'16" W, 362.86 FEET TO A FOUND CONCRETE MONUMENT (#7245) MARKING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF MAHAN DRIVE (US HIGHWAY #90) WITH THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF US INTERSTATE #10 (STATE ROAD #8), LYING ON THE SOUTHERLY BOUNDARY OF A 50 FOOT WIDE CITY OF TALLAHASSEE ACCESS AND DISTRIBUTION EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3450, PAGE 631 AND OFFICIAL RECORDS BOOK 4512, PAGE 1369; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY AND THE SOUTHERLY BOUNDARY OF SAID EASEMENT N 59°35'32" W, 942.41 FEET TO A FOUND IRON ROD AND CAP (FLORIDA DEPARTMENT OF TRANSPORTATION); THENCE N 86°17'41" W, 809.10 FEET TO A FOUND IRON ROD AND CAP (FLORIDA DEPARTMENT OF TRANSPORTATION); THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID EASEMENT AND THE SOUTHERLY BOUNDARY OF A CITY OF TALLAHASSEE UTILITY EASEMENT "UG-9" AS RECORDED IN OFFICIAL RECORDS BOOK 3450, PAGE 631 AND OFFICIAL RECORDS BOOK 4512, PAGE 1369, N 67°36'18" W, 507.32 FEET TO A FOUND IRON ROD AND CAP (FLORIDA DEPARTMENT OF TRANSPORTATION); THENCE N 55°03'27" W, 299.89 FEET TO A FOUND IRON ROD AND CAP (NO ID) MARKING THE SOUTHEAST CORNER OF LOT 26, BLOCK "A" OF ARVAH BRANCH (UNRECORDED SUBDIVISION), SAID POINT BEING N 55°03'27" W, 276.91 FEET FROM THE SOUTHWEST CORNER OF SAID EASEMENT AND LYING ON THE WEST BOUNDARY OF THE EAST HALF OF THE EAST HALF OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA; THENCE LEAVING THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF US INTERSTATE #10 (STATE ROAD #8) AND ALONG THE EASTERLY BOUNDARY OF SAID LOT 26 AND SAID WESTERLY BOUNDARY, N 00°19'32" W, 1253.49 FEET TO A FOUND CONCRETE MONUMENT (#0340) MARKING THE NORTHEAST CORNER OF SAID LOT 26 AND THE SOUTHEAST CORNER OF LOT 25, BLOCK "A", LYING ON THE SOUTHERLY BOUNDARY OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA; THENCE LEAVING SAID SOUTHERLY BOUNDARY AND ALONG THE EASTERLY BOUNDARIES OF LOTS 25, 24, AND 22, BLOCK "A", N 00°18'31" W, 685.38 FEET TO A FOUND IRON ROD AND CAP (#0340) MARKING THE NORTHEAST CORNER OF SAID LOT 22 AND THE SOUTHEAST CORNER OF LOT 21, BLOCK "A"; THENCE ALONG THE EASTERLY BOUNDARIES OF LOTS 21, 17, 16, 15, 14, 13, 11, AND 10, BLOCK "A", N 00°20'28" W, 1122.01 FEET TO A FOUND CONCRETE

MONUMENT (#284) MARKING THE NORTHEAST CORNER OF SAID LOT 10 AND THE SOUTHEAST CORNER OF COVENTRY PARK, A MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 32, ALSO BEING THE SOUTHEAST CORNER OF LOT 8 OF COVENTRY PARK AND A 25' DRAINAGE EASEMENT OF COVENTRY PARK; THENCE ALONG THE EASTERLY BOUNDARIES OF SAID DRAINAGE EASEMENT AND LOTS 8, 9, 10, 11, 12, AND 13, AND A PROJECTION NORTHERLY THEREOF, BEING THE EASTERLY BOUNDARY OF SAID COVENTRY PARK, N 00°19'06" W, 897.80 FEET TO A FOUND CONCRETE MONUMENT (#3208) MARKING THE NORTHEAST CORNER OF SAID COVENTRY PARK AND THE SOUTHEAST CORNER OF AN INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1378, PAGE 2149, SAID EASEMENT BEING DEPICTED ON THE PLAT OF COVENTRY PARK AS RECORDED IN PLAT BOOK 10, PAGE 32; THENCE ALONG THE EASTERLY BOUNDARY OF SAID EASEMENT, N 01°08'26" W, 22.98 FEET TO A FOUND TERRACOTTA MONUMENT (NO ID) MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 AND THE EASTERLY BOUNDARY OF SAID EASEMENT AND A PROJECTION NORTHERLY THEREOF, N 01°13'36" W, 392.85 FEET TO A FOUND CONCRETE MONUMENT (#7245) MARKING THE INTERSECTION OF SAID EASTERLY BOUNDARY WITH THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY OF MICCOSUKEE ROAD (STATE ROAD #146 AND COUNTY ROAD #347); THENCE LEAVING SAID EASTERLY BOUNDARY AND ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY, N 62°04'28" E, 366.97 FEET TO A FOUND 2.5" ALUMINUM BERNTSEN PIPE (#732) MARKING THE SOUTHWEST CORNER OF LANDS DESCRIBED AS PARCEL 3 OF THE MICCOSUKEE CANOPY ROAD GREENWAY IN OFFICIAL RECORDS BOOK 2122, PAGE 1039, ALSO BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2175, PAGE 459, AND THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF MILES JOHNSON ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1641, PAGE 1607, WITH THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY OF SAID MICCOSUKEE ROAD; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY AND THE SOUTHERLY BOUNDARY OF SAID PARCEL 3, S 66°43'30" E, 1260.56 FEET TO A FOUND 2.5" ALUMINUM BERNTSEN PIPE (#732) AND A CURVE CONCAVE NORTHEASTERLY, THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 689.88 FEET, THROUGH A CENTRAL ANGLE OF 5°50'01", FOR AN ARC LENGTH OF 70.24 FEET (CHORD BEARS S 69°38'49" E, 70.21 FEET) TO A FOUND 2.5" ALUMINUM BERNTSEN PIPE (#732); THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY AND ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 3, N 34°47'02" E, 1873.27 FEET TO A FOUND 2.5" ALUMINUM BERNTSEN PIPE (#732); THENCE S 89°50'37" E, 2645.59 FEET TO A FOUND 2.5" ALUMINUM BERNTSEN PIPE (#732); THENCE N 00°00'50" E, 1070.02 FEET TO A FOUND 2.5"

ALUMINUM BERNTSEN PIPE (#732) LYING ON THE NORTHERLY BOUNDARY OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY BOUNDARY S 89°56'37" E, 1334.55 FEET TO THE **POINT OF BEGINNING**; CONTAINING 907.74 ACRES, MORE OR LESS.

LESS AND EXCEPT THE PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE 60' RIGHT-OF-WAY OF MILES JOHNSON ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1641, PAGE 1607 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; CONTAINING 8.27 ACRES, MORE OR LESS.

ALSO LESS AND EXCEPT

A PORTION OF LANDS LYING WITHIN SECTIONS 7 AND 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA, CONVEYED TO THE CITY OF TALLAHASSEE AND DESCRIBED IN OFFICIAL RECORDS BOOK 3450, PAGE 588 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY RECENT SURVEY AS FOLLOWS:

COMMENCE AT A FOUND CONCRETE MONUMENT (#284) MARKING THE SOUTHEAST CORNER OF COVENTRY PARK, A MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 32 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, ALSO MARKING THE SOUTHEAST CORNER OF LOT 8 AND OF A 25' DRAINAGE EASEMENT OF SAID COVENTRY PARK, AND THE NORTHEAST CORNER OF LOT 10, BLOCK "A" OF ARVAH BRANCH (UNRECORDED SUBDIVISION), THENCE ALONG THE EASTERLY BOUNDARIES OF LOTS 10, 11, 13, 14, 15, 16, 17, AND 21, BLOCK "A", S 00°20'28" E, 1122.01 FEET TO A FOUND IRON ROD AND CAP (#0340) MARKING THE SOUTHEAST CORNER OF SAID LOT 21 AND THE NORTHEAST CORNER OF LOT 22, BLOCK "A"; THENCE ALONG THE EASTERLY BOUNDARIES OF LOTS 22, 24, AND 25, BLOCK "A", S 00°18'31" E, 685.38 FEET TO A FOUND CONCRETE MONUMENT (#0340) MARKING THE SOUTHEAST CORNER OF SAID LOT 25 AND THE NORTHEAST CORNER OF LOT 26, BLOCK "A", LYING ON THE NORTHERLY BOUNDARY OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA; THENCE LEAVING SAID NORTHERLY BOUNDARY AND ALONG THE EASTERLY BOUNDARY OF SAID LOT 26 AND THE WESTERLY BOUNDARY OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 18, S 00°19'32" E, 1253.49 FEET TO A FOUND IRON ROD AND CAP (NO ID) MARKING THE SOUTHEAST CORNER OF SAID LOT 26, LYING ON THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF US INTERSTATE #10 (STATE ROAD #8); THENCE LEAVING SAID WESTERLY BOUNDARY AND ALONG SAID RIGHT-OF-WAY BOUNDARY, S 55°03'27" E, 276.91 FEET TO THE SOUTHWEST CORNER OF A CITY OF TALLAHASSEE UTILITY EASEMENT "UG-9" AS DESCRIBED IN OFFICIAL RECORDS BOOK 3450, PAGE 631 AND OFFICIAL RECORDS BOOK 4512, PAGE 1369; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY AND ALONG THE WESTERLY BOUNDARY OF SAID EASEMENT, S 87°14'57" E, 119.46 FEET; THENCE N 19°34'37" E, 523.69 FEET; THENCE NORTH, 314.24 FEET TO A FOUND IRON ROD AND

CAP (#7245) MARKING THE NORTHWEST CORNER OF SAID EASEMENT FOR THE **POINT OF BEGINNING**. FROM SAID **POINT OF BEGINNING** THENCE N 27°14'30" W, 467.37 FEET TO A FOUND IRON ROD AND CAP (#7245); THENCE N 62°12'14" E, 476.27 FEET TO A FOUND IRON ROD AND CAP (#7245); THENCE S 34°14'06" E, 473.64 FEET TO A FOUND IRON ROD AND CAP (#7245); THENCE S 14°08'48" W, 86.96 FEET TO A FOUND IRON ROD AND CAP (#7245); THENCE S 64°48'03" W, 314.66 FEET TO A FOUND IRON ROD AND CAP (#7245); THENCE ALONG THE NORTHERLY BOUNDARY OF SAID EASEMENT "UG-9" AND A PROJECTION EASTERLY THEREOF, S 80°36'41" W, 170.15 FEET TO THE **POINT OF BEGINNING**; CONTAINING 6.00 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PROPERTY CONTAINING AN AGGREGATE ACREAGE OF 893.47 ACRES, MORE OR LESS.