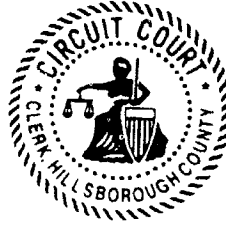


Richard Ake
Clerk of the Circuit Court
Hillsborough County, Florida



P.O. Box 1110
Tampa, Florida 33601
Telephone (813) 276-8100

December 22, 2004

Norma J. Wise, Director
Hillsborough County Law Library
501 E. Kennedy Boulevard Ste. 100
Tampa, Florida 33602-5027

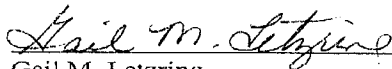
Re: Ordinance #04-49
Establishing the Mira Lago West Community Development District

Dear Ms. Wise:

Attached please find a copy of Hillsborough County Ordinance #04-49 which was adopted by the Board of County Commissioners on December 14, 2004. We are also forwarding acknowledgment received from the Secretary of State. This ordinance has an effective date of December 21, 2004.

If I can provide additional information or be of further assistance, please do not hesitate to contact me.

Sincerely,


Gail M. Letzring,
Senior Manager, BOCC Records

md

Attachments

cc: Evelyn Jefferson, Municipal Code Corporation
Ellen Leonard, Legal Advisor, Sheriff's Office
Librarian, State Attorney's Office
Barbara Hutcheson, County Attorney's Office
Kenneth C. Pope, Assistant County Attorney
Efraim A. Castano, Director of Finance, Tax Collector's Office
Mary Mahoney, Research Manager, Management & Budget
Sam Albano, Property Appraiser's Office
Mike Callahan, Executive Planner, Planning and Growth Management

ORDINANCE NO. 04-49

AN ORDINANCE ESTABLISHING THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; SPECIFYING GENERAL AND SPECIAL POWERS OF THE DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR THE ADMINISTRATION AND FINANCING OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE

WHEREAS, The Ryland Group, Inc., (“Petitioner”) has filed a Petition with Hillsborough County requesting that the Board of County Commissioners of Hillsborough County (“County”) adopt an ordinance establishing the Mira Lago West Community Development District pursuant to Chapter 190, Florida Statutes (“District”), 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 County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d) and 2(b), Florida Statutes; and

WHEREAS, upon the consideration of the record established at that hearing and the factors set out in Section 190.005(1)(c), Florida Statutes, the County has determined that establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described by the Petition.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS 14TH DAY OF DECEMBER, 2004, AS FOLLOWS:

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 establishment of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County 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; 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, Florida Statutes;
2. The County has jurisdiction pursuant to Section 190.005(2), Florida Statutes; and
3. The granting of the Petition complies with the requirements of Chapter 190, Florida Statutes.

SECTION 3. NAMING OF THE DISTRICT. There is hereby created a community development district situated entirely within unincorporated Hillsborough County, Florida, which District shall be known as the “Mira Lago West Community Development District.”

SECTION 4. CREATION AND BOUNDARIES. The external boundaries of the District are described in Exhibit “A”, attached hereto, the overall parcel containing 255 acres, more or less.

SECTION 5. INITIAL BOARD. The following five persons are designated as the initial members of the Board of Supervisors: Barry Karpay, Cheryl McCormick Brown, Kevin D. Huff, Frank Messina, and Mark Johnson.

SECTION 6. CHARTER. The District shall be governed by the provisions of Chapter 190, Florida Statutes, as amended, including Sections 190.006 – 190.041, Florida Statutes. Consent is hereby given to the District’s Board of Supervisors to exercise the powers set forth in Section 190.011 and Section 190.012(1)(a-g), (2)(a), (b), (d), (e) and (f), and (3) of Chapter 190, Florida Statutes, as amended.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgement that a copy of this Ordinance has been

filed with the Secretary of State.

SECTION 8. 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.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, RICHARD AKE, Clerk of the Circuit Court and Ex-Officio of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of December 14, 2004 as the same appears of record in Minute Book 343 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 20th day of December 2004.

RICHARD AKE, CLERK



By: Michael K. Dyer
Deputy Clerk

APPROVED BY COUNTY ATTORNEY
BY Kenneth C. Pyle
Approved As To Form and Legal
Sufficiency.



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State
DIVISION OF LIBRARY AND INFORMATION SERVICES

December 21, 2004

Honorable Richard Ake
Clerk of the Circuit Court
Hillsborough County
Post Office Box 1110
Tampa, Florida 33601

Attention: Gail M. Letzring, Senior Manager

Dear Mr. Ake:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated December 20, 2004 and certified copy of Hillsborough County Ordinance No. 04-49, which was filed in this office on December 21, 2004.

As requested, a copy of this letter has been faxed to (813) 272-5044.

Sincerely,

Liz Cloud
Program Administrator

LC/kcs

STATE LIBRARY OF FLORIDA
R.A. Gray Building • Tallahassee, Florida 32399-0250 • (850) 245-6000
FAX: (850) 488-2746 • TDD: (850) 922-4985 • <http://www.dos.state.fl.us>
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ADMINISTRATIVE CODE AND WEEKLY
(850) 245-6270 • FAX: (850) 245-6282

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE N89°31'47"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 1 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 1,336.10 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 1, SAME BEING THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4162, PAGE 1933 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1, N00°38'19"E, ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, SAME BEING SAID WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4162, PAGE 1933, FOR 100.00 FEET TO THE POINT OF INTERSECTION WITH AN EASTERLY EXTENSION OF THE NORTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12693, PAGE 461 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, N89°31'47"W, ALONG SAID EASTERLY EXTENSION OF A NORTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12693, PAGE 461 AND SAID NORTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12693, PAGE 461, SAME ALSO BEING A LINE 100.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1, FOR 250.00 FEET TO THE POINT OF INTERSECTION WITH AN EASTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1563 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12693, PAGE 461; THENCE LEAVING SAID NORTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12693, PAGE 461, S00°38'19"W, ALONG SAID EASTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1563, SAME BEING SAID WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12693, PAGE 461, FOR 75.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 5-670 (SHELL POINT ROAD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2609, PAGE 489 AND OFFICIAL RECORDS BOOK 2615, PAGE 481, SAME BEING THE POINT OF INTERSECTION WITH A SOUTHERLY LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1563, SAME ALSO BEING THE POINT OF INTERSECTION WITH A LINE 80.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 5-670 (SHELL POINT ROAD), SAME BEING SAID SOUTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1563; (1) THENCE N89°31'47"W, ALONG SAID LINE 80.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION

SEE SHEETS 1-4 FOR LEGAL DESCRIPTION
SEE SHEETS 5-12 FOR SKETCH

THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND A BOUNDARY SURVEY PERFORMED BY FLORIDA DESIGN CONSULTANTS, JOB NUMBER 506-70, DATED 5-10-04.

PREPARED FOR:

RYLAND HOMES, WEST FLORIDA DIVISION

LEGAL DESCRIPTION AND SKETCH OF:

MIRA LAGO CDD

SCALE:	DATE:	DRAWN:	CALCD:	CHECKED:
NONE	6-3-04	JEB	JEB	
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
506-70	84	1	32S	18E



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS
SURVEYORS & PLANNERS

5030 Starkey Boulevard
New Port Richey, Florida 34653
(727) 849-7500

Certificate of Authorization: LB 6707
State of Florida

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

M. L. Latham
MARR L. LATHAM
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6106 STATE OF FLORIDA
DATE SIGNED, _____

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

DEARINGS ARE BASED UPON. SEE SKETCH AND LEGAL DESCRIPTION.

1. FOR 421.01 FEET; (2) THENCE LEAVING SAID LINE 80.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, N00°28'13"E, FOR 5.00 FEET TO THE POINT OF INTERSECTION WITH A LINE 85.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1; (3) THENCE N03°31'47"W, ALONG SAID LINE 85.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, FOR 300.15 FEET; (4) THENCE LEAVING SAID LINE 85.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, S00°28'13"W, FOR 10.00 FEET TO THE POINT OF INTERSECTION WITH A LINE 75.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1; (5) THENCE N89°31'47"W, ALONG SAID LINE 75.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, FOR 165.37 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 1, SAME ALSO BEING THE POINT OF INTERSECTION WITH A LINE 75.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1; (6) THENCE LEAVING SAID LINE 75.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1, N89°54'34"W, ALONG SAID LINE 75.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1, FOR 705.30 FEET TO THE POINT OF INTERSECTION WITH A WESTERLY LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1722, SAME BEING THE POINT OF INTERSECTION WITH AN EASTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10961, PAGE 94 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE THE FOLLOWING FOUR (4) COURSES ALONG WESTERLY AND NORTHERLY LINES OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12660, PAGE 1722, SAME BEING EASTERLY AND SOUTHERLY LINES OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10961, PAGE 94: (1) THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD S-670, N00°18'40"W, FOR 1,270.02 FEET; (2) THENCE N89°47'01"E, FOR 682.61 FEET; (3) THENCE N00°10'06"W, FOR 665.48 FEET; (4) THENCE S89°58'48"E, FOR 716.02 FEET TO THE POINT OF INTERSECTION WITH A WESTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1990 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE LEAVING SAID NORTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1722, N02°17'19"E, ALONG SAID EASTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10961, PAGE 94, SAME BEING SAID WESTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PG 1990, FOR 952.60 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/8 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE LEAVING SAID EASTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10961, PAGE 94, N03°37'38"W, ALONG SAID NORTH LINE OF THE SOUTH 1/8 OF THE NORTHEAST 1/4 OF SECTION 1, FOR 30.17 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 3/4 OF SAID NORTHEAST 1/4 OF SECTION 1; THENCE LEAVING SAID NORTH LINE OF THE SOUTH 1/8 OF THE NORTHEAST 1/4 OF SECTION 1, N00°30'59"E, ALONG SAID WEST LINE OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF SECTION 1, FOR 2,256.41 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 19TH AVENUE NORTHWEST ACCORDING TO OFFICIAL RECORDS BOOK 744, PAGE 390 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, SAME BEING A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 1; THENCE LEAVING SAID WEST LINE OF THE EAST 3/4 OF THE

SEE SHEETS 1-4 FOR LEGAL DESCRIPTION
SEE SHEETS 5-12 FOR SKETCH

THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND A BOUNDARY SURVEY PERFORMED BY FLORIDA DESIGN CONSULTANTS, JOB NUMBER 306-70, DATED 6-10-04.

PREPARED FOR:

RYLAND HOMES, WEST FLORIDA DIVISION

LEGAL DESCRIPTION AND SKETCH OF:

MIRA LAGO CDD

SCALE:	DATE:	DRAWN:	CALCD:	CHECKED:
NONE	6-3-04	JEB	JEB	
JOB No:	SPN:	SECTION:	TOWNSHIP:	RANGE:
506-70	84	1	325	18E



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS
SURVEYORS & PLANNERS

3030 Starkey Boulevard
New Port Richey, Florida 34655
(727) 649-7588

Certificate of Authorization: LB 6707
State of Florida

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

Mark L. Lapham

MARK L. LAPHAM
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6106 STATE OF FLORIDA
DATE SIGNED: _____

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION.

NORTHEAST 1/4 OF SECTION 1, S89°33'25"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 19TH AVENUE NORTHWEST, SAME BEING SAID LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 1, FOR 2,023.20 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 14TH STREET NORTHWEST ACCORDING TO OFFICIAL RECORDS BOOK 1617, PAGE 629 AND OFFICIAL RECORDS BOOK 1617, PAGE 631, BOTH OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE POINT OF INTERSECTION WITH A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 1; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF 19TH AVENUE NORTHWEST, S00°53'38"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF 14TH STREET NORTHWEST, SAME BEING SAID LINE 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1, FOR 2,584.57 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, SAME ALSO BEING A POINT OF INTERSECTION WITH A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE LEAVING SAID LINE 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1, S00°52'57"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF 14TH STREET NORTHWEST, SAME BEING SAID LINE 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 1, FOR 20.00 FEET; THENCE LEAVING SAID LINE 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 1, N89°38'16"W, FOR 6.73 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY MAINTAINED RIGHT-OF-WAY OF 14TH STREET NORTHWEST; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY OF 14TH STREET NORTHWEST: (1) THENCE S02°31'46"W, FOR 19.58 FEET; (2) THENCE S01°21'37"W, FOR 559.90 FEET; (3) THENCE S01°12'03"W, FOR 98.79 FEET; (4) THENCE S02°48'26"W, FOR 98.53 FEET; (5) THENCE S06°24'19"W, FOR 102.51 FEET; (6) THENCE S03°35'08"W, FOR 96.42 FEET; (7) THENCE S00°19'04"E, FOR 51.97 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12669, PAGE 20 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE POINT OF INTERSECTION WITH A SOUTHERLY LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1990; THENCE LEAVING SAID WESTERLY MAINTAINED RIGHT-OF-WAY OF 14TH STREET NORTHWEST, N89°35'02"W, ALONG SAID NORTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12669, PAGE 20, SAME BEING SAID SOUTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1990, FOR 627.35 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, SAME BEING THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12669, PAGE 20, SAME ALSO BEING THE POINT OF INTERSECTION WITH AN EASTERLY LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1990; THENCE LEAVING SAID NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12669, PAGE 20, S00°45'38"W, ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1 AND SAID EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, RESPECTIVELY, SAME BEING SAID WEST LINE OF THAT OF

SEE SHEETS 1-4 FOR LEGAL DESCRIPTION
SEE SHEETS 5-12 FOR SKETCH

THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND A BOUNDARY SURVEY PERFORMED BY FLORIDA DESIGN CONSULTANTS, JOB NUMBER 506-70, DATED 5-10-04.

PREPARED FOR:

RYLAND HOMES, WEST FLORIDA DIVISION

LEGAL DESCRIPTION AND SKETCH OF:

MIRA LAGO CDD

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
NONE	6-3-04	JEB	JEB	
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
506-70	84	1	32S	18E



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS
SURVEYORS & PLANNERS

3030 Starkey Boulevard
New Port Richey, Florida 34655
(727) 649-7588

Certificate of Authorization: LB 6707
State of Florida

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

[Signature]
MARK L. LAPHAM
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6106 STATE OF FLORIDA
DATE SIGNED: _____

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON. SEE SKETCH AND LEGAL DESCRIPTION.

CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12669, PAGE 20 AND THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4446, PAGE 384 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, SAME ALSO BEING SAID EASTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1990 AND AN EASTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1553 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, FOR 936.22 FEET TO THE POINT OF INTERSECTION WITH A SOUTHERLY LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1553, SAME BEING THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE LEAVING SAID EASTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1553, N89°33'24"W, ALONG SAID SOUTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1553, SAME BEING SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, FOR 669.50 FEET TO THE POINT OF INTERSECTION WITH SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1. SAME BEING THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4162, PAGE 1933; THENCE LEAVING SAID SOUTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12668, PAGE 1553, S00°38'19"W, ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, SAME BEING SAID WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4162, PAGE 1933, FOR 505.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,131,140 SQUARE FEET OR 255.536 ACRES, MORE OR LESS.

ERROR OF CLOSURE: 0.019 FEET (JEB)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°32'57"W	20.00'
L2	N89°38'16"W	8.73'
L3	S02°31'48"W	19.58'
L4	S01°12'03"W	88.79'
L5	S02°48'28"W	98.53'
L6	S06°24'19"W	102.51'
L7	S03°35'08"W	96.42'
L8	S00°18'04"E	51.87'
L9	S00°38'19"W	75.00'
L10	N00°28'13"E	5.00'
L11	S00°28'13"W	10.00'
L12	N88°31'47"W	185.37'
L13	N89°37'39"W	30.17'

LEGEND:

- SEC = SECTION
- COR = CORNER
- N'LY = NORTHERLY
- S'LY = SOUTHERLY
- E'LY = EASTERLY
- W'LY = WESTERLY
- EXT = EXTENSION
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- SQ = SQUARE
- FT = FEET
- AC = ACRES
- M/L = MORE OR LESS
- SR = STATE ROAD

SEE SHEETS 1-4 FOR LEGAL DESCRIPTION
SEE SHEETS 5-12 FOR SKETCH

THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND A BOUNDARY SURVEY PERFORMED BY FLORIDA DESIGN CONSULTANTS, JOB NUMBER 506-70, DATED 5-10-04.

PREPARED FOR:

RYLAND HOMES, WEST FLORIDA DIVISION

LEGAL DESCRIPTION AND SKETCH OF:

MIRA LAGO CDD

SCALE: NONE	DATE: 6-3-04	DRAWN: JEB	CALCED: JEB	CHECKED:
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
506-70	84	1	32S	18E



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS
SURVEYORS & PLANNERS

3030 Starkey Boulevard
New Port Richey, Florida 34655
(727) 849-7889

Certificate of Authorization: LB 6707
State of Florida

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

(Signature)
MARK L. LAPHAM
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6106 STATE OF FLORIDA
DATE SIGNED, _____

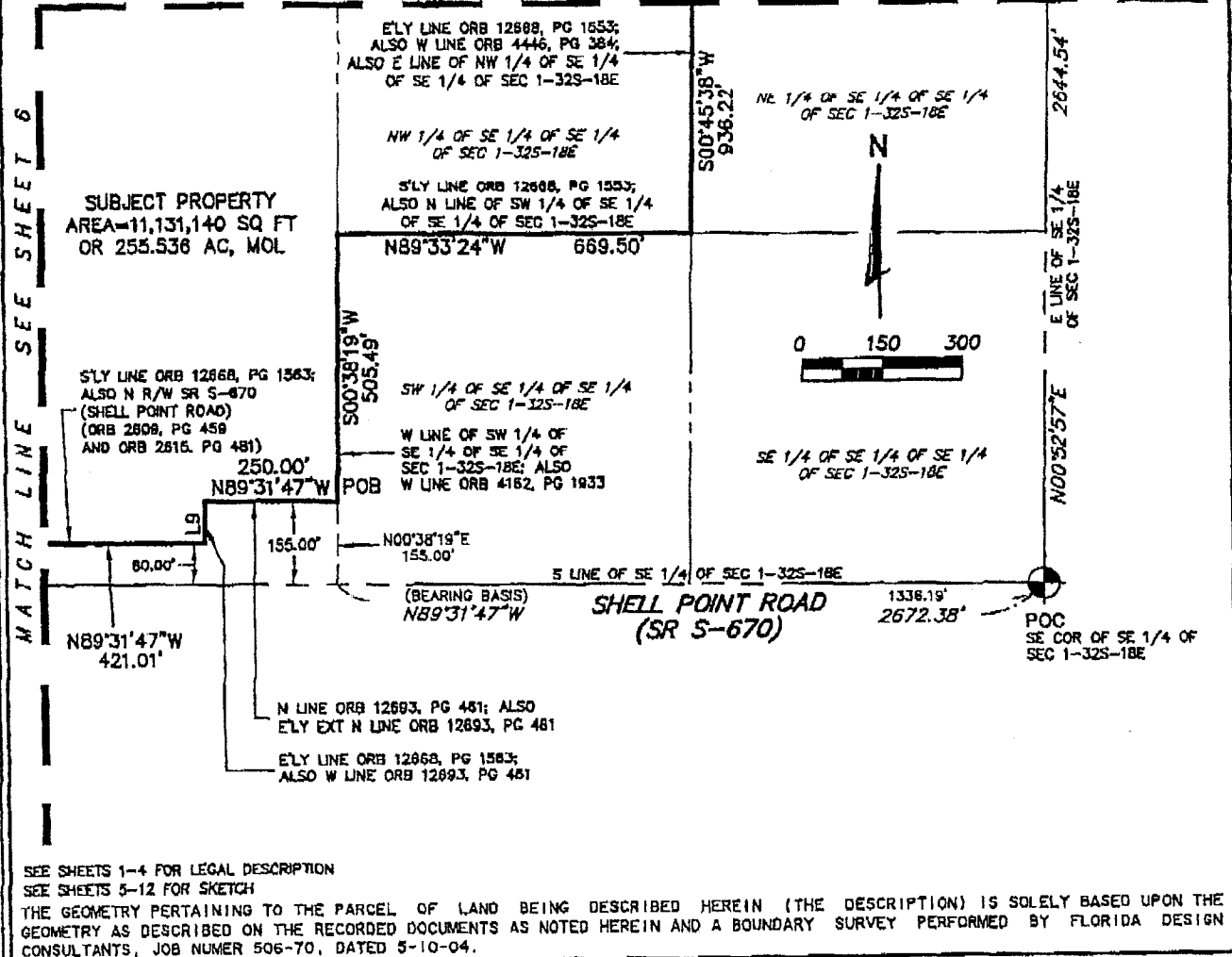
THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION.

MATCH LINE SEE SHEET 12



SEE SHEETS 1-4 FOR LEGAL DESCRIPTION
 SEE SHEETS 5-12 FOR SKETCH

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PREPARED FOR:

RYLAND HOMES, WEST FLORIDA DIVISION

LEGAL DESCRIPTION AND SKETCH OF:

MIRA LAGO CDD

SCALE: 1"=300'	DATE: 6-3-04	DRAWN: JEB	CALCED: JEB	CHECKED:
JOB No.: 506-70	EPN: 84	SECTION: 1	TOWNSHIP: 32S	RANGE: 18E



FLORIDA DESIGN CONSULTANTS, INC.
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 New Port Richey, Florida 34655
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(Signature)
MARK L. LAPHAM
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 6106 STATE OF FLORIDA
 DATE SIGNED: _____

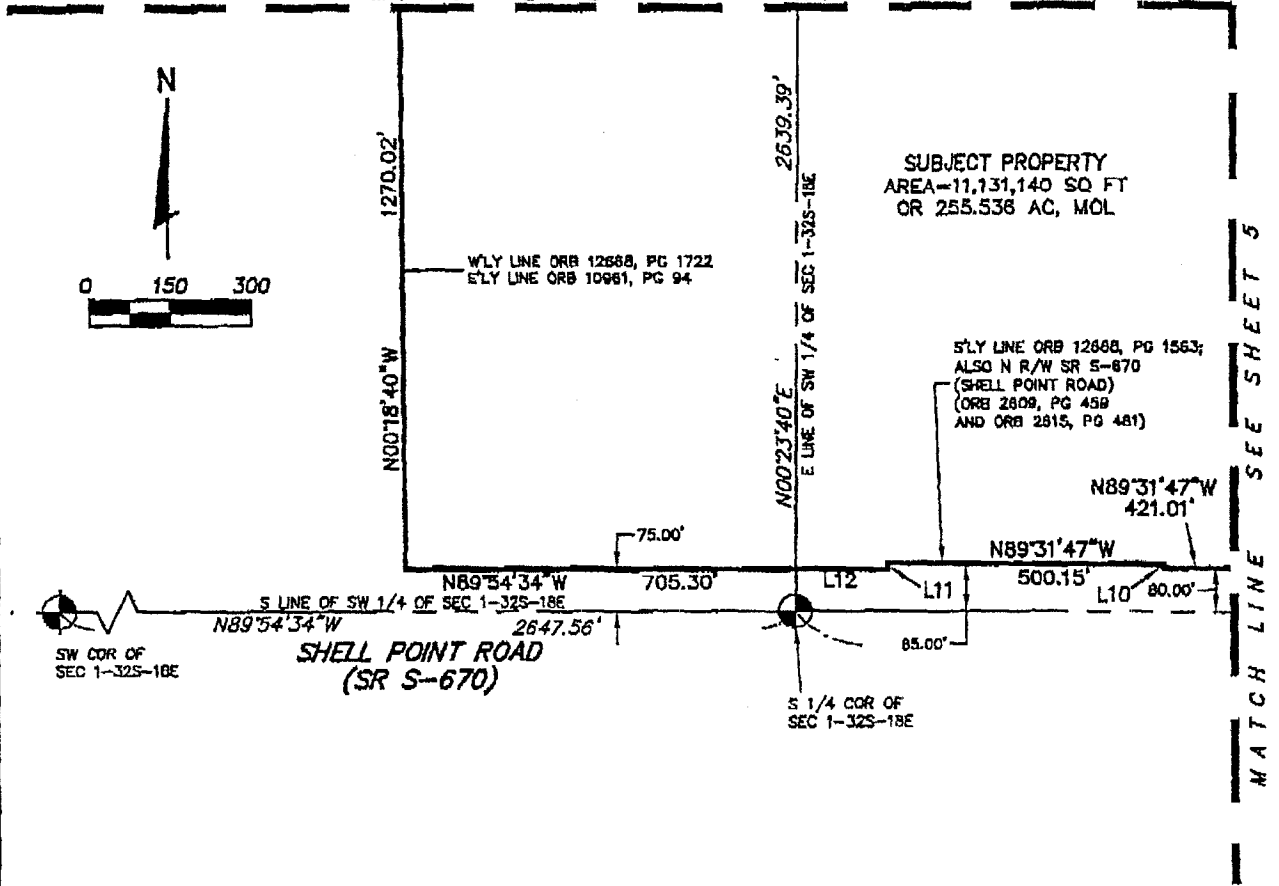
THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION.

MATCH LINE SEE SHEET 7



SEE SHEETS 1-4 FOR LEGAL DESCRIPTION
 SEE SHEETS 5-12 FOR SKETCH

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PREPARED FOR:

RYLAND HOMES, WEST FLORIDA DIVISION

LEGAL DESCRIPTION AND SKETCH OF:

MIRA LAGO CDD

SCALE: 1"=300'	DATE: 6-3-04	DRAWN: JEB	CALCED: JEB	CHECKED:
JOB No.: 506-70	EPN: 84	SECTION: 1	TOWNSHIP: 32S	RANGE: 18E



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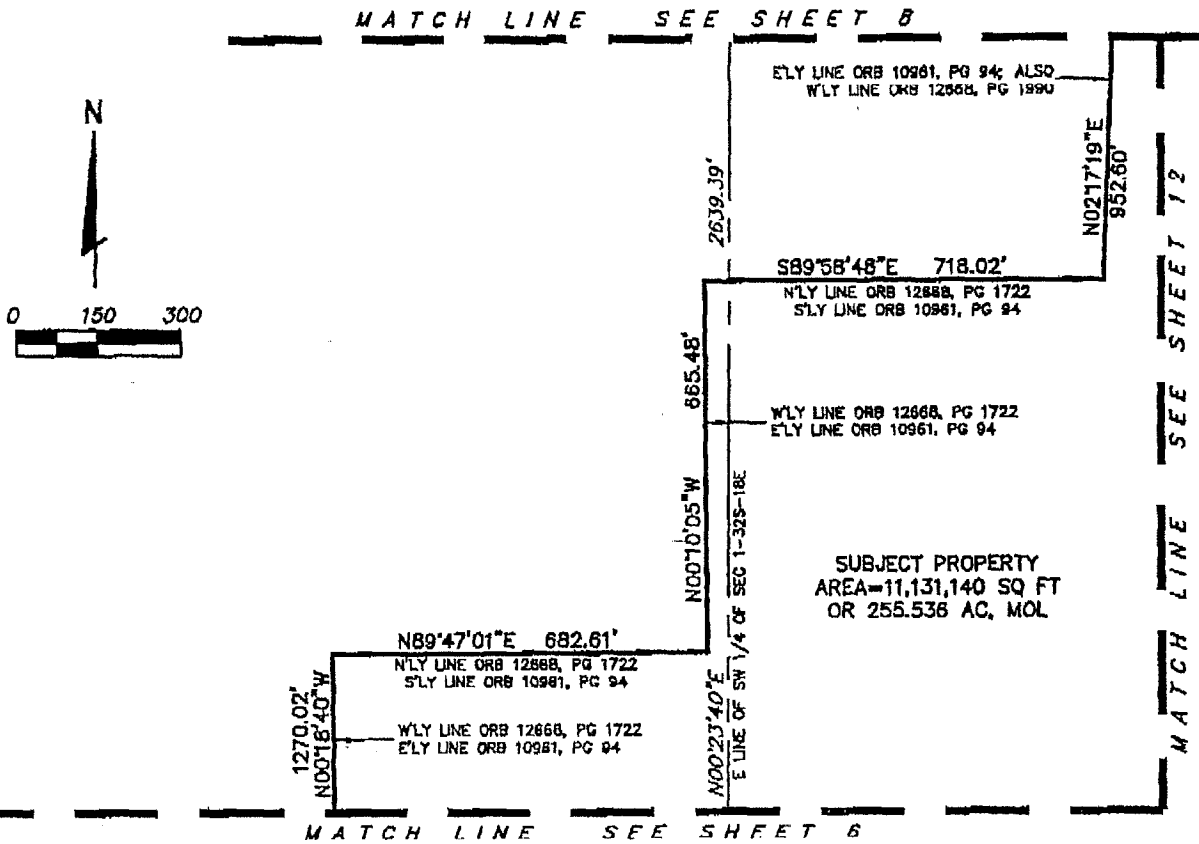
Mark J. Lapham
MARK J. LAPHAM
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 6106 STATE OF FLORIDA
 DATE SIGNED: _____

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SEE SHEETS 1-4 FOR LEGAL DESCRIPTION
SEE SHEETS 5-12 FOR SKETCH

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PREPARED FOR:

RYLAND HOMES, WEST FLORIDA DIVISION

LEGAL DESCRIPTION AND SKETCH OF:

MIRA LAGO CDD

SCALE: 1"=300'	DATE: 6-3-04	DRAWN: JEB	CALCED: JEB	CHECKED:
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
506-70	84	1	32S	18E



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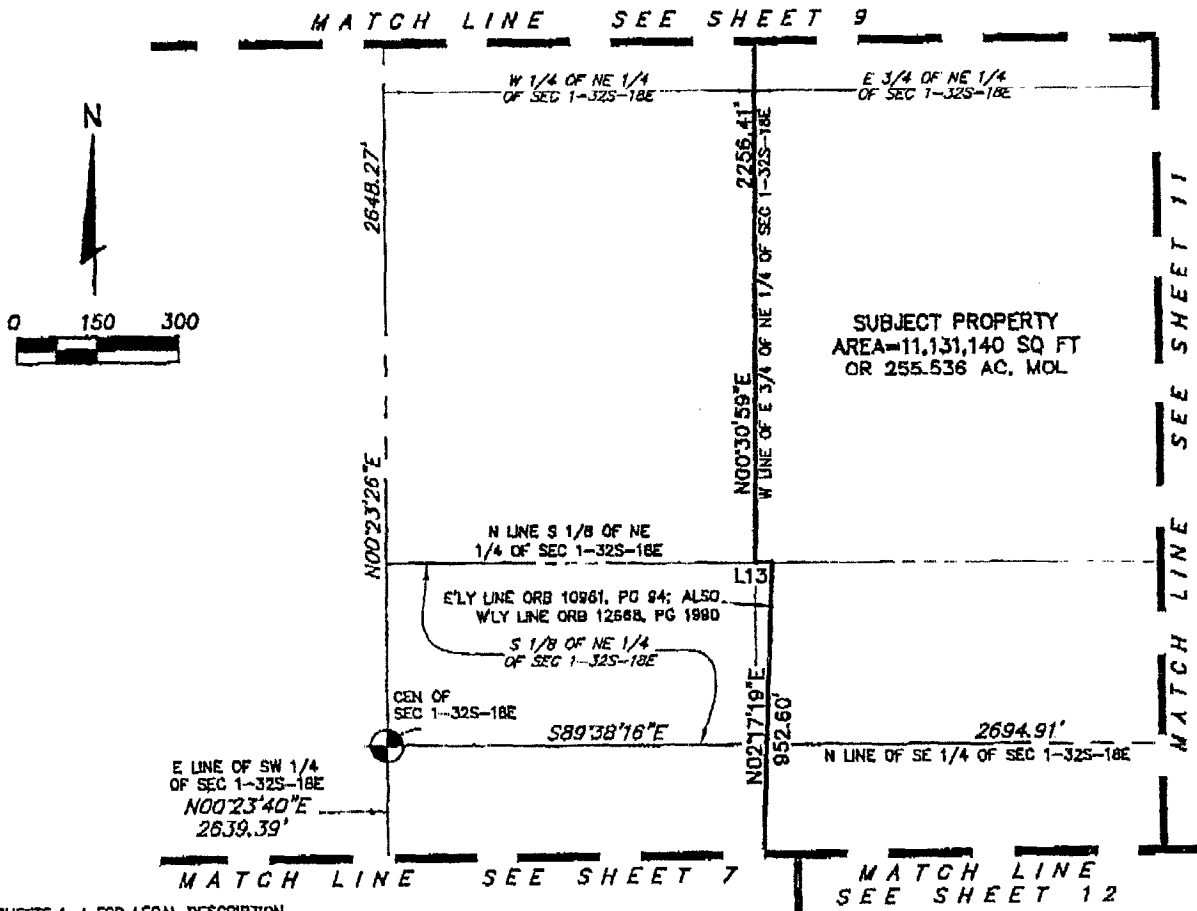
Mark L. Latham
MARK L. LATHAM
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6106 STATE OF FLORIDA
DATE SIGNED: _____

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PREPARED FOR: **RYLAND HOMES, WEST FLORIDA DIVISION**

LEGAL DESCRIPTION AND SKETCH OF: **MIRA LAGO CDD**

SCALE: 1"=300'	DATE: 6-3-04	DRAWN: JEB	CALCD: JEB	CHECKED:
JOB No.: 506-70	EPN: 84	SECTION: 1	TOWNSHIP: 32S	RANGE: 18E

FD **FLORIDA DESIGN CONSULTANTS, INC.**
ENGINEERS, ENVIRONMENTALISTS
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3030 Starkey Boulevard
New Port Richey, Florida 34855
(727) 849-7588
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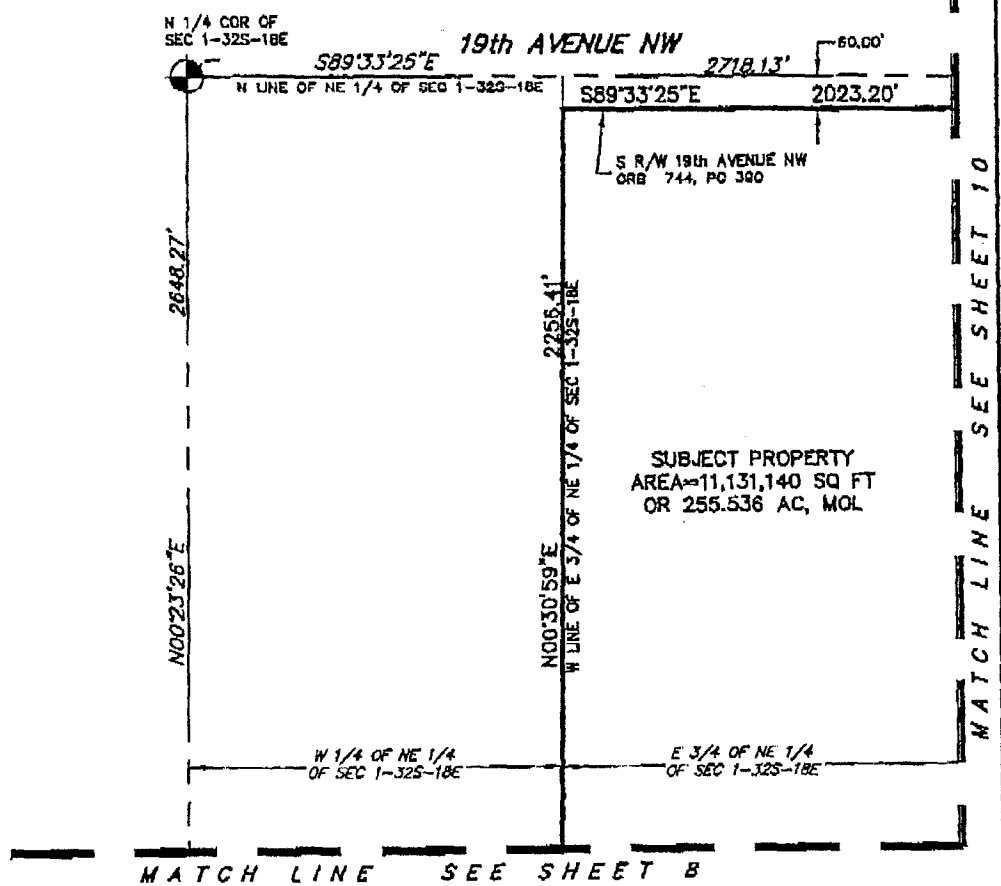
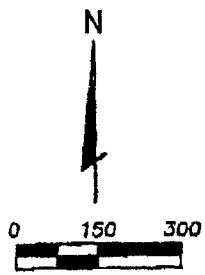
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
Mark L. Lapham
MARK L. LAPHAM
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6106 STATE OF FLORIDA
DATE SIGNED: _____

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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION.



SUBJECT PROPERTY
AREA=11,131,140 SQ FT
OR 255.536 AC, MOL

SEE SHEETS 1-4 FOR LEGAL DESCRIPTION
SEE SHEETS 5-12 FOR SKETCH

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PREPARED FOR: **RYLAND HOMES, WEST FLORIDA DIVISION**

LEGAL DESCRIPTION AND SKETCH OF: **MIRA LAGO CDD**

SCALE: 1"=300'	DATE: 6-3-04	DRAWN: JEB	CALCED: JEB	CHECKED:
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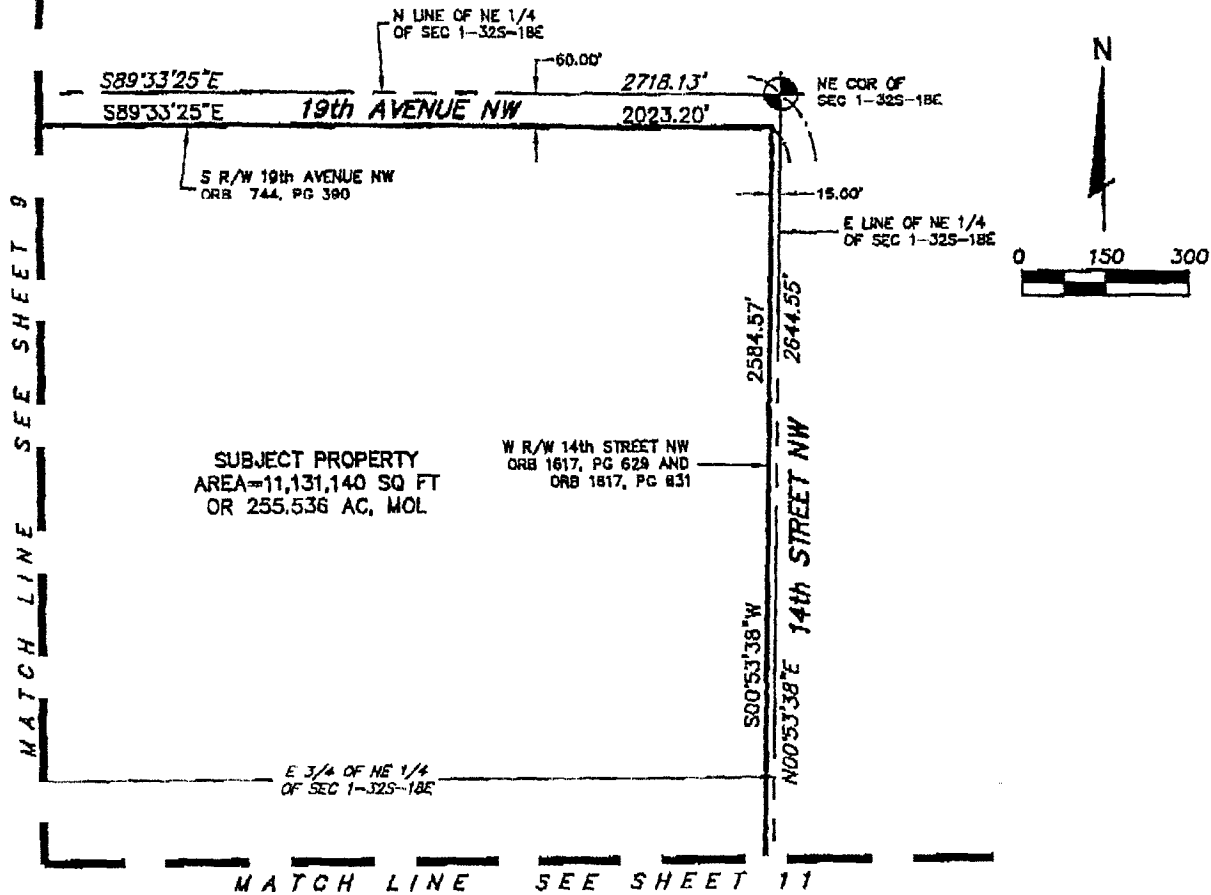
Mark L. Lapham
MARK L. LAPHAM
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6106 STATE OF FLORIDA
DATE SIGNED: _____

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SEE SHEETS 5-12 FOR SKETCH

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PREPARED FOR: **RYLAND HOMES, WEST FLORIDA DIVISION**

LEGAL DESCRIPTION AND SKETCH OF: **MIRA LAGO CDD**

SCALE: 1"=300'	DATE: 6-3-04	DRAWN: JEB	CALCED: JEB	CHECKED:
JOB No.:	EPH:	SECTION:	TOWNSHIP:	RANGE:
506-70	84	1	32S	18E



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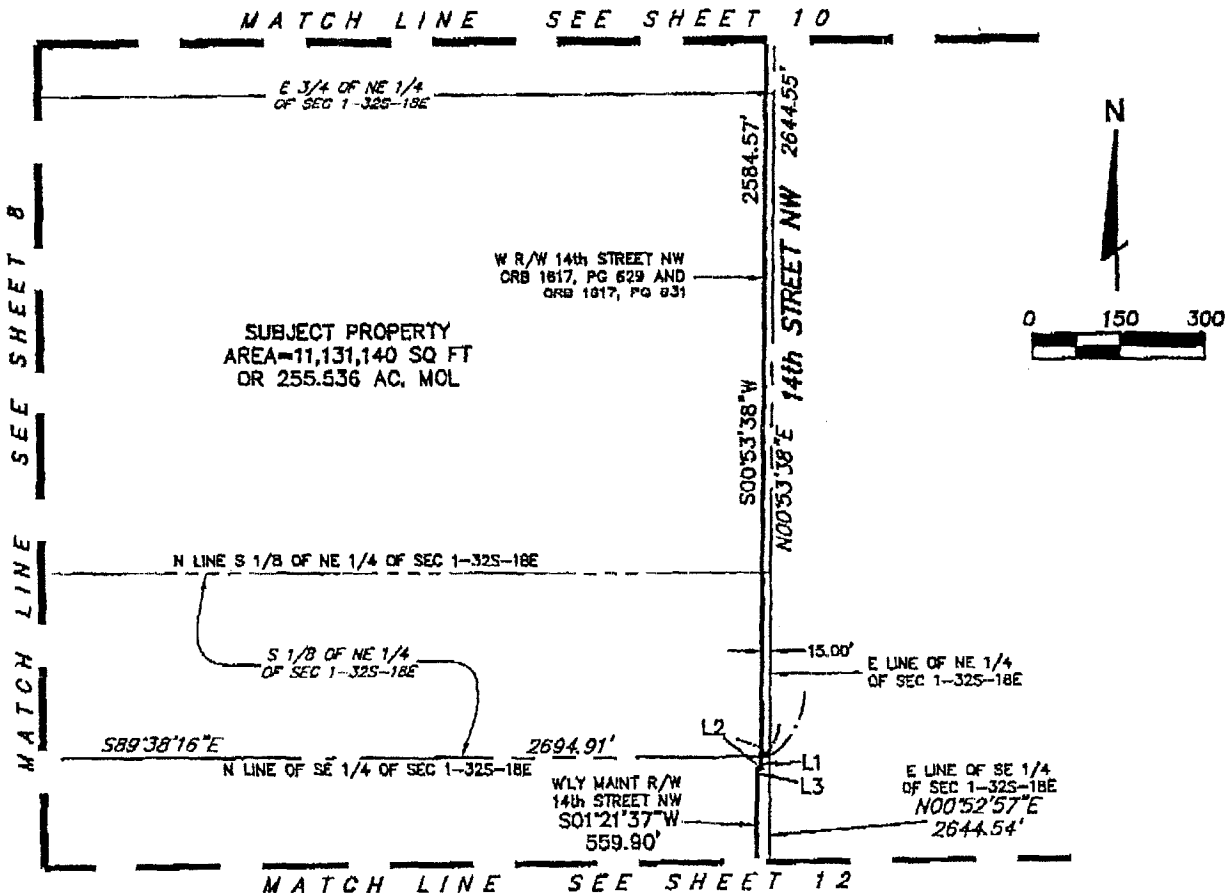
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Mark L. Lapham
MARK L. LAPHAM
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6106 STATE OF FLORIDA
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BEARINGS ARE BASED UPON. SEE SKETCH AND LEGAL DESCRIPTION.



SUBJECT PROPERTY
AREA=11,131,140 SQ FT
OR 255.536 AC. MOL

W R/W 14th STREET NW
ORB 1817, PG 629 AND
ORB 1817, PG 831

WLY MAINT R/W
14th STREET NW
S01°21'37\"/>

E LINE OF SE 1/4
OF SEC 1-325-18E
N00°52'57\"/>

SEE SHEETS 1-4 FOR LEGAL DESCRIPTION
SEE SHEETS 5-12 FOR SKETCH

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PREPARED FOR: **RYLAND HOMES, WEST FLORIDA DIVISION**

LEGAL DESCRIPTION AND SKETCH OF: **MIRA LAGO CDD**

SCALE: 1"=300'	DATE: 6-3-04	DRAWN: JEB	CALCED: JEB	CHECKED:
JOB No.: 506-70	EPN: 84	SECTION: 1	TOWNSHIP: 32S	RANGE: 18E



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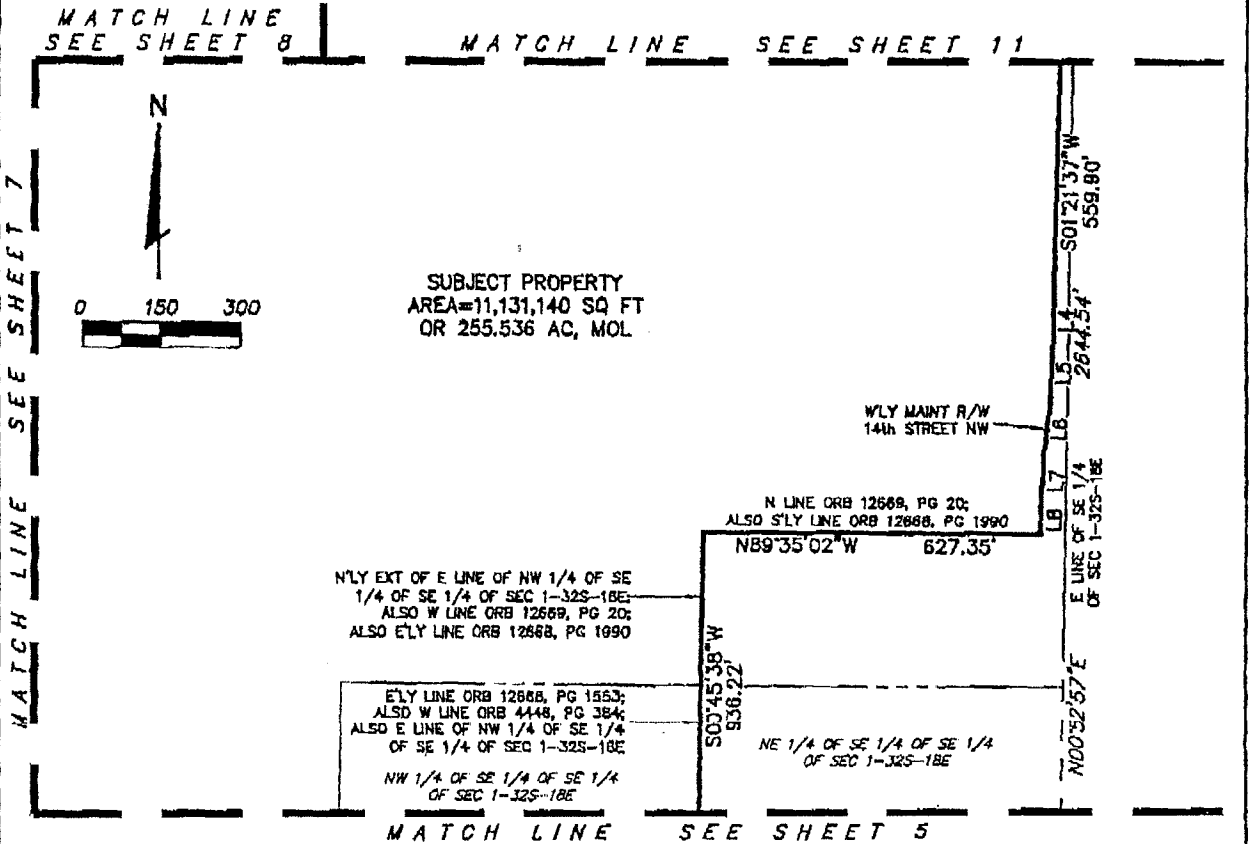
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[Signature]
MARK L. LAPHAM
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LICENSE NUMBER LS 6106 STATE OF FLORIDA
DATE SIGNED, _____

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