

***FOX BRANCH RANCH
COMMUNITY DEVELOPMENT
DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Business Meeting***

January 11, 2018

1:00 p.m.

At:

***JSK Engineering
5904 Hillside Drive
Lakeland, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Fox Branch Ranch Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

December 28, 2017

Board of Supervisors
Fox Branch Ranch
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Fox Branch Ranch Community Development District is scheduled for **January 11, 2018 at 1:00 p.m. at JSK Engineering located at 5904 Hillside Heights Drive, Lakeland, Florida.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your consideration. Any additional support material will be forward to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. In the meantime if you have any questions, please contact me.

Sincerely,
Patricia Comings-Thibault
District Manager

District: **FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT**
Date of Meeting: Thursday, January 11, 2018
Time: 1:00 p.m.
Location: JSK Engineering
5904 Hillside Heights Drive
Lakeland, FL

Dial-in Number: 712-775-7031
Guest Access Code: 109-516-380

Agenda

I. Call to Order

II. Audience Comments

III. Administrative Items:

- A. Approval of the Minutes of the June 9, 2016 Meeting Exhibit 1
- B. Approval of the October 31, 2017 Unaudited Financials Exhibit 2
- C. Consideration of Resolution 2018-01, Authorizing the Contraction Exhibit 3
Of The Fox Branch Ranch Community Development District &
Authorizing the Submittal of a Petition To Contract The Boundaries
Of The District to The Board of County Commissioners Of Polk County

IV. Staff Reports

- A. Manager
- B. Attorney
- C. Engineer

VI. Supervisors Requests

VII. Adjournment

EXHIBIT 1

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**MINUTES OF MEETING
FOX BRANCH RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Fox Branch Ranch Community Development District was held on Thursday, June 9, 2016 at 10:00 a.m. at JSK Engineering, 5904 Hillside Heights Drive, Lakeland, Florida.

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FIRST ORDER OF BUSINESS - Roll Call

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Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary
Ted Sanders	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager
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SECOND ORDER OF BUSINESS - Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS-Administrative Matters

A. Oath of Office of Newly Elected Supervisors

Ms. Comings-Thibault asked Mr. Sanders and Ms. Price to read and sign the Oath of Office.

➤ **Compensation of Newly Elected Supervisors**

Ms. Comings-Thibault advised the newly elected supervisors that they were entitled to compensation of \$200 per meeting and asked whether they would like to receive or waive compensation.

Mr. Sanders and Ms. Price accepted compensation.

B. Resolution 2016-01 Canvassing & Certifying Resolution of Landowners Election

Ms. Comings-Thibault presented Resolution 2016-01 Canvassing & Certifying Resolution of Landowners Election. She stated that Ms. Price received 900 votes, Tony Brannan received 890 votes, and Ted Sanders received 870 votes. Tony Brannan is no longer with the organization and his vacant seat is available.

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On a MOTION by Mr. Draper, SECONDED by Mr. Sanders WITH ALL IN FAVOR, the Board adopted Resolution **2016-04** Setting Landowners Election for November 10, 2016 at 10:00 a.m. at JSK Engineering, 5904 Hillside Heights Drive, Lakeland, Florida for the Fox Branch Ranch Community Development District.

G. Presentation of Registered Voter Count – 0

Ms. Comings-Thibault presented Registered Voter Count – 0 and asked for comments or questions.

H. Presentation & Discussion of Check Register – 04/30/2016

Ms. Comings-Thibault presented the Check Register – 04-30-2016 and asked for comments or questions.

FOURTH ORDER OF BUSINESS – Staff Reports

A. Manager

There being none, next item followed.

B. Attorney

There being none, next item followed.

C. Engineer

There being none, next item followed.

FIFTH ORDER OF BUSINESS - Supervisors Requests

There being none, next item followed.

SIXTH ORDER OF BUSINESS – Adjournment

On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adjourned the meeting for the Fox Branch Ranch Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

47 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
48 Resolution **2016-01** Canvassing & Certifying Resolution of Landowners Election for the Fox Branch
49 Ranch Community Development District.

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51 **C. Consideration of Resolution 2016-02 Designation of Officers**

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53 Ms. Comings-Thibault requested a motion to nominate a Chairman.

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55 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board nominated
56 Mike Lawson as Chairman for the Fox Branch Ranch Community Development District.

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58 Ms. Comings-Thibault asked for a nomination for Vice Chairman.

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60 On a MOTION by Mr. Sanders, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board
61 nominated Doug Draper as Vice Chairman for the Fox Branch Ranch Community Development District.

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63 On a MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board adopted
64 Resolution **2016-02** Designation of Officers as follows: Mike Lawson as Chairman, Doug Draper as Vice
65 Chairman, Lori Price and Ted Sanders as Assistant Secretaries, Patricia Comings-Thibault as
66 Secretary/Treasurer, Maik Aagaard as Assistant Treasurer and Carolyn Stewart and Janet Johns as
67 Assistant Secretaries for the Fox Branch Ranch Community Development District.

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69 **D. Presentation & Discussion of FY 2017-2019 Proposed Budget**

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71 Ms. Comings-Thibault presented the FY 2017-2019 Proposed Budget and asked for comments or
72 questions.

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75 **E. Consideration of Resolution 2016-03 Adopting the Proposed Budget & Setting the**
76 **Public Hearing**

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78 Ms. Comings Thibault presented Resolution 2016-03 Adopting the Proposed Budget & Setting
79 the Public Hearing and asked for comments or questions.

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82 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
83 Resolution **2016-03** Adopting the Proposed Budget & Setting the Public Hearing for September 15, 2016
84 at JSK Engineering, at 10:00 a.m. at 5904 Hillside Heights Drive, Lakeland, Florida for the Fox Branch
85 Ranch Community Development District.

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87 **F. Consideration of Resolution 2016-04 Setting Landowners Election**

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89 Ms. Comings-Thibault presented Resolution 2016-04 Setting Landowners Election and asked for
90 comments or questions.

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146 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
147 meeting held on _____.

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Signature

Signature

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Printed Name

Printed Name

154 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

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EXHIBIT 2

Fox Branch Ranch Community Development District

Financial Statements
(Unaudited)

Preliminary

Period Ending
October 31, 2017

Fox Branch Ranch CDD
Balance Sheet
October 31, 2017

	<u>Oct '17 - Sep 18</u>
ASSETS	
Current Assets:	
Cash- Operating Account	\$ 49
Accounts Receivable	477
TOTAL ASSETS	<u><u>526</u></u>
LIABILITIES & EQUITY	
Liabilities	
Accounts Payable	417.00
Total Liabilities	\$ 417.00
Equity	
Net Income	109
Total Equity	<u><u>109</u></u>
TOTAL LIABILITIES & EQUITY	<u><u>\$ 526</u></u>

Fox Branch Ranch CDD
Statement of Revenue, Expenditures And Change In Fund Balance
For The Period Ending October 31, 2017

	FY2017 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
ASSESSMENT - DEVELOPER CONTRIBUTIONS	\$ 37,094	\$ 3,091	\$ 417	\$ (2,674)
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUES	37,094	3,091	417	(2,674)
EXPENDITURES				
GENERAL ADMINISTRATIVE:				
SUPERVISOR FEES (2 Meetings)	2,000	167	-	167
PAYROLL TAXES	-	-	-	-
PAYROLL SERVICE FEES	-	-	-	-
SUPERVISOR REIMBURSEMENTS	250	21	-	21
MANAGEMENT (2 Meetings)	5,000	417	-	417
FIELD MANAGEMENT/DISTRICT COORDINATION	24,000	2,000	-	2,000
LEGAL SERVICES	1,000	83	122	(39)
INSURANCE	2,599	2,599	2,550	49
LEGAL ADVERTISING	750	63	-	63
OTHER CURRENT CHARGES	600	50	12	38
ANNUAL DISTRICT FILING FEE	175	175	175	-
WEBSITE ADMIN.	720	60	60	-
TOTAL EXPENDITURES	37,094	5,634	2,919	2,715
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(2,543)	(2,502)	41
 FUND BALANCE - BEGINNING	 -	 -	 2,611	 2,611
FUND BALANCE - ENDING	\$ -	\$ (2,543)	\$ 109	\$ 2,652

Fox Branch Ranch CDD
Cash Reconciliation
October 31, 2017

	Cash Balance
Beginning Balance	49.18
Outstanding Checks	-
Adjusted Bank Balance	<u><u>\$ 49.18</u></u>
Previous Month Balance	2,611.18
Receipts	-
Disbursements	(2,562.00)
End Of Month Balance	<u><u>\$ 49.18</u></u>

**Fox Branch Ranch
Check Register FY2018**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
09/30/2017		EOM		2,550.00	79.99	2,611.18
10/02/2017	2046	Egis Insurance Advisors LLC	Ins - FY 2018		2,550.00	61.18
10/31/2017		BANK UNITED	Service Charge		12.00	49.18
10/31/2017		EOM		0.00	2,562.00	49.18

EXHIBIT 3

RESOLUTION NO. 2018-01

A RESOLUTION AUTHORIZING THE CONTRACTION OF THE FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO CONTRACT THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the Fox Branch Ranch Community Development District ("**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("**Board**") desires to contract the boundaries of the District and to submit a Petition to Contract the Boundaries of the Fox Branch Ranch Community Development District ("**Petition**") to exclude certain parcels as reflected on **Exhibit "A"** attached hereto, and incorporated herein, ("**Contraction Property**") from the District.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The Board hereby authorizes and approves of the contraction of the District to exclude the Contraction Property, and the Board hereby authorizes and directs the Chair or Vice Chair to sign and submit the Petition to Polk County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair or any member of the Board, the District Manager, District Counsel, and District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from Polk County, Florida.
3. This Resolution shall be effective as of December 27, 2017.

PASSED AND ADOPTED THIS 27TH DAY OF DECEMBER, 2017.

ATTEST:

**FOX BRANCH RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Michael Lawson
Chair of the Board of Supervisors

EXHIBIT "A"

Legal Description

FOX BRANCH RANCH PARCEL:

(PH1-2 LEGAL DESCRIPTION)

A PORTION OF SECTION 7 AND A PORTION OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 27, RANGE 23 EAST, POLK COUNTY, FLORIDA, THENCE S 00°08'46" W, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 2652.57 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE AS A BASIS OF BEARING RUN S 00°00'34" E, ALONG SAID WEST LINE OF SECTION 6, A DISTANCE OF 1418.86 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF CSX RAILROAD (FORMER SEABOARD COASTLINE RAILROAD); THENCE S 34°33'19" E ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 3823.18 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY RUN N 55°26'42" E, A DISTANCE OF 25.92 FEET; THENCE N 14°07'54" W, A DISTANCE OF 33.50 FEET; THENCE N 11°16'41" E, A DISTANCE OF 27.08 FEET; THENCE N 01°05'50" W A DISTANCE OF 32.42 FEET; THENCE N 27°59'59" E, A DISTANCE OF 29.29 FEET; THENCE N 84°03'13" E, A DISTANCE OF 21.60 FEET; THENCE N 34°06'53" E, A DISTANCE OF 25.04 FEET; THENCE N 07°51'57" W, A DISTANCE OF 25.29 FEET; THENCE N 30°41'11" W, A DISTANCE OF 13.12 FEET; THENCE N 60°31'59" E, A DISTANCE OF 32.79 FEET; THENCE N 28°29'19" E, A DISTANCE OF 43.85 FEET; THENCE N 12°33'17" E, A DISTANCE OF 36.86 FEET; THENCE N 10°25'41" W, A DISTANCE OF 54.87 FEET; THENCE N 19°45'04" W, A DISTANCE OF 54.14 FEET; THENCE N 04°41'36" E, A DISTANCE OF 23.45 FEET; THENCE N 19°32'31" W, A DISTANCE OF 79.38 FEET; THENCE N 18°31'18" W, A DISTANCE OF 61.79 FEET; THENCE N 50°58'49" E, A DISTANCE OF 29.11 FEET; THENCE N 23°58'44" E, A DISTANCE OF 45.70 FEET; THENCE N 44°07'41" E, A DISTANCE OF 43.40 FEET; THENCE N 83°09'27" E, A DISTANCE OF 63.19 FEET; THENCE N 87°12'57" E, A DISTANCE OF 72.52 FEET; THENCE S 89°26'24" E, A DISTANCE OF 85.11 FEET; THENCE S 79°40'08" E, A DISTANCE OF 79.32 FEET; THENCE S 79°08'08" E, A DISTANCE OF 84.89 FEET; THENCE S 81°59'02" E, A DISTANCE OF 87.19 FEET; THENCE S 68°14'06" E, A DISTANCE OF 97.87 FEET; THENCE S 80°14'45" E, A DISTANCE OF 39.66 FEET; THENCE S 89°38'05" E, A DISTANCE OF 36.99 FEET; THENCE N 82°19'56" E, A DISTANCE OF 99.19 FEET; THENCE N 85°57'27" E, A DISTANCE OF 79.47 FEET; THENCE S 89°51'46" E, A DISTANCE OF 55.66 FEET; THENCE S 44°07'09" E, A DISTANCE OF 25.83 FEET; THENCE N 58°22'10" E, A DISTANCE OF 17.59 FEET; THENCE S 89°25'04" E, A DISTANCE OF 24.62 FEET; THENCE N 53°34'42" E, A DISTANCE OF 30.82 FEET; THENCE S 76°05'14" E, A DISTANCE OF

Legal Description

17.20 FEET; THENCE S 35°01'06" E, A DISTANCE OF 16.13 FEET; THENCE S 13°28'22" E, A DISTANCE OF 25.01 FEET; THENCE S 33°59'37" W, A DISTANCE OF 6.65 FEET; THENCE N 78°47'48" E, A DISTANCE OF 95.89 FEET; THENCE N 81°03'06" E, A DISTANCE OF 355.99 FEET; THENCE N 80°37'58" E, A DISTANCE OF 48.93 FEET; THENCE N 69°07'42" E, A DISTANCE OF 62.04 FEET; THENCE N 31°36'49" E, A DISTANCE OF 20.22 FEET; THENCE N 51°31'41" E, A DISTANCE OF 27.79 FEET; THENCE N 45°23'11" E, A DISTANCE OF 28.42 FEET; THENCE N 45°23'11" E, A DISTANCE OF 10.10 FEET; THENCE N 52°57'05" E, A DISTANCE OF 32.07 FEET; THENCE N 46°03'36" E, A DISTANCE OF 77.58 FEET; THENCE S 39°51'53" E, A DISTANCE OF 7.90 FEET; THENCE S 61°23'44" E, A DISTANCE OF 48.17 FEET; THENCE N 71°35'19" E, A DISTANCE OF 246.98 FEET; THENCE S 87°59'06" E, A DISTANCE OF 79.27 FEET; THENCE S 76°49'17" E, A DISTANCE OF 111.37 FEET; THENCE S 89°04'20" E, A DISTANCE OF 124.30 FEET; THENCE S 74°54'41" E, A DISTANCE OF 116.20 FEET; THENCE S 57°34'21" E, A DISTANCE OF 86.51 FEET; THENCE S 89°16'42" E, A DISTANCE OF 13.02 FEET; THENCE S 21°22'37" W, A DISTANCE OF 370.99 FEET; THENCE S 63°36'25" E, A DISTANCE OF 0.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 559.50 FEET AND A CHORD BEARING OF S 40°23'51" E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°20'58" AN ARC DISTANCE OF 452.61 FEET TO A POINT ON THE BEGINNING OF A NON-TANGENT LINE; THENCE S 17°15'24" E, A DISTANCE OF 189.48 FEET; THENCE N 90°00'00" E, A DISTANCE OF 292.42 FEET; THENCE S 00°08'33" W, A DISTANCE OF 361.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 839.50 FEET AND A CHORD BEARING OF S 74°27'38" E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°17'26" AN ARC DISTANCE OF 473.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 460.50 FEET AND A CHORD BEARING OF S 65°46'29" E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°55'08" AND AN ARC DISTANCE OF 119.91 FEET TO A POINT ON THE BEGINNING OF A NON-TANGENT LINE AND THE NORTH LINE OF A PARCEL OF LAND AS RECORDED IN BOOK 6727 PGS 899-901 OF THE PUBLIC RECORDS OF POLK COUNTY, FLA; THENCE RUN ALONG THE NORTH LINE OF SAID PARCEL OF LAND IN BOOK 6727 PGS 899-901 THE FOLLOWING COURSES AND DISTANCES S 62°13'39" W, A DISTANCE OF 519.81 FEET; THENCE S 00°09'09" W, A DISTANCE OF 252.99 FEET; THENCE S 89°22'04" W, A DISTANCE OF 886.43 FEET; THENCE S 55°26'41" W; A DISTANCE OF 1213.39 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CSX RAILROAD (FORMER SEABOARD COASTLINE RAILROAD); AND THE NORTHWEST CORNER OF A PARCEL OF LAND AS RECORDED IN BOOK 6727 PGS 899-901 OF THE PUBLIC RECORDS OF POLK COUNTY, FLA. THENCE N 34°33'19" W ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 2270.68 FEET TO THE POINT OF BEGINNING.

AND

The South 530.8 feet of the South 1/2 of the NE 1/4, LESS the East 850 feet thereof, and the South 562 feet of the East 850 feet of the South 1/2 of the NE 1/4, LESS the South 337 feet of the East 646 feet, LESS and except road right of way, all lying and being in Section 8, Township 27 South, Range 23 East, Polk County, Florida.

AND

A parcel of land lying within Sections 7 and 8, Township 27 South, Range 23 East, lying North and East of Seaboard Coastline Railroad right of way, being more particularly described as follows: Begin at the common corner for Sections 7, 8, 17 and 18, Township 27 South, Range 23 East, being an existing lightwood post; thence along the South boundary of said Section 7, S 89°19'24"W, a distance of 852.26 feet to an existing concrete monument marked "LB 5450" marking the Easterly aforementioned Railroad right of way line; thence run N 34°33'19"W, along said railroad right of way line, a distance of 1811.88 feet; thence departing said railroad right of way, N 55°26'41"E, a distance of 1213.39 feet to a point lying

Legal Description

477.46 feet South of the North boundary of the SE 1/4 of said Section 7; thence run parallel with the North boundary of said SE 1/4 of said Section 7, N 89°22'03"E a distance of 886.43 feet to a point on the West boundary of the SW 1/4 of said Section 8, lying 477.46 feet South of the NW corner of the SW 1/4 of said Section 8; thence along the West boundary of said Section 8, N00°09'09"E. a distance of 252.99 feet; thence departing the West boundary of said Section 8; thence N 62°13'39"E, a distance of 1575.10 feet to a point 513.70 feet North of the North boundary of the SW 1/4 of said Section 8; thence N 89°22'59"E a distance of 1240.00 feet to a point on the East boundary of the NW 1/4 of said Section 8, lying 530.80 feet North of a concrete monument marking the NW corner of the SE 1/4 of said Section 8; thence along said East boundary S 00°04'16"E, a distance of 530.80 feet to the said NW corner of the SE 1/4 of said Section 8; thence along the East boundary of the SW 1/4 of said Section 8, S 00°00'17"W, a distance of 2629.94 feet to an existing 5/8" iron rod marked "LB 5130" marking the SW corner of the SE 1/4 of said Section 8; thence along the South boundary of said Section 8, S 89°34'22"W, a distance of 2640.57 feet to the POINT OF BEGINNING.

THE PRECEEDING DESCRIPTION ALSO BEING DESCRIBED AS FOLLOWS:

DESCRIPTION: A parcel of land lying in Sections 7 and 8, Township 27 South, Range 23 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the common corner for Sections 7, 8, 17 and 18, of said Township 27 South, Range 23 East for a POINT OF BEGINNING, run thence along the South boundary of said Section 7, S.89°19'21"W., 852.55 feet to a point on the Northeasterly railroad right-of-way line of a 200 foot wide C.S.X. RAILROAD; thence along said Northeasterly railroad right-of-way line, N.34°33'24"W., 4082.47 feet; thence N.55°26'27"E., 25.97 feet; thence N.14°08'09"W., 33.50 feet; thence N.11°16'26"E., 27.08 feet; thence N.01°06'05"W., 32.42 feet; thence N.27°59'44"E., 29.29 feet; thence N.84°02'58"E., 21.60 feet; thence N.34°06'38"E., 25.04 feet; thence N.07°52'12"W., 25.29 feet; thence N.30°41'26"W., 13.12 feet; thence N.60°31'44"E., 32.79 feet; thence N.28°29'04"E., 43.85 feet; thence N.12°33'02"E., 36.86 feet; thence N.10°25'56"W., 54.87 feet; thence N.19°45'19"W., 54.14 feet; thence N.04°41'21"E., 23.45 feet; thence N.19°32'46"W., 79.38 feet; thence N.18°31'33"W., 61.79 feet; thence N.50°58'34"E., 29.11 feet; thence N.23°58'29"E., 45.70 feet; thence N.44°07'26"E., 43.40 feet; thence N.83°09'12"E., 63.19 feet; thence N.87°12'42"E., 72.52 feet; thence S.89°26'39"E., 85.11 feet; thence S.79°40'23"E., 79.32 feet; thence S.79°08'23"E., 84.89 feet; thence S.81°59'17"E., 87.19 feet; thence S.68°14'21"E., 97.87 feet; thence S.80°15'00"E., 39.66 feet; thence S.89°38'20"E., 36.99 feet; thence N.82°19'41"E., 99.19 feet; thence N.85°57'12"E., 79.47 feet; thence S.89°52'01"E., 55.66 feet; thence S.44°07'24"E., 25.83 feet; thence N.58°21'55"E., 17.59 feet; thence S.89°25'19"E., 24.62 feet; thence N.53°34'27"E., 30.82 feet; thence S.76°05'29"E., 17.20 feet; thence S.35°01'21"E., 16.13 feet; thence S.13°28'37"E., 25.01 feet; thence S.33°59'22"W., 6.65 feet; thence N.78°47'33"E., 95.89 feet; thence N.81°02'51"E., 355.99 feet; thence N.80°37'43"E., 48.93 feet; thence N.69°07'27"E., 62.04 feet; thence N.31°36'34"E., 20.22 feet; thence N.51°31'26"E., 27.79 feet; thence N.45°22'56"E., 38.52 feet; thence N.45°22'56"E., 10.10 feet; thence N.52°56'50"E., 32.07 feet; thence N.46°03'21"E., 77.58 feet; thence S.39°52'08"E., 7.90 feet; thence S.61°23'59"E., 48.17 feet; thence N.71°35'04"E., 246.98 feet; thence S.87°59'21"E., 79.27 feet; thence S.76°49'32"E., 111.37 feet; thence S.89°04'35"E., 124.30 feet; thence S.74°54'56"E., 116.20 feet; thence S.57°34'36"E., 86.51 feet; thence S.89°16'57"E., 13.02 feet; thence S.21°22'22"W., 370.99 feet; thence S.63°36'40"E., 0.42 feet to a point on a curve; thence Southeasterly, 452.61 feet along the arc of a curve to the right having a radius of 559.50 feet and a central angle of 46°20'59" (chord bearing S.40°24'06"E., 440.37 feet); thence S.17°15'57"E., 189.48 feet; thence N.89°59'45"E., 292.42 feet; thence S.00°08'18"W., 361.16 feet to a point on a curve; thence Easterly, 473.12 feet along the arc of a curve to the right having a radius of 839.50 feet and a central angle of 32°17'26" (chord bearing S.74°27'53"E., 466.89 feet) to a point of reverse curvature; thence Southeasterly, 119.90 feet along the arc of a curve to the left having a radius of 460.50 feet and a central angle of 14°55'07" (chord bearing S.65°46'43"E., 119.57 feet); thence N.62°13'49"E., 1055.17 feet to a point lying 513.70 feet North of the

Legal Description

North boundary of the Southwest 1/4 of the aforesaid Section 8; thence N.89°22'45"E., 1240.06 feet; thence along the North boundary of the South 530.8 feet of the South 1/2 of the Northeast 1/4 of said Section 8, the following two (2) courses: 1) N.89°22'00"E., 1317.71 feet; 2) N.89°24'25"E., 484.59 feet, to a point on the West boundary of the East 850 feet of said South 1/2 of the Northeast 1/4 of Section 8; thence along said West boundary, N.00°07'19"E., 31.20 feet, to a point on the North boundary of the South 562 feet of said South 1/2 of the Northeast 1/4 of Section 8; thence along said North boundary, N.89°24'25"E., 791.67 feet to a point on the West maintained right-of-way line of KATHLEEN ROAD; thence along said West maintained right-of-way line, S.00°42'02"W., 224.66 feet to a point on the North boundary of the South 337 feet of the aforesaid South 1/2 of the Northeast 1/4 of Section 8; thence along said North boundary, S.89°24'44"W., 585.27 feet to a point on the West boundary of the East 646 feet of said South 1/2 of the Northeast 1/4 of Section 8; thence along said West boundary, S.00°05'16"W., 337.48 feet to a point on the North boundary of the Southeast 1/4 of said Section 8; thence along said North boundary, the following two (2) courses: 1) S.89°24'25"W., 682.12 feet; 2) S.89°22'00"W., 1322.73 feet to the Northwest corner of said Southeast 1/4 of Section 8; thence along the East boundary of the aforesaid Southwest 1/4 of said Section 8, S.00°01'41"E., 2628.25 feet to the Southeast corner of said Southwest 1/4 of Section 8; thence along the South boundary of said Southwest 1/4 of Section 8, the following two (2) courses: 1) S.89°30'02"W., 1321.79 feet; 2) S.89°33'58"W., 1320.05 feet to the POINT OF BEGINNING.