

# MINUTE RECORDING

This space reserved for use  
Clerk of the Circuit Court

This Instrument Prepared by  
and return to:

Cheryl G. Stuart, Esq.  
HOPPING GREEN & SAMS, P.A.  
123 South Calhoun Street  
Post Office Box 6526  
Tallahassee, Florida 32314

Public Records of  
St. Johns County, FL  
Clerk# 03-048132  
O.R. 1993 PG 772  
01:37PM 07/11/2003  
REC \$25.00 SUR \$3.50

---

## NOTICE OF ESTABLISHMENT OF THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

PLEASE TAKE NOTICE that on June 10, 2003, pursuant to a petition filed by Johns Creek, LLC, a Florida limited liability company, the St. Johns County Commission adopted an Ordinance which became effective on June 17, 2003, establishing the Brandy Creek Community Development District. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." The District is a special purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, Florida Statutes, or by contacting the District's registered agent as designated to the Department of Community Affairs in accordance with Section 189.416, Florida Statutes.

THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES



AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on the 27<sup>th</sup> day of

June, 2003, and recorded in the Official Records of St. Johns County, Florida.

BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

By:

Donald P. Hinson, Chairman

Alan Bell  
Witness

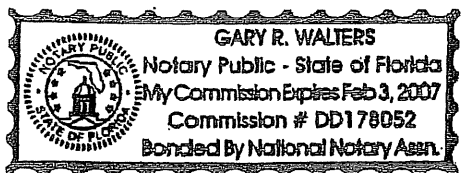
Thomas B. West  
Print Name

[Signature]  
Witness

Stephen Dupris  
Print Name

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of June, 2003, by Donald Hinson, Chairman of the Brandy Creek Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification and who Did [ ] of Did Not [ ] take an oath.



Gary R. Walters  
Print Name: Gary R. Walters  
Notary Public, State of Florida

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

EXHIBIT A  
BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

A PORTION OF SECTIONS 24 AND 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 19 AND 41, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ALL BEING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19. FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH  $02^{\circ}34'09''$  EAST ALONG THE WESTERLY LINE OF SAID SECTION 19, A DISTANCE OF 594.51 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210 (FORMERLY STATE ROAD NO. 210) A 100' RIGHT-OF-WAY AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY SECTION 7851-250; THENCE RUN SOUTH  $73^{\circ}30'56''$  WEST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH  $16^{\circ}29'04''$  EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHWEST ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $28^{\circ}30'56''$  WEST, 35.36 FEET; THENCE RUN SOUTH  $16^{\circ}29'04''$  EAST, A DISTANCE OF 737.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 460.0 FEET; THENCE RUN SOUTHEAST ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 318.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $36^{\circ}20'08''$  EAST, 312.41 FEET; THENCE RUN SOUTH  $56^{\circ}11'12''$  EAST A DISTANCE OF 392.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 540.0 FEET; THENCE RUN SOUTHEAST ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 85.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $51^{\circ}40'29''$  EAST, 84.96 FEET; THENCE RUN SOUTH  $47^{\circ}09'46''$  EAST, A DISTANCE OF 250.63' TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 39.27 FEET TO A POINT; SAID ARC BEING

SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°50'14" EAST, 35.36 FEET; THENCE RUN ON A NON-TANGENT BEARING OF SOUTH 47°09'46" EAST, A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 42°50'14" EAST, A DISTANCE OF 83.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 230.0 FEET; THENCE RUN NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 150.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°08'35" EAST, 147.44 FEET; THENCE RUN NORTH 05°26'55" EAST, A DISTANCE OF 59.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 470.0 FEET, THENCE RUN NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 11.33 FEET TO A POINT; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°08'21" EAST, 11.33 FEET; THENCE RUN ON A NON-TANGENT BEARING OF SOUTH 84°37'51" EAST, A DISTANCE OF 215.19 FEET; THENCE RUN SOUTH 28°25'31" EAST, A DISTANCE OF 286.37 FEET; THENCE RUN NORTH 86°28'41" EAST, A DISTANCE OF 281.21 FEET; THENCE RUN SOUTH 02°45'14" EAST, A DISTANCE OF 4152.52 FEET; THENCE RUN NORTH 89°24'01" WEST, A DISTANCE OF 2420.89 FEET TO A POINT IN THE EASTERLY LINE OF SOUTH HAMPTON UNIT ONE AS RECORDED IN MAP BOOK 38, PAGES 32-50, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN ALONG THE SAID EASTERLY LINE OF SOUTH HAMPTON UNIT ONE THE FOLLOWING FOUR COURSES; COURSE NO. 1): RUN NORTH 00°00'00" WEST, A DISTANCE OF 1789.25 FEET; COURSE NO. 2): RUN NORTH 26°34'25" WEST, A DISTANCE OF 1615.36 FEET; COURSE NO. 3): RUN NORTH 47°21'22" EAST, A DISTANCE OF 1260.33 FEET; COURSE NO. 4): RUN NORTH 14°42'52" WEST, A DISTANCE OF 144.31 FEET; THENCE DEPARTING SAID EASTERLY LINE RUN NORTH 67°44'03" EAST, A DISTANCE OF 698.62 FEET; THENCE RUN NORTH 56°11'12" WEST, A DISTANCE OF 58.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 540.0 FEET; THENCE RUN NORTHWESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 374.18 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°20'08" WEST, 366.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN NORTH 16°29'04" WEST, A DISTANCE OF 31.65 FEET; THENCE RUN SOUTH 73°30'56" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 16°29'04" WEST, A DISTANCE OF 706.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWEST ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO A POINT; SAID ARC BEING

SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°29'04" WEST, 35.36 FEET; THENCE ON A NON-TANGENT BEARING RUN NORTH 16°29'04" WEST, A DISTANCE OF 25.00 FEET TO A POINT LYING IN THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 210; THENCE RUN NORTH 73°30'56" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 248.39 ACRES, MORE OR LESS.



STATE OF FLORIDA  
DEPARTMENT OF STATE

JEB BUSH  
Governor

GLEND A. HOOD  
Secretary of State

June 19, 2003

Honorable Cheryl Strickland  
Clerk to Board of Commissioners  
St. Johns County  
Post Office Drawer 300  
St. Augustine, Florida 32085-0300

Attention: Yvonne King  
Minutes and Records Division

03 JUN 24 AM 10:44  
FILED  
CHERYL STRICKLAND  
CLERK COUNTY COMMISSION  
ST. JOHNS COUNTY FL

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated June 16, 2003 and certified copies of St. Johns County Ordinance Nos. 2003-53 and 2003-54, which were filed in this office on June 17, 2003.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mp

ORDINANCE BOOK 31 PAGE 887



ST. JOHNS COUNTY ORDINANCE NO. 2003-53

AN ORDINANCE ESTABLISHING THE BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2002); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Johns Creek, LLC, a Florida limited liability company ("Petitioner"), having obtained written consent to the establishment of the District by the owner of 100 percent of the real property to be included in the District, petitioned the Board of County Commissioners of St. Johns County (the "County") to adopt an ordinance establishing the Brandy Creek Community Development District (the "District") pursuant to Chapter 190, Florida Statutes (2002); and

WHEREAS, Petitioner is a limited liability company, authorized to conduct business in the State of Florida, whose address is 3020 Hartley Road, Suite 100, Jacksonville, Florida 32257; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on June 10, 2003; and

WHEREAS, upon consideration of the record established at that hearing, the County determined that the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering

community development services and facilities to the area served by the District, that the 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 to be served by the District is amenable to separate special-district governance; and

WHEREAS, establishment 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 ST. JOHNS COUNTY, FLORIDA:

SECTION 1. The above Recitals are adopted as Findings of Fact in support of this Ordinance.

SECTION 2. AUTHORITY. This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2002).

SECTION 3. DISTRICT NAME. There is hereby established a community development district situated entirely within unincorporated St. Johns County, Florida, which District shall be known as the "Brandy Creek Community Development District".

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in Exhibit A attached hereto and incorporated by reference, the overall parcel containing 248.4 acres, more or less. There are no out parcels excluded within the external boundaries.

SECTION 5. FUNCTIONS AND POWERS. The powers and functions of the District are described in Chapter 190, Florida Statutes. Consent is hereby given to the District's Board of

Supervisors to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities described and authorized by Section 190.012(2)(a), Florida Statutes (2002).

SECTION 6. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Donald P. Hinson, Donald E. Brown, Charles W. Arnold, III, Pate Foshee, and Timothy O'Reiley. All of the above-named persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7. SEVERABILITY. If any provision of this ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this ordinance.

SECTION 8. EFFECTIVE DATE. This Ordinance shall take effect pursuant to Florida general law.

Adopted this 10th day of June, 2003.

St. Johns County, Florida  
By: Board of County Commissioners

By: James E. Bryant  
As: Chairman

ATTEST: Cheryl Strickland, Clerk

By: Yvonne King  
(Deputy Clerk)

REVISION DATE June 16, 2003

Effective Date: June 17, 2003

EXHIBIT A

BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT

A PORTION OF SECTIONS 24 AND 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 19 AND 41, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ALL BEING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19. FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH  $02^{\circ}34'09''$  EAST ALONG THE WESTERLY LINE OF SAID SECTION 19, A DISTANCE OF 594.51 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210 (FORMERLY STATE ROAD NO. 210) A 100' RIGHT-OF-WAY AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY SECTION 7851-250; THENCE RUN SOUTH  $73^{\circ}30'56''$  WEST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH  $16^{\circ}29'04''$  EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHWEST ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $28^{\circ}30'56''$  WEST, 35.36 FEET; THENCE RUN SOUTH  $16^{\circ}29'04''$  EAST, A DISTANCE OF 737.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 460.0 FEET; THENCE RUN SOUTHEAST ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 318.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $36^{\circ}20'08''$  EAST, 312.41 FEET; THENCE RUN SOUTH  $56^{\circ}11'12''$  EAST A DISTANCE OF 392.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 540.0 FEET; THENCE RUN SOUTHEAST ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 85.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $51^{\circ}40'29''$  EAST, 84.96 FEET; THENCE RUN SOUTH  $47^{\circ}09'46''$  EAST, A DISTANCE OF 250.63' TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 39.27 FEET TO A POINT; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $87^{\circ}50'14''$  EAST, 35.36 FEET; THENCE RUN ON A NON-TANGENT BEARING OF SOUTH  $47^{\circ}09'46''$  EAST, A DISTANCE OF 60.00 FEET; THENCE RUN NORTH  $42^{\circ}50'14''$  EAST, A DISTANCE OF 83.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; SAID CURVE BEING

CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 230.0 FEET; THENCE RUN NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 150.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°08'35" EAST, 147.44 FEET; THENCE RUN NORTH 05°26'55" EAST, A DISTANCE OF 59.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 470.0 FEET, THENCE RUN NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 11.33 FEET TO A POINT; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°08'21" EAST, 11.33 FEET; THENCE RUN ON A NON-TANGENT BEARING OF SOUTH 84°37'51" EAST, A DISTANCE OF 215.19 FEET; THENCE RUN SOUTH 28°25'31" EAST, A DISTANCE OF 286.37 FEET; THENCE RUN NORTH 86°28'41" EAST, A DISTANCE OF 281.21 FEET; THENCE RUN SOUTH 02°45'14" EAST, A DISTANCE OF 4152.52 FEET; THENCE RUN NORTH 89°24'01" WEST, A DISTANCE OF 2420.89 FEET TO A POINT IN THE EASTERLY LINE OF SOUTH HAMPTON UNIT ONE AS RECORDED IN MAP BOOK 38, PAGES 32-50, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN ALONG THE SAID EASTERLY LINE OF SOUTH HAMPTON UNIT ONE THE FOLLOWING FOUR COURSES; COURSE NO. 1): RUN NORTH 00°00'00" WEST, A DISTANCE OF 1789.25 FEET; COURSE NO. 2): RUN NORTH 26°34'25" WEST, A DISTANCE OF 1615.36 FEET; COURSE NO. 3): RUN NORTH 47°21'22" EAST, A DISTANCE OF 1260.33 FEET; COURSE NO. 4): RUN NORTH 14°42'52" WEST, A DISTANCE OF 144.31 FEET; THENCE DEPARTING SAID EASTERLY LINE RUN NORTH 67°44'03" EAST, A DISTANCE OF 698.62 FEET; THENCE RUN NORTH 56°11'12" WEST, A DISTANCE OF 58.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 540.0 FEET; THENCE RUN NORTHWESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 374.18 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°20'08" WEST, 366.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN NORTH 16°29'04" WEST, A DISTANCE OF 31.65 FEET; THENCE RUN SOUTH 73°30'56" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 16°29'04" WEST, A DISTANCE OF 706.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWEST ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO A POINT; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°29'04" WEST, 35.36 FEET; THENCE ON A NON-TANGENT BEARING RUN NORTH 16°29'04" WEST, A DISTANCE OF 25.00 FEET TO A POINT LYING IN THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 210; THENCE RUN NORTH 73°30'56" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 248.39 ACRES, MORE OR LESS.

**RULES OF PROCEDURE  
BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT**

1.0 Organization.

- (1) The Brandy Creek Community Development District (the "District") was created pursuant to the provisions of Chapter 190, Florida Statutes and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the "Rules") is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.

Specific Authority: §§ 190.011(5), 120.53(1)(a), Fla. Stat.

Law Implemented: §§ 190.011(5), 120.53(1)(a), Fla. Stat.