

DEVELOPMENT AGREEMENT

This Development Agreement, made this _____ day of _____, 2005, by and between **THE VILLAGES OF LAKE-SUMTER, INC.** (hereinafter referred to as "The Villages"), and the **LAKE COUNTY BOARD OF COMMISSIONERS** (hereinafter referred to as the "County").

WHEREAS, The Villages is the Developer of the Villages of Marion, a Florida Quality Development (FQD) located in Marion County, the Tri-County Villages Development of Regional Impact (DRI) located in the Town of Lady Lake in Lake County and Sumter County, and the Villages of Sumter DRI which is located entirely in Sumter County (together, The Villages DRIs). The Villages DRIs have undergone all required reviews and have been approved by the appropriate local jurisdictions and development orders issued. All have been subsequently amended to reflect additional and revised development. The current map of The Villages DRIs is attached as EXHIBIT A hereto; and

WHEREAS, on June 9, 1999, The Villages and the State of Florida Department of Community Affairs (FDCA) entered into a Chapter 380.032 Agreement which requires certain offsite impacts of The Villages DRIs to be treated cumulatively. The impact that is most relevant to this Agreement is that of traffic, and all DRI submittals must treat traffic of The Villages DRIs cumulatively. Consequently, the most current DRI Development Order (DO), as amended, depicts and is based on the overall traffic impacts of The Villages DRIs; and

WHEREAS, the current Villages of Sumter DRI DO, as amended, requires certain transportation mitigation, including future improvements to CR 466 in Lake and Sumter Counties. The improvements to CR 466 in Lake County include widening the previously existing two lane highway to four lanes in Project Phase III (2009-2011); and

WHEREAS, included in the current map of The Villages is the addition of some 30 acres and 310,070 square feet in Lake County and substantial acreage in Sumter County; and

WHEREAS, the Villages DRIs will also impact the future development of CR 466 in Lake County specifically from the Lake/Sumter County line to U.S. 441. The parties acknowledge that the impacts to CR 466 in Lake County should be addressed at this time. The parties further agree that widening of a designated portion of CR 466 in Lake County is consistent with the improvements done to CR 466 in Sumter County and is appropriate; and

WHEREAS, The Villages and Lake County also agree that the synchronization of traffic signals in the US 441 corridor is necessary to improve traffic operations and is appropriate to address at this time; and

WHEREAS, the County and The Villages desire to utilize the provisions of the Florida Local Government Development Agreement Act (Sections 163.3220 - 163.3243, F.S.) as they exist on the date of this Agreement as a means of implementing this Agreement; and

WHEREAS, The Villages and the County, pursuant to this Agreement, will set forth the responsibilities of each party to achieve the objective of widening the designated portion of CR 466 in Lake County and synchronization of traffic signals in the US 441 corridor; and

WHEREAS, the Board of County Commissioners at a regularly scheduled meeting held in 2004 conceptually approved entering into this Development Agreement subject to the final language and the requisite public hearings.

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

- (A) Purpose - The purpose of this Development Agreement is to set forth the understanding, agreement and responsibilities of the parties, including the timing of those responsibilities, concerning the widening of a certain segment of CR 466 in Lake County and synchronizing traffic signals in the US 441 corridor.
- (B) Authority for Agreement - This Agreement is being entered into, pursuant to authority provided in Sections 163.3220 - 163.3243, F.S., otherwise known as the Florida Local Government Development Agreement Act.
- (C) Legal Description - The legal description of the lands subject to this Agreement is attached as **EXHIBIT B** which includes those DRI properties situated in Lake and Sumter Counties.

(D) Term - The term of this Agreement shall be until such time as the road widening project and synchronization of traffic signals is completed or 10 years, whichever occurs first. Provided, however, that treatment of CR 466 as a "committed" transportation facility pursuant to the terms of (E)1.f. herein shall survive this term. This Agreement may be extended, amended or rescinded subject to the consent of the County and The Villages or their successors, subject to public hearings in accordance with Section 163.3225, F.S.

(E) Responsibilities - Under the terms of this agreement the parties agree to the following:

1. **The Villages Responsibilities.**

(a) The Villages will be responsible for design, engineering, surveying, environmental studies, permitting and construction of the road widening of CR 466 (along with associated stormwater facilities) within that right-of-way from the Lake/Sumter County Line to Rolling Acres Road. The road widening design and construction shall be consistent with the Preliminary Engineering Report dated May 2004, with the exception that a sidewalk will be required only on the south side of the road where such sidewalk will be at least ten (10) feet in width. Such plan must be submitted to and approved by the County and applicable regulatory agencies. The Villages' construction will commence within six months of Lake County's right-of-way acquisition, and design and permitting approvals for The Villages' portion of the project.

(b) The Villages will construct necessary intersection improvements, including the intersection CR 466 and Rolling Acres Road. The Villages shall also be responsible for any modifications to the traffic signal at the intersection of CR 466 and Rolling Acres Road that are necessitated by the widening of CR 466.

(c) The Villages shall provide the County with all surveys and parcel descriptions for those properties necessary for right of way for the four-laning from the Lake/Sumter County Line to Rolling Acres Road.

(d) The Villages will provide land necessary for and/or incorporate into its existing drainage system stormwater discharged from the portion of the project westward of the existing watershed divide. Further, it shall be responsible for the maintenance of the necessary stormwater pond serving the westward such portion of the project except that Lake County shall be responsible for the maintenance of the stormwater conveyance system to the pond.

(e) The Villages will be responsible for the studies and implementation of the synchronized signalization of the traffic control devices from the intersection of Highway 441/27 and Rolling Acres Road north to the intersection of Buenos Aires Boulevard and Highway 441/27. The Villages shall prepare a study methodology for synchronization of the signals. Within ninety (90) days of agreement by all governmental entities with jurisdiction over the road segment described above, The Villages shall

prepare the study. Upon approval by governmental entities and agreement on maintenance responsibilities, the plan shall be implemented. The synchronization plan shall be implemented by The Villages within six (6) months of a maintenance agreement executed by the appropriate jurisdictions for the signalization facilities and equipment.

(f) Following construction of its portion of CR 466 and signalization as set forth herein, The Villages will have no further responsibility for design, engineering, permitting or construction of that roadway and Lake County shall consider the development of the roadway as set forth herein as a "committed" transportation improvement as that term is contemplated in s.163.3180(11), *Florida Statutes*, and the Lake County Comprehensive Plan. Provided, however, this paragraph shall not apply in the event The Villages seeks approval of any substantial deviation pursuant to s.380.06(19), FS, to either the Tri-County Villages or Villages of Sumter DRIs and such substantial deviation impacts those portions of CR 466 referenced in this Agreement by increasing traffic attributable The Villages DRI's on them by more than fifteen (15) percent..

(g) The Villages will continue to work with Lake County to expedite the balance of the CR 466 four-laning.

(h) The Villages will support County efforts to obtain FDOT funding to construct intersection improvements at CR 466 and US 441.

2. **County Responsibilities.**

(a) As it relates to CR 466 in Lake County, the County will timely acquire all necessary right-of-way for the four-laning and for the associated stormwater retention areas for those stormwaters discharged eastward of the existing watershed divide. The area for which the County shall be responsible for stormwater pursuant to this Agreement is depicted in **Exhibit D** attached and incorporated herein.

(b) Lake County will be responsible for surveying, engineering, design, environmental studies, permitting and construction of the balance of the four-laning of CR 466 from Rolling Acres Road to US 441. Further, Lake County will then be responsible for the maintenance of stormwater facilities serving the project between Rolling Acres Road and US 401 and for conveyance mechanism to the stormwater pond referenced in E.1.(d) herein. Lake County construction will commence no later than four years following completion of The Villages' portion of the project.

(F) Transportation Impact Fee Credit - Following Lake County acceptance of the improvements by The Villages set out in Section (E)1. of this Agreement, The Villages shall be reimbursed by Lake County in cash pursuant to Section 22-38(b) of the Ordinance in the amount of \$1,000,000 for construction activities contingent upon The Villages bidding its construction responsibilities pursuant to the following paragraph.

The Villages shall only be entitled to impact fee cash payments for expenses incurred by The Villages for construction services. Such construction services shall be bid in accordance with the County's standard competitive bidding procedures. A construction cost estimate for the services to be provided by The Villages pursuant to Section (E)1. is attached as EXHIBIT E.

- (G) Other permits - Failure of this Agreement to address a particular permit condition, term or restriction shall not relieve either Developer or the County of the necessity of complying with law governing the said permitting requirements, conditions, terms or restrictions.
- (H) Binding effect - This Development Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties in this Agreement.
- (I) Applicable law; jurisdiction; venue - This Development Agreement, and the rights and obligations of any party hereunder, shall be governed by, construed under and enforced in accordance with the laws of the State of Florida. This Agreement may be enforced as provided in Section 163,3243, F.S. Venue for any litigation pertaining to the subject matter shall be exclusively in Lake County, Florida. If any provision of this Development Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by any court of competent jurisdiction, then the remainder of this Development Agreement shall be valid and enforceable to the fullest extent permitted by law. In the event it becomes necessary for any party to enforce its rights under the terms of this

Development Agreement, then in that event the prevailing party shall be entitled to recover reasonable attorney's fees and court costs, including all trial and appellate litigation.

- (J) Joint preparation - Preparation of this Development Agreement has been a joint effort of the parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.
- (K) Effective date and duration - This Agreement shall become effective after it has been recorded in the public records of Lake County, transmitted to the Florida Department of Community Affairs and thirty (30) days have elapsed from the date of receipt by the Department. This Development Agreement shall remain in effect as described in subparagraph D above unless otherwise extended or terminated as provided for herein within this act.
- (L) Amendment - This Development Agreement may be amended by mutual consent of the parties so long as the amendment meets the requirements of the act.
- (M) Approvals and duration of permits - The Villages acknowledges that this Agreement does not extend the duration of any other permits or approvals, including any concurrency determinations nor does it obligate the County to approve further subdivision or development that is not consistent with the applicable comprehensive plan and land development regulations.

(N) Further assurances - Each of the parties hereto agrees to execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered all such further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Development Agreement and give effect thereto without in any manner limiting their specific rights and obligations set forth in this Development Agreement, the parties hereby declare their intention to cooperate with each other in affecting the terms of this Development Agreement, and to coordinate the performance of their respective obligations under the terms of this Development Agreement.

(O) Notices - Any notices or reports required by this Development Agreement shall be sent to the following:

As to County: Debbie Stivender, Chair
Lake County Board of County Commissioners
315 W. Main Street
Tavares, FL 32778

cc: Sanford Minkoff, County Attorney
315 W. Main Street
Tavares, FL 32778

As to The Villages: Mr. Gary Moyer
Vice President of Development
The Villages of Lake-Sumter, Inc.
1020 Lake Sumter Landing
The Villages, Florida 32162

cc: Nancy G. Linnan
Carlton Fields, P.A.
P.O. Drawer 190
Tallahassee, FL 32302

(P) Public Hearings - This Development Agreement was approved by the County Commission after two public hearings as required by Chapter 163.3225(1), F.S. on _____ and _____, 2005.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement as of the date set forth below.

ATTEST:

LAKE COUNTY BOARD OF
COUNTY COMMISSIONERS

By: _____

By: _____

Approved as to Form and Legality

Its: _____

Date: _____

County Attorney

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this ____ day of August, 2005, by Debbie Stivender, as Chair on behalf of LAKE COUNTY BOARD OF COUNTY COMMISSIONERS, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC
State of Florida at Large

[Printed Name of Notary]

My Commission Expires:

Signed, sealed and Delivered
in the Presence of:

Janet M. Conley
(Signature)
Janet M. Conley
(Printed Name of Witness)

Jennifer A. Peters
(Signature)
Jennifer A. Peters
(Printed Name of Witness)

THE VILLAGES OF LAKE-SUMTER, INC.

By: [Signature]
Its: V. P. DEVELOPMENT
Date: 8.30.05

**STATE OF FLORIDA
COUNTY OF SUMTER**

The foregoing instrument was acknowledged before me this 30th day of August, 2005, by Gary Moyer, as Vice President of Development on behalf of THE VILLAGES OF LAKE-SUMTER, INC., who is personally known to me or who has produced _____ as identification.



Janet M. Conley
NOTARY PUBLIC
State of Florida at Large
Janet M. Conley
[Printed Name of Notary]

My Commission Expires: 3-9-2008

LIST OF EXHIBITS

- EXHIBIT A: Current Villages DRIs map
- EXHIBIT B: Legal description of lands subject to Agreement (Lake portion of DRI)
- EXHIBIT C Land from which Villages accepts stormwater drainage
- EXHIBIT D Area for which County shall be responsible for stormwater
- EXHIBIT E Construction cost estimate for services to be provided by The Villages

**LEGAL DESCRIPTION
 AMENDED TRI-COUNTY VILLAGES OF SUMTER
 DEVELOPMENT OF REGIONAL IMPACT
 SHOWING ADDITIONAL TRACT ADDED 10-28-03**

A TRACT OF LAND IN SECTIONS 1, 2, 3, 4, 9, 8, 10, 11, 12, 13, 14, 15, 16, AND 17 TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE S_{1/2} OF THE SE_{1/4} OF SECTION 9; FROM SAID POINT OF BEGINNING RUN NORTH TO THE NORTHWEST CORNER OF AFORESAID S_{1/2} OF SE_{1/4}; THENCE EAST TO THE SOUTHWEST CORNER OF THE NE_{1/4} OF THE SE_{1/4} OF SECTION 9; THENCE NORTH TO THE NORTHWEST CORNER OF THE SE_{1/4} OF THE NE_{1/4} OF SECTION 9; THENCE WEST TO THE SOUTHWEST CORNER OF THE N_{1/2} OF THE NE_{1/4}; THENCE NORTH TO THE SOUTHEAST CORNER OF THE E_{1/2} OF THE SW_{1/4} OF SECTION 4; THENCE WEST TO THE SOUTHWEST CORNER OF SAID E_{1/2} OF SW_{1/4}; THENCE NORTH TO THE NORTHWEST CORNER OF SAID E_{1/2} OF SW_{1/4}; THENCE EAST TO THE NORTHEAST CORNER OF SAID E_{1/2} OF SW_{1/4}; THENCE NORTH TO THE SOUTHEAST CORNER OF SAID NE_{1/4} OF THE NW_{1/4} OF SECTION 4; THENCE WEST TO THE SOUTHWEST CORNER OF SAID NE_{1/4} OF NW_{1/4}; THENCE NORTH TO THE NORTHWEST CORNER OF SAID NE_{1/4} OF NW_{1/4}; THENCE EAST ALONG THE NORTH LINE OF SECTION 4 TO THE NORTHWEST CORNER OF SECTION 3; THENCE CONTINUE EAST ALONG THE NORTH LINE OF SECTION 3 TO THE NORTHEAST CORNER OF THE NW_{1/4} OF SECTION 3; THENCE SOUTH TO THE NORTHWEST CORNER OF THE S_{1/2} OF THE NE_{1/4} OF SECTION 3; THENCE EAST TO THE NORTHWEST CORNER OF THE NE_{1/4} OF THESE_{1/4} OF THE NE_{1/4} OF SECTION 3; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID NE_{1/4} OF SE_{1/4} OF NE_{1/4} THENCE EAST TO THE NORTHWEST CORNER OF THE S_{1/2} OF THE S_{1/2} OF THE NW_{1/4} OF SECTION 2; THENCE CONTINUE EAST ALONG THE NORTH LINE OF SAID S_{1/2} OF S_{1/2} OF NW_{1/4} TO A POINT THAT IS 330 FEET WEST OF THE EAST LINE OF THE NW_{1/4} OF SECTION 2; THENCE PARALLEL WITH SAID EAST LINE RUN SOUTH TO THE EAST-WEST MID-SECTION LINE OF SECTION 2; THENCE ALONG SAID MID-SECTION LINE RUN EAST TO THE NORTHWEST CORNER OF THE N_{1/2} OF THE SW_{1/4} OF SECTION 1; THENCE CONTINUE EAST TO THE NORTHEAST CORNER OF SAID N_{1/2} OF SW_{1/4}; THENCE NORTHEASTERLY TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27 (BEING 200 FEET WIDE) WITH THE EAST BOUNDARY OF THE W_{1/2} OF THE NE_{1/4} OF SAID SECTION 1; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN SOUTHEASTERLY TO THE EAST LINE OF SECTION 1; THENCE ALONG SAID EAST LINE AND ALONG THE EAST LINE OF SECTION 12 AND 13 RUN SOUTH TO THE SOUTHEAST CORNER OF THE N_{1/2} OF SE_{1/4} OF SECTION 13; THENCE WEST TO THE SOUTHEAST CORNER OF THE N_{1/2} OF THE SW_{1/4} OF SECTION 13; THENCE ALONG THE SOUTH LINE OF SAID N_{1/2}

OF SW $\frac{1}{4}$ RUN WEST TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 (BEING 100.00 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE CONTINUE WEST TO THE EAST LINE OF THE SE $\frac{1}{4}$ OF SECTION 14; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 RUN N89°45'11"W, 256.48 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 475, PAGE 510, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF AFOREMENTIONED PROPERTY WITH THE FOLLOWING (5) COURSES: N00°29'26"E, 690.11 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY 170.86 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 55°56'21" AND A CHORD BEARING AND DISTANCE OF N27°28'45"W, 164.15 FEET TO THE POINT OF TANGENCY; THENCE N55°26'55"W, 176.96 FEET; THENCE N00°29'26"E, 925.00 FEET; THENCE N49°49'19"W, 1092.25 FEET TO A POINT ON THE WEST LINE OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 14; SAID POINT BEING S00°21'41"E, 24.96 FEET OF THE NORTHWEST CORNER OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 14; THENCE N00°21'41"W ALONG AFORESAID WEST LINE 24.96 FEET TO THE SOUTHWEST CORNER OF THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 14; THENCE ALONG THE WEST LINE OF SAID NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ RUN N00°23'21"E, 1093.86 FEET; THENCE N45°13'10"E, 163.12 FEET; THENCE N00°23'21"E, 252.92 FEET; THENCE N21°04'15"W, 190.48 FEET; THENCE N41°28'52"W, 274.41 FEET THENCE N52°14'07"W, 157.86 FEET; THENCE N89°37'47"W, 1059.81 FEET TO THE NORTH-SOUTH MID-SECTION LINE OF SECTION 11; THENCE ALONG SAID MID-SECTION LINE RUN NORTH TO THE SOUTHEAST CORNER OF THE W $\frac{1}{2}$ OF SECTION 2; SAID POINT BEING N89°41'35"E, 2646.82 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 2; THENCE ALONG THE EAST LINE OF THE W $\frac{1}{2}$ OF SECTION 2 RUN N00°04'27"W, 109.72 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA POWER CORPORATION TRANSMISSION LINE EASEMENTS ; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE RUN N44°26'00"W, 622.28 FEET; THENCE S00°04'35"E, 506.40 FEET TO A POINT THAT IS 50.00 FEET NORTH OF THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 2; THENCE PARALLEL WITH SAID SOUTH LINE RUN S89°41'35"W TO THE WEST LINE OF THE SW $\frac{1}{4}$ OF SECTION 2; SAID POINT ALSO BEING ON THE EAST LINE OF THE SE $\frac{1}{4}$ OF SECTION 3; THENCE PARALLEL WITH AND 50.00 FEET NORTH OF SOUTH LINE OF THE SE $\frac{1}{4}$ OF SECTION 3 RUN WEST TO THE WEST LINE OF SAID SE $\frac{1}{4}$; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID SE $\frac{1}{4}$; THENCE CONTINUE SOUTH TO THE SOUTHEAST CORNER OF THE N $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF SECTION 10; THENCE ALONG THE SOUTH LINE OF SAID N $\frac{1}{2}$ OF NW $\frac{1}{4}$ RUN WEST TO THE NORTHEAST CORNER OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 10; THENCE SOUTH TO THE NORTHEAST CORNER OF THE W $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 10; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID W $\frac{1}{2}$ OF SW $\frac{1}{4}$; SAID POINT ALSO BEING ON THE NORTH LINE OF THE NW $\frac{1}{4}$ OF SECTION 15; THENCE ALONG SAID NORTH LINE RUN WEST 185.91 FEET, MORE

OR LESS, TO A 4-INCH CONCRETE MONUMENT; SAID MONUMENT BEING N89°59'15E, 1142.39 FEET OF THE NORTHWEST CORNER OF SECTION 15; FROM SAID CONCRETE MONUMENT RUN SOUTH 1334.50 FEET TO THE SOUTH LINE OF THE N1/2 OF THE NW1/4 OF SECTION 15; THENCE S89°53'52"W ALONG SAID SOUTH LINE 363.01 FEET TO A POINT ON THE ARC OF A CURVE IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 (BEING 100-FEET WIDE); SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1959.86 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 208.17 FEET; SAID ARC HAVING A CENTRAL ANGLE OF 06°05'09", A TANGENT DISTANCE OF 104.18 FEET, A CHORD BEARING OF N86°26'53"W AND A CHORD DISTANCE OF 208.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N89°29'27"W ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE NE1/4 OF SECTION 16; THENCE CONTINUE WEST ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF THE NE1/4 OF SECTION 16; THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

AND

THE NE1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE E1/2 OF THE SW1/4, THE NW1/4 OF THE SE1/4, AND THE SW1/4 OF THE NE1/4 AND SE1/4 OF NW1/4, LESS BEGIN AT SW CORNER OF SE 1/4 OF NW1/4, NORTH 525 FEET, EAST 415 FEET, SOUTH 525 FEET, WEST 415 FEET TO POINT OF BEGINNING OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
LESS RIGHT-OF-WAY FOR COUNTY ROAD 466 AND COUNTY ROAD 101.

AND

THOSE PORTIONS OF SECTIONS 8, 9, 16 AND 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE N89°24'25"W, ALONG THE SOUTH LINE THEREOF, 1,325.87 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE N00°22'59"E, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 30.00 FEET; THENCE S89°24'25"E, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 871.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°27'39", AN ARC DISTANCE OF 164.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND

HAVING A RADIUS OF 230.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'55", AN ARC DISTANCE OF 221.65 FEET; THENCE S89°39'10"E, 125.00 FEET TO THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE S00°20'50"W, 203.75 FEET TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY FOR COUNTY ROAD 101.

AND

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE S00°33'29"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 594.277 FEET TO THE SOUTH LINE OF THE NORTH 594.277 FEET OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE S89°24'25"E, ALONG THE EASTERLY EXTENSION OF THE SAID SOUTH LINE A DISTANCE OF 16.11 FEET TO THE WEST RIGHT-OF-WAY OF COUNTY ROAD 101 AS SHOWN ON THE PLAT OF VILLAGES OF SUMTER UNIT NO. 67 AS RECORDED IN PLAT BOOK 5, PAGES 49 THROUGH 49C, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES, N13°40'21"W, 37.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST AND HAVING A RADIUS OF 1,040.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°38'33", AN ARC DISTANCE OF 29.81 FEET TO A POINT ON THE EAST LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE S00°33'29"W, ALONG SAID EAST LINE A DISTANCE OF 65.24 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, LYING NORTH OF THE RIGHT-OF-WAY FOR COUNTY ROAD 466; LESS RIGHT-OF-WAY FOR COUNTY ROAD 101.

AND

THE SOUTH 106.60 FEET OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8.

AND

THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING NORTH OF THE RIGHT-OF-WAY FOR COUNTY ROAD 466; LESS RIGHT-OF-WAY FOR COUNTY ROAD 103.

AND

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, LYING NORTH OF COUNTY ROAD 466; LESS ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE INTERSECTION OF THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 17 AND THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 466; THENCE ALONG SAID RIGHT-OF-WAY N89°23'30"W, 153.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES, N89°23'30"W, 0.34 FEET; N89°22'50"W, 1170.69 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°24'31"E ALONG SAID WEST LINE A DISTANCE OF 17.87 FEET; THENCE DEPARTING SAID WEST LINE S89°22'50"E, 366.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 9,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°33'13", AN ARC DISTANCE OF 403.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 8,950.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°33'53", AN ARC DISTANCE OF 400.63 FEET TO A POINT ON THE SAID NORTHERLY RIGHT-OF-WAY AND THE POINT OF BEGINNING;

AND

LESS RIGHT-OF-WAY FOR COUNTY ROAD 103;

AND

LESS RIGHT-OF WAY FOR COUNTY ROAD 105;

AND

LESS AND EXCEPT HICKORY HILL HAMMOCK, A SUBDIVISION RECORDED IN PLAT BOOK 4, PAGES 77 AND 77-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

**TRI-COUNTY VILLAGES
DEVELOPMENT OF REGIONAL IMPACT
(LADY LAKE)
LEGAL DESCRIPTION INCORPORATING
29.88 ACRE ADDITION**

A TRACT OF LAND IN SECTIONS 6, 7 AND 18, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27 WITH THE WEST LINE OF THE SW $\frac{1}{4}$ OF SECTION 6; THENCE ALONG SAID WEST LINE RUN S00°09'15"E TO A POINT THAT IS N00°09'15"W, 306.67 FEET OF THE SOUTHWEST CORNER OF SECTION 6; SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°44'22"E, 525.81 FEET; THENCE N48°21'06"E, 234.80 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441/27; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF OPAL DRIVE IN ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37K, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH ALONG SAID NORTHERLY PROJECTION AND ALONG SAID RIGHT-OF-WAY LINE OF OPAL DRIVE TO THE NORTHWEST CORNER OF LOT 60, BLOCK 53, ORANGE BLOSSOM HILLS, SOUTH, UNIT 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37H, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE EAST TO THE NORTHEAST CORNER OF SAID LOT 60; THENCE SOUTH TO THE SOUTHEAST CORNER OF LOT 39 OF AFORESAID BLOCK 53; ALSO BEING THE INTERSECTION OF WITH THE NORTH RIGHT-OF-WAY LINE OF DAKOTA AVENUE; THENCE SOUTHWESTERLY ACROSS SAID DAKOTA AVENUE TO THE NORTHEAST CORNER OF BLOCK 45, ORANGE BLOSSOM HILLS, SOUTH, UNIT 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37G, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE SOUTH TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 2 IN SECTION 18; THENCE AGAIN CONTINUE SOUTH TO THE SOUTHEAST CORNER OF THE N $\frac{1}{2}$ OF GOVERNMENT LOT 7 IN SECTION 18; THENCE WEST TO THE SOUTHWEST CORNER OF AFORESAID N $\frac{1}{2}$ OF GOVERNMENT LOT 7; THENCE ALONG THE WEST LINE OF GOVERNMENT LOT 7, RUN S00°24'25"E, 663.70 FEET TO THE NORTH LINE OF THE S $\frac{1}{4}$ OF GOVERNMENT LOT 7; THENCE S66°37'14"E, 161.77 FEET; THENCE S00°23'19"E, 559.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-466 (BEING 80.00 FEET WIDE); THENCE WEST ALONG SAID RIGHT-OF-WAY LINE TO THE EAST LINE OF GOVERNMENT LOT 6 IN SECTION 18; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S89°41'00"W, 726.2 FEET, MORE OR LESS, TO THE EAST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 707, PAGE 359, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG AFORESAID EAST LINE RUN N00°23'52"W, 1288.10 FEET, MORE OR LESS, TO THE SOUTH LINE OF ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37D, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG AFORESAID SOUTH LINE OF UNIT NO. 2 RUN WEST TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 14,

ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37C, PUBLIC RECORDS LAKE COUNTY, FLORIDA; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 6; SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ALABAMA AVENUE; THENCE CONTINUE NORTH ACROSS SAID ALABAMA AVENUE TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 13 OF AFOREMENTIONED UNIT NO. 1; THENCE CONTINUE NORTH TO THE NORTHWEST CORNER OF SAID LOT 6, THENCE EAST TO THE SOUTHWEST CORNER OF LOT 41, BLOCK 13 OF SAID UNIT NO. 1; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 41; SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ARIZONA AVENUE; THENCE CONTINUE NORTH ACROSS SAID ARIZONA AVENUE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 12 OF SAID UNIT NO. 1; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 12 OF SAID UNIT NO. 1; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 36, BLOCK 12 OF SAID UNIT NO. 1; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 36; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS AVENUE; THENCE WEST TO THE NORTHWEST CORNER OF LOT 35, SAID BLOCK 12; THENCE NORTH ACROSS SAID ARKANSAS AVENUE TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 11 OF AFOREMENTIONED UNIT NO. 1; SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS AVENUE; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 24, BLOCK 11; SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY LINE OF DIANA DRIVE; THENCE CONTINUE WEST ACROSS DIANA DRIVE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 4 OF SAID UNIT NO. 1; THENCE NORTH TO THE NORTHWEST CORNER OF LOT 67 OF SAID BLOCK 4; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CALIFORNIA AVENUE; THEN CONTINUE NORTH ACROSS SAID CALIFORNIA AVENUE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 5 OF SAID UNIT NO. 1; THENCE CONTINUE NORTH TO THE NORTHWEST CORNER OF LOT 67 SAID BLOCK 5; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CAROLINA AVENUE; THENCE CONTINUE NORTH ACROSS SAID CAROLINA AVENUE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 6 OF SAID UNIT NO. 1; THENCE CONTINUE NORTH TO THE NORTHWEST CORNER OF LOT 67 OF SAID BLOCK 6; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF COLORADO AVENUE; THENCE NORTHEASTERLY ACROSS SAID COLORADO AVENUE TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 7 OF SAID UNIT NO. 1; THENCE CONTINUE NORTH TO THE NORTHWEST CORNER OF LOT 68 OF SAID BLOCK 7; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF DELAWARE AVENUE; THENCE CONTINUE NORTH ACROSS SAID DELAWARE AVENUE TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 26 IN ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37E, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID DELAWARE AVENUE; THENCE WEST ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 26 OF SAID UNIT NO. 3; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 64 OF SAID BLOCK 26; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 60 OF SAID BLOCK 26; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 60; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF DAKOTA AVENUE; THENCE CONTINUE NORTH ACROSS DAKOTA AVENUE TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 27 OF SAID UNIT NO. 3; SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DAKOTA AVENUE;

THENCE EAST TO THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 27; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF DIANA DRIVE; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY OF DIANA DRIVE TO THE SOUTHEAST CORNER OF LOT 70, BLOCK 30 OF SAID UNIT NO. 3; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 64 OF SAID BLOCK 30; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 64; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAXON DRIVE; SAID POINT ALSO BEING ON THE WEST LINE OF THE NW¹/₄ OF SECTION 18; THENCE ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SECTION 7 AND 6 RUN NORTH TO THE POINT OF BEGINNING.

AND

THAT PORTION OF TRACT A6@ OF OAK MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING SOUTH OF TRACT A6@, THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND

TRACT A6@, THE VILLAGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND

THAT PORTION OF THE NORTH 3/4 OF GOVERNMENT LOT 8, SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF U.S. HIGHWAY 441/27, LESS RIGHT OF WAY FOR ROLLING ACRES ROAD AND LESS THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF GOVERNMENT LOT 8, SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 4 INCH X 4 INCH CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF LOT 14, OAK MEADOWS AS RECORDED IN PLAT BOOK 28, PAGE 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF ROLLING ACRES ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1677, PAGE 549, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N 00°13'28"E. ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 356.19 FEET; THENCE N 14°05'30" W. ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 23.18 FEET TO A 5/8 INCH IRON ROD, LB 4475, FOR A POINT OF BEGINNING; THENCE N 89°46'46" W., A DISTANCE OF 297.17 FEET TO A 5/8 INCH IRON ROD, LB 4475; THENCE N 00°13'14" E. A DISTANCE OF 485.24 FEET TO A 3 INCH ROUND CONCRETE MONUMENT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 & 441 AS DESCRIBED IN

OFFICIAL RECORDS BOOK 68, PAGE 619, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;
THENCE S 58°17'18" E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF
314.30 FEET TO A 5/8 INCH IRON ROD, LB 4475, BEING A POINT ON A CURVE CONCAVE
SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD
BEARING OF S 29°04'03"E. AND A CHORD DISTANCE OF 24.41 FEET; THENCE RUN
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF
58°26'30" AND A DISTANCE OF 25.50 FEET TO A 5/8 INCH IRON ROD, LB 4475 MARKING THE
POINT OF TANGENCY, SAID POINT LYING ON SAID WEST RIGHT OF WAY LINE OF ROLLING
ACRES ROAD; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO (2)
COURSES: S 00°13'28" W. A DISTANCE OF 232.21 FEET TO A 5/8 INCH IRON ROD, LB 4475;
THENCE S 14°05'30" E. A DISTANCE OF 69.72 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

LOTS 7 THROUGH 9, BLOCK 82, ORANGE BLOSSOM HILLS, SOUTH, UNIT NO. 8 ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 37J, PUBLIC RECORDS OF
LAKE COUNTY, FLORIDA; AND LESS LOTS 1 THROUGH 9, BLOCK 11, ORANGE BLOSSOM
HILLS, SOUTH, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 15, PAGE 37G, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ABOVE PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS
OF RECORD.

**THE VILLAGES OF SUMTER D.R.I
FIRST N.O.P.C. TO THE 2ND SUBSTANTIAL DEVIATION
INCLUDING AREAS 1 THROUGH 8
APRIL 2004**

**THOSE PORTIONS OF TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER
COUNTY, FLORIDA.**

SECTION 1

THE NORTH 1/2 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LESS RIGHT-OF-WAY FOR C.R. 466-A AND THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION LYING NORTH OF C.R. 466-A;

AND

THE SOUTH 1/2 OF SECTION LYING SOUTH OF C.R. 466-A.

SECTION 2

THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LESS THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND ALSO LESS THE RIGHT-OF-WAY FOR STATE ROAD 466-A.

AND

THAT PART OF THE NORTHWEST 1/4 OF SECTION 2, LYING NORTH OF COUNTY ROAD 466-A.

AND

THE SOUTH 1/2 OF SAID SECTION 2, LESS RIGHT-OF-WAY FOR C.R. 466.

SECTION 3

THAT PART OF THE NORTH 1/2 OF THE EAST 3/4 OF SECTION 3, LYING NORTH OF COUNTY ROAD 466-A.

AND

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST.

THOSE PORTIONS OF TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

SOUTH 1/2 OF SAID SECTION 3; LESS RIGHT-OF-WAY FOR C.R. 466A AND LESS BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; RUN WEST 295.00 FEET, SOUTH 295.00 FEET, EAST 295.00 FEET, NORTH 295.00 FEET TO THE BEGINNING.

SECTION 4

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST.

AND

THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; LESS RIGHT-OF-WAY FOR C.R. 466A.

AND

THE N1/2 OF THE SW 1/4 LESS R/W ON N SIDE FOR CR 466-A AND LESS R/W ON WEST SIDE FOR CR 139 AND LESS S 15 FT OF W 789 FT OF N1/2 OF SW1/4 AND LESS E 1276.44 FT OF N1/2 OF SW1/4 AND LESS THE N305.684 FT OF E 285 FT OF W 528.07 FT OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND LESS: THE NORTH 466.70 FEET OF THE SOUTH 481.70 FEET OF WEST 490.70 FEET OF NORTH 1/2 OF SAID SW 1/4.

SECTION 8

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING NORTH OF THE S.A.L. RAILROAD RIGHT-OF-WAY, LESS OLD STATE ROAD 44 RIGHT-OF-WAY.

LESS AND EXCEPT THE FOLLOWING:

THOSE PORTIONS OF TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

COMMENCE AT THE NW CORNER OF THE E 1/2 OF S 1/2 OF NE 1/4 OF SE 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, FOR A POINT OF BEGINNING; 1) THENCE RUN S00 DEG 03 MIN 45 SEC WEST ALONG THE WEST LINE OF THE E 1/2 OF S 1/2 OF NE 1/4 OF SAID SECTION 8, A DISTANCE OF 4.79 FEET; 2) THENCE RUN S38 DEG 07 MIN 08 SEC WEST A DISTANCE OF 35.12 FEET; 3) THENCE RUN S69 DEG 08 MIN 06 SEC WEST A DISTANCE OF 5.77 FEET TO THE NORTH RIGHT OF WAY LINE OF HWY. 44A; 4) THENCE RUN N65 DEG 34 MIN 36 SEC WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 84.16 FEET, TO THE NORTH LINE OF S 1/2 OF NE 1/4 OF SE 1/4 OF SAID SECTION 8; 5) THENCE RUN S89 DEG 49 MIN 31 SEC EAST, ALONG SAID NORTH LINE A DISTANCE OF 103.70 FEET, TO THE POINT OF BEGINNING TO CLOSE.

SECTION 9

THE EAST 1/2 OF SECTION 9, LESS THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THE SOUTH 3/4 OF THE NORTHWEST 1/4; THE WEST 1/2 OF THE SOUTHWEST 1/4, LESS ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY FOR COUNTY ROAD 139 OR COUNTY ROAD 44A, ALSO LESS RAILROAD RIGHT-OF-WAY; THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4 LYING SOUTH OF RAILROAD.

AND

BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 440.00 FEET, EAST 396.00 FEET, NORTH 440.00 FEET, WEST 396.00 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE LESS ANY PORTIONS THEREOF LYING WITHIN THE RIGHT-OF-WAY FOR COUNTY ROAD 139 OR COUNTY ROAD 44A OR WITHIN THE RIGHT-OF-WAY FOR THE C.S.X. TRANSPORTATION RAILROAD RIGHT-OF-WAY.

SECTION 10

ALL OF SECTION

SECTION 11

ALL OF SECTION

SECTION 12

ALL OF SECTION 12, LESS SOUTH 1/2 OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4.

THOSE PORTIONS OF TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

SECTION 13

ALL OF SECTION 13; LESS THE SOUTHWEST 1/4 OF THE SOUTHEAST AND LESS ANY PORTION THEREOF LYING WITHIN COUNTY ROAD RIGHT-OF-WAY.

SECTION 14

THE WEST 1/2 OF THE NORTHWEST 1/4; THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THE EAST 1/2 OF THE SOUTHEAST 1/4; THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4.

SECTION 16

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING EAST OF THE RAILROAD RIGHT-OF-WAY, THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 LYING NORTH AND EAST OF THE RAILROAD RIGHT-OF-WAY, LESS TERMINAL LANDS; LESS ANY PORTIONS THEREOF LYING WITHIN THE RIGHT-OF-WAY FOR COUNTY ROAD 44-A.

AND

THE WEST 3/4 OF THE NORTHEAST 1/4 OF NORTHWEST 1/4, LYING NORTH OF STATE ROAD 44, LESS ANY PORTION THEREOF LYING WITHIN THOSE CERTAIN LANDS DESCRIBED IN FINAL JUDGEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN O.R. BOOK 753, PAGE 408, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE SOUTHEAST 1/4 OF NORTHWEST 1/4 LYING NORTH OF STATE ROAD 44.

AND

BEGIN AT SOUTHEAST CORNER OF NORTHEAST 1/4 OF NORTHWEST 1/4. RUN S89°50'W, 331.20 FEET, NORTH 797.68 FEET, S61°21'21"E, 835.26 FEET, SOUTH 395.15 FEET, S89°50'W, 401.84 FEET TO POINT OF BEGINNING, SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST.

AND

THE WEST 1/2 OF WEST 1/2 NORTH OF STATE ROAD 44 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LESS ROAD RIGHT-OF-WAY; AND LESS ANY PORTION THEREOF LYING WITHIN THOSE CERTAIN LANDS DESCRIBED IN FINAL JUDGEMENT IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN O.R. BOOK 753, PAGE 408, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

THOSE PORTIONS OF TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

SECTION 17

THAT PART OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 LYING NORTH OF STATE ROAD 44, LESS ROAD RIGHT-OF-WAY ON WEST END, SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST.

SECTION 23

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SECTION 23, TOWNSHIP 19 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY, FLORIDA, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD.

SECTION 24

THAT PART OF THE WEST 3/4 OF SAID SECTION 24 LYING NORTH OF THE RAILROAD RIGHT-OF-WAY.

THOSE PORTIONS OF TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

SECTION 13

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS THE WEST 272.25 FEET OF THE NORTH 850.00 FEET THEREOF AND LESS THE RIGHT-OF-WAY FOR C.R. 466;

AND

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13 LYING SOUTH OF C.R. 466;

AND

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE PROCEED N88°57'36" EAST ALONG THE SOUTH LINE OF SECTION 13, A DISTANCE OF 170.90 FEET, THEN NORTH 54°00'17" WEST, PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 466, A DISTANCE OF 211.18 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, THENCE SOUTH 00°00'25" WEST ALONG SAID EAST LINE A DISTANCE OF 127.22 FEET TO THE POINT OF BEGINNING.

THOSE PORTIONS OF TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

SECTION 14

THE SOUTH 1/4 OF SAID SECTION 14 LYING SOUTH OF C.R. 466.

SECTION 15

THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING SOUTH OF COUNTY ROAD 466; THE SOUTHWEST 1/4, LESS RIGHT-OF-WAY FOR COUNTY ROAD 466; THAT PART OF THE SOUTHEAST 1/4 LYING SOUTH OF COUNTY ROAD 466.

SECTION 16

ALL OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE RIGHT-OF-WAY FOR C.R. 466; LESS THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, WITH THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 466 (SAID RIGHT-OF-WAY BEING 50 FEET FROM THE CENTERLINE THEREOF) AND RUN S00°34'19"W ALONG WEST LINE 410.00 FEET; THENCE S89°11'15"E PARALLEL WITH SAID RIGHT-OF-WAY A DISTANCE OF 1319.43 FEET TO THE EAST LINE OF THE SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N00°31'04"E ALONG SAID EAST LINE 410.00 FEET TO THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 466; THENCE N89°11'15"W ALONG SAID RIGHT-OF-WAY 1319.04 FEET TO THE POINT OF BEGINNING.

SECTION 17

THE SOUTHEAST 1/4; THE WEST 660.00 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF C.R. 466; THE SOUTH 218.50 FEET OF THE NORTHEAST 1/4; LESS THE WEST 660.00 FEET THEREOF.

AND

THE EAST 348.23 FEET OF BLOCKS H AND I, IN THE TOWN OF OXFORD AND THE EAST 348.23 FEET OF THAT PART OF MAIN STREET LYING BETWEEN THE ABOVE DESCRIBED BLOCKS, ALL IN THE TOWN OF OXFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

ALSO LESS ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "I"; THENCE N89°23'30"W, ALONG THE SOUTH LINE OF BLOCKS "I" AND "F", 640.00 FEET TO THE EAST LINE

THOSE PORTIONS OF TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

OF THE WEST 210.00 FEET OF THE EAST 274.80 FEET OF SAID BLOCK "F"; THENCE DEPARTING SAID SOUTH LINE OF BLOCK "F", N00°24'09"E ALONG SAID EAST LINE, 180.00 FEET; THENCE S89°23'30"E, 291.77 FEET; THENCE S81°07'56"E, 104.41 FEET; THENCE S89°23'30"E, 244.96 FEET TO THE EAST LINE OF BLOCK "I"; THENCE S00°24'09"W, 165.00 FEET TO THE POINT OF BEGINNING.

LESS RIGHT-OF-WAY FOR COUNTY ROAD 466.

SECTION 20

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20.

SECTION 21

THE NORTH 1/2 OF SAID SECTION 21, LESS RIGHT-OF-WAY FOR C.R. 472, ALSO LESS THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.

AND

GOVERNMENT LOT 1, LESS THE EAST 750.00 FEET, ALL OF GOVERNMENT LOT 2, AND THE EAST 330.00 FEET OF GOVERNMENT LOT 3, LESS RIGHT OF WAY FOR COUNTY ROAD 472, ALL IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

SECTION 22

ALL OF FRACTIONAL SECTION

SECTION 23

ALL OF FRACTIONAL SECTION.

SECTION 24

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LESS THE SOUTH 296.00 FEET OF THE EAST 296.00 FEET THEREOF; THE WEST 1/2 OF SAID SECTION 24.

SECTION 25

ALL OF SECTION 25, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LESS THE NORTH 540 FEET OF THE EAST 965 FEET OF THE SOUTHEAST 1/4 THEREOF AND LESS THE EAST 25 FEET THEREOF FOR COUNTY ROAD.

THOSE PORTIONS OF TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

SECTION 26

ALL OF FRACTIONAL SECTION 26.

SECTION 27

ALL OF FRACTIONAL SECTION 27

SECTION 28

GOVERNMENT LOT 1 AND THE SOUTH 1/4 OF FRACTIONAL SECTION 28, LESS RIGHT-OF-WAY FOR COUNTY ROAD 121 ALONG THE WEST SIDE THEREOF.

AND

THAT PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 28 LYING EASTERLY OF AND ADJOINING THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE SOUTHEAST CORNER OF LOT 88, THE FAIRWAYS AT ROLLING HILLS, FIRST ADDITION, AS RECORDED IN PLAT BOOK 4, PAGES 126 AND 126-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF AFORESAID NORTH 1/2 OF SOUTH 1/2, RUN N89°57'01"E, 70.00 FEET TO THE POINT OF BEGINNING; THENCE N46°03'58"E, 185.55 FEET; THENCE N7°00'05"E, 90.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 87 OF AFORESAID PLAT OF THE FAIRWAYS AT ROLLING HILLS, FIRST ADDITION; THENCE ALONG SAID PLATTED BOUNDARY WITH THE FOLLOWING COURSES: N07°00'05"E, 122.81 FEET; THENCE N09°52'33"E, 212.94 FEET; THENCE N12°06'54"E, 94.30 FEET; THENCE N19°58'25"E, 95.90 FEET; THENCE N22°49'24"E, 100.04 FEET; THENCE N36°40'10"E, 92.46 FEET TO THE MOST EASTERLY CORNER OF LOT 81 OF THE FAIRWAYS AT ROLLING HILLS, FIRST ADDITION; THENCE DEPARTING SAID PLATTED BOUNDARY, RUN N47°44'56"E, 170.00 FEET; THENCE N00°04'19"W, 310.00 FEET TO THE NORTH LINE OF AFORESAID NORTH 1/2 OF SECTION 28 TO END OF DESCRIPTION LINE. LESS THAT PORTION LYING WITHIN THE NORTH TEN (10) FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 28.

AND

THOSE PORTIONS OF GOVERNMENT LOTS 2 AND 3 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 2 (ALSO REFERRED TO AS THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28); THENCE N00°00'52"W ALONG THE EAST LINE THEREOF 661.98 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 2 IN O.R.

BOOK 397, PAGE 152, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN ALONG THE BOUNDARY OF THOSE LANDS DESCRIBED AS PARCEL 2 IN SAID O.R. BOOK 397, PAGE 152, THE FOLLOWING (5) FIVE COURSES: (1) THENCE S89°55'20"W FOR 375.24 FEET; (2) THENCE N38°08'20"W FOR 522.75 FEET; (3) THENCE N64°39'00"W FOR 653.77 FEET; (4) THENCE S89°55'40"W FOR 137.86 FEET; (5) THENCE S00°04'20"E FOR 100.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 122 AS DESCRIBED IN O.R. BOOK 84, PAGE 690, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S89°55'40"W ALONG SAID NORTH RIGHT-OF-WAY LINE 160.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF EAGLE LANE AS RECORDED IN O.R. BOOK 132, PAGE 549, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN ALONG THE EASTERLY AND NORTHEASTERLY RIGHT-OF-WAY LINE THE NEXT (2) TWO COURSES, (1) N14°15'00"W FOR 207.74 FEET (2) N52°34'00"W FOR 16.40 FEET TO THE SOUTHWEST CORNER OF LOT 82, ROLLING HILL MANOR (AN UNRECORDED SUBDIVISION) AS DESCRIBED IN O.R. BOOK 275, PAGE 472, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N79°10'00"E ALONG THE SOUTH BOUNDARY OF SAID LOT 82 FOR 61.27 FEET; THENCE N05°32'35"W ALONG THE EAST BOUNDARY OF SAID LOT 82 FOR 146.48 FEET; THENCE S79°10'00"W ALONG THE NORTH BOUNDARY OF SAID LOT 82 FOR 19.88 FEET; THENCE DEPARTING SAID NORTH LINE N06°31'14"W FOR 50.14 FEET TO THE SOUTHEAST CORNER OF LOT 81 OF SAID ROLLING HILLS MANOR AS RECORDED IN O.R. BOOK 150, PAGE 371, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N12°30'00"W ALONG THE EAST LINE OF SAID LOT 81 TO A POINT OF INTERSECTION WITH THE SOUTHERLY WATERS OF A CANAL, SAID POINT HEREINAFTER KNOWN AS POINT AA@ AND THE POINT OF TERMINUS OF THIS LINE; THENCE FROM THE ABOVE DESCRIBED POINT OF BEGINNING; RUN N00°00'52"W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2 ALSO BEING THE EAST LINE OF THE WEST 1/2, OF THE NORTHEAST 1/4 OF SAID SECTION 28 FOR 1425.00 FEET, MORE OR LESS TO THE SOUTHERN WATERS OF LAKE MIONA; THENCE WESTERLY, NORTHWESTERLY, AND SOUTHWESTERLY ALONG THE WATERS OF SAID LAKE MIONA AND A SOUTHWESTERLY EXTENSION THEREOF TO THE INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 6, OF SAID ROLLING HILLS MANOR AS DESCRIBED IN O.R. BOOK 144, PAGE 45, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND THE SOUTHWESTERLY WATERS OF A CANAL; THENCE SOUTHEASTERLY ALONG SAID WATERS AND A SOUTHEASTERLY EXTENSION THEREOF TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF WEST LINE OF SAID LOT 81, AND THE SOUTHERLY WATERS OF A CANAL; THENCE EASTERLY ALONG SAID WATERS TO THE ABOVE DESCRIBED POINT AA@ TO CLOSE.

SECTION 33

COMMENCE AT THE NW CORNER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND PROCEED SOUTH 900 FEET, EAST 210 FEET, SOUTH 210 FEET, EAST 210 FEET FOR THE POINT OF BEGINNING, CONTINUE EAST 480 FEET, NORTH 420 FEET, EAST 420', NORTH 690 FEET, WEST 690 FEET, MORE OR LESS TO BROWN'S LOT, SOUTH 630 FEET, WEST 210 FEET, SOUTH APPROXIMATELY 480 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 3/4 OF THE NORTH 1/2; THE SOUTHEAST 1/4; THE EAST 1092.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 33 AND THAT PORTION OF THE SOUTH 775.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 33 LYING SOUTH OF AN EXISTING IMPROVED ROAD, LESS THE EAST 1092.00 FEET THEREOF AND LESS RIGHT-OF-WAY FOR C.R. 462.

SECTION 34

ALL OF SECTION 34.

SECTION 35

ALL OF SECTION 35.

SECTION 36

ALL OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LESS THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF, ALSO LESS THE FOLLOWING DESCRIBED TRACT OF LAND: BEGIN 16.95 FEET SOUTH OF THE NORTHEAST CORNER OF THE SECTION, RUN THENCE SOUTH 89°35'30" WEST 1464.00 FEET; THENCE SOUTH 00°52'00" WEST 643.25 FEET; THENCE SOUTH 00°54'40" EAST 665.55 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4, THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE SECTION, THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING, AND ALSO LESS THE RIGHT-OF-WAY FOR COUNTY ROAD, IF ANY.

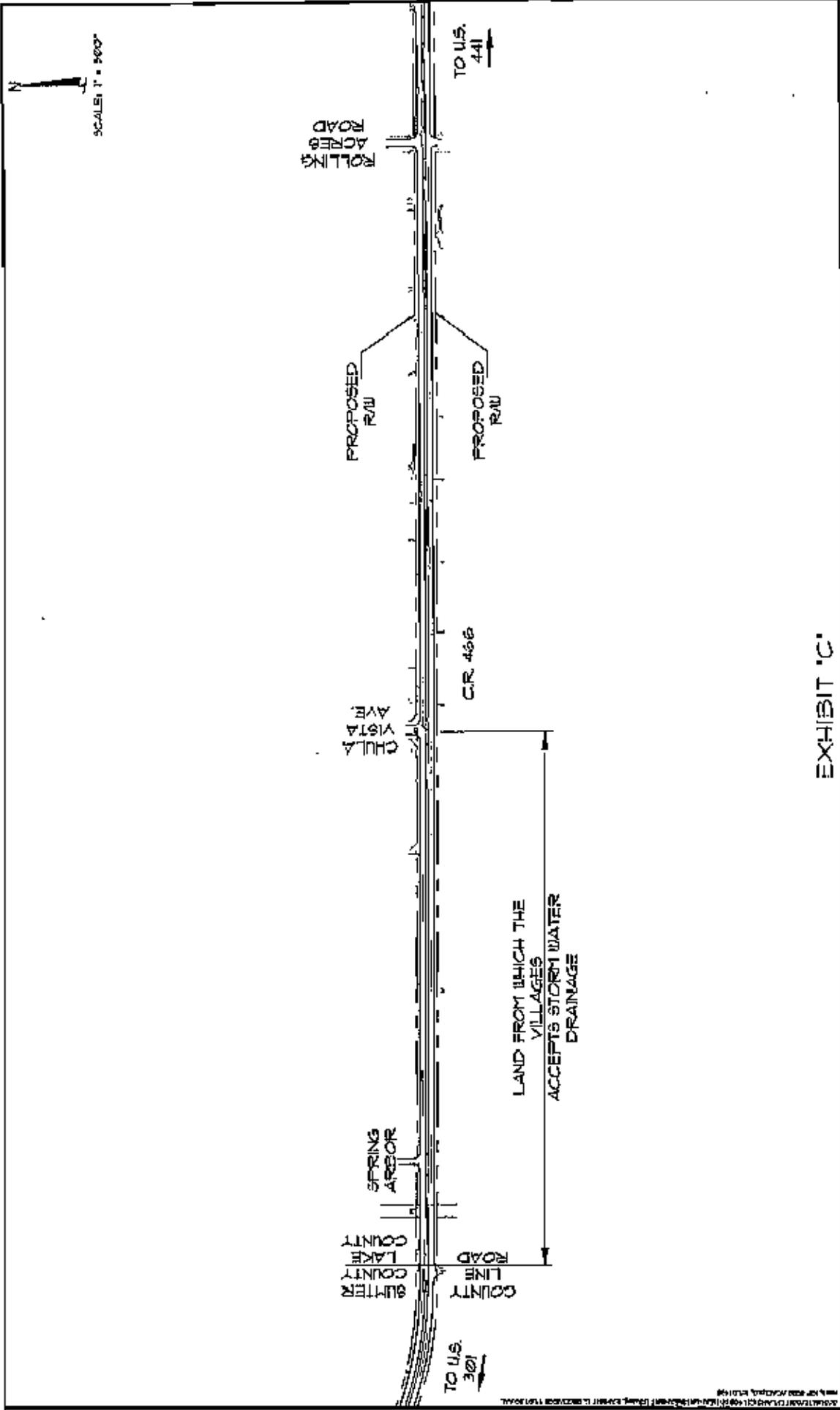


EXHIBIT 'C'

DATE: 10/15/2014 10:58 AM

EXHIBIT "E"

**CR 466 - LAKE COUNTY
FROM SUMTER COUNTY LINE TO ROLLING ACRES ROAD
CONSTRUCTION COST PROJECTION
AND SCHEDULE OF COMPLETION**

CONSTRUCTION	\$3,000,000
CEI (10%)	\$300,000
SUBTOTAL:	\$3,300,000
DESIGN, ENGINEERING AND PERMITTING	\$500,200
RAW PARCEL MAPS AND LEGAL DESCRIPTIONS	\$100,000
CONSTRUCTION STAKING: (3%)	\$101,600
PERFORMANCE AND PAYMENT BOND (1.5%)	\$50,000
TOTAL PROJECTED PROJECT COST:	\$4,148,600

**US 441/27 - LAKE AND SUMTER COUNTIES
TRAFFIC SIGNAL INTERCONNECT FROM ROLLING ACRES ROAD TO BUENOS AIRES BOULEVARD
CONSTRUCTION COST PROJECTION
AND SCHEDULE OF COMPLETION**

CONSTRUCTION	\$126,000
CEI (10%)	\$12,600
SUBTOTAL:	\$138,600
DESIGN, ENGINEERING AND PERMITTING	\$09,800
RAW PARCEL MAPS AND LEGAL DESCRIPTIONS	\$100,000
CONSTRUCTION STAKING: (3%)	\$4,200
PERFORMANCE AND PAYMENT BOND (1.5%)	\$2,100
TOTAL PROJECTED PROJECT COST:	\$314,700