

# **COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

## **COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS' MEETING  
AUGUST 4, 2015**

**COVINGTON PARK  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
AUGUST 4, 2015 at 6:00 p.m.**

Covington Park Clubhouse  
6806 Covington Garden Drive  
Apollo Beach, FL 33572

<b>District Board of Supervisors</b>	Rick Reidt William D. Watts William Irwin Lynn Ann Berner Alan Untracht	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Joseph Roethke	Rizzetta & Company, Inc.
<b>District Counsel</b>	Biff Craine	Petitt Worrell Craine Wolfe, LLC
<b>Interim District Engineer</b>	Tim Plate	Heidt Design, LLC

**All Cellular phones and pagers must be turned off during the meeting.**

**The District Agenda is comprised of five different sections:**

The meeting will begin promptly at **6:00 p.m.** with the first section which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

**COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT  
DISTRICT OFFICE - 3434 COLWELL AVENUE - SUITE 200 - TAMPA, FL 33614**

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July 27, 2015

**Board of Supervisors  
Covington Park Community  
Development District**

**AGENDA**

Dear Board Members:

The SPECIAL meeting of the Board of Supervisors of the Covington Park Community Development District will be held on **Tuesday, August 4, 2015 at 6:00 p.m.** at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, Florida 33572. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. BUSINESS ITEMS**
  - A. Ratification of Engagement Letter for Bond Counsel.....Tab 1
  - B. Consideration of Deferred Cost Satisfaction(**under separate cover**)
  - C. Consideration of Supplemental Engineer's Report.....Tab 2
  - D. Consideration of Supplemental Methodology Report  
(**under separate cover**)
  - E. Consideration of Resolution 2015-11, Supplemental Assessment  
(**under separate cover**)
  - F. Consideration of Resolution 2015-12, Bond Resolution  
(**under separate cover**)
- 5. SUPERVISOR REQUESTS**
- 6. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Very truly yours,

*Joseph Roethke*

Joseph Roethke  
District Manager

# **Tab 1**

**Attorneys at Law**

Alabama  
Florida  
Louisiana  
Mississippi  
Tennessee  
Texas  
Washington, DC

B. Herbert Boatner, Jr.  
Direct: 813.227.5528  
E-Fax: 813.227.5628  
herb.boatner@arlaw.com

July 22, 2015

Covington Park Community Development District  
RIZZETTA & COMPANY, INC.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Re: Covington Park Community Development District Series 2015A1 and Series  
2015A2 Capital Improvement Revenue Refunding Bonds not to exceed  
\$8,000,000

Dear Sir or Madam:

The purpose of this engagement letter is to set forth certain matters concerning the services we will perform as bond counsel to Covington Park Community Development District (the "Issuer") in connection with the issuance of the above-referenced bonds (the "Bonds"). We understand that the Bonds are being issued for the purpose of refunding two series of bonds, the proceeds of which were used for acquiring and constructing improvements permitted by Chapter 190, Florida Statutes and will be secured by assessments pursuant to Chapter 190, Florida Statutes. We further understand that the Bonds will be purchased by Hancock Bank, a trade name of Whitney Bank, during the month of August 2015.

**SCOPE OF ENGAGEMENT**

In this engagement, we expect to perform the following duties:

- (1) Subject to the completion of proceedings to our satisfaction, render our legal opinion (the "Bond Opinion") regarding the validity and binding effect of the Bonds, the source of payment and security for the Bonds, and the excludability of interest on the Bonds from gross income for federal tax purposes and its exemption from certain Florida taxes.
- (2) Prepare and review documents necessary or appropriate to the authorization, issuance and delivery of the Bonds, coordinate the authorization and execution of such documents, review and, where appropriate, draft enabling legislation.
- (3) Assist the Issuer in seeking from other governmental authorities such approvals, permissions and exemptions as we determine are necessary or appropriate in

connection with the authorization, issuance and delivery of the Bonds, except that we will not be responsible for any required blue sky filings.

- (4) Review legal issues relating to the structure of the Bond issue.
- (5) Review those sections of the official statement, private placement memorandum or other form of offering or disclosure document to be disseminated in connection with the sale of the Bonds involving authority for the Bonds, tax exemption and the bond counsel opinion.

Our Bond Opinion will be addressed to the Issuer and will be delivered by us on the date the Bonds are exchanged for their purchase price (the "Closing").

The Bond Opinion will be based on facts and law existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials, and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer with applicable laws relating to the Bonds. During the course of this engagement, we will rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security. We understand that you will direct members of your staff and other employees of the Issuer to cooperate with us in this regard. In rendering our Bond Opinion, we will expressly rely upon other counsel as to the validity of the assessments and certain other matters.

Our duties in this engagement are limited to those expressly set forth above. Among other things, our duties do not include:

- (a) Except as described in paragraph (5) above, assisting in the preparation or review official statement or any other disclosure document with respect to the Bonds, or performing an independent investigation to determine the accuracy, completeness or sufficiency of such document or rendering advice that the official statement or other disclosure document does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading.
- (b) Preparing requests for tax rulings from the Internal Revenue Service, or no action letters from the Securities and Exchange Commission.
- (c) Preparing blue sky or investment surveys with respect to the Bonds.
- (d) Except as described in paragraph (2) above, drafting state constitutional or legislative amendments.

(e) Pursuing test cases or other litigation, such as contested validation proceedings, except as set forth above.

(f) Making an investigation or expressing any view as to the creditworthiness of the Issuer or the Bonds.

(g) Assisting in the preparation of, or opining on, a continuing disclosure undertaking pertaining to the Bonds or, after Closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking.

(h) Representing the Issuer in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.

(i) After Closing, providing continuing advice to the Issuer or any other party concerning any actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (*e.g.*, our engagement does not include rebate calculations for the Bonds).

(j) Addressing any other matter not specifically set forth above that is not required to render our Bond Opinion.

Upon execution of this engagement letter, the Issuer will be our client and an attorney-client relationship will exist between us. We assume that all other parties will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all other parties understand that this transaction we represent only the Issuer, we are not counsel to any other party, and we not acting as an intermediary among the parties. Our services as bond counsel are limited to those contracted for in this letter; the Issuer's execution of this engagement letter will constitute an acknowledgment of those limitations. Our representation of the Issuer will not affect, however, our responsibility to render an objective Bond Opinion.

Our representation of the Issuer and the attorney-client relationship created by this engagement letter will be concluded upon issuance of the Bonds. Nevertheless, subsequent to Closing, we will mail the appropriate Internal Revenue Service Form 8038, prepare and distribute the participants in the transaction a transcript of the proceedings pertaining to the Bonds.

As you are aware, our firm represents many political subdivisions, companies and individuals. It is possible that during the time that we are representing the Issuer, one or more of our present or future clients will have transactions with the Issuer. It is also possible that we may be asked to represent, in an unrelated matter, one or more of the entities involved in the issuance of the Bonds. We do not believe such representation, if it occurs, will adversely affect our ability to represent you as provided in this letter, either because such matters will be sufficiently different from the issuance of the Bonds so as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. Execution of this letter will signify the Issuer's consent to our representation of others consistent with the circumstances described in this paragraph.

### **FEES**

Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing represented by the Bonds; (ii) the duties we will undertake pursuant to this engagement letter; (iii) the time we anticipate devoting to the financing; and (iv) the responsibilities we will assume in connection therewith, we estimate that our fee will be \$35,000. Our fee may vary: (a) if the principal amount of Bonds actually issued differs significantly from the amount stated above; (b) if material changes in the structure or schedule of the financing occur; or (c) if unusual or unforeseen circumstances arise which require a significant increase in our time or responsibility. If, at any time, we believe that circumstances require an adjustment of our original fee estimate, we will advise you and prepare and provide to you an amendment to this engagement letter. Our fee is usually paid at the Closing, and we customarily do not submit any statement until the Closing unless there is a substantial delay in completing the financing.

If for any reason, the financing represented by the Bonds is completed without the delivery of our Bond Opinion as bond counsel, or our services are otherwise terminated, we will expect to be compensated at our normal hourly rates (currently ranging from \$150 to \$500, depending on personnel) for time actually spent on your behalf plus client charges, as described above.

### **RECORDS**

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other materials retained by us after the termination of this engagement.



Covington Park Community Development District  
July 22, 2015  
Page 5

If the foregoing terms are acceptable to you, please so indicate by returning the enclosed copy of this engagement letter dated and signed by an authorized officer, retaining the original for files. We look forward to working with you.

ADAMS AND REESE LLP

By: B. Herbert Butler Jr.

COVINGTON PARK COMMUNITY  
DEVELOPMENT DISTRICT

By: Paul L. Reed  
Its: \_\_\_\_\_  
Title: Chairman  
Date: 7/23/2015

## **Tab 2**

**Covington Park  
Community Development District  
Supplemental Report of District Engineer  
2015 Capital Improvement Project  
June 2015**

*Prepared for:*

**Covington Park  
Community Development District  
Tampa, Florida**

*Prepared by:*

**Timothy M. Plate, P.E.  
Heidt Design, LLC  
Tampa, Florida**

## INTRODUCTION

Covington Park is a master-planned community generally located along the west side of Interstate 75, south of Big Bend Road in Section 13 and 14, Township 31 South, Range 19 East in unincorporated Hillsborough County, Florida (the “Development”). A map identifying the general location of the Development and the Covington Park Community Development District (the “District”) is attached hereto as **Exhibit A**.

The Covington Park Community Development District (District) provides on-site stormwater facilities and wetlands; monumentation of main and neighborhood entryways; landscape, hardscape and irrigation of entryway medians and common open spaces, neighborhood parks and amenity centers. Other infrastructure improvements funded by the District have been dedicated to Hillsborough County and accepted for operation and maintenance. The District encompasses approximately 361.7 acres in southern Hillsborough County and generally consists of East and West Parcels along Covington Garden Boulevard. Exhibit A provides a Vicinity Map and the District boundaries are shown on Exhibit B.

The District consists of twelve residential communities totaling approximately 1139 residential units that were constructed in multiple phases. As of the date of this report, the construction of all infrastructure improvements contemplated in the approved Engineer’s Report has been completed.

The District is authorized to finance, design, construct, install and/or maintain public infrastructure improvements within and without the District’s boundaries including, but not limited to roadways, water and sewer infrastructure, storm water management improvements and recreation facilities and improvements. The purpose of this *Supplemental Report of District Engineer* is to provide a description of the infrastructure improvements necessary for development activities that are to be financed and/or acquired by the District related to the 2015 Capital Project (2015 Project). The District will finance, acquire and/or construct, operate and maintain certain infrastructure improvements that benefit the District.

The Engineer's Report reflects the District's present intentions. The implementation and completion of the improvements outlined in this report requires final approval of the District's Board of Supervisors, including the approval for any financing, acquisition and/or construction of related improvements. Cost estimates contained in this report have been prepared based on best available information. These estimates may not reflect final engineering design or complete permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory agencies, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

### **GOVERNMENTAL ACTIONS**

The Covington Park Community Development District (the "District") originally encompassing a 241± acre tract, was established through the enactment of Ordinance 99-9 by the Board of County Commissioners of Hillsborough County, Florida, on June 2, 1999 – effective July 2, 1999. In 2004, the Covington Park Community Development District was expanded adding 120± acres, Ordinance No. 04-20 dated April 13, 2004 effective date April 26, 2004. The project is located within the Southbend DRI (#145) which received development approvals in 1986 (R86-0260). Construction has occurred in several phases. The related county acceptance of public infrastructure has been completed. A metes and bounds description of the external boundary of the District is attached hereto as **Exhibit B**.

### **THE 2015 PROJECT**

The District's 2015 Project includes the infrastructure improvements that will provide special benefit to all assessable land within the District. The District is considering a multi-phase expansion of the Oak Park Amenity Center. Only a portion of the five phase expansion is being considered at this time. Generally, the proposed improvements include the expansion of the Oak Park Amenity Center parking and related storm water facilities, existing clubhouse interior renovations, solid waste enclosure relocation, dog park, playground area, existing clubhouse expansion, shade structures, water features, landscape gardens, tennis court improvements, picnic

areas and workout areas. Also included are the associated landscaping and sidewalk improvements along with professional fees. The estimated total infrastructure costs that are to be constructed or acquired by the District total \$1,139,475.

No additional lots or acreage are proposed for the District as part of the amenity center expansion.

### ***Recreational Facilities***

The Project will include the expansion of the Oak Park Amenity Center. The planned Amenity Center expansion will allow improvements to accommodate current market demands for recreation features.

### ***Professional Fees***

Professional fees include civil engineering, costs for site design, permitting, inspection and master planning, survey costs for construction staking and record drawings as well as preparation of preliminary and final plats, geotechnical cost for pre-design soil borings, underdrain analysis and construction testing, architectural cost for landscaping and amenity design. Also included in this category are fees associated with environmental consultation, permitting and legal fees.

### ***Contingency***

This category includes the cost for adjustments as a result of unexpected field conditions, requirements of governmental agencies and other unknown factors that may occur throughout the course of development of the infrastructure. In general, the contingency amount is based on a percentage of the total infrastructure cost estimate.

## **SUMMARY OF ESTIMATED PROJECT COSTS**

The 2015 Project's identifiable total costs associated with the infrastructure improvements area estimated at \$1,139,475. The infrastructure improvements include recreation improvements only, including related landscaping and site improvements. These improvements will ultimately be utilized by the residents of the District. The estimated costs are further identified in the attached Exhibit C.

## **OWNERSHIP AND MAINTENANCE**

Ownership and maintenance responsibility for the various amenity center improvements will be by the District.

## **SUMMARY AND CONCLUSION**

Completion of the identified improvements benefits the lands within the District, as determined by applicable governmental authorities. Planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. Assuming construction is in substantial compliance with the plans and permits, the infrastructure improvements will comply with their intended function. Permits and approvals will be required for build-out of the Project as described herein.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the Proposed Clubhouse & Amenity Improvements, prepared by the District's Consultants, JAH Architects, LLC and Howard Civil Engineering, conceptual plans. It is my professional opinion that the infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the Development. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2), *Florida Statutes*.

The estimate of infrastructure construction costs is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Hillsborough County and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction process are all beyond my control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

A handwritten signature in blue ink, appearing to read 'Timothy M. Plate', is written over a horizontal line.

Timothy M. Plate, P.E.

District Engineer

FL Registration No.: 41153



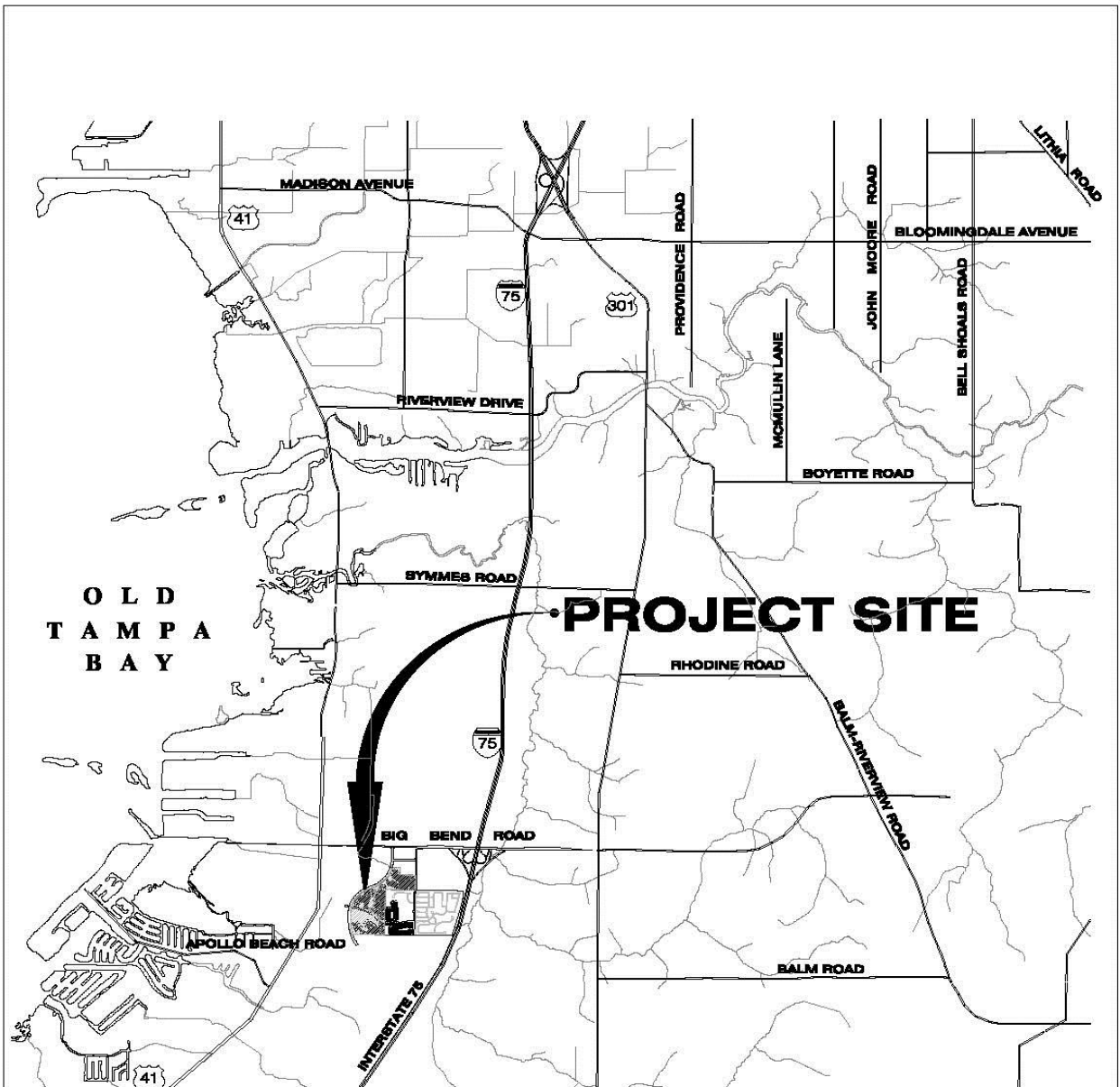
# **APPENDIX**

**Exhibit A    Vicinity Map**

**Exhibit B    Boundary Metes & Bounds Description**

**Exhibit C    Summary of Costs**

**EXHIBIT A**  
**VICINITY MAP**



**VICINITY MAP**  
**HILLSBOROUGH COUNTY, FLORIDA**  
**SECTION 14, TOWNSHIP 31 SOUTH, RANGE 19 EAST**

**EXHIBIT B**  
**METES AND BOUNDS DESCRIPTION**

COVINGTON PARK  
OVERALL C.D.D. PARCEL

EAST PARCELS  
(PART 1)

Beginning at the Southwest corner of Section 13, Township 31 South, Range 19 East, Hillsborough County, Florida, run thence North 00°45'33" East, 2388.35 feet, along the West boundary of said Section 13 and the Easterly right-of-way line of Access Road No. 1 for State Road 93-A (Section 10075-2403) to the beginning of a curve to the right; thence Northerly 141.37 feet, along the arc of said curve (having a radius of 270.00 feet, a central angle of 30°00'00", and chord bearing and distance of North 15°45'33" East, 139.76 feet) along said Easterly right-of-way line to a point of reverse curvature; thence Northerly, 123.78 feet, along the arc of a curve to the left (having a radius of 327.13 feet, a central angle of 21°40'45", and a chord bearing and distance of North 19°55'10" East, 123.04 feet) along said Easterly right-of-way line to its intersection with the North boundary of the South 1/2 of the West 1/4 of said Section 13; thence South 89°12'02" East, 1254.13 feet, along said Northerly boundary to the Northeast corner of the South 1/2 of the West 1/4 of said Section 13, thence South 00°33'29" West, 2625.73 feet, along the East boundary of the South 1/2 of the West 1/4 of said Section 13 to the Southeast corner thereof; thence North 89°47'45" West, 1339.96 feet, along the South boundary of said Section 13 to the Point of Beginning.

Containing 80.505 acres, more or less.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:**

(PART TWO)

That part of the South 1/2 of the East 1/2 of the West 1/2 of Section 13, Township 31 South, Range 19 East, lying West of the West right-of-way line of Interstate Highway 75, Hillsborough County, Florida, and being more particularly described as follows:

Beginning at the Southwest corner of the East 1/2 of the West 1/2 of Section 13, Township 31 South, Range 19 East, Hillsborough County, Florida, run thence North 00°33'29" East, 2625.73 feet, along the West boundary of the East 1/2 of the West 1/2 of said Section 13 to the Northwest corner of the South 1/2 of the East 1/2 of the West 1/2 of said Section 13; thence South 89°12'02" East, 1330.93 feet along the North boundary of the South 1/2 of the East 1/2 of the West 1/2 of said Section 13 to the Northeast corner thereof, thence South 00°22'17" West, 450.37 feet along the East boundary of the South 1/2 of the East

1/2 of the West 1/2 of said Section 13 to the Westerly limited access right-of-way line of said I-75 (S.R. 93-A); thence South 14°53'03" West, 624.26 feet, along said Westerly limited access right-of-way line; thence South 16°01'48" West, 1618.97 feet, along said limited access right-of-way line to the South boundary of said Section 13; thence North 89°47'45" West, 746.05 feet, along said South boundary to the Point of Beginning.

Containing 65.779 acres more or less.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:**

WEST PARCEL

DESCRIPTION: A parcel of land lying in Sections 13 and 14, Township 31 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 14, run thence along the South boundary of the Southeast 1/4 of said Section 14, the following two (2) courses: 1) N.89°01'03"W., 60.00 feet to the **POINT OF BEGINNING**; 2) continue, N.89°01'03"W., 2583.64 feet to the Southeast corner of the Southwest 1/4 of said Section 14; thence along the South boundary of said Southwest 1/4 of Section 14, N.88°59'34"W., 432.66 feet; thence N.82°03'31"E., 7.43 feet; thence N.38°33'49"E., 35.18 feet; thence N.37°22'06"E., 33.26 feet; thence N.12°39'26"W., 33.13 feet; thence N.31°03'46"E., 35.13 feet; thence N.12°11'57"W., 45.21 feet; thence N.34°08'41"W., 54.59 feet; thence N.65°30'53"W., 34.06 feet; thence N.82°08'40"W., 27.84 feet; thence S.89°53'33"W., 60.47 feet; thence S.26°05'15"W., 61.24 feet; thence N.36°30'00"W., 275.56 feet; thence N.04°16'16"E., 6.54 feet; thence S.40°42'50"W., 16.45 feet; thence S.71°20'16"W., 24.41 feet; thence N.62°57'46"W., 13.61 feet; thence N.08°03'25"E., 14.14 feet; thence N.39°58'28"E., 39.47 feet; thence N.23°48'55"E., 21.84 feet; thence N.54°12'09"E., 21.66 feet; thence N.43°08'28"W., 44.21 feet; thence S.45°42'21"W., 23.20 feet; thence S.54°23'24"W., 54.76 feet; thence S.85°51'42"W., 9.02 feet; thence N.31°58'41"W., 24.91 feet; thence S.81°47'50"W., 37.57 feet to a point on a curve; thence Northerly, 134.75 feet along the arc of a curve to the right having a radius of 2440.00 feet and a central angle of 03°09'51" (chord bearing N.06°37'14"W., 134.74 feet); thence N.84°57'41"E., 70.69 feet; thence N.30°30'00"E., 85.43 feet; thence N.59°30'00"E., 128.46 feet; thence S.84°06'30"E., 66.84 feet; thence N.64°48'31"E., 77.64 feet; thence S.55°35'49"E., 110.24 feet; thence S.62°43'20"E., 51.36 feet; thence S.16°54'52"W., 88.37 feet; thence S.31°33'28"E., 126.52 feet; thence N.88°08'55"E., 100.03 feet; thence S.44°00'13"E., 68.97 feet; thence S.07°06'24"W., 50.96 feet; thence S.11°01'16"E., 37.92 feet; thence S.04°57'14"W., 43.35 feet; thence S.78°03'44"E.,

21.24 feet; thence S.43°32'54"E., 49.85 feet; thence S.60°22'13"E., 39.30 feet; thence N.89°47'24"E., 49.80 feet; thence S.50°19'48"E., 44.45 feet; thence N.43°15'57"E., 49.04 feet; thence N.68°23'58"E., 61.75 feet; thence N.33°19'30"E., 51.75 feet; thence N.85°54'00"E., 77.94 feet; thence N.88°42'00"E., 42.41 feet; thence N.50°00'00"W., 159.71 feet; thence S.40°00'00"W., 48.98 feet; thence N.73°26'05"W., 24.69 feet; thence N.56°00'51"W., 39.22 feet; thence N.58°56'51"W., 36.74 feet; thence N.74°45'00"W., 46.07 feet; thence N.56°34'00"W., 32.28 feet; thence S.72°17'18"W., 43.63 feet; thence S.60°13'14"W., 32.90 feet; thence N.69°54'40"W., 24.67 feet; thence N.34°41'22"W., 30.42 feet; thence N.46°08'06"W., 38.86 feet; thence N.49°34'10"E., 19.34 feet; thence N.80°31'56"E., 41.27 feet; thence N.10°11'56"E., 12.55 feet; thence N.44°42'38"W., 29.39 feet; thence N.01°33'47"W., 39.18 feet; thence N.20°18'17"W., 33.62 feet; thence N.27°55'11"E., 41.34 feet; thence N.69°14'58"E., 44.65 feet; thence N.25°39'26"E., 52.01 feet; thence N.04°25'10"E., 9.76 feet; thence N.52°30'00"E., 215.37 feet; thence S.73°46'52"E., 28.83 feet; thence S.78°31'57"E., 43.75 feet; thence S.50°34'32"E., 45.92 feet; thence S.70°52'50"E., 59.59 feet; thence S.61°39'38"E., 60.04 feet; thence S.40°54'49"E., 79.25 feet; thence S.73°51'16"E., 26.20 feet; thence S.48°04'48"E., 51.48 feet; thence N.18°35'20"E., 25.91 feet; thence S.12°18'24"E., 59.60 feet; thence S.49°20'34"E., 47.69 feet; thence S.69°57'49"E., 37.51 feet; thence S.16°50'20"E., 20.28 feet; thence S.80°36'53"E., 45.98 feet; thence S.09°43'29"E., 20.21 feet; thence S.25°30'33"E., 35.54 feet; thence S.69°08'06"E., 31.85 feet; thence S.25°13'08"E., 36.64 feet; thence N.72°53'28"E., 21.36 feet; thence N.40°30'19"E., 59.98 feet; thence N.36°01'34"E., 33.32 feet; thence N.33°57'31"W., 15.51 feet; thence N.19°17'52"E., 37.19 feet; thence N.00°30'40"E., 15.80 feet; thence N.77°19'04"W., 41.62 feet; thence S.24°18'59"W., 26.89 feet; thence N.47°14'46"W., 25.40 feet; thence N.37°00'25"E., 47.79 feet; thence N.02°06'20"E., 23.06 feet; thence N.04°32'40"W., 69.42 feet; thence N.13°28'20"W., 37.18 feet; thence N.38°30'24"E., 40.28 feet to a point on a curve; thence Northwesterly, 42.79 feet along the arc of a curve to the right having a radius of 1230.00 feet and a central angle of 01°59'36" (chord bearing N.50°29'48"W., 42.79 feet) to a point of tangency; thence N.49°30'00"W., 511.28 feet to a point of curvature; thence Northwesterly, 525.82 feet along the arc of a curve to the left having a radius of 1170.00 feet and a central angle of 25°45'00" (chord bearing N.62°22'30"W., 521.41 feet) to a point of tangency; thence N.75°15'00"W., 10.86 feet; thence N.77°22'38"W., 350.24 feet; thence N.75°15'00"W., 231.04 feet to a point of curvature; thence Southwesterly, 40.39 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 92°34'21" (chord bearing S.58°27'49"W., 36.14 feet) to a point of cusp; thence Northeasterly, 1261.78 feet along the arc of a curve to the right having a radius of 1540.00

feet and a central angle of 46°56'41" (chord bearing N.35°38'59"E., 1226.78 feet); thence S.24°08'04"W., 19.68 feet; thence S.44°28'44"E., 45.31 feet; thence S.64°24'37"E., 64.46 feet; thence N.68°07'17"E., 39.21 feet; thence N.37°57'09"E., 27.98 feet; thence N.28°19'54"E., 49.65 feet; thence N.17°18'59"W., 73.92 feet to a point on a curve; thence Northeasterly, 83.42 feet along the arc of said curve to the right having a radius of 1540.00 feet and a central angle of 03°06'13" (chord bearing N.66°26'53"E., 83.41 feet) to a point of tangency; thence N.68°00'00"E., 400.00 feet to a point of curvature; thence Northeasterly, 851.47 feet along the arc of a curve to the left having a radius of 1660.00 feet and a central angle of 29°23'21" (chord bearing N.53°18'19"E., 842.17 feet); thence S.51°23'21"E., 97.19 feet; thence S.63°29'03"E., 17.61 feet; thence S.68°52'41"E., 37.17 feet; thence N.82°25'19"E., 42.26 feet; thence S.63°56'14"W., 61.29 feet; thence S.01°06'57"E., 14.39 feet; thence S.44°33'19"E., 37.96 feet; thence S.49°52'40"E., 29.31 feet; thence N.47°12'23"E., 51.06 feet; thence S.68°12'52"E., 54.65 feet; thence N.70°05'25"E., 12.43 feet; thence N.00°36'57"E., 163.50 feet; thence N.55°06'21"W., 79.31 feet; thence N.79°50'36"W., 65.82 feet; thence N.56°08'34"W., 63.79 feet to a point on a curve; thence Northeasterly, 475.35 feet along the arc of said curve to the left having a radius of 1660.00 feet and a central angle of 16°24'26" (chord bearing N.25°39'14"E., 473.73 feet); thence N.64°25'37"E., 11.10 feet; thence S.50°17'15"E., 59.89 feet; thence S.81°40'39"E., 25.57 feet; thence N.78°06'59"E., 121.72 feet; thence S.54°33'41"E., 89.09 feet; thence S.06°05'02"E., 55.87 feet; thence S.05°10'14"E., 56.40 feet; thence S.04°32'26"E., 59.12 feet; thence S.26°30'58"E., 100.72 feet; thence S.43°26'16"E., 111.84 feet; thence S.79°47'05"E., 99.27 feet; thence N.09°23'49"W., 22.20 feet; thence S.78°23'48"E., 37.41 feet; thence S.12°49'35"E., 21.74 feet; thence S.79°47'05"E., 11.98 feet; thence N.39°22'51"E., 99.54 feet; thence S.89°14'37"E., 682.59 feet to a point on the West right-of-way line of Access Road No. 1 for State Road No. 93-A, Section 10075-2403, and recorded in Official Record Book 3307, Page 1129, and Official Record Book 3865, Page 386, and conveyed to Hillsborough County as road right-of-way in Official Records Book 9930, Page 1237, ALL of the Public Records of Hillsborough County, Florida; thence along said West right-of-way line, the following five (5) courses: 1) S.00°45'23"W., 829.03 feet to a point on a curve; 2) Southerly, 47.55 feet along the arc of a curve to the right having a radius of 267.13 feet and a central angle of 10°11'54" (chord bearing S.05°51'20"W., 47.48 feet) to the Northeast corner of TRACT "I", of COVINGTON PARK PHASE 1A, according to the plat thereof as recorded in Plat Book 87, Page 11, of the Public Records of Hillsborough County, Florida; 3) continue Southerly, 92.32 feet along the arc of said curve to the right having the same radius of 267.13 feet and a central angle of 19°48'05" (chord bearing S.20°51'14"W., 91.86 feet) to a



point of reverse curvature; 4) Southerly, 174.54 feet along the arc of a curve to the left having a radius of 330.00 feet and a central angle of 30°18'15" (chord bearing S.15°36'09"W., 172.51 feet); 5) along a line lying 60.00 feet West of and parallel with the East boundary of the aforesaid Section 14, S.00°45'18"W., 2386.36 feet to the **POINT OF BEGINNING**.

Containing 215.462 acres, more or less.

**ALTOGETHER** containing 361.746 acres, more or less.

NLC-CP-117

P:\Covington Park West\CPARKWEST-CDD-OVERALL-DS

JMG

October 6, 2003

**EXHIBIT C**  
**SUMMARY OF COSTS**

Exhibit C  
Covington Park CDD  
2015 Project Cost Summary

Recreation	\$941,675
Professional	\$94,200
Contingency	\$103,600
<b>TOTAL</b>	<b>\$1,139,475</b>