

Rule Chapter: 42C-1

42C-1.001 Creation.

The Tampa Palms Community Development District is hereby created.

Rulemaking Authority 190.005 FS. Law Implemented 120.53(1), 190.005 FS. History--New 6-13-82, Formerly 42C-1.01.

42C-1.002 Boundary.

The boundaries of the district are as follows:

Legal Description

The East 3/4 of Section 21; the West 1/2 and the Southeast 1/4 of Section 22; the South 1/2 of Section 23; the South 1/2 of Section 24; all of Sections 25, 26 and 27, and the East 1/2 of Section 28; the East 1/2 of Section 33; all of Sections 34 and 35; the West 1/2, the Northeast 1/4 and that part of the Southeast 1/4 lying North of the Hillsborough River in Section 36; all of the foregoing being in Township 27 South, Range 19 East, all lying and being in Hillsborough County, Florida.

ALSO

All of Section 1 lying North of the Hillsborough River; all of the North 1/2 of Section 2 lying North and West of the Hillsborough River; all of the North 1/2 of Section 3, less the South 1/2 of Government Lots 3 and 4; all of the Northeast 1/4 of Section 4, less the South 1/2 of Government Lots 1 and 2; all of the foregoing lying in Township 28 South, Range 19 East, all lying and being in Hillsborough County, Florida.

LESS AND EXCEPT:

That part of Sections 24 and 25, Township 27 South, Range 19 East, Hillsborough County, Florida, described as follows: Commence at the Southeast corner of said Section 25 for the POINT OF BEGINNING: thence N. 00°25'28"E., along the East boundary of said Section 25 a distance of 2,617.13 feet to the Northeast corner of the SE 1/4; thence N. 01°21'46" W., along the East boundary of said Section 25 a distance of 2,715.07 feet to the Northeast corner thereof; thence N. 00°25'03" E., along the East boundary of said Section 24 a distance of 2,664.72 feet to the Northeast corner of the South 1/2 of said Section 24; thence N. 89°27'50" W., along the North boundary of the South 1/2 of said Section 24 a distance of 4,494.89 feet; thence S. 00°35'04" W., a distance of 420.87 feet; thence S. 10°37'07" E., a distance of 1,366.34 feet; thence S. 00°35'04" W., a distance of 876.88 feet to a point on the South boundary of said Section 24; thence S. 00°35'04" W., a distance of 4,399.76 feet; thence S. 50°31'25" E., a distance of 1,435.33 feet to a point on the South boundary of said Section 25; thence S. 88°28'49" E., along the South boundary of said Section 25 a distance of 3,220.04 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

That part of Section 36, Township 27 South, Range 19 East, Hillsborough County, Florida, lying North and East of the Centerline of Trout Creek.

ALSO LESS AND EXCEPT:

That part of Section 36, Township 27 South, Range 19 East, Hillsborough County, Florida, lying South of Trout Creek, North of Hillsborough River and Northeasterly of the following described line: Commence at the Northwest corner of said Section 36; run thence S. 88°28'49" E., along the North boundary of said Section 36, 2,071.95 feet to the POINT OF BEGINNING; thence S. 50°31'25" E. a distance of 1,310.59 feet to the beginning of a curve, concave Southwesterly, having a central angle of 37°15'04" and a radius of 5,780.00 feet; thence Southeasterly along the arc of said curve, an arc distance of 3,757.90 feet (chord distance of 3,692.06 feet and chord bearing of S. 31°54'53" E.) to the North bank of the Hillsborough River and the Point of Termination.

ALSO LESS AND EXCEPT:

(A) That part of Sections 23, 26, 27, 33 and 34, Township 27 South, Range 19 East, deeded to the State of Florida for road right-of-way for State Road S-581 by instruments recorded in Official Record Book 227, on Page 707, in Official Record Book 226 on Page 556, and in Official Record Book 241 on Page 76, of the Public Records of Hillsborough County, Florida.

(B) That part of Sections 21, 22, 26, 27, 35 and 36, Township 27 South, Range 19 East, condemned for transmission lines by

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Tampa Electric Company in Suit Number 41987-L Circuit Court, Hillsborough County, Florida.

(C) That part of Sections 26, 27, 35 and 36, Township 27 South, Range 19 East, conveyed to the County of Hillsborough for use and benefit of Road Department by instruments recorded September 3, 1965, in Official Record Book 1501 on Page 480, and in Official Record Book 1501 on Page 482 of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT:

A parcel of land in the West one-half of the Southwest one-quarter of Section 24, Township 27 South, Range 19 East, Hillsborough County, Florida being more particularly described as follows:

Commence at the Northwest corner of said Section 24; said corner being marked by a 3" iron pipe; run thence South 00°18'32" W. along the West boundary of said Section 24 for a distance of 2,632.49 feet to the West quarter corner of said Section 24 and the POINT OF BEGINNING of the parcel of land hereinafter described; run thence South 89°27'50" E. along the quarter section line of said Section 24, for a distance of 679.56 feet; run thence South 00°35'04" W. for a distance of 420.88 feet; run thence South 10°37'07" E. for a distance of 1,166.17 feet; run thence South 88°59'25" W. for a distance of 898.87 feet to a point on the aforesaid West boundary line of Section 24; run thence North 00°18'32" E., along said West boundary line, for a distance of 1,589.27 feet to the POINT OF BEGINNING.

AND

A parcel of land lying in the East one-half of the Southeast one-quarter of Section 23, Township 27 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 23; run thence South 00°18'32" W., along the East boundary of said Section 23 for a distance of 2,632.49 feet to the East quarter corner of said Section 23 and the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue South 00°18'32" W., along the East boundary of said Section 23, for a distance of 1,589.27 feet; run thence South 88°59'25" W., for a distance of 717.67 feet; run thence North 17°04'19" W., for a distance of 354.31 feet; run thence North 13°04'19" W., for a distance of 550.00 feet; run thence North 08°04'19" W., for a distance of 448.12 feet; run thence North 03°11'04" W., for a distance of 293.89 feet to a point on the quarter section line of said Section 23; run thence South 89°27'50" E., along said quarter section line, for a distance of 1,033.83 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

A parcel of land lying in Section 36, Township 27 South, Range 19 East, Hillsborough County, Florida, described as follows: Commence at the Southeast corner of said Section 36; thence South 89°25'23" W., along the South boundary of said Section 36, a distance of 800.00 feet; thence North 00°46'24" W., parallel to and 800.00 feet West of the East boundary of said Section 36, a distance of 1,609.58 feet to the Westerly right-of-way line of proposed Interstate Highway No. 75 for the POINT OF BEGINNING; thence return South 00°46'24" E., a distance of 293.00 feet, more or less, to the Northerly bank of the Hillsborough River; thence Westerly, along said river bank, a distance of 170.00 feet, more or less; thence North 10°50'51" W., a distance of 451.00 feet, more or less; thence North 25°01'34" W., a distance of 1,373.29 feet to the Southerly right-of-way line of a 200.00 foot Tampa Electric Company right-of-way; thence South 77°08'37" E., along said Southerly right-of-way line, a distance of 278.99 feet to said Westerly right-of-way line of Interstate Highway No. 75; thence along a curve to the right, along said Westerly right-of-way line, having a radius of 5,567.58 feet, a delta of 14°12'56", an arc of 1,381.35 feet, a chord of 1,377.81 feet, and a chord bearing of South 23°13'45" E., to the POINT OF BEGINNING.

Subject to easements, reservations and restrictions of record. All of the above described parcel, as created in Tampa Palms Community Development District, Chapter 42C-1, F.A.C., containing 5311 acres, more or less.

ALSO LESS AND EXCEPT:

DESCRIPTION: That part of the East 3/4 of Section 21, the West 1/2 and the Southeast 1/4 of Section 22, the South 1/2 of Section 23, and all of Sections 26 and 27, lying North and East of a 200 foot wide Tampa Electric Company right-of-way, as recorded in Official Record Book 1169, Page 54, of the Public Records of Hillsborough County, Florida, and lying Northwesterly of the right-of-way for County Road No. 581 (State Road No. S-581) as recorded in Official Record Book 227, Page 707, in Official Record Book 226, Page 556, and Official Record Book 241, Page 76, of the Public Records of Hillsborough County, Florida, and ALL lying

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in Township 27 South, Range 19 East, Hillsborough County, Florida.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the Northwest corner of said Section 22, run thence along the North boundary of the Northwest 1/4 of said Section 22, S. 89°45'09" E., 2663.36 feet to the Northeast corner of said Northwest 1/4 of Section 22; thence along the East boundary of said Northwest 1/4 of Section 22, S. 00°04'06" W., 2640.14 feet to the center of said Section 22; thence along the North boundary of the Southeast 1/4 of said Section 22, S. 89°52'54" E., 2,659.65 feet to the Northeast corner of said Southeast 1/4 of Section 22; thence along the North boundary of the South 1/2 of the aforesaid Section 23, S. 89°30'00" E., 2868.10 feet to a point on the Northwesterly right-of-way line of County Road No. 581 (State Road S-581), as described in Official Record Book 226, Page 556, Official Record Book 227, Page 707 and Official Record Book 241, Page 76, Public Records of Hillsborough County, Florida; thence along said Northwesterly right-of-way line, S. 41°43'09" W., 7,169.22 feet to a point on the Northeasterly boundary of a 200 foot wide Tampa Electric Company right-of-way as described in Official Record Book 1169, Page 54, of the Public Records of Hillsborough County, Florida, N. 47°21'09" W., 4,677.06 feet; thence along the Northerly boundary of said property described in Official Record Book 1169, Page 54, N. 88°58'22" W., 3960.45 feet to a point on the West boundary of the Southeast 1/4 of the Southwest 1/4 of the aforesaid Section 21; thence along said West boundary, N. 00°01'33" E., 896.96 feet; thence along the West boundary of the Northeast 1/4 of said Southwest 1/4 of Section 21, N. 00°12'27" W., 1327.00 feet; thence along the West boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 21, N. 00°23'57" W., 1326.75 feet; thence along the West boundary of the Northeast 1/4 of said Northwest 1/4 of Section 21, N. 00°27'27" W., 1,324.77 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 21, thence along the North boundary of said Northeast 1/4 of the Northwest 1/4 of Section 21, S. 88°40'19" E., 1,344.34 feet; thence along the North boundary of the Northeast 1/4 of said Section 21, S. 88°54'49" E., 2,663.84 feet to the BEGINNING.

Containing 1201.484 acres, more or less.

ALSO LESS AND EXCEPT:

DESCRIPTION: A portion of Sections 23, 25, 26, 27, 35 and 36, lying Northerly of the Northerly right-of-way line of a Tampa Electric Company 200 foot Transmission Line, as described in Official Record Book 1169, Page 54, of the Public Records of Hillsborough County, Florida, Westerly of the Westerly right-of-way line of Interstate Highway 75 (State Road 93A), and Easterly of the Easterly right-of-way line of County Road 581, all lying and being in Township 27 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 23, thence along the South boundary line of said Section 23, N. 89°30'46" W., for 923.32 feet, to a point of intersection with said Westerly right-of-way line of Interstate Highway 75, said point being the POINT OF BEGINNING; thence along said Westerly right-of-way line, for the following two (2) courses, S. 17°05'00" E., for 2927.23 feet, to a point of curvature of a curve concave to the Northeast; thence Southeasterly along the arc of said curve, having a radius of 5,891.58 feet, a central angle of 33°01'07", and arc length of 3,395.21 feet, and a chord, bearing S. 33°35'33" E., for 3,348.42 feet, thence leaving said Westerly right-of-way line, N. 88°24'29" W., for 2,563.10 feet; thence N. 71°42'07" W., for 425.04 feet; thence N. 53°07'23" W., for 370.87 feet; thence N. 81°06'54" W., for 1,663.76 feet; thence N. 65°55'53" W., for 1,399.60 feet; thence N. 76°30'58" W., for 318.55 feet, thence N. 75°30'42" W., for 893.57 feet; thence S. 42°40'36" W., for 133.49 feet, to a point on the Northerly right-of-way line of said Tampa Electric Company 200 foot Transmission Line; thence along said Northerly right-of-way line, N. 47°19'24" W., for 1,905.76 feet, to a Tampa Electric Company right-of-way monument, said monument being the point of intersection with the Easterly right-of-way line of said County Road 581; thence along said right-of-way line, N. 41°43'43" E., for 6,294.64 feet, to the point of intersection with the Westerly right-of-way line of said Interstate Highway 75; thence along said Westerly right-of-way line for the following ten (10) courses, S. 48°14'32" E., for 38.00 feet; thence N. 41°45'28" E., for 296.82 feet; thence N. 45°34'19" E., for 463.03 feet; thence N. 70°14'42" E., for 180.33 feet; thence S. 60°24'32" E., for 180.33 feet; thence S. 35°44'09" E., for 298.37 feet; thence S. 33°26'43" E., for 480.71 feet to a point of curvature of a curve concave to the Southwest; thence Southeasterly along the arc of said curve, having a radius of 1,815.86 feet, a central angle of 15°12'58", an arc length of 482.24 feet, and a chord, bearing S. 25°50'14" E., for 480.82 feet; thence S. 18°13'45" E., for 1199.31 feet; thence S. 17°05'00" E., for 140.09 feet to the POINT OF BEGINNING.

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Containing 785.02 acres, more or less.

ALTOGETHER containing 3325 acres, more or less.

Rulemaking Authority 190.005 FS. Law Implemented 190.005 FS. History—New 6-13-82, Formerly 42C-1.02, Amended 8-29-95, 4-19-01.