

This Instrument Prepared By and Return To:
John M. Vericker, Esq.
Straley & Robin
1510 W. Cleveland Street
Tampa, FL 33606

**AMENDED NOTICE OF ESTABLISHMENT OF THE
MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**


The Mirabella Community Development District previously recorded a Notice of Establishment on May 11, 2006, at O.R. Book 16460, Page 537, in the public records of Hillsborough County, Florida. In accordance with Section 190.0485, Florida Statutes, notice is hereby given of the amendment to the Notice of Establishment to reflect the revised boundaries of the Mirabella Community Development District (the "CDD") pursuant to the Board of County Commissioners, Hillsborough County, Florida Ordinance No. 15-7. The CDD encompasses property located in Hillsborough County, Florida as more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein.

THE MIRABELLA COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Dated: April 2, 2015

Signed, sealed and delivered in our presence:

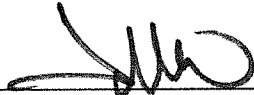
MIRABELLA COMMUNITY DEVELOPMENT DISTRICT



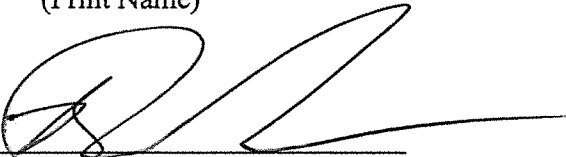
(Signature)

Debby Hull

(Print Name)



Jeff Hills
Chairman, Board of Supervisors



(Signature)

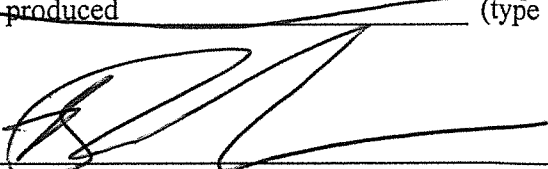
Brian Lamb

(Print Name)

STATE OF FLORIDA)
) ss:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 2 day of April, 2015, by Jeff Hills, as Chairman of the Board of Supervisors of the Mirabella Community Development District. He is personally known to me or has produced _____ (type of identification) as identification.





NOTARY PUBLIC, STATE OF FLORIDA

Brian K Lamb

(Print, Type or Stamp Commissioned Name of Notary Public)

Exhibit "A"

MIRABELLA CDD - (North Parcel)

DESCRIPTION: A parcel of land lying in Section 20, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of said Section 20 and run thence along the East boundary of the Northwest 1/4 of said Section 20, N.00°04'57"W., a distance of 31.00 feet to the North Right-of-Way line of Balm Road (County Road 672) and the POINT OF BEGINNING; thence along said North Right-of-Way line, S.89°54'56"W., a distance of 1592.79 feet to the East boundary of the West 1122.00 feet of said Northwest 1/4 of Section 20; thence along said East boundary, N.00°22'14"E., a distance of 660.01 feet to the North boundary of the South 691.00 feet of said Northwest 1/4 of Section 20; thence along said North boundary, N.89°55'42"E., a distance of 330.12 feet to the West boundary of lands described in Official Records Book 8487, Page 933 of the public records of Hillsborough County, Florida; thence along said West boundary, N.00°18'55"E., a distance of 659.79 feet to the South boundary of lands described in Official Records Book 15090, Page 161 of the public records of Hillsborough County, Florida; thence along said South boundary, N.89°53'29"E., a distance of 543.42 feet to the East boundary of said lands described in Official Records Book 8487, Page 933 of the public records of Hillsborough County, Florida; thence along said East boundary, S.00°21'19"W., a distance of 9.50 feet to a point on the North boundary of the South 1/2 of said Northwest 1/4 of Section 20; thence along said North boundary, S.89°55'21"E., a distance of 709.38 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 20; thence along the North boundary of said Southwest 1/4 of the Northeast 1/4 of Section 20, N.89°53'56"E., a distance of 579.99 feet; thence leaving said North boundary, S.00°32'28"E., a distance of 1129.75 feet; thence S.89°55'04"W., a distance of 323.83 feet; thence S.00°03'43"E., a distance of 178.90 feet to said North Right-of-Way line of Balm Road; thence along said North Right-of-Way line, S.89°55'04"W., a distance of 265.00 feet to the POINT OF BEGINNING.

Containing 59.179 acres, more or less.

MIRABELLA CDD - (South Parcel)

DESCRIPTION: A parcel of land lying in Section 20, Township 31 South, Range 20 East, Hillsborough County, Florida, including all of MIRABELLA, according to the plat thereof as recorded in Plat Book 121, Pages 268 through 271, of the public records of Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southwest 1/4 of said Section 20; run thence along the East boundary of said Southwest 1/4 of Section 20, S.00°04'26"E., a distance of 31.00 feet to a point on the South Right-of-Way line of Balm Road (County Road No. 672), said point also being the Northeast corner of aforementioned MIRABELLA; thence continue along said East boundary of the Southwest 1/4 of Section 20, also being the East boundary of said MIRABELLA, S.00°04'26"E., a distance of 31.00 feet to the POINT OF BEGINNING; thence continue along said East boundary of the Southwest 1/4 of Section 20 and the East boundary of said MIRABELLA, S.00°04'26"E., a distance of 1243.42 feet to the South boundary of the Northeast 1/4 of the Southwest 1/4 of said Section 20, also being the South boundary of said MIRABELLA; thence along said South boundary and the Westerly extension of MIRABELLA, N.89°47'17"W., a distance of 1363.06 feet to the West boundary of said Northeast 1/4 of the Southwest 1/4 of Section 20; thence along said West boundary, N.00°09'34"E., a distance of 1267.38 feet to the aforementioned South Right-of-Way line of Balm Road (County Road No. 672); thence along said South Right-of-Way line, N.89°54'56"E., a distance of 339.39 feet to the Northwest corner of said MIRABELLA; thence along the West boundary of said MIRABELLA, S.00°05'54"W., a distance of 31.00 feet; thence leaving said West boundary N.89°54'56"E., a distance of 339.72 feet to a point on the East boundary of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 20, also being the East boundary of Tract 6 (Public Drainage Easement) of said MIRABELLA; thence along said East boundary, S.00°02'04"W., a distance of 273.98 feet to a point on a curve; thence leaving said East boundary Easterly, 12.08 feet along the arc of a curve to the left having a radius of 19.12 feet and a central angle of 36°11'58" (chord bearing S.72°09'33"E., 11.88 feet); thence S.89°54'59"E., 202.20 feet; thence N.00°04'28"E., a distance of 33.51 feet; thence Northerly, 66.35 feet along the arc of a tangent curve to the right having a radius of 100.00 feet and a central angle of 38°00'48" (chord bearing N.19°04'52"E., 65.14 feet); thence N.50°46'24"W., 31.52 feet; thence NORTH, a distance of 163.23 feet; thence along a line lying 62.00 feet South of and parallel with the North boundary of the Southwest 1/4 of said Section 20, N.89°54'56"E., a distance of 468.60 feet to the POINT OF BEGINNING.

Containing 37.604 acres, more or less.

NOTE: See Sheets 2 through 4 for Sketch, Details & Line/Curve Data Tables.

MIRABELLA CDD

REVISIONS			
No.	Date	Description	Drawn

Prepared by: J.D. Wells, Mirabella LLC
 No. 672
DESCRIPTION SKETCH
 JOHN D. WELLS
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS5246**

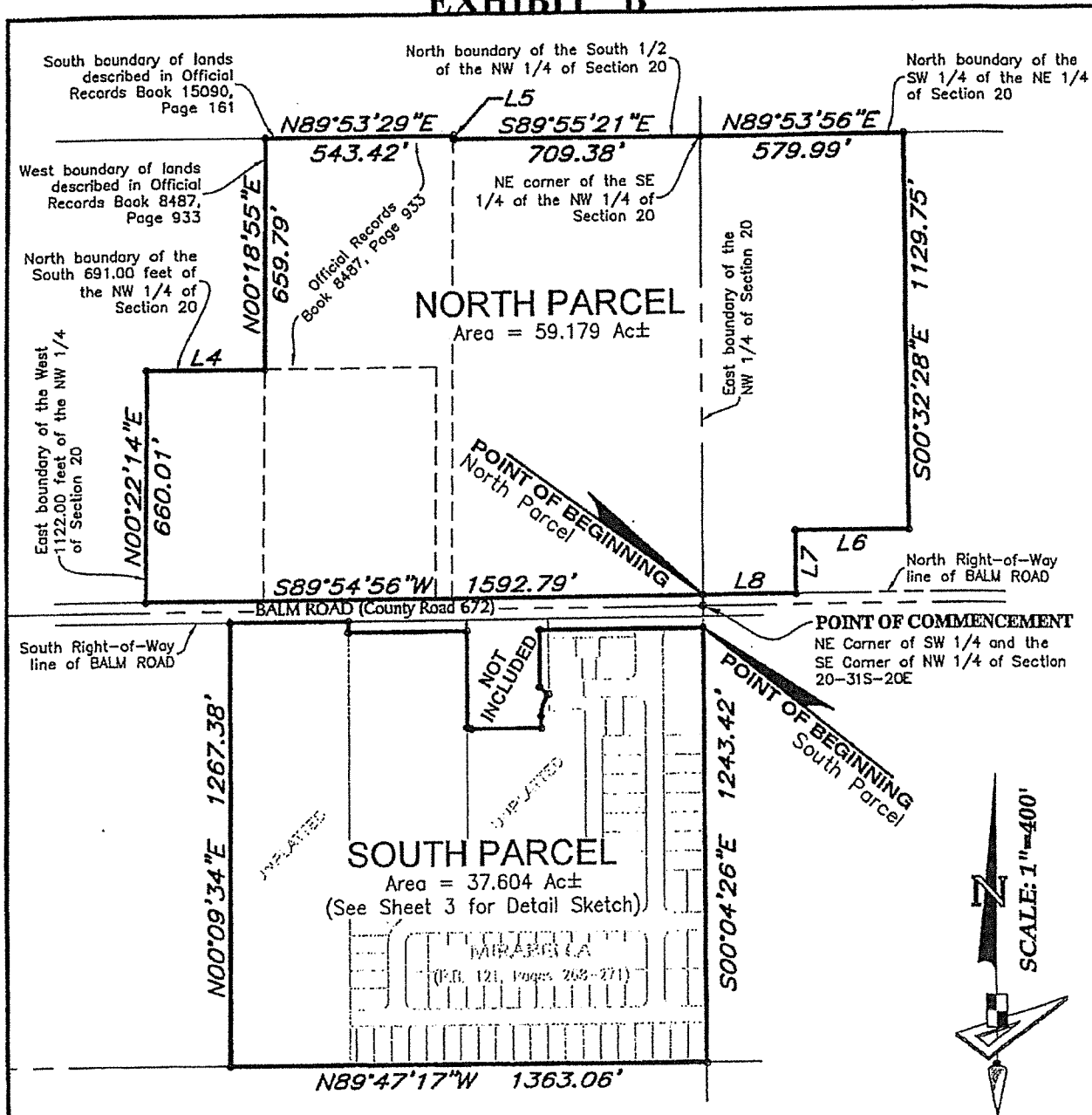
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint
Surveying, Inc.

1403 E. 5th Avenue Phone: (813) 248-8888
 Tampa, Florida 33605 Fax: (813) 248-2266
 www.geopointsurvey.com Licensed Business Number LB 7768

Drawn: TS	Date: 12/1/14	Data File: _____
Check: JDW	P.C.: n/a	Field Book: _____
Section: 20, Twp. 31 S., Rge. 20 E.		Job #: JSH MB 016

EXHIBIT "B"



NOTE: See Sheet 1 for Legal Description
See Sheets 3 and 4 for Details & Line/Curve Data Tables.

MIRABELLA CDD

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: 672 Mirabella LLC

**DESCRIPTION
SKETCH**
(Not a Survey)

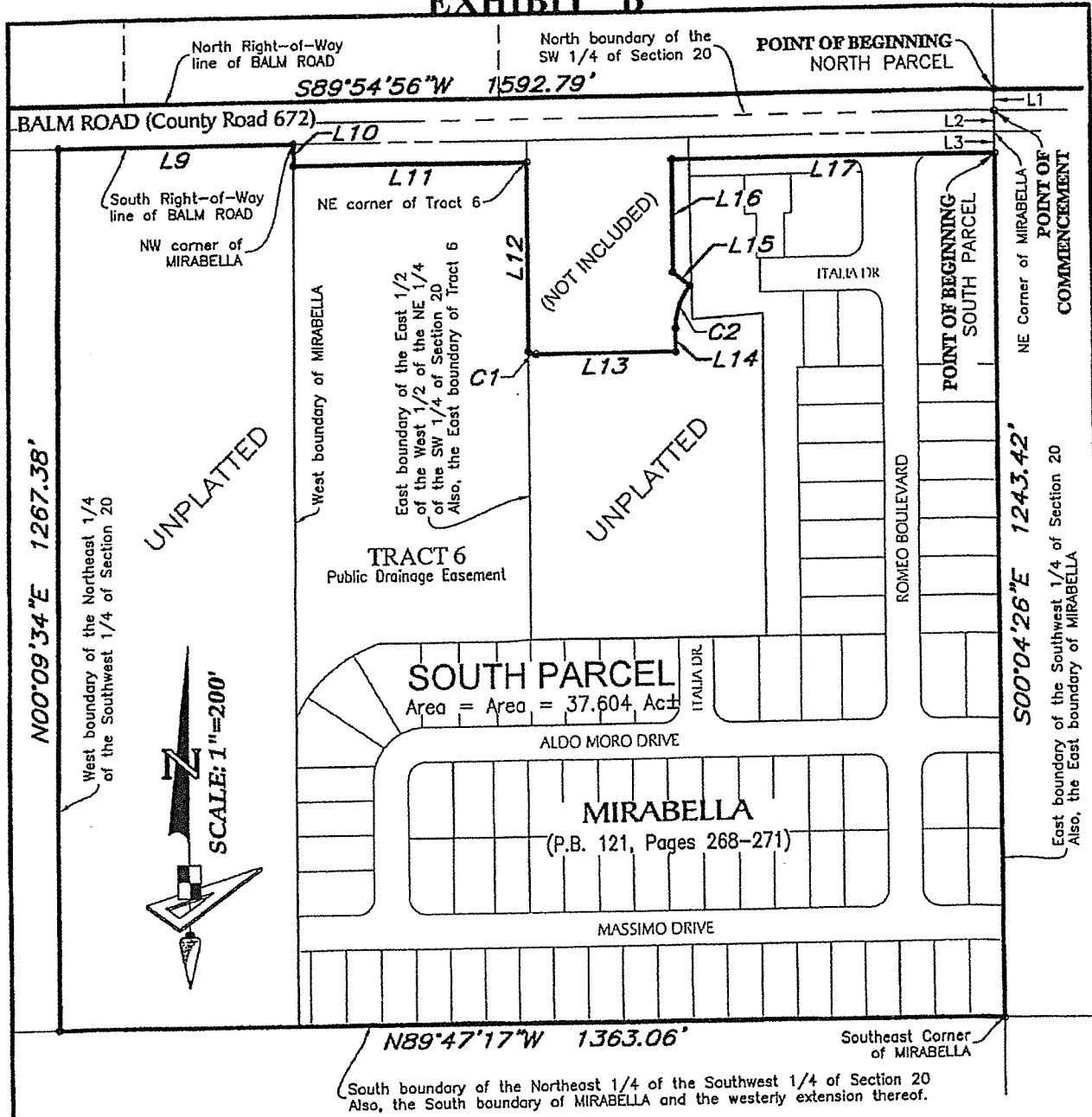
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Section: 20, Twp. 31 S., Rge. 20 E.		Job #: JSH MB 016

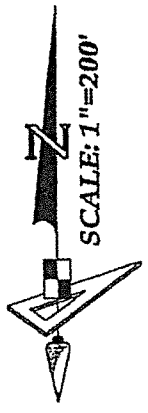
EXHIBIT "B"



N00°09'34"E 1267.38'

West boundary of the Northeast 1/4 of the Southwest 1/4 of Section 20

UNPLATTED



TRACT 6
Public Drainage Easement

SOUTH PARCEL
Area = Area = 37.604 Ac±

MIRABELLA
(P.B. 121, Pages 268-271)

UNPLATTED

POINT OF BEGINNING SOUTH PARCEL

S00°04'26"E 1243.42'

East boundary of the Southwest 1/4 of Section 20 Also, the East boundary of MIRABELLA

NOTE: See Sheet 1 for Legal Description,
See Sheet 2 for overall sketch and
See Sheet 4 for Line & Curve Data Tables.

MIRABELLA CDD

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: 672 Mirabella LLC

DESCRIPTION SKETCH
(Not a Survey)

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Drawn: TS	Date: 12/11/14	Data File: _____
Check: JDW	P.C.: n/a	Field Book: _____
Section: 20, Twp. 31 S., Rge. 20 E.		Job #: JSH MB 016

EXHIBIT "B"

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 00°04'57" W	31.00'
L2	S 00°04'26" E	31.00'
L3	S 00°04'26" E	31.00'
L4	N 89°55'42" E	330.12'
L5	S 00°21'19" W	9.50'
L6	S 89°55'04" W	323.83'
L7	S 00°03'43" E	178.90'
L8	S 89°55'04" W	265.00'
L9	N 89°54'56" E	339.39'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L10	S 00°05'54" W	31.00'
L11	N 89°54'56" E	339.72'
L12	S 00°02'04" W	273.98'
L13	S 89°54'59" E	202.20'
L14	N 00°04'28" E	33.51'
L15	N 50°46'24" W	31.52'
L16	NORTH	163.23'
L17	N 89°54'56" E	468.60'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	19.12'	36°11'58"	12.08'	11.88'	S 72°09'33" E
C2	100.00'	38°00'48"	66.35'	65.14'	N 19°04'52" E

NOTE: See Sheet 1 for Legal Description, and Sheets 2 & 3 for Sketch and Details.

MIRABELLA CDD



REVISIONS			
No.	Date	Description	Dwn.

Prepared For: 672 Mirabella LLC

**DESCRIPTION
SKETCH**
(Not a Survey)

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Section: 20, Twp. 31 S., Rge. 20 E.		Job #: JSH MB 016