CITY OF BONITA SPRINGS, FLORIDA

ORDINANCE NO. 08-02

AN ORDINANCE ESTABLISHING EAST BONITA BEACH
ROAD COMMUNITY DEVELOPMENT DISTRICT PURSUANT
TO SECTION 190.005(2), FLORIDA STATUTES; PROVIDING
FOR THE ESTABLISHMENT OF THE COMMUNITY
DEVELOPMENT DISTRICT; DESCRIBING THE EXTERNAL
BOUNDARIES OF THE DISTRICT; NAMING THE INITIAL
MEMBERS OF THE BOARD OF SUPERVISORS; NAMING
THE DISTRICT; PROVIDING THAT THE CITY OF BONITA
SPRINGS MAY NOT AND SHALL NOT MODIFY OR DELETE
ANY PROVISION OF THE DISTRICT CHARTER SET FORTH
IN SECTIONS 190.006 - 190.041, FLORIDA STATUTES;
PROVIDING FOR CONFLICT AND SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE.

WHEREAS, Beach Road Development, L.P., a Delaware limited partnership and

SHR Bonita Springs, LLC, a Delaware limited liability company (who acquired the interests

of Levitt and Sons of Lee County, LLC, a Florida limited liability company on February 19,

2008), have petitioned the City Council of the City of Bonita Springs, Florida (the "City") to

establish EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT; and

WHEREAS, the City Council of the City (the "City Council"), after proper published

noticed, conducted a local public information-gathering ordinance hearing as required by

law and finds as follows:

1.   The petition is complete in that it meets the requirements of Section

190.005(1)(a), Florida Statutes; and all statements contained within the petition are true

and correct.

2.   The City has reviewed and approved the petition for establishment of the

proposed district.

3.   The costs to the City and government agencies from establishment of the

district are nominal. There is no adverse impact on competition or employment from district establishment. The persons affected by establishment are the future landowners, present landowners, the City and its taxpayers, and the State of Florida. There is a net economic benefit flowing to these persons from district establishment as the entity to manage and finance the statutory services identified. The impact of district establishment and function on competition and the employment market is marginal and generally positive, as is the impact on small business. None of the reasonable public or private alternatives, including an assessment of less costly and less intrusive methods and of probable costs and benefits of not adopting the ordinance, is as economically viable as establishing the district. Methodology is set forth in the economic impact statement on file. The statement of estimated regulatory costs of this petition on district establishment is adequate.

4.   Establishment of the proposed district, whose charter is Section 190.006 - 190.041, Florida Statutes, was created by general law, is not inconsistent with the applicable local Comprehensive Plan or the State Comprehensive Plan.

5.   The area of land within the proposed district is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community.

6.   The district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.

7.   The community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities.

8.   The area that will be served by the district is amenable to separate special

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district government.

9.   The proposed district, once established, may petition the City Council for consent to exercise one or more of the powers granted by charter in Section 190.012(2), Florida Statutes.

10.   Upon the effective date of this Ordinance, the proposed East Bonita Beach Road Community Development District will be duly and legally authorized to exist and exercise all of its general and special powers as limited by law; and has the right to seek consent from the City for the grant of authority to exercise special powers in accordance with F.S. 190.012(2), without question as to the district's continued right, authority and power to exercise its limited powers as established by this Ordinance.

11.   All notice requirements of law were met and complete notice was timely given.

THE CITY OF BONITA SPRINGS, HEREBY ORDAINS:

SECTION ONE: DISTRICT NAME

The community development district herein established will be known as East Bonita Beach Road Community Development District.

SECTION TWO: AUTHORITY FOR ORDINANCE

This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing City ordinances.

SECTION THREE: ESTABLISHMENT OF COMMUNITY DEVELOPMENT DISTRICT

East Bonita Beach Road Community Development District is hereby established within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference.

SECTION FOUR: DESIGNATION OF INITIAL BOARD MEMBERS

The following five persons are designated to be the initial members of the Board of Supervisors:

James Nelson

Mary Nelson

Don Bennett

Kathy Miller

James Reinders

SECTION FIVE: STATUTORY PROVISIONS GOVERNING DISTRICT

East Bonita Beach Road Community Development District will be governed by the provisions of Chapter 190, Florida Statutes. In addition, the developer(s) of the land within the boundaries of East Bonita Beach Road Community Development District, and any successors or assigns, shall include the disclosure statement contained in Section 190.048, Florida Statutes, in subsequent land purchase agreements.

SECTION SIX: CONFLICT OF SEVERABILITY
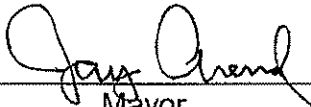
In the event this Ordinance conflicts with any other City ordinance or other applicable law, the more restrictive will apply. If any phase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed a separate, distinct and independent provision and such holding will not affect the validity of the remaining portion.
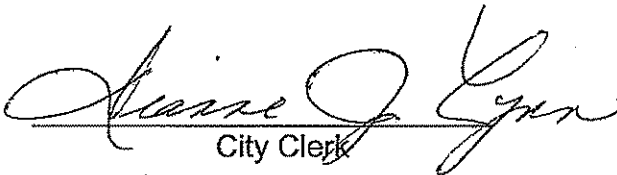
SECTION SEVEN: EFFECTIVE DATE

This ordinance shall take effect thirty (30) days from the date of adoption.

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DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 20th day of February, 2008.

AUTHENTICATION:

_____
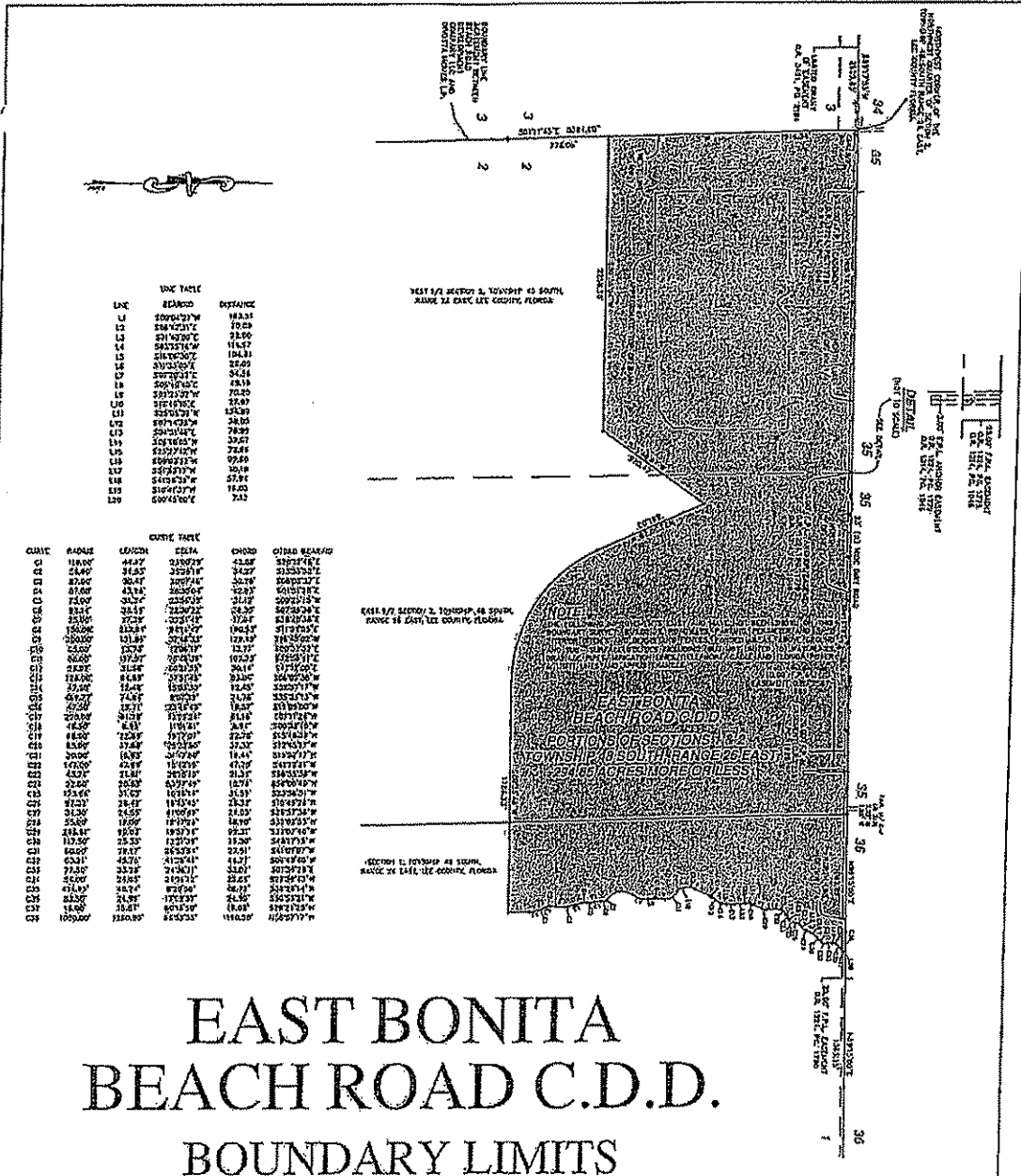Mayor

_____
City Clerk

APPROVED AS TO FORM:_____
City Attorney

Vote:

Arend	Aye	McCourt	Aye
Ferreira	Aye	Nelson	Aye
Grantt	Aye	Simons	Aye
Joyce	Aye		

Date filed with City Clerk:_____2-22-08

EXHIBIT A: LEGAL DESCRIPTION

EAST BONITA
BEACH ROAD C.D.D.
BOUNDARY LIMITS

SURVEY PROVIDED BY BBLS SURVEYORS & MAPPERS INC.

LEGAL DESCRIPTION
EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT

A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER
OF SAID SECTION 2; THENCE N.89°18'12"E., ALONG THE NORTH LINE OF
SAID NORTHWEST QUARTER, A DISTANCE OF 2,631.04 FEET TO THE
NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE
N.89°19'10"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF
SAID SECTION 2, A DISTANCE OF 2,629.54 FEET TO THE NORTHWEST
CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE
N.89°15'00"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A
DISTANCE OF 1,062.89 FEET; THENCE S.00°45'00"E., A DISTANCE OF 7.13 FEET
TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A
RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 60°18'50", A CHORD BEARING
OF S.29°24'25"W., AND A CHORD LENGTH OF 16.08 FEET; THENCE ALONG
THE ARC OF SAID CURVE AN ARC LENGTH OF 16.84 FEET TO THE POINT OF
REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING; A RADIUS OF
83.50 FEET, A CENTRAL ANGLE OF 17°08'57", A CHORD BEARING OF
S.50°59'21"W., AND A CHORD LENGTH OF 24.90 FEET; THENCE ALONG THE
ARC OF SAID CURVE AN ARC LENGTH OF 24.99 FEET TO THE POINT OF
CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 421.93 FEET,
A CENTRAL ANGLE OF 06°20'50", A CHORD BEARING OF S.38°28'14"W., AND
A CHORD LENGTH OF 46.72 FEET; THENCE ALONG THE ARC OF SAID CURVE
AN ARC LENGTH OF 46.74 FEET TO THE POINT OF CURVATURE OF A
COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 56.00 FEET, A
CENTRAL ANGLE OF 24°36'12", A CHORD BEARING OF S.22°59'43"W., AND A
CHORD LENGTH OF 23.86 FEET; THENCE ALONG THE ARC OF SAID CURVE
AN ARC LENGTH OF 24.05 FEET TO THE END OF SAID CURVE; THENCE
S.10°41'57"W., A DISTANCE OF 16.05 FEET TO THE POINT OF CURVATURE OF
A CURVE TO THE LEFT HAVING A RADIUS OF 77.50 FEET, A CENTRAL
ANGLE OF 24°36'11", A CHORD BEARING OF S.01°36'28"E., AND A CHORD
LENGTH OF 33.02 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC
LENGTH OF 33.28 FEET TO THE POINT OF REVERSE CURVATURE OF A
CURVE TO THE RIGHT, HAVING: A RADIUS OF 63.21 FEET, A CENTRAL
ANGLE OF 41°28'44", A CHORD BEARING OF S.05°49'48"W., AND A CHORD
LENGTH OF 44.77 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC
LENGTH OF 45.76 FEET TO THE POINT OF CURVATURE OF A COMPOUND
CURVE TO THE RIGHT HAVING: A RADIUS OF 60.00 FEET, A CENTRAL
ANGLE OF 26°53'54", A CHORD BEARING OF S.41°01'07"W., AND A CHORD
LENGTH OF 27.91 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC
LENGTH OF 28.17 FEET TO THE POINT OF REVERSE CURVATURE OF A

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CURVE TO THE LEFT, HAVING: A RADIUS OF 117.50 FEET, A CENTRAL ANGLE OF 12°21'39", A CHORD BEARING OF S.48°17'15"W., AND A CHORD LENGTH OF 25.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 25.35 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 286.61 FEET, A CENTRAL ANGLE OF 19°57'14", A CHORD BEARING OF S.32°07'48"W., AND A CHORD LENGTH OF 99.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 99.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 19°47'28", A CHORD BEARING OF S.32°02'55"W., AND A CHORD LENGTH OF 18.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 19.00 FEET TO THE END OF SAID CURVE; THENCE S.41°56'39"W., A DISTANCE OF 57.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 34.30 FEET, A CENTRAL ANGLE OF 41°00'49", A CHORD BEARING OF S.26°57'38"W., AND A CHORD LENGTH OF 24.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 97.53 FEET, A CENTRAL ANGLE OF 16°43'45", A CHORD BEARING OF S.10°49'28"W., AND A CHORD LENGTH OF 28.32 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 28.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 173.66 FEET, A CENTRAL ANGLE OF 10°26'14", A CHORD BEARING OF S.23°56'51"W., AND A CHORD LENGTH OF 31.59 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 53°27'49", A CHORD BEARING OF S.56°00'49"W., AND A CHORD LENGTH OF 19.79 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 20.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 43.74 FEET, A CENTRAL ANGLE OF 28°18'10", A CHORD BEARING OF S.68°35'38"W., AND A CHORD LENGTH OF 21.39 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 21.61 FEET; THENCE S.51°53'17"W., A DISTANCE OF 18.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 147.00 FEET, A CENTRAL ANGLE OF 18°42'18", A CHORD BEARING OF S.41°12'21"W., AND A CHORD LENGTH OF 47.78 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 47.99 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 31°47'50", A CHORD BEARING OF S.15°57'17"W., AND A CHORD LENGTH OF 16.44 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 16.65 FEET TO THE END OF SAID CURVE; THENCE S.00°03'22"W., A DISTANCE OF 99.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 25°23'50", A CHORD BEARING OF S.12°45'17"W., AND A CHORD LENGTH OF 37.37 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 37.68 FEET TO THE END OF SAID CURVE; THENCE S.25°27'12"W., A DISTANCE OF 72.66 FEET TO THE

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POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF
68.00 FEET, A CENTRAL ANGLE OF 19°17'07", A CHORD BEARING OF
S.15°48'39"W., AND A CHORD LENGTH OF 22.78 FEET; THENCE ALONG THE
ARC OF SAID CURVE AN ARC LENGTH OF 22.89 FEET TO THE END OF SAID
CURVE; THENCE S.06°10'05"W., A DISTANCE OF 39.67 FEET TO THE POINT OF
CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 46.50 FEET, A
CENTRAL ANGLE OF 11°01'51", A CHORD BEARING OF S.00°39'10"W., AND A
CHORD LENGTH OF 8.94 FEET; THENCE ALONG THE ARC OF SAID CURVE
AN ARC LENGTH OF 8.95 FEET TO THE END OF SAID CURVE; THENCE
S.04°51'46"E., A DISTANCE OF 76.99 FEET TO THE POINT OF CURVATURE OF
A CURVE TO THE RIGHT HAVING A RADIUS OF 290.00 FEET, A CENTRAL
ANGLE OF 12°06'24", A CHORD BEARING OF S.01°11'26"W., AND A CHORD
LENGTH OF 61.16 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC
LENGTH OF 61.28 FEET TO THE END OF SAID CURVE; THENCE S.07°14'38"W.,
A DISTANCE OF 38.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO
THE RIGHT HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF
23°46'45", A CHORD BEARING OF S.19°08'00"W., AND A CHORD LENGTH OF
19.57 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF
19.71 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE
RIGHT HAVING A RADIUS OF 469.77 FEET, A CENTRAL ANGLE OF 09°07'39",
A CHORD BEARING OF S.35°35'13"W., AND A CHORD LENGTH OF 74.76 FEET;
THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 74.84 FEET
TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT,
HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 15°03'90", A
CHORD BEARING OF S.32°37'17"W., AND A CHORD LENGTH OF 12.45 FEET;
THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 12.48 FEET
TO THE END OF SAID CURVE; THENCE S.25°05'32"W., A DISTANCE OF 134.89
FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A
RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 37°51'48", A CHORD
BEARING OF S.06°09'38"W., AND A CHORD LENGTH OF 83.06 FEET; THENCE
ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 84.59 FEET TO THE
END OF SAID CURVE; THENCE S.12°46'16"E., A DISTANCE OF 27.97 FEET TO
THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS
OF 29.97 FEET, A CENTRAL ANGLE OF 60°21'58", A CHORD BEARING OF
S.41°12'00"E., AND A CHORD LENGTH OF 30.14 FEET; THENCE ALONG THE
ARC OF SAID CURVE AN ARC LENGTH OF 31.58 FEET TO THE POINT OF
REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF
88.00 FEET, A CENTRAL ANGLE OF 76°48'36", A CHORD BEARING OF
S.32°58'41"E., AND A CHORD LENGTH OF 109.33 FEET; THENCE ALONG THE
ARC OF SAID CURVE AN ARC LENGTH OF 117.97 FEET TO THE END OF SAID
CURVE; THENCE S.05°25'37"W., A DISTANCE OF 70.20 FEET TO THE POINT OF
CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, A
CENTRAL ANGLE OF 12°06'17", A CHORD BEARING OF S.00°37'32"E., AND A
CHORD LENGTH OF 13.71 FEET; THENCE ALONG THE ARC OF SAID CURVE
AN ARC LENGTH OF 13.73 FEET TO THE END OF SAID CURVE; THENCE
S.06°40'40"E., A DISTANCE OF 49.18 FEET TO THE POINT OF CURVATURE OF

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A CURVE TO THE RIGHT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°46'33", A CHORD BEARING OF S.16°45'02"W., AND A CHORD LENGTH OF 129.49 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 131.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 94°14'47", A CHORD BEARING OF S.11°29'05"E., AND A CHORD LENGTH OF 190.53 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 213.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°51'42", A CHORD BEARING OF S.38°40'38"E., AND A CHORD LENGTH OF 17.04 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 17.39 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING: A RADIUS OF 98.14 FEET, A CENTRAL ANGLE OF 22°30'22", A CHORD BEARING OF S.07°29'36"E., AND A CHORD LENGTH OF 38.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 38.55 FEET TO THE END OF SAID CURVE; THENCE S.01°20'37"E., A DISTANCE OF 54.56 FEET; THENCE S.11°33'05"E., A DISTANCE OF 26.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 23°56'39", A CHORD BEARING OF S.00°25'15"W., AND A CHORD LENGTH OF 31.12 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 28°30'04", A CHORD BEARING OF S.01°51'28"E., AND A CHORD LENGTH OF 42.83 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 43.28 FEET TO THE END OF SAID CURVE; THENCE S.16°06'30"E., A DISTANCE OF 104.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 20°01'46", A CHORD BEARING OF S.06°05'37"E., AND A CHORD LENGTH OF 30.26 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 30.41 FEET TO THE END OF SAID CURVE; THENCE S.03°55'16"W., A DISTANCE OF 114.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 35°38'16", A CHORD BEARING OF S.13°53'52"E., AND A CHORD LENGTH OF 34.27 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 34.83 FEET TO THE END OF SAID CURVE; THENCE S.31°43'00"E., A DISTANCE OF 22.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 23°00'29", A CHORD BEARING OF S.20°12'46"E., AND A CHORD LENGTH OF 43.88 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 44.17 FEET TO THE END OF SAID CURVE; THENCE S.08°42'31"E., A DISTANCE OF 70.09 FEET; THENCE S.00°04'22"W., A DISTANCE OF 163.51 FEET; THENCE S.89°35'46"W., A DISTANCE OF 1,786.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 66°53'35", A CHORD BEARING OF N.56°57'17"W., AND A CHORD LENGTH OF 1,190.50 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,260.90 FEET TO THE END OF SAID CURVE;

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THENCE N.23°30'29"W., A DISTANCE OF 881.03 FEET; THENCE S.35°48'57"W., A DISTANCE OF 970.47 FEET; THENCE S.89°36'04"W., A DISTANCE OF 2,258.30 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE N.01°11'45"W., ALONG SAID WEST LINE, A DISTANCE OF 1,914.34 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 294.85 ACRES, MORE OR LESS

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