

***VILLAGES OF GLEN CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Landowners Meeting***

***Wednesday
November 16, 2016***

9:30 a.m.

***Hampton Inn
5810 20th Court East
Ellenton, Florida***

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

Villages of Glen Creek Community Development District

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

Board of Supervisors
**Villages of Glen Creek Community
Development District**

Dear Board Members:

The Landowners Meeting of the Board of Supervisors of Villages of Glen Creek Community Development District is scheduled for **Wednesday, November 16, 2016 at 9:30 a.m. at the Hampton Inn located at 5810 20th Court East, Ellenton, Florida, 34222.**

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: VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: Wednesday November 16, 2016
Time: 9:30 a.m.
Location: Hampton Inn
5180 20th Court East
Ellenton, Florida

Conference Call In No.: 563.999.2090
Code: 686859#

Agenda

LANDOWNER'S MEETING

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

EXHIBIT A

**INSTRUCTIONS RELATING TO LANDOWNERS MEETING OF
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS MEETING: **Wednesday, November 16, 2016**

TIME: **9:30 a.m.**

LOCATION: **Hampton Inn
5810 20th Court East
Ellenton, 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

VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS MEETING – NOVEMBER 16, 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 Villages of Glen Creek Community Development District to be held at the Hampton Inn 5810 20th Court East Ellenton, Florida, on Wednesday, November 16, 2016 at 9:30 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 IVGC, LP
Printed Name of Legal Owner

[Signature]
Signature of Legal Owner Manager

10/24/16
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>Refer to attachment</u>	<u>228</u>	<u>228</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: 228

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
VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS MEETING – NOVEMBER 16, 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 Villages of Glen Creek Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
<u>Refer to attachment</u>	<u>228</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.]

or

Attach Proxy.

I, Paul Cusmano, as Landowner, or as the proxy holder of GTIS / VCG LP (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. <u>Ted Sanders</u>	<u>220</u>
2. <u>Lori Price</u>	<u>220</u>
3. _____	_____

Date: _____

Signed: _____

Printed Name: Paul Cusmano

THIS INSTRUMENT PREPARED BY:
STEPHEN B. KEYSER, ESQ.
FENGESON, SKIPPER, SHAW, KEYSER,
BARON & TRARESI, P.A.
P.O. Box 3018
SARASOTA, FL 34230
File No. 221/19985

Documentary Stamps: \$ _____
Recording Fee: \$ _____

Grantee #1 Tax ID # _____
Grantee #2 Tax ID # _____

PARCEL ID # [REDACTED] and others as shown
on attached Exhibit "B"

SPECIAL WARRANTY DEED

This Warranty Deed is made by MIXON FRUIT FARMS, INC., A FLORIDA CORPORATION, whose address is 2712 26th Avenue Court, Bradenton, FL 34208, herein called "Grantor", to RYAN MIXON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, herein called "Grantee", whose post office address is 2502 N. Rocky Pt. Dr. Ste 1050, Tampa, FL 33607. (The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns).

Grantor, in consideration of \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee the following described real property in MANATEE County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO easements, reservations and restrictions of record, if any, zoning and governmental regulations, and taxes for 2006 and subsequent years.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby warrants and will defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

Executed on Feb 7, 2006.

Witnesses:

Robert L. Poan
 Witness #1 Signature
ROBERT L. POAN
 Print Name
Carleen A. Kehrberg
 Witness #2 Signature
Carleen A. Kehrberg
 Print Name

MIXON FRUIT FARMS, INC., A
FLORIDA CORPORATION

By William P. Nixon, Jr. (Seal)
 Print Name:
 As Its: President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on February 7, 2006, by
William P. Nixon Jr as President of MIXON FRUIT
FARMS, INC., A FLORIDA CORPORATION, on behalf of the corporation
 who is/are: personally known to me; or
 who has/have produced Driver's License as identification; or
 who has/have produced other _____ as identification.

NOTARY PUBLIC-STATE OF FLORIDA
 Ellen J. Pastor
 Commission #DD446229
 Expires: JUNE 29, 2009
 Bonded thru Atlantic Bonding Co., Inc.

Ellen J. Pastor
 Name: Ellen J. Pastor
 Notary Public
 Serial Number (if any) DD446229
 Commission Expiration Date June 29, 2009

EXHIBIT A

PARCELS 1, 2 & 3

From an iron pipe found in place at the S.W. corner of the Northwest 1/4 of the Southwest 1/4 of Section 31, Township 34 South, Range 18 East, run South 89°22'37" East, along the South line of the said Northwest 1/4 of the Southwest 1/4, a distance of 53.00 feet to the East right of way of 15th Street East, as established by the Order of Taking recorded in Official Records Book 1276, page 3987, Public Records of Manatee County, Florida, and the Point of Beginning; thence continue South 89°22'37" East, along the said South line, a distance of 606.83 feet to the Southwest corner of the East 1/2 of the said Northwest 1/4 of the Southwest 1/4; thence North 00°00'37" West, along the West line of the said East 1/2, a distance of 1320.52 feet to the North line of the said Northwest 1/4 of the Southwest 1/4; thence North 89°22'25" West, along said North line, a distance of 629.16 feet to the above mentioned and maintained right of way of 15th Street East; thence North 00°08'19" West, along said East right of way, a distance of 223.51 feet; thence South 66°22'46" East, a distance of 369.52 feet; thence North 49°56'31" East, a distance of 448.55 feet to the most Southerly corner of Lot 45, of KINGSTON ESTATES, as indicated on the plat hereof recorded in Plat Book 16, Page 32, of the Public Records of Manatee County, Florida; thence, along the outline of said KINGSTON ESTATES, the following three courses: North 47°05'02" East, a distance of 161.43 feet; and, South 53°42'37" East, a distance of 703.64 feet to a found concrete monument; and North 37°14'40" East, a distance of 122.08 feet to a found concrete monument; thence leaving said KINGSTON ESTATES, and along the outline of lands now or formerly James Garland, the following five courses: South 54°08'08" East, a distance of 273.62 feet to a found concrete monument; and, South 36°15'26" West, a distance of 18.35 feet (dead 18.5 feet) to a found concrete monument; and South 51°17'13" East, a distance of 391.45 feet to a found concrete monument; and South 53°05'31" East, a distance of 415.91 feet to a found concrete monument; and South 51°50'58" East, a distance of 497.54 feet to a found concrete monument in the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 31; thence leaving said Garland, South 00°24'44" West, along the said East line, a distance of 583.51 feet to the Southeast corner of the said Northeast 1/4 of the Southwest 1/4; thence North 89°21'09" West, along the South line of the said Northeast 1/4 of the Southwest 1/4, a distance of 1318.07 feet to the Southwest corner of the said Northeast 1/4 of the Southwest 1/4; thence continue North 89°21'09" West, along the South line of the Northwest 1/4 of the Southwest 1/4, a distance of 31.13 feet to a found concrete monument at the Northwest corner of OAKWOOD SUBDIVISION, as indicated on the plat thereof, recorded in Plat Book 16, Page 69, et seq. Public Records of Manatee County, Florida; thence South 00°09'06" West, along the West line of said OAKWOOD SUBDIVISION, a distance of 446.83 feet to a found iron pipe at the most Easterly corner of lands now or formerly George Bruce; thence along the outline of said Bruce, the following three courses: North 76°05'54" West, a distance of 243.00 feet to a found iron pipe; and North 73°50'54" West, a distance of 157.00 feet to a found iron pipe; and North 52°26'38" West, a distance of 115.26 feet to a nail found in tree root at the most Easterly corner of lands now or formerly Wally Knipp; thence, along the outline of said Knipp, the following two courses: North 52°26'38" West, a distance of 265.79 feet; and North 89°22'37" West, a distance of 543.46 feet to the above mentioned East right of way of 15th Street East; thence North 00°08'15" West, along said East right of way, a distance of 160.00 feet to the Point of Beginning. Lying and being in Section 31, Township 34 South, Range 18 East, Manatee County, Florida.

PARCEL 4

Begin 13 1/3 chains West of the Northeast corner of the Southeast Quarter of Section 31, Township 34 South, Range 18 East, run thence South 15 chains, thence run West 13 1/3 chains, thence run North 15 chains, thence run East 13 1/3 chains to the point of beginning;

LESS AND EXCEPT the following described portion thereof conveyed to THE SCHOOL BOARD OF MANATEE COUNTY, FLORIDA, by deed recorded in Official Records Book 1967, page 7678, Public Records of Manatee County, Florida:

Commence at the Northeast corner of the Southeast 1/4 of Section 31, Township 34 South, Range 18 East; thence N 89°17'41" W, along the North line of said Southeast 1/4, a distance of 883.63 feet to the occupied Northwest corner of those certain lands as described and recorded in Official Records Book 590, page 78 and Official Records Book 590, page 80 Public Records of Manatee County, Florida, for a Point of Beginning; thence S 00°34'26" W, along the occupied West line of said certain lands, a distance of 1017.90 feet to the occupied Southwest corner thereof; thence N 89°49'06" W along the Westerly extension of the occupied South line of said certain lands, a distance of 640.24 feet; thence N 00°34'26" E, a distance of 1023.75 feet to the intersection with aforesaid North line of the Southeast 1/4 of Section 31; thence S 89°17'41" E, along said North line, a distance of 640.22 feet to the Point of Beginning, being and lying in Section 31, Township 34 South, Range 18 East, Manatee County, Florida.

PARCEL 5

Lots 1, 2 and 3 of CLARK'S SUBDIVISION, also known as Subdivision of 10 acres of land in the Southeast Quarter of Section 31, Township 34 South, Range 18 East, according to plat thereof recorded in Plat Book 1, Page 96, Public Records of Manatee County, Florida.

PARCEL 6

Lots 4 and 5 of plat of CLARK'S SUBDIVISION, also known as Subdivision of 10 acres of land in the Southeast Quarter of Section 31, Township 34 South, Range 18 East, as per plat thereof recorded in Plat Book 1, page 96 of the Public Records of Manatee County, Florida.

PARCEL 7

Begin at the Southeast corner of Section 31, Township 34 South, Range 18 East, run thence Northerly along the East line of Lot 8 of SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, as per plat thereof recorded in Plat Book 1, Page 104, of the Public Records of Manatee County, Florida, a distance of 837.7 feet to a point which is the point of beginning; run thence Northerly along the East lines of said Lot 8 and Lot 1 of said subdivision to a point on said East line 322.89 feet Southerly from the Northeast corner of said Lot 1; run thence South 89°48'59" West 440.27 feet to a concrete monument; run thence Northerly parallel to the East line of said Lot 1 a distance of 322.89 feet to a concrete monument on the North line of said Lot 1; run thence Westerly along the North lines of Lot 1 and Lot 2 of said SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, to the Northwest corner of said Lot 2; run thence Southerly on a line forming an interior angle of 89°42' with the last described line and along the West line of said Lot 2, 735.06 feet to a concrete monument; run thence Easterly a distance of 945.3 feet to a point which lies 735.86 feet South of the Northeast corner of said Lot 2; thence turn an angle of 89°00' in a Southerly direction and run 83.1 feet to a concrete monument; thence turn an angle of 89°19' in an Easterly direction and run 945.8 feet to a concrete monument marking the point of beginning; LESS that portion thereof lying within 30 feet Westerly of the center line of construction of 27th Street East, as described in the Order of Taking recorded in O.R. Book 275 at Page 402 of the Public Records of Manatee County, Florida;

PARCEL 8

Lot 3 of SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, as per Plat thereof recorded in Plat Book 1, Page 104, of the Public Records of Manatee County, Florida, LESS 3.36 chains off the West and 4.906 chains off the North, in Section 31, Township 34 South, Range 18 East;

PARCEL 9

Begin at the Northeast corner of Lot 3, SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, as per plat thereof recorded in Plat Book 1, page 104, of the Public Records of Manatee County, Florida, running thence West 8.48 chains; thence South 4.905 chains; thence East 8.48 chains; thence North 4.905 chains to Point of Beginning, all in Southeast Quarter of Section 31, Township 34 South, Range 18 East, Manatee County, Florida.

PARCEL 10

Begin at the Northwest corner of Lot 3 of SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, as per plat thereof recorded in Plat Book 1, page 104 of the Public Records of Manatee County, Florida; thence run South on the West line of said Lot 3, 3.83 chains to the North line of E.J. Pettigrew's two acre tract, thence run East 3.36 chains, thence run North to the North line of said Lot 3, thence run West 3.36 chains to the Point of Beginning.

Also Lot 9 of SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, as per plat thereof recorded in Plat Book 1, Page 104 among the Public Records of

Manatee County, Florida.

* PARCEL 11

Beginning at the NW corner of Lot 6 of SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER; thence run Southerly 282.47 feet along the West line of said Lot 6; thence run East 335.98 feet; thence run North 0°39' West 282.47 feet; thence run West 114.75 feet; thence run North 0°38.5' West 392.63 feet to concrete monument; thence run West 221.23 feet more or less to the West line of Lot 3 of said SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER; thence run South along the West line of said Lot 3 to P.O.B.

TOGETHER WITH an easement over and across the West 30 feet of Lot 6 of said SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, for a roadway for ingress and egress to the aforesaid property, as created by deed recorded in Deed Book 345, page 333; LESS that portion of said West 30 feet conveyed to Manatee County, Florida, by deed recorded in Official Records Book 28, page 603, Public Records of Manatee County, Florida.

PARCEL 12

That part of Lot 4, SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, as recorded in Plat Book 1, Page 104, of the Public Records of Manatee County, Florida, more particularly described as follows: Commence at the SE corner of said Lot 4, also being the SE corner of the SW 1/4 of Section 31, Township 34 South, Range 18 East, thence S 89°21'13" W along the South line of said SW 1/4, a distance of 30 feet; thence N 00°20'47" E, 612.91 feet for a Point of Beginning; thence continue N 80°20'47" E, 707.61 feet; thence N 89°20'00" W 576.11 feet; thence S 00°17'18" W 709.10 feet; thence S 89°28'56" E 575.39 feet to the Point of Beginning.

LESS AND EXCEPT:

That part of Lot 4 of SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, as recorded in Plat Book 1, Page 104, of the Public Records of Manatee County, Florida, being more particularly described as follows:

From the SW corner of said Lot 4 run N 00 deg. 17'15" E, along the West line of said Lot 4, a distance of 611.80 feet to the NW corner of that certain parcel of land as described in Official Records Book 1297, Page 2628, said Public Records and the Point of Beginning; thence continue N 00 deg. 17'15" E, along said West line, a distance of 217.73 feet; thence S 89 deg. 39'28" E, a distance of 576.30 feet to the West line of that certain parcel of land as described in Official Records Book 1007, Page 2103, said Public Records; thence S 00 deg. 24'00" W, along said West line a distance of 219.61 feet to the North line of that aforesaid parcel as described in Official Records Book 1297, Page 2628; thence N 89 deg. 28'13" W, along said North line a distance of 575.88 feet to the Point of Beginning. Lying and being in Section 31, Township 34 South, Range 18 East, Manatee County, Florida.

TOGETHER WITH a nonexclusive perpetual easement for ingress and egress over the East 30 feet of the following described property: Lot 4 of SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, as per plat thereof recorded in Plat Book 1, Page 104 of the Public Records of Manatee County, Florida.

* PARCEL 13

That part of Lot 6, SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, as recorded in Plat Book 1, Page 104, of the Public Records of Manatee County, Florida, more particularly described as follows: Commence at the SW corner of said Lot 6, also being the SW corner of the SE 1/4 of Section 31, Township 34 South, Range 18 East, thence S 89°21'13" E, along the South line of said SE 1/4, a distance of 787.38 feet; thence N 00°08'46" E, 25.00 feet for a Point of Beginning; thence continue N 00°08'46" E, 972.92 feet; thence N 89°21'52" W, 448.30 feet; thence S 00°40'08" W 465.06 feet; thence S 39°12'26" E, 188.63 feet; thence S 88°49'27" E, 146.41 feet; thence S 00°10'13" E, 361.61 feet; thence S 89°21'13" E, 184.54 feet to the Point of Beginning.

LESS AND EXCEPT:

That part of Lot 6 of SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, as recorded in Plat Book 1, Page 104, of the Public Records of Manatee County,



Florida, being more particularly described as follows:

From the SW corner of said Lot 6 run N 00 deg. 24'00" E, along the West line of the said Lot 6, a distance of 715.52 feet to the Point of Beginning; thence continue N 00 deg. 24'00" E, along said West line, a distance of 117.16 feet; thence S 89 deg. 39'28" E, a distance of 784.20 feet; thence S 00 deg. 00'23" W, a distance of 812.50 feet; thence N 89 deg. 18'31" W, parallel with and 25 feet North of the South line of aforesaid Lot 6, a distance of 186.94 feet to the Easterly outline of that certain parcel of land as described in Official Records Book 1297, Page 2629, aforesaid Public Records; thence along the Easterly and Northerly outline of said parcel the following five courses: N 00 deg. 11'45" W, a distance of 361.76 feet; thence N 89 deg. 09'08" W, a distance of 145.86 feet; thence N 38 deg. 32'18" W, a distance of 188.75 feet; thence N 00 deg. 25'24" W, a distance of 182.49 feet; thence N 89 deg. 21'36" W, a distance of 334.68 feet to the Point of Beginning.

TOGETHER WITH a nonexclusive perpetual easement for ingress and egress over the East 30 feet of the following described property: Lot 4 of SUBDIVISION OF PROPERTY OF MRS. MAY I. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, as per plat thereof recorded in Plat Book 1, Page 104 of the Public Records of Manatee County, Florida.

PARCEL 14

Lot 7 of SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, according to the plat thereof recorded in Plat Book 1, Page 104, in the Public Records of Manatee County, Florida.

PARCEL 15

Lot 8 of plat of SUBDIVISION OF PROPERTY OF MRS. MAY J. WHITAKER, sometimes referred to as SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, as per plat thereof recorded in Plat Book 1, page 104 among the Public Records of Manatee County, Florida.

LESS AND EXCEPT:

Beginning at a point found by measuring from the Southeast corner of Section 31, Township 34 South, Range 18 East, West along the South line of said Section, 687.30 feet; thence North 2 degrees, 30 minutes West, a distance of 25.00 feet to a point in the North Right of Way line of the Nashville Road, the above mentioned Point of Beginning; thence continuing North 2 degrees, 30 minutes West, a distance of 152.00 feet; thence West 124.00 feet; thence South 2 degrees, 30 minutes East, a distance of 152.00 feet to the North Right of Way line of the Nashville Road; thence along said Right of Way line, East a distance of 124.00 feet to the aforementioned Point of Beginning.

ALSO LESS that portion thereof conveyed to the COUNTY OF MANATEE by deed recorded in Official Records Book 1894, page 6250, Public Records of Manatee County, Florida.

PARCEL 16

The Northeast 1/4 of the Northeast 1/4 of Section 6, Township 35 South, Range 18 East, Manatee County, Florida;

LESS AND EXCEPT:

Commence at the Northeast Corner of Section 6, Township 35 South, Range 18 East, Manatee County, Florida; thence West along the North line of said Section 6, 512.70 feet for a point of beginning; thence continue West along said Section line, 157.00 feet; thence South 1°22'30" East, 300.00 feet to a concrete monument; thence East parallel to said North line of Section 6, 157.00 feet to a concrete monument; thence North 1°22'30" West 300.00 feet to the point of beginning, lying and being in the Northeast Quarter of the Northeast Quarter of Section 6, Township 35 South, Range 18 East, less the North 40 feet for road right of way for (Nashville Road) 26th Avenue East; also less the East 40 feet for road right of way for 27th Street East and the South 30 feet for road right of way for 30th Avenue East, as conveyed to Manatee County by deed recorded in Official Records Book 199, page 173, Public Records of Manatee County, Florida.

ALSO LESS that portion thereof conveyed to Manatee County for right of way by deed recorded in Official Records Book 1894, Page 6250, Public Records of Manatee County, Florida.

PARCEL 17

The Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 6, Township 35 South, Range 18 East, Manatee County, Florida; less the West 470 feet thereof;

ALSO LESS:

Commence at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 6, Township 35 South, Range 18 East, Manatee County, Florida; thence East 470 feet; thence South along the East line of the West 470 feet of said Northeast Quarter of Northwest Quarter of Northeast Quarter a distance of 20 feet for the Point of Beginning; thence continue South along said East line 360.0 feet; thence East 185.50 feet; thence North 360.0 feet; thence West along the South line of 26th Avenue East 192.33 feet to the Point of Beginning;

PARCEL 18

Commence at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 6, Township 35 South, Range 18 East, Manatee County, Florida; thence Northerly along the East line of said Northwest Quarter of the Northeast Quarter a distance of 388 feet for the point of beginning; thence continue Northerly along said East line 296 feet to a concrete monument; thence Westerly along the North line of the East Half of Southeast Quarter of said Northwest Quarter of Northeast Quarter a distance of 333.42 feet; thence Southerly along the West line of said East Half of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter a distance of 289 feet; thence Easterly 332.71 feet to the Point of Beginning;

PARCEL 19

INTENTIONALLY OMITTED.

PARCEL 20

The S 1/2 of the SW 1/4 of the NE 1/4 of Section 31, Township 34 South, Range 18 East, Manatee County, Florida;

LESS AND EXCEPT the following described property conveyed in Deed Book 323, Page 543, of the Public Records of Manatee County, Florida;

Begin at the center of Section 31, Township 34 South, Range 18 East, and go Easterly along the South line of the NE 1/4 of said Section 31 a distance of 870 feet to the Westerly side of 22nd Street East; thence go Northerly along the Westerly side of said 22nd Street East, a distance of 160 feet to a point which is 875.07 feet Easterly from the Westerly line of said NE 1/4 of Section 31; thence go Westerly a distance of 875.07 feet to the Westerly line of said NE 1/4 to a point which is 160 feet North of the SW corner of said NE 1/4, said SW corner being also the center of Section 31; thence go Southerly along the West line of said NE 1/4 a distance of 160 feet to the Point of Beginning.

PARCEL 21

Commence at the Northeast Corner of Section 6, Township 35 South, Range 18 East, Manatee County, Florida; thence West along the North line of said Section 6, 512.70 feet for a point of beginning; thence continue West along said Section line, 157.00 feet; thence South 1°22'30" East, 300.00 feet to a concrete monument; thence East parallel to said North line of Section 6, 157.00 feet to a concrete monument; thence North 1°22'30" West 300.00 feet to the point of beginning; lying and being in the Northeast Quarter of the Northeast Quarter of Section 6, Township 35 South, Range 18 East, less road right of way on North for (Nashville Road) 26th Avenue East; and also less that portion thereof conveyed to Manatee County by Deed recorded in Official Records Book 199, page 173, Public Records of Manatee County, Florida.

EXHIBIT B

TAX ID NUMBERS	
Parcel 1	██████████/9
Parcel 2	██████████/4
Parcel 3	██████████/5
Parcel 4	██████████/9
Parcel 5	██████████/6
Parcel 6	██████████/4
Parcel 7	██████████/4
Parcel 8	██████████/3
Parcel 9	██████████/9
Parcel 10	██████████/4
Parcel 11	██████████/7
Parcel 12	██████████/8
Parcel 13	██████████/1
Parcel 14	██████████/9
Parcel 15	██████████/9
Parcel 16	██████████/4
Parcel 17	██████████/4
Parcel 18	██████████/9
Parcel 20	██████████/9
Parcel 21	██████████/2

353801

Villages of Glen Creek Community Development District

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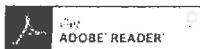
I have read and agree with the [Terms and Conditions](#).

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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 Villages of Glen Creek 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
	Mike Lawson		11/1/2018
	Doug Draper		11/1/2018
	Ted Sanders		11/1/2016
	Tony Brannan		11/1/2016
	Lori Price		11/1/2016

Contacts

DPFG

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

Upcoming Events

[CDD Meeting CANCELLED](#)
Wed, Oct 26, 2016 9:30 AM
(Cancelled)
Hampton Inn, 5810 20th Court
East, Ellenton FL



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Lender Services
Asset Management Services
Portfolio Management Services
Economic Impact
Market Analysis

www.dpfg.com

Orange County, CA

27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675
P: (949) 388-9269
F: (949) 388-9272

Sacramento, CA

4380 Auburn Blvd.
Sacramento, CA 95841
P: (916) 480-0305
F: (916) 480-0499

Las Vegas, NV

3277 E. Warm Springs Road,
Suite 100
Las Vegas, NV 89120
P: (702) 478-9277
F: (702) 629-5497

Boise, ID

950 West Bannock, 11th Floor
Boise, ID 83702
P: (208) 319-3576
F: (208) 439-7339

Phoenix, AZ

3302 East Indian School Road
Phoenix, AZ 85018
P: (602) 381-3226
F: (602) 381-1203

Austin, TX

8140 Exchange Drive
Austin, TX 78754
P: (512) 732-0295
F: (512) 732-0297

Orlando, FL

1060 Maitland Center Commons,
Suite 340
Maitland, FL 32751
P: (321) 263-0132
F: (321) 263-0136

Tampa, FL

15310 Amberly Drive, Suite 175
Tampa, FL 33647
P: (813) 374-9104
F: (813) 374-9106

Research Triangle, NC

1340 Environ Way, Suite 328
Chapel Hill, NC 27517
P: (919) 321-0232
F: (919) 869-2508

Charleston, SC

4000 S. Faber Place Drive, Suite 300
N. Charleston, SC 29405
P: (843) 277-0021
F: (919) 869-2508