

***DG FARMS
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Board Package

***Board of Supervisors
Landowners Meeting***

***Tuesday
November 1, 2016***

10:00 a.m.

Office of:

***Metro Development Group
2502 N. Rocky Point Drive
Suite 1050
Tampa, Florida***

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

DG Farms Community Development District

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

Board of Supervisors
**DG Farms Community
Development District**

Dear Board Members:

The Landowners Meeting of the DG Farms Community Development District is scheduled for **Tuesday, November 1, 2016 at 10:00 a.m.** in the offices of Metro Development Group, 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida, 33607.

The advanced copy of the agenda for the meeting is attached along with associated documentation for your consideration. Any additional support material will be forwarded 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,

Paul Cusmano
District Manager

District: DG Farms COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: Tuesday, November 1, 2016
Time: **10:00 a.m.**
Location: Residence Inn
2101 Northpointe Parkway
Lutz, Florida

Conference Call In No.: 563.999.2090
Code: 686859#

Agenda

LANDOWNER'S MEETING

- I.** Call to Order
- II.** Determination of Number of Voting Units Represented
- III.** Election of a Chairperson for the Purpose of Conducting the Landowner's Meeting
- IV.** Nominations for the Position of Supervisor (3)
Seat 2 Draper, Seat 4 Sanders, Seat 5 Vacant
- V.** Casting of Ballots
- VI.** Ballot Tabulations
- VII.** Landowners' Questions or Comments
- VIII.** Adjournment

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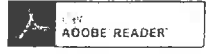
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Report a Concern

If you have a concern, please let us know. [Click here to report your concern.](#)

Certain documents will be in PDF format. To view them you may have to download the latest version of Adobe Reader.



Elections Information

The following is a list of the DG Farms CDD Board of Supervisors with their assigned positions and terms. Please click on the link to the Supervisor of Elections website for further information.

Latest Election Results

Seat	Member	Position	Term
Seat #1	Mike Lawson	Chairman	11/1/2018
Seat #2	Doug Draper	Vice Chairman	11/1/2016
Seat #3	Lori Price	Assistant Secretary	11/1/2018
Seat #4	Vacant		11/1/2016
Seat #5	Ted Sanders	Assistant Secretary	11/1/2016

Contacts

DPFG
15310 Amberly Drive
Suite 175
Tampa FL 33647
[Paul Cusmano](#)
District Manager
Ph. 813-418-7473 X-104

EXHIBIT A

**INSTRUCTIONS RELATING TO LANDOWNERS MEETING OF
DG FARMS COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS MEETING: **Tuesday, November 1, 2016**

TIME: **10:00 a.m.**

LOCATION: **Metro Development Offices
2502 N. Rocky Point Drive, Suite 1050
Tampa, Florida**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

EXHIBIT A

LANDOWNER PROXY

DG FARMS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS MEETING – NOVEMBER 1, 2016

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints Paul Cusmano ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the DG Farms Community Development District to be held at the Metro Development Group 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida, on Tuesday, November 1, 2016 at 10:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

GTIS Metro DG Farms, LLC
Printed Name of Legal Owner

[Signature]
Signature of Legal Owner Manager

10/24/16
Date

<u>Parcel Description</u>	<u>Platted Lots</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>Refer to attachment</u>	<u>41</u>	<u>200</u>	<u>241</u>

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: 241

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2013), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

EXHIBIT A

OFFICIAL BALLOT
DG FARMS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS MEETING – NOVEMBER 1, 2016

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the DG Farms Community Development District and described as follows:

<u>Description</u>	<u>Platted Lot #</u>	<u>Acreage</u>
Refer to attachment	41	200
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, Paul Cusmano, as Landowner, or as the proxy holder of GTIS Metro DG Farms LLC (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. <u>Doug Draper</u>	<u>240</u>
2. <u>Ted Sanders</u>	<u>240</u>
3. _____	_____

Date: _____

Signed: _____

Printed Name: Paul Cusmano

Exhibit "A"

DG FARMS COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION (PER OFFICIAL RECORDS BOOK 19901 PAGE 1893)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 5 AND 8, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING A PORTION OF THE PLAT "DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA AS RECORDED IN PLAT BOOK 1 PAGE 136 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 00°24'31" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, A DISTANCE OF 1,817.60 FEET TO INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF WEST LAKE DRIVE (ALSO KNOWN AS OLD WIMAUMA ROAD); THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: 1. SOUTH 05°26'38" WEST, A DISTANCE OF 618.47 FEET TO A POINT ON A CURVE TO THE LEFT; 2. SOUTHERLY 87.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 997.00 FEET, A CENTRAL ANGLE OF 05°02'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°55'11" WEST, 87.81 FEET; 3. SOUTH 00°23'45" WEST, A DISTANCE OF 712.53 FEET; THENCE LEAVING SAID LINE NORTH 25°07'40" WEST, A DISTANCE OF 61.04 FEET; THENCE NORTH 25°07'41" WEST, A DISTANCE OF 43.29 FEET; THENCE NORTH 78°16'49" WEST, A DISTANCE OF 25.54 FEET; THENCE NORTH 78°16'52" WEST, A DISTANCE OF 16.07 FEET; THENCE NORTH 67°46'48" WEST, A DISTANCE OF 45.69 FEET; THENCE NORTH 87°48'13" WEST, A DISTANCE OF 37.07 FEET; THENCE NORTH 89°41'26" WEST, A DISTANCE OF 19.46 FEET; THENCE NORTH 70°40'21" WEST, A DISTANCE OF 60.93 FEET; THENCE NORTH 33°42'11" EAST, A DISTANCE OF 45.43 FEET; THENCE NORTH 49°40'03" WEST, A DISTANCE OF 75.10 FEET; THENCE NORTH 33°49'44" WEST, A DISTANCE OF 24.81 FEET; THENCE NORTH 10°23'03" EAST, A DISTANCE OF 58.39 FEET; THENCE SOUTH 65°49'13" WEST, A DISTANCE OF 60.24 FEET; THENCE NORTH 33°09'31" WEST, A DISTANCE OF 60.19 FEET; THENCE NORTH 58°11'44" EAST, A DISTANCE OF 73.55 FEET; THENCE NORTH 38°00'46" WEST, A DISTANCE OF 32.66 FEET; THENCE SOUTH 68°41'22" WEST, A DISTANCE OF 47.15 FEET; THENCE NORTH 76°11'42" WEST, A DISTANCE OF 38.02 FEET; THENCE NORTH 61°05'08" EAST, A DISTANCE OF 23.57 FEET; THENCE NORTH 03°18'06" WEST, A DISTANCE OF 34.56 FEET; THENCE NORTH 04°40'10" WEST, A DISTANCE OF 34.50 FEET; THENCE NORTH 08°06'27" EAST, A DISTANCE OF 43.61 FEET; THENCE NORTH 40°35'39" WEST, A DISTANCE OF 53.86 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 176.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,206.32 FEET, A CENTRAL ANGLE OF 08°23'10", AND A CHORD BEARING AND DISTANCE OF SOUTH 53°35'56" WEST, 176.41 FEET; THENCE SOUTH 59°02'00" WEST, A DISTANCE OF 473.79 FEET; THENCE SOUTH 30°58'00" EAST, A DISTANCE OF 172.05 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 20.56 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 57.45 FEET, A CENTRAL ANGLE OF 20°30'31", AND A CHORD BEARING AND DISTANCE OF SOUTH 20°43'22" EAST, 20.46 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 43.08 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 169.95 FEET, A CENTRAL ANGLE OF 14°31'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 29°42'30" EAST, 42.96 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 86.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 74.53 FEET, A CENTRAL ANGLE OF 66°22'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 03°47'10" EAST, 81.58 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 134.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 152.52 FEET, A CENTRAL ANGLE OF 50°35'03", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°06'20" WEST, 130.33 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 188.90 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 497.63 FEET, A CENTRAL ANGLE OF 21°44'59" AND A CHORD BEARING AND DISTANCE OF SOUTH 14°55'17" EAST, 187.77 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 146.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 157.12 FEET, A CENTRAL ANGLE OF 53°21'02", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°27'44" EAST, 141.07 FEET; THENCE SOUTH 52°51'53" EAST, A DISTANCE OF 107.63 FEET TO THE

POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 107.64 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,723.46 FEET, A CENTRAL ANGLE OF 02°15'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°36'01" EAST, 107.63 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 17.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 23.82 FEET, A CENTRAL ANGLE OF 43°10'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 42°14'30" EAST, 17.53 FEET; THENCE SOUTH 20°39'47" EAST, A DISTANCE OF 59.93 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 662.06 FEET TO THE SOUTH LINE OF TRACT 9 OF THE NORTHEAST 1/4 OF SECTION 8 OF SAID PLAT; THENCE NORTH 89°56'00" WEST, ALONG THE SOUTH LINE OF TRACTS 9, 10 AND 11 OF THE NORTHEAST 1/4 OF SECTION 8 OF SAID PLAT A DISTANCE OF 1,094.43 FEET; THENCE LEAVING SAID LINE NORTH 00°52'23" EAST, A DISTANCE OF 649.52 FEET; THENCE NORTH 89°59'42" WEST, A DISTANCE OF 323.02 FEET TO THE EAST LINE OF TRACT 12 OF THE NORTHEAST 1/4 OF SECTION 8 OF SAID PLAT; THENCE ALONG SAID LINE SOUTH 00°51'43" WEST, A DISTANCE OF 649.17 FEET TO THE SOUTH LINE OF TRACT 12 OF THE NORTHEAST 1/4 OF SECTION 8 OF SAID PLAT; THENCE NORTH 89°56'00" WEST, A DISTANCE OF 675.23 FEET; THENCE SOUTH 00°46'22" WEST, A DISTANCE OF 527.09 FEET TO THE SOUTH LINE OF TRACT 16 OF THE NORTHWEST 1/4 OF SECTION 8 OF SAID PLAT AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 674; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°54'29" WEST, A DISTANCE OF 261.59 FEET; THENCE LEAVING SAID LINE NORTH 03°21'32" WEST, A DISTANCE OF 392.81 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 319.00 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 41°04'20", AND A CHORD BEARING AND DISTANCE OF NORTH 23°53'41" WEST, 312.21 FEET; THENCE NORTH 44°25'50" WEST, A DISTANCE OF 165.02 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 940.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 555.00 FEET; A CENTRAL ANGLE OF 97°07'07", AND A CHORD BEARING AND DISTANCE OF NORTH 04°07'45" EAST, 832.10 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 39.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°45'35", AND A CHORD BEARING AND DISTANCE OF NORTH 09°21'43" EAST, 35.59 FEET; THENCE NORTH 31°45'05" WEST, A DISTANCE OF 203.11 FEET; THENCE SOUTH 33°37'28" WEST, A DISTANCE OF 276.81 FEET; THENCE SOUTH 69°34'58" WEST, A DISTANCE OF 139.91 FEET; THENCE NORTH 70°21'41" WEST, A DISTANCE OF 152.86 FEET; THENCE SOUTH 06°10'57" WEST, A DISTANCE OF 464.88 FEET; THENCE SOUTH 27°55'35" WEST, A DISTANCE OF 197.81 FEET; THENCE NORTH 55°53'04" WEST, A DISTANCE OF 320.70 FEET; THENCE NORTH 00°16'53" WEST, A DISTANCE OF 342.95 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 215.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 561.93 FEET, A CENTRAL ANGLE OF 22°00'39", AND A CHORD BEARING AND DISTANCE OF NORTH 29°00'31" EAST, 214.55 FEET; THENCE NORTH 18°00'11" EAST, A DISTANCE OF 145.83 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 129.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 438.07 FEET, A CENTRAL ANGLE OF 16°57'11", AND A CHORD BEARING AND DISTANCE OF NORTH 26°28'46" EAST, 129.15 FEET; THENCE NORTH 34°57'22" EAST, A DISTANCE OF 613.39 FEET; THENCE NORTH 38°42'20" EAST, A DISTANCE OF 1,781.07 FEET; THENCE NORTH 42°20'49" EAST, A DISTANCE OF 1,893.06 FEET; THENCE SOUTH 89°35'15" EAST, A DISTANCE OF 1,176.14 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG SAID LINE SOUTH 00°24'55" WEST, A DISTANCE OF 76.65 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 5 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 279.53 ACRES, MORE OR LESS.

SKETCH & DESCRIPTION – NOT A SURVEY

DESCRIPTION (PER OFFICIAL RECORDS BOOK 19901 PAGE 1893)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 5 AND 8, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING A PORTION OF THE PLAT "DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA AS RECORDED IN PLAT BOOK 1 PAGE 136 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SOUTH 00°23'45" WEST, A DISTANCE OF 712.53 FEET; THENCE LEAVING SAID LINE NORTH 25°07'40" WEST, A DISTANCE OF 61.04 FEET; THENCE NORTH 25°07'41" WEST, A DISTANCE OF 43.29 FEET; THENCE NORTH 78°16'49" WEST, A DISTANCE OF 25.54 FEET; THENCE NORTH 78°16'52" WEST, A DISTANCE OF 16.07 FEET; THENCE NORTH 67°48'48" WEST, A DISTANCE OF 45.69 FEET; THENCE NORTH 87°48'13" WEST, A DISTANCE OF 37.07 FEET; THENCE NORTH 89°41'26" WEST, A DISTANCE OF 19.46 FEET; THENCE NORTH 70°40'21" WEST, A DISTANCE OF 60.93 FEET; THENCE NORTH 33°42'11" EAST, A DISTANCE OF 45.43 FEET; THENCE NORTH 49°40'03" WEST, A DISTANCE OF 75.10 FEET; THENCE NORTH 33°49'44" WEST; A DISTANCE OF 24.81 FEET; THENCE NORTH 10°23'03" EAST, A DISTANCE OF 58.39 FEET; THENCE SOUTH 65°49'13" WEST, A DISTANCE OF 60.24 FEET; THENCE NORTH 33°09'31" WEST, A DISTANCE OF 60.19 FEET; THENCE NORTH 58°11'44" EAST, A DISTANCE OF 73.55 FEET; THENCE NORTH 38°00'46" WEST, A DISTANCE OF 32.66 FEET; THENCE SOUTH 68°41'22" WEST, A DISTANCE OF 47.15 FEET; THENCE NORTH 76°11'42" WEST, A DISTANCE OF 38.02 FEET; THENCE NORTH 81°05'08" EAST, A DISTANCE OF 23.57 FEET; THENCE NORTH 03°18'06" WEST, A DISTANCE OF 34.56 FEET; THENCE NORTH 04°40'10" WEST, A DISTANCE OF 34.50 FEET; THENCE NORTH 08°06'27" EAST, A DISTANCE OF 43.61 FEET; THENCE NORTH 40°35'39" WEST, A DISTANCE OF 53.86 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 176.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,206.32 FEET, A CENTRAL ANGLE OF 08°23'10", AND A CHORD BEARING AND DISTANCE OF SOUTH 53°35'56" WEST, 176.41 FEET; THENCE SOUTH 59°02'00" WEST, A DISTANCE OF 473.79 FEET; THENCE SOUTH 30°58'00" EAST, A DISTANCE OF 172.05 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 20.56 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 57.45 FEET, A CENTRAL ANGLE OF 20°30'31", AND A CHORD BEARING AND DISTANCE OF SOUTH 20°43'22" EAST, 20.46 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 43.08 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 169.95 FEET, A CENTRAL ANGLE OF 14°31'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 29°42'30" EAST, 42.96 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 86.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 74.53 FEET, A CENTRAL ANGLE OF 66°22'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 03°47'10" EAST, 81.58 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 134.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 152.52 FEET, A CENTRAL ANGLE OF 50°35'03", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°06'20" WEST, 130.33 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 188.90 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 497.63 FEET, A CENTRAL ANGLE OF 21°44'59" AND A CHORD BEARING AND DISTANCE OF SOUTH 14°55'17" EAST, 187.77 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 146.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 157.12 FEET, A CENTRAL ANGLE OF 53°21'02", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°27'44" EAST, 141.07 FEET; THENCE SOUTH 52°51'53" EAST, A DISTANCE OF 107.63 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 107.64 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,723.46 FEET, A CENTRAL ANGLE OF 02°15'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°36'01" EAST, 107.63 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 17.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 23.82 FEET, A CENTRAL ANGLE OF 43°10'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 42°14'30" EAST, 17.53 FEET; THENCE SOUTH 20°39'47" EAST, A DISTANCE OF 59.93 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 662.06 FEET TO THE SOUTH LINE OF TRACT 9 OF THE NORTHEAST 1/4 OF SECTION 8 OF SAID PLAT; THENCE NORTH 89°56'00" WEST, ALONG THE SOUTH LINE OF TRACTS 9, 10 AND 11 OF THE NORTHEAST 1/4 OF SECTION 8 OF SAID PLAT A DISTANCE OF 1,094.43 FEET; THENCE LEAVING SAID LINE NORTH 00°52'23" EAST, A DISTANCE OF 649.52 FEET; THENCE NORTH 89°59'42" WEST, A DISTANCE OF 323.02 FEET TO THE EAST LINE OF TRACT 12 OF THE NORTHEAST 1/4 OF SECTION 8 OF SAID PLAT; THENCE ALONG SAID LINE SOUTH 00°51'43" WEST, A DISTANCE OF 649.17 FEET TO THE SOUTH LINE OF TRACT 12 OF THE NORTHEAST 1/4 OF SECTION 8 OF SAID PLAT; THENCE NORTH 89°56'00" WEST, A DISTANCE OF 675.23 FEET; THENCE SOUTH 00°46'22" WEST, A DISTANCE OF 527.09 FEET TO THE SOUTH LINE OF TRACT 16 OF THE NORTHWEST 1/4 OF SECTION 8 OF SAID PLAT AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 674; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°54'29" WEST, A DISTANCE OF 261.59 FEET; THENCE LEAVING SAID LINE NORTH 03°21'32" WEST, A DISTANCE OF 392.81 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 319.00 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 41°04'20", AND A CHORD BEARING AND DISTANCE OF NORTH 23°53'41" WEST, 312.21 FEET; THENCE NORTH 44°25'50" WEST, A DISTANCE OF 165.02 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 940.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 555.00 FEET; A CENTRAL ANGLE OF 97°07'07", AND A CHORD BEARING AND DISTANCE OF NORTH 04°07'45" EAST, 832.10 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 39.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°45'35", AND A CHORD BEARING AND DISTANCE OF NORTH 09°21'43" EAST, 35.59 FEET; THENCE NORTH 31°45'05" WEST, A DISTANCE OF 203.11 FEET; THENCE SOUTH 33°37'28" WEST; A DISTANCE OF 276.81 FEET; THENCE SOUTH 69°34'58" WEST, A DISTANCE OF 139.91 FEET; THENCE NORTH 70°21'41" WEST, A DISTANCE OF 152.86 FEET; THENCE SOUTH 06°10'57" WEST, A DISTANCE OF 464.88 FEET; THENCE SOUTH 27°55'35" WEST, A DISTANCE OF 197.81 FEET; THENCE NORTH 55°53'04" WEST, A DISTANCE OF 320.70 FEET; THENCE NORTH 00°16'53" WEST, A DISTANCE OF 342.95 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 215.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 561.93 FEET, A CENTRAL ANGLE OF 22°00'39", AND A CHORD BEARING AND DISTANCE OF NORTH 29°00'31" EAST, 214.55 FEET; THENCE NORTH 18°00'11" EAST, A DISTANCE OF 145.83 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 129.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 438.07 FEET, A CENTRAL ANGLE OF 16°57'11", AND A CHORD BEARING AND DISTANCE OF NORTH 26°28'46" EAST, 129.15 FEET; THENCE NORTH 34°57'22" EAST, A DISTANCE OF 613.39 FEET; THENCE NORTH 38°42'20" EAST, A DISTANCE OF 1,781.07 FEET; THENCE NORTH 42°20'49" EAST, A DISTANCE OF 1,893.06 FEET; THENCE SOUTH 89°35'15" EAST, A DISTANCE OF 1,176.14 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG SAID LINE SOUTH 00°24'55" WEST, A DISTANCE OF 76.65 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 5 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 279.53 ACRES, MORE OR LESS.

Total Acres 279.53
Less: Platinal Acres - 79.22
Remaining non-platinal acres 200.31
Plus: original platinal acres 41
Total Acres 241

10-24-16

Richard C. Hinson, PSM Date
 Florida Professional Surveyor and Mapper No. 3840
 for Hamilton Engineering and Surveying, Inc.
 Certificate of Authorization No. LB7013



HAMILTON
 ENGINEERING & SURVEYING, INC.

311 NORTH NEWPORT AVENUE, SUITE 100 TEL (813) 250-3535
 TAMPA, FL 33606 LB#7013 FAX (813) 250-3638

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