

This Instrument Prepared By and Return To:
John M. Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606

**NOTICE OF ESTABLISHMENT OF THE
SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**

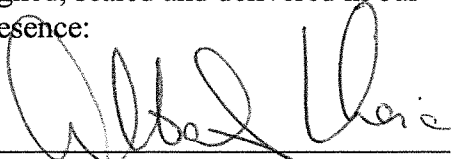
PLEASE TAKE NOTICE that on November 14, 2018, the Hillsborough County Board of County Commissioners enacted Ordinance No. 18-34 (the “**Establishing Ordinance**”) establishing the Shell Point Community Development District (the “**District**”), effective November 15, 2018. The legal description of the 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 and the full text of the Establishing Ordinance, or by contacting the Florida Department of Economic Opportunity in accordance with Florida Statutes.

THE SHELL POINT 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 GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on the 26th day of November, 2018, in accordance with Section 190.0485, Florida Statutes, and whereby such Notice is to be recorded in the Official Records of Hillsborough County, Florida.

Signed, sealed and delivered in our presence:

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT



(Signature)

Alberto Vieira

(Print Name)



By: Jeffrey S. Hills
Chair, Board of Supervisors



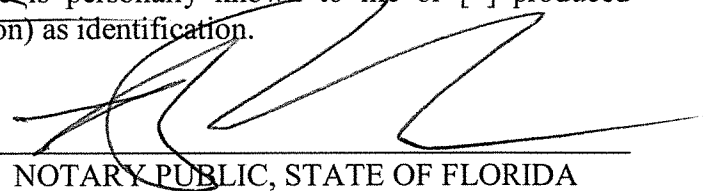
(Signature)

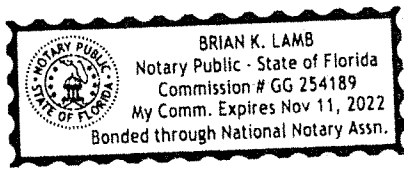
Debby Hussel

(Print Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 26th day of November, 2018, by Jeff Hills, as Chair of the Board of Supervisors of the Shell Point Community Development District. [] He/She is personally known to me or [] produced _____ (type of identification) as identification.


NOTARY PUBLIC, STATE OF FLORIDA



(Print, Type or Stamp Commissioned Name of Notary Public)

Exhibit “A”

THIS IS NOT A SURVEY

LEGAL DESCRIPTION PARCEL 1 (BY KING ENGINEERING)

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE NORTH 89°35'16" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 1290.62 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 00°22'39" EAST, A DISTANCE OF 171.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°35'34" WEST, A DISTANCE OF 426.04 FEET; THENCE SOUTH 00°22'39" WEST, A DISTANCE OF 86.00 FEET TO THE NORTH RIGHT-OF-WAY OF SHELL POINT ROAD AS SHOWN ON RIGHT-OF-WAY TRANSFER BOOK 3, PAGE 50 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY OF SHELL POINT ROAD NORTH 89°35'34" WEST, A DISTANCE OF 877.34 FEET; THENCE NORTH 89°31'10" WEST, A DISTANCE OF 101.08 FEET; THENCE NORTH 89°30'44" WEST CONTINUE ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 350.00 FEET; THENCE SOUTH 00°29'16" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°30'44" WEST, A DISTANCE OF 350.00 FEET; THENCE NORTH 00°29'16" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°30'44" WEST, A DISTANCE OF 600.00 FEET; THENCE SOUTH 00°29'16" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°30'44" WEST, A DISTANCE OF 600.00 FEET; THENCE NORTH 00°29'16" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°30'44" WEST, A DISTANCE OF 712.81 FEET TO THE EAST RIGHT-OF-WAY OF 14TH STREET NW PER FIRST ADDITION TO RUSKIN CITY ACCORDING TO PLAT BOOK 6, PAGE 39 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°53'22" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1,242.06 FEET TO THE EAST RIGHT-OF-WAY OF 14TH AVENUE NW PER RUSKIN COLONY FARMS SECOND EXTENSION ACCORDING TO PLAT BOOK 6, PAGE 37; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY NORTH 00°52'33" EAST, A DISTANCE OF 1,292.66 FEET TO THE SOUTH RIGHT-OF-WAY OF 11TH AVENUE NW AS DESCRIBED IN OFFICIAL RECORD BOOK 1958, PAGE 684 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°52'39" EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 2,613.91 FEET TO THE WEST MAINTAINED RIGHT-OF-WAY OF 8TH STREET NW; THENCE SOUTH 00°22'23" WEST ALONG SAID WEST MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 1,332.05 FEET; THENCE SOUTH 89°26'34" EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY OF 7TH AVENUE NW AND SAID SOUTH RIGHT-OF-WAY PER SAID FIRST ADDITION TO RUSKIN CITY, RESPECTIVELY, A DISTANCE OF 1,380.94 FEET TO THE WEST RIGHT OF WAY OF 4TH STREET NW PER SAID FIRST ADDITION TO RUSKIN CITY; THENCE SOUTH 00°22'39" WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 1,124.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 190.912 ACRES.

TOGETHER WITH:

LEGAL DESCRIPTION PARCEL 2

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°52'57" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 74.80 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 89°07'03" WEST, A DISTANCE OF 36.34 FEET TO A LINE LYING NORTH OF AND PARALLEL WITH THE SOUTH 75.00 FEET OF THE SOUTH EAST 1/4 OF SAID SECTION 1; THENCE NORTH 89°31'49" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 617.15 FEET; THENCE, LEAVING SAID NORTH LINE, NORTH 00°45'36" EAST, A DISTANCE OF 585.88 FEET; THENCE NORTH 89°14'24" WEST, A DISTANCE OF 14.85 FEET; THENCE NORTH 00°46'24" EAST, A DISTANCE OF 935.96 FEET; THENCE SOUTH 89°35'23" EAST, A DISTANCE OF 631.71 FEET TO THE WEST MAINTAINED RIGHT OF WAY LINE OF 14TH STREET NORTHWEST; THENCE ALONG SAID MAINTAINED RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 01°45'17" WEST, A DISTANCE OF 125.17 FEET; (2) SOUTH 02°29'01" EAST, A DISTANCE OF 145.15 FEET; (3) SOUTH 00°56'00" WEST, A DISTANCE OF 5.21 FEET; (4) SOUTH 01°01'59" WEST, A DISTANCE OF 1,247.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.972 ACRES.

ALL TOGETHER CONTAINING 212.884 ACRES.

SHELL POINT CDD LIMITS

EISENHOWER PROPERTY GROUP, LLC



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

18-0774
Received 6.8.18
Development Services Dept.

C:\SURVEY\00008\2017\0554\Production\Drawings\Shell Point CDD Limits S&L REV1.dwg, June 1, 2018 11:57 AM, King Engineering Associate Inc.