

After recording, Return to:  
Attn: Erin McCormick, Esq.  
Erin McCormick Law, P.A.  
3314 Henderson Boulevard, Suite 103  
Tampa, FL 33609  
Tel: 813-579-2653

INSTRUMENT#: 2017439763, O BK 25358  
PG 1865-1869 11/13/2017 at 11:48:41 AM,  
DEPUTY CLERK: TJORDAN Pat Frank, Clerk  
of the Circuit Court Hillsborough County

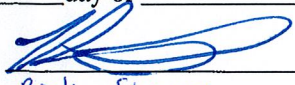
## NOTICE OF ESTABLISHMENT OF THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that on October 10, 2017 the Board of County Commissioners of Hillsborough County, Florida passed and adopted Ordinance No.17-25, effective as of October 11, 2017, creating and establishing the Waterset Central Community Development District (the "District"). The administration of the District is subject to the provisions of Chapter 190, Florida Statutes, as amended from time to time. The boundaries of the District are described as follows:

See attached Exhibit "A"

**THE WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

Dated this 9 day of November, 2017

Signature: 

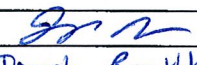
Name: Rick Stevens

Title: Chair, Board of Supervisors

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 9 day of November, 2017, by Rick Stevens, as Chair of the Board of Supervisors for the Waterset Central Community Development District. He She is personally known to me or has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC 

Print Name: Joseph Roethke

My Commission Expires: 12/16/17

## EXHIBIT "A"

### WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

**DESCRIPTION:** Two (2) parcels of land, **(WEST PARCEL)** lying in Sections 22 and 27, Township 31 South, Range 19 East, Hillsborough County, Florida, and **(EAST PARCEL)** lying in Sections 23 and 26, Township 31 South, Range 19 East, Hillsborough County, being more particularly described as follows:

#### **(WEST PARCEL)**

**COMMENCE** at the Northeast corner of said Section 27, for a **POINT OF BEGINNING**, run thence along the East boundary of the Northeast 1/4 of said Section 27, S.00°37'29"W., 210.17 feet; thence along the South boundary of the North 209.64 feet of said Section 27, as found monumented, N.89°26'59"W., 3354.91 feet to a point on the Easterly boundary of the Railroad right-of-way for C.S.X. Transportation, Inc. (formerly Atlantic Coast Line Railroad and Seaboard Coast Line Railroad) per Right-of Way and Track Map V19 FLA (4); thence along said Easterly boundary of the Railroad right-of-way for C.S.X. Transportation, Inc., N.28°37'40"E., 970.02 feet to the Southwesterly boundary of the Hillsborough County Parcel "WTP/33A712", as recorded in Official Records Book 4026, Page 1838, of the Public Records of Hillsborough County, Florida; thence along the Southwesterly boundary of said Hillsborough County Parcel "WTP/33A712", S.61°22'20"E., 300.00 feet to the Southeasterly corner of said Hillsborough County Parcel "WTP/33A712"; thence along the Easterly boundary of Hillsborough County Parcel "WTP/33A712", N.28°37'40"E., 726.00 feet to a point on the Southerly boundary of the property described in Quit Claim Deed, as recorded in Official Records Book 19730, Page 1307, of the Public Records of Hillsborough County, Florida; thence along the Southerly, Easterly and Northerly boundaries of said property described in Quit Claim Deed, as recorded in Official Records Book 19730, Page 1307, in their respective order, the following twelve (12) courses: 1) S.61°22'20"E., 222.54 feet; 2) S.89°26'00"E., 120.64 feet; 3) N.00°34'00"E., 34.83 feet; 4) N.89°26'00"W., 40.00 feet; 5) N.00°34'00"E., 76.17 feet; 6) S.89°26'00"E., 40.00 feet; 7) N.00°34'00"E., 191.00 feet; 8) S.89°26'00"E., 432.77 feet; 9) N.61°22'00"W., 328.75 feet; 10) S.28°38'00"W., 5.00 feet; 11) N.61°22'00"W., 195.89 feet; 12) N.47°52'15"W., 21.42 feet to a point on the Southerly boundary of WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT, (the "CDD"), as recorded in Official Records Book 25256, Page 273, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary of the CDD, the following seventeen (17) courses: 1) S.61°22'00"E., 55.63 feet to a point of curvature; 2) Southeasterly, 331.99 feet along the arc of a curve to the left having a radius of 4062.00 feet and a central angle of 04°40'58" (chord bearing S.63°42'29"E., 331.90 feet); 3) S.59°39'02"E., 51.00 feet to a point on a curve; 4) Easterly, 188.91 feet along the arc of a curve

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to the left having a radius of 4068.00 feet and a central angle of 02°39'38" (chord bearing S.68°05'38"E., 188.89 feet) to a point of reverse curvature; 5) Southeasterly, 54.31 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 88°53'55" (chord bearing S.24°58'29"E., 49.02 feet); 6) S.70°31'31"E., 100.00 feet; 7) N.19°28'29"E., 6.26 feet to a point of curvature; 8) Northeasterly, 54.20 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 88°43'31" (chord bearing N.63°50'14"E., 48.94 feet) to a point of reverse curvature; 9) Easterly, 828.67 feet along the arc of a curve to the left having a radius of 4062.00 feet and a central angle of 11°41'19" (chord bearing S.77°38'40"E., 827.24 feet); 10) S.77°06'29"E., 51.13 feet to a point on a curve; 11) Easterly, 188.83 feet along the arc of a curve to the left having a radius of 4068.00 feet and a central angle of 02°39'34" (chord bearing S.85°32'03"E., 188.81 feet) to a point of reverse curvature; 12) Southeasterly, 54.31 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 88°53'56" (chord bearing S.42°24'53"E., 49.02 feet); 13) S.87°57'55"E., 100.00 feet; 14) N.02°02'05"E., 6.26 feet to a point of curvature; 15) Northeasterly, 54.20 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 88°43'31" (chord bearing N.46°23'51"E., 48.94 feet) to a point of reverse curvature; 16) Easterly, 53.88 feet along the arc of a curve to the left having a radius of 4062.00 feet and a central angle of 00°45'36" (chord bearing S.89°37'12"E., 53.88 feet); 17) EAST, 10.68 feet to a point on the East boundary of the Southeast 1/4 of the aforesaid Section 22; thence along said East boundary of the Southeast 1/4 of Section 22, S.00°06'47"E., 1094.87 feet to the **POINT OF BEGINNING**.

Containing 91.214 acres, more or less.

### TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

#### (EAST PARCEL)

**COMMENCE** at the Northwest corner of the aforesaid Section 26, run thence along the North boundary of the Northwest 1/4 of said Section 26, S.88°49'37"E., 1314.33 feet to a point on a curve, said point also being on the Easterly boundary of the Waterset Park Site, as recorded in Official Records Book 24509, Page 1614, of the Public Records of Hillsborough County, Florida, and said point also being the **POINT OF BEGINNING**; thence along said Easterly boundary of the Waterset Park Site, Northeasterly, 746.53 feet along the arc of a curve to the right having a radius of 1662.00 feet and a central angle of 25°44'09" (chord bearing N.26°33'15"E., 740.27 feet) to a point on the aforesaid Southerly boundary of the CDD; thence along said Southerly boundary of the CDD, the following nineteen (19) courses: 1) S.50°34'41"E., 124.00 feet to a point on a

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curve; 2) Northeasterly, 64.15 feet along the arc of said curve to the right having a radius of 1538.00 feet and a central angle of  $02^{\circ}23'23''$  (chord bearing  $N.40^{\circ}37'01''E.$ , 64.14 feet) to a point of compound curvature; 3) Easterly, 42.04 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of  $68^{\circ}49'25''$  (chord bearing  $N.76^{\circ}13'25''E.$ , 39.56 feet) to a point of reverse curvature; 4) Easterly, 539.87 feet along the arc of a curve to the left having a radius of 2162.00 feet and a central angle of  $14^{\circ}18'26''$  (chord bearing  $S.76^{\circ}31'06''E.$ , 538.47 feet); 5)  $N.06^{\circ}17'44''E.$ , 123.89 feet; 6)  $N.10^{\circ}43'04''E.$ , 289.23 feet to a point of curvature; 7) Northeasterly, 157.33 feet along the arc of a curve to the right having a radius of 130.00 feet and a central angle of  $69^{\circ}20'27''$  (chord bearing  $N.45^{\circ}23'17''E.$ , 147.90 feet) to a point of tangency; 8)  $N.80^{\circ}03'31''E.$ , 489.73 feet; 9)  $S.05^{\circ}00'00''E.$ , 324.80 feet to a point of curvature; 10) Southerly, 105.70 feet along the arc of a curve to the right having a radius of 969.00 feet and a central angle of  $06^{\circ}15'00''$  (chord bearing  $S.01^{\circ}52'30''E.$ , 105.65 feet) to a point of tangency; 11)  $S.01^{\circ}15'00''W.$ , 41.02 feet to a point of curvature; 12) Southwesterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of  $90^{\circ}00'00''$  (chord bearing  $S.46^{\circ}15'00''W.$ , 35.36 feet); 13)  $S.01^{\circ}15'00''W.$ , 124.00 feet; 14)  $S.88^{\circ}45'00''E.$ , 1051.42 feet to a point of curvature; 15) Easterly, 45.11 feet along the arc of a curve to the right having a radius of 70.00 feet and a central angle of  $36^{\circ}55'21''$  (chord bearing  $S.70^{\circ}17'20''E.$ , 44.33 feet) to a point of tangency; 16)  $S.51^{\circ}49'39''E.$ , 73.19 feet to a point of curvature; 17) Southeasterly, 40.28 feet along the arc of a curve to the right having a radius of 45.00 feet and a central angle of  $51^{\circ}17'18''$  (chord bearing  $S.26^{\circ}11'00''E.$ , 38.95 feet) to a point of compound curvature; 18) Southerly, 83.95 feet along the arc of a curve to the right having a radius of 518.00 feet and a central angle of  $09^{\circ}17'08''$  (chord bearing  $S.04^{\circ}06'13''W.$ , 83.86 feet); 19)  $S.81^{\circ}15'14''E.$ , 64.00 feet to a point on a curve; thence Southerly, 253.14 feet along the arc of said curve to the right having a radius of 582.00 feet and a central angle of  $24^{\circ}55'14''$  (chord bearing  $S.21^{\circ}12'23''W.$ , 251.15 feet) to a point of tangency; thence  $S.33^{\circ}40'00''W.$ , 330.00 feet to a point of curvature; thence Southerly, 530.39 feet along the arc of a curve to the left having a radius of 518.00 feet and a central angle of  $58^{\circ}40'00''$  (chord bearing  $S.04^{\circ}20'00''W.$ , 507.53 feet) to a point of tangency; thence  $S.25^{\circ}00'00''E.$ , 249.51 feet to a point of curvature; thence Southerly, 597.99 feet along the arc of a curve to the right having a radius of 582.00 feet and a central angle of  $58^{\circ}52'13''$  (chord bearing  $S.04^{\circ}26'07''W.$ , 572.03 feet); thence  $S.56^{\circ}07'47''E.$ , 30.00 feet to a point on the Westerly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75 (State Road No. 93-A), per Florida Department of Transportation Project No. I-75-7(93) 446, Section 10075-2403; thence along said Westerly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75 (State Road No. 93-A), the following two (2) courses: 1)  $S.33^{\circ}52'13''W.$ , 4303.22 feet to a point of curvature; 2) Southwesterly, 220.00 feet along the arc of a curve to the

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left having a radius of 7813.44 feet and a central angle of  $01^{\circ}36'48''$  (chord bearing  $S.33^{\circ}03'49''W.$ , 220.00 feet) to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 26; thence along said South boundary of the Southwest 1/4 of Section 26,  $N.89^{\circ}33'02''W.$ , 1165.45 feet to a point on the East boundary of the West 375.00 feet of said Section 26; thence along said East boundary of the West 375.00 feet of Section 26,  $N.00^{\circ}36'55''E.$ , 2234.63 feet to a point on a curve, said point also being the Southwest corner of the aforesaid Waterset Park Site; thence along the aforesaid Easterly boundary of the Waterset Park Site, the following three (3) courses: 1) Northeasterly, 2147.93 feet along the arc of a curve to the left having a radius of 1538.00 feet and a central angle of  $80^{\circ}01'04''$  (chord bearing  $N.32^{\circ}00'32''E.$ , 1977.58 feet) to a point of tangency; 2)  $N.08^{\circ}00'00''W.$ , 766.00 feet to a point of curvature; 3) Northerly, 629.06 feet along the arc of a curve to the right having a radius of 1662.00 feet and a central angle of  $21^{\circ}41'10''$  (chord bearing  $N.02^{\circ}50'35''E.$ , 625.31 feet) to the **POINT OF BEGINNING**.

Containing 315.353 acres, more or less.

**ALTOGETHER** containing 406.567 acres, more or less.

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March 29, 2017

Revised Sept. 27, 2017