

Hold Mail 19

ORDINANCE NO. 85-9

AN ORDINANCE CREATING A MUNICIPAL SERVICE TAXING UNIT TO BE KNOWN AS THE "FOREST OAKS MUNICIPAL STREET LIGHTING SERVICE UNIT"; PROVIDING THAT THE PURPOSE OF THE UNIT IS TO PROVIDE STREET LIGHTING IN OR DOING BUSINESS WITHIN SAID UNIT; PROVIDING FOR THE CREATION, MAINTENANCE AND OPERATION OF STREET LIGHTING SYSTEM WITHIN SAID UNIT; PROVIDING FOR THE BOUNDARIES OF SAID UNIT; PROVIDING FOR THE LEVY OF AN EQUITABLE PER LOT SERVICE CHARGE; PROVIDING A METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF THE AFORESAID SERVICE CHARGE; PROVIDING FOR THE ADMINISTRATION OF SAID UNIT; PROVIDING FOR THE ADOPTION OF RULES AND REGULATIONS FOR THE OPERATION OF SAID UNIT; PROVIDING THAT THE SAID UNIT SHALL BE UNDER THE CONTROL OF THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Hernando County, Florida, as follows:

SECTION I. FINDINGS OF FACT AND PURPOSE

It is hereby found by the Board of County Commissioners of Hernando County, Florida, that street lighting is an essential service for the benefit of the health, safety and welfare of the public. It is further the finding of the Board of County Commissioners that the Legislature has in Section 125.01 (1) (q), Florida Statutes, provided for the creation of municipal service taxing and benefit unit as a taxing vehicle to grant to all counties that taxing flexibility to levy special service charges within the limits fixed for municipal purposes for the furnishing of municipal services within those areas receiving the benefit of such municipal services in order to solve the controversy of double taxation between residents of the incorporated and unincorporated areas. It is the purpose of this Ordinance to create a County Municipal Service Taxing Unit for the purpose of creating, establishing, maintaining and operating a street lighting system within the areas described in Exhibits A-C, attached hereto and made a part hereof by reference.

Re-recorded to Attach Exhibits A-C

FILED FOR RECORD
HAROLD WILLIAM BROWN, CLERK
HERNANDO COUNTY, FLA.
85 APR 15 AM 9 49

009564

SECTION II. CREATION OF UNIT

For the purpose of creating, establishing, maintaining and operating a street lighting system within the area described herein, there is hereby created a Municipal Service Taxing Unit to be known as the "FOREST OAKS MUNICIPAL STREET LIGHTING SERVICE UNIT", which shall be all the property within the boundaries described in Exhibit "A", attached hereto and made a part hereof by reference, located in Hernando County, Florida.

SECTION III. GOVERNING BODY

The Governing Body of the FOREST OAKS MUNICIPAL STREET LIGHTING SERVICE UNIT shall be the Board of County Commissioners of Hernando County, Florida.

SECTION IV. ADMINISTRATION

- A. The FOREST OAKS MUNICIPAL STREET LIGHTING SERVICE UNIT shall be administered in accordance with the policies and procedures adopted by the Board of County Commissioners for the administration of all County departments, divisions and operations.
- B. The FOREST OAKS MUNICIPAL STREET LIGHTING SERVICE UNIT shall have the following duties:
1. Establish, maintain and operate such street lighting as is necessary to implement the purposes of this Ordinance.
 2. Provide street lighting service to improved and unimproved property within the benefited area.
- C. The County Administrator shall be responsible for administering the FOREST OAKS MUNICIPAL STREET LIGHTING SERVICE UNIT and shall be responsible for the following to the extent necessary to implement the purposes of this Ordinance:
1. Negotiate and recommend to the County Commission contracts for installing and providing street lighting.
 2. Negotiate and recommend to the County Commission contracts for purchase of such capital equipment as are necessary.

3. Establish rules and regulations for the administration of the unit, not inconsistent with County policy or administrative rules.
4. Negotiate contracts with power companies for the purpose of providing street lighting.
5. Hire such personnel as are necessary to implement the purposes of this Ordinance.
6. Perform such other acts as are necessary to implement the purposes of this Ordinance to the extent consistent herewith.

D. The powers to be exercised by the FOREST OAKS MUNICIPAL STREET LIGHTING SERVICE UNIT are specifically made subject to all applicable State and County laws.

SECTION V. ASSESSMENTS, LEVY AND LIEN PROVISIONS

It being recognized that the value of the benefits accrued by virtue of this Ordinance directly benefits equally all lots within the Unit, the County Commission is hereby authorized to levy an annual service charge against each lot within the unit for the purposes set forth herein for each year.

SECTION VI. REPEAL

Any Ordinance in conflict with this Ordinance is hereby repealed to the extent of the conflict.

SECTION VII. SEVERABILITY

It is declared to be the intent of the Board of County Commissioners of Hernando County, Florida, that if any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of the Ordinance shall be construed as not having contained said section, subsection, sentence, clause or provision, and shall not be affected by such holding.

SECTION VIII. EFFECTIVE DATE

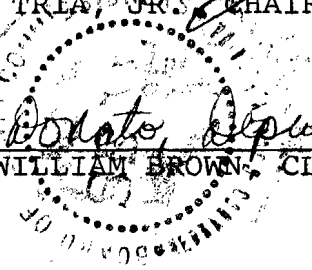
A certified copy of this Ordinance shall be filed in the Office of the Secretary of State by the Clerk of the Board within ten (10) days after adoption of this Ordinance, and shall take effect as provided by law.

ADOPTED THIS 26th day of March, 1985, A.D.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

By Leonard F. Tripp
LEONARD F. TRIPP, CHAIRMAN

Attest Harold Brown, Deputy Clerk
HAROLD WILLIAM BROWN, CLERK



LEGAL DESCRIPTION
FOREST OAKS, LTD.

portion of the Northwest 1/4 of Section 14, and a portion of the North 1/2 of Section 15, Township 23 South, Range 17 East, Hernando County, Florida; more particularly described as follows:

BEGIN at the Northwest corner of said Section 14, also being the Northeast corner of said Section 15, also being the Southwest corner of Spring Hill Unit 26, as shown on plat recorded in Plat Book 10, Pages 77 thru 85 inclusive of the Public Records of Hernando County, Florida; thence run South 89°44'53" East, 2621.29 feet along the North boundary line of said Northwest 1/4 of Section 14, also being the Southerly boundary line of said Spring Hill Unit 26, to the North 1/4 corner of said Section 14; thence South 00°03'00" West, 2643.38 feet along the East boundary line of said Northwest 1/4 of Section 14, also being the Northerly extension of the Westerly boundary line, and the Westerly boundary line of Spring Hill Unit 25, as shown on plat recorded in Plat Book 10, Pages 61 thru 76 inclusive of the Public Records of Hernando County, Florida, and the Westerly boundary line of a Replat of Tracts "M" and "N", Spring Hill Unit 25 as shown on plat recorded in Plat Book 16, Pages 16 thru 30 inclusive of the Public Records of Hernando County, Florida, to the Southeast corner of said Northwest 1/4 of Section 14, also being the Northeast corner of Spring Hill Unit 21 as shown on plat recorded in Plat Book 9, Pages 81 thru 96 of the Public Records of Hernando County, Florida; thence North 89°48'29" West, 2635.11 feet along the South boundary line of said Northwest 1/4 of Section 14, also being the North boundary line of said Spring Hill Unit 21, to the Northwest corner of said Spring Hill Unit 21, also being the Northeast corner of Weeki Wachee Acres Addition Unit No. Six as shown on plat recorded in Plat Book 7, Page 25 of the Public Records of Hernando County, Florida, also being the Southwest corner of said Northwest 1/4 of Section 14, also being the Southeast corner of the Northeast 1/4 of said Section 15; thence North 89°30'25" West, 1942.87 feet along the South boundary line of the Northeast 1/4 of said Section 15, also being the Northerly boundary line of said Weeki Wachee Acres Addition Unit Six, to a point on the Easterly boundary line of Weeki Wachee Woodlands Unit No. 1, as shown on plat recorded in Plat Book 6, Pages 88-A and 88-B of the Public Records of Hernando County, Florida; thence North 00°22'10" East, 2167.53 feet along the Easterly boundary line of said Weeki Wachee Woodlands Unit No. 1 to the Northeast corner of said Weeki Wachee Woodlands Unit No. 1; thence North 89°41'03" West, 700.24 feet along the Northerly boundary line of said Weeki Wachee Woodlands Unit No. 1; thence North 89°25'33" West, 1749.28 feet along the Northerly boundary line of said Weeki Wachee Woodlands Unit No. 1 and its Westerly extension; thence South 39°20'11" West, 149.41 feet; thence South 50°39'49" East, 200.0 feet; thence South 39°20'11" West, 539.79 feet along the Westerly right-of-way line of Arrowhead Avenue as shown on plat of said Weeki Wachee Woodlands Unit No. 1; thence continue along said right-of-way line 24.26 feet along the arc of a 18.43 foot radius curve concaved to the right subtended by a chord distance of 22.55 feet, bearing South 77°02'58" West; thence continue along said right-of-way line North 65°14'16" West, 165.65 feet; thence continue along said right-of-way line 131.64 feet along the arc of a 100.0 foot radius curve concaved to the left subtended by a chord distance of 122.34 feet bearing South 77°02'58" West; thence South 39°20'11" West, 56.69 feet; thence North 50°44'40" West, 317.64 feet; thence North 39°15'36" East, 1214.87 feet along the Easterly right-of-way line of U.S. Highway No. 19 as now established; thence South 89°33'37" East, 4481.38 feet along the North boundary line of said Section 15, also being the Southerly boundary line of Berkeley Manor Phase I and its Westerly extension as shown on plat recorded in Plat Book 17, Pages 74 and 75 of the Public Records of Hernando County, Florida, and the Southerly boundary line of Berkeley Manor, and its Easterly extension as shown on plat recorded in Plat Book 17, Pages 18 thru 22 inclusive of the Public Records of Hernando County, Florida, to the POINT OF BEGINNING; LESS the following parcels conveyed in Official Record Book 493, Page 2000 and Official Record Book 474, Page 1903, and Official Record Book 465, Page 1554, and Official Record Book 463, Page 425, as recorded in Hernando County, Florida.

LESS EXHIBIT "B" AND EXHIBIT "C", Attached

LEGAL DESCRIPTION

BEGIN at the Northwest corner of Section 14, Township 23 South, Range 17 East, Hernando County, Florida, also being the Northeast corner of Section 15, Township 23 South, Range 17 East, Hernando County, Florida, also being the Southwest corner of Spring Hill, Unit 26, as shown on plat recorded in Plat Book 10, pages 77-85, inclusive; Public Records of Hernando County, Florida; thence run South $89^{\circ}44'53''$ East, 2621.29 feet along the North boundary line of said Northwest 1/4 of Section 14, also being the Southerly boundary line of said Spring Hill, Unit 26, to the North 1/4 corner of said Section 14; thence South $00^{\circ}03'00''$ West, 2643.38 feet along the East boundary line of said Northwest 1/4 of Section 14, also being the Northerly extension of the Westerly boundary line and the Westerly boundary line of Spring Hill, Unit 25, as shown on plat recorded in Plat Book 10, pages 61-76, inclusive; Public Records of Hernando County, Florida, and the Westerly boundary line of a replat of Tracts "M" and "N" of Spring Hill, Unit 25, as shown on plat recorded in Plat Book 16, pages 16-30, inclusive; Public Records of Hernando County, Florida, to the Southeast corner of said Northwest 1/4 of Section 14, also being the Northeast corner of Spring Hill, Unit 21, as shown on plat recorded in Plat Book 9, pages 81-96, inclusive; Public Records of Hernando County, Florida; thence North $89^{\circ}40'29''$ West, 2635.11 feet along the South boundary line of said Northwest 1/4 of Section 14, also being the North boundary line of said Spring Hill, Unit 21 to the Northwest corner of said Spring Hill, Unit 21, also being the Northeast corner of Weeki Wachee Acres, Addition No. Six, as shown on plat recorded in Plat Book 7, page 25; Public Records of Hernando County, Florida, also being the Southwest corner of said Northwest 1/4 of Section 14, also being the Southeast corner of the Northeast 1/4 of said Section 15; thence North $89^{\circ}30'25''$ West, 1942.87 feet along the South boundary line of the Northeast 1/4 of said Section 15, also being the Northerly boundary line of said Weeki Wachee Acres, Addition No. Six, to a point on the Easterly boundary line of Weeki Wachee Woodlands, Unit No. 1, as shown on plat recorded in Plat Book 6, pages 88-A & 88-B; Public Records of Hernando County, Florida; thence North $00^{\circ}22'10''$ East, 2167.53 feet along the Easterly boundary line of said Weeki Wachee Woodlands, Unit No. 1, to the Northeast corner of said Weeki Wachee Woodlands, Unit No. 1; thence North $89^{\circ}41'03''$ West, 592.95 feet along the Northerly boundary line of said Weeki Wachee Woodlands, Unit No. 1; thence North $00^{\circ}26'23''$ East, 470.09 feet; thence South $89^{\circ}33'37''$ East, 2534.30 feet along the North boundary line of said Section 15, also being the Southerly boundary line of Berkeley Manor Phase I, as shown on plat recorded in Plat Book 17, pages 74 & 75; Public Records of Hernando County, Florida, and the Southerly boundary line of Berkeley Manor, and its Easterly extension as shown on plat recorded in Plat Book 17, pages 18-22, inclusive; Public Records of

CONTINUED

Hernando County, Florida, to the POINT OF BEGINNING; LESS & EXCEPT the following parcels conveyed in O. R. Book 493, page 2000, and O. R. Book 474, page 1903, and O. R. Book 465, page 1554, and O. R. Book 463, page 425; Public Records of Hernando County, Florida, also LESS & EXCEPT the following described parcel: Commence at the Southeast corner of said Northwest 1/4 of said Section 14, also being the Northeast corner of aforesaid Spring Hill, Unit 21; thence run North 00°03'00" East, 440.01 feet along the Westerly boundary line of aforesaid Replat of Tracts "H" and "N" of Spring Hill, Unit 25; thence North 89°48'56" West, 185.00 feet to the Point of Beginning; thence continue North 89°48'56" West, 620.00 feet; thence North 35°10'46" East, 446.35 feet; thence South 49°55'39" East, 39.47 feet; thence 317.03 feet along the arc of a 455.00 foot radius curve concaved to the left, subtended by a chord of 311.41 feet, bearing South 69°56'20" East; thence South 89°57'00" East, 40.33 feet; thence South 00°03'00" West, 234.95 feet to the Point of Beginning;

~~also LESS & EXCEPT the following described parcel: Commence at the Northwest corner of aforesaid Section 14, also being the Northeast corner of aforesaid Section 15, also being the Southwest corner of aforesaid Spring Hill, Unit 26; thence run North 89°23'27" West, 1589.30 feet along the North boundary line of said Section 15, also being the South boundary line of aforesaid Berkeley Manor, to the Point of Beginning; thence run South 00°26'23" West, 305.01 feet; thence North 89°41'03" West, 352.26 feet; thence North 00°10'57" East, 10.00 feet; thence North 89°41'03" West, 532.72 feet; thence North 00°26'23" East, 376.95 feet to a point on the South boundary line of aforesaid Berkeley Manor; thence South 89°23'27" East, 885.00 feet along the South boundary line of said Berkeley Manor to the Point of Beginning;~~

LESS & EXCEPT the following described parcel: Commence at the Southeast corner of the Northwest 1/4 of aforesaid Section 14, also being the Northeast corner of aforesaid Spring Hill, Unit 21; thence run North 00°03'00" East, 780.53 feet along the Westerly boundary line of aforesaid Replat of Tracts "H" and "N" of Spring Hill, Unit 25 and the Westerly boundary line of said Spring Hill, Unit 25; thence North 89°57'00" West, 186.40 feet to the Point of Beginning; thence run 39.80 feet along the arc of a 25 foot radius curve concaved to the right, subtended by a chord distance of 35.73 feet, bearing South 44°26'23.5" West; thence North 89°57'00" West, 13.93 feet; thence 261.95 feet along the arc of a 375.00 foot curve concaved to the right, subtended by a chord distance of 256.65 feet, bearing North 69°56'19.5" West; thence North 49°55'39" West, 331.41 feet; thence 60.32 feet along the arc of a 460.00 foot radius curve concaved to the left, subtended by a chord distance of 60.27 feet, bearing North 53°41'02" West to the point of reverse curvature; thence 35.10 feet along the arc of a 25.00 foot radius curve concaved to the right, subtended by a chord distance of 32.29 feet,
CONTINUED

bearing North $17^{\circ}13'10''$ West to the point of reverse curvature; thence 150.23 feet along the arc of a 370.36 foot radius curve concaved to the left, subtended by a chord distance of 149.24 feet, bearing North $11^{\circ}37'36''$ East; thence North $00^{\circ}15'07''$ East, 12.36 feet; thence South $89^{\circ}44'53''$ East, 560.00 feet; thence South $00^{\circ}15'07''$ West, 344.42 feet; thence South $01^{\circ}10'13''$ East, 154.12 feet to the Point of Beginning, also LESS & EXCEPT the following described parcel: Commence at the Southeast corner of the Northwest $1/4$ of aforesaid Section 14, also being the Northeast corner of aforesaid Spring Hill, Unit 21; thence run North $00^{\circ}03'00''$ East, 440.01 feet along the Westerly boundary line of aforesaid Replat of Tracts "H" and "M" of Spring Hill, Unit 25; thence North $89^{\circ}48'56''$ West, 805.00 feet to the Point of Beginning; thence continue North $89^{\circ}48'56''$ West, 157.48 feet; thence South $00^{\circ}03'00''$ West, 130.00 feet; thence North $89^{\circ}48'56''$ West, 868.27 feet; thence North $00^{\circ}11'31''$ East, 595.23 feet; thence South $89^{\circ}48'29''$ East, 173.14 feet; thence 371.14 feet along the arc of an 825.00 foot radius curve concaved to the left, subtended by a chord distance of 368.02 feet, bearing North $77^{\circ}18'16''$ East; thence North $64^{\circ}25'00''$ East, 129.43 feet; thence 435.45 feet along the arc of a 380.00 foot radius curve concaved to the right, subtended by a chord distance of 412.01 feet, bearing South $82^{\circ}45'19.5''$ East; thence South $49^{\circ}55'39''$ East, 291.94 feet; thence South $35^{\circ}10'46''$ West, 446.35 feet to the Point of Beginning, also LESS & EXCEPT the following parcel: Commence at the Northeast corner of aforesaid Weeki Wachee Woodlands Unit No. 1; thence run North $00^{\circ}18'57''$ East, 11.00 feet; thence South $89^{\circ}41'03''$ East, 411.29 feet; thence 329.98 feet along the arc of 460.00 foot curve concaved to the right, subtended by a chord distance of 322.95 feet, bearing South $69^{\circ}00'01.5''$ East; thence South $48^{\circ}35'00''$ East, 374.70 feet; thence South $41^{\circ}25'00''$ West, 215.00 feet; thence South $04^{\circ}12'38''$ East, 150.14 feet; thence South $41^{\circ}25'00''$ West, 700.15 feet; thence North $89^{\circ}30'25''$ West, 407.40 feet to a point on the Easterly boundary line of said Weeki Wachee Woodlands Unit No. 1; thence North $00^{\circ}22'10''$ East, 1106.71 feet along said Easterly boundary line to the Point of Beginning.

OFF REC 552 PG 0405

Also LESS the following described parcel: COMMENCE at the Northwest corner of Section 14, Township 23 South, Range 17 East, Hernando County, Florida, also being the Northeast corner of Section 15, Township 23 South, Range 17 East, Hernando County, Florida, also being the Southwest corner of Spring Hill Unit 26, as shown on plat recorded in Plat Book 10, Pages 77 thru 85 inclusive of the Public Records of Hernando County, Florida; thence run North $89^{\circ}33'37''$ West, 799.81 feet along the North boundary line of said Section 15, also being the South boundary line of Berkeley Manor as shown on plat recorded in Plat Book 17, Pages 18 thru 22 inclusive of the Public Records of Hernando County, Florida, to the POINT OF BEGINNING; thence run South $41^{\circ}25'00''$ West, 639.40 feet; thence 311.34 feet along the arc of a 540.00 foot radius curve concaved to the left, subtended by a chord distance of 326.17 feet, bearing North $72^{\circ}06'21.5''$ West; thence North $89^{\circ}41'03''$ West, 59.03 feet; thence North $00^{\circ}26'23''$ East, 385.04 feet to the South boundary line of said Berkeley Manor; thence South $89^{\circ}33'37''$ East, 789.47 feet along said South boundary line to the POINT OF BEGINNING.

Together with the following described property:

A portion of the North 1/2 of Section 15, Township 23 South, Range 17 East, Hernando County, Florida, more particularly described as follows: COMMENCE at the Northeast corner of said Section 15, also being the Southwest corner of Spring Hill Unit 26, as shown on plat recorded in Plat Book 10, Pages 77 thru 85 inclusive of the Public Records of Hernando County, Florida; thence run North $89^{\circ}33'37''$ West, 4481.38 feet along the Northerly boundary line of said Section 15, also being the Southerly boundary line of Spring Hill Unit 26 as shown on plat recorded in Plat Book 10, Pages 77 thru 85 inclusive of the Public Records of Hernando County, Florida, and the Southerly boundary line of Berkeley Manor as shown on plat recorded in Plat Book 17, Pages 18 thru 22 inclusive of the Public Records of Hernando County, Florida and the Southerly boundary line and its Westerly extension of Berkeley Manor Phase I, as shown on plat recorded in Plat Book 17, Pages 74 and 75 of the Public Records of Hernando County, Florida to the Easterly right-of-way line of U.S. Highway No. 19 (State Road No. 55) as now established; thence South $39^{\circ}15'36''$ West, 71.75 feet along said Easterly right-of-way line to the POINT OF BEGINNING; thence run South $50^{\circ}44'24''$ East, 37.74 feet; thence 196.79 feet along the arc of a 742.48 foot radius curve concaved to the right, subtended by a chord distance of 196.21 feet, which bears South $43^{\circ}08'49.5''$ East; thence South $35^{\circ}33'15''$ East, 98.76 feet; thence 164.54 feet along the arc of an 175.00 foot radius curve concaved to the left, subtended by a chord distance of 158.55 feet, which bears South $62^{\circ}29'24''$ East; thence South $89^{\circ}25'33''$ East, 1520.87 feet; thence South $89^{\circ}41'03''$ East, 107.29 feet; thence South $00^{\circ}26'23''$ West, 100.00 feet; thence North $89^{\circ}41'03''$ West, 107.29 feet; thence North $89^{\circ}25'33''$ West, 1521.10 feet; thence 258.56 feet along the arc of a 275.00 foot radius curve concaved to the right, subtended by a chord distance of 249.15 feet, which bears North $62^{\circ}29'24''$ West; thence North $35^{\circ}33'15''$ West, 98.76 feet; thence 170.28 feet along the arc of a 642.48 foot radius curve concaved to the left, subtended by a chord distance of 169.79 feet, which bears North $43^{\circ}08'49.5''$ West; thence North $50^{\circ}44'24''$ West, 37.74 feet to a point on the Easterly right-of-way line of said U.S. Highway No. 19 (State Road No. 55); thence North $39^{\circ}15'36''$ East, 100.00 feet along said Easterly right-of-way line to the POINT OF BEGINNING. Containing 4,958 acres more or less.

Ar
Jm

OFF REC 552 PG 0

DESCRIPTION: SCOTTY'S STORE PARCEL

A portion of the North 1/2 of Section 15, Township 23 South, Range 17 East, Hernando County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of said Section 15; thence run South $89^{\circ}33'37''$ East, 788.50 feet to the Easterly right-of-way line of U. S. Highway No. 19 (State Road No. 55); thence South $39^{\circ}15'36''$ West, 700.87 feet along said Easterly right-of-way line; thence South $50^{\circ}44'24''$ East, 50.00 feet to the POINT OF BEGINNING; thence run North $39^{\circ}15'36''$ East, 25.00 feet; thence South $50^{\circ}44'40''$ East, 107.32 feet; thence 31.41 feet along the arc of a 20.00 foot radius curve concaved to the left, subtended by a chord distance of 28.28 feet which bears North $84^{\circ}15'28''$ East; thence North $39^{\circ}15'36''$ East, 57.19 feet; thence South $50^{\circ}39'49''$ East, 390.00 feet to the Westerly right-of-way line of Sugarfoot Drive as shown on plat of WeekiWachee Woodlands Unit No. 1 as shown on plat recorded in Plat Book 6, Pages 88A and 88 of the Public Records of Hernando County, Florida; thence South $39^{\circ}20'11''$ West, 337.00 feet along said Westerly right-of-way line; thence continue along said Westerly right-of-way line 24.26 feet along the arc of a 18.43 foot radius curve concaved to the right subtended by a chord distance of 22.55 feet which bears South $77^{\circ}02'58''$ West; thence continue along said Westerly right-of-way line, North $65^{\circ}14'16''$ West, 165.65 feet; thence continue along said Westerly right-of-way line 131.64 feet along the arc of a 100.00 foot radius curve concaved to the left subtended by a chord distance of 122.34 feet which bears South $77^{\circ}02'58''$ West; thence continue along said Westerly right-of-way line, South $39^{\circ}20'11''$ West, 56.69 feet; thence North $50^{\circ}44'40''$ West, 117.64 feet; thence North $39^{\circ}15'36''$ East, 144.00 feet; thence North $50^{\circ}44'40''$ West, 150.00 feet; thence North $39^{\circ}15'36''$ East, 304.00 feet to the POINT OF BEGINNING.

Subject to the following described drainage and/or retention easement:

COMMENCE at the aforementioned POINT OF BEGINNING; thence run South $39^{\circ}15'36''$ West, 304.00 feet; thence South $50^{\circ}44'40''$ East, 150.00 feet to the POINT OF BEGINNING; continue thence South $50^{\circ}44'40''$ East, 47.00 feet; thence North $39^{\circ}15'36''$ East, 75.09 feet; thence South $50^{\circ}39'49''$ East, 319.88 feet to the Westerly right-of-way line of Sugarfoot Drive as shown on plat of Weeki Wachee Woodlands Unit No. 1, as recorded in Plat Book 6, Pages 88A and 88 of the Public Records of Hernando County, Florida; thence South $39^{\circ}20'11''$ West, 6.00 feet along said Westerly right-of-way line; thence continue along said Westerly right-of-way line, 24.26 feet along the arc of a 18.43 foot radius curve concaved to the right, subtended by a chord distance of 22.55 feet, which bears South $77^{\circ}02'58''$ West; thence continue along said Westerly right-of-way line, North $65^{\circ}14'16''$ West, 165.65 feet; thence continue along said Westerly right-of-way line, 131.64 feet along the arc of a 100.00 foot radius curve concaved to the left, subtended by a chord distance of 122.34 feet which bears South $77^{\circ}02'58''$ West, thence continue along said Westerly right-of-way line, South $39^{\circ}20'11''$ West, 56.69 feet; thence North $50^{\circ}44'40''$ West, 117.64 feet; thence North $39^{\circ}15'36''$ East, 144.00 feet to the POINT OF BEGINNING.

ALSO the South 50.00 feet of the East 331.00 feet thereof subject to a buffer easement.

ALSO subject to the following described drainage and/or utilities easement;

COMMENCE at the Northwest corner of said Section 15; thence run South $89^{\circ}33'37''$ East, 788.50 feet to the Easterly right-of-way line of U. S. Highway No. 19 (State Road No. 55); thence South $39^{\circ}15'36''$ West, 784.37 feet along said Easterly right-of-way line; thence South $50^{\circ}44'24''$ East, 50.00 feet to the POINT OF BEGINNING; thence South $50^{\circ}44'40''$ East, 150.00 feet; thence South $39^{\circ}15'36''$ West, 15.00 feet; thence North $50^{\circ}44'40''$ West, 120.00 feet; thence South $39^{\circ}15'36''$ West, 15.00 feet; thence North $50^{\circ}44'40''$ West, 30.00 feet; thence North $39^{\circ}15'36''$ East, 30.00 feet to the POINT OF BEGINNING.

ALONG with the perpetual rights to use the following described drainage and/or retention easement.

COMMENCE at the Northwest corner of said Section 15; thence run South $89^{\circ}33'37''$ East, 788.50 feet to the Easterly right-of-way line of U. S. Highway No. 19 (State Road No. 55) as now established; thence South $39^{\circ}15'36''$ West, 451.94 feet along said Easterly right-of-way line; thence South $50^{\circ}44'24''$ East, 50.00 feet; thence 72.08 feet along the arc of a 174.80 foot radius curve, concaved to the right, subtended by a chord distance of 71.57 feet, which bears North $51^{\circ}04'21''$ East; thence South $50^{\circ}39'49''$ East, 303.05 feet; thence South $39^{\circ}20'11''$ West, 79.84 feet to the POINT OF BEGINNING; thence South $50^{\circ}39'49''$ East, 200.00 feet to the Westerly right-of-way line of Sugarfoot Drive as shown on plat of WeekiWachee Woodlands Unit No. 1, as shown on plat, recorded in Plat Book 6, Pages 88A and 88 of the Public Records of Hernando County, Florida; thence South $39^{\circ}20'11''$ West, 202.79 feet along said Westerly right-of-way line; thence North $50^{\circ}39'49''$ West, 250.00 feet; thence North $39^{\circ}20'11''$ East, 202.79 feet; thence South $50^{\circ}39'49''$ East, 50.00 feet to the POINT OF BEGINNING.

CONTAINING 4.883 acres more or less.

REVISED: 7/27/84

FILED FOR RECORD
HAROLD WILLIAM BROWN, CLERK
HERNANDO COUNTY, FLA.
85 AUG 1 PM 1 06

020227