

ORDINANCE 2011-12

AN ORDINANCE OF THE CITY OF LAKE WALES, POLK COUNTY, FLORIDA, AMENDING THE LAKE WALES COMMUNITY REDEVELOPMENT PLAN BY MODIFYING THE BOUNDARIES OF THE REDEVELOPMENT AREA TO EXCLUDE LAND DESCRIBED HEREIN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES OR RESOLUTIONS; PROVIDING SEVERABILITY; DIRECTING CITY CLERK TO NOTIFY TAXING AUTHORITIES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, by Ordinance No. 85-10 enacted by the City Commission of the City of Lake Wales, Florida (the "City Commission") on December 3, 1985, the City Commission created the Community Redevelopment Agency of the City of Lake Wales, Florida; and

WHEREAS, by Ordinance No. 87-08 enacted by the City Commission on June 30, 1987, the City Commission provided for the funding of a Redevelopment Trust Fund for community redevelopment within the Community Redevelopment Area in accordance with the Community Redevelopment Plan (the "Plan"), including any amendments or modifications thereto, as provided in Section 163.387, Florida Statutes; and

WHEREAS, by Ordinance No. 88-08 enacted on June 29, 1988, Ordinance No. 90-05 enacted on June 19, 1990, Ordinance No. 93-07 enacted on June 15, 1993, and Ordinance No. 99-03 enacted on June 15, 1999, the City Commission amended the Plan and modified the boundaries of the Community Redevelopment Area; and

WHEREAS, it has been determined necessary and desirable to amend the Plan by modifying the Community Redevelopment Area described in Attachment "A" with a base value year of 1985, Attachment "B" with a base value year of 1989, and Attachment "C" with a base value year of 1998 so as to change the boundaries of the Community Redevelopment Area by excluding land described herein; and

WHEREAS, notice of the City Commission's intention to modify the Community Redevelopment Area and amend the Community Redevelopment Plan has been given to all taxing in accordance with Section 163.346, Florida Statutes;

NOW, THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF LAKE WALES, FLORIDA:

SECTION 1. *Incorporating Recitals.* The City Commission of the City of Lake Wales finds, determines and declares that the matters set forth in the foregoing recitals are true and correct and are incorporated herein as part of this ordinance.

SECTION 2. *Modification of Community Redevelopment Area.* The Lake Wales Community Redevelopment Area is hereby modified to exclude land shown in Exhibit "A" and legally described in Exhibit "A-1."

SECTION 3. *Amendment of Community Redevelopment Plan.* The Lake Wales

Community Redevelopment Plan is hereby amended as follows:

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III. Contents of Redevelopment Plan.

(Question 1) A legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.

The legal description of the Redevelopment Area is attached hereto as Attachment "A" and made a part hereof. The legal description of the land excluded from the Redevelopment Area by amendment of the plan upon adoption of Ordinance 2011-12 is attached hereto as Attachment "A-1" and made a part hereof.

SECTION 4. *Repeal of Conflicting Ordinances or Resolutions.* Any and all ordinances or resolutions in conflict herewith are hereby repealed.

SECTION 5. *Severability.* If any part of this Ordinance is held to be invalid or unenforceable for any reason, such holding shall not affect the validity or enforceability of the remainder of this Ordinance, which shall remain in full force and effect.

SECTION 6. *Directing City Clerk to Notify Taxing Authorities.* The City Clerk of the City of Lake Wales, Florida, is hereby authorized and directed to send a certified copy of this Ordinance to each of the taxing authorities and to the Property Appraiser of Polk County, Florida.

SECTION 11. *Effective Date.* This ordinance shall take effect immediately upon its passage and approval by the City Commission.

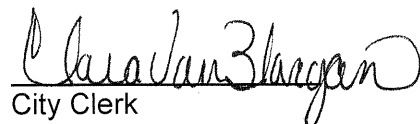
PASSED AND ADOPTED this 19th day of July, 2011.

CITY OF LAKE WALES, FLORIDA



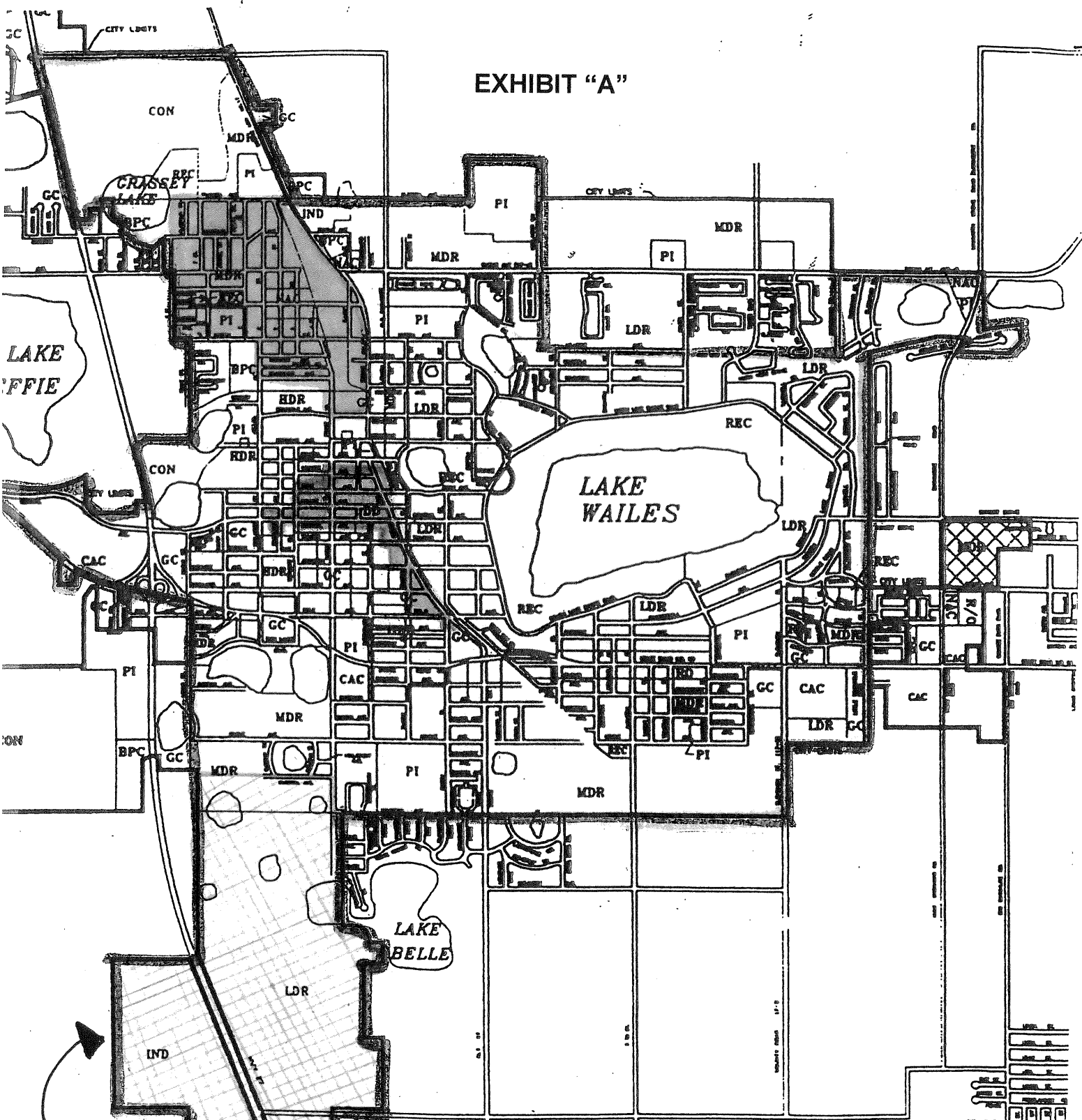
Mayor/Commissioner

ATTEST:



City Clerk

EXHIBIT "A"



AREA TO BE EXCLUDED
ORDINANCE 2011-12




- CRA Area 1 (1987) 
- CRA Area 3 (1990) 
- CRA 1999 Expansion Area 



EXHIBIT "A-1"

LEGAL DESCRIPTION CITY OF LAKE WALES AREA TO BE EXCLUDED FROM EXPANDED CRA AREA (CRA AREA II BASE VALUE YEAR = 1998)

Commence at Northeast corner of the Southwest $\frac{1}{4}$ of Section 11, Township 30 South, Range 27 East; thence West, along the North boundary of the Southwest $\frac{1}{4}$ of said Section 11, 30.00 feet to the POINT OF BEGINNING on the west maintained right-of-way line of South First Street; thence West, along the North boundary of the Southwest $\frac{1}{4}$ of said Section 11, 2,610 feet more or less to the Northwest corner of Southwest $\frac{1}{4}$ of said Section 11; thence South 2,740 feet more or less to the East right-of-way of US Highway Number 27; thence Southeasterly on said right-of-way boundary to the intersecting South boundary line of said Section 11, 620 feet more or less; thence West along the South boundary of said Section 11, 250 feet more or less to the Southwest corner of said Section 11; thence West along the North boundary of Section 15, Township 30 South, Range 27 East, 1,320 feet more or less to the Northwest corner of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 15; thence South, 2,640 feet more or less to the Southwest corner of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 15; thence East, 1,320 feet more or less to the Southeast corner of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 15; thence South, 660 feet more or less to the Southwest corner of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14; thence East, 660 feet more or less to the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14; thence South, 660 feet more or less to the Southwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14; thence East, 660 feet more or less to the Northwest corner of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14; thence South, 1,320 feet more or less to the Southwest corner of the West $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14; thence East, 660 feet more or less to the Southeast corner of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14; thence North, 470 feet more or less to the intersecting West right-of-way boundary of US Highway Number 27; thence Northwesterly, along the West right-of-way boundary of US Highway Number 27, 1,360 feet more or less; thence Northeasterly, 200 feet more or less to the intersecting East right-of-way boundary of US Highway Number 27; thence North $59^{\circ}44'38''$ East 362.82 feet more or less to the Southwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 14; thence East, 660 feet more or less to the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14; thence North, 610 feet more or less to the intersecting South right-of-way boundary of County Road South 17-A; thence North, 100 feet more or less to the intersecting North right-of-way boundary of County Road South 17-A; thence East, along the North boundary of said right-of-way, 660 feet more or less to the intersecting East boundary line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 14; thence North, 1,270 feet more or less to the Northeast corner of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 14; thence West, 330 feet more or less to the Southeast corner of the West $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 14; thence North, 1,320 feet more or less to the Northeast corner of the West $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 14; thence East, 330 feet more or less to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, Township 30 South, Range 27 East; thence North, 660 feet more or less to the Northeast corner of Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 11; thence West, along the North boundary of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 11, 250 feet more or less to the intersecting South shoreline of Lake Belle; thence Northwesterly on the shoreline, 550 feet more or less to the East boundary line of the Southwest $\frac{1}{4}$ of said Section 11; thence North, along said boundary line, 1,840 feet more or less to the Northeast corner of the Southwest $\frac{1}{4}$ of said Section 11; thence West, 30.00 feet to the maintained right-of-way boundary of South First Street and the POINT OF BEGINNING. All in Section 11, 14, and 15, Township 30 South, Range 27 East; consisting of 494 acres more or less.

ATTACHMENT "A"

LEGAL DESCRIPTION CITY OF LAKE WALES CRA AREA I

(CRA AREA I BASE VALUE YEAR = 1985)

Begin at the intersection of Johnson Avenue and Third Street, thence run west on the center line of Johnson Avenue to the intersecting line of the west side of Lots 13 and 2, Block 40 of the ORIGINAL TOWN OF LAKE WALES, thence run north on said intersecting line to the center line of Tillman Avenue, thence run west on the center line of Tillman Avenue to the intersecting line of the west side of Lot 13, Block 37 of ORIGINAL TOWN OF LAKE WALES, thence run north on said intersecting line to the center line of alley in Blocks 37 and 38 of ORIGINAL TOWN OF LAKE WALES, thence run west on the center line of alley to the center line of First Street, thence run north on center line of First Street to the intersecting line of the center line of alley that runs (east and west) in Block 1 of HECKSCHER SECOND SUB., thence run west on the center line of alley to the center line of Wetmore Street, thence run south on center line of Wetmore Street to the intersecting line of the south side of Lot 5, Block A of MAGNOLIA PARK SUB., thence run west on said intersecting line to the southwest corner of Lot 5, Block A of MAGNOLIA PARK SUB., thence run south on east lots line of 8, 10 and 12, Block A, of MAGNOLIA PARK SUB., to the southeast corner on Lot 12, Block A, of MAGNOLIA PARK SUB., thence run west on south lot line of 12, Block A, of MAGNOLIA PARK SUB., to the center line of Phillips Street, thence run north on the center line of Phillips Street to the intersecting line of the south side of Lot 9, Block B, of MAGNOLIA PARK SUB., thence run west on said intersecting line to the southwest corner of Lot 9, Block B, of MAGNOLIA PARK SUB., thence run north on west lots line of 9, 7 and 5, Block B of MAGNOLIA PARK SUB., to the intersecting line of the south side of Lot 4, Block B, of MAGNOLIA PARK SUB., thence run west on said intersecting line to the center line of Walker Street, thence run north on center line of Walker Street to the intersecting line of the center lot line of Blocks 1 and 8 on CARY WALTERS SUB., thence run east on said intersecting line to the center line of Wetmore Street, thence run north on the center line of Wetmore Street to the intersecting line of the south side of Block 2 of RHODESBILT NEW CENTER SUB., thence run east on said intersecting line to the southeast corner of Lot 1, Block 2 of RHODESBILT NEW CENTER SUB., thence run north on west lots line of 1, 2, 3 and 4, Block 2 and west lots line of 1, 2, 3 and 4, Block 1 of RHODESBILT NEW CENTER SUB., to the northwest corner of Lot 4, Block 2 RHODESBILT NEW CENTER SUB., thence run east on north lot line of 4, Block 1, of RHODESBILT NEW CENTER SUB., to the center line of First Street, thence run south on the center line of First Street to the intersecting line of the center line of alley that runs (east and west) in Blocks 23 and 24 of ORIGINAL TOWN OF LAKE WALES, thence run east on said intersecting line to the easterly R/W line of Seaboard Coast Line Railroad, thence run southeasterly on easterly R/W line of Seaboard Coast Line Railroad to the intersecting line of the north 150 feet of Block 56 of ORIGINAL TOWN OF LAKE WALES, thence run west on said intersecting line to the center line of Fourth Street, thence run north on the center line of Fourth Street to intersecting of Polk Avenue and Fourth Street, thence run west on the center line of Polk Avenue to the intersecting line of the west side of Lot 11, Block 50, of ORIGINAL TOWN OF LAKE WALES, thence run north on said intersecting line to the center line of alley of Block 50 of ORIGINAL TOWN OF LAKE WALES, thence run west on center line of alley to the center line of Third Street, thence run north on the center line of Third Street to intersection of Johnson Avenue and Third Street, returning to the point of beginning. All lying in Section 2, Township 30 South, Range 27 east, Polk County, Florida.

ATTACHMENT "B"

**LEGAL DESCRIPTION
CITY OF LAKE WALES
CRA AREA III**

(CRA AREA III BASE VALUE YEAR = 1989)

Begin at the intersection of the east right-of-way line of Scenic Highway and the north right-of-way line of Seminole Avenue; thence run northerly on the east right-of-way line of Scenic Highway to the intersecting line of the center line of Florida Avenue, thence run west on the center line of Florida Avenue to the Northwest corner of the Northeast quarter of the Southeast quarter of Section 34, Township 29 South, Range 27 East; thence run south on the west line of Northeast quarter of the Southeast quarter of Section 34, Township 29 South, Range 27 East to the intersecting line of the south right-of-way line of North Avenue; (thence run east on the south right-of-way line of North Avenue to the intersecting line of the west right-of-way line of Walker Street); thence run south on the west right-of-way line of Walker Street to the intersecting line of the south right-of-way line of Seaboard Avenue; thence run east on the south right-of-way line of Seaboard Avenue to the intersecting line of the west right-of-way line of First Street; thence run south on the west right-of-way line of First Street to the intersecting line of the north right-of-way line of Seminole Avenue; thence run east on the north right-of-way line of Seminole Avenue to the intersecting line of the east right-of-way line of Scenic Highway; returning to the POINT OF BEGINNING, lying in Section 34 and 35, Township 29 South, Range 27 East and Section 2, Township 30 South, Range 27 East, Polk County, Florida.

ATTACHMENT "C"

LEGAL DESCRIPTION CITY OF LAKE WALES EXPANDED CRA AREA (CRA AREA II BASE VALUE YEAR = 1998)

Commence at the southwest corner of the northeast $\frac{1}{4}$ of Section 11, Township 30 South, Range 27 East; thence east a distance of 7920 feet more or less to the southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 12 Township 30 South, Range 27 East; thence north a distance of 1320 feet more or less to the northeast corner of southeast $\frac{1}{4}$ of northeast $\frac{1}{4}$ of Section 12 Township 30 South, Range 27 East; thence east a distance of 1320 feet more or less to the southeast corner of the northwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 7, Township 30 South, Range 28 East; thence north a distance of 6850 feet more or less to the south of the abandoned Seaboard Coastal Line Railroad Right of Way; thence easterly on said abandoned south railroad right of way a distance of 1680.00 feet more or less to the East Right of Way of State Road No. 17-B, (Buck Moore Road), and the northwest corner of Lot 23 of Bel-Ombre Subdivision as recorded in Plat Book 67, Page 29 of the Public Records of Polk County, Florida; thence south 26E33'50" west a distance of 383.03 feet more or less along the East Right of Way of said state road to a point of curvature of curve concave to the southeast, said curve being at the East Right of Way of State Road 17-B; thence southwesterly along said curve of radius 914.93 feet for a distance of 85.68 feet more or less through a central angle of 05E21'56" to the southwest corner of Lot 1 of said subdivision; thence north 69E48'52" east a distance of 490.49 feet more or less; thence north 88E35'29" east a distance of 508.00 feet more or less; thence north 49E44'36" east a distance of 373.00 feet more or less to the east line of northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 6, Township 30 South, Range 28 East; thence north 00E 41'08" west along said east $\frac{1}{4}$, $\frac{1}{4}$ line a distance of 45.53 feet more or less to the northeast corner of the northwest $\frac{1}{4}$ to the northeast $\frac{1}{4}$ of Section 6, Township 30 South, Range 28 East; thence north 00E41'08" west a distance of 182.01 feet more or less along an extension of the east line of said northwest $\frac{1}{4}$ to the south abandoned right of way line of the Seaboard Coast Line Railroad and the northeast corner of Lot 14 of Bel-Ombre Subdivision as recorded in Plat Book 67, Page 29 of the Public Records of Polk County, Florida; thence south 77E36'55" west on said abandoned south railroad right of way a distance of 605.00 feet more or less to the west line of Lot 29, in the southeast $\frac{1}{4}$ of Section 31, Township 29 South, Range 28 East, in Mammoth Grove Subdivision as recorded in Plat Book 4, Pages 78 and 79 of the Public Records of Polk County, Florida; thence north on said east $\frac{1}{4}$ line a distance of 1280 feet more or less to the northeast corner of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 31, Township 29 South, Range 28 East; thence west on the south line of the south $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of Section 31, Township 29 South, Range 28 East a distance of 2642.96 feet more or less to the north corner of the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 31, Township 29 South, Range 28 East; thence south a distance of 1710.00 feet more or less along an extension of the east line of said southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ to the north of the abandoned right of way line of Seaboard Coast Line Railroad and the southeast corner of the storm water retention area of the Crown Pointe Phase 2 Subdivision as recorded in Plat Book 88, Page 44 of the Public Records of Polk County, Florida; thence southwesterly on said abandoned railroad right of way a distance of 902.48 feet more or less to the southwest corner of Lot 85 of said subdivision; thence north a distance of 568.89 feet more or less to the northwest corner of Section 6, Township 30 South, Range 28 East; thence west a distance of 4600 feet more or less to the southwest corner of Section 36, Township 29 South, Range 27 East; thence north a distance of 3300 feet more or less to the southwest corner of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 36, Township 29 South, Range 27 East; thence west a distance of 1320 feet more or less to the northwest corner of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 35, Township 29 South, Range 27 East; thence south a distance of 660 feet more or less to the southwest corner of the southwest $\frac{1}{4}$ of southeast $\frac{1}{4}$ of northeast $\frac{1}{4}$ of Section 35, Township 29 South, Range 27 East; thence west a distance of 3050 feet more or less to the east side of State Road No. 17 Right Of Way; thence running northwesterly on said right of way a distance of 1440 feet more or less; thence east a distance of 300 feet more or less; thence north a distance of 550 feet more or less; thence

west a distance of 375.4 feet more or less; thence north a distance of 59.29 feet more or less; thence west a distance of 57.07 feet more or less; thence south westerly a distance of 89.32 feet more or less to a point on the East Right of Way of State Road No. 17; thence on said right of way northwesterly a distance of 820 feet more or less to a point intersecting the north line of Section 34, Township 29 South, Range 27 East; thence west on said section line a distance of 3700 feet more or less to the West Right of Way line of US Highway No. 27; thence southerly along said west right of way line a distance of 3045.00 feet more or less; thence east a distance of 205 feet more or less to the East Right of Way line of United States Highway No. 27 and intersecting the south line of Lot 6, Block 6 of Everett Subdivision as recorded in Plat Book 30, Page 45 of the Public Records of Polk County, Florida; thence east on said south lot line a distance of 131.90 feet more or less to the southeast corner of lot 6, block 6 of said subdivision; thence north a distance of 80.00 feet more or less to the northeast corner Lot 6, Block 6 of said subdivision; thence west a distance of 30.00 feet more or less to the southeast corner of Lot 7, Block 6 of said subdivision; thence north a distance of 80.00 feet more or less to the northeast corner of Lot 7, Block 6 of said subdivision; thence east a distance of 190.00 feet more or less to the East Right of Way line of the closed Second Street and the platted edge of Grassy Lake; thence northwesterly on said closed east right of way line and the platted lake edge a distance of 180.00 feet more or less to the north line of the south ½ of Section 34, Township 29 South, Range 27 East; thence east on said north line of the south ½ a distance of 325.00 feet more or less; thence south a distance of 400.00 feet more or less to a point on the platted edge of Grassy Lake as recorded in Everett's Subdivision's Plat Book 30, Page 45 of the Public Records of Polk County, Florida; thence southeasterly on said lake edge a distance of 90.00 feet more or less to the northeast corner of Lot 1, Block 7 of said subdivision; thence west a distance of 22.00 feet more or less to the northwest corner of said Lot 1, Block 7; thence south a distance of 160.00 feet more or less to the southwest corner of said Lot 1, Block 7; thence east a distance of 180.00 feet more or less to the southeast of said Lot 1, Block 7 and intersecting line of the platted edge of Grassy Lake; thence southeasterly a distance of 240 feet more or less to the east line of the southeast ¼ of the northwest ¼ of the southeast ¼ of Section 34, Township 29 South, Range 27 East; thence southeasterly a distance of 500.00 feet more or less on the North Right of Way line of Grass Parkway as recorded in Grassy Lake Development, Plat Book 17, Page 43 of the Public Records of Polk County, Florida, to the East Right of Way line at Booker Street, ("H" Street); thence south on said east right of way line a distance of 500.00 feet more or less to the southeast corner of the northwest ¼ of the southeast ¼ of Section 34, Township 29 South, Range 27 East; thence east on said ¼, ¼, line a distance of 215.00 feet more or less to the southwest corner of the northwest ¼ of Section 34, Township 29 South, Range 27 East; thence south a distance of 1205.00 feet more or less to the southwest corner of the southeast ¼ of the southeast ¼ of Section 34, Township 29 South, Range 27 East and the north township line of Township 30 South; thence east on said north township line a distance of 290.00 feet more or less to the northeast corner of Section 3, Township 30 South, Range 27 East; thence south on said east section line to a distance of 1885.10 feet more or less to the southwest corner of the northeast ¼ of the northeast ¼ of Section 3, Township 30 South, Range 27 East; thence west a distance of 840.55 feet more or less to the South Right of Way line of Seaboard Coastline Railroad; thence westerly on said south railroad right of way line a distance of 240.55 feet more or less to the West Right of Way line of U.S. Highway No.27; thence southerly on said west right of way a distance of 1000.00 feet more or less; thence west a distance of 200.00 feet more or less; thence southerly a distance of 200.00 feet more or less to the north ¼ line of the southeast ¼ of Section 3, Township 30 South, Range 27 East; thence westerly on said ¼ line a distance of 800.00 feet more or less to the North Right of Way line of Central Avenue; thence northwesterly on said west right of way line a distance of 300.00 feet more or less to the east line of the southeast ¼ of the southwest ¼ of the northeast ¼ of Section 3, Township 30 South, Range 27 East; thence north on said west ¼, ¼, ¼ line a distance of 450.00 feet more or less to the centerline of Seaboard Coastline Railroad; thence westerly on said railroad center line a distance of 2200.00 feet more or less to the South Right of Way of State Road No. 60; thence easterly on said south right of way a distance of 2200.00 feet more or less; thence south 45E20'26" west a distance of 150.00 feet more or less; thence south 00E52'03" east a distance of 368.33 feet more or less; thence north 89E39'00" east a distance of 431.00 feet more or less; thence north 02E49'19" east a distance of 174.75 feet more or less to the South Right of Way of State Road No. 60; thence easterly on south right of way a distance of 730.00 feet more or less to the west lot line of Lot 6, Block 3 of the West Side Subdivision as recorded in Plat Book 15, Page 2 of the Public

Records of Polk County, Florida; thence south a distance of 151.00 feet more or less to the southwest lot corner of Lot 7, Block 3 of said subdivision; thence east a distance of 195.00 feet more or less to the southeast lot corner of Lot 7, Block 3 of said subdivision; thence north a distance of 58.50 feet more or less to the center line of the closed alley; thence west a distance of 60.00 feet more or less on the center line of the closed alley; thence north a distance of 69.50 feet more or less on the east side of Lot 3, Block 5 of west side subdivision as recorded in Plat Book 15, Page 2, of the Public Records of Polk County, Florida, to the South Right of Way of State Road No. 60; thence easterly on said south right of way line a distance of 1125 feet more or less to the east section line of Section 3, Township 30 South, Range 27 East; thence south along said section line a distance of 5327.95 feet more or less to an intersecting point on the East Right of Way line of US Highway No. 27; thence to said east right of way line south 27E55'07" east a distance of 126.09 feet more or less; thence to a point on a curb with a radius of 8454.41 feet, length 104.44 feet, with chord bearing south 22E01'19" east, tangent 52.22 feet and delta 00E42'28" to a point east on right of way of U.S. Highway 27; thence south 22E22'33" east a distance of 390 feet more or less along said east right of way; thence northeast a distance of 250 feet more or less to Section 15, Range 30 South, Range 27 East; thence south 89E32'17" west a distance of 1330 feet more or less to the northwest corner of east ½ of northeast ¼ of Section 15, Township 30 South, Range 27 East; thence south 00E15' 45" east a distance of 2670.89 feet more or less to the southwest corner of the east ½ of northeast ¼ of Section 15, Township 30 South, Range 27 East; thence north 89E36'38" east a distance of 1330.44 feet more or less to the southeast corner of the east ½ of northeast ¼ of Section 15, Township 30 South, Range 27 East; Thence south 00E12'36" east a distance of 664.40 feet more or less to the southwest corner of northwest ¼ of northwest ¼ of southwest ¼ of Section 14, Township 30 South, Range 27 East; thence north 89E32'02" east a distance of 663.81 feet more or less to the southeast corner of the northwest ¼ of northwest ¼ of southwest ¼ of Section 14, Township 30 South, Range 27 East; thence south 00E12' 26" east a distance of 664.63 feet more or less to the southwest corner of the southeast ¼ of northwest ¼ of southwest ¼ of Section 14, Township 30 South, Range 27 East; thence north 89E33'15" east a distance of 663.78 feet more or less of southeast corner of southeast ¼ of northwest ¼ of southwest ¼ of Section 14, Township 30 South, Range 27 East; thence south 00E12'16" east a distance of 1329.73 feet more or less to the southwest corner of west ½ of southeast ¼ of southwest ¼ of Section 14, Township 30 South, Range 27 East; thence north 89E35'40" east a distance 663.71 feet more or less to southeast corner of west ½ of southeast ¼ of southwest ¼ of Section 14, Township 30 South, Range 27 East; thence north 00E12'07" west a distance of 472.95 feet more or less intersecting the West Right of Way line of US Highway No. 27; thence along said right of way north 22E22'33" west a distance of 1360 feet more or less; thence northeasterly a distance of 200 feet more or less to the East Right of Way line of US Highway No. 27; thence north 59E34'08" east a distance 363.15 feet more or less to the southwest corner of northeast ¼ of the northeast ¼ of the southwest ¼ of Section 14, Township 30 South, Range 27 East; thence north 89E32'02" east a distance of 663.81 feet more or less to the southeast corner northeast ¼ of northeast ¼ of southwest ¼ of Section 14, Township 30 South, Range 27 East; thence north 00E11'57" west a distance of 720.54 feet more or less to the North Right of Way of County Road 17B; thence on said right of way north 89E 31' 12" east a distance of 660 feet more or less to an intersecting point on the east line of southwest ¼, of southwest ¼ of northeast ¼ of Section 14, Township 30 South, Range 27 East; thence north 00E11'49" west 1280.06 feet more or less to the northeast corner of northwest ¼ of southwest ¼ of northeast ¼ of Section 14, Township 30 South, Range 27 East; thence south 89E35'41" west 331.84 feet more or less to the southeast corner of west ¼ of northwest ¼ of northeast ¼ of Section 14, Township 30 South, Range 27 East; thence north 00E11'53" west a distance of 1330.67 feet more or less to the northeast corner west ¼ of the northwest ¼ of the northeast ¼ of Section 14, Township 30 South, Range 27 East; thence north 89E40'33" east a distance of 331.86 feet more or less to the southeast corner of southwest ¼ of southwest ¼ of southeast ¼ of Section 11, Township 30 South, Range 27 East; thence north 00E18'50" west a distance of 666.5 feet more or less to the northeast corner, southwest ¼ of southwest ¼ of southeast ¼ of Section 11, Township 30 South, Range 27 East; thence south 89E41' 20" west a distance of 225 feet more or less to the south westerly shore line of Lake Belle then meandering a distance of 514 feet more or less to the intersecting line of south ½ of northwest ¼ of southwest ¼ of southeast ¼ of Section 11, Township 30 South, Range 27 East; thence north 00E20' 30" west a distance of 842 feet more or less to South Right of Way line of Carver Drive; thence south 89E39' 56" west a distance of 15

feet more or less to a point on the West Right of Way line of First Street; thence on said right of way line north 00E20'30" west a distance of 1015 feet more or less to a point on south line of south $\frac{1}{4}$ of northwest $\frac{1}{4}$ of Section 11, Township 30 South, Range 27 East; thence on said south $\frac{1}{4}$, northwest $\frac{1}{4}$ line south 89E39'56" west a distance of 15 feet more or less to a point on the West Right of Way line of First Street; thence north 00E20'30" west on said west right of way a distance of 635.49 feet more or less; thence east a distance of 15 feet more or less to POINT OF BEGINNING. This describes the City of Lake Wales Extended CRA Area less and except CRA 1 and CRA 3.