

**ORDINANCE NO. 2015-11**

**An Ordinance of the Board of County Commissioners of Osceola County, Florida, Amending Ordinance No. 98-10 Which Established the ChampionsGate Community Development District; Expanding the Boundary of the District Pursuant to Chapter 190, Florida Statutes, to Include Approximately 12.26 Acres of Additional Real Property Within the Boundary of the District; Providing for Severability; Providing for Conflict; and Providing an Effective Date.**

**WHEREAS**, on July 27, 1998, the Board of County Commissioners of Osceola County, Florida (the County) enacted Ordinance No. 98-10, establishing the ChampionsGate Community Development District (the District), pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the County subsequently amended Ordinance No. 98-10 by enacting Ordinance 01-37 and Ordinance 04-12, both of which had the effect of expanding the boundary of the District; and

**WHEREAS**, the Board of Supervisors of the ChampionsGate Community Development District (the Petitioner) has filed a petition with the County to adopt an ordinance further expanding the boundary of the District in order to add approximately 12.26 acres of real property to the District; and

**WHEREAS**, Lennar Homes, LLC, a Florida limited liability company, is the owner of 12.26 acres of real property proposed for inclusion within the District and has provided written consent to the expansion of the District's boundary to include said real property; and

**WHEREAS**, the County has held a public hearing on the petition to expand the boundary of the District in accordance with the requirements and procedures of Section 190.046(1)(b), Florida Statutes; and

**WHEREAS**, upon consideration of the record established at the public hearing, the County finds the statements contained within the petition are true and correct, that the expansion of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the Osceola County Comprehensive Plan, that the area of land within the expanded District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area that will be

served by the expanded District, that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area that will be served by the District is amenable to separate special-district government; and

**WHEREAS**, the expansion of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the petition.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA:**

**SECTION 1. RECITALS.**

The foregoing recitals are true and correct and incorporated herein.

**SECTION 2. AUTHORITY.**

This Ordinance is adopted pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

**SECTION 3. AMENDMENT OF ORDINANCE NO. 98-10.**

The boundary of the ChampionsGate Community Development District as provided in Ordinance No. 98-10, as amended by Ordinance No. 01-37 and Ordinance No. 04-12, is hereby expanded to include the real property included within the metes and bounds description provided in Exhibit A, attached hereto and incorporated herein (the Expansion Area). Said Expansion Area encompasses approximately 12.26 acres.

**SECTION 4. DISTRICT BOUNDARY.**

The complete legal description of the District's boundary as expanded herein shall encompass approximately 365.85 acres, as described in Exhibit B, attached hereto and incorporated herein.

**SECTION 5. SEVERABILITY.**

If any provision of this ordinance, or the application thereof, is for any reason held or declared to be unconstitutional, inoperative, void or invalid, such holding shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid provisions or application, and to that end, the provisions of this ordinance are declared severable.

**SECTION 6. CONFLICT.**

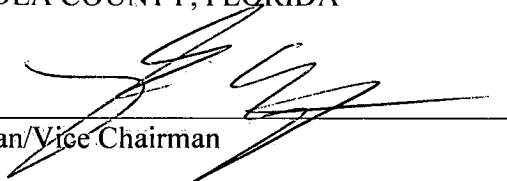
Any ordinance or part thereof, or any resolution, or part thereof, which is in conflict with this ordinance or part hereof is hereby repealed to the extent of the conflict.

**SECTION 7. EFFECTIVE DATE.**

This Ordinance shall become effective as provided by law.

BOARD OF COUNTY COMMISSIONERS  
OF OSCEOLA COUNTY, FLORIDA

By: \_\_\_\_\_  
Chairman/Vice Chairman

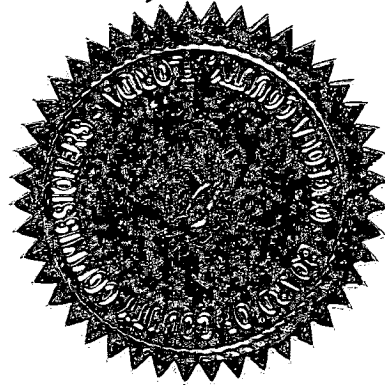


ATTEST:  
OSCEOLA COUNTY CLERK OF THE BOARD

By: Jimmy Ross  
Clerk/Deputy Clerk of the Board

As authorized for execution at the Board of  
County Commissioners meeting of:

02-16-15  
Ordinance 2015-11



## EXHIBIT A

PORTION OF LOT 1, CHAMPIONSGATE GOLF COURSE SOUTH TO BE ADDED TO THE C.D.D.

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN S00°11'49"E FOR A DISTANCE OF 35.03 FEET TO A POINT ON THE PROPOSED CENTERLINE OF TRI-COUNTY ROAD; THENCE RUN S89°46'07"E, ALONG SAID CENTERLINE, A DISTANCE OF 1002.92 FEET; THENCE DEPARTING SAID PROPOSED CENTERLINE, RUN S00°16'25"W FOR A DISTANCE OF 60.00 FEET, TO A POINT ON THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF TRI-COUNTY ROAD FOR THE POINT OF BEGINNING; THENCE RUN S25°34'45"E, FOR A DISTANCE OF 311.93 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL 1C, CHAMPIONSGATE GOLF COURSE SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 48 THROUGH 53 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S60°36'44"W FOR A DISTANCE OF 207.30 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1C; THENCE RUN ALONG THE WESTERLY LINE OF SAID PARCEL 1C THE FOLLOWING COURSES AND DISTANCES; S32°41'06"E FOR A DISTANCE OF 371.14 FEET; S02°10'38"W FOR A DISTANCE OF 38.96; S28°25'07"E FOR A DISTANCE OF 173.02 FEET; S03°38'37"E FOR A DISTANCE OF 333.85 FEET; N70°42'11"E FOR A DISTANCE OF 39.89 FEET; S11°15'41"E FOR A DISTANCE OF 71.66 FEET TO A POINT ON THE NORTH LINE OF PARCEL 1B, CHAMPIONSGATE GOLF COURSE SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 48 THROUGH 53 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE DEPARTING THE WESTERLY LINE OF SAID PARCEL 1C, RUN S56°40'18"W, ALONG SAID NORTH LINE OF PARCEL 1B, A DISTANCE OF 239.02 FEET; THENCE, DEPARTING SAID NORTH LINE OF PARCEL 1B, RUN N25°03'35"W FOR A DISTANCE OF 259.60 FEET; THENCE RUN N02°58'28"E FOR A DISTANCE OF 161.26 FEET; THENCE RUN N00°28'25"W FOR A DISTANCE OF 73.51 FEET; THENCE RUN N18°45'55"W FOR A DISTANCE OF 107.50 FEET; THENCE RUN N28°09'06"W FOR A DISTANCE OF 155.15 FEET; THENCE RUN N27°29'20"W FOR A DISTANCE OF 179.52 FEET; THENCE RUN N34°59'01"W FOR A DISTANCE OF 177.26 FEET; THENCE RUN N43°07'53"W FOR A DISTANCE OF 227.46 FEET; THENCE RUN N54°45'27"W FOR A DISTANCE OF 174.98 FEET; THENCE RUN N84°47'05"W FOR A DISTANCE OF 97.23 FEET; THENCE RUN S47°43'17"W FOR A DISTANCE OF 166.79 FEET; THENCE RUN S28°36'25"W FOR A DISTANCE OF 112.69 FEET; THENCE RUN N89°25'16"W FOR A DISTANCE OF 122.14 FEET; THENCE RUN N00°36'26"E FOR A DISTANCE OF 333.44 FEET TO A POINT ON THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF TRI-COUNTY ROAD, BEING 70.00 FEET SOUTH AND PARALLEL TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF TRI-COUNTY ROAD; THENCE RUN S89°46'07"E, ALONG SAID PROPOSED SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 977.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.26 ACRES, MORE OR LESS.

## EXHIBIT B

### CHAMPIONSGATE VILLAGE

#### LEGAL DESCRIPTION:

A PORTION OF THE SECTION 32 AND 33, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE RUN N 89°33'15"E, ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 20.15 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF CHAMPIONSGATE BOULEVARD, AS SHOW ON THE PLAT OF CHAMPIONSGATE VILLAGE, AS RECORDED IN PLAT BOOK 12, PAGES 39 THROUGH 42, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT BEING A ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1550.00 FEET, A CENTRAL ANGLE OF 17°36'26", A CHORD BEARING OF N35°44'30"E AND A CHORD DISTANCE OF 474.45 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 476.32 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 87°16'06", A CHORD BEARING OF N00°54'40"E AND A CHORD DISTANCE OF 52.44 FEET; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.88 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 1539.00 FEET, A CENTRAL ANGLE OF 21°05'32", A CHORD BEARING OF N32°10'37"W AND A CHORD DISTANCE OF 563.36 FEET, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MASTERS BOULEVARD; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 566.55 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST ¼ OF AFORESAID SECTION 33; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1539.00 FEET; A CENTRAL ANGLE OF 24°16'06", A CHORD BEARING OF N09°29'48"W, AND A CHORD DISTANCE OF 647.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 651.86 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES, N02°38'15"E, 1035.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 532.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 220.93 FEET, THROUGH A CENTRAL ANGLE OF 23°47'39" TO A POINT ON A CURVE, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF THE NORTHWEST ¼ OF AFORESAID SECTION 33; THENCE DEPARTING SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, RUN N 00°11'09"W, ALONG SAID WEST LINE, A DISTANCE OF 128.58 FEET TO A POINT ON A WETLAND LINE; THENCE DEPARTING SAID WEST LINE, RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE WETLAND LINE; S89°48'51"W, 222.47 FEET; THENCE N37°39'51"E, 69.37 FEET; THENCE N00°32'57"W, 64.40 FEET; THENCE N18°49'49"W, 76.28 FEET; THENCE N02°27'56"E, 57.75 FEET; THENCE N16°27'54"E, 117.74 FEET; THENCE N23°59'22"E, 55.06 FEET; THENCE N50°39'49"W, 38.80 FEET; THENCE N02°27'24"W, 51.65 FEET; THENCE N33°10'48"E, 54.61 FEET; THENCE N86°40'58"E, 83.34 FEET; THENCE N19°20'31"E, 84.48 FEET; THENCE N38°41'48"E, 57.72 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 33; THENCE DEPARTING SAID WETLAND LINE, RUN N00°11'09"W ALONG SAID WEST LINE, A DISTANCE OF 1342.19 FEET TO A POINT ON A WETLAND LINE; THENCE DEPARTING SAID WEST LINE, RUN THE FOLLOWING COURSES AND DISTANCES

ALONG SAID WETLAND LINE: S77°39'15"W, 262.93 FEET, THENCE N78°42'19"W, 130.02 FEET; THENCE N22°14'08"W, 58.44 FEET; THENCE N25°08'25"W, 64.06 FEET; THENCE N05°21'57"W, 66.49 FEET; THENCE N37°49'22"E, 81.67 FEET; THENCE N73°34'38"E, 71.51 FEET; THENCE N37°01'21"E, 138.51 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF TRI-COUNTY ROAD; THENCE DEPARTING SAID WETLAND LINE, RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE N89°44'42"E, 236.71 FEET; THENCE S88°13'50"E, 646.10 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 24.50 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE FROM A CHORD BEARING OF S15°56'00"E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.03 FEET THROUGH A CENTRAL ANGLE OF 32°48'32" TO THE POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GOODMAN ROAD AS SHOWN ON THE OSCEOLA COUNTY ENGINEERING DEPARTMENT MAINTENANCE MAP BOOK 1, PAGE 92 THROUGH 102 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°28'16"W, 513.95 FEET; THENCE S00°20'19"E, 178.03 FEET; THENCE S00°26'56"W, 513.66 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID GOODMAN ROAD; THENCE RUN S89°33'04"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID GOODMAN ROAD, A DISTANCE OF 23.46 FEET TO A POINT ON THE EAST LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 33; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN S00°12'04"E ALONG SAID EAST LINE, A DISTANCE OF 57.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 33; THENCE DEPARTING SAID EAST LINE, RUN N89°32'57"E ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 33, A DISTANCE OF 327.74 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED GOODMAN ROAD, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 352.65 FEET; THENCE FROM A CHORD BEARING OF S82°22'43"E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 83.00 FEET THROUGH A CENTRAL ANGLE OF 13°29'08" TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 7248.51 FEET; THENCE FROM A CHORD BEARING OF S89°16'41"E RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 40.46 FEET THROUGH A CENTRAL ANGLE OF 00°19'11" TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 525.38 FEET; THENCE FROM A CHORD BEARING OF S87°58'29"E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.03 FEET THROUGH A CENTRAL ANGLE OF 02°56'53" TO THE POINT OF TANGENCY; THENCE S86°29'17"E, 34.69 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF GOODMAN ROAD, RUN S00°13'00"E, 133.98 FEET; THENCE N89°32'57"E, 150.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 33; THENCE RUN N00°13'00"W, ALONG SAID EAST LINE, 105.74 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 505.59 FEET; THENCE FROM A CHORD BEARING OF S70°05'19"E RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GOODMAN ROAD A DISTANCE OF 20.19 FEET THROUGH A CENTRAL ANGLE OF 02°17'15" TO THE POINT OF TANGENCY; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF GOODMAN ROAD, THENCE S68°56'41"E, 134.46 FEET; THENCE S72°23'27"E, 335.88 FEET; THENCE S72°25'41"E,

442.12 FEET; THENCE S71°59'26"E, 370.58 FEET; THENCE S70°50'21"E, 293.43 FEET; THENCE S73°22'20"E, 387.35 FEET; THENCE S72°16'36"E, 422.66 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF GOODMAN ROAD RUN THE FOLLOWING COURSES AND DISTANCES S18°05'07"W, 551.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 33; THENCE RUN S89°35'07"W ALONG SAID SOUTH LINE, 789.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 33; THENCE S00°18'36"E ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 33, A DISTANCE OF 1325.05 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 33; THENCE N89°43'25"E ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 33, A DISTANCE OF 1056.54 FEET; THENCE S39°53'28"W, 21.15 FEET TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NUMBER 4; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, THENCE S43°40'17"W 40.78 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1179.24 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 555.32 FEET THROUGH A CENTRAL ANGLE OF 26°58'53" TO THE POINT OF TANGENCY; THENCE RUN S70°39'10"W, 120.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 475.97 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 327.97 FEET THROUGH A CENTRAL ANGLE OF 39°28'46" TO A POINT ON CURVE; THENCE DEPARTING SAID CURVE RUN N79°18'53"W, 302.28 FEET; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, RUN S10°41'07"W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE NUMBER 4, A DISTANCE OF 200.00 FEET TO A POINT ON THE LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID INTERSTATE NUMBER 4; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, S79°18'53"E, 300.00 FEET; THENCE S18°16'14"W, 576.69 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33, THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY, RUN S89°33'15"W ALONG SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 1933.62 FEET TO THE SOUTHEAST CORNER OF PARCEL 10, OF AFORESAID CHAMPIONSGATE VILLAGE; THENCE RUN ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 10 THE FOLLOWING FOUR COURSES AND DISTANCES, N00°26'45"W, A DISTANCE OF 76.63 FEET; N22°22'40"W, A DISTANCE OF 70.18 FEET; N34°03'04"W, A DISTANCE OF 289.61 FEET; AND N39°13'13"W, A DISTANCE OF 33.90 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF AFORESAID CHAMPIONSGATE BOULEVARD, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1450.00 FEET, A CENTRAL ANGLE OF 21°15'48", A CHORD BEARING OF S39°38'11"W AND A CHORD DISTANCE OF 535.04 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 538.12 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 33; THENCE RUN S89°33'15" W, ALONG SAID SOUTH LINE, A DISTANCE OF 113.68 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS ALL OF CHAMPIONSGATE VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 39 THROUGH 42, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY FLORIDA, LESS AND EXCEPT TRACT "H" AND PARCEL 10 OF SAID PLAT.

CONTAINING 277.423 ACRES, MORE OR LESS

CHAMPIONSGATE GOLF COURSE SOUTH PARCELS 2A, 3A, 3B & 3C

LEGAL DESCRIPTION:

A PORTION OF THE SECTION 32, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER PARCEL 3C, CHAMPIONSGATE GOLF COURSE SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 48 THROUGH 53, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 89°52'54" WEST, A DISTANCE OF 1175.81 FEET TO THE SOUTHWEST CORNER OF PARCEL 3B OF SAID CHAMPIONSGATE GOLF COURSE SOUTH; THENCE RUN NORTH 00°07'06" WEST, A DISTANCE OF 981.74 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3B; THENCE RUN NORTH 89°52'54" EAST, A DISTANCE OF 1175.81 FEET TO THE NORTHEAST CORNER OF AFORESAID PARCEL 3C; THENCE RUN SOUTH 00°07'06" EAST, A DISTANCE OF 981.74 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCELS 3A, 3B AND 3C, CHAMPIONSGATE GOLF COURSE SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 48 THROUGH 53, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CONTAINING 26.50 ACRES, MORE OR LESS

TOGETHER WITH:

A PORTION OF THE SECTION 32, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER PARCEL 2A, CHAMPIONSGATE GOLF COURSE SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 48 THROUGH 53, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 89°52'54" WEST, A DISTANCE OF 1081.75 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2A; THENCE RUN NORTH 00°07'06" WEST, A DISTANCE OF 1201.62 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2A; THENCE RUN NORTH 89°52'54" EAST, A DISTANCE OF 981.75 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2A; THENCE RUN SOUTH 00°07'06" EAST, A DISTANCE OF 801.62 FEET; THENCE RUN NORTH 89°52'54" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 00°07'06" EAST, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL 2A, CHAMPIONSGATE GOLF COURSE SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 48 THROUGH 53, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CONTAINING 28.00 ACRES, MORE OR LESS



THE VISTAS AT CHAMPIONSGATE

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN S00°11'49"E FOR A DISTANCE OF 35.03 FEET TO A POINT ON THE PROPOSED CENTERLINE OF TRI-COUNTY ROAD; THENCE RUN S89°46'07"E ALONG SAID CENTERLINE, A DISTANCE OF 1002.92 FEET; THENCE DEPARTING SAID PROPOSED CENTERLINE; RUN S00°16'25"W, A DISTANCE OF 60.00 FEET, TO A POINT ON THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF TRI-COUNTY ROAD FOR THE POINT OF BEGINNING; THENCE, S25°34'45"E FOR A DISTANCE OF 311.93 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL 1C, CHAMPIONSGATE GOLF COURSE SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 48 THROUGH 53 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTHEASTERLY ALONG SAID PARCEL 1C, S25°22'18"E FOR A DISTANCE OF 74.73 FEET TO A POINT, THENCE, S26°22'46"E FOR A DISTANCE OF 112.50 FEET TO A POINT, THENCE, S27°47'53"E FOR A DISTANCE OF 282.80 FEET TO A POINT, THENCE, S25°59'15"E, FOR A DISTANCE OF 116.34 FEET TO A POINT, THENCE, S08°04'03"E FOR A DISTANCE OF 58.19 FEET TO A POINT, THENCE, S01°52'52"W FOR A DISTANCE 82.06 FEET TO A POINT, THENCE, S03°23'58"W FOR A DISTANCE OF 160.68 FEET TO A POINT, THENCE, S03°37'58"E FOR A DISTANCE OF 223.84 FEET TO A POINT, SAID POINT IS THE SOUTHEASTERLY MOST POINT OF SAID PARCEL 1C, SAID POINT IS ALSO ON THE EASTERLY LINE OF PARCEL 1A, CHAMPIONSGATE GOLF COURSE SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 48 THROUGH 53 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID PARCEL 1A, S37°37'34"E FOR A DISTANCE OF 131.85 FEET TO A POINT, THENCE, S37°07'22"E, FOR A DISTANCE OF 199.23 FEET TO A POINT, THENCE, S34°39'34"E FOR A DISTANCE OF 155.08 FEET TO A POINT, THENCE, S34°14'10"E FOR A DISTANCE OF 144.40 FEET TO A POINT, THENCE, S37°34'23"E FOR A DISTANCE OF 144.01 FEET TO A POINT, THENCE, S37°34'06"E FOR A DISTANCE OF 146.56 FEET TO A POINT, THENCE, S32°36'55"E FOR A DISTANCE OF 59.38 FEET TO A POINT, THENCE, S27°22'42"E FOR A DISTANCE OF 85.25 FEET TO A POINT, THENCE, S12°42'31"W FOR A DISTANCE OF 146.66 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN CORNER OF AFORESAID PARCEL 1A, THENCE N89°38'23"W ALONG THE SOUTHERN LINE OF PARCEL 1A, FOR A DISTANCE

OF 662.61 FEET TO THE SOUTHWESTERN CORNER OF AFORESAID PARCEL 1A, SAID POINT IS ALSO THE SOUTHEASTERLY CORNER OF PARCEL 1B, CHAMPIONSGATE GOLF COURSE SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 48 THROUGH 53 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE, N89°41'57"W, ALONG THE SOUTHERN LINE OF AFORESAID PARCEL 1B, FOR A DISTANCE OF 64.97 FEET TO THE SOUTHWESTERN CORNER OF AFORESAID PARCEL 1B, THENCE, N37°09'48"W, ALONG THE WESTERN LINE OF SAID PARCEL 1B, FOR A DISTANCE OF 740.90 FEET TO A POINT, THENCE, N07°18'20"E FOR A DISTANCE OF 159.52 FEET TO THE NORTHWESTERN CORNER OF SAID PARCEL 1B, THENCE N56°40'18" E, A DISTANCE OF 320.02 FEET TO A POINT ON THE NORTHERN LINE OF SAID PARCEL 1B; THENCE DEPARTING SAID NORTHERN LINE OF PARCEL 1B, N25°03'35"W FOR A DISTANCE OF 259.60 FEET TO A POINT; THENCE, N02°58'28"E FOR A DISTANCE OF 161.26 FEET TO A POINT; THENCE, N00°28'25"W FOR A DISTANCE OF 73.51 FEET TO A POINT; THENCE, N18°45'55"W FOR A DISTANCE OF 107.50 FEET TO A POINT; THENCE, N28°09'06"W FOR A DISTANCE OF 155.15 FEET TO A POINT; THENCE, N27°29'20"W FOR A DISTANCE OF 179.52 FEET TO A POINT; THENCE N34°59'01"W FOR A DISTANCE OF 177.26 FEET TO A POINT; THENCE, N43°07'53"W FOR A DISTANCE OF 227.46 FEET TO A POINT; THENCE, N54°45'27"W FOR A DISTANCE OF 174.98 FEET TO A POINT; THENCE, N84°47'05"W FOR A DISTANCE OF 97.23 FEET TO A POINT; THENCE, S47°43'17"W FOR A DISTANCE OF 166.79 FEET TO A POINT; THENCE, S28°36'25"W FOR A DISTANCE OF 112.69 FEET TO A POINT; THENCE, N89°25'16"W FOR A DISTANCE OF 122.14 FEET TO A POINT; THENCE, N00°36'26"E FOR A DISTANCE OF 333.44 FEET TO A POINT ON THE AFORESAID PROPOSED SOUTHERLY RIGHT OF WAY LINE OF TRI-COUNTY ROAD, BEING 70.00 FEET SOUTH AND PARALLEL TO THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF TRI-COUNTY ROAD; THENCE S89°46'07"E, ALONG SAID PROPOSED SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 977.19 FEET TO THE POINT OF BEGINNING. ALL LANDS BEING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA.

ALSO KNOWN AS ALL OF "THE VISTAS AT CHAMPIONSGATE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 57 THROUGH 60, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CONTAINING TOTAL AREA OF 33.93 ACRES, MORE OR LESS.



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

February 17, 2015

Paula J. Carpenter  
Clerk of the Board  
Osceola County  
1 Courthouse Square, Suite 4400  
Kissimmee, Florida 34741

Attention: Tammy Ross, Deputy Clerk

Dear Ms. Carpenter:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Osceola County Ordinance No. 2015-11, which was filed in this office on February 17, 2015.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb