

**Petition to Amend the Boundaries of
K-Bar Ranch
Community Development District**

October 1, 2013

**Submitted by:
Straley & Robin
Attorneys at Law
1510 W. Cleveland St.
Tampa, Florida 33606
Telephone: 813-223-9400
Facsimile: 813-223-5043**

**PETITION TO AMEND THE BOUNDARIES
OF THE K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, K-Bar Ranch Community Development District (the "District"), petitions the City of Tampa, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance 2005-291 adopted by the City of Tampa, Florida (the "Ordinance"), for purposes of amending the boundaries of the District, and designating the area for which the District is authorized to manage and finance the delivery of basic community infrastructure services.

Section 190.046, Florida Statutes, authorizes the District to file this petition to amend its boundaries. Accordingly, the Petitioner states as follows:

1. Petitioner is K-Bar Ranch Community Development District.
2. Resolution Number 2013-06 authorizing the boundary amendment of the District

and the submittal of a petition to amend the boundaries of the District by the Board of Supervisors of the District is attached as **Exhibit "A"**.

3. The current land area contained in the District is approximately 445.81 acres and is located entirely within the City of Tampa, Florida. The District is petitioning to amend its boundaries by removing three parcels from the District, as described in **Composite Exhibit "B"** (the "**Contraction Parcels**"), and by adding two parcels to the District, as described in **Composite Exhibit "C"** (the "**Expansion Parcels**") (collectively, the "**Boundary Amendment Parcels**"). After the boundary has been amended, the District will be approximately 516.703 acres.

4. A metes and bounds legal description and a sketch of the new boundaries of the District is attached as **Exhibit "D"**. Sections 190.005(1)(a)1; 190.046(1)(a), Florida Statutes.

5. The written consents to the amendment of the District boundaries by K-Bar 184, LLC, Mobley Homes Florida, LLC, M/I Homes of Tampa, LLC, Krusen-Douglas, L.L.C., and Lennar Homes, LLC, being the landowners (as defined in Section 190.003(13), Florida Statutes) of 100% of the real property within the Boundary Amendment Parcels are attached as **Composite Exhibits "E-1 through E-5"**. Section 190.005(1)(a)2, Florida Statutes.

6. The five persons who presently serve as members of the Board of Supervisors of the District are identified in **Exhibit “F”** attached hereto. All of the Supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

7. The major trunk water mains, sewer interceptors and outfalls in existence to serve the amended boundaries of the District are shown on **Exhibit “G”** attached hereto. Section 190.005(1)(a)5, Florida Statutes.

8. There are no services and facilities currently being provided by the District to the Contraction Parcels based upon available data, Section 190.046(1)(a), Florida Statutes.

9. The estimates of cost to construct services and facilities within the overall District, including, but not limited to, the Expansion Parcels, based upon available data, are attached as **Exhibit “H”**. Sections 190.005(1)(a)6; 190.046(1)(a), Florida Statutes.

10. The future general distribution, location, and extent of public and private uses of land proposed for the area within the Expansion Parcels are incorporated into the adopted and approved City of Tampa Comprehensive Plan Land Use Element. The proposed land uses are consistent with the City of Tampa Comprehensive Plan. A copy of the pertinent portion of the City of Tampa Future Land Use Element is attached as **Exhibit “I”**. Sections 190.005(1)(a)7; 190.046(1)(a), Florida Statutes.

11. The statement of estimated regulatory costs of the granting of this petition and the amendment to the boundaries of the District pursuant thereto is attached as **Exhibit “J”**. Sections 190.005(1)(a)8; 190.046(1)(a), Florida Statutes.

12. The property within the Expansion Parcels, when added to the remaining existing lands within the District, is amenable to operation as an independent special district for the following reasons:

(a) The amendment to the District boundaries and all land uses and services planned within the District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved City of Tampa Comprehensive Plan.

(b) The area of land within the amended District boundaries, when added to the remaining existing lands within the District, is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

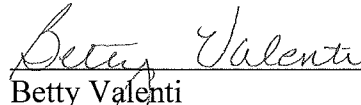
(c) The District provides the best mechanism for delivering community development services and facilities for the Expansion Parcels. The amendment to the District boundaries promotes development of the land within the District by providing for a more efficient use of resources. Such development benefits the City of Tampa and its residents outside the District by increasing the ad valorem tax base of the City of Tampa.

(d) The community development services and facilities of the amended District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District is a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

13. Petitioner respectfully requests the City Council of the City of Tampa to consent to the District's exercise of its statutory powers including the powers set forth in Sections 190.012 (2) (a), (d) & (f), Florida Statutes in the ordinance.

Respectfully submitted on the 20th day of September, 2013.

**K-Bar Ranch
Community Development District**



Betty Valenti
Chairperson of the Board of Supervisors

EXHIBIT “A”

RESOLUTION NO. 2013- 06

A RESOLUTION AUTHORIZING THE BOUNDARY AMENDMENT OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE DISTRICT TO THE CITY OF TAMPA, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the K-Bar Ranch Community Development District (the "**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 (the "**Act**"), Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") desires to amend the boundaries of the District and to submit a Petition to Amend the Boundaries of the K-Bar Ranch Community Development District (the "**Petition**");

NOW THEREFORE, BE IT RESOLVED that:

1. The Board hereby authorizes and approves of the amendment to the boundaries of the District, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the City of Tampa, Florida.

2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, and the District Manager to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the City of Tampa, Florida.

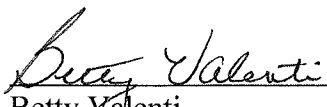
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THE 15TH DAY OF MAY, 2013.

Attest:

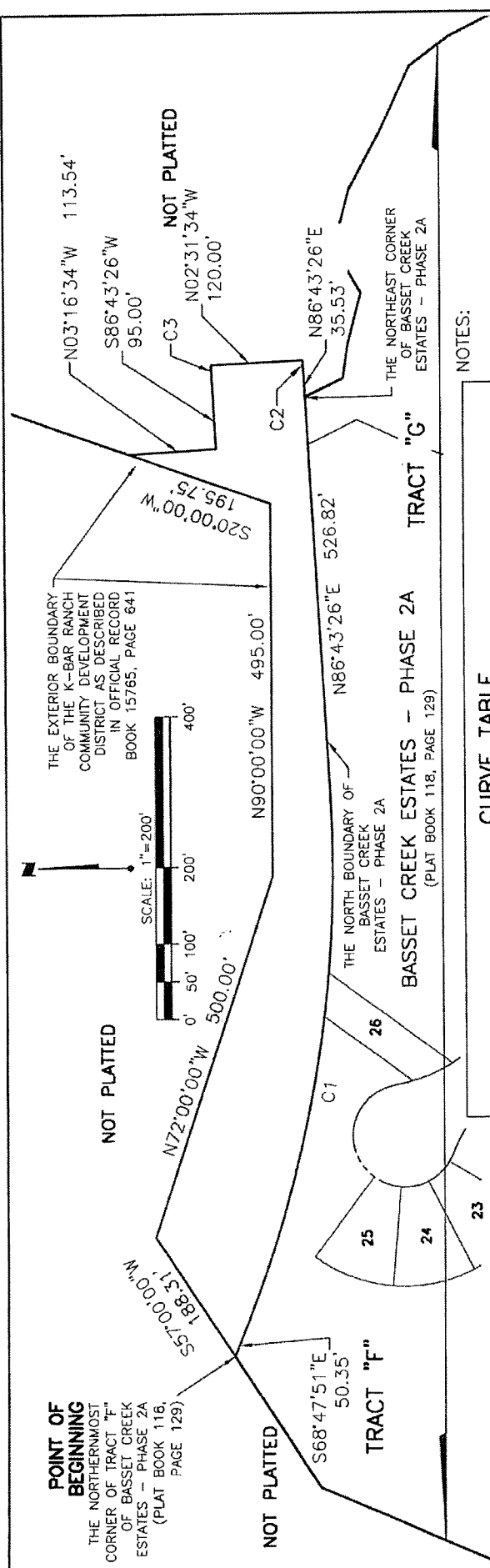
**K-Bar Ranch
Community Development District**


Name: Sean Rugg
Secretary/Assistant Secretary


Betty Valenti
Chairperson of the Board of Supervisors

COMPOSITE EXHIBIT “B”

Contraction Parcel 1



NOT PLATTED

NOT PLATTED

NOT PLATTED

NOT PLATTED

NOT PLATTED

THE NORTHERNMOST CORNER OF TRACT "F" - BASSET CREEK ESTATES - PHASE 2A (PLAT BOOK 118, PAGE 129)

THE NORTH BOUNDARY OF BASSET CREEK ESTATES - PHASE 2A

THE EXTERIOR BOUNDARY OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN OFFICIAL RECORD BOOK 15765, PAGE 641

THE NORTHEAST CORNER OF BASSET CREEK ESTATES - PHASE 2A

THE NORTHERNMOST CORNER OF TRACT "F" - BASSET CREEK ESTATES - PHASE 2A (PLAT BOOK 118, PAGE 129)

POINT OF BEGINNING

TRACT "F"

TRACT "G"

TRACT "C"

TRACT "C"

DESCRIPTION:

A PORTION OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF TRACT "F" OF BASSET CREEK ESTATES - PHASE 2A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGE 129, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN ALONG THE NORTHERN BOUNDARY OF SAID BASSET CREEK ESTATES - PHASE 2A BY THE FOLLOWING THREE (3) COURSES: (1) S.68°47'51"E., 50.35 FEET, (2) 709.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°28'42", SAID CURVE HAVING A RADIUS OF 1660.00 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS S.81°02'12"E., 703.82 FEET, (3) N.86°43'26"E., 526.82 FEET TO THE NORTHEAST CORNER OF SAID BASSET CREEK PHASE 2B; THENCE DEPARTING SAID NORTH BOUNDARY, N.86°43'26"E., 35.53 FEET, TO A POINT OF CURVATURE; THENCE 14.21 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°45'00", SAID CURVE HAVING A RADIUS OF 1086.00 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS N.87°05'56"E., 14.21 FEET; THENCE N.02°31'34"W., 120.00 FEET, TO A POINT ON THE ARC OF A CURVE; THENCE 15.79 FEET ALONG AN ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°45'00", SAID CURVE HAVING A RADIUS OF 1206.00 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS S.87°05'56"W., 15.79 FEET; THENCE S.86°43'26"W., 95.00 FEET; THENCE N.03°16'34"W., 113.54 FEET, TO A POINT OF INTERSECTION WITH THE EXTERIOR BOUNDARY OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN OFFICIAL RECORD BOOK 15765, PAGE 641 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID EXTERIOR BOUNDARY BY THE FOLLOWING FOUR (4) COURSES: (1) S.20°00'00"W., 195.75 FEET, (2) N.90°00'00"W., 495.00 FEET, (3) N.72°00'00"W., 500.00 FEET, (4) S.57°00'00"W., 188.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.051 ACRES (132884 SQUARE FEET) MORE OR LESS.

SCALE: 1" = 200'

0' 50' 100' 200' 400'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	24°28'42"	1660.00'	709.20'	703.82'	360.09'	S81°02'12"E
C2	0°45'00"	1086.00'	14.21'	14.21'	7.11'	N87°05'56"E
C3	0°45'00"	1206.00'	15.79'	15.79'	7.89'	S87°05'56"W

NOTES:

- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
- UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW, THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- BEARINGS SHOWN HEREON ARE BASED ON SOUTH BOUNDARY OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING N.89°58'52"W.

STANTEC CONSULTING SERVICES, INC. CERTIFICATE OF AUTHORIZATION No.L.B.7866

JAMES DARIN O'NEAL, PSM FLORIDA LICENSE No.L.S.5926

PROJECT NO. 215600266

INDEX NO. K-Bar_contr_area_1

DATE 4-24-2013 SHEET NO. 1 OF 1

TITLE CDD CONTRACTION AREA C1

PROJ: K-BAR RANCH CCD

CLIENT: K-BAR RANCH CCD

SCALE: 1" = 200'

LEAD TECH. JDO

SEC-TWP-RGE 4-1715-R02

REV. DATE 03/07/2013

REVISION DESCRIPTION

Stantec

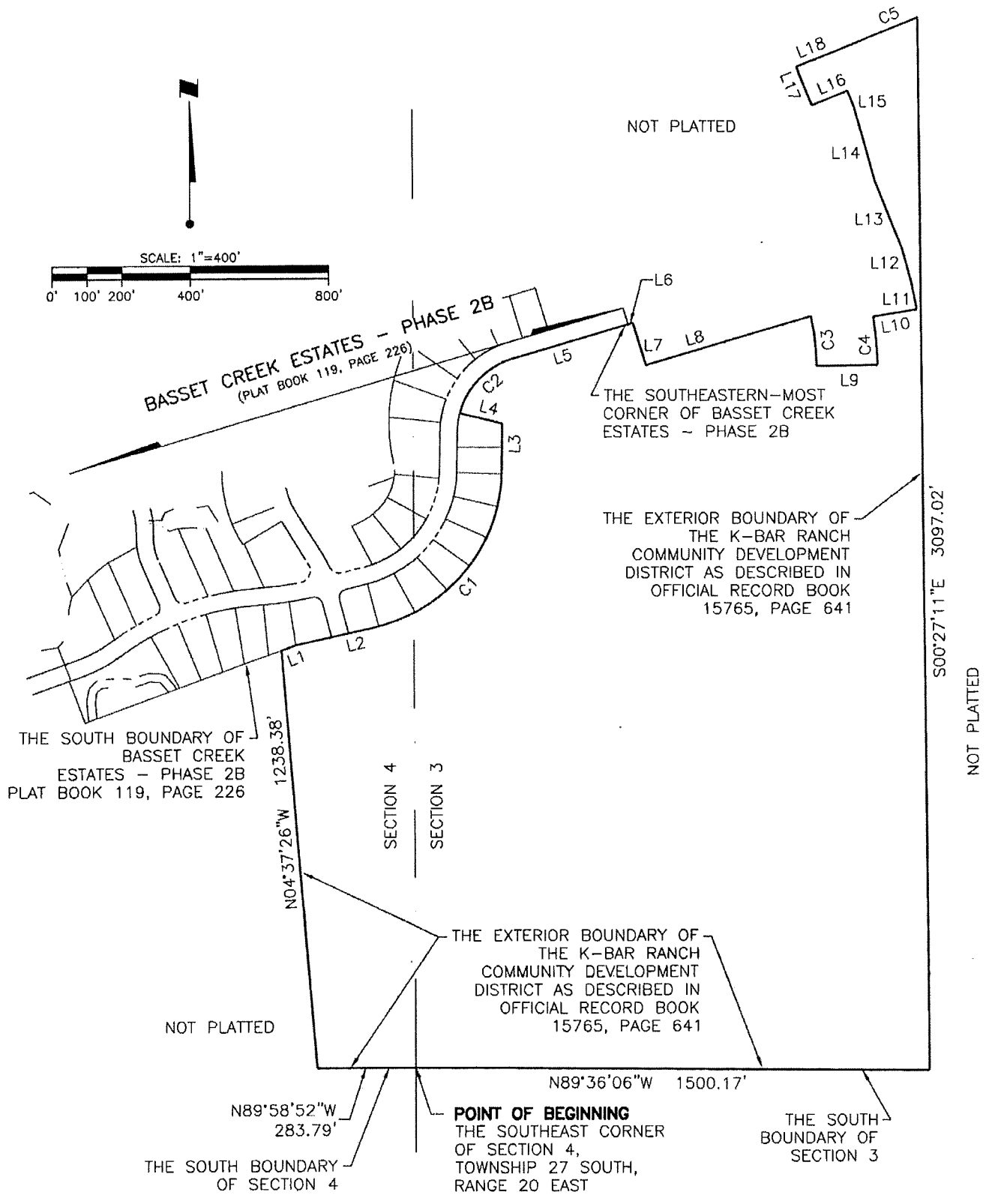
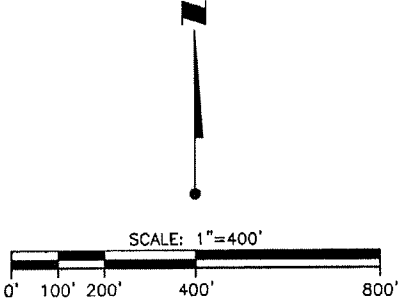
265 North 20th Street, Tampa, FL 33606

900.843.4336 Fax: 813.270.0000

Stantec Consulting Services, Inc. - Certificate of Authorization L.B.7866

Stantec.com

Contraction Parcel 2



4/25/2013 10:28 AM D:\BUREAU\1\PROJECTS\4\25\2013\20130425\1028 AM D:\BUREAU\1\PROJECTS\4\25\2013\20130425\1028 AM D:\BUREAU\1\PROJECTS\4\25\2013\20130425\1028 AM D:\BUREAU\1\PROJECTS\4\25\2013\20130425\1028 AM D:\BUREAU\1\PROJECTS\4\25\2013\20130425\1028 AM

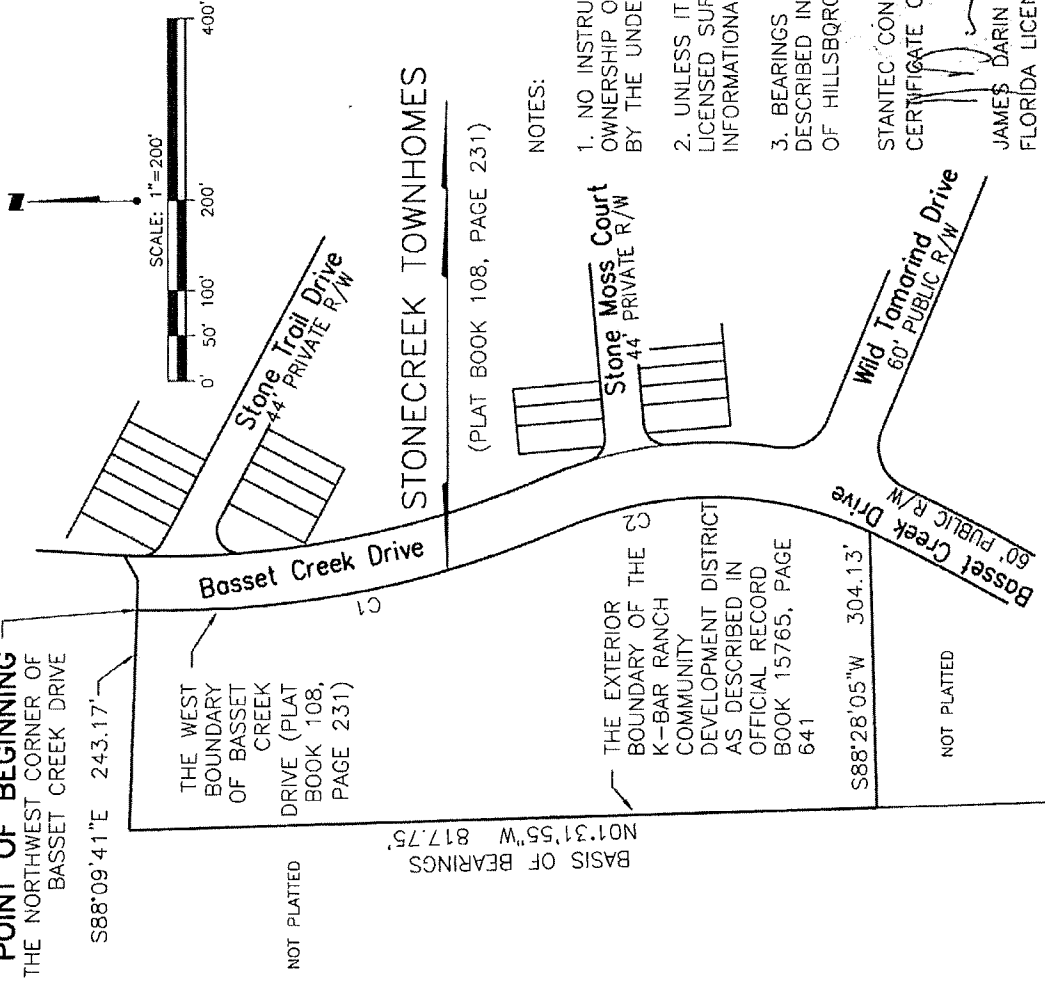
SCALE: 1"=400'	<p>One Team, Infinite Solutions 2205 North 20th Street, Tampa, FL 33605 800.643.4336 • 813.273.5500 • F813.273.4000 • www.Stantec.com Stantec Consulting Services, Inc. • Certificate of Authorization L.B. 7666</p>	TITLE CDD CONTRACTION AREA C2	PROJECT NO. 215600266	
LEAD TECH. JDO		PROJ: K-BAR RANCH CDD	INDEX NO: K-Bar_contr_area1	
SEC-TWP-RGE 3&4-1275-R20E		CLIENT: K-BAR RANCH CDD	DATE: 4-24-13	SHEET NO: 1 OF 2
ΔREV NO. DATE				

Contraction Parcel 3

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	25°06'49"	1090.00'	477.76'	473.95'	242.78'	S10°43'05"E
C2	48°21'42"	410.00'	346.07'	335.89'	184.10'	S00°54'21"W

POINT OF BEGINNING
THE NORTHWEST CORNER OF
BASSET CREEK DRIVE

S88°09'41"E 243.17'



DESCRIPTION:

A PORTION OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BASSET CREEK DRIVE, OF STONECREEK TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 231, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN ALONG THE WEST BOUNDARY OF SAID BASSET CREEK DRIVE BY THE FOLLOWING TWO (2) COURSES: (1) 477.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°06'49", SAID CURVE HAVING A RADIUS OF 1090.00 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS S.10°43'05"E., 473.95 FEET TO A POINT OF REVERSE CURVATURE, (2) 346.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°21'42", SAID CURVE HAVING A RADIUS OF 410.00 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS S.00°54'21"W., 335.89 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.88°28'05"W., 304.13 FEET, TO A POINT OF INTERSECTION WITH THE EXTERIOR BOUNDARY LINE OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN OFFICIAL RECORD BOOK 15765, PAGE 641 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID EXTERIOR BOUNDARY BY THE FOLLOWING TWO (2) COURSES: (1) N.01°31'55"W., 817.75 FEET, (2) S.88°09'41"E., 243.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.449 ACRES, MORE OR LESS.

NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW, THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. BEARINGS ARE BASED ON THE WEST BOUNDARY OF THE K-BAR RANCH CDD AS DESCRIBED IN OFFICIAL RECORD BOOK 15765, PAGE 641 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING N.89°58'52"W.

STANTEC CONSULTING SERVICES, INC.
CERTIFICATE OF AUTHORIZATION No.L.B.7866

[Signature]

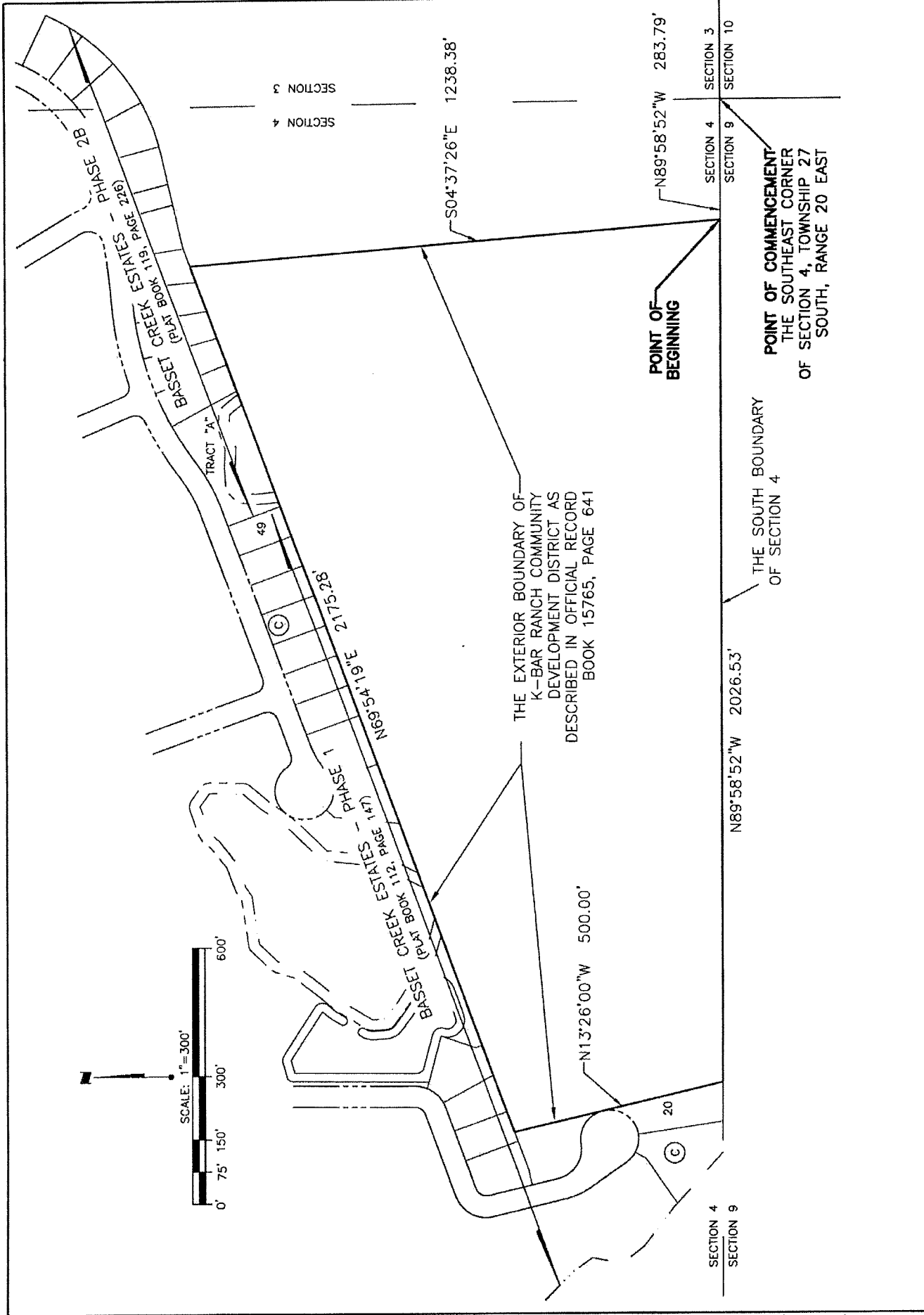
JAMES DARIN O'NEAL, PSM
FLORIDA LICENSE No. L.S.5926

PROJECT NO.	215600266
MODEL NO.	K-BAR_contr_0rba_3
DATE	4-24-2013
SHEET NO.	1 OF 1
TITLE	CDD CONTRACTION AREA C3
PROJ.	K-BAR RANCH CDD
CLIENT	K-BAR RANCH CDD
SCALE:	1" = 200'
LEAD TECH.	JDO
SEC-TWP-RGE	4-19S-09E
REV. DATE	DRN BY/IMP. I
REV. DESCRIPTION	

Stantec
2205 North 20th Street, Tampa, FL 33605
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COMPOSITE EXHIBIT "C"

Expansion Parcel 1



PROJECT NO.	215600266
INDEX NO.	K_bar_ranch_exp_oreo1
DATE:	4-24-2013
SHEET NO.:	1 OF 2
TITLE	CDD EXPANSION AREA E1
PROJ:	K-BAR RANCH CDD
CLIENT:	K-BAR RANCH CDD
SCALE:	1"=300'
LEAD TECH:	JDO
SEC-TWP-RGE	4--17S--R0E
REV. DATE	DRW BY/IMP. I
REVISOR DESCRIPTION	

Stantec
 7205 North 20th Street, Tampa, FL 33605
 800.643.4336 • 813.223.8500 • F 813.223.0088 • www.stantec.com
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DESCRIPTION:

A PORTION OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 4, N.89°58'52"W, 283.79 FEET TO A CORNER ON THE EXTERIOR BOUNDARY OF K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN OFFICIAL RECORD BOOK 15765, PAGE 641 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, N.89°58'52"W., 2026.53 FEET TO A CORNER ON SAID EXTERIOR BOUNDARY OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT; THENCE ALONG SAID EXTERIOR BOUNDARY BY THE FOLLOWING THREE (3) COURSES: (1) N.13°26'00"W., 500.00 FEET, (2) N.69°54'19"E., 2175.28 FEET, (3) S.04°37'26"E., 1238.38 FEET TO THE POINT OF BEGINNING.


CONTAINING 41.112 ACRES (1790846 SQUARE FEET) MORE OR LESS.

NOTES:

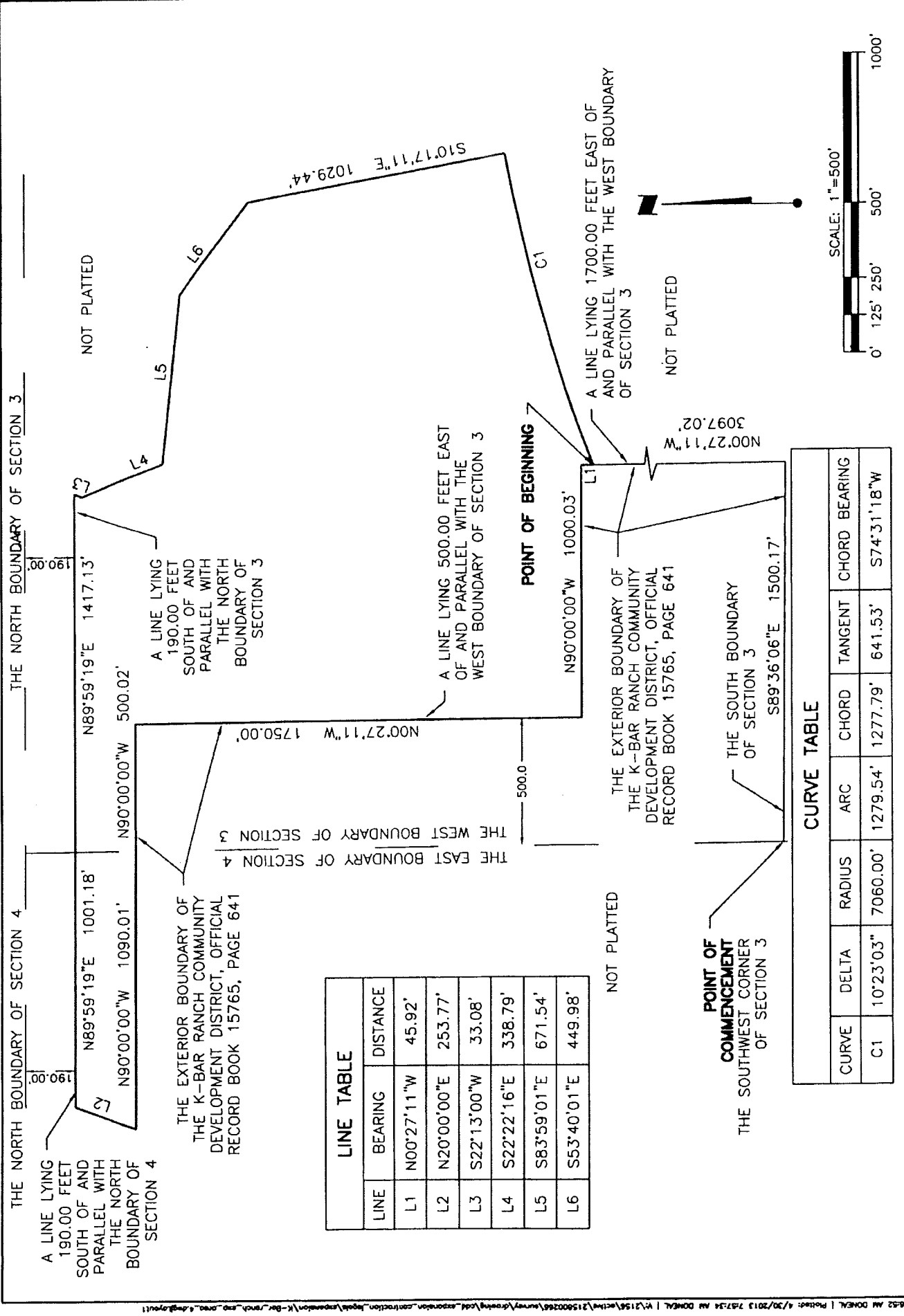
1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW, THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. BEARINGS ARE BASED ON THE SOUTH BOUNDARY OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING N.89°58'52"W.

STANTEC CONSULTING SERVICES, INC.
 CERTIFICATE OF AUTHORIZATION No.L.B.7866

Darin O'Neal
 JAMES DARIN O'NEAL, PSM
 FLORIDA LICENSE No. L.S.5926

DATE	REVISION DESCRIPTION	REV. DATE	DRN BY/APP. /	SCALE:	N/A	 <p>2206 North 20th Street, Tampa FL 33605 800.643.4336 • 813.223.9500 • F813-223-0009 • www.Stantec.com Stantec Consulting Services, Inc. • Certificate of Authorization L.B.7866</p>	TITLE	CDD EXPANSION AREA E1	PROJECT NO.	215600266	
				LEAD TECH.	JDO		PROJ:	K-BAR RANCH CDD	RDCX NO.	K-Bar_ranch_exp_crea1	
				SEC-TWP-RGE	4-1725-R00E		CLIENT:	K-BAR RANCH CDD	DATE:	4-24-2013	
										SHEET NO.:	2 OF 2

Expansion Parcel 2



LINE	BEARING	DISTANCE
L1	N00°27'11"W	45.92'
L2	N20°00'00"E	253.77'
L3	S22°13'00"W	33.08'
L4	S22°22'16"E	338.79'
L5	S83°59'01"E	671.54'
L6	S53°40'01"E	449.98'

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	10°23'03"	7060.00'	1279.54'	1277.79'	641.53'	S74°31'18"W

DATE: 4-25-13

PROJECT NO: 215600265

INDEX NO: K-Bar_ranch_exp_area4

DATE: 4-25-13

SHEET NO: 1 OF 2

FILE: CDD EXPANSION AREA 2

PROJECT: K-BAR RANCH CDD

CLIENT: K-BAR RANCH CDD

205 North 20th Street, Tampa, FL 33605
 800.643.4138 • 813.223.6200 • F 813.223.0000 • www.Stantec.com
 Stantec Consulting Services, Inc. - a Staffing of Autodesk/GeoLB, LLC

SCALE:	1" = 500'
LEAD TECH:	JDO
SEC-TYPE-AGE:	MA-12M-10M

REV:	DATE	DESCRIPTION

DESCRIPTION:

A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE ALONG THE EXTERIOR BOUNDARY OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN OFFICIAL RECORD BOOK 15765, PAGE 641, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BY THE FOLLOWING SEVEN (7) COURSES: (1) S.89°36'06"E., 1500.17 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 3 TO A POINT OF INTERSECTION WITH A LINE BEING 1500.00 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SAID SECTION 3, (2) N.00°27'11"W., 3097.02 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING, (3) N.00°27'11"W., 45.92 FEET ALONG SAID PARALLEL LINE, (4) N.90°00'00"W., 1000.03 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 500 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SAID SECTION 3; (5) N.00°27'11"W., ALONG SAID PARALLEL LINE 1750.00 FEET, (6) N.90°00'00"W., 500.02 FEET TO THE WEST BOUNDARY OF SECTION 3; (7) N.90°00'00"W., 1090.01 FEET; THENCE DEPARTING THE AFOREMENTIONED EXTERIOR BOUNDARY OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT N.20°00'00"E., 253.77 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 190.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 4; THENCE ALONG A LINE BEING 190.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SECTION 4, N.89°59'19"E., 1001.18 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG A LINE BEING 190.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SECTION 3, N.89°59'19"E., 1417.13 FEET; THENCE DEPARTING SAID LINE S.22°13'00"W., 33.08 FEET; THENCE S.22°22'16"E., 338.79 FEET; THENCE S.83°59'01"E., 671.54 FEET; THENCE S.53°40'01"E., 449.98 FEET; THENCE S.10°17'11"E., 1029.44 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 1279.54 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°23'03", HAVING A RADIUS OF 7060.00 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS S.74°31'18"W., 1277.79 FEET TO THE POINT OF BEGINNING.

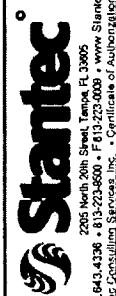
CONTAINING 90.708 ACRES (3951252 SQUARE FEET) MORE OR LESS.

NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW, THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. BEARINGS ARE BASED ON THE SOUTH BOUNDARY OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING S.89°36'06"E.

STANTEC CONSULTING SERVICES, INC.
 CERTIFICATE OF AUTHORIZATION No.L.B.7866

James Darin O'Neal
 JAMES DARIN O'NEAL, PSM
 FLORIDA LICENSE No. L.S.5926



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 Stantec Consulting Services, Inc. • Certificate of Authorization L.B.7866

TITLE	CDD EXPANSION AREA 2.	PROJECT NO.	215600266
PROJ.	K-BAR RANCH CDD	INDEX NO.	K_Bor_ranch_exp_area4
CLIENT:	K-BAR RANCH CDD	DATE	4-25-13
		SHEET NO.	2 OF 2

Expansion Parcel 3

THE NORTH BOUNDARY OF SECTION 3

THE NORTH BOUNDARY OF SECTION 4

N89°59'19"E 2011.31'

A LINE LYING 190.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SECTION 4

N42°30'10"W 1247.68'

POINT OF BEGINNING

THE EXTERIOR BOUNDARY OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, OFFICIAL RECORD BOOK 15765, PAGE 641

THE EAST BOUNDARY OF SECTION 4
THE WEST BOUNDARY OF SECTION 3

N90°00'00"W 1090.01'

N90°00'00"W 500.02'

N00°27'11"W 1750.00'

A LINE LYING 500.00 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SECTION 3

500.0

N90°00'00"W 1000.03'

THE EXTERIOR BOUNDARY OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, OFFICIAL RECORD BOOK 15765, PAGE 641

THE SOUTH BOUNDARY OF SECTION 3

S89°36'06"E 1500.17'

POINT OF COMMENCEMENT THE SOUTHWEST CORNER OF SECTION 3

A LINE LYING 1500.00 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SECTION 3

N00°27'11"W 3142.94'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°00'00"W	102.21'
L2	S23°29'00"W	104.94'
L3	S58°16'45"W	47.15'
L4	S78°31'09"W	55.51'
L5	N37°11'51"W	59.41'
L6	S72°30'26"W	70.62'
L7	S20°00'00"W	253.77'

NOT PLATTED

		SCALE: 1" = 500' LEAD TECH: DND REVISE: LEGAL DATE: 9-24-13 DRAWN: JRM/STP/J CHECKED: JRM/STP/J
PROJECT NO: 215600266 INDEX NO: K-Bar_ranch_exp_dred DATE: 9/23/2013 SHEET NO: 1 OF 2		TITLE: CDD EXPANSION AREA 3 PROJECT: K-BAR RANCH CDD CLIENT: K-BAR RANCH CDD

DESCRIPTION:

CDD EXPANSION PARCEL 3

A PORTION OF SECTION 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE ALONG THE EXTERIOR BOUNDARY OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN OFFICIAL RECORD BOOK 15765, PAGE 641, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BY THE FOLLOWING SEVEN (7) COURSES: (1) S.89°36'06"E., 1500.17 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 3 TO A POINT OF INTERSECTION WITH A LINE BEING 1500.00 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SAID SECTION 3, (2) N.00°27'11"W., 3142.94 FEET ALONG SAID PARALLEL LINE, (3) N.90°00'00"W., 1000.03 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 500 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SAID SECTION 3, (4) N.00°27'11"W., ALONG SAID PARALLEL LINE 1750.00 FEET, (5) N.90°00'00"W., 500.02 FEET TO THE EAST BOUNDARY OF SECTION 4, (6) N.90°00'00"W., 1090.01 FEET TO THE POINT OF BEGINNING, (7) S.20°00'00"W., 613.57 FEET; THENCE DEPARTING THE AFOREMENTIONED EXTERIOR BOUNDARY OF THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT S.23°29'00"W., 104.94 FEET; THENCE S.58°16'45"W., 47.15 FEET; THENCE S.78°31'09"W., 55.51 FEET; THENCE N.37°11'51"W., 59.41 FEET, THENCE S.72°30'26"W., 70.62 FEET; THENCE N.89°55'44"W., 632.09 FEET; THENCE N.42°30'10"W., 1247.68 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 190.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SECTION 4; THENCE ALONG SAID PARALLEL LINE, N.89°59'19"E., 2011.31 FEET; THENCE DEPARTING SAID PARALLEL LINE, S.20°00'00"W., 253.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,309,304 SQUARE FEET (30.057 ACRES), MORE OR LESS.

NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
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STANTEC CONSULTING SERVICES, INC.
 CERTIFICATE OF AUTHORIZATION No. L.B.7866

[Signature]

JAMES DARIN O'NEAL, PSM
 FLORIDA LICENSE No. L.S.5926

SCALE		N/A	
LEAD TECH	DATE	PROJECT NO.	215600266
REVISE LEAD	10-24-13	INDEX NO.	K-Bar Ranch Area 3
REV. DATE	DATE	DATE	9/22/2013
REV. TIME	DATE	SHEET NO.	2 OF 2
REV. BY	DATE		
SCALE	N/A		
LEAD TECH	DATE		
REVISE LEAD	10-24-13		
REV. DATE	DATE		
REV. TIME	DATE		
REV. BY	DATE		
SCALE	N/A		
LEAD TECH	DATE		
REVISE LEAD	10-24-13		
REV. DATE	DATE		
REV. TIME	DATE		
REV. BY	DATE		



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 Stantec Consulting Services, Inc., Certificate of Authorization L.B.7866

FILE: CDD EXPANSION AREA 3

PROJECT: K-BAR RANCH CDD

CLIENT: K-BAR RANCH CDD

EXHIBIT “D”