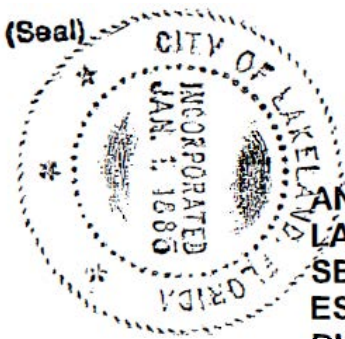


Certified as a true and correct copy
of the original document(s) on file
in the office of City Clerk,
City of Lakeland, Florida,
this 22nd day of June 2007
Nelly S. Kooos
Nelly S. Kooos, City Clerk
City of Lakeland, Florida



ORDINANCE NO. 4860

PROPOSED ORDINANCE NO. 07-040

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA, RELATING TO THE CREATION OF SEVEN COMMUNITY DEVELOPMENT DISTRICTS: ESTABLISHING WILLIAMS COMMUNITY DEVELOPMENT DISTRICT NUMBER ONE, WILLIAMS COMMUNITY DEVELOPMENT DISTRICT NUMBER TWO, WILLIAMS COMMUNITY DEVELOPMENT DISTRICT NUMBER THREE, WILLIAMS COMMUNITY DEVELOPMENT DISTRICT NUMBER FOUR, WILLIAMS COMMUNITY DEVELOPMENT DISTRICT NUMBER FIVE, WILLIAMS COMMUNITY DEVELOPMENT DISTRICT NUMBER SIX, AND WILLIAMS COMMUNITY DEVELOPMENT DISTRICT NUMBER SEVEN PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING A TITLE; PROVIDING FINDINGS; CREATING AND NAMING THE DISTRICTS; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICTS; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICTS; CONSENTING TO THE USE OF SPECIAL POWERS BY THE DISTRICTS; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICTS' BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Petitioner is a New Jersey corporation authorized to conduct business in the State of Florida whose principal place of business is One Williams Center, Suite 4100, Mail Drop 45-4, Tulsa, OK 74172; and

WHEREAS, all interested persons and affected units of general purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the City on June 18, 2007; and

WHEREAS, upon consideration of the record established at that hearing duly noticed, the City finds as follows:

(1) The statements within the Petition were true and correct; and

(2) Establishment of the seven Districts by this Ordinance is subject to and not inconsistent with the local Comprehensive Plan of the City and with the State Comprehensive Plan; and,

(3) The area of the land within each of the seven Districts is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional, interrelated community; and,

(4) Each of the seven Districts is the best alternative available for delivering community development services and facilities to the area proposed to be serviced by that District; and,

(5) The services and facilities of each of the seven Districts will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and,

(6) The area to be served by each of the seven Districts is amenable to separate special district governance; and

WHEREAS, establishment of each of the seven Districts will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition; and,

WHEREAS, the Petitioner has requested the City for consent to exercise one or more of the special powers granted by charter in Section 190.012(2), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA, THAT:

SECTION 1. TITLE. This Ordinance shall be known and may be cited as the "Williams Community Development Districts Establishment Ordinance."

SECTION 2. COMMISSION FINDINGS. The Commission findings set forth in the recitals to this Ordinance are hereby incorporated in this Ordinance.

SECTION 3. AUTHORITY. This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2006).

SECTION 4. CREATION OF SEVEN DISTRICTS; DISTRICT NAMES. There are hereby created seven community development districts situated entirely within the incorporated boundaries of the City of Lakeland, Florida, and these districts shall be known as follows:

- (1) Williams Community Development District Number One
- (2) Williams Community Development District Number Two
- (3) Williams Community Development District Number Three
- (4) Williams Community Development District Number Four
- (5) Williams Community Development District Number Five
- (6) Williams Community Development District Number Six
- (7) Williams Community Development District Number Seven

SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICTS. The seven Districts' external boundaries are described and depicted in Exhibit "A" attached hereto.

SECTION 6. FUNCTIONS AND POWERS. Each of the seven Districts is limited to the performance of those powers and functions as described in Chapter 190, Florida Statutes. Consent is also hereby given, as provided in Section 190.012(2), Florida Statutes (2006), to each of the District Boards so long as it is in compliance with and subject to the City of Lakeland Comprehensive Plan and subject to the regulatory jurisdiction and permitting authority of all applicable other ordinances and regulations of the City, the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for parks and facilities for indoor and outdoor recreational, cultural and educational uses, fire prevention and control, including related buildings and equipment, school buildings and related structures, security, including but not limited to personnel and equipment, mosquito and anthropods of public health importance control, and waste collection and disposal. In the exercise of its powers, each of the seven Districts shall comply with all applicable governmental laws, rules, regulations and policies including, but not limited to, all City ordinances and policies governing land planning and permitting of the development to be served by the District. The seven Districts shall not have any zoning or permitting powers governing land development or the use of land. No debt or obligation of any of the Districts shall constitute a burden on any local general purpose government.

SECTION 7. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of each of the seven Districts' Board of Supervisors are as follows:

- (1) Albert R. Taylor
Director, Williams & Vice President, Operations
Gulfstream Natural Gas System, L.L.C.
1905 Intermodal Circle, Suite 310
Palmetto, FL 34221
- (2) James J. Watson
6221 Lynmar Drive
Lakeland, FL 33813
- (3) L. Preston Mercer
1540 Norwick Way
Lakeland, FL 33809
- (4) Ben Johnson
1675 South Hibiscus Drive
Bartow, FL 33830
- (5) James H. Edwards
1657 Tyler Street, # 101
Hollywood, FL 33020

All of the above-listed persons are residents of the State of Florida and citizens of the United States.


SECTION 8. SEVERABILITY. If any portion or section of this Ordinance is held or declared to be unconstitutional, inoperative or void, such holding shall not affect the remaining sections or portions of this Ordinance. If this Ordinance or any provision hereof shall be held to be inapplicable to any person, property or circumstance, such holdings shall not affect its applicability to any other person, property, or circumstance.

SECTION 9. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage.

PASSED AND CERTIFIED AS TO PASSAGE this 18th day of June, A.D.

2007.


RALPH L. FLETCHER, MAYOR

ATTEST: 
KELLY S. ROOS, CITY CLERK

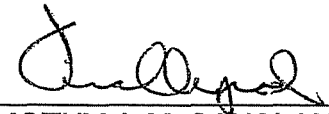
APPROVED AS TO FORM AND CORRECTNESS: 
TIMOTHY J. McCAUSLAND
CITY ATTORNEY



EXHIBIT "A"

EXTERNAL BOUNDARIES OF SEVEN DISTRICTS

**WILLIAMS COMMUNITY DEVELOPMENT DISTRICT
NO. 1**

Legal Description

The East 780.00 feet of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 27 South, Range 24 East, Polk County, Florida, being more particularly described as follows:

BEGIN at the northeast corner of the Northeast 1/4 of said Section 14; thence run S 00°22'20" E, along the east line of the Northeast 1/4 of the Northeast 1/4 of said Section 14, a distance of 1319.51 feet to a point on the south line of the Northeast 1/4 of the Northeast 1/4 of said Section 14; thence run N 90°00'00" W, along said south line, a distance of 780.02 feet to a point 780.00 feet west of (when measured perpendicular to) the aforesaid east line of the Northeast 1/4 of the Northeast 1/4 of said Section 14; thence run N 00°22'20" W, parallel with said east line, a distance of 1319.51 feet to a point on the north line of the Northeast 1/4 of the Northeast 1/4 of said Section 14; thence run S 90°00'00" E, along said north line, a distance of 780.02 feet to the **POINT OF BEGINNING**.

Containing 23.63 acres, more or less.

**WILLIAMS COMMUNITY DEVELOPMENT DISTRICT
NO. 2**

Legal Description

A portion of Sections 12 and 13, Township 27 South, Range 24 East, Polk County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of the Southwest 1/4 of said Section 12; thence run N 00°23'26" W, along the west line of the Southwest 1/4 of said Section 12, a distance of 1241.21 feet to a point on the southerly line of those lands as recorded and described in Official Records Book 2057, Page 646, Public Records of Polk County, Florida; thence run N 72°47'55" E, along said southerly line, a distance of 2242.01 feet; thence, departing said southerly line, run S 09°13'32" E, a distance of 2446.49 feet to a point on a non-tangent curve, concave southeasterly, having a radius of 2040.00 feet and a central angle of 32°25'34"; thence on a chord bearing of S 66°55'49" W, run 1154.52 feet along the arc of said curve to the point of reverse curvature with a curve, concave

northwesterly, having a radius of 2160.00 feet and a central angle of 39°00'55"; thence run southwesterly, along the arc of said curve, a distance of 1470.84 feet to the point of tangency thereof; thence run S 89°43'57" W, a distance of 110.51 feet to a point on the west line of the Northwest 1/4 of said Section 13; thence run N 00°22'20" W, along said west line, a distance of 1445.64 feet to the **POINT OF BEGINNING**.

Containing 143.72 acres, more or less.

WILLIAMS COMMUNITY DEVELOPMENT DISTRICT NO. 3

Legal Description

A portion of Sections 12 and 13, Township 27 South, Range 24 East and a portion of Section 7, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

Commence at the southwest corner of the Southwest 1/4 of said Section 12; thence run N 00°23'26" W, along the west line of the Southwest 1/4 of said Section 12, a distance of 1241.21 feet to a point on the southerly line of those lands as recorded and described in Official Records Book 2057, Page 646, Public Records of Polk County, Florida; thence run N 72°47'55" E, along said southerly line, a distance of 2242.01 feet for the **POINT OF BEGINNING**; thence continue N 72°47'55" E, along said southerly line, a distance of 1220.44 feet to a point on the westerly line of Parcel 116CEAST, as recorded and described in Official Records Book 4681, Page 504, Public Records of Polk County, Florida; thence run along the boundary line of said Parcel 116CEAST, the following courses and distances; run S 01°56'14" E, a distance of 526.53 feet; thence run S 08°07'40" E, a distance of 255.23 feet; thence run S 19°05'01" E, a distance of 75.38 feet; thence run S 02°15'46" E, a distance of 434.08 feet; thence run S 75°42'29" W, a distance of 79.53 feet; thence run S 13°54'06" E, a distance of 52.50 feet; thence run N 75°42'29" E, a distance of 68.70 feet; thence run S 55°58'31" E, a distance of 193.42 feet; thence run N 00°07'38" E, a distance of 1323.78 feet; thence run N 32°42'38" E, a distance of 169.33 feet; thence run N 52°18'40" E, a distance of 96.53 feet; thence run N 28°14'57" W, a distance of 51.82 feet to a point on the aforesaid southerly line of those lands as recorded and described in said Official Records Book 2057, Page 646; thence run N 72°47'55" E, along said southerly line, a distance of 2486.56 feet; thence, departing said southerly line, run S 17°11'58" E, a distance of 1327.61 feet to a point of curvature of a curve, concave southwesterly, having a radius of 2000.00 feet and a central angle of 23°28'50"; thence run southeasterly, along the arc of said curve, a distance of 819.63 feet to the point of tangency thereof; thence run S 06°16'52" W, a distance of 379.17 feet to a point on a non-tangent curve,

concave southwesterly, having a radius of 12,792.16 feet and a central angle of 00°53'27"; thence on a chord bearing of N 84°09'51" W, run 198.87 feet along the arc of said curve to the point of compound curvature with a curve, concave southeasterly, having a radius of 2340.00 feet and a central angle of 55°30'41"; thence run southwesterly, along the arc of said curve, a distance of 2267.12 feet to the point of compound curvature with a curve, concave southeasterly, having a radius of 3380.00 feet and a central angle of 09°34'42"; thence run southwesterly, along the arc of said curve, a distance of 565.05 feet to the point of tangency thereof; thence run S 30°18'02" W, a distance of 237.64 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 2040.00 feet and a central angle of 18°02'24"; thence on a chord bearing of S 48°59'38" E, run 642.31 feet along the arc of said curve to the point of tangency thereof; thence run S 39°58'26" E, a distance of 430.69 feet; thence run S 50°01'34" W, a distance of 24.48 feet; thence run S 89°37'40" W, a distance of 4580.00 feet to a point on the west line of the Northwest 1/4 of said Section 13; thence run N 00°22'20" W, along said west line, a distance of 155.38 feet; thence, departing said west line, run N 89°43'57" E, a distance of 110.51 feet to a point of curvature of a curve, concave northwesterly, having a radius of 2160.00 feet and a central angle of 39°00'55"; thence run northeasterly, along the arc of said curve, a distance of 1470.84 feet to the point of reverse curvature with a curve, concave southeasterly, having a radius of 2040.00 feet and a central angle of 32°25'34"; thence run northeasterly, along the arc of said curve, a distance of 1154.52 feet to a point; thence run N 09°13'32" W, a distance of 2446.49 feet to the **POINT OF BEGINNING**.

Containing 305.94 acres, more or less.

LESS AND EXCEPT

Parcel 116CWest, as recorded and described in Official Records Book 4681, Page 504, Public Records of Polk County, Florida, lying in Section 12, Township 27 South, Range 24 East, Polk County, Florida, being more particularly described as follows:

Commence at the southwest corner of the Southwest 1/4 of said Section 12; thence run N 00°23'26" W, along the west line of the Southwest 1/4 of said Section 12, a distance of 1241.21 feet to a point on the southerly line of those lands as recorded and described in Official Records Book 2057, Page 646, Public Records of Polk County, Florida; thence run N 72°47'55" E, along said southerly line, a distance of 3300.05 feet; thence, departing said southerly line, run S 01°53'18" E, a distance of 47.67 feet to the northeast corner of said Parcel 116CWEST for the **POINT OF BEGINNING**; thence run along the boundary line of said Parcel 116CWEST, the following courses and distances; run S 01°53'18" E, a distance of 546.91 feet; thence run S 88°06'42" W, a distance of 464.32 feet; thence run N 01°53'18" W, a distance of 120.03 feet; thence run N 88°06'42" E, a

distance of 227.57 feet; thence run N 01°53'18" W, a distance of 161.10 feet; thence run N 88°06'42" E, a distance of 66.59 feet; thence run N 20°09'07" E, a distance of 94.59 feet; thence run N 05°21'37" W, a distance of 81.37 feet; thence run N 46°54'07" E, a distance of 85.85 feet; thence run N 01°53'18" W, a distance of 19.78 feet; thence run N 72°47'55" E, a distance of 77.76 feet to the **POINT OF BEGINNING**.

Containing 2.91 acres, more or less.

Containing 303.03 total acres, more or less.

**WILLIAMS COMMUNITY DEVELOPMENT DISTRICT
NO. 4**

Legal Description

A portion of Sections 12, 13 and 24, Township 27 South, Range 24 East and a portion of Sections 7, 18 and 19, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

Commence at the southeast corner of the Southeast 1/4 of said Section 18; thence run N 00°08'43" W, along the east line of the Southeast 1/4 of said Section 18, a distance of 328.14 feet to a point on the westerly limited access right-of-way line of the Polk County Parkway for the **POINT OF BEGINNING**; thence, departing said east line, run N 89°52'01" W, a distance of 692.61 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 3030.00 feet and a central angle of 05°50'44"; thence on a chord bearing of S 11°51'06" W, run 309.13 feet along the arc of said curve to the point of tangency thereof; thence run S 14°46'28" W, a distance of 1206.13 feet to a point of curvature of a curve, concave southeasterly, having a radius of 770.00 feet and a central angle of 09°52'46"; thence run southwesterly, along the arc of said curve, a distance of 132.77 feet to a point; thence run N 82°52'19" W, a distance of 1085.21 feet to a point of curvature of a curve, concave southerly, having a radius of 2970.00 feet and a central angle of 17°34'52"; thence run westerly, along the arc of said curve, a distance of 911.34 feet to the point of reverse curvature with a curve, concave northeasterly, having a radius of 730.00 feet and a central angle of 43°30'07"; thence run northwesterly, along the arc of said curve, a distance of 554.25 feet to the point of tangency thereof; thence run N 56°57'04" W, a distance of 57.61 feet to a point of curvature of a curve, concave southwesterly, having a radius of 970.00 feet and a central angle of 23°06'00"; thence run northwesterly, along the arc of said curve, a distance of 391.07 feet to the point of reverse curvature with a curve, concave northeasterly, having a radius of 1030.00 feet and a central angle of 11°44'12"; thence run northwesterly, along the arc of said curve, a distance of 210.99 feet to the point of tangency

thereof; thence run N 68°18'52" W, a distance of 199.95 feet to a point of curvature of a curve, concave southwesterly, having a radius of 970.00 feet and a central angle of 28°15'26"; thence run northwesterly, along the arc of said curve, a distance of 478.39 feet to the point of reverse curvature with a curve, concave northeasterly, having a radius of 780.00 feet and a central angle of 51°59'29"; thence run northwesterly, along the arc of said curve, a distance of 707.79 feet to the point of reverse curvature with a curve, concave southwesterly, having a radius of 1770.00 feet and a central angle of 04°41'23"; thence run northwesterly, along the arc of said curve, a distance of 144.87 feet to a point; thence run N 24°45'02" E, a distance of 31.18 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 1800.00 feet and a central angle of 06°31'33"; thence on a chord bearing of N 52°48'22" W, run 205.02 feet along the arc of said curve to the point of tangency thereof; thence run N 56°04'09" W, a distance of 685.84 feet; thence run N 00°22'20" W, a distance of 3427.00 feet; thence run N 50°01'34" E, a distance of 24.48 feet; thence run N 39°58'26" W, a distance of 430.69 feet to a point of curvature of a curve, concave southwesterly, having a radius of 2040.00 feet and a central angle of 18°02'24"; thence run northwesterly, along the arc of said curve, a distance of 642.31 feet to a point; thence run N 30°18'02" E, a distance of 237.64 feet to a point of curvature of a curve, concave southeasterly, having a radius of 3380.00 feet and a central angle of 09°34'42"; thence run northeasterly, along the arc of said curve, a distance of 565.05 feet to the point of compound curvature with a curve, concave southeasterly, having a radius of 2340.00 feet and a central angle of 55°30'41"; thence run northeasterly, along the arc of said curve, a distance of 2267.12 feet to the point of compound curvature with a curve, concave southwesterly, having a radius of 12,792.16 feet and a central angle of 00°21'55"; thence run southeasterly, along the arc of said curve, a distance of 81.54 feet to a point; thence run S 07°16'43" W, a distance of 1301.84 feet; thence run S 88°53'58" E, a distance of 209.20 feet; thence run S 75°58'41" E, a distance of 226.31 feet; thence run S 86°11'24" E, a distance of 117.88 feet; thence run S 55°54'51" E, a distance of 73.38 feet; thence run S 87°55'11" E, a distance of 107.89 feet; thence run S 73°32'23" E, a distance of 145.13 feet; thence run N 87°58'29" E, a distance of 221.66 feet; thence run S 11°19'19" E, a distance of 139.80 feet; thence run S 70°48'10" E, a distance of 146.37 feet; thence run N 09°04'22" E, a distance of 1560.02 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 12,912.16 feet and a central angle of 03°01'39"; thence on a chord bearing of S 76°50'46" E, run 682.25 feet along the arc of said curve to the point of compound curvature with a curve, concave southwesterly, having a radius of 1800.00 feet and a central angle of 37°33'39"; thence run southeasterly, along the arc of said curve, a distance of 1180.00 feet to a point; thence run N 50°16'35" E, a distance of 263.36 feet to a point on the aforesaid westerly limited access right-of-way line of the Polk County Parkway; thence run southeasterly, along said westerly limited access right-of-way line, the following courses and distances; run S 17°12'54" E, a distance of 712.98 feet; thence run S 72°47'06" W, a distance of 20.00 feet; thence run S 17°12'54" E, a

distance of 400.00 feet; thence run N 72°47'06" E, a distance of 10.00 feet; thence run S 17°12'54" E, a distance of 169.31 feet; thence run S 16°56'45" E, a distance of 429.07 feet; thence run N 73°19'24" E, a distance of 20.00 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 45,986.62 feet and a central angle of 01°56'08"; thence on a chord bearing of S 15°27'32" E, run 1553.62 feet along the arc of said curve to a point; thence run S 73°57'59" W, a distance of 261.50 feet; thence run S 14°23'26" E, a distance of 313.85 feet; thence run S 45°26'58" E, a distance of 36.06 feet; thence run S 06°10'42" W, a distance of 74.33 feet; thence run S 45°29'47" E, a distance of 81.60 feet; thence run N 44°30'50" E, a distance of 58.34 feet; thence run S 45°30'30" E, a distance of 159.39 feet; thence run N 72°05'44" E, a distance of 102.46 feet; thence run S 15°30'12" E, a distance of 890.40 feet; thence run S 17°43'41" E, a distance of 273.15 feet to the **POINT OF BEGINNING**.

Containing 803.71 acres, more or less.

WILLIAMS COMMUNITY DEVELOPMENT DISTRICT NO. 5

Legal Description

A portion of Sections 24 and 25, Township 27 South, Range 24 East and a portion of Sections 18, 19 and 30, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

BEGIN at the northeast corner of said Section 19; thence run S 00°08'01" W, along the east line of said Section 19, a distance of 5269.36 feet to a point on the south line of said Section 19; thence run S 89°12'26" W, along said south line, a distance of 2979.09 feet to a point on the centerline of Right-of-Way for the Tenoroc Spur of the Seaboard Coastline Railroad Company railroad right-of-way; thence run S 64°16'19" W, along said centerline, a distance of 2991.59 feet; thence, departing said centerline, run N 89°25'32" W, a distance of 463.53 feet; thence run N 00°02'46" W, a distance of 777.44 feet; thence run N 17°02'40" E, a distance of 808.22 feet to a point of curvature of a curve, concave westerly, having a radius of 1970.00 feet and a central angle of 28°12'51"; thence run northerly, along the arc of said curve, a distance of 970.09 feet to the point of tangency thereof; thence run N 11°10'12" W, a distance of 631.02 feet to a point of curvature of a curve, concave easterly, having a radius of 2030.00 feet and a central angle of 23°25'29"; thence run northerly, along the arc of said curve, a distance of 829.95 feet to the point of tangency thereof; thence run N 12°15'18" E, a distance of 318.46 feet to a point of curvature of a curve, concave northwesterly, having a radius of 1970.00 feet and a central angle of 14°16'00"; thence run northeasterly, along the arc of said curve, a distance of 490.53 feet to the point of tangency thereof; thence run N 02°00'42" W, a distance of 405.78

feet to a point of curvature of a curve, concave southeasterly, having a radius of 2030.00 feet and a central angle of 26°45'45"; thence run northeasterly, along the arc of said curve, a distance of 948.20 feet to the point of tangency thereof; thence run N 24°45'02" E, a distance of 182.02 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 1770.00 feet and a central angle of 04°41'23"; thence on a chord bearing of S 46°55'31" E, run 144.87 feet along the arc of said curve to the point of reverse curvature with a curve, concave northeasterly, having a radius of 780.00 feet and a central angle of 51°59'29"; thence run southeasterly, along the arc of said curve, a distance of 707.79 feet to the point of reverse curvature with a curve, concave southwesterly, having a radius of 970.00 feet and a central angle of 28°15'26"; thence run southeasterly, along the arc of said curve, a distance of 478.39 feet to the point of tangency thereof; thence run S 68°18'52" E, a distance of 199.95 feet to a point of curvature of a curve, concave northeasterly, having a radius of 1030.00 feet and a central angle of 11°44'12"; thence run southeasterly, along the arc of said curve, a distance of 210.99 feet to the point of reverse curvature with a curve, concave southwesterly, having a radius of 970.00 feet and a central angle of 23°06'00"; thence run southeasterly, along the arc of said curve, a distance of 391.07 feet to the point of tangency thereof; thence run S 56°57'04" E, a distance of 57.61 feet to a point of curvature of a curve, concave northeasterly, having a radius of 730.00 feet and a central angle of 43°30'07"; thence run southeasterly, along the arc of said curve, a distance of 554.25 feet to the point of reverse curvature with a curve, concave southerly, having a radius of 2970.00 feet and a central angle of 17°34'52"; thence run easterly, along the arc of said curve, a distance of 911.34 feet to the point of tangency thereof; thence run S 82°52'19" E, a distance of 1085.21 feet to a point on a non-tangent curve, concave southeasterly, having a radius of 770.00 feet and a central angle of 09°52'46"; thence on a chord bearing of N 09°50'05" E, run 132.77 feet along the arc of said curve to the point of tangency thereof; thence run N 14°46'28" E, a distance of 1206.13 feet to a point of curvature of a curve, concave northwesterly, having a radius of 3030.00 feet and a central angle of 05°50'44"; thence run northeasterly, along the arc of said curve, a distance of 309.13 feet to a point; thence run S 89°52'01" E, a distance of 692.61 feet to a point on the east line of the Southeast 1/4 of said Section 18; said point being a point on the westerly limited access right-of-way line of the Polk County Parkway; thence run S 00°08'43" E, along said east line, a distance of 328.14 feet to the **POINT OF BEGINNING**.

Containing 666.55 acres, more or less.

**WILLIAMS COMMUNITY DEVELOPMENT DISTRICT
NO. 6**

Legal Description

A portion of Sections 7 and 18, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

BEGIN at the northeast corner of the Northeast 1/4 of said Section 18; thence run S 00°10'05" E, along the east line of the Northeast 1/4 of said Section 18, a distance of 2522.40 feet to a point on the north right-of-way line of Pace Road, as shown and described in Official Records Book 7087, Page 627, Public Records of Polk County, Florida; thence run N 90°00'00" W, along the proposed north right-of-way line of Pace Road, a distance of 309.44 feet to a point on the easterly limited access right-of-way line of the Polk County Parkway, as shown and described on Florida Department of Transportation Right Of Way Map, Section 97160-2312; said point being a point on a non-tangent curve, concave southwesterly, having a radius of 45986.62 feet and a central angle of 01°02'48"; thence run northwesterly, along said easterly limited access right-of-way line, the following courses and distances; on a chord bearing of N 15°54'12" W, run 840.03 feet along the arc of said curve to a point; thence run N 73°34'24" E, a distance of 40.00 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 46026.62 feet and a central angle of 00°47'18"; thence on a chord bearing of N 16°49'15" W, run 633.28 feet along the arc of said curve to the point of tangency thereof; thence run N 17°12'54" W, a distance of 3469.31 feet; thence run S 72°47'06" W, a distance of 20.00 feet; thence run N 17°12'54" W, a distance of 918.30 feet; thence run N 11°08'12" W, a distance of 283.29 feet; thence run N 12°25'23" W, a distance of 57.94 feet to a point on the boundary line of those lands as described and recorded in Official Records Book 5665, Page 846, Public Records of Polk County, Florida; thence run northeasterly, along said boundary line, the following courses and distances; run S 89°59'53" E, a distance of 103.65 feet; thence run N 45°23'59" E, a distance of 370.63 feet; thence run N 00°01'54" E, a distance of 156.58 feet to a point on the south line of and existing utility easement, as recorded and described in Official Records Book 1950, Page 605 and Official Records Book 2054, Page 1952, Public Records of Polk County, Florida; thence run N 89°49'02" W, along said south line, a distance of 305.66 feet to a point on the aforesaid easterly limited access right-of-way line of Polk County Parkway; said point being a point on a non-tangent curve, concave southeasterly, having a radius of 821.47 feet and a central angle of 11°46'18"; thence on a chord bearing of N 30°21'32" E, run 168.78 feet along the arc of said curve and along said easterly limited access right-of-way line to a point on the north line of the aforesaid existing utility easement; thence run S 89°28'09" E, along said north line, a distance of 106.25 feet to a point on the boundary line of Pond No. 7 of the aforesaid Florida Department of Transportation Right Of Way Map, Section 97160-2312; thence along the boundary line of said Pond No. 7, the following courses and distances; run S 00°12'44" E, a distance of 90.00 feet; thence run S 89°49'31" E, a distance of 409.38 feet; thence run N 00°11'32" E, a distance of 89.94 feet to a point on the aforesaid north line of an existing utility easement; thence run S 89°49'02" E, along said north line, a distance of 1394.29 feet to a point on the east line of the

Northeast 1/4 of said Section 7; thence run S 00°02'58" E, along said east line, a distance of 1326.42 feet to a point on the east line of the Southeast 1/4 of said Section 7; thence run S 00°04'04" E, along the east line of the Southeast 1/4 of said Section 7, a distance of 2652.66 feet to the **POINT OF BEGINNING**.

Containing 181.91 acres, more or less.

**WILLIAMS COMMUNITY DEVELOPMENT DISTRICT
NO. 7**

Legal Description

A portion of Sections 7 and 18, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

Commence at the southwest corner of the Southwest 1/4 of said Section 7; thence run S 89°02'04" E, along the south line of the Southwest 1/4 of said Section 7, a distance of 1037.31 feet for the **POINT OF BEGINNING**; thence, departing said south line, run N 07°16'43" E, a distance of 658.32 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 12,792.16 feet and a central angle of 00°31'32"; thence on a chord bearing of S 83°58'54" E, run 117.33 feet along the arc of said curve to a point; thence run N 06°16'52" E, a distance of 120.00 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 12,912.16 feet and a central angle of 05°21'33"; thence on a chord bearing of S 81°02'21" E, run 1207.75 feet along the arc of said curve to a point; thence run S 09°04'22" W, a distance of 1560.02 feet; thence run N 70°48'10" W, a distance of 146.37 feet; thence run N 11°19'19" W, a distance of 139.80 feet; thence run S 87°58'29" W, a distance of 221.66 feet; thence run N 73°32'23" W, a distance of 145.13 feet; thence run N 87°55'11" W, a distance of 107.89 feet; thence run N 55°54'51" W, a distance of 73.38 feet; thence run N 86°11'24" W, a distance of 117.88 feet; thence run N 75°58'41" W, a distance of 226.31 feet; thence run N 88°53'58" W, a distance of 209.20 feet; thence run N 07°16'43" E, a distance of 643.52 feet to the **POINT OF BEGINNING**.

Containing 42.79 acres, more or less.