

42BBB PIONEER COMMUNITY DEVELOPMENT DISTRICT

CHAPTER 42BBB-1 PIONEER COMMUNITY DEVELOPMENT DISTRICT

- 42BBB-1.001 Establishment.
- 42BBB-1.002 Boundary.
- 42BBB-1.003 Supervisors.

42BBB-1.001 Establishment.

The Pioneer Community Development District is hereby established.

Specific Authority 190.005 FS. Law Implemented 190.004, 190.005 FS. History-New 7-5-06.

42BBB-1.002 Boundary.

The boundaries of the District are as follows:

A PORTION OF SECTIONS 29, 30, 32 AND 33, TOWNSHIP 16 SOUTH, RANGE 33 EAST AND SECTIONS 4, 5, 8 AND 9, TOWNSHIP 17 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF STERLING CHASE PHASE II, AS RECORDED IN MAP BOOK 44, PAGES 120-122, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29 TO THE SOUTHEAST CORNER OF MARTIN ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5379, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID MARTIN ROAD TO THE NORTHERLY LINE OF SAID MARTIN ROAD; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH WILLIAMSON BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3885, PAGE 41, SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1666, PAGE 440, SAID PUBLIC RECORDS; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WESTERLY MEAN HIGH WATER LINE OF SPRUCE CREEK; THENCE SOUTHERLY AND WESTERLY ALONG SAID MEAN HIGH WATER LINE TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SECTION 29; THENCE NORTHERLY ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE SOUTHERLY MEAN HIGH WATER LINE OF SPRUCE CREEK; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SAID SOUTHERLY MEAN HIGH WATER LINE TO THE NORTH LINE OF SAID SECTION 29; THENCE EASTERLY ALONG SAID NORTH LINE TO THE SOUTHERLY MEAN HIGH WATER LINE OF SPRUCE CREEK; THENCE SOUTHERLY AND EASTERLY ALONG SAID SOUTHERLY MEAN HIGH WATER LINE TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 95, THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE EASTERLY ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29 TO THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 511 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE EASTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE SOUTHERLY ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE EAST 1/2 OF SAID SECTION 32 TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE EASTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTHERLY ALONG SAID EAST LINE AND THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33 TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTHERLY ALONG SAID EAST LINE AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4 TO THE NORTH LINE OF THE SOUTH 578 FEET OF THE EAST 176 FEET OF SAID NORTHWEST 1/4; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF SAID EAST 176 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID SOUTH 578 FEET; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE SOUTHERLY ALONG SAID EAST LINE AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9 TO THE NORTH LINE OF TURNBULL BAY ROAD; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TURNBULL BAY ROAD TO A LINE 10 FEET WESTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE

EAST LINE OF SAID NORTHWEST 1/4; THENCE SOUTHERLY ALONG SAID LINE, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 TO THE NORTHERLY LINE OF PIONEER TRAIL; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY LINE OF SAID PIONEER TRAIL TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE NORTHERLY ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5 AND THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 32 AND THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29 TO THE POINT OF BEGINNING.

LESS ANY PART OF THE ABOVE DESCRIBED WITHIN SAID INTERSTATE HIGHWAY 95 AND LESS ANY PART WITHIN SAID SOUTH WILLIAMSON BOULEVARD AND LESS ANY PART WITHIN SAID TURNBULL BAY ROAD AND LESS ANY PART WITHIN SPRUCE CREEK SOVEREIGN WATERS OF THE STATE OF FLORIDA. CONTAINING 1238.2 ACRES, MORE OR LESS.

Specific Authority 190.005 FS. Law Implemented 190.004, 190.005 FS. History-New 7-5-06.

42BBB-1.003 Supervisors.

The following five persons are designated as the initial members of the Board of Supervisors: J. Andrew Hagan, Jean Trinder, Richard Smith, Cheryl Hamilton and Cynthia Jones.

Specific Authority 190.005 FS. Law Implemented 190.004, 190.005 FS. History-New 7-5-06.