

FINAL MTC
4-13-04

ORDINANCE NO. 04-20

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA, AMENDING ORDINANCE NO.
99-9, EXPANDING THE BOUNDARIES OF THE COVINGTON PARK
COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190,
FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING
EFFECTIVE DATE.

FILED
2004 APR 26 AM 10:47
DEPARTMENT OF
TALLAHASSEE
FLORIDA

WHEREAS, Covington Park Community Development District ("Petitioner") has filed a petition with Hillsborough County requesting that the Board of County Commissioners of Hillsborough County ("County") adopt an ordinance expanding the boundaries of the Covington Park Community Development District pursuant to Chapter 190, Florida Statutes (2002) ("District"), and designating the real property described in Exhibit "A", attached hereto, as the land to be added to the District, for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic method of delivering community development services to the area described in Exhibit "A", which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.046(1)(b), Florida Statutes; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY

COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS 13TH DAY OF
APRIL, 2004, AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The County hereby finds and states, that:

1. all statements contained in the Petition are true and correct;
2. the expansion of the boundaries of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
3. with the inclusion of the proposed area of land, and expansion of the District boundaries, the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;
4. the expansion of the District boundaries is the best alternative available for delivering community development services and facilities to the area that will be added to the District;
5. the proposed community development services and facilities to be provided to the area of land to be included within the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
6. the area of land that will be included within the District is amenable to 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 190.046(1)(b), Florida Statutes; and
3. The granting of the Petition complies with the dictates of Chapter 190, Florida Statutes.

SECTION 3. AMENDMENT. The area of land described in Exhibit "A", attached, is hereby included within the geographical boundaries of the District. The boundaries of the expanded District will be comprised solely of the property provided for in the legal description and sketch attached as Exhibit "B", and the District shall continue to exercise the powers of Sections 190.011 and 190.012(1), (2)(a-d) and (f), and (3), Florida Statutes, and shall continue to operate in accordance with its Charter, as set forth in Subsections 190.006 through 190.041, Florida Statutes.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective immediately upon filing a copy of this Ordinance with the Secretary of State.

SECTION 5. 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 April 13, 2004, as the same appears of record in Minute Book 335 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 23rd day of April, 2004.

RICHARD AKE, CLERK



By: Mildred K. Dyer
Deputy Clerk

Approved as to form and legal sufficiency:

COUNTY ATTORNEY

By: [Signature]
Margaret Courtney
Assistant County Attorney

EXHIBIT "A"

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT EXPANSION AREA

DESCRIPTION: A parcel of land lying in Sections 13 and 14, Township 31 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 14, run thence along the South boundary of the Southeast 1/4 of said Section 14, the following two (2) courses:

- 1) N.89°01'03"W., 1630.25 feet to the **POINT OF BEGINNING**;
- 2) continue, N.89°01'03"W., 1013.40 feet to the Southeast corner of the Southwest 1/4 of said Section 14; thence along the South boundary of said Southwest 1/4 of Section 14, N.88°59'34"W., 432.66 feet; thence N.82°03'31"E., 7.43 feet; thence N.38°33'49"E., 35.18 feet; thence N.37°22'06"E., 33.26 feet; thence N.12°39'26"W., 33.13 feet; thence N.31°03'46"E., 35.13 feet; thence N.12°11'57"W., 45.21 feet; thence N.34°08'41"W., 54.59 feet; thence N.65°30'53"W., 34.06 feet; thence N.82°08'40"W., 27.84 feet; thence S.89°53'33"W., 60.47 feet; thence S.26°05'15"W., 61.24 feet; thence N.36°30'00"W., 275.56 feet; thence N.04°16'16"E., 6.54 feet; thence S.40°42'50"W., 16.45 feet; thence S.71°20'16"W., 24.41 feet; thence N.62°57'46"W., 13.61 feet; thence N.08°03'25"E., 14.14 feet; thence N.39°58'28"E., 39.47 feet; thence N.23°48'55"E., 21.84 feet; thence N.54°12'09"E., 21.66 feet; thence N.43°08'28"W., 44.21 feet; thence S.45°42'21"W., 23.20 feet; thence S.54°23'24"W., 54.76 feet; thence S.85°51'42"W., 9.02 feet; thence N.31°58'41"W., 24.91 feet; thence S.81°47'50"W., 37.57 feet to a point on a curve; thence Northerly, 134.75 feet along the arc of a curve to the right having a radius of 2440.00 feet and a central angle of 03°09'51" (chord bearing N.06°37'14"W., 134.74 feet); thence N.84°57'41"E., 70.69 feet; thence N.30°30'00"E., 85.43 feet; thence N.59°30'00"E., 128.46 feet; thence S.84°06'30"E., 66.84 feet; thence N.64°48'31"E., 77.64 feet; thence S.55°35'49"E., 110.24 feet; thence S.62°43'20"E., 51.36 feet; thence S.16°54'52"W., 88.37 feet; thence S.31°33'28"E., 126.52 feet; thence N.88°08'55"E., 100.03 feet; thence S.44°00'13"E., 68.97 feet; thence S.07°06'24"W., 50.96 feet; thence S.11°01'16"E., 37.92 feet; thence S.04°57'14"W., 43.35 feet; thence S.78°03'44"E., 21.24 feet; thence S.43°32'54"E., 49.85 feet; thence

S.60°22'13"E., 39.30 feet; thence N.89°47'24"E., 49.80 feet; thence S.50°19'48"E., 44.45 feet; thence N.43°15'57"E., 49.04 feet; thence N.68°23'58"E., 61.75 feet; thence N.33°19'30"E., 51.75 feet; thence N.85°54'00"E., 77.94 feet; thence N.88°42'00"E., 42.41 feet; thence N.50°00'00"W., 159.71 feet; thence S.40°00'00"W., 48.98 feet; thence N.73°26'05"W., 24.69 feet; thence N.56°00'51"W., 39.22 feet; thence N.58°56'51"W., 36.74 feet; thence N.74°45'00"W., 46.07 feet; thence N.56°34'00"W., 32.28 feet; thence S.72°17'18"W., 43.63 feet; thence S.60°13'14"W., 32.90 feet; thence N.69°54'40"W., 24.67 feet; thence N.34°41'22"W., 30.42 feet; thence N.46°08'06"W., 38.86 feet; thence N.49°34'10"E., 19.34 feet; thence N.80°31'56"E., 41.27 feet; thence N.10°11'56"E., 12.55 feet; thence N.44°42'38"W., 29.39 feet; thence N.01°33'47"W., 39.18 feet; thence N.20°18'17"W., 33.62 feet; thence N.27°55'11"E., 41.34 feet; thence N.69°14'58"E., 44.65 feet; thence N.25°39'26"E., 52.01 feet; thence N.04°25'10"E., 9.76 feet; thence N.52°30'00"E., 215.37 feet; thence S.73°46'52"E., 28.83 feet; thence S.78°31'57"E., 43.75 feet; thence S.50°34'32"E., 45.92 feet; thence S.70°52'50"E., 59.59 feet; thence S.61°39'38"E., 60.04 feet; thence S.40°54'49"E., 79.25 feet; thence S.73°51'16"E., 26.20 feet; thence S.48°04'48"E., 51.48 feet; thence N.18°35'20"E., 25.91 feet; thence S.12°18'24"E., 59.60 feet; thence S.49°20'34"E., 47.69 feet; thence S.69°57'49"E., 37.51 feet; thence S.16°50'20"E., 20.28 feet; thence S.80°36'53"E., 45.98 feet; thence S.09°43'29"E., 20.21 feet; thence S.25°30'33"E., 35.54 feet; thence S.69°08'06"E., 31.85 feet; thence S.25°13'08"E., 36.64 feet; thence N.72°53'28"E., 21.36 feet; thence N.40°30'19"E., 59.98 feet; thence N.36°01'34"E., 33.32 feet; thence N.33°57'31"W., 15.51 feet; thence N.19°17'52"E., 37.19 feet; thence N.00°30'40"E., 15.80 feet; thence N.77°19'04"W., 41.62 feet; thence S.24°18'59"W., 26.89 feet; thence N.47°14'46"W., 25.40 feet; thence N.37°00'25"E., 47.79 feet; thence N.02°06'20"E., 23.06 feet; thence N.04°32'40"W., 69.42 feet; thence N.13°28'20"W., 37.18 feet; thence N.38°30'24"E., 40.28 feet to a point on a curve; thence Northwesterly, 42.79 feet along the arc of a curve to the right having a radius of 1230.00 feet and a central angle of 01°59'36" (chord bearing N.50°29'48"W., 42.79 feet) to a point of tangency; thence N.49°30'00"W., 511.28 feet to a point of curvature; thence Northwesterly,

525.82 feet along the arc of a curve to the left having a radius of 1170.00 feet and a central angle of $25^{\circ}45'00''$ (chord bearing $N.62^{\circ}22'30''W.$, 521.41 feet) to a point of tangency; thence $N.75^{\circ}15'00''W.$, 10.86 feet; thence $N.77^{\circ}22'38''W.$, 350.24 feet; thence $N.75^{\circ}15'00''W.$, 231.04 feet to a point of curvature; thence Southwesterly, 40.39 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $92^{\circ}34'21''$ (chord bearing $S.58^{\circ}27'49''W.$, 36.14 feet) to a point of cusp; thence Northeasterly, 1261.78 feet along the arc of a curve to the right having a radius of 1540.00 feet and a central angle of $46^{\circ}56'41''$ (chord bearing $N.35^{\circ}38'59''E.$, 1226.78 feet); thence $S.24^{\circ}08'04''W.$, 19.68 feet; thence $S.44^{\circ}28'44''E.$, 45.31 feet; thence $S.64^{\circ}24'37''E.$, 64.46 feet; thence $N.68^{\circ}07'17''E.$, 39.21 feet; thence $N.37^{\circ}57'09''E.$, 27.98 feet; thence $N.28^{\circ}19'54''E.$, 49.65 feet; thence $N.17^{\circ}18'59''W.$, 73.92 feet to a point on a curve; thence Northeasterly, 83.42 feet along the arc of said curve to the right having a radius of 1540.00 feet and a central angle of $03^{\circ}06'13''$ (chord bearing $N.66^{\circ}26'53''E.$, 83.41 feet) to a point of tangency; thence $N.68^{\circ}00'00''E.$, 400.00 feet to a point of curvature; thence Northeasterly, 851.47 feet along the arc of a curve to the left having a radius of 1660.00 feet and a central angle of $29^{\circ}23'21''$ (chord bearing $N.53^{\circ}18'19''E.$, 842.17 feet); thence $S.51^{\circ}23'21''E.$, 97.19 feet; thence $S.63^{\circ}29'03''E.$, 17.61 feet; thence $S.68^{\circ}52'41''E.$, 37.17 feet; thence $N.82^{\circ}25'19''E.$, 42.26 feet; thence $S.63^{\circ}56'14''W.$, 61.29 feet; thence $S.01^{\circ}06'57''E.$, 14.39 feet; thence $S.44^{\circ}33'19''E.$, 37.96 feet; thence $S.49^{\circ}52'40''E.$, 29.31 feet; thence $N.47^{\circ}12'23''E.$, 51.06 feet; thence $S.68^{\circ}12'52''E.$, 54.65 feet; thence $N.70^{\circ}05'25''E.$, 12.43 feet; thence $N.00^{\circ}36'57''E.$, 163.50 feet; thence $N.55^{\circ}06'21''W.$, 79.31 feet; thence $N.79^{\circ}50'36''W.$, 65.82 feet; thence $N.56^{\circ}08'34''W.$, 63.79 feet to a point on a curve; thence Northeasterly, 475.35 feet along the arc of said curve to the left having a radius of 1660.00 feet and a central angle of $16^{\circ}24'26''$ (chord bearing $N.25^{\circ}39'14''E.$, 473.73 feet); thence $N.64^{\circ}25'37''E.$, 11.10 feet; thence $S.50^{\circ}17'15''E.$, 59.89 feet; thence $S.81^{\circ}40'39''E.$, 25.57 feet; thence $N.78^{\circ}06'59''E.$, 121.72 feet; thence $S.54^{\circ}33'41''E.$, 89.09 feet; thence $S.06^{\circ}05'02''E.$, 55.87 feet; thence $S.05^{\circ}10'14''E.$, 56.40 feet; thence $S.04^{\circ}32'26''E.$, 59.12 feet; thence $S.26^{\circ}30'58''E.$, 100.72 feet; thence $S.43^{\circ}26'16''E.$, 111.84 feet; thence $S.79^{\circ}47'05''E.$, 99.27 feet; thence $N.09^{\circ}23'49''W.$, 22.20 feet; thence $S.78^{\circ}23'48''E.$, 37.41 feet; thence

S.12°49'35"E., 21.74 feet; thence S.79°47'05"E., 11.98 feet; thence N.39°22'51"E., 99.54 feet; thence S.89°14'37"E., 682.59 feet to a point on the West right-of-way line of Access Road No. 1 for State Road No. 93-A, Section 10075-2403, and recorded in Official Record Book 3307, Page 1129, and Official Record Book 3865, Page 386, and conveyed to Hillsborough County as road right-of-way in Official Records Book 9930, Page 1237, ALL of the Public Records of Hillsborough County, Florida; thence along said West right-of-way line, the following (2) courses:
1) S.00°45'23"W., 829.03 feet to a point of curvature;
2) Southerly, 47.55 feet along the arc of a curve to the right having a radius of 267.13 feet and a central angle of 10°11'54" (chord bearing S.05°51'20"W., 47.48 feet) to a point on the Northerly boundary of COVINGTON PARK PHASE 1A, according to the plat thereof as recorded in Plat Book 87, Page 11, of the Public Records of Hillsborough County, Florida, also being the North boundary of the Southwest 1/4 of the aforesaid Section 13; thence along said Northerly boundary of COVINGTON PARK PHASE 1A, the following two (2) courses: 1) along said North boundary of the Southwest 1/4 of Section 13, N.89°12'18"W., 15.78 feet to the Northeast corner of the aforesaid Southeast 1/4 of Section 14; 2) along the North boundary of said Southeast 1/4 of Section 14, N.88°46'18"W., 1628.35 feet to the Northwesterly corner of said COVINGTON PARK PHASE 1A; thence along the Westerly boundary of said COVINGTON PARK PHASE 1A, and the Southerly prolongation thereof, S.00°47'49"W., 2646.63 feet to the POINT OF BEGINNING.

Containing 120.058 acres, more or less.

NLC-CP-090

P:\Covington Park West\CPARKWEST-CDD2-DS

JMG

August 21, 2003

EXHIBIT "B"
CUNNINGTON PARK
OVERALL C.D.D. PARCEL

EAST PARCELS
(PART 1)

Beginning at the Southwest corner of Section 13, Township 31 South, Range 19 East, Hillsborough County, Florida, run thence North $00^{\circ}45'33''$ East, 2388.35 feet, along the West boundary of said Section 13 and the Easterly right-of-way line of Access Road No. 1 for State Road 93-A (Section 10075-2403) to the beginning of a curve to the right; thence Northerly 141.37 feet, along the arc of said curve (having a radius of 270.00 feet, a central angle of $30^{\circ}00'00''$, and chord bearing and distance of North $15^{\circ}45'33''$ East, 139.76 feet) along said Easterly right-of-way line to a point of reverse curvature; thence Northerly, 123.78 feet, along the arc of a curve to the left (having a radius of 327.13 feet, a central angle of $21^{\circ}40'45''$, and a chord bearing and distance of North $19^{\circ}55'10''$ East, 123.04 feet) along said Easterly right-of-way line to its intersection with the North boundary of the South $1/2$ of the West $1/4$ of said Section 13; thence South $89^{\circ}12'02''$ East, 1254.13 feet, along said Northerly boundary to the Northeast corner of the South $1/2$ of the West $1/4$ of said Section 13, thence South $00^{\circ}33'29''$ West, 2625.73 feet, along the East boundary of the South $1/2$ of the West $1/4$ of said Section 13 to the Southeast corner thereof; thence North $89^{\circ}47'45''$ West, 1339.96 feet, along the South boundary of said Section 13 to the Point of Beginning.

Containing 80.505 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(PART TWO)

That part of the South $1/2$ of the East $1/2$ of the West $1/2$ of Section 13, Township 31 South, Range 19 East, lying West of the West right-of-way line of Interstate Highway 75, Hillsborough County, Florida, and being more particularly described as follows:

Beginning at the Southwest corner of the East $1/2$ of the West $1/2$ of Section 13, Township 31 South, Range 19 East, Hillsborough County, Florida, run thence North $00^{\circ}33'29''$ East, 2625.73 feet, along the West boundary of the East $1/2$ of the West $1/2$ of said Section 13 to the Northwest corner of the South $1/2$ of the East $1/2$ of the West $1/2$ of said Section 13; thence South $89^{\circ}12'02''$ East, 1330.93 feet along the North boundary of the South $1/2$ of the East $1/2$ of the West $1/2$ of said Section 13 to the Northeast corner thereof, thence South $00^{\circ}22'17''$ West, 450.37 feet along the East boundary of the South $1/2$ of the East

1/2 of the West 1/2 of said Section 13 to the Westerly limited access right-of-way line of said I-75 (S.R. 93-A); thence South 14°53'03" West, 624.26 feet, along said Westerly limited access right-of-way line; thence South 16°01'48" West, 1618.97 feet, along said limited access right-of-way line to the South boundary of said Section 13; thence North 89°47'45" West, 746.05 feet, along said South boundary to the Point of Beginning.

Containing 65.779 acres more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

WEST PARCEL

DESCRIPTION: A parcel of land lying in Sections 13 and 14, Township 31 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 14, run thence along the South boundary of the Southeast 1/4 of said Section 14, the following two (2) courses: 1) N.89°01'03"W., 60.00 feet to the **POINT OF BEGINNING**; 2) continue, N.89°01'03"W., 2583.64 feet to the Southeast corner of the Southwest 1/4 of said Section 14; thence along the South boundary of said Southwest 1/4 of Section 14, N.88°59'34"W., 432.66 feet; thence N.82°03'31"E., 7.43 feet; thence N.38°33'49"E., 35.18 feet; thence N.37°22'06"E., 33.26 feet; thence N.12°39'26"W., 33.13 feet; thence N.31°03'46"E., 35.13 feet; thence N.12°11'57"W., 45.21 feet; thence N.34°08'41"W., 54.59 feet; thence N.65°30'53"W., 34.06 feet; thence N.82°08'40"W., 27.84 feet; thence S.89°53'33"W., 60.47 feet; thence S.26°05'15"W., 61.24 feet; thence N.36°30'00"W., 275.56 feet; thence N.04°16'16"E., 6.54 feet; thence S.40°42'50"W., 16.45 feet; thence S.71°20'16"W., 24.41 feet; thence N.62°57'46"W., 13.61 feet; thence N.08°03'25"E., 14.14 feet; thence N.39°58'28"E., 39.47 feet; thence N.23°48'55"E., 21.84 feet; thence N.54°12'09"E., 21.66 feet; thence N.43°08'28"W., 44.21 feet; thence S.45°42'21"W., 23.20 feet; thence S.54°23'24"W., 54.76 feet; thence S.85°51'42"W., 9.02 feet; thence N.31°58'41"W., 24.91 feet; thence S.81°47'50"W., 37.57 feet to a point on a curve; thence Northerly, 134.75 feet along the arc of a curve to the right having a radius of 2440.00 feet and a central angle of 03°09'51" (chord bearing N.06°37'14"W., 134.74 feet); thence N.84°57'41"E., 70.69 feet; thence N.30°30'00"E., 85.43 feet; thence N.59°30'00"E., 128.46 feet; thence S.84°06'30"E., 66.84 feet; thence N.64°48'31"E., 77.64 feet; thence S.55°35'49"E., 110.24 feet; thence S.62°43'20"E., 51.36 feet; thence S.16°54'52"W., 88.37 feet; thence S.31°33'28"E., 126.52 feet; thence N.88°08'55"E., 100.03 feet; thence S.44°00'13"E., 68.97 feet; thence S.07°06'24"W., 50.96 feet; thence S.11°01'16"E., 37.92 feet; thence S.04°57'14"W., 43.35 feet; thence

S.78°03'44"E., 21.24 feet; thence S.43°32'54"E., 49.85 feet;
 thence S.60°22'13"E., 39.30 feet; thence N.89°47'24"E., 49.80
 feet; thence S.50°19'48"E., 44.45 feet; thence N.43°15'57"E.,
 49.04 feet; thence N.68°23'58"E., 61.75 feet; thence
 N.33°19'30"E., 51.75 feet; thence N.85°54'00"E., 77.94 feet;
 thence N.88°42'00"E., 42.41 feet; thence N.50°00'00"W., 159.71
 feet; thence S.40°00'00"W., 48.98 feet; thence N.73°26'05"W.,
 24.69 feet; thence N.56°00'51"W., 39.22 feet; thence
 N.58°56'51"W., 36.74 feet; thence N.74°45'00"W., 46.07 feet;
 thence N.56°34'00"W., 32.28 feet; thence S.72°17'18"W., 43.63
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 24.67 feet; thence N.34°41'22"W., 30.42 feet; thence
 N.46°08'06"W., 38.86 feet; thence N.49°34'10"E., 19.34 feet;
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 39.18 feet; thence N.20°18'17"W., 33.62 feet; thence
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 feet; thence S.73°51'16"E., 26.20 feet; thence S.48°04'48"E.,
 51.48 feet; thence N.18°35'20"E., 25.91 feet; thence
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 feet; thence N.36°01'34"E., 33.32 feet; thence N.33°57'31"W.,
 15.51 feet; thence N.19°17'52"E., 37.19 feet; thence
 N.00°30'40"E., 15.80 feet; thence N.77°19'04"W., 41.62 feet;
 thence S.24°18'59"W., 26.89 feet; thence N.47°14'46"W., 25.40
 feet; thence N.37°00'25"E., 47.79 feet; thence N.02°06'20"E.,
 23.06 feet; thence N.04°32'40"W., 69.42 feet; thence
 N.13°28'20"W., 37.18 feet; thence N.38°30'24"E., 40.28 feet to a
 point on a curve; thence Northwesterly, 42.79 feet along the arc
 of a curve to the right having a radius of 1230.00 feet and a
 central angle of 01°59'36" (chord bearing N.50°29'48"W., 42.79
 feet) to a point of tangency; thence N.49°30'00"W., 511.28 feet
 to a point of curvature; thence Northwesterly, 525.82 feet along
 the arc of a curve to the left having a radius of 1170.00 feet
 and a central angle of 25°45'00" (chord bearing N.62°22'30"W.,
 521.41 feet) to a point of tangency; thence N.75°15'00"W., 10.86
 feet; thence N.77°22'38"W., 350.24 feet; thence N.75°15'00"W.,
 231.04 feet to a point of curvature; thence Southwesterly, 40.39
 feet along the arc of a curve to the left having a radius of
 25.00 feet and a central angle of 92°34'21" (chord bearing
 S.58°27'49"W., 36.14 feet) to a point of cusp; thence
 Northeasterly, 1261.78 feet along the arc of a curve to the

right having a radius of 1540.00 feet and a central angle of 46°56'41" (chord bearing N.35°38'59"E., 1226.78 feet); thence S.24°08'04"W., 19.68 feet; thence S.44°28'44"E., 45.31 feet; thence S.64°24'37"E., 64.46 feet; thence N.68°07'17"E., 39.21 feet; thence N.37°57'09"E., 27.98 feet; thence N.28°19'54"E., 49.65 feet; thence N.17°18'59"W., 73.92 feet to a point on a curve; thence Northeasterly, 83.42 feet along the arc of said curve to the right having a radius of 1540.00 feet and a central angle of 03°06'13" (chord bearing N.66°26'53"E., 83.41 feet) to a point of tangency; thence N.68°00'00"E., 400.00 feet to a point of curvature; thence Northeasterly, 851.47 feet along the arc of a curve to the left having a radius of 1660.00 feet and a central angle of 29°23'21" (chord bearing N.53°18'19"E., 842.17 feet); thence S.51°23'21"E., 97.19 feet; thence S.63°29'03"E., 17.61 feet; thence S.68°52'41"E., 37.17 feet; thence N.82°25'19"E., 42.26 feet; thence S.63°56'14"W., 61.29 feet; thence S.01°06'57"E., 14.39 feet; thence S.44°33'19"E., 37.96 feet; thence S.49°52'40"E., 29.31 feet; thence N.47°12'23"E., 51.06 feet; thence S.68°12'52"E., 54.65 feet; thence N.70°05'25"E., 12.43 feet; thence N.00°36'57"E., 163.50 feet; thence N.55°06'21"W., 79.31 feet; thence N.79°50'36"W., 65.82 feet; thence N.56°08'34"W., 63.79 feet to a point on a curve; thence Northeasterly, 475.35 feet along the arc of said curve to the left having a radius of 1660.00 feet and a central angle of 16°24'26" (chord bearing N.25°39'14"E., 473.73 feet); thence N.64°25'37"E., 11.10 feet; thence S.50°17'15"E., 59.89 feet; thence S.81°40'39"E., 25.57 feet; thence N.78°06'59"E., 121.72 feet; thence S.54°33'41"E., 89.09 feet; thence S.06°05'02"E., 55.87 feet; thence S.05°10'14"E., 56.40 feet; thence S.04°32'26"E., 59.12 feet; thence S.26°30'58"E., 100.72 feet; thence S.43°26'16"E., 111.84 feet; thence S.79°47'05"E., 99.27 feet; thence N.09°23'49"W., 22.20 feet; thence S.78°23'48"E., 37.41 feet; thence S.12°49'35"E., 21.74 feet; thence S.79°47'05"E., 11.98 feet; thence N.39°22'51"E., 99.54 feet; thence S.89°14'37"E., 682.59 feet to a point on the West right-of-way line of Access Road No. 1 for State Road No. 93-A, Section 10075-2403, and recorded in Official Record Book 3307, Page 1129, and Official Record Book 3865, Page 386, and conveyed to Hillsborough County as road right-of-way in Official Records Book 9930, Page 1237, ALL of the Public Records of Hillsborough County, Florida; thence along said West right-of-way line, the following five (5) courses: 1) S.00°45'23"W., 829.03 feet to a point on a curve; 2) Southerly, 47.55 feet along the arc of a curve to the right having a radius of 267.13 feet and a central angle of 10°11'54" (chord bearing S.05°51'20"W., 47.48 feet) to the Northeast corner of TRACT "I", of COVINGTON PARK PHASE 1A, according to the plat thereof as recorded in Plat Book 87, Page 11, of the Public Records of Hillsborough County, Florida; 3) continue Southerly, 92.32 feet along the arc of said curve to the right having the same radius of 267.13 feet and a central angle of 19°48'05" (chord bearing S.20°51'14"W., 91.86 feet) to

a point of reverse curvature; 4) Southerly, 174.54 feet along the arc of a curve to the left having a radius of 330.00 feet and a central angle of $30^{\circ}18'15''$ (chord bearing $S.15^{\circ}36'09''W.$, 172.51 feet); 5) along a line lying 60.00 feet West of and parallel with the East boundary of the aforesaid Section 14, $S.00^{\circ}45'18''W.$, 2386.36 feet to the **POINT OF BEGINNING**.

Containing 215.462 acres, more or less.

ALTOGETHER containing 361.746 acres, more or less.

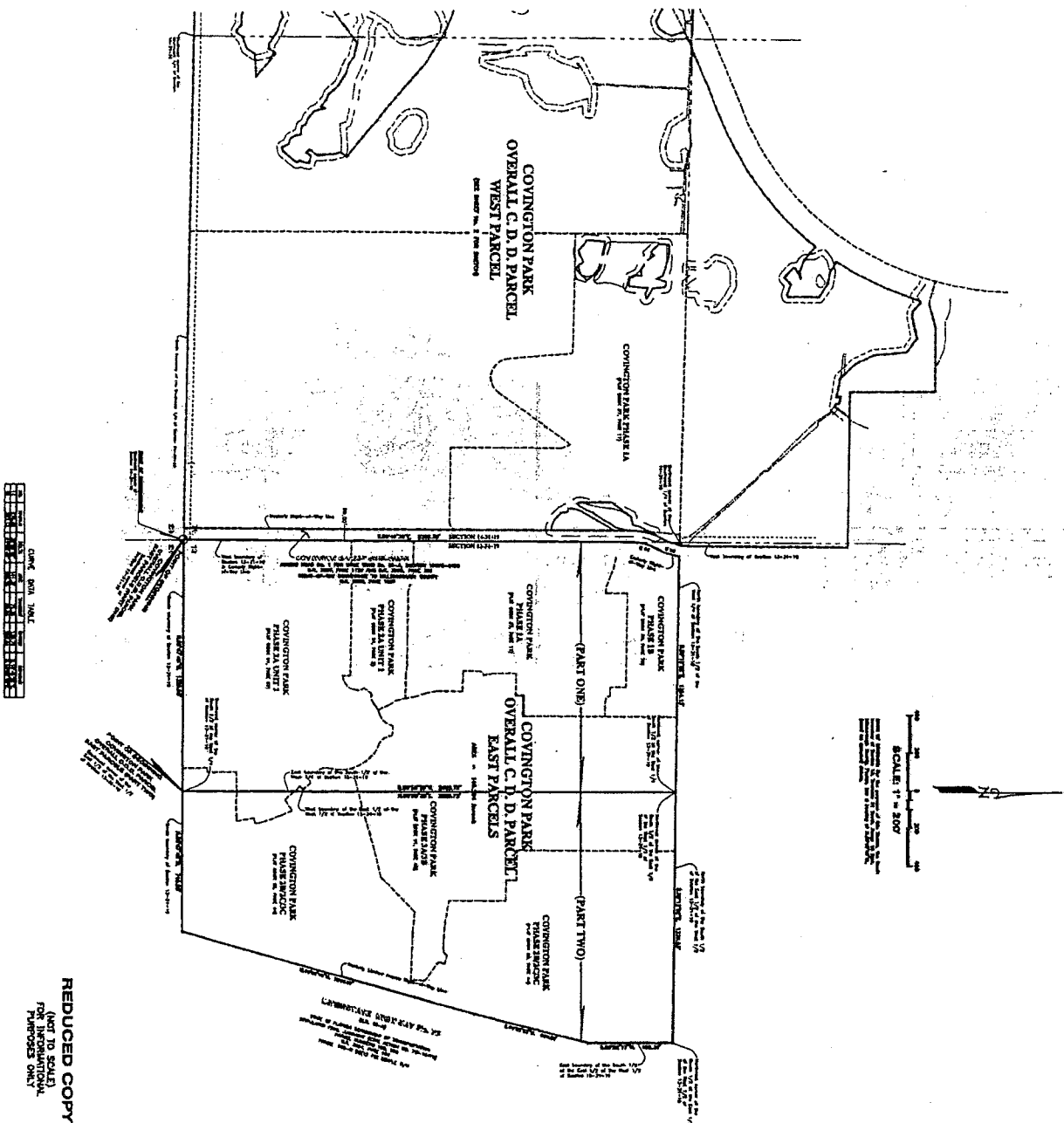
NLC-CP-117

P:\Covington Park West\CPARKWEST-CDD-OVERALL-DS

JMG

2003

October 6,



DATE: 10/1/81
 DRAWN BY: J. M. JONES
 CHECKED BY: J. M. JONES
 APPROVED BY: J. M. JONES

REDUCED COPY
 (NOT TO SCALE)
 FOR INFORMATIONAL
 PURPOSES ONLY

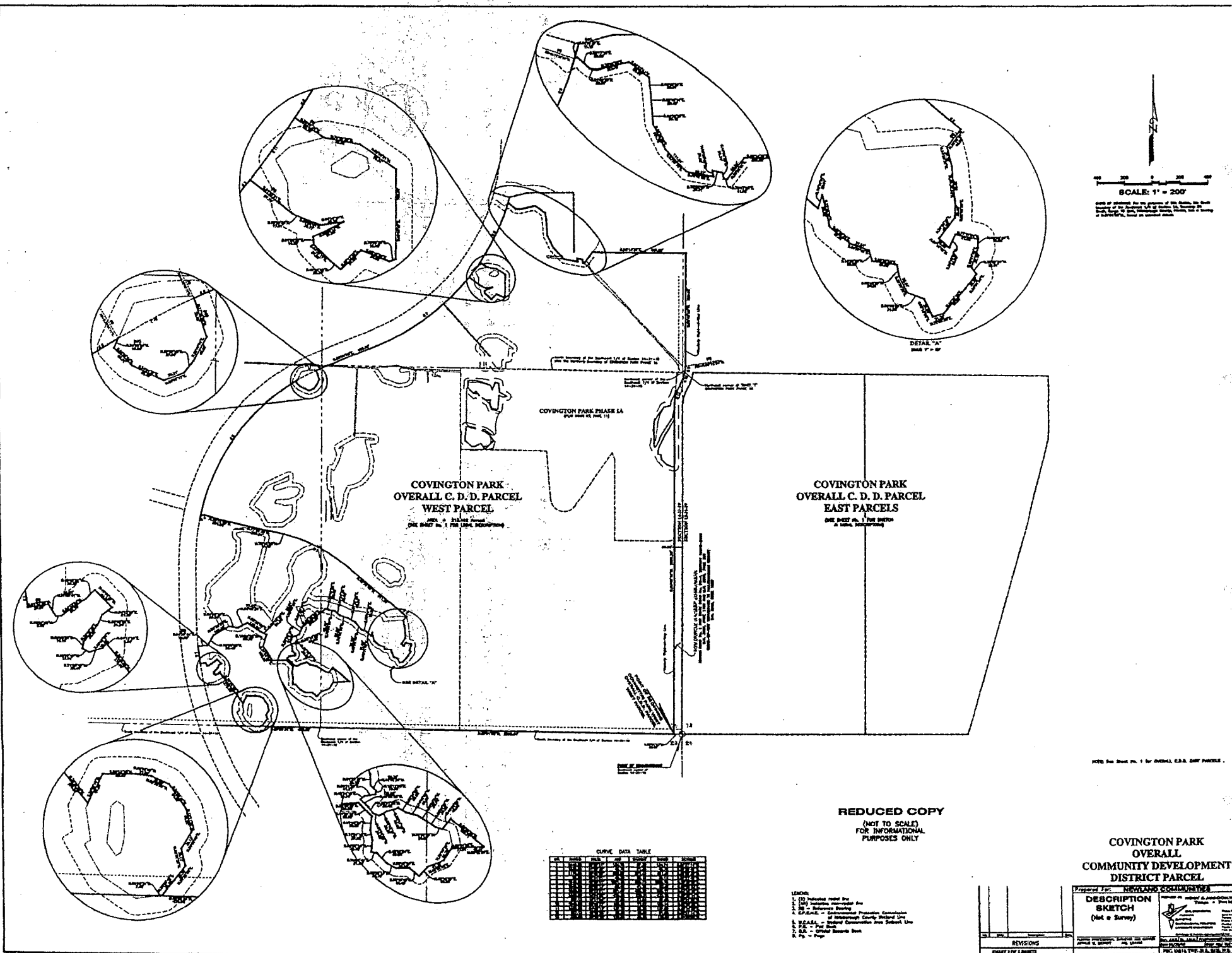
NOTES:
 1. ALL LOTS ARE TO BE DEVELOPED FOR RESIDENTIAL USE.
 2. ALL LOTS ARE TO BE DEVELOPED FOR RESIDENTIAL USE.
 3. ALL LOTS ARE TO BE DEVELOPED FOR RESIDENTIAL USE.
 4. ALL LOTS ARE TO BE DEVELOPED FOR RESIDENTIAL USE.
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 9. ALL LOTS ARE TO BE DEVELOPED FOR RESIDENTIAL USE.
 10. ALL LOTS ARE TO BE DEVELOPED FOR RESIDENTIAL USE.

COVINGTON PARK
 OVERALL C.D.D. PARCEL
 WEST PARCEL

COVINGTON PARK
 OVERALL C.D.D. PARCEL
 WEST PARCEL

COVINGTON PARK
 OVERALL C.D.D. PARCEL
 WEST PARCEL

REVISIONS	DATE	BY	DESCRIPTION
1	10/1/81	J. M. JONES	INITIAL DESIGN
2	10/1/81	J. M. JONES	REVISIONS
3	10/1/81	J. M. JONES	REVISIONS
4	10/1/81	J. M. JONES	REVISIONS
5	10/1/81	J. M. JONES	REVISIONS
6	10/1/81	J. M. JONES	REVISIONS
7	10/1/81	J. M. JONES	REVISIONS
8	10/1/81	J. M. JONES	REVISIONS
9	10/1/81	J. M. JONES	REVISIONS
10	10/1/81	J. M. JONES	REVISIONS



STATE OF FLORIDA DEPARTMENT OF STATE

Division of Library and Information Services

I, Glenda E. Hood, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of Hillsborough County Ordinance No. 04-20, which was filed in this office on April 26, 2004, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.



Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
13th., day of May, A.D., 2004.

Glenda E. Hood

Secretary of State

DSDE 99 (3/03)



FOWLER WHITE BOGGS BANKER

ATTORNEYS AT LAW

ESTABLISHED 1943

Erin McCormick Larrinaga
Direct Dial: 813-222-1180
elarrinaga@fowlerwhite.com

May 23, 2006

Mr. Pete Williams
Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Re: Covington Park Community Development District
Ordinance No. 04-20 Expanding the CDD

Dear Pete:

Enclosed please find a copy of Ordinance No. 04-20 which expanded the boundaries of the Covington Park Community Development District. Please contact me should you have any questions or require any additional information.

Sincerely,

FOWLER WHITE BOGGS BANKER P.A.

Erin McCormick Larrinaga

mnf
Enclosure

#1836266v1

FOWLER WHITE BOGGS BANKER P.A.

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