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This Instrument Prepared by
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FILED FOR THE RECORD IN BOOK NO. 17144 PG. 1599 ON OCTOBER 24, 2006 AT 02:31:04 PM
PAT FRANK CLERK OF COURT
HILLSBOROUGH COUNTY

✓
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INSTR # 2006530878
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HILLSBOROUGH COUNTY
DEPUTY CLERK A Scott


**NOTICE OF ESTABLISHMENT OF THE
CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on October 24, 2006, pursuant to a petition filed by Taylor Woodrow Homes – Central Florida Division, LLC, a Florida corporation, the County Commission of Hillsborough County adopted an Ordinance which became effective on October 31, 2006, establishing the Channing Park 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 CHANNING PARK 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 this 1 day of November, 2006, and recorded in the Official Records of Hillsborough County, Florida.


Michael C. Eckert, District Counsel
Hopping Green & Sams, P.A.


Witness

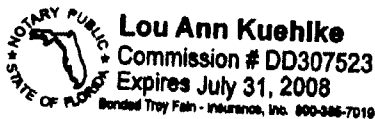
BETTE PINDER
Print Name

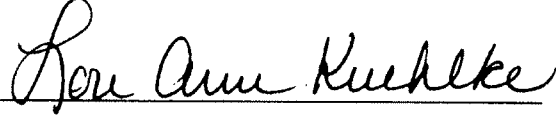

Witness

Katherine Manning
Print Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 1st day of November 2006, by Michael C. Eckert, who is personally known to me, and who Did or Did Not [] take an oath.




Print Name: Lou Ann Kuehlke
Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

CHANNING PARK CDD

DESCRIPTION: A parcel of land lying in the South 1/2 of Section 28; the North 1/2 of Section 33; and the Northwest 1/4 of Section 34; all in Township 30 South, Range 21 East, Hillsborough County, Florida and being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 33 and run thence S.00°15'17"W., 1245.33 feet along the East boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 33 to the Southeast corner thereof; thence S.00°15'10"W., 311.72 feet along the East boundary of the Southeast 1/4 of the Northeast 1/4 of said Section 33; thence S.89°38'15"E., 1295.60 feet along the North boundary of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the aforesaid Section 34 to the West right-of-way line of Boyette Road; thence S.00°15'24"W., 311.25 feet along said West right-of-way line; thence N.89°39'08"W., 630.32 feet along the North boundary of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 34 to the Northwest corner thereof; thence N.89°39'52"W., 665.25 feet along the North boundary of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 34 to the Northwest corner thereof; thence S.00°14'07"W., 622.87 feet along the East boundary of the Southeast 1/4 of the Northeast 1/4 of the aforesaid Section 33 to the Southeast corner thereof; thence S.89°26'25"W., 2657.85 feet along the South boundary of the Northeast 1/4 of said Section 33 to the Southwest corner thereof; thence S.89°26'50"W., 1099.46 feet along the South boundary of the Northwest 1/4 of said Section 33 to the Southeasterly boundary of a former Seaboard Coastline Railroad Company right-of-way as deeded to Tampa Electric Company in O.R. Book 5289, Page 660 of the Public Records of Hillsborough County, Florida ; thence N.32°13'11"E., 5828.78 feet along said Southeasterly boundary to its intersection with the East boundary of the West 1/2 of the Northeast 1/4 of the aforesaid Section 28; thence S.00°04'13"W., 1079.11 feet along said East boundary; thence S.00°05'21"W., 1322.05 feet along the East boundary of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 28; thence S.89°50'31"E., 663.64 feet along the North boundary of the Northeast 1/4 of Northeast 1/4 of the aforesaid Section 33 to the POINT OF BEGINNING.

Containing 221.518 acres, more or less.

PAD

5/23/06

Channing park/masterplan/legal/cdd legal.doc

EXHIBIT A

