

Appendix A
[District's External Boundaries]

A portion of Sections 8 and 17, Township 25 South, Range 29 East, Osceola County, Florida, being more particularly described as follows:

BEGIN at the northeast corner of *SHADOW BAY UNIT THREE*, according to the plat thereof, as recorded in Plat Book 4, Page 73, Public Records of Osceola County, Florida; thence run N 89°47'51" W, along the north line of said *SHADOW BAY UNIT THREE*, a distance of 920.55 feet to a point on the north line of *SHADOW BAY UNIT FOUR - PHASE ONE*, according to the plat thereof, as recorded in Plat Book 4, Page 152, Public Records of Osceola County, Florida; thence continue N 89°47'51" W, along the north line of said *SHADOW BAY UNIT FOUR - PHASE ONE*, a distance of 1040.00 feet to a point on the north line of the *VILLAS OF SHADOW BAY, PHASE VI ADDITION, A CONDOMINIUM*, according to the plat thereof, as recorded in Condominium Book 2, Page 133, Public Records of Osceola County, Florida; thence continue N 89°47'51" W, along the north line of the *VILLAS OF SHADOW BAY, PHASE VI ADDITION*, a distance of 560.73 feet to a point on the north line of *THE VILLAS AT SHADOW BAY*, according to the plat thereof, as recorded in Plat Book 4, Page 124, Public Records of Osceola County, Florida; thence continue N 89°47'51" W, along the north line of the *VILLAS AT SHADOW BAY*, a distance of 799.89 feet to a point on the easterly line of the plat *BOYS AND GIRLS CLUB*, as recorded in Plat Book 21, Page 117, Public Records of Osceola County, Florida; thence run along the boundary lines of said *BOYS AND GIRLS CLUB*, the following four (4) courses and distances; run N 00°12'09" E, a distance of 177.57 feet; thence run N 23°09'23" W, a distance of 413.39 feet to a point of curvature of a non-tangent curve, concave northerly, having a radius of 805.00 feet; thence, on a chord bearing of S 84°28'48" W and a chord distance of 152.83 feet, run along the arc of said curve a distance of 153.07 feet through a central angle of 10°53'39" to the point of tangency thereof; thence run S 89°55'39" W, a distance of 150.55 feet to a point on the easterly right-of-way line of Dyer Boulevard, as recorded in Official Records Book 3813, Page 0028, Public Records of Osceola County, Florida; thence run along the proposed northerly extension of the easterly right-of-way line of Dyer Boulevard the following three (3) courses and distances: run N 00°04'21" W, a distance of 661.08 feet; thence run N 03°38'51" W, a distance of 80.19 feet; thence run N 00°04'21" W, a distance of 677.05 feet; thence, departing the proposed easterly right-of-way line of Dyer Boulevard, run N 89°55'39" E, a distance of 647.84 feet; thence run S 65°42'58" E, a distance of 41.09 feet; thence run N 00°04'21" W, a distance of 1,368.47 feet to a point on the southerly right-of-way line of Carroll Street, as recorded in Official Records Book 825, Page 1372, Public Records of Osceola County, Florida; thence run S 84°32'32" E, along the southerly right-of-way line of Carroll Street, a distance of 1,843.60 feet; thence, departing said southerly right-of-way line, run S 02°35'56" W, a distance of 817.77 feet; thence run S 79°41'32" E, a distance of 161.64 feet to a point of curvature of a curve, concave northerly, having a radius of 600.00 feet and a central angle of 22°47'58"; thence run easterly, along the arc of said curve, a distance of 238.76 feet to the point of tangency thereof; thence run N 77°30'30" E, a distance of 168.61 feet; thence run S 22°01'55" E, a distance of 110.00 feet to a point of curvature of a non-tangent curve, concave northwesterly, having a radius of 346.18 feet; thence, on a chord bearing of N 52°56'30" E and a chord distance of 179.50 feet, thence run northeasterly along the arc of said curve, a distance of 181.58 feet, through a central angle of 30°03'09" to the point of tangency thereof; thence run N 37°54'56" E, a distance of 173.94 feet to a point of curvature of a curve, concave southeasterly, having a radius of 340.00 feet and a

central angle of $17^{\circ}17'17''$; thence run northeasterly, along the arc of said curve, a distance of 102.59 feet to the point of tangency thereof; thence run $N 55^{\circ}12'13'' E$, a distance of 87.49 feet to a point on the westerly right-of-way line of Thacker Avenue; thence run southerly along said westerly right-of-way line, the following two (2) courses and distances: run $S 34^{\circ}47'47'' E$, a distance of 209.21 feet to a point of curvature of a curve, concave southwesterly, having a radius of 1,100.00 feet and a central angle of $11^{\circ}14'06''$; thence run southeasterly, along the arc of said curve, a distance of 215.70 feet to a point on said curve; thence, departing the westerly right-of-way line of Thacker Avenue, run $S 69^{\circ}21'44'' W$, a distance of 20.03 feet to a point of curvature of a non-tangent curve, concave southwesterly, having a radius of 1080.00 feet; thence on a chord bearing of $S 23^{\circ}06'38'' E$ and a chord distance of 19.03 feet, run along the arc of said curve a distance of 19.03 feet through a central angle of $01^{\circ}00'35''$ to a point on said curve; thence run $S 69^{\circ}16'10'' W$, a distance of 77.48 feet; thence run $S 24^{\circ}16'10'' W$, a distance of 15.26 feet; thence run $S 20^{\circ}43'50'' E$, a distance of 29.72 feet; thence run $S 65^{\circ}43'50'' E$, a distance of 28.27 feet; thence run $N 69^{\circ}16'10'' E$, a distance of 88.57 feet to a point on the aforesaid westerly right-of-way line of Thacker Avenue; said point being a point of curvature of a non-tangent curve, concave southwesterly, having a radius of 1100.00 feet; thence run southerly along the westerly right-of-way line of Thacker Avenue the following courses and distances; on a chord bearing of $S 13^{\circ}32'28'' E$ and a chord distance of 225.34 feet, run along the arc of said curve a distance of 225.73 feet through a central angle of $11^{\circ}45'28''$ to the end of said curve; thence run $S 00^{\circ}26'07'' W$, a distance of 816.26 feet; thence run $S 00^{\circ}24'48'' E$, a distance of 1288.12 feet to the ***POINT OF BEGINNING***.