

ORDINANCE NO. 2004-75

AN ORDINANCE OF THE COUNTY OF LAKE, FLORIDA, CREATING THE CENTRAL LAKE COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO FLORIDA STATUTE 190.005, ENCOMPASSING PORTIONS OF LAND IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; PROVIDING FOR THE MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT; PROVIDING FOR THE NAME OF THE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR POWERS OF THE DISTRICT; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has passed the Uniform Community Development District Act of 1980 (otherwise known as Chapter 190, Florida Statutes) to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, Packing House By-Products, Co., d/b/a Mission Inn golf and Tennis Resort, a Florida corporation, has petitioned the Board of County Commissioners of Lake County, Florida, to grant the establishment of the Central Lake Community Development District; and

WHEREAS, a public hearing has been conducted by the Board of County Commissioners of Lake County, Florida pursuant to the requirements and procedures of Chapter 190, Florida Statutes; and

WHEREAS, the Board of County Commissioners of Lake County, Florida has considered the record of the public hearing and has decided that the establishment of the Central Lake Community Development District is the best alternative means to provide certain basic services to the community; and

WHEREAS, the Board of County Commissioners of Lake County, Florida finds that the establishment of the Central Lake Community Development District is in the best interests of all of the citizens of the Lake County, Florida;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA:

SECTION 1: That the foregoing Preamble is hereby ratified and confirmed as true and correct by the Board of County Commissioners of Lake County, Florida.

SECTION 2: That the petition to establish the Central Lake Community Development District is hereby granted.

SECTION 3: That the external boundaries of the District and the real property within the external boundaries of the District which is to be excluded is described on Exhibit A attached.

SECTION 4: That the initial members of the Board of Supervisors shall be as follows:

1. Robert Beucher
10400 CR 48
Howey-in-the-Hills, FL 34737
2. Nick Beucher, Jr.
10400 CR 48
Howey-in-the-Hills, FL 34737

3. Donna B. Line
10400 CR 48
Howey-in-the-Hills, FL 34737

4. Michelle Purser
10400 CR 48
Howey-in-the-Hills, FL 34737

5. Carol Kelsey
10400 CR 48
Howey-in-the-Hills, FL 34737

SECTION 5: That the name of the District shall be the "Central Lake Community Development District"

SECTION 6: That in addition to the general powers provided to the District under Chapter 190, Florida Statutes, the District shall also have all the special powers as provided under Chapter 190, Florida Statutes.

SECTION 7: That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 8: That if any Section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

SECTION 9: That this ordinance shall become effective in accordance with law.

PASSED THIS _____ DAY OF _____, _____.

Honorable Catherine Hanson
Chairperson for Lake County
Board of County Commissioners

ATTEST:

Clerk

LEGAL DESCRIPTION

THAT PART OF THE NW1/4 OF THE NW1/4, SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SAID SECTION 22, RUN SOUTH 00°09'50" WEST ALONG THE WEST LINE A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; CONTINUE THENCE SOUTH 00°09'50" WEST ALONG WEST LINE, SAID SECTION 22 A DISTANCE OF 111.1 FEET. THENCE SOUTH 88°30' EAST 666 FEET, THENCE SOUTH 00°53'40" WEST 520 FEET, THENCE SOUTH 88°45'20" EAST 286 FEET, THENCE SOUTH 01°12'20" WEST 309.5 FEET TO THE SOUTH LINE OF THE NW1/4 OF NW1/4, SAID SECTION 22, THENCE SOUTH 89°54' EAST ALONG THE SOUTH LINE, SAID NW1/4 OF NW1/4, SECTION 22, A DISTANCE OF 402.41 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH 00°21'40" EAST ALONG THE EAST LINE OF SAID NW1/4 OF NW1/4, SECTION 22, A DISTANCE OF 1320.7 FEET TO THE NORTHEAST CORNER THEREOF, THENCE NORTH 89°48'40" WEST ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 1031.49 FEET, MORE OR LESS, TO A POINT THAT IS 325 FEET EAST OF THE NORTHWEST CORNER, SAID SECTION 22, THENCE SOUTH 00°09'50" WEST PARALLEL WITH THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 60 FEET, THENCE NORTH 89°48'40" WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 325 FEET TO THE POINT OF BEGINNING.

A PART OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 26; RUN THENCE S89°43'00"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4, 1278.82 FEET TO A POINT THAT IS 50 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE S00°03'40"E 75.00 FEET; THENCE S58°40'40"W 1117.47 FEET; THENCE S29°45'50"W 157.31 FEET; THENCE S00°25'40"W 234.28 FEET; THENCE S20°31'40"W 128.65 FEET; THENCE S18°21'30"W 187 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY OF THE S.C.L. RAILROAD AND A POINT HEREBY DESIGNATED AS POINT "A"; RETURN TO THE POINT OF BEGINNING AND RUN N89°22'00"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26 TO THE SOUTHWESTERLY RIGHT-OF-WAY OF PALM AVENUE (S.R. NO. 48); THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY OF PALM AVENUE (S.R. NO. 48) A CHORD DISTANCE OF 1502.74 FEET; THENCE S72°56'00"W 173.96 FEET; THENCE S17°04'00"E 13.51 FEET; THENCE S72°56'00"W 76.40 FEET; THENCE S17°04'00"E PARALLEL WITH HIGHWAY NO. 48 A DISTANCE OF 129.87 FEET TO THE NORTHWEST CORNER OF LAUREL AVENUE; THENCE S20°04'00"W 270.75 FEET; THENCE S57°12'00"W 191.40 FEET; THENCE N33°13'00"W 25.00 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE RIGHT-OF-WAY OF MAGNOLIA AVENUE 800.00 FEET; THENCE S33°13'00"E 100.00 FEET; THENCE NORTHEASTERLY ALONG THE EXTENSION OF THE NORTHERLY RIGHT-OF-WAY OF MAGNOLIA AVENUE 219.84 FEET; THENCE S16°36'00"E 89.44 FEET; THENCE EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF CYPRESS AVENUE 63.14 FEET; THENCE S17°04'00"E ALONG THE WESTERLY RIGHT-OF-WAY OF 5TH STREET 438.00 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 26; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 792.82 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE CONTINUE WESTERLY ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 26 TO THE NORTHEASTERLY RIGHT-OF-WAY OF THE S.C.L. RAILROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY 1733.68 FEET, MORE OR LESS, TO INTERSECT THE AFOREMENTIONED POINT "A".

ALSO THAT PART OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, RUN N89°43'00"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, CONTINUE N89°43'00"E ALONG SAID SOUTH LINE 1278.82 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE N89°22'00"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE SOUTHWESTERLY RIGHT-OF-WAY OF PALM AVENUE (CO. RD. 48) AND A POINT DESIGNATED AS POINT "A". RETURN TO THE POINT OF BEGINNING AND RUN N00°03'40"W 305 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY OF A 50-FOOT WIDE COUNTY ROAD; THENCE N38°40'00"W ALONG SAID RIGHT-OF-WAY 460 FEET, MORE OR LESS, TO THE SOUTHWESTERLY RIGHT-OF-WAY OF AFORESAID PALM AVENUE (CO. RD. 48); THENCE SOUTHEASTERLY ALONG SAID PALM AVENUE (CO. RD. 48) TO INTERSECT AFOREMENTIONED POINT "A".
SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

PARCEL 1: TRACTS F, G, H AND J A REPLAT OF DRAKE POINT PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 63A AND 63B, PLAT RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2: ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH AND WEST OF STATE ROAD NO. 48.

PARCEL 3: ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH AND WEST OF STATE ROAD NO. 48, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN S89°46'00"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 A DISTANCE OF 1650.00 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE S00°23'07"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, 659.55 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE S89°45'11"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, 329.95 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S00°24'20"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, 660.25 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE S89°42'25"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 660.00 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE S00°24'00"W ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 363.67 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 48 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE S00°24'00"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 957.79 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S89°57'24"E ALONG THE SOUTH LINE OF THE NORTHEAST 1/4, 644.46 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 48 AND POINT BEING ON A CURVE CONCAVED NORTHERLY AND HAVING A RADIAL BEARING OF S50°38'20"W; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'49", A RADIUS OF 5779.58 FEET, AN ARC LENGTH OF 1153.00 FEET TO THE POINT OF BEGINNING.

TRACT 1: THAT PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THAT PART OF THAT CERTAIN ABANDONED SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY LYING WITHIN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (GOVERNMENT LOT 6) IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THAT PART OF GOVERNMENT LOT 7 IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THAT PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; ALL BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; RUN THENCE N00°19'52"E 1328.90 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 1/4 OF THE EAST 3/4 OF SECTION 22; THENCE N89°33'08"E ALONG SAID NORTH LINE OF THE SOUTH 1/4 OF THE EAST 3/4 A DISTANCE OF 3481.49 FEET TO A POINT ON THE MOST SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 48; THENCE FROM A CHORD BEARING OF S67°30'06"E RUN SOUTHEASTERLY ALONG THE ARC OF CURVE IN SAID MOST SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 48 (SAID CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5779.58 FEET THROUGH A CENTRAL ANGLE OF 16°17'15" A DISTANCE OF 1642.97 FEET TO A POINT HEREIN DESIGNATED AS POINT "A", SAID POINT "A" BEING DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN N89°31'26"E ALONG THE NORTH LINE THEREOF OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 (BEING THE SOUTH LINE OF GOVERNMENT LOT 7 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA) A DISTANCE OF 50.00 FEET; THENCE N00°13'41"W PARALLEL WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF THE SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 219.48 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF A 50.00-FOOT WIDE COUNTY ROAD (NOT OPEN TO THE PUBLIC); THENCE N38°40'00"W ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 600.15 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 48 FOR SAID POINT "A"; THENCE FROM SAID POINT "A" RUN S38°40'00"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 50.00-FOOT WIDE COUNTY ROAD A DISTANCE OF 600.15 FEET; THENCE S00°13'41"E 219.48 FEET; THENCE S00°03'40"E 75.00 FEET; THENCE S58°30'25"W 1117.47 FEET (ACTUALLY S58°30'25"W 1117.47 FEET); THENCE S29°45'50"W 157.31 FEET (ACTUALLY S29°35'49"W 157.31 FEET); THENCE S00°25'40"W 234.28 FEET (ACTUALLY S00°34'59"W 234.28 FEET); THENCE S20°31'40"W 128.65 FEET (ACTUALLY S19°30'19"W 128.65 FEET); THENCE S18°21'30"W 187 FEET, MORE OR LESS, (ACTUALLY S19°52'10"W 190.91 FEET) TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY; THENCE FROM A CHORD BEARING OF N73°32'02"W RUN NORTHWESTERLY ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE BEING THE ARC OF A CURVE, SAID CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1494.20 FEET THROUGH A CENTRAL ANGLE OF 32°54'59" A DISTANCE OF 858.42 FEET TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID

ABANDONED SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY N89°59'31"W 871.32 FEET
A POINT OF CURVATURE IN SAID RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE
TO THE NORTHEAST AND HAVING A RADIUS OF 1305.62 FEET; THENCE NORTHWESTERLY
ALONG THE ARC IN SAID NORTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED SEABOARD
COASTLINE RAILROAD THROUGH A CENTRAL ANGLE OF 47°29'44" A DISTANCE OF
1082.30 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N42°29'48"W ALONG THE
AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED SEABOARD COASTLINE
RAILROAD 379.14 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE
AFORESAID SECTION 27; THENCE N00°27'17"W ALONG SAID WEST LINE OF THE
NORTHEAST 1/4 OF SECTION 27 A DISTANCE OF 357.18 FEET TO A POINT ON THE SOUTH
LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 22; THENCE
S89°30'55"W ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 22 A DISTANCE OF 1332.58 FEET TO THE POINT OF BEGINNING AND
POINT OF TERMINUS.

THAT CERTAIN STRIP OF ABANDONED SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY
THROUGH THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 20
SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 27 AND RUN THENCE S00°27'15"E ALONG THE EAST LINE OF SAID
NORTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 357.18 FEET FOR A POINT
OF BEGINNING; THENCE CONTINUE S00°27'15"W 149.27 FEET; THENCE N42°29'47"W
681.66 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 27; THENCE N89°30'55"E 134.56 FEET; THENCE
S42°29'47"E 480.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL SELLER'S REVERSIONARY RIGHT, TITLE AND INTEREST AS WELL AS
ALL SELLER'S EASEMENT RIGHTS, IN THE 16' STRIP OF LAND AS DESCRIBED AND SET
FORTH IN WARRANTY DEED BY AND BETWEEN LYKES BROS. INC. AND SILVER SPRINGS
CITRUS COOPERATIVE RECORDED 8/8/88 IN O.R. BOOK 975, PAGE 1470, PUBLIC
RECORDS OF LAKE COUNTY, FLORIDA, TO THE EXTENT LOCATED IN TRACTS 1 AND 3
ABOVE.

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH,
RANGE 25 EAST, LAKE COUNTY, FLORIDA, LESS RAILROAD RIGHT-OF-WAY.

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH,
RANGE 25 EAST, LAKE COUNTY, FLORIDA; LESS: BEGIN AT THE NORTHEAST CORNER
OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4 AND RUN SOUTH 325.00 FEET; RUN
THENCE WESTERLY 870.00 FEET TO A POINT THAT IS 304.00 FEET SOUTH OF THE NORTH
LINE OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4; RUN THENCE NORTH 284.00 FEET;
RUN THENCE WEST 450.00 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF NORTH-
WEST 1/4; RUN THENCE NORTH 20.00 FEET TO THE NORTHWEST CORNER THEREOF; RUN
THENCE EAST TO THE POINT OF BEGINNING.

THOSE PORTIONS OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, AND SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

SECTION 27: THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF ABANDONED S.C.L. RAILROAD; THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF THE NORTHERLY RIGHT-OF-WAY OF SAID RAILROAD; THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING NORTH OF NUMBER TWO ROAD (COUNTY DISTRICT 3-3024, A.K.A. GRANT STREET); AND THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING NORTH OF AND EASTERLY OF NUMBER TWO ROAD.

SECTION 26: THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH OF THE NORTHERLY RIGHT-OF-WAY OF THE ABANDONED S.C.L. RAILROAD; THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH AND WEST OF THE NORTHERLY RIGHT-OF-WAY OF SAID RAILROAD; THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE ABOVE DESCRIBED RAILROAD; THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING NORTH OF NUMBER TWO ROAD (DISTRICT ROAD 3-3024, A.K.A. GRANT STREET); THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY OF THE ABANDONED S.C.L. RAILROAD; THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY OF THE ABANDONED S.C.L. RAILROAD AND NORTH OF NUMBER TWO ROAD (COUNTY DISTRICT ROAD 3-3024, A.K.A. GRANT STREET).

LESS AND EXCEPT: FROM THE ABOVE DESCRIBED PROPERTY IN SECTION 27 AND SECTION 26 THE FOLLOWING:

A PARCEL OF LAND IN SECTIONS 26 AND 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 RUN N89°36'00"E 1309.44 FEET TO THE NORTHEAST RIGHT-OF-WAY OF ABANDONED S.C.L. RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN N35°50'32"W 1174.76 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1482.08 FEET; THENCE NORTHWESTERLY 1395.04 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 53°55'51" TO THE END OF SAID CURVE; THENCE N89°46'23"W 425.82 FEET; THENCE S00°05'29"E 1578.42 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF NORTHEAST 1/4 RUN N89°56'21"E 997.33 FEET TO THE POINT OF BEGINNING.

ALSO LESS: THAT PORTION OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN N00°20'00"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27 A DISTANCE OF 1326.55 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE N89°48'10"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27 A DISTANCE OF 910.84 FEET; THENCE S00°07'00"W 1366.59 FEET TO A POINT THAT IS 40.00 FEET SOUTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE S89°42'30"W PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27 A DISTANCE OF 702 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 59 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE S89°42'30"W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27 A DISTANCE OF 194 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO LESS: THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN N00°08'00"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 276.50 FEET TO THE POINT OF BEGINNING; THENCE S89°52'00"W 210.00 FEET; THENCE N38°17'28"W 281.18 FEET; THENCE N20°31'02"E 475.69 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD AND THE END OF SAID LINE.